

Section 5.605.5 Small Ponds

A. Purpose of Ordinance:

1. To provide property owners who are developing residential property or improving property by allowing for the movement of soil but not the removal of soil from the property.
2. To encourage the permitted use of land, while prohibiting unpermitted uses in any form which would contribute to the devaluation of property within the township.
3. Meets the needs of the property owner and protects 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 no exceed 20% of property area nor exceed a cumulative total of 15000 square feet in area.
3. Pond surface area square footage is measured from the top of the sloped bank beginning at finished grade.
4. The top of the sloped bank shall be set back a minimum of 50 feet from all property lot boundaries, and a minimum of 25 feet from all structures and easements on the site.
5. The top of the sloped bank of the pond shall be set back a minimum of 100 feet from any wastewater systems, as measured from the perimeter of any drain field or nearest line of such systems.
6. If a berm will be constructed around any small pond it must have a 4foot horizontal to 1 foot vertical ration to existing grade and shall not exceed a maximum height of 3 feet.
7. Banks and subsurface of pond is to have a maximum slope of 4 feet horizontal to each 1 foot vertical incline distance.
8. The depth of the pond(s) must be no more than 15 feet. Pond bottom must be a minimum of 3 feet from any existing rock.
9. Pond construction shall not commence earlier than 7 a.m. and shall not continue after 9pm.
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 Commissioners Office 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 grasses 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 (Site Plan Review).

1. Names, addresses and telephone numbers of owners and contractors, if applicable, submit a 11x17 inch paper designed by a professional engineer or licensed builder in the State of Michigan 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 all structures on the parcel to contain the proposed pond(s) including the areas of the parcel, the area of the portion to be graded, excavated, and distributed and the area of the resulting pond(s)
3. Copy of a valid certified survey by a licensed surveyor in the State of Michigan.
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 and floodplain by FIRM .
5. Provide the legal description and parcel ID numbers of the parcel to contain the proposed pond(s) and note the names, addresses, and parcel ID numbers of all adjacent properties to the submitted location.
6. Indicate the location and design of all existing and proposed buildings, 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 any other structures or natural features on the parcel to contain the proposed pond(s) and within 100 feet of the pond 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, 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 the surrounding properties.
9. The location of the pond(s) and the extracted material shall not affect the natural drainage pattern of the area and shall not cause or exacerbate the drainage of surface water onto adjacent lots or towards any existing structures. 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 workers 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's insurance carrier before permit is issued.

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11. As a condition of approval of the proposed site plan, the London Township Board will require the applicant to post a refundable performance guarantee payable to London Township in the amount of \$1500 to ensure completion of the pond(s).
12. The London Township Zoning Administrator, Code Enforcement Officer or designated representative of the Township shall make at least four(4) inspections of the approved in the 365 day permit cycle to ensure conformance with the requirements of this Ordinance. The applicant shall pay an inspection fee for such inspection pursuant to the fee schedule established by the Township Board. If during inspection it is determined that work has not been performed according to the approved site plan, and/or it is determined that any excavation 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 safe use and stability of a public right of way or drainage channel, the owner of the property upon receipt of a notice in writing from the Zoning Administrator shall begin to repair or eliminate such hazard immediately, and be repaired or eliminated no more than 5 days after receipt of such notice.
13. The pond(s) must be completed within 365 days of the date permit is issued.