

Attachment A

Agenda Item 9f

(A) Establishment of **Finished Ground Level**:

a. For **lots** on the island:

i. For **lots** where only one adjacent side **lot** is developed and fill is required to raise a **lot** whose average grade is below the adjacent road, the established, **finished ground level** shall be no greater than the **finished ground level** of the adjacent, developed lot.



ii. For **lots** where both adjacent side **lots** (front and rear for corner **lots**) are developed and fill is required to raise a **lot** whose average grade is below the adjacent road, the established, **finished ground level** of any **lot** shall be determined by measuring the average elevation of the ground located at the two points where the projection of any portion of the proposed **building footprint** adjacent to the road is 10 feet past each adjacent **lot** line.



iii. For **lots** where both adjacent side **lots** (front and rear for corner **lots**) are not developed and fill is required to raise a **lot** whose average grade is below the adjacent road, the established, **finished ground level** shall be no greater than one foot above the crown of the adjacent to the road.



iv. For **lots** where grading is required to lower a **lot** whose average grade is above the adjacent road, the established, **finished ground level** of any **lot** shall be determined by measuring the average elevation of the ground located at the two points where the projection of any portion of the proposed **building footprint** adjacent to the road is 10 feet past each adjacent **lot** line. Sand will not be taken from the island.

Attachment A

Agenda Item 9f



- b. For **lots** on the mainland:
 - i. Where grading or filling of a lot is proposed or natural grade can't be utilized, the established, **finished ground level** of any **lot** shall be determined by measuring the average elevation of the ground located at the two points where the projection of any portion of the proposed **building footprint** adjacent to the road is 10 feet past each adjacent **lot** line.
 - c. In instances whereby the **finished ground level** cannot be obtained as specified herein due to natural topography, existing development adjacent to the **lot**, or other factors relative to site conditions, the **Planning Board** shall determine the **finished ground level** upon review and approval of a proposed grading plan.
 - d. Exceptions to this section:
 - i. Filling up to 4 inches.
 - ii. Fill that is necessary to meet any County or State requirements for a Health or Storm Water permit. In which case, fill shall only be allowed to the minimum extent necessary to obtain a permit.
- (B) All fill shall be established at a slope not to exceed 3:1 (three feet horizontal run for every one-foot vertical rise) and shall be stabilized to prevent erosion. Alternatively, construction of a retaining wall, bulkhead, or other engineered containment device to prevent fill and surface water from running onto adjacent **lots** may be permitted.
- (C) The builder and/or owner shall be responsible for grading the **lot** in such a manner as to absorb surface runoff or other catchment system.
- (D) A silt fence must be erected around that portion of a **lot** being disturbed that causes erosion onto adjacent property and street right of ways. Exception: Only the portion of

Attachment A

Agenda Item 9f

the **lot** adjoining golf course greens or fairways or a portion of a **lot** for construction access is exempt.

(E) No **lot**, parcel or tract of land may be disturbed by grading, filling, excavation, and removal of trees or removal of stumps without a Town Fill and Grade permit.

This section does not alleviate any property owner from adhering to nor from obtaining required permits from any County, State or Federal authority.