

Document Review for Water Resource Protection		
City of Auburn Hills		
August 5, 2005 (Revised per Community comments)		
Criteria	Yes/ No	Comments
Storm Water Management		
I. Storm Water Management Standards		
A. Plans and Policies:		
1. Does the Master Plan call for the preservation of natural features as parkland and/or in open space developments to help alleviate problems associated with storm water runoff?	Yes/No	The Master Plan articulates a "vision" that includes broad goals for the City. However it does not break those goals down into policies, or actions that will meet the stated goals. The future of the city is communicated graphically through the Master Land Use Plan (map). One goal is to "respect its natural areas," but does not call for doing this in regards to storm water mitigation.
2. Does the Master Plan identify storm water management as an important community goal or policy?	No	The Recreation Master Plan identifies floodplains as important in stormwater infiltration, and wetlands as important in stormwater storage, but stormwater management as a goal is not mentioned.
3. Does the Master Plan state both the quality and quantity of storm water are important issues to address in storm water management policies?	No	
4. Does the Master Plan relate storm water management to the protection of health, safety and welfare of the community's residents? (For example, storm water management can reduce flooding, improve water quality, etc.)	No	
B. Development / Redevelopment Regulations:		
1. Does the Zoning Ordinance require that developers preserve natural drainage patterns to the fullest extent possible?	Yes	
2. Do you regulate storm water in your community?	Yes/No	The City does have Engineering Standards regarding storm water facilities. However, it does not have a Storm Water Ordinance.
3. If yes, are your regulations coordinated with the County's storm water regulations so that your rules do not contradict the County's?	Yes	Engineering Standards do.
4. If your community regulates storm water, do your regulations address the following:		
a. Are there storm water guidelines that fully detail specific storm water design criteria?	Yes	
b. Maintain or establish buffer strips (between 30 and 100 feet wide) from the top of bank of any watercourse or surface water?	No	However, the Zoning Ordinance does require a 25' buffer strip from wetlands (Page 7).
5. Does the Zoning Ordinance include flood control and water resource protection performance standards?	Yes/No	It has flood control regulations, but not water resource protection performance standards.
6. If yes, do they address the following to reduce the quantity of runoff and improve runoff quality:		
a. Limit land disturbance and grading?	N/A	Not specifically.
b. Maintain vegetated buffer strips and other existing vegetation to improve infiltration of storm water?	N/A	Not specifically.
c. Minimize impervious surfaces?	N/A	Not specifically.
d. Encourage the use of infiltration devices?	N/A	Not specifically.

		The Z.O. calls for preservation of natural resources through Section 18.14: Environmental Requirements. It requires an Environmental Impact Statement that confirms natural resources are being preserved to the greatest extent possible.
7. Additional information provided by the community/Plan:		
II. Engineered Best Management Practices (BMP's)		
A. Plan and Policies		
1. Does the Master Plan include goals / policies that encourage the use of Best Management Practices (BMP's) to minimize, collect, and treat storm water?	No	
B. Development / Redevelopment Regulations:		
1. Does the Zoning Ordinance require the use of BMP's when possible?	No	
2. Does the Zoning Ordinance require the use of above ground BMP's instead of belowground storm water conveyance systems?	No	
3. Does the Zoning Ordinance prohibit direct discharge of storm water into wetlands, streams or other surface waters without pre-treatment?	No	
4. Does the Zoning Ordinance call for periodic monitoring of BMP's to ensure they are working properly?	No	
5. Does the Zoning Ordinance require that all storm water management systems and / or BMP's be maintained?	No	However, the City holds the owner responsible for cleaning and maintaining the storm sewer system and detention ponds.
C. Design Standards:		
1. Do the Design Standards provide minimum guidelines for BMP's that pre-treat and filter storm water, and retain storm water in a bio-retention facility?	Yes/No	Engineering standards require sedimentation basins for systems without detention basins.
III. Infiltration		
A. Plans and Policies		
1. Does the Master Plan call for the preservation of natural features for the purpose of preserving the existing infiltration of storm water?	No	Not for the purpose of infiltration. However, the Recreation Master Plan calls for floodplain preservation to allow storm water infiltration.
B. Development / Redevelopment Regulations:		
1. Does the Zoning Ordinance call for the use of BMP's that improve a site's infiltration potential?	Yes	In the Parking Lot regulations, the City Council may allow permeable pavement systems to allow the natural infiltration of stormwater through the parking lot surface.
Impervious Surface Reduction		
I. Reducing Impervious Surfaces		
A. Plans and Policies:		
1. Does the Master Plan call for minimizing impervious surfaces in new construction and redevelopment projects to reduce the amount of runoff and improve infiltration?	No	
2. Is the Master Plan goal of reducing impervious surface tied to protecting the health, safety and welfare of residents through protection of water quality, natural features and open space?	N/A	
II. Parking Lots		
A. Development / Redevelopment Regulations:		

1. Does the community have flexibility in the parking ordinance to reduce the number of spaces constructed if warranted by the proposed development?	Yes	The Z.O. allows parking spaces to be landbanked if the applicant can demonstrate that the required number of spaces is not necessary to meet the intent of the Z.O.
2. Is some portion of a parking lot required to be planted with trees / vegetation within the parking lot paving?	Yes	Requires a landscaped island (min. of 100 s.f.) for every 20 spaces that don't adjoin a landscaped screen greenbelt or buffer zone.
B. Design Standards:		
1. Are shared parking facilities encouraged?	Yes/No	The Z.O. allows for collective parking facilities, but it requires the same number of spaces for each use. It does allow the City Council to grant an exception if operating hours of the two uses do not overlap.
2. Are spaces having smaller dimensions for compact cars encouraged?	No	
3. Are developers encouraged to use parking lot islands as stormwater infiltration areas?	No	
III. Street and Access		
A. Development / Redevelopment Regulations:		
1. Does the community have jurisdiction over roads?	Yes	
2. If yes, do regulations pertaining to roads include the following standards:		
a. Are streets to be designed with the minimum required pavement width needed to support travel lanes, emergency, maintenance and service vehicles?	Yes	
b. Are right-of-way widths minimized to avoid mass clearing and grading?	Yes	
IV. Lot Setbacks / Lot Width / Lot Coverage		
A. Development / Redevelopment Regulations:		
1. Does the Zoning Ordinance allow for the relaxation of side yard setbacks and narrower frontages to reduce the total road length (and overall site imperviousness)?	Yes	Under the Planned Unit Development Option, and the Open Space Preservation Option. However, they do not specifically relate relaxation of these standards to reducing site imperviousness.
2. Does the Zoning Ordinance allow for the relaxation of front yard setbacks to reduce driveway lengths (and overall site imperviousness)?	Yes	Under the Planned Unit Development Option, and the Open Space Preservation Option.
Land Conservation and Development Techniques		
I. Open Space / Park Acquisition		
A. Plans and Policies:		
1. Does the Master Plan and/or Recreation Master Plan call for community acquisition of open space?	No	The Recreation Master Plan talks about exploring grant funding opportunities for land acquisition projects.
2. Does the Master Plan and/or Recreation Master Plan recognize the importance of open space preservation as a way to protect the health, safety and welfare of residents, protect vital air, land and water resource quality, to buffer air and noise pollution, preserve wildlife habitat, and preserve aesthetic values and the community's beauty?	No	However, the Environmental Requirements in the Z.O. describe these benefits for open space/natural resource preservation.
II. Conservation Easement and Similar Tools		
A. Plans and Policies:		

1. Does the Master Plan call for the use of conservation easements or other tools to conserve open space within the community?	No	However, the Woodlands Preservation Ordinance has a "Development Option" that reduces the number of replacement trees required if the developer creates a Conservation Area through an easement. Also, the Open Space Preservation Option calls for preserving open space under a conservation easement.
III. Clustering and Open Space Developments		
A. Plans and Policies:		
1. Does the Master Plan include goals to preserve natural features and protect the quality of vital air, land, and water resources while accommodating development?	Yes	It includes 'respecting natural areas' as part of its Vision for the future.
B. Development / Redevelopment Regulations:		
1. Does the community have a Clustering and/or Open Space Ordinance?	Yes	
2. Are flexible site design criteria available for developers that use open space or cluster design options? (Ex. Relaxed setback widths and sidewalk requirements.)	Yes	
3. Are open spaces required to be consolidated into larger units, or required to be a minimum size or width?	No	
4. Does the open space have to be managed in a natural condition?	Yes	
5. Is open space required to be protected through a conservation easement or other similar mechanism?	Yes	
6. <i>Additional information provided by the community/Plan:</i>		The Z.O. allows P.U.D.s One goal of the PUD is to dedicate or set aside open space in perpetuity. Another goal is to permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.
IV. Urbanized Communities		
A. Plans and Policies:		
1. Are infill developments encouraged in areas that already have significant development?	No	
B. Design Standards:		
1. Are infill and redevelopment projects encouraged to promote conservation and natural resource preservation?	No	
2. Are re-development projects required to coordinate improvements with existing facilities and infrastructure?	No	
V. Rural Communities		
A. Plans and Policies:		
1. Is agriculture described in the Master Plan as an economically viable profession in the community?	N/A	
2. Have prime and unique agricultural lands been identified and mapped in the Master Plan?	N/A	
B. Development / Redevelopment Regulations:		
1. Has the community designated an Agricultural Zoning District?	N/A	
2. Does the Agricultural Zoning District also consider the preservation and protection of natural features, such as wetlands or groundwater?	N/A	

Erosion and Sedimentation Control

I. Erosion and Sedimentation Control (ESC):		
A. Plans and Policies:		
1. Is erosion and sedimentation control identified in the Master Plan as an important mechanism to protect the health, safety and welfare of residents through protection of water and soil resources?	No	Soil erosion control is regulated by the Oakland County Drain Commissioner.
B. Development / Redevelopment Regulations:		
1. Does the Zoning Ordinance address erosion and sedimentation controls?	No	Regulated by the OCDC.
2. If yes, is the program coordinated with the County's program?	N/A	
3. If yes, does the community's program include the following standards?		
a. Require that soil erosion control measures be in place before granting a building permit?	N/A	
b. Protect waterways and stabilize drainageways by requiring mechanisms, such as silt fencing, at the edge of the waterway buffer and special crossing and diversion techniques at waterway crossings?	N/A	
c. Require that all erosion and sedimentation controls be maintained?	N/A	
d. Require that all erosion and sedimentation controls be monitored on a periodic basis?	N/A	
e. Methods to respond to public complaints regarding construction site erosion control?	N/A	
4. Is your community the enforcing agent for erosion and soil sedimentation protection?	N/A	
5. If no, does the community staff report erosion problems to the County enforcing agency?	N/A	
6. If yes, has your community implemented the following administrative procedures?		
a. Have the changes to the State's law (effective 2000) been incorporated into your ESC regulations?	N/A	

Sanitary Sewer Planning and Infrastructure

I. Sanitary Sewer Planning and Infrastructure		
A. Plans and Policies:		
1. Does the Master Plan address sanitary sewer planning?	No	The City does not currently have a sanitary sewer master plan in place.
2. If yes, does the Master Plan tie sanitary sewer planning to protection of the health, safety and welfare of residents?	N/A	
3. If yes, does the Master Plan address the following:		
a. Has the community delineated a Sewer Service Area?	N/A	
b. Has the Sewer Service Area been mapped, including all the facilities in the system (such as manholes, pipes, etc.)?	N/A	
c. Is the map to be used in zoning decisions?	N/A	
II. Septic Systems		
A. Plans and Policies:		
1. Does the Master Plan identify areas that are suitable and unsuitable for septic systems?	N/A	99% of the City is connected to public sewer.
2. Does the Master Plan state that community involvement in placement and maintenance of septic systems is critical to the health, safety and welfare of residents?	N/A	
B. Development / Redevelopment Regulations:		

1. Are regulations that pertain to septic systems coordinated with the County's regulations?	N/A	
2. Does the Zoning Ordinance require that a septic system location be at least 100 feet from a lake, wetland, stream, or other water feature?	N/A	
3. Does the Zoning Ordinance specify a minimum isolation distance from residential and community wells?	N/A	
III. Minimizing Inflow		
A. Development / Redevelopment Regulations:		
1. Does the community prohibit connecting downspouts to the storm water system?	No	
2. Does the community have a program to identify and disconnect footing drains from sanitary sewer lines?	No	However, the City has implemented a major project to remove footing drains from the sanitary sewer in Bloomfield Orchards subdivision.
IV. Illicit Discharge Elimination		
A. Plans and Policies:		
1. Has the community identified and/or mapped the community's drainage system, including all points of discharge and locations of illicit discharges to the drainage system?	Yes	The City has submitted an Illicit Discharge Elimination Plan to the MDEQ which will identify locations of illicit discharges.
2. Does the community have a program for identifying illicit discharges, and eliminating them?	Yes	
3. Does the community have a program to identify sanitary sewer or septic systems that are seeping into the storm water system, surface waters or groundwaters?	Yes/No	The City TV's sanitary lines each year. It does not have an active program to identify seeping septic systems, but it has been monitoring the Clinton River for E. coli since 2001.
Groundwater		
I. Mapping		
A. Plans and Policies:		
1. Do Master Plan goals call for the identification and mapping of groundwater recharge areas?	No	
II. Groundwater Protection		
A. Plans and Policies:		
1. Does the Master Plan recognize the importance of the groundwater to the health, safety and welfare of its residents?	No	
2. Does the Master Plan identify groundwater as an important natural resource, and call for its protection?	No	
B. Development / Redevelopment Regulations:		
1. Is ground water considered in the zoning designations of parcels?	No	
2. Are there additional requirements for site plan submittals in groundwater recharge areas?	No	
III. Wellhead Protection		
A. Plans and Policies:		
1. Does this community have municipal well fields?	No	The City receives the majority of its drinking water from the Detroit Water System.
2. If yes, has the community done the following:		
a. Identified the area that contributes to the community's water supply?	N/A	
b. Identified sources of contamination within this area?	N/A	

c. Developed methods to cooperatively manage the area and minimize any threats to the public water supply?	N/A	

Greenways

I. Greenway Plan		
A. Plans and Policies:		
1. Does the community have a greenway plan or support greenways through its Master Plan or Recreation Master Plan?	Yes	The Recreation Master Plan has a goal to build on the existing pathway system and build new linear parks/trails connecting parks to neighborhoods.
2. If yes, does this plan do the following:		
a. Identify greenways as important natural transportation corridors for wildlife, and for the protection of other natural features?	No	
b. Connect many natural areas within the community?	Yes	
c. Connect the community's greenway plan with adjacent communities', County's or regional greenway plans?	Yes	

Habitat Preservation

I. Natural Area Preservation / Restoration		
A. Plans and Policies:		
1. Does the Master Plan call for preservation of natural areas for wildlife habitat protection?	No	
2. Does the Master Plan link habitat preservation to protection of the health, safety and welfare of residents through natural resource preservation?	N/A	
3. Has the community identified high quality natural areas to be preserved?	No	
4. Does the community have a plan to protect the high priority areas?	No	
II. Native Plant Species		
A. Plans and Policies:		
1. Does the Master Plan recognize the importance of native vegetation in the protection of vital air, land and water resource quality, to buffer air and noise pollution, preserve wildlife habitat, and preserve aesthetic values and the community's beauty?	No	
B. Design Standards:		
1. Do the Design Standards specify the use of native plant species in the storm water system to help reduce storm water velocities, filter runoff and provide additional opportunities for wildlife habitat?	No	
2. Additional information provided by the community/Plan:		The Z.O. has a list of prohibited plant species to promote native plant species diversity (due to spread of non-native plant species). However, several species are native and non-invasive (Silver Maple, Honeylocust), and others are non-native non-invasive (Balsam Fir, Catalpa, Ginkgo). Should consider Norway Maple, Buckthorn, Honeysuckle, etc. as prohibited species.
		The Woodland Preservation Ordinance allows tree transplants to count as "replacement" trees.

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Wetland Preservation

I. Inventory		
A. Plans and Policies:		
1. Has the community compiled and mapped a wetland inventory?	Yes	
2. Are identified wetlands categorized by whether or not they are suitable for storm water storage?	No	
II. Wetlands Protection		
A. Plans and Policies:		
1. Does the Master Plan recognize the importance of wetlands, and the functions they play in protecting residents' health, safety and welfare from problems such as flooding and poor water quality?	No	
2. Does the Master Plan call for the protection of wetlands within an ecosystem context (protecting adjacent uplands, waterways, and vegetated buffers as well)?	No	
B. Development / Redevelopment Regulations:		
1. Has the community adopted a local wetlands ordinance that protects wetlands less than five acres in size?	Yes	It protects wetlands that are two acres or more in size, or less than two acres if it is determined that protection of the area is essential to the preservation of the natural resources of the state from pollution, impairment, or destruction and the owner of the property has been so notified.
2. Is this ordinance coordinated with the State's wetlands regulations?	Yes	

Woodlands Preservation

I. Inventory		
A. Plans and Policies:		
1. Has the community conducted a woodlands inventory and mapped this information?	Yes	In the Recreation Master Plan.
II. Woodlands Protection		
A. Plans and Policies:		
1. Does the Master Plan recognize the importance of woodlands to protect any of the following: water, air and soil quality, to buffer air and noise pollution, to moderate local climate and storm hazards, to preserve wildlife habitat, and to preserve aesthetic values and community beauty?	No	But the Environmental Requirements in the Z.O. requires that woodlands and trees be identified on the site plan. This section of the Z.O. also discusses some of the benefits of woodland protection.
2. Does the Master Plan recognize the importance of woodlands for storm water infiltration, thus reducing flooding and minimizing water pollution?	No	But the Woodlands Preservation Ordinance does.
3. Does the Master Plan identify woodlands as an important landscape feature that protects the health, safety and welfare of residents?	No	But the Woodlands Preservation Ordinance does.
B. Development / Redevelopment Regulations:		
1. Has the community adopted a local woodlands or tree protection ordinance?	Yes	
2. Are woodlands defined in a broad manner so that existing trees and remnant woodlands are also protected?	No	Woodland Preservation Ordinance concentrates on trees and tree replacement. It does not discuss preservation of understory or ground layer vegetation (or the woodland "unit").

3. Does the ordinance require replacement of trees that are removed?	Yes	
4. Additional information provided by the community/plan:		The City has an Environmental Review Board that serves as an advisory board to the City Council. The Board recommends changes to the City's environmental policies, and monitors the test results at the Oakland Heights Landfill.
		Trees listed in the Woodlands Ordinance as "non-protected" species should be re-evaluated. Honeylocust is a native tree that deserves protection, as do Silver Maple and Populus species. Even Black Locust, in certain locations, should be afforded protection.

Stream Corridors and Flood Plains

I. Stream Corridors		
A. Plans and Policies:		
1. Does the Master Plan indicate the importance of any of the following: riparian buffers to assist in flood control, protect the streambank from erosion, remove pollutants from storm water runoff, provide food and habitat for wildlife, prevent sediment from settling in the water course, provides tree canopy to shade streams, and promote desirable aquatic organisms, scenic value and recreational opportunities?	No	
2. Does the Master Plan state that protection of stream corridors is important in promoting the health, safety and welfare of residents through flood control, and water quality and riparian corridor preservation?	No	However, the Floodplain District provisions in the Z.O. were established to protect residents health, safety and welfare from flooding.
B. Development / Redevelopment Regulations:		
1. Are regulations coordinated with regulations protecting County drains?	Yes	
2. Does the community require naturally-vegetated buffers along drainageway corridors?	No	
3. Does the community restrict development adjacent to stream corridors to those which do any of the following: offer no danger of topographical disturbance to the corridor, degradation to water quality, increased runoff, sedimentation, stream channel alterations, or degradation of dependent, non-hydrologic resources (i.e. flora and fauna)?	No	
II. Flood Control		
A. Plans and Policies:		
1. Does the Master Plan identify floodplain protection as important for any of the following to promote the health, safety and welfare of residents: flood control, stream bank protection, pollutant filter, wildlife habitat, reduce sedimentation, shade watercourse and provide scenic value and recreational opportunities?	No	However, the Floodplain District provisions in the Z.O. were established to protect residents health, safety and welfare from flooding.
2. Does the community call for coordination of their efforts to protect the floodplain with adjoining communities and the County?	No	
B. Development / Redevelopment Regulations:		
1. Does the community participate in the National Flood Insurance Program?	Yes	
2. If yes, does the community have an overlay zone or other ordinance language that protects floodplains from undesirable development?	Yes	The Z.O. has a Floodplain District.
3. Do the community's floodplain regulations address the following:		
a. Provide for assessing the impacts of flood management projects on water quality?	No	
b. Provide for adding BMP's to existing projects?	No	

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Capital Improvement Plan		
I. Capital Improvement Plan		
A. Plans and Policies:		
1. Does the community have a Capital Improvement Plan?	Yes	There is a five-year Fiscal Plan.
2. If yes, does the Master Plan link the Capital Improvement Plan with the protection of the health, safety and welfare of residents?	No	
3. If a Capital Improvement Plan is in place, does the plan:		
a. Include policies related to natural resource protection?		
b. Include standards as the basis for design of storm water and sanitary systems?		
c. Include capital improvement for installation, maintenance and replacement of storm water utilities?		
d. Include capital improvement for installation, maintenance and replacement of sanitary sewer utilities?		
e. Call for the use, maintenance and replacement of storm water BMP's?		
Watershed Issues		
I. Watershed Activities		
A. Plans and Policies:		
1. Does the Master Plan identify the watershed(s) in which the community is located?	No	
2. Does the Master Plan call for protection of watershed resources in order to protect the health, safety and welfare of residents?	No	
Public Education		
I. Public Education (Including Phase II Requirements NOT mentioned previously)		
A. Plans and Policies:		
1. Does the community have a system in place to distribute environmental education information?	Yes	They have submitted a Public Education Plan to MDEQ.
2. Has the community encouraged residents to report illicit discharges or improper disposal of materials into storm drains or natural water bodies?	Yes	This activity is part of the IDEP, and will be implemented by the Oakland County Drain Commissioner's Office.
3. Has the community educated commercial, industrial and institutional owners and tenants on how to reduce significant storm water impacts?	Yes	The community is planning on doing this when the PEP is implemented.

Pollution Prevention and Housekeeping Practices

I. Storm Water System Maintenance		
A. Plans and Policies:		
1. Does the community have a program in place to regularly clean out, maintain and/or inspect structural controls (such as catch basins, vegetated swales, infiltration basins, sedimentation basins, etc.)?	Yes	It inspects catchbasins on a three-year cycle. Swales and detention basins are inspected periodically.
2. Does the community have a program that labels outfall structures that discharge runoff to natural systems?	Yes	Catchbasin labeling is a Clinton Clean-up activity, and outfalls to the Clinton River have been stenciled. Amendments are being made to the Engineering Standards to require new development to have catchbasins with the "No Dumping - Drains to the River" message on them. Currently, the City is requesting to have them installed.
II. Roadways		
A. Plans and Policies:		
1. Does the community have jurisdiction over streets?	Yes	For most streets. There are a few that are private, or County or MDOT owned.
2. If yes,		
a. Does the community sweep the streets monthly or more often in high construction areas?	Yes/No	Streets are swept four times a year. In development zones, developers are required to sweep streets that have become dirty at least daily.
b. Does the community evaluate the amount of salt and/or sand that is applied to its roads in the winter?	Yes	Equipment is calibrated to ensure the right amount of salt is applied.
c. Does the community provide leaf collection in the fall?	No	
III. Public Facilities Maintenance		
A. Plans and Policies:		
1. Does your community have a maintenance building?	Yes	
2. If yes, does the following occur:		
a. Confirm that floor drains are connected to a sanitary sewer, or sealed?	Yes	Floor drains are connected to the sanitary system.
3. Does the community maintain its own vehicles?	Yes	
4. If yes, is a regular schedule of maintenance followed?	Yes	
5. Are vehicles or other equipment maintained and cleaned where fluids and/or cleaning water will not flow into the street, gutter, storm drain or water body?	Yes	City has it owns vehicle washing bay which is connected to the sanitary system.
IV. Landscaping Practices		
A. Plans and Policies:		
1. Does the community have a schedule of landscape maintenance practices for municipal property?	Yes	
2. Are employees trained on the proper application of chemical pesticides, herbicides and fertilizers?	N/A	This task is contracted out.
3. Are soils tested on municipal property before fertilizers are applied?	N/A	Specifications for landscape maintenance call for slow release and no phosphorus fertilizers. Only applied twice a year.
4. Does the community use native vegetation in landscaping their properties?	Yes	It uses some native plants, but does not use any invasive species.
5. Does the community encourage landscaping with native plant species throughout the community?	Yes	Sometimes.

The Development Review Process		
I. Site Plan Review		
A. Development / Redevelopment Regulations:		
1. Is the review process coordinated with the receipt of applicable County and State permits?	Yes	
2. Does the Zoning Ordinance require that developers preserve natural features, such as lakes, ponds, streams, floodplains and floodways, wetlands, woodlands, steep slopes, and natural drainage patterns to the fullest extent possible?	Yes/No	The Environmental Requirements in the Z.O. discuss preservation of woodlands and trees. Site Plan review requirements state that the proposed development shall not have an unreasonable detrimental effect upon the natural characteristics and features of the parcel being developed, and the larger area of which the parcel is a part.
3. Are BMP's required to be labeled and shown, in detail, on the site plan so that they can be reviewed for effectiveness during the site plan review process?	No	
4. Is a Soil Erosion and Sedimentation Control Plan required as part of the site plan review process?	No	
5. Are developers required to show all natural features on site plans, such as lakes, ponds, streams, rivers, floodplains and floodways, wetlands, woodlands, steep slopes, and natural drainage patterns?	Yes/No	Developers are required to show drainage courses. The Environmental Requirements state that site plans shall show location of existing trees/woodlands.
II. Pre-Construction Meetings		
A. Development / Redevelopment Regulations:		
1. Is the construction sequence required to start with a pre-construction meeting?	Yes	
III. Construction		
A. Plans and Policies:		
1. Does the community chart the progress of all construction projects to ensure that they are in compliance with the approved site plan?	Yes/No	City Engineer provides inspection on all sites for underground utilities and some above ground site improvements. The City does not have a formal charting process.
B. Development / Redevelopment Regulations:		
1. Is a Pre-winter meeting required to assess whether the existing soil cover will provide adequate soil erosion and sedimentation control during winter months?	N/A	OCDC regulates soil erosion control.