

POND SITE PLAN REVIEW CHECKLIST ORDINANCE REQUIREMENTS AND COMMENTS

Name of Applicant: _____

Address: _____

Name and Address of Designer: _____

Location of Property: _____

Proposed Use: _____

NOTE: "Site Plan shall be drawn to scale"

LOCATION SITE PLAN MAP	
EXISTING ZONING	
TOTAL LOT SIZE OF PROPERTY	
SIZE & LOCATION OF ALL BUILDINGS ON PROPERTY	
LOT WIDTH	
POND SETBACK PER ORDINANCE (See #9, 10, and 11 General Provisions and Conditions and #1, 2, and 3 of Design Requirements & Limitations)	
LANDSCAPING, BERMS, BUFFERS, AND FENCES	
EXTENT OF USE OF POND	
ACCESS DRIVES	
LOCATION OF SEPTIC AND/OR WELL AND PUBLIC FACILITIES	
SURFACE GRADING, GENERAL	
SOIL CONDITIONS: TOPSOIL, CLAY LINING, ETC.	
TOPOGRAPHY MAP, WOODLANDS, ETC. (See #8 General Provisions and Conditions)	
IS THIS ACCOMPANYING AN EARTH REMOVAL PERMIT?	
OTHER PERMITS REQUIRED	
EVIDENCE OF WATER SOURCE ON SITE (See #3, Application and Review Procedures)	
POND GRADE SLOPES (See #4 Design Requirements)	
TYPE OF GRASSES USED FOR PREVENTION OF EROSION AND FOR GENERAL MOWINGS	
ANY POND OCCUPYING MORE THAN ONE PARCEL (See #1, Limitations)	

ALL FOLLOWING REQUESTED INFORMATION MUST BE ON THE SUBMITTED SITE PLAN

POND - A natural or manmade body of water used to provide water for livestock, fish and wildlife, recreation, fire control, crop and orchard spraying and irrigation and other related uses for the personal use of the property owner and/or tenants. Special Use Permits Article XVIII

For purposes of this section, pond shall not include a landscape, garden or ornamental pond with less than 100 square feet of surface area and a depth of 3 feet or less.

a. Intent:

The regulations set forth in this section are designed to provide for the regulation of a pond and to specify the conditions and circumstances under which such ponds may be developed to protect the health, safety and general welfare of the residents of the community, preserve ecologically important features, and to prohibit development which, unregulated, may have an adverse effect upon the existing general and aesthetic character of the township.

b. General Provisions and Conditions

1. It shall be unlawful for any person, firm, corporation, partnership, or other organization or entity to construct a pond within the Township without first securing a construction permit from the building official. A site plan has to be approved by the Planning Commission for conditions and site approval. A pond shall be a special use permitted on property zoned RSA.

2. A pond shall not be constructed on a lot or parcel of land that is less than 2 acres in size.

3. Water shall be maintained in all pond excavations, and built in a spring or natural water drainage area according to current County topography maps and drain districts, showing existing property grades and also future pond grades.

4. Ponds shall be engineered and designed according to all provisions and conditions of this Ordinance, including engineered drawings, drawn to scale by a qualified designer showing all site buildings, easements, size, setbacks, etc. Such plot plan shall be approved by the Building Inspector before a hearing shall be scheduled.

5. All soil and similar materials excavated during the construction of the pond shall remain on the property, unless an Earth Removal Permit has been obtained.

6. If a pond exceeds 4.9 acres it would be classified as a lake, and could be cause for other permit requirements.

Special Use Permits Article XVIII

7. The parcel should contain natural land forms which are so arranged that the change of elevation within the site includes slopes of ten (10) percent or less; and water drainage could provide water to fill pond.

8. The subject site and/or adjoining properties do not contain natural assets including trees, wood-lots, endangered species habitats, wetlands, 100 year floodplains, natural watersheds, or similar features that would be altered by the establishment of the pond.

9. The outside edge of the pond is not within fifty (50) feet of an existing County Drain.

10. The proposed pond is not located within one hundred (100) feet of a public road right-of-way, private easement, or school site.

11. The proposed pond is not within fifty (50) feet of an existing wetland.

c. Application and Review Procedures

1. Application shall be made to the Township Building Official. Applications shall contain the name and address of the applicant, a legal description of the property upon which the pond will be established, a site plan submitted site plan check list in accordance with Site Plan Review procedures and/or Section 20-1800 under P-1 - Earth Removal.
2. If and when it ever becomes necessary to obtain a permit from the Department of Natural Resources or the Genesee County Drain Commission, it shall be the responsibility of the landowner to obtain the permits prior to meeting with the Planning Commission.
3. The applicant shall also provide evidence from a civil engineer, or similar allied professional that water can be continuously maintained in the pond once it is constructed. A pond should be built in a spring area or a water drain off area to provide fresh water. (A well is not a qualified source of water).

d. Design Requirements

Private ponds shall be permitted as an accessory use provided they meet the following requirements.

1. The setback distance for the pond shall be a minimum of seventy five (75) feet from the waters edge at its highest point from any adjoining property line. There shall be a minimum of 25 feet
Special Use Permits Article XVIII

36

between the edge of any berm or other placement of elevated soils removed from the excavated pond and any adjoining property line. The total height, as measured from original grade, of any berm or elevated soils and any fence or other materials built or placed upon the berm, except trees or other vegetation, shall not exceed a total of 6 feet. This provision shall not prohibit the placement of an otherwise appropriate fence across a part of such berm, which may cause the height of the fence to exceed 6 feet at the point of crossing the berm.

2. There shall be a distance of not less than fifty (50) feet between the outside edge of the pond and any building.
3. There shall be a distance of not less than fifty (50) feet from the water's edge to any overhead transmission lines.
4. Slopes of the excavation shall not exceed a ratio of four-(4) feet horizontal to one-(1) foot vertical, to a depth below water of six-(6) feet on shallow walk in side, and no more than six-(6) feet horizontal to six-(6) feet vertical at three sides of pond. Ponds must be a minimum of 15 feet depth to existing grade in deepest spot to keep water from being stagnant, unless topography demands special consideration.
5. All areas disturbed during construction shall be seeded with bluegrass or other high quality grasses and maintained in good condition to prevent erosion.
6. The Township Planning Commission may, at its discretion, require the installation of a fence no less than four (4) feet in height to protect the health, safety, and welfare of the property owners and or tenants, neighboring uses, and Township residents.
7. The Township Planning Commission may, at its discretion, require the installation of a berm to be appropriately designed for height and width, whose slope shall be no more than at a 30 degree angle to prevent erosion and to protect the health, safety, and welfare of the property owners and or tenants, neighboring uses, and Township residents.

e. Limitations

1. No pond shall be located upon, cross, or extend beyond an existing property line and a permit shall not be issued for construction of a pond on more than one property, unless, in addition to the other requirements of this section:

Special Use Permits Article XVIII

37

(a) The owners of each property on which any part of the pond is to be located, submit a joint application for a special use permit, signed by each property owner.

(b) Each property owner executes a reciprocal easement, in recordable form, satisfactory to the planning commission which describes the benefits and burdens to each property, including adequate provisions to assure maintenance of the pond.

(c) The easement shall be recorded as a pre-condition to issuance of the permit.

2. Construction of a pond shall be completed within twelve (12) months of the issuance of the construction permit. Extension may be granted by the Planning Commission for a reasonable cause shown.

3. The requirements contained herein shall not relieve the applicant from complying with other land development or environmental standards established by the Township or by other public agencies having jurisdiction.

f. Fees Required

1. Fees for the review of applications for the purpose of obtaining a construction permit for a pond shall be \$50. The fee may be changed at a later date by resolution of the Township Board.

2. There shall be a minimum \$7,500 Performance Bond presented at the time permit is issued. Total amount of bond to be determined by the Planning Commission. The \$7,500 Earth Removal Performance Bond may be combined with the Performance Bond for a pond.

3. Bonding or insurance shall be in accordance with our Earth Removal Permit.