

CHAPTER III- 4.0

ORDINANCE PROVIDING FOR PROPER BUILDING GRADES

4.0 Scope:

The Town of Lyons maintains a building inspector to issue building permits for the Town of Lyons
The Town Board desires the following program of permit surveys and inspections will be followed.

4.1 Terms

- a. The Developer, owner, or builder will herein be known as applicant.
- b. The Town Board of the Town of Lyons, shall be herein known as the Town.

4.2 Purpose

- a. To ensure the Town that the proposed building is within the allowable building envelope and at the proper location.
- b. To assure the foundation is at the correct elevation prior to the start of framing construction.
- c. To minimize potential for drainage problems by ensuring the lot grading conforms to an overall drainage plan of surrounding building area.

4.3 Procedure

a. The applicant's surveyor will submit a **Building Permit Survey** along with an application for a building permit to the Town (and Walworth County) showing the proposed house location, proposed drainage plan and proposed erosion control measures. The surveyor then stakes the house on the lot after the Town's Building Inspector issues the building permit.

b. The applicant's surveyor checks the foundation for location and elevation and submits a **Post Foundation survey** to the Town Building Inspector certifying that the foundation location and elevation match that of the building permit survey.

c. The applicant's surveyor checks the lot grading for the proper elevations and submits a **Lot Grading Survey** showing that the existing elevations match the proposed grading plan prior to the Town's Building Inspector issuing an occupancy permit.

4.4 Applicant Responsibility:

- a. The applicant is responsible for the cost of public improvements, including storm water drainage.
- b. The applicant is responsible for ensuring that the rear lot swales are installed to the proper elevation during subdivision or lot excavation.

4.5 Enforcement

a. Town Building Inspector Responsibility

1. To assure the usage of Building permit surveys and Lot grading surveys are used
2. To inspect grade and elevations during the course of development.
3. To collect the appropriate fees for this requirement as set forth by Resolution by the town.

b. The Town's Engineer at the direction of the Town, performs periodic inspections and verifies elevations to assure that the overall drainage plan is being followed.

Adopted this 9 day of March, 1998

Attest

[Signature] Town Clerk

[Signature] Chairman
[Signature] Supervisor
[Signature] Supervisor