

Attention:

Per Section 345 of the Fulton County Subdivision Regulations, a “Development Permit” is required in the areas that are not zoned. The purpose of the development permit is to regulate the road setback requirements of the county subdivision regulations, county flood plain regulations, township and county drainage requirements, Fulton County health regulations, and County access requirements.

Following is an application for a development permit. The fee for the permit is \$50.00. You may return your application and check made payable to:

Fulton County Regional Planning
123 Courthouse Plaza, Suite 1
Wauseon, OH 43567

Home Construction

Please include a sketch of the proposed development depicting the distance from lot lines and road center. You must first obtain a septic and well permit from the Fulton County Health Department. The home must be located a minimum of 75 ft. from the proposed road right-of-way. Contact our office regarding a drive permit.

Commercial/Industrial Construction

Please include a sketch depicting the distance from lot lines and road center of the proposed development. The location of access drives must be depicted on the sketch. The minimum front yard setback is 75 ft. from the proposed road right-of-way.

Construction of an Accessory Building

A minimum of 3 feet is recommended for the side and rear yard setback for accessory buildings. The building must be located a minimum of 75 ft. from the proposed road right-of-way.

Pond Construction

If you are constructing a pond, please contact the Health Dept. @ 337-0915 (if utilized for drinking water). A site plan is required. (See Pond Permit Application)

Upon receipt of your application, a 7-day review (excluding the weekend) will follow. If you have any questions, feel free to call my office at 337-9214.

FULTON COUNTY DEVELOPMENT PERMIT

Permit # _____

(FOR UNZONED TOWNSHIPS)

If you are applying for a permit for a home, you must first obtain your septic and well permit from the Fulton County Health Department (337-0915). The applicant is required to provide our office a copy of said permits. A drive permit may also be required. Contact the Regional Planning Office at 337-9214 in regard to a drive permit. If you are constructing a pond, please also complete the "Pond Permit Application".

The applicant is required, in addition to the information requested on this form, to **SUBMIT A DRAWING** showing the dimension of the lot and proposed building(s). Property lines and proposed buildings shall be staked out and an address sign posted on the property. This permit shall be void if work is not started within 1 year, or completed within 1 year.

The undersigned applies for a development permit for the following use, said permit to be issued on the basis of the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct.

Property Owner: _____ Township: _____

Owner's Address: _____

Address Where Development Will Occur: _____

Telephone: _____ Email Address: _____

Contractor: _____

Contractor Phone: _____ Contractor Email: _____

(X) Type of Development

Residential _____ Commercial _____ Industrial _____
Pond _____ Accessory Bldg. _____ Land Development (filling) _____
Addition _____ Type of addition (porch, bedroom, bathroom, etc.): _____

Note: In unzoned areas, a development permit is not required for accessory buildings under 150 sq. ft.

Setback from Centerline of Road: _____

(X) Type of Water Supply: Public _____ Private _____ Permit # _____

(X) Type of Sewage Disposal System: Public _____ Private _____ Permit # _____

Have you obtained a drive permit? Contact the RPC office at 337-9214.

(X) Type of road where development will occur: County _____ Township _____ State Highway _____

Is development more than 30 feet from a ditch or stream? Yes _____ No _____

If no, how many feet from water body? _____

Is property known to be in the 100-year flood plain? Yes _____ No _____

Is property in a wetland, as designated on the wetland map? Yes _____ No _____

Do you have a wetland permit? Yes _____ No _____

Additional Comments: _____

Signature of Applicant

Date: _____

Last Day For Review: _____

Permit Fee: \$ _____

The following agencies have review authority:

Fulton County Health Dept. - water and septic system permit, Fulton County Engineer - drainage/stormwater review & drive permits on county roads, Sanitary Engineer - public water and public sewer, Township Trustees - drive permits on township roads, Regional Planning - review of flood plains, building setbacks from R.O.W. & pond setbacks.

Fulton County Pond Permit Application

Fulton County Engineer
9120 Co. Road 14
Wauseon, OH 43567
Telephone: 419-335-3816
Fax: 419-335-1091

Fulton County Planning Director
123 Courthouse Plaza, Suite 1
Wauseon, OH 43567
Telephone: 419-337-9214
Fax: 419-337-9297

POND PERMIT REQUIREMENTS

Basic Plan Requirements

- A Development or Zoning Permit application for a pond must accompany the pond plan. The application must provide the name, address, and phone number of the landowner, the contractor and the party who should be informed of progress on the review of the application, for example the landowner, contractor, attorney, architect or engineer. If used as a water supply, ponds require a special water supply permit issued by the Fulton County Health Department in addition to the appropriate development of zoning permit.
- A copy of the survey of the parcel upon which the pond is being constructed should accompany the pond plan. If a survey is not available then a copy of the quarter section plat where the parcel is located can be provided.
- The pond plan must indicate the scale of the drawing. Select the scale of the drawing carefully to fit all the necessary information on a single plan sheet. Plans may be submitted on any size plan sheet ranging from 8½" x 11" to 24" x 36". If necessary use additional sheets. Be sure to draw plans as accurately as possible. The Engineer's Office may require additional information to evaluate the project.
- The pond plan must have the north arrow pointing toward the top of the drawing or to the left side of the drawing, preferably toward the top.
- The pond plan must show the location, elevation and description project benchmarks.
- If the proposed pond is to be located in a flood plain, a copy of the Flood Plain Permit issued by the Fulton County Planning Director must accompany the pond plan.
- If the pond spoil is to be hauled away from the site a copy of the Haul Route Permit issued by the Fulton County Engineer must accompany the pond plan. In certain circumstances removal of spoil materials may be considered a mining operation and may require special state, county and township permits. Issuance of a Fulton County Pond Permit does not constitute approval of a mining operation and does not absolve the landowner or contractor of their obligation to obtain the necessary mining permits for the removal of spoils from a pond site.
- If wetlands are impacted by the pond construction or the disposal of spoils, an OEPA 401 Permit and U.S. Army Corps of Engineers 404 Permit may be required and should be submitted with the pond plan. Issuance of a Fulton County Pond Permit does not absolve the landowner from obtaining 401 and 404 Permits if required.
- The proposed alteration of ditches, drains or watercourses requires a permit issued by the County Engineer. An OEPA 401 Permit and a U.S. Army Corps of Engineers 404 Permit may also be required and should be submitted with the pond plan. Issuance of a Fulton County Pond Permit in this circumstance does not absolve the landowner from obtaining 401 and 404 Permits if required.
- Any permits named above, issued by the County Engineer or the County Planning Director can be considered simultaneously with the pond permit. The number of additional permits required may, however, influence the time it takes to process the pond permit application by the Engineer's Office.

POND PERMIT REQUIREMENTS

Pond Plan Requirements

- ❑ The pond plan must show all ditches, creeks, tile outlets, wetlands, flood plains and other natural features that that may affect the development of the property.
- ❑ Pond plans are required to show the pond setback distance from the proposed road rights-of-way set forth in the Access Management Plan for Fulton County.
 - *Minimum setback distance from any proposed right-of-way is 75 feet*
- ❑ Plans must show the setback distance of the proposed pond from property lines.
 - *Minimum setback distance from property lines to a pond is 30 feet for recreational ponds*
 - *Minimum setback distance from property lines to a pond is 50 feet for water supply ponds*
- ❑ Pond plans must depict the locations of all buildings on, and adjacent to the parcel, and must provide the distances between the proposed pond and those buildings.
 - *Minimum offset distance from buildings to a pond in a clay soil is 30 feet*
 - *Minimum offset distance from buildings to a pond in a sandy soil is 50 feet with rip rap placed to protect the slope nearest the building*
- ❑ The pond plan must show the location of wells and septic systems on, and adjacent to the parcel, and must show the distances between the proposed pond and the wells and septic systems.
 - *Minimum offset distance from wells and leach fields to a pond in clay soils or where a compacted clay blanket or core trench is installed is 50 feet*
 - *Minimum offset distance from wells and leach fields to water table ponds in sandy soils without a core trench is 100 feet but a 200 foot offset is recommended*
- ❑ The plans must show the location and setback distance from open ditches and watercourses on or adjacent to the site.
 - *Minimum distance from a pond to the top of a ditch bank is 30 feet*
 - *The setback distance from a pond to open ditches along any road must be at least 80 feet unless otherwise delineated by the County Engineer*
- ❑ The location and the general dimensions of all spoil piles and the setback distances of spoil piles from ditches, watercourses, rights-of-way and property lines are required on the pond plan.
 - *Minimum distance from the toe of any spoil pile to the top of open ditch banks is 30 feet*
 - *The minimum distance from the toe of any spoil pile to property lines is 10 feet*
 - *Spoil can not be placed within proposed highway rights-of-way without a permit to occupy the right-of-way issued by the County Engineer or the Township*
- ❑ Pond plans must include a finish surface-grading plan depicting how the site will surface drain after pond construction and deposition of spoil.
- ❑ The pond plan will show the location and offset distance from any tiles crossing the parcel
 - *Minimum distance between a pond and any drainage tile is 30 feet*
 - *Tiles to be removed, capped or relocated to complete pond construction must be shown on the pond plan*
- ❑ All ponds must have a controlled overflow or emergency spillway to safely handle excess water. Overflow from the pond must be safely discharged, away from any structures used for human occupancy, into a properly sized and well-maintained drainage outlet in such a manner that it does not damage adjacent rights-of-way or adjoining property.
- ❑ If natural waterways are to be altered or affected in any way provisions must be made so as not to back up water or create drainage problems for upstream and adjacent landowners.
- ❑ In addition to notifying the Ohio Utility Protection Service (OUPS) at 1-800-362-2764, the contractor must notify the Engineer's Office at 419-335-3816 or the Planning Office at 419-337-9214 at least 48 hours prior to commencing work. The contractor is also responsible for proper traffic control at the site and must keep all pavement surfaces clean and free of mud and debris.

FULTON COUNTY POND PERMIT APPLICATION

Landowner: _____ **Contractor:** _____
Address: _____ Address: _____
Phone: _____ Phone: _____

Contact person: _____
Name Address Phone

Pond location: _____
Address Town-Range-Section and Township

Parcel information: _____
Parcel No. Parcel Description Acres

Pond Data: (Check or fill in all that apply)

Pond Use: Water Supply _____ Recreational _____ Mining _____
Borrow pit _____ Animal waste _____ Wetland _____
Livestock water _____ Fire Protection _____ Storm water _____

Location: House Lot _____ Farmstead _____ Farmland _____
Floodplain _____ Wetland _____ Woods _____

Soil Type(s): _____
Clay _____ Loam _____ Sand over clay _____ Deep Sand _____

Pond Type:
Excavated: _____ Embankment: _____ Water table: _____ Clay lined: _____
Initial pond water supply source: _____

Pond Size:
Length: _____ Ave. Width: _____ Surface Area: _____ Depth: _____
Drainage Area to Pond: _____ Pond Capacity: _____ Spillway Capacity: _____
Pond overflow outlet directed to: _____ Site Area: _____

Excavation / Embankment:
Excavation Quantity: _____ Embankment Quantity: _____
Spoil Piled: _____ Spoil Hauled: _____ Spoil Quantity: _____

Spoil Disposal Location: _____

Setbacks / Offsets:
Right-of-way: _____ Center of Highway: _____ Nearest Property Line: _____
Nearest Building: _____ Well: _____ Septic System: _____ Ditch: _____ Tile: _____
Wetland: _____ Floodplain: _____ Spoil to R/W: _____ Spoil to PL: _____ Spoil to Ditch: _____

Other Permits:

Water Supply: ____ Floodplain: ____ Haul Route: ____ Alter Ditch: ____ OEPA 401: __ COE 404: ____

Construction Activity:

When is construction scheduled to begin? _____

When is construction scheduled to end? _____

Signature of Applicant: _____

(Date)

(Attach Sketch)