

Document Review for Water Resource Protection		
Brandon Township		
July 26, 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	Not as a direct goal in the Master Plan. However, the Natural Features Report calls for preserving woodlands to assist in flood control, wetlands to assist in preventing pollution and flooding, and floodplains and stream corridors to assist in storm water storage.
2. Does the Master Plan identify storm water management as an important community goal or policy?	No	
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	The Natural Features Report talks about flood control, but not in relation to storm water management.
B. Development / Redevelopment Regulations:		
1. Does the Zoning Ordinance require that developers preserve natural drainage patterns to the fullest extent possible?	No	
2. Do you regulate storm water in your community?	Yes	All new development is required to comply with the Design Standards 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?	No	
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	
5. Does the Zoning Ordinance include flood control and water resource protection performance standards?	No	Not at this time. Waiting for maps to come back from FEMA.
6. If yes, do they address the following to reduce the quantity of runoff and improve runoff quality:		
a. Limit land disturbance and grading?	No	
b. Maintain vegetated buffer strips and other existing vegetation to improve infiltration of storm water?	No	However, the Wetlands Protection provisions discuss vegetative buffers (but not required to maintain existing vegetation)
c. Minimize impervious surfaces?	No	
d. Encourage the use of infiltration devices?	No	
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?	Yes/No	BMPs are mentioned in the "Manmade Environmental Protection Tools" section of the Natural Features Report, and the report calls for protecting wetlands from water quality degradation by requiring Phase II Clean Water Best Management Practices for storm water control. While this is positive, a broader perspective could be incorporated.
B. Development / Redevelopment Regulations:		
1. Does the Zoning Ordinance require the use of BMP's when possible?	No	The Township has runoff management control criteria.
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	
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?	No	
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?	Yes	The Natural Features Report recommends promoting the development of properties that include natural features by using natural or manmade landscape buffers and water quality management techniques to capture, filter, and/or cause infiltration of rain water.
B. Development / Redevelopment Regulations:		
1. Does the Zoning Ordinance call for the use of BMP's that improve a site's infiltration potential?	No	
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	However, the Planning Commission encourages minimizing pavement during site reviews and encourages the use of cluster designs whenever possible.
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?	No	
2. Is some portion of a parking lot required to be planted with trees / vegetation within the parking lot paving?	No	
B. Design Standards:		

1. Are shared parking facilities encouraged?	No	However, the ordinance allows "collective" parking lots, as long as the amount of parking spaces is the same as if the two uses had separate lots. It does allow churches to use other parking lots for up to 50% of their parking needs if the lots are within 300 feet of the church.
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/No	However, there is a private road ordinance, and the Subdivision Control Ordinance has street design standards (although they are the same as the Oakland County Road Commission standards.). Their standards are slightly smaller (50 vs. 60' r.o.w. and 20 - 22' cross-section to minimize disruption).
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	Refers to Private Road Standards.
b. Are right-of-way widths minimized to avoid mass clearing and grading?	No	Refers to Private Road Standards.
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/No	The Cluster provisions allow for smaller, and narrower, lots.
2. Does the Zoning Ordinance allow for the relaxation of front yard setbacks to reduce driveway lengths (and overall site imperviousness)?	No	
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?	Yes	The Natural Features Plan calls for preserving open space through fee-simple purchase or conservation easements on total parcels or on the open space of developed parcels.
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 Master Plan talks extensively about preserving Brandon's rural character (which implies preserving natural resources).
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?	Yes	In the Natural Features Report.

		The Master Plan has a chapter entitled "Natural Features Overlay District," and recommends that this be incorporated into the Zoning Ordinance. Page 62 of the Z.O. makes a general reference to the same.
2. Additional information provided by the community/plan:		
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/No	The Master Plan states that new development should incorporate open space in it, but it doesn't say it wants to preserve natural features while accommodating development.
2. Other information provided by the plan/community:		The Natural Features Report recommends updating and implementing land conservation and clustering regulations to preserve natural features and their ecosystem.
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/No	Lot size and width are smaller in a cluster development than the district's general size/width requirements.
3. Are open spaces required to be consolidated into larger units, or required to be a minimum size or width?	Yes/No	They are not required to be consolidated, but there are size requirements: R-1A requires 25% open space, R-1B requires 10% open space, and RE requires 35% open space.
4. Does the open space have to be managed in a natural condition?	No	Open space can consist of parks, woodland, conservation areas, playgrounds, golf courses, tennis courts or other open space areas.
5. Is open space required to be protected through a conservation easement or other similar mechanism?	No	Open space is required to either be dedicated to the Township, or the Homeowner's Association, who then is responsible for maintenance and administration.
IV. Urbanized Communities		
A. Plans and Policies:		
1. Are infill developments encouraged in areas that already have significant development?	N/A	
B. Design Standards:		
1. Are infill and redevelopment projects encouraged to promote conservation and natural resource preservation?	N/A	
2. Are re-development projects required to coordinate improvements with existing facilities and infrastructure?	N/A	
V. Rural Communities		
A. Plans and Policies:		
1. Is agriculture described in the Master Plan as an economically viable profession in the community?	No	
2. Have prime and unique agricultural lands been identified and mapped in the Master Plan?	No	
B. Development / Redevelopment Regulations:		
1. Has the community designated an Agricultural Zoning District?	Yes	RE, Rural Estate District, which strives to preserve land containing agricultural value because it is a vital resource.
2. Does the Agricultural Zoning District also consider the preservation and protection of natural features, such as wetlands or groundwater?	No	

3. Additional information provided by the community/plan:		The RE District allows, under special land use provisions, extractive operations. The provisions do require restoration.

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	The Natural Features Report does talk about protecting specific natural features from erosion, but doesn't connect erosion and sedimentation control to health, safety and welfare.
B. Development / Redevelopment Regulations:		
1. Does the Zoning Ordinance address erosion and sedimentation controls?	No	Soil erosion management is controlled through the Drain Office. However, the Township coordinates with them to ensure that the measures are in place and maintained.
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?	No	
5. If no, does the community staff report erosion problems to the County enforcing agency?	Yes	
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?	Yes	
2. If yes, does the Master Plan tie sanitary sewer planning to protection of the health, safety and welfare of residents?	Yes	The section of the Master Plan, "Sewer Development Potential," lists the goals of a community sewer system, maps the potential sewered areas, and provides capacity calculations and possible costs for the proposed system.
3. If yes, does the Master Plan address the following:		

a. Has the community delineated a Sewer Service Area?	Yes	But the Township residents are not yet committed to implementing the plan, and it is not a high priority for the Township.
b. Has the Sewer Service Area been mapped, including all the facilities in the system (such as manholes, pipes, etc.)?	No	Only a very conceptual routes have been mapped.
c. Is the map to be used in zoning decisions?	No	The district map is really nothing more than an outline. At this point, the sanitary sewer system is not a "real" possibility.
II. Septic Systems		
A. Plans and Policies:		
1. Does the Master Plan identify areas that are suitable and unsuitable for septic systems?	Yes	Provided in the Natural Features Report.
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?	No	
B. Development / Redevelopment Regulations:		
1. Are regulations that pertain to septic systems coordinated with the County's regulations?	N/A	The Township does not have any regulations pertaining to septic systems, except a 25' setback requirement from wetlands.
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?	No	Same as above.
3. Does the Zoning Ordinance specify a minimum isolation distance from residential and community wells?	No	
III. Minimizing Inflow		
A. Development / Redevelopment Regulations:		
1. Does the community prohibit connecting downspouts to the storm water system?	Yes/No	May be permitted in subdivisions as approved by Township Engineer.
2. Does the community have a program to identify and disconnect footing drains from sanitary sewer lines?	No	The Township does not have any sanitary sewers.
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 Township 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?	No	Work with the Health Department to correct failed septic systems or illicit discharges. If this fails, they will use the State Construction Code.
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	The Township has not identified and mapped groundwater recharge areas.
III. Wellhead Protection		
A. Plans and Policies:		
1. Does this community have municipal well fields?	No	
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/No	The Natural Features Report has a goal that encourages developers to participate in a community-wide Greenway Plan. Currently, there is a suggested route, but no formal plan.
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?	N/A	
b. Connect many natural areas within the community?	N/A	
c. Connect the community's greenway plan with adjacent communities', County's or regional greenway plans?	N/A	

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?	Yes	In the Natural Features Report.
2. Does the Master Plan link habitat preservation to protection of the health, safety and welfare of residents through natural resource preservation?	Yes/No	The Natural Features Report talks about protecting habitat to ensure future generations can enjoy it.
3. Has the community identified high quality natural areas to be preserved?	Yes	The Natural Features Report includes a map of the MNFI areas identified through the County. It also breaks the Township up into "Local Areas" and describes the natural features included in each.
4. Does the community have a plan to protect the high priority areas?	Yes/No	The Natural Features Report describes ways of protecting these areas; however, it depends heavily on educating existing residents to implement protective techniques.

<p>5. <i>Additional information provided by the community/plan:</i></p>		<p>The Natural Features Report calls for adding an overlay district which requires special studies of sensitive areas. It also recommends establishing special use districts to define and regulate MNFI sites in the Township.</p>
II. Native Plant Species		
A. Plans and Policies:		
<p>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?</p>	No	<p>Not specifically. However, native plants are mentioned several times in the Natural Features Report as an important component to natural area preservation.</p>
B. Design Standards:		
<p>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?</p>	Yes	<p>Done through the Master Plan (Natural Features)</p>
Wetland Preservation		
I. Inventory		
A. Plans and Policies:		
<p>1. Has the community compiled and mapped a wetland inventory?</p>	Yes/No	<p>The Natural Features Report contains a map of water features.</p>
<p>2. Are identified wetlands categorized by whether or not they are suitable for storm water storage?</p>	No	<p>They are only defined by whether or not they are protected under State law.</p>
II. Wetlands Protection		
A. Plans and Policies:		
<p>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?</p>	Yes	<p>The Natural Features Report acknowledges the functions of wetlands as improving water quality, providing wildlife habitat, minimizing flooding, protecting shorelines from erosion, and creating recreational opportunities.</p>
<p>2. Does the Master Plan call for the protection of wetlands within an ecosystem context (protecting adjacent uplands, waterways, and vegetated buffers as well)?</p>	No	
<p>3. <i>Additional information provided by the community/plan:</i></p>		<p>The Natural Features Report recommends establishing an overlay district for riparian wetland systems that maintains or requires the creation of indigenous natural buffers of 75 to 100 feet off the center line of creeks, streams, and drains.</p>
B. Development / Redevelopment Regulations:		
<p>1. Has the community adopted a local wetlands ordinance that protects wetlands less than five acres in size?</p>	No	
<p>2. Is this ordinance coordinated with the State's wetlands regulations?</p>	N/A	

<p>3. <i>Additional information provided by the community/plan:</i></p>		<p>In 15.071, Section 5.21 "Wetlands Protection," the Z.O. states that no structure, septic tank, septic tank field, drain field, earth berm, earth structure, earth obstruction or like think will be placed within 25 feet of any wetland as defined by the State of Michigan. However, it does allow normal lawn care, landscaping and maintenance within the prohibited set back area.</p>

Woodlands Preservation		
I. Inventory		
A. Plans and Policies:		
1. Has the community conducted a woodlands inventory and mapped this information?	Yes	The Natural Features Report includes mapped woodlands data.
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?	Yes	The Natural Features Report talks about the role woodlands play in flood control and nutrient absorption, and the well being of plants, animals and humans.
2. Does the Master Plan recognize the importance of woodlands for storm water infiltration, thus reducing flooding and minimizing water pollution?	Yes/No	The Natural Features Report states that woodlands help in flood control.
3. Does the Master Plan identify woodlands as an important landscape feature that protects the health, safety and welfare of residents?	Yes	In the Natural Features Report.
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?	Yes	They define it as any tree or stand of trees of any nature whatsoever, and the flora naturally attendant to such tree or stand of trees.
3. Does the ordinance require replacement of trees that are removed?	Yes/No	The ordinance states that the Township Forester may recommend the replacement of mature trees with new plantings, and it may be done more or less on a one for one mitigation ratio. Mitigation must be explained in a report.
4. <i>Additional information provided by the community/plan:</i>		The Woodland Protection Ordinance recommends "Norway Maple" as a desirable species.
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?	Yes	The Natural Features Report states that indigenous vegetation adjacent to creeks and streams acts as a filter to protect water quality, absorb nutrients or to create a rich and diverse habitat.
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	Although the Natural Features Report talks about flood prevention.
B. Development / Redevelopment Regulations:		
1. Are regulations coordinated with regulations protecting County drains?	N/A	The Township does not have specific regulations regarding protection of stream corridors.
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	
4. Additional information provided by the community/plan:		The Natural Features Report calls for establishing a stream or creek setback/buffer ordinance.
		The Natural Features Report recommends establishing an overlay district for riparian wetland systems that maintains or requires the creation of indigenous natural buffers of 75 to 100 feet off the center line of creeks, streams, and drains.
		The report also calls for implementing low-impact road crossing techniques to protect riparian corridors and existing hydrology of lakes, streams, and creeks.
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?	Yes	The Natural Features Report combines the discussion about flood plains with stream corridors.
2. Does the community call for coordination of their efforts to protect the floodplain with adjoining communities and the County?	No	
3. Additional information provided by the community/plan:		The Natural Features Report calls for adding goals and objectives of floodplain control in the Master Plan and addresses flood control, erosion prevention, storm water runoff detention, maintenance of wildlife habitat, control of water temperature and promotion of scenic and recreational opportunities.
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?	No	However, the Township will consider such an ordinance once they receive a final map from FEMA.
3. Do the community's floodplain regulations address the following:		
a. Provide for assessing the impacts of flood management projects on water quality?	No	Again, waiting on FEMA map.
b. Provide for adding BMP's to existing projects?	No	Waiting on FEMA.
4. Other information provided by the community/plan:		Section 15.165.15 states that no excavation or soil removal shall be conducted in a floodplain, water course and/or wetland unless permitted by the State, and pursuant to the Township's Wetland's Ordinance.
Capital Improvement Plan		
I. Capital Improvement Plan		
A. Plans and Policies:		
1. Does the community have a Capital Improvement Plan?	No	

2. If yes, does the Master Plan link the Capital Improvement Plan with the protection of the health, safety and welfare of residents?	N/A	
3. If a Capital Improvement Plan is in place, does the plan:		
a. Include policies related to natural resource protection?	N/A	
b. Include standards as the basis for design of storm water and sanitary systems?	N/A	Sanitary sewer for the Township is shown as "in progress."
c. Include capital improvement for installation, maintenance and replacement of storm water utilities?	N/A	
d. Include capital improvement for installation, maintenance and replacement of sanitary sewer utilities?	N/A	
e. Call for the use, maintenance and replacement of storm water BMP's?	N/A	

Watershed Issues

I. Watershed Activities		
A. Plans and Policies:		
1. Does the Master Plan identify the watershed(s) in which the community is located?	Yes	In the Natural Features Report.
2. Does the Master Plan call for protection of watershed resources in order to protect the health, safety and welfare of residents?	No	But the Natural Features Report talks about protecting the health of the watersheds in very general terms.

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/No	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.)?	No	
2. Does the community have a program that labels outfall structures that discharge runoff to natural systems?	Yes	This activity will be conducted when the IDEP is implemented.
II. Roadways		
A. Plans and Policies:		
1. Does the community have jurisdiction over streets?	No	
2. If yes,		
a. Does the community sweep the streets monthly or more often in high construction areas?	N/A	

b. Does the community evaluate the amount of salt and/or sand that is applied to its roads in the winter?	N/A	
c. Does the community provide leaf collection in the fall?	N/A	
III. Public Facilities Maintenance		
A. Plans and Policies:		
1. Does your community have a maintenance building?	No	
2. If yes, does the following occur:		
a. Confirm that floor drains are connected to a sanitary sewer, or sealed?	N/A	
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?	No	
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	Township employees do not use chemicals that require certification. If use of these chemicals is necessary, the work is contracted out.
3. Are soils tested on municipal property before fertilizers are applied?	No	

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 Z.O. requires specific information and justification for removing woodland vegetation.
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	However, it does require that topographic information be shown, and any other information that may be reasonably required by the P.C. (See Impact Statement below.)
6. Additional information provided by the community/plan:		The Natural Features Report calls for site plan review regulations that require special use approval for any site improvements, tree clearing, or grading in the sensitive areas adjacent to lakes, streams, creeks, or major storm drains.
		The Natural Features Report also recommends that site surveys should be required to show natural features for all developments that exceed 50% disruption of the total site.

		Section 15.067 of the Z.O. requires rezoning, plat or site plan review proposals to include a written "Impact Assessment," which includes an environmental description of the property, probable negative impacts to environmental features caused by the proposed development, and possible alternatives to the proposal to minimize these negative impacts.
		The Woodlands ordinance requires that all wooded areas be shown on a plan for site plan review.
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	
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?	No	