



INDIVIDUAL LOT GRADING, ELEVATION AND DRAINAGE REQUIREMENTS

STORMWATER TECHNICAL STANDARDS CHAPTER 10 (A) - GRADING AND BUILDING PAD ELEVATIONS

Maximum yard slopes are 3:1 where soil has been disturbed during construction processes. Finished floor elevation must be no less than 6 inches above finished grade around the building. Also, the building's lowest entry elevation that is adjacent to and facing a road shall be a minimum of 15 inches above the road centerline elevation unless a written variance is granted by the Town.

All lots shall have a minimum flood protection grade shown on the secondary plat. Minimum Flood Protection Grade of all structures fronting a pond or open ditch shall be no less than 2 feet above any adjacent 100-year local or regional flood elevations, whichever is greater, for all windows, doors, unsealed pipe entrances, window well rim elevations, and any other structure member where floodwaters can enter a building.

The Lowest Adjacent Grade for residential, institutional, commercial, or industrial buildings, whether shown or not on a FEMA or IDNR designated floodplain, shall have two feet of freeboard above the flooding source's 100-year flood elevation under proposed conditions, unless the flooding source is a rear-yard swale. When the flooding source is a rear-yard swale, the Lowest Adjacent Grade for residential, institutional, commercial, or industrial buildings shall have 2 feet of freeboard above the 100-year flood elevation under proposed conditions.

The Lowest Adjacent Grade (including walkout basement floor elevation) for all residential, institutional, commercial, or industrial buildings adjacent to ponds shall be set a minimum of 2 feet above the 100-year pond elevation or 2 feet above the emergency overflow weir elevation, whichever is higher. In addition to the Lowest Adjacent Grade requirements, any basement floor must be at least a foot above the permanent water level (normal pool elevation).

STORMWATER TECHNICAL STANDARDS CHAPTER 10 (B) - LOT DRAINAGE

All lots shall be laid out so as to provide drainage away from all buildings, and individual lot drainage shall be coordinated with the general stormwater drainage pattern for the subdivision. Drainage shall be designed so as to avoid the concentration of stormwater runoff from a lot onto adjacent lots. Each lot owner shall maintain the lot grade, as it relates to stormwater drainage, in compliance with the approved construction plans.

No part of the lot area of any lot may contain land that is utilized as retention or detention facility or drainage pond, contains a watercourse, or is within a floodway. Where a watercourse separates the buildable area of the lot from the street by which it has access, provisions shall be made for the installation of a culvert or other appropriate structure, as approved by the Town. If a subdivision contains an existing or to be developed waterbody, watercourse, or portion thereof, appropriate documentary assurances acceptable to the Town shall be provided for the maintenance of such waterbody or watercourse.

It shall be the property owners' responsibility to maintain the natural features on their lots and to take preventive measures against any and all erosion and/or deterioration of natural or manmade features on their lots.