

RAY TOWNSHIP
64255 WOLCOTT, RAY TWP MI 48096
PHONE 586-749-5171 / FAX 586-749-6190
COMPLETE ORDINANCE AVAILABE AT WWW.RAYTWP.ORG
Monday thru Thursday 9:00 a.m. to 5:00 p.m.

REQUIREMENTS FOR A POND PERMIT

1. BUILDING APPLICATION FORM COMPLETED AND SIGNED
2. CERTIFICATE OF ZONING COMPLIANCE COMPLETED AND SIGNED.
3. SITE PLAN (3 Copies)
4. CZC/PLAN REVIEW FEE \$50.00 due with application. (non-refundable)
5. \$500.00 PERFORMANCE BOND required when permit is issued. Bond will be refunded at time of final approval if permit has not expired.
6. PERMIT FEE: Required when permit is issued. See fee schedule, attached.

Farm, fish and recreation ponds or aesthetic landscaping ponds, subject to the following:

1. A site plan shall be submitted to and approved by the building inspector.
2. Ponds shall only be of an excavation type, as defined by the Soil Conservation Service engineering standard, and all ponds shall be constructed to the SCS standards (see Standard 378 of the Soil Conservation Service, as amended).
3. No commercial activities, including public fishing, shall be allowed.
4. The pond shall be a minimum distance of fifty (50) feet from the property line of abutting lands.
5. In the event the owner wishes to sell the excavated materials off the site, he shall conform with the requirements of the mining and extraction ordinances of the Township.
6. Any artisan well or other water overflow from a pond that could affect adjacent property shall be provided with adequate drainage.
7. Ponds shall be a minimum of ten (10) feet deep over twenty-five (25%) percent of the pond's surface area.
8. Ponds shall be located a minimum of one hundred (100) feet from the septic tank or field.
9. Contaminated surface water shall be diverted around all ponds.
10. Ponds shall be constructed in such a manner that runoff, overflow, spillage or seepage shall not encroach upon adjacent properties owned by another person.

11. Ponds shall have warning signs and lifesaving equipment, as required by the State of Michigan:

a. Required sign - **“WARNING DEEP WATER”** – Signs are available at the Township office for a cost of \$5.00 each.

b. Life ring with rope you can throw to the middle of the pond.

12. Fifty (50') feet from well.

SECTION 207 DWELLINGS IN OTHER THAN MAIN STRUCTURE.

- A. No accessory building or structure shall be converted to living quarters on a lot where a residential dwelling exists. On a lot where no residential dwelling exists, an accessory building or structure may be converted to a residential dwelling provided all residential codes are met.

SECTION 208 FARM, FISH AND RECREATION PONDS OR AESTHETIC LANDSCAPING PONDS.

- A. A plot plan shall be submitted to and approved by the Building Inspector.
- B. Ponds shall only be of an excavation type.
- C. No commercial activities, including public fishing, shall be allowed.
- D. The pond shall be a minimum distance of fifty (50) feet from the property line of abutting lands.
- E. In the event the owner wishes to sell or otherwise remove the excavated materials from the site, he shall conform to the requirements of the mining and extraction ordinances of the Township.
- F. Any artisan well or other water overflow from a pond that could affect adjacent property shall be provided with adequate drainage.
- G. Ponds shall be a minimum of ten (10) feet deep over twenty-five (25%) percent of the pond's surface area.
- H. Ponds shall be located a minimum of one hundred (100) feet from the septic tank or field.
- I. Contaminated surface water shall be diverted around all ponds.
- J. Ponds shall be constructed in such a manner that runoff, overflow, spillage or seepage shall not encroach upon adjacent properties owned by another person.
- K. Ponds shall have warning signs and lifesaving equipment, as required by the State of Michigan.

SECTION 209 GARAGE AND BASEMENT DWELLINGS.

- A. Basement or garage dwellings which constitute a second separate dwelling are prohibited.

SECTION 210 LOT LIMITATIONS.

- A. Within the Township's single family residential districts one (1) dwelling unit shall be permitted per lot, parcel or unit.

General Provisions

Districts / Uses

Development Regulations

Process / Development

Zoning Board of Appeals and Nonconforming

Administration

Zoning Map

POND INFORMATION

PURPOSE: Ponds serve many purposes and are an important source of water for fish production, wildlife habitat, livestock, irrigation, fire protection, recreation, etc. Most ponds in Macomb County were built primarily for fish production with one or more of the other uses as secondary benefits.

TYPE: There are two types of ponds: Excavated and fill or dam. The excavated pond is constructed by digging a pit in impervious soils to contain surface runoff or in a soil having a stable high water table. Topography restrictions limit the number of ponds constructed by building a dam across a natural water course.

SIZE: Ponds for fish should be 1/4 acre or larger. Smaller ponds are suitable for other uses. Ponds 5 acres and over require a permit from the Department of Natural Resources. Most fish ponds in Macomb County are from 1/4 to 1/2 acre in size e.g. 80 to 90 feet wide, 200 to 250 feet long, and 10 to 20 feet deep.

DEPTH: Fish ponds under 1 acre in size should have a water depth of 12-15 feet in 25-40% of the pond. Shallow ponds, 1 to 3 feet deep, are best suited for waterfowl. Other ponds should be at least 6 feet deep.

WATER SUPPLY: Water for a pond may come from a high water (at or near the surface), springs, wells, streams, or surface runoff. Most ponds in Macomb County are dug in soils with a high water table (water table should be exposed and observed for one full season before building the pond if the site is questionable). Many ponds however, rely on surface runoff for their water supply. As a rule of thumb, about 10 acres of drainage area is needed for each acre of pond. Very large drainage areas cause problems if part of the water is not diverted around the pond. Generally, 5 to 10 acres of drainage into a 1/2 acre pond is about right.

WATER QUALITY: The quality of the water in a pond should not be a problem if there is an adequate supply of clean water. This means no runoff from barnyards, feedlots, septic tanks or other polluted sources.

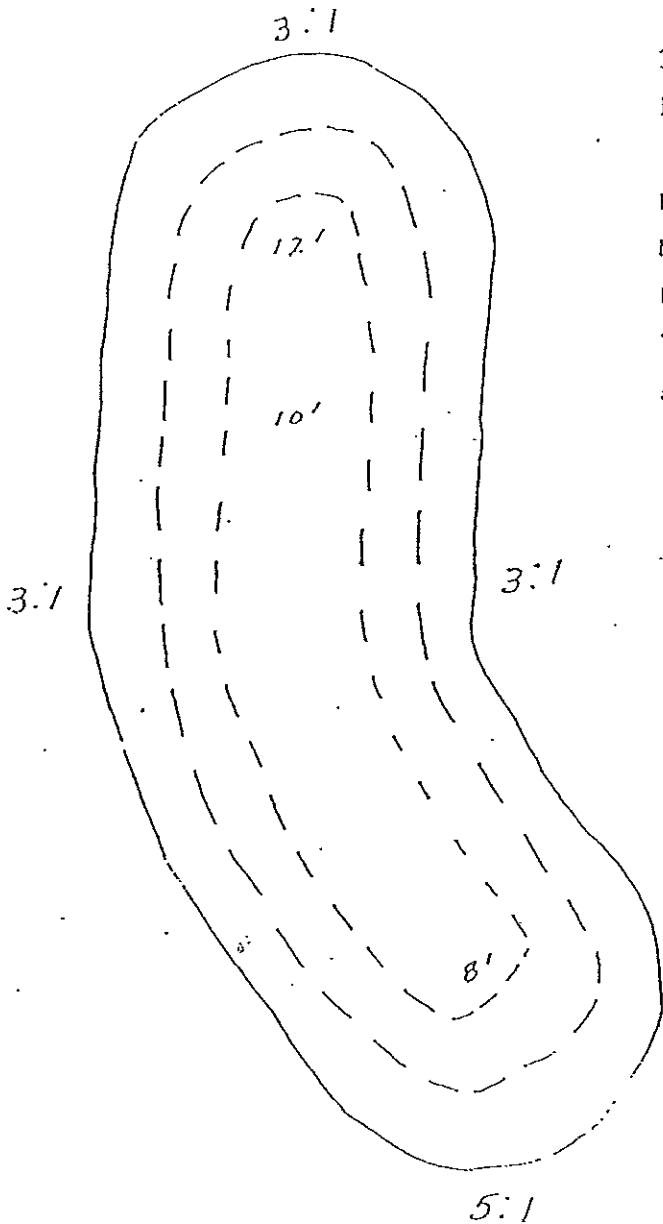
SPOIL: The excavated material may be leveled over the area around the pond. When leveled, you should not exceed 3 feet in depth and allow entry of surface water into the pond. The excavated soil may also be hauled away and used elsewhere.

EROSION CONTROL: All of the disturbed area around the pond should be seeded with adapted grasses and legumes. Best

UNITED STATES DEPARTMENT OF AGRICULTURE
 SOIL CONSERVATION SERVICE

300' x 100' x 10' (avg.)

1" = 50'



300' long

100' wide

10' deep avg.

Berm back 10'

Max. Ht. 3 ft., 4:1 side slopes

Est. Cu. Yards = 6157

Yd. each additional foot = 25 cu. yd.

at 100' at 10' deep.

SEEDING

1 lb. Creeping Red Fescue

1/2 lb. Domestic Ryegrass

per 1000 sq. ft.

10 lbs. 15-15-15 or equivalent

fertilizer per 1000 sq. ft.

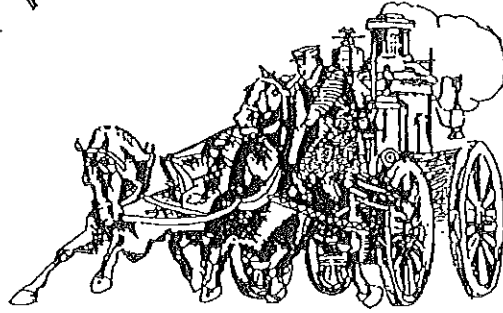
2 bales of straw per 1000 sq. ft. mulch.

LIFE SAFETY STATION REQUIRED

$$\frac{24,750 + 67000 + 8000}{162} \times 10 = 6157$$

EXAMPLE POND LAYOUT

RAY TOWNSHIP FIRE & RESCUE



FIRE CHIEF
JIM DIMARIA — 784-9449

FIRE HALL — 749-3059
STATION 310 KYX 277

20301 29 MILE ROAD • RAY, MICHIGAN 48096

CONSENT TO USE WATER FORM

As part of my voluntary contribution to my community: and to the Ray Twp. Fire & Rescue Department. I/We the undersigned do hereby consent and agree that the Fire & Rescue Department may take and use without cost or liability all of the necessary water from the property owned possessed or controlled by the undersigned. The undersigned also agrees to have the Fire Department place a "P" on the address post for their property identifying that property as a source of water for the community in an emergency.

Date: _____

Signed _____

Signed _____

Address _____

Please mail To:

Fax to:

Drop off at:

Ray Twp. Fire & Rescue
20301 29 Mile
Ray Mi. 48096

810-749-0004

Twp. Offices
Fire Station

RAY TOWNSHIP BUILDING DEPARTMENT
PERMIT FEE SCHEDULE
REVISED 2/3/04

ALL BUILDING APPLICATIONS MUST INCLUDE AN APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE. UNLESS LISTED AS **NOT REQUIRED** APPLICATION FOR ZONING COMPLIANCE/PLAN REVIEW FEE (non-refundable)

ADDITIONAL REQUIRED DOCUMENT FOR ACCESSORY BUILDINGS ONLY-

Included with the Application for Zoning Compliance is an "AFFIDAVIT OF ZONING COMPLIANCE" this document must have owner's signature, witnessed and notarized prior to building permit being issued. Notary available at Township office. Affidavit will be recorded at Macomb County Register of Deeds office.

RESIDENTIAL HOMES, ADDITIONS & ALTERATIONS:

ADDITIONS UP TO 499 SQ. FT. (REVISED 5/18/04)

CZC/PLAN REVIEW FEE: \$50.00 (non-refundable)
PERMIT FEE: \$75.00 PLUS REQUIRED INSPECTIONS
PER INSPECTION REQUIRED: \$50.00

UP TO 3499 SQ FT:

CZC/PLAN REVIEW FEE: \$75.00 (non-refundable)
PERMIT FEE: \$250.00 PLUS REQUIRED INSPECTIONS
PER INSPECTION REQUIRED: \$50.00

3500 SQ. FT. & OVER

CZC/PLAN REVIEW FEE: \$300.00 (non-refundable)
REVIEWS REQUIRED BY ALL INSPECTORS
(BUILDING, ELECTRICAL, MECHANICAL, PLUMBING)
IF FIRE DEPARTMENT REVIEW REQUIRED ADD \$75.00

PERMIT FEE: \$600.00 PLUS REQUIRED INSPECTIONS
PER INSPECTION REQUIRED: \$50.00

ANY ADDITIONAL INSPECTIONS REQUIRED WILL BE CHARGED AT THE "PER INSPECTION REQUIRED" FEE ABOVE. RE-INSPECTION FEE \$50.00.

ELECTRICAL, MECHANICAL AND PLUMBING PERMITS ARE SEPARATE PERMITS.

ACCESSORY BUILDINGS

DECK
DETACHED GARAGE
GAZEBO
IN-GROUND POOLS
PATIO
POND
PORCH

CZC/PLAN REVIEW FEE: \$50.00 (non-refundable)
PERMIT FEE: \$100.00 PLUS REQUIRED INSPECTIONS
PER INSPECTION REQUIRED: \$50.00

****ACCESSORY BUILDINGS: **** "Accessory Building Affidavit of Zoning Compliance" must be completed by property owner prior to issue of building permit. Affidavit is part of Certificate of Zoning Compliance Application.

DETACHED ACCESSORY STRUCTURES UNDER 200 SQ. FT., NO PERMIT REQUIRED.

ABOVE GROUND POOLS (INCLUDES UP TO 36 SQ. FT. DECK)
FENCE THAT REQUIRES A FOOTING
HANDICAP RAMP
MISCELLANEOUS

CZC/PLAN REVIEW FEE: \$50.00 (non-refundable)
PERMIT FEE: \$20.00 PLUS REQUIRED INSPECTIONS
PER INSPECTION REQUIRED: \$50.00

DEMOLITION:

CERTIFICATE OF ZONING COMPLIANCE **NOT REQUIRED**
PLAN REVIEW FEE: \$50.00 (non-refundable)
PERMIT FEE: \$100.00 PLUS REQUIRED INSPECTIONS
PER INSPECTION REQUIRED: \$50.00

ANY ADDITIONAL INSPECTIONS REQUIRED WILL BE CHARGED AT THE "PER INSPECTION REQUIRED" FEE ABOVE. RE-INSPECTION FEE \$50.00.

ELECTRICAL, MECHANICAL AND PLUMBING PERMITS ARE SEPARATE PERMITS.

COMMERCIAL: BUILDING

CZC/PLAN REVIEW FEE: \$150.00 PER REVIEW REQUIRED (non-refundable)
(BUILDING, ELECTRICAL, MECHANICAL, PLUMBING & FIRE DEPARTMENT) /
(Revised 4/5/05)

PERMIT FEE: \$700.00 PLUS REQUIRED INSPECTIONS
PER INSPECTION REQUIRED: \$50.00

FOR MULTIPLE OCCUPANT BUILDINGS, INSPECTION FEES ARE BASED PER UNIT.

COMMERCIAL: SIGNS

CZC/PLAN REVIEW FEE: \$125.00 PER REVIEW REQUIRED (non-refundable)
PERMIT FEE: \$100.00 PLUS REQUIRED INSPECTIONS
PER INSPECTION REQUIRED: \$50.00

COMMERCIAL: FENCES

CZC/PLAN REVIEW FEE: \$125.00 PER REVIEW REQUIRED (non-refundable)
PERMIT FEE: \$100.00 PLUS REQUIRED INSPECTIONS
PER INSPECTION REQUIRED: \$50.00

ANY ADDITIONAL INSPECTIONS REQUIRED WILL BE CHARGED AT THE "PER
INSPECTION REQUIRED" FEE ABOVE. RE-INSPECTION FEE \$50.00.

ELECTRICAL, MECHANICAL AND PLUMBING PERMITS ARE SEPARATE PERMITS.

RAY TOWNSHIP ZONING ORDINANCE NO 36.

Expiration of Building Permit – If the work described in any building permit has not begun within six (6) months from the date of issuance thereof, said permit shall expire, except as otherwise provided herein; it shall be canceled by the Building Inspector and written notice thereof shall be given to all persons affected.

If the work described in any building permit has not been completed with one (1) year from date of issuance, the permit shall expire unless it is renewed. The Building Inspector may reissue said permit for a second period of one (1) year at the cost of ½ the original permit fee. The renewal permit will expire at the end of one (1) year having allowed a total of two (2) years for final construction under original permit.

At the end of two (2) years from the date of issuance of the original building permit, the permit shall expire and the Building Inspector will notify the permit holder in writing of said expiration, No further work may be undertaken and all monies (financial guarantees, plan reviews, and permit fees) will be forfeited. To undertake additional work after this period a new application, permit and fees shall be required.

RAY TOWNSHIP
 CASH PERFORMANCE BONDS REQUIRED FOR BUILDING
 REVISED 2/2016

ALL BONDS PAID FOR AT TIME WHEN BUILDING PERMIT IS ISSUED.

RESIDENTIAL: Subject to site improvements COMMERCIAL: See Section 2108 of the Ray Township Zoning Ordinance.	<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">TO 3,499 SQ. FEET:</td> <td style="text-align: right;">\$1,000.00</td> </tr> <tr> <td>3,500 SQ. FEET & OVER</td> <td style="text-align: right;">\$2,000.00</td> </tr> </table>	TO 3,499 SQ. FEET:	\$1,000.00	3,500 SQ. FEET & OVER	\$2,000.00		
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ACCESSORY BUILDING DETACHED GARAGE DECK GAZEBO IN-GROUND POOL PATIO POND PORCH	\$500.00						
ABOVE GROUND POOLS	\$250.00						
DEMOLITION RESTORATION/ALTERATION/REPAIR	BASED ON VALUE / MINIMUM \$500.00						
SIGNS	\$500.00						
FENCE	\$500.00						

W/FEESCHED

APPROVED 3/21/00
 UPDATED 11/15/01
 REVISED 7/21/03
 REVISED 2/2016/APPROVED 2/16/16