

Document Review for Water Resource Protection		
City of the Village of Clarkston		
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	The Master Plan calls for preservation of natural features, but does not mention storm water runoff.
2. Does the Master Plan identify storm water management as an important community goal or policy?	No	The Plan talks about protecting surface and groundwater quality, but doesn't mention storm water management.
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?	No	
2. Do you regulate storm water in your community?	No	
3. If yes, are your regulations coordinated with the County's storm water regulations so that your rules do not contradict the County's?	N/A	
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?	N/A	
b. Maintain or establish buffer strips (between 30 and 100 feet wide) from the top of bank of any watercourse or surface water?	N/A	
5. Does the Zoning Ordinance include flood control and water resource protection performance standards?	Yes	Flood Hazard Area ordinance.
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	
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?	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	
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?	No	
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 City is interested in maintaining its historic character, which calls for reduced roadway widths.
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 property owner can request less parking, but must have space on the site for the additional parking and agree to build the additional parking if necessary in the future. The Z.O. also allows a parking space deferment, where the property owner can demonstrate that adequate public parking is provided within a reasonable walking distance of the site. The Z.O. also allows payments-in-lieu of parking spaces in the Village Commercial district where it is demonstrated that reasonable development can occur without the required parking. The payment would cover the estimated cost of planning and construction of parking within the VC limits. Lastly, the PC has the discretion to reduce the amount of parking required if another standard is more reasonable.
2. Is some portion of a parking lot required to be planted with trees / vegetation within the parking lot paving?	Yes	For lots of 25 spaces or more, 10 s.f. of interior landscaping per parking space is required. The requirement can be reduced to 7 s.f. if a berm is used to screen the parking lot.

B. Design Standards:		
1. Are shared parking facilities encouraged?	Yes	The Master Plan encourages shared parking. The Zoning Ordinance allows "collective" parking lots. The number of spaces required is the total required for each use, unless the hours of operation are different. A 20% reduction in the number of spaces if a signed agreement is provided by the property owner and the Planning Commission approves the arrangement.
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	However, the Z.O. would allow a gravel lot if the permeability of soils is sufficient to provide desired infiltration; or if infiltration of a gravel lot would have less of an impact on an adjacent wetland or other ecological feature.
4. <i>Additional information provided by the community/plan:</i>		The Master Plan calls for minimizing parking requirements in site design.
		The Zoning Ordinance also allows parking structures.
III. Street and Access		
A. Development / Redevelopment Regulations:		
1. Does the community have jurisdiction over roads?	No	
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?	N/A	However, the Master Plan states that road widths should not be excessive to maintain the character of the City.
b. Are right-of-way widths minimized to avoid mass clearing and grading?	N/A	
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	The RPDD allows for relaxed setbacks (up to 20% reduction of requirement).
2. Does the Zoning Ordinance allow for the relaxation of front yard setbacks to reduce driveway lengths (and overall site imperviousness)?	Yes	The RPDD allows for relaxed setbacks (up to 20% reduction of requirement).
3. <i>Additional information provided by the community/plan:</i>		The Master Plan calls for minimal setbacks to maintain the character of the City.
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 Plan includes a general objective calling for donation, purchase, or development of parks and open spaces. It also details acquisition of a specific property (Main St. and Waldon Rd. intersection) that includes the Clinton River, wetlands, and other important natural features.

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?	Yes	
3. <i>Additional information provided by the community/plan:</i>		The Master Plan calls for development of a Recreation Master Plan that would address preservation and enhancement of the City's water features.
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	
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?	No	But it does discuss the possibility of requiring an "environmental impact statement" to protect the natural environment during all future development/redevelopment projects.
B. Development / Redevelopment Regulations:		
1. Does the community have a Clustering and/or Open Space Ordinance?	Yes	The Residential Planned Development District (RPDD) allows for smaller lots, with resulting land dedicated to open space.
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	RPDD = relaxed setback widths.
3. Are open spaces required to be consolidated into larger units, or required to be a minimum size or width?	Yes	RPDD = Open space shall have a minimum dimension suitable for intended function.
4. Does the open space have to be managed in a natural condition?	No	Not in the RPDD.
5. Is open space required to be protected through a conservation easement or other similar mechanism?	No	Not in the RPDD. However, the City Council has the right to require natural features be included in the open space.
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?	Yes	
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	
2. <i>Additional information provided by the community/plan:</i>		The Master Plan discusses steep slopes as being a constraint for development. The "Topography and Soils" section describes soil erosion as a water pollutant. Therefore, preventative soil erosion and sedimentation techniques should be employed in reviewing all land development proposals.
B. Development / Redevelopment Regulations:		
1. Does the Zoning Ordinance address erosion and sedimentation controls?	No	
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	The Plan describes that sanitary sewer services are administered by the Oakland County Drain Commissioner's Office, and wastewater is ultimately treated at the City of Detroit Wastewater Treatment Plant.
2. If yes, does the Master Plan tie sanitary sewer planning to protection of the health, safety and welfare of residents?	No	
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	
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II. Septic Systems		
A. Plans and Policies:		
1. Does the Master Plan identify areas that are suitable and unsuitable for septic systems?	N/A	The City has no septic systems.
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	However, the Master Plan does promote the installation of environmentally sound sewerage disposal systems to avoid surface and groundwater contamination.
B. Development / Redevelopment Regulations:		
1. Are regulations that pertain to septic systems coordinated with the County's regulations?	N/A	The City does not have any regulations pertaining to septic systems because there are none in the City.
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?	Yes	However, there are nine downspouts from commercial buildings in town that are connected to the storm sewer per the City Engineer's recommendation.
2. Does the community have a program to identify and disconnect footing drains from sanitary sewer lines?	No	
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?	No	
2. Does the community have a program for identifying illicit discharges, and eliminating them?	Yes	The City has submitted an Illicit Discharge Elimination Plan to the MDEQ which will identify locations of illicit discharges.
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	However, the system is not very old. City is considering an ordinance to conduct regular inspections. The City has no septic systems.
Groundwater		
I. Mapping		
A. Plans and Policies:		
1. Do Master Plan goals call for the identification and mapping of groundwater recharge areas?	No	Although most of the community is on individual wells. There are a few dozen homes on North Main Street hooked up to Independence Township's water system due to contaminated wells.
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?	Yes	

2. Does the Master Plan identify groundwater as an important natural resource, and call for its protection?	Yes	But doesn't give any strategies for doing this, except for promoting installation of sound sewerage disposal systems.
3. <i>Additional information provided by the community/plan:</i>		The Master Plan states that the City should consider adoption of regulations to protect the City's groundwater.
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	
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 Master Plan supports City acquisition of land for a greenway trail connecting the Village to regional recreation opportunities.
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	The Master Plan wants greenways to connect to recreation opportunities.
c. Connect the community's greenway plan with adjacent communities', County's or regional greenway plans?	Yes	
3. <i>Additional information provided by the community/plan:</i>		The Master Plan prioritizes preparation of a bikeway plan as a top goal for the City. It also calls for development of a Recreation Master Plan, which would recommend on-street and greenway trail bicycle network.
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?	No	
3. Has the community identified high quality natural areas to be preserved?	Yes	The City has identified one area (corner of Main Street and Waldon Road, that should be acquired as park land.

4. Does the community have a plan to protect the high priority areas?	No	However, the Master Plan calls for conducting a "sensitive land" study as a top goal.
5. <i>Additional information provided by the community/plan:</i>		The Master Plan states that the City should consider adoption of regulations to protect the City's natural environment (woodlands, wetlands, trees, slopes, surface and groundwater).
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	

Wetland Preservation

I. Inventory		
A. Plans and Policies:		
1. Has the community compiled and mapped a wetland inventory?	Yes	Not in the Master Plan, but the City does have a wetlands map.
2. Are identified wetlands categorized by whether or not they are suitable for storm water storage?	N/A	
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?	Yes	
2. Does the Master Plan call for the protection of wetlands within an ecosystem context (protecting adjacent uplands, waterways, and vegetated buffers as well)?	Yes/No	The Master Plan calls for the protection of wetlands, but not in an ecosystem context.
3. <i>Additional information provided by the community/plan:</i>		The Master Plan states that the City should consider adoption of regulations to protect the City's wetlands.
B. Development / Redevelopment Regulations:		
1. Has the community adopted a local wetlands ordinance that protects wetlands less than five acres in size?	No	
2. Is this ordinance coordinated with the State's wetlands regulations?	N/A	

Woodlands Preservation

I. Inventory		
A. Plans and Policies:		
1. Has the community conducted a woodlands inventory and mapped this information?	No	Not in the 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?	Yes	
2. Does the Master Plan recognize the importance of woodlands for storm water infiltration, thus reducing flooding and minimizing water pollution?	Yes	
3. Does the Master Plan identify woodlands as an important landscape feature that protects the health, safety and welfare of residents?	Yes	
4. <i>Additional information provided by the community/plan:</i>		One of the top goals of the Master Plan is to prepare a community forestry plan with tree protection measures.
		The Master Plan states that the City should consider adoption of regulations to protect the City's woodlands.
B. Development / Redevelopment Regulations:		
1. Has the community adopted a local woodlands or tree protection ordinance?	No	
2. Are woodlands defined in a broad manner so that existing trees and remnant woodlands are also protected?	N/A	
3. Does the ordinance require replacement of trees that are removed?	N/A	

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	The Master Plan does not discuss riparian buffers.
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	
3. <i>Additional information provided by the community/plan:</i>		The Master Plan states that the City should consider adoption of regulations to protect the City's natural features.
B. Development / Redevelopment Regulations:		
1. Are regulations coordinated with regulations protecting County drains?	N/A	The City has no regulations about developing next to 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	

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	
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 Zoning Ordinance includes requirements for a "Flood Hazard Area Permit," which requires a developer to submit information about any proposed building within a flood hazard zone.
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	

Capital Improvement Plan

I. Capital Improvement Plan		
A. Plans and Policies:		
1. Does the community have a Capital Improvement Plan?	No	But the Master Plan has an objective to develop and annually update a comprehensive capital improvements plan.
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	
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?	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/No	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.)?	Yes	Independence Township maintains the City's sanitary sewer system through a contractual agreement. However, the City maintains its own stormwater system.
2. Does the community have a program that labels outfall structures that discharge runoff to natural systems?	Yes/No	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	The Road Commission of Oakland County and the Michigan Department of Transportation have jurisdiction over the streets in the City.
2. If yes,		
a. Does the community sweep the streets monthly or more often in high construction areas?	Yes	Even though the City doesn't have jurisdiction over streets, it does sweep them on a regular basis.
b. Does the community evaluate the amount of salt and/or sand that is applied to its roads in the winter?	Yes	The City uses a salt/calcium chloride mix obtained from the County. Sand is only used in severe ice storms. And the City does keep track of amounts used.
c. Does the community provide leaf collection in the fall?	No	However, private garbage collectors do provide pick-up of paper bags with yard waste, and the Township offers Clarkston residents their yard waste collection sites during the season.
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	
3. Does the community maintain its own vehicles?	Yes	Have two dump trucks, police vehicles, one DPW vehicle, a lift maching, front-end loader, and street sweeper.
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	Some are maintained by a contractor, but the City also does maintenance.
2. Are employees trained on the proper application of chemical pesticides, herbicides and fertilizers?	Yes	
3. Are soils tested on municipal property before fertilizers are applied?	No	
4. Does the community use native vegetation in landscaping their properties?	No	
5. Does the community encourage landscaping with native plant species throughout the community?	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	
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?	Yes/No	Storm system information (such as drains, dry wells, catch basins, etc.) are required to be shown, but they are not identified as Best Management Practices (BMPs).
4. Is a Soil Erosion and Sedimentation Control Plan required as part of the site plan review process?	Yes	
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	Requires location of existing drainage courses, floodplains, lakes and streams with elevations. Also requires location and dimensions of wetland areas, and location ,sizes and types of existing trees 5" or greater in diameter. Depending on the site, soil conditions and a detailed hydrologic study may be required.
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	The Building inspector performs rough and final inspections as well as any intermediate inspections as required.
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?	Yes	However, this is performed through the County's Soil Erosion Permit program.