

Section 5.605.5 Small Ponds

A. Purpose of Ordinance:

1. To provide property owners who are developing residential or to improve their property by allowing the movement for fill without the removal of soil from the property.
2. To encourage the use of the land while prohibiting misuse in any form which would contribute to the de-evaluation of the property within the township.
3. Meets the needs of the property owner and the natural surroundings such as Wildlife, forestry, and general atmosphere.

B. General requirements and design standards;

1. No soil materials extracted are allowed to leave the property.
2. The pond(s) shall not exceed 10% of property area nor exceed a cumulative total 15,000 square feet in area.
3. Pond surface area square feet is measured from the top of bank beginning of slope.
4. The top bank of the pond shall be set back a minimum of 50 ft. from all property lot boundaries, and a minimum of 25 ft. from all structures and easements on the site.
5. The top of the bank of the pond shall be set back a minimum of 100 feet from any on-site wastewater systems, as measured from the perimeter of any drain field or nearest line of system..
6. Pond berm and must be a 4 feet linear to 1 feet vertical ratio. Shoreline berms shall not exceed a maximum height of 3 ft.
7. Banks and subsurface of pond to have a maximum slope of 1 ft. vertical incline to each 4-feet horizontal distance.
8. The maximum depth of pond is 15 feet.
9. Pond construction shall not commence earlier than 7 a.m. and shall not continue after 9 p.m.
10. The pond shall be constructed in conformance with design standards of the soil conservation service and have an approval permit from the Monroe County Drain Commission in accordance with the provisions of act 451 of 1994 as amended, The soil erosion and sedimentation Act.

11. All areas Disturbed during construction shall be seeded with grass and maintained in good condition to prevent erosion.

C. Application and Review procedures:

Permit application and submitted site plan must conform to section 12.01 C. (of Site plan review)

1. Names addresses and telephone numbers of owners and contractors if applicable submit a 12 by 18 inch paper design by a professional engineer or builder license in the state of Michigan and or property owner.
2. A location map showing the site of the proposed Pond(s) as well as its relationship to Roads, adjacent properties and structures within 100 ft. of the property lines of the parcel to contain the proposed Pond including the areas of the parcel, the area of the portion in to be graded, excavated, and distributed and the area of the resulting pond.
3. Copy of a valid survey.
4. Identification of all existing Lakes streams, open drain ditches, ponds, detention basins official Wetlands as designated by the Michigan Department of Natural Resources on the proposed property.
5. Provide the legal description and tax parcel numbers of the parcel to contain the proposed pond(s) and note the names addresses and tax parcel numbers on all adjacent properties to the submitted location.
6. Indicate the location and design of all existing and proposed building, structures, drives, Roads, Streets, right-of-ways, easements, above-ground and below-ground utilities, storm drains, culverts, manholes, catch basins, areas where livestock are kept and or any other structures or natural features on the parcel to contain the proposed Pond(s) and within 100 ft. of the pond permit including the distance between the proposed Pond(s) and each structure underground utility or use.
7. Indicate the existing and proposed ground elevations and contour lines seven cross-section drawing of pond indicating the depth slope length width height or other grading of the pond and placement of excavated spoils.
8. In reviewing the request the Planning Commission shall take into consideration the proximity of Housing and their surrounding properties.
9. Pond(s) extraction and the location of extracted materials shall not affect the natural drainage pattern of the area and shall not cause or exacerbate the drainage of surface water on adjacent Lots or towards any existing structure. Pond shall be designed and maintained to prevent overflow spillage or seepage from encroaching upon adjacent Lots.

10. If using a contractor, the contractor must have current workman's compensation and liability insurance in force before a permit can be issued. As with licensing requirements Insurance certificates must be presented and be current through the entire duration of the project. A Certificate of Insurance using industry standard forms must be forwarded to London Township from the contractor insurance carrier before.
11. As a condition of approval of the proposed site plan, the London Township Board of Trustees may in its discretion require the applicant to post a refundable performance bond payable to the Township in the amount of the estimated cost of reclamation of the pond.
12. The township designee will perform up to 4 inspections. If during the inspection by the township designee it is determined that any extractive, embankment, fill grading or other activities regulated by this ordinance has or may become a hazard to life and limb or endanger property or adversely affect the safety use and stability of a public way or drainage channel the owner of the property upon which excavation embankment, fill grading and or regulated activities is located or other person's or adjacent control of said property upon receipt of a notice in writing from the township building official shall within a period of specific there in repair or eliminate such hazard.
13. The pond must be completed within 365 days of the permit.