

REQUIREMENTS FOR POND PERMITS

SECTION 3.1 PAGE 9 OF COUNTY ORDINANCE

ALL PONDS, LAKES, OR EARTHEN STRUCTURE 100 SQ FT OR GREATER REQUIRES A SPECIAL EXCEPTION APPLICATION PROCESS TO BE COMPLETED BEFORE CONSTRUCTION BEGINS.

PERMITTED ZONES

Permitted in all zones except "SC"

SPECIAL EXCEPTION PERMIT FILING FEE \$40.00

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REQUIRED SETBACKS FROM PROPERTY LINES, PUBLIC ROADS

FRONT	100 FT	STATE ROAD	105 FT
SIDE	100 FT	PRIMARY CO RD	100 FT
REAR	100 FT	SECONDARY CO RD	100 FT

No portion of a pond shall be permitted to be constructed in a flood zone.

ADDITIONAL REQUIREMENTS

Visit local county NRCS office for soil types at site location.

Plans must be approved by Wabash County Surveyor, Wabash County Drainage Board, and County Hwy Wabash County Surveyor / Drainage Board

- 1 Pond construction within the drainage easement of a regulated drain requires County Surveyor and / or County Drainage Board approval.
- 2 If a pond is designed to outlet into a regulated county drain, prior approval must be obtained from the County Surveyor and / or County Drainage Board.
- 3 Avoid contact with or damage to subsurface tile drains. Any damaged subsurface drain shall be repaired or relocated to comply with drainage standards.
- 4 Construction activities, including erosion, must not obstruct any existing drainage facility, regulated or non-regulated.

Wabash County Highway

- 1 A setback of One Hundred (100) feet from the centerline of any county road is required.
- 2 No direct outlet into any county road side ditch will be allowed.
- 3 No fill may be placed within Ten (10) feet of the road right-of-way, unless prior approval is granted by the Wabash County Commissioners.

A DRAWING OF PLOT WITH POND, ASSOCIATED BUILDINGS, OVER FLOW / WATER DISCHARGE PLAN, SURFACE WATER INTAKE AND DRAINAGE RUN-OFF ESTIMATES, DAM SCHEMATIC, AND REQUIRED SETBACKS DISTANCES MUST BE PROVIDED.

ADJOINING PROPERTIES WITH STRUCTURES MUST BE IDENTIFIED. ALL CURRENT TILE DRAINS MUST BE IDENTIFIED.

THE REGULATIONS FOR PONDS ARE ADMINISTERED AND REGULATED BY THE WABASH COUNTY PLANNING COMMISSION UNDER THE GUIDANCE OF USDA HANDBOOK #590 AND THE WABASH COUNTY NRCS.

FOR QUESTIONS OR INFORMATION PLEASE CONTACT:

WABASH COUNTY PLAN COMMISSION
WABASH COUNTY COURT HOUSE
ONE WEST HILL STREET
WABASH, IN 46992
TELEPHONE 260-563-0661 Ext 1267
FAX 260-563-3451
plandirector@wabashcounty.in.gov

SPECIAL EXCEPTION PROCEDURE

LIST OF THINGS TO DO

POND

1. Plan Commission Office will complete Special Exception Permit Form # WCPC 1000.
2. A filing fee is required before a Special Exception will be placed on the agenda.
3. All forms needed to file for a Special Exception must be completed prior to meeting date.
4. Have preliminary plot plans, and drawings of pond proposal prepared for Plan Commission Board to review at initial hearing. Provide copies for County Surveyor, Drainage Board, and County Highway Department to review before initial hearing.
5. Schedule meeting time with Wabash County Surveyor to review plans.
6. Meet with Plan Commission board to ask for "Favorable Recommendation of Permit"
7. Plan Commission completes Form 1015 Statement of Fact
8. Form 1002 " Adjoining Property Owners" list will be prepared for you. Anyone with property within 250 feet of lot, parcel, or property requiring Special Exception shall be notified at least 10 days prior to meeting.
9. Mail Form 1025 by "CERTIFIED RETURN RECEIPT" request at least 10 days prior to meeting. Mail to all parties from address list provided to you. Form 1025 "Notice of Public Hearing" will be prepared for you.
10. Form 1025 "Notice of Public Hearing" must be published in local newspaper (1) one time at least 10 days prior to Board of Zoning Appeals meeting. Bring receipt from newspaper and have "verification of published notice" mailed to Plan Commission Office.
11. In the event a Variance is required along with the Special Exception Application, Plan Commission will complete Form 1014 for applicant. Applicant must sign this form in front of a Notary and bring to Board of Zoning Appeals meeting.
12. Form 1016 is an information sheet for applicant with prices for recording document with county. This form may or may not apply to your Special Exception.

Deadline for mailings and publication: AT LEAST TEN DAYS PRIOR TO BZA MEETING

Plan Commission meeting date and time: FIRST THURSDAY OF THE MONTH 7:00 P.M.

BZA meeting date and time: FOURTH TUESDAY OF THE MONTH 7:00 P.M.

If you are planning to construct a pond, contact the local Natural Resources Conservation Service (U.S. Department of Agriculture) office at the county seat. The NRCS can provide the technical engineering advice you need to properly design and construct a pond. But remember, there may be some legal aspects of pond construction that you should consider. Contact your county surveyor, planning commission, or the Indiana Department of Natural Resources prior to pond construction to obtain any necessary permits. The NRCS office can also help in making sure your pond meets the legal qualifications.

INFORMATION TO HAVE AVAILABLE FOR BOARD REVIEW

CONTRACTOR _____

APPROX WATER SURFACE ACRES _____

VARIANCE FROM PROPERTY LINES _____

VARIANCE FROM ROAD _____

FLOODPLAIN _____

FLOWAGE EASEMENT _____

DAM

TOTAL LENGTH _____

BASE WIDTH _____

TOP WIDTH _____

OVER FLOW SIZE _____

OVER FLOW GOES TO _____

EMERGENCY OVER FLOW _____

WATER SHED INTO POND _____

GEOHERMAL _____

DRAINAGE BOARD REVIEW _____

DISTANCE TO NEAREST CERTIFIED DRAIN _____