

Section 719.96 – Building Grades

- A. It shall be unlawful for any person to change the drainage pattern of any land by excavating, grading, or filling without first obtaining a written permit from the Township.
- B. The existing grade of all properties within the Township shall not be changed without approval of the Township Board. Any request for a change to an existing grade shall be submitted to the Township. The Board shall make its determination based on a recommendation from the Township Engineer and the Building Department. The Board shall charge reasonable fees in connection with determining the property owner in accordance with a fee schedule in an amount to be specified by the resolution. Grade changes of less than one (1) foot are exempt for agricultural purposes only.
- C. Any building requiring yard space shall be located at such an elevation that a sloping grade shall be maintained to cause the flow of surface water to run away from the walls of the building. A sloping grade shall begin at the finished grade line at the front of the building to the front lot line. However, this shall not prevent the maintenance of natural existing grades or the grading of a yard space to provide a sunken or terraced area, provided proper means are provided and maintained to prevent the runoff of surface water from flowing onto adjacent properties. Grade elevations shall be determined using the elevation at the road's center line in front of the lot as the established grade.
- D. When a new building is constructed on a vacant lot between two existing buildings or adjacent to an existing building, the yard around the new building shall be graded in such a manner as to prevent the run-off of surface water onto the adjacent properties.
 - 1. Generally, each lot shall drain from the front of the house or other principal structure to the road and from the rear to the rear of the lot.
 - 2. Whenever a lot is graded toward the sides or the rear, a drainage structure must be provided across the side or the rear lot line to receive surface run-off. The structure shall direct the run-off water to an appropriate natural drainage way or a County drain.
 - 3. Drainage for each site must be self-contained to avoid drainage across adjacent sites unless easements are provided for that purpose.

4. Whenever drainage is required to cross an adjacent lot, an easement must be obtained across the adjacent lot.
- E. All grade changes shall be approved by the Building Department, where the owner and/or the developer are required to submit a Plot, preliminary, and Final Certificate of Grade Plans (standard forms furnished by the Township) prepared and certified by a registered civil engineer or land surveyor. The Township Planner shall review plans for setback requirements, and the Township Engineer shall determine that the proposed site grading is proper, drainage from abutting properties is not obstructed, and downstream properties will not be adversely affected by runoff from the subject property. All Certificates of Grade shall be field verified by the Township Engineer, who will compare the elevations shown on the certificates to those shown on the approved Plot Plan.
- F. Health Department requirements for "elevated" or "engineered" septic system tile fields shall not constitute a reason for direct stormwater onto adjacent properties. In no instance shall the finished grade of the lot be more than six (6) inches above the approved finished grade of the septic system.