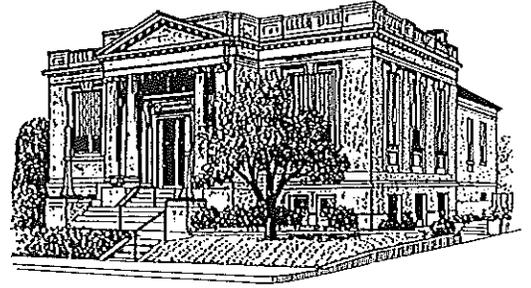


WELLS COUNTY AREA PLAN COMMISSION
WELLS CARNEGIE GOVERNMENT ANNEX
223 W. Washington St.
Bluffton, Indiana 46714-1955
Room 211 PHONE - 824-6407



Steps to Take for an Improvement Location Permit (For a Pond)

An improvement location permit shall be obtained before any structure or pond in any zoning classification district may be constructed, reconstructed, moved, enlarged, or structurally altered, including construction of basements and foundations, except as provide in this section.

What you need to get an improvement location permit (For a Pond):

1. Plat Committee approval of a Pond is required before obtaining an Improvement Location Permit
2. A drawing to scale of (this should be the one at was submitted to the Plat Committee, unless revisions were requested):
 - a. The property boundary with dimensions.
 - b. **The proposed pond with dimensions**
 - i. **All ponds have a fifty (50) foot side, rear, and front yard setback.**
 - c. All existing structures (improvements) with dimensions.
 - d. All driveways or access ways onto the property with dimensions.
 - e. All public right of ways (streets, roads, etc...).
 - f. All easements on the property with dimensions.
 - g. **Location of wells and septic systems.**
 - i. **A proposed well needs to be 50ft from a property line.**
 - ii. **A proposed structure needs to be 10ft from a septic system.**
3. Must be located on the drawing:
 - a. A visual scale bar.
 - b. A north arrow.
 - c. The use of the existing and proposed structures.
4. **Improvement location permit fee.**
 - a. **Less than or equal to 500sq/ft = \$40.00 Per structure**
 - b. **Greater than 500sq/ft = \$60.00 Per structure**
 - c. **Paid in form of a check (payable to Area Plan Commission) or cash.**
5. Violations of the Wells County Zoning Ordinance will be subject to fines and legal action based on the type of violation.

Important Notices:

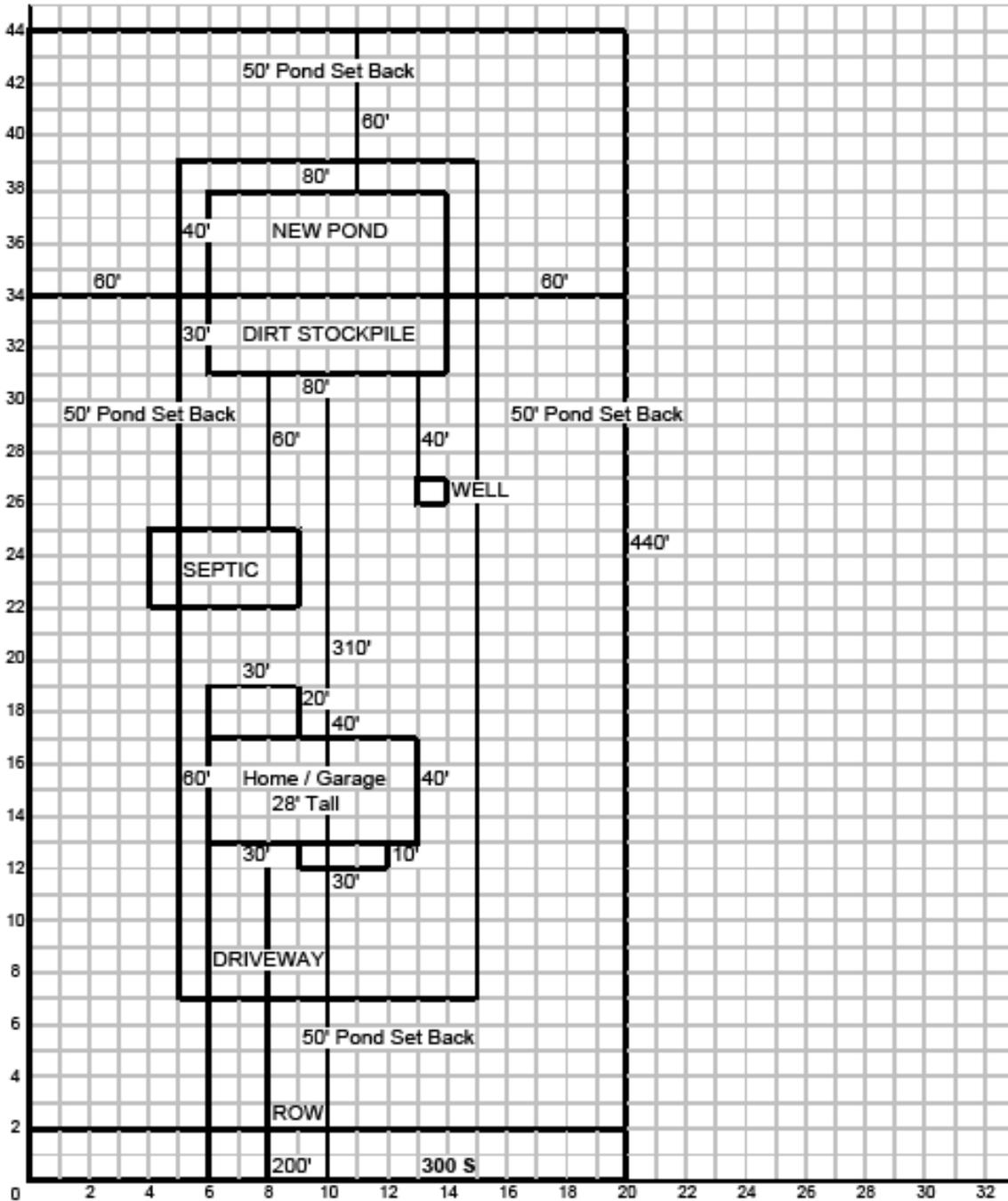
Construction must begin 180 days after receiving an improvement location permit.

Construction must be finished 2 years after receiving an improvement location permit.

11-09 PONDS: Ponds shall require a permit as stated in section 4-02 of this Zoning Ordinance. The Plat Committee shall approve size and location of ponds as follows.

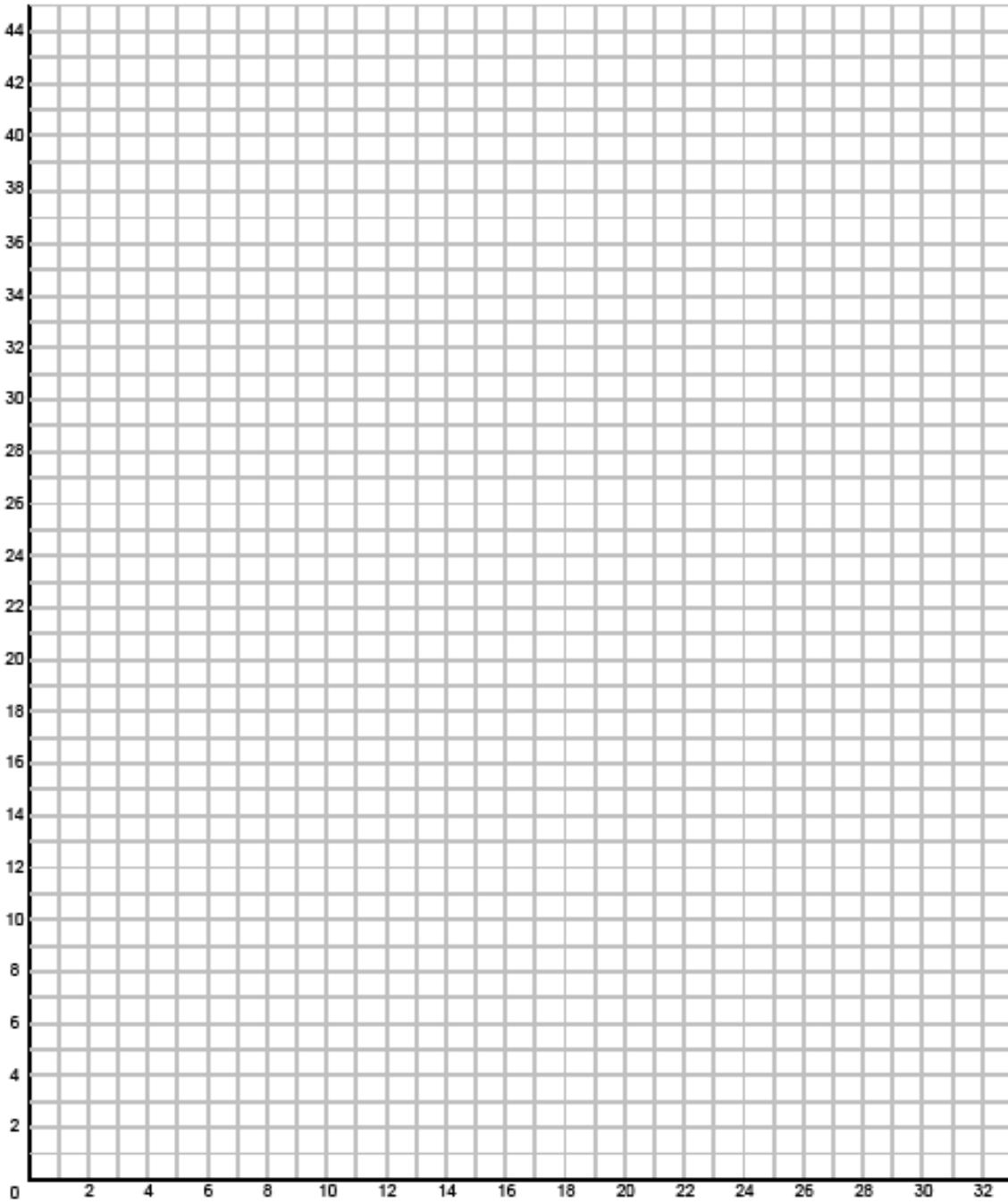
- (1) Ponds may be permitted in the A-1 (Agriculture-Intensive), A-R (Agriculture-Residential), C-1 (Conservation-1), I-1 (Industrial-1), I-2 (Industrial-2), and S-1 (Suburban-1) Districts.
- (2) Retention and detention ponds that are a part of the storm drainage system may be permitted in any district.
- (3) Ponds may be permitted in a Major Subdivision or Development Plan by the approval of the Plan Commission. If a pond in a Major Subdivision abuts a Public Way, the pond shall meet setback requirements.
- (4) Ponds shall be set back a minimum of fifty (50) feet from the water's edge to any property line or public right-of-way. Any mounding around the pond shall be set back a minimum of twenty (20) feet from the toe of the pond's bank to any property line or public right-of way. The toe of the pond's bank is where the elevation goes back to the preexisting grade.
- (5) Ponds and banks of ponds shall comply with the visual sight angle requirements as defined in the Performance Standards of this Zoning Ordinance.
- (6) If during the construction, maintenance, or use of a pond, any legal ditch, drain, or water course is broken, destroyed, or disturbed, then owner of said pond at owner's expense shall reconstruct or reroute said ditch, drain, or water course so as to provide the same volume of drainage as existed prior to the construction of said pond with the approval of the Wells County Surveyor, Wells County Drainage Board, or Plan Commission.
- (7) All excess dirt stockpiled on the property after excavating the pond shall be set back a minimum of twenty (20) feet from the toe of the dirt stockpile to any property line or public right-of-way. The toe of the dirt stockpile is where the elevation goes back to the preexisting grade.

- EXAMPLE -



check the scale amount which applies

- | | | |
|--|--|---|
| <input type="checkbox"/> = 50 feet x 50 feet | <input type="checkbox"/> = 30 feet x 30 feet | <input checked="" type="checkbox"/> = 10 feet x 10 feet |
| <input type="checkbox"/> = 40 feet x 40 feet | <input type="checkbox"/> = 20 feet x 20 feet | <input type="checkbox"/> = 5 feet x 5 feet |



check the scale amount which applies

= 50 feet x 50 feet

= 30 feet x 30 feet

= 10 feet x 10 feet

= 40 feet x 40 feet

= 20 feet x 20 feet

= 5 feet x 5 feet