

Document Review for Water Resource Protection		
Independence Township		
July 26, 2005		
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?	No	
2. Does the Master Plan identify storm water management as an important community goal or policy?	Yes	
3. Does the Master Plan state both the quality and quantity of storm water are important issues to address in storm water management policies?	Yes	The Strategic Plan mentions stormwater quantity in relation to using wetlands for stormwater detention. However, it does not mention trying to reduce stormwater quantity to protect stream banks, etc.
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.)	Yes	The Strategic Plan talks about how the improper management of stormwater can lead to flooding, loss of property values, and environmental degradation.
5. <i>Additional information provided by the community/plan:</i>		A strategy to address stormwater issues in the Township is to update the Township's stormwater management plan.
		The Township also has a strategy to pursue area-wide stormwater detention systems.
B. Development / Redevelopment Regulations:		
1. Does the Zoning Ordinance require that developers preserve natural drainage patterns to the fullest extent possible?	Yes	In the Site Plan Review standards. The standards go on to say that stormwater detention shall not substantially reduce or increase the natural retention or storage capacity of any wetland, waterbody, or water course, or cause alterations which could be expected to increase flooding or water pollution on or off site.
2. Do you regulate storm water in your community?	Yes	There are stormwater standards under the Environmental Performance Standards in the Z.O, and the Township has stormwater design standards in ordinance form.
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	
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	The Township has a Development Design Standards Ordinance that outlines specific design criteria for sanitary and storm sewers, storm water retention/detention, water mains, grading, erosion and sedimentation control, and street, driveway, and safety path design. The ordinance also encourages the use of BMPs.

b. Maintain or establish buffer strips (between 30 and 100 feet wide) from the top of bank of any watercourse or surface water?	Yes/No	The stormwater standards in the Z.O. encourage the use of vegetated buffer strips, but don't give a width. The stormwater management ordinance requires a 25 foot filter strip (vs. 30' strip) minimum adjacent to all wetlands, watercourses and waterbodies. Vegetation shall be native to the area.
5. Does the Zoning Ordinance include flood control and water resource protection performance standards?	Yes	
6. If yes, do they address the following to reduce the quantity of runoff and improve runoff quality:		
a. Limit land disturbance and grading?	Yes	The stormwater ordinance general standards call for preserving natural topography and minimizing grading.
b. Maintain vegetated buffer strips and other existing vegetation to improve infiltration of storm water?	Yes	Under the stormwater standards in the Z.O. and in the stormwater ordinance.
c. Minimize impervious surfaces?	No	
d. Encourage the use of infiltration devices?	Yes	The stormwater ordinance requires a 25' filter strip of native vegetation adjacent to wetlands, watercourses, and waterbodies. It also states that above-ground storm water facilities, such as swales and vegetated buffer strips, shall convey storm water to allow for natural infiltration.
7. Additional information provided by the community/plan:		The stormwater ordinance has provisions for "Sensitive Areas," and has more stringent standards for water quality and quantity protection. There are also additional submission requirements for an Engineering Review (part of Site Plan Review) to show how the proposed BMPs will effectively prevent water pollution or increase in runoff quantity.
		The Township is developing a regional stormwater management system that collects, stores, and discharges storm water for 330 acres of the Township. The emphasis of this system is storm water quality and natural feature preservation. Rather than requiring on-site stormwater detention, stormwater is directed to the regional system through storm sewers and open drains where possible. On its way to discharge points, it filters through a constructed six-acre wetland, which doubles as a storage area and wetland mitigation bank. To implement this program, the Township is developing a storm water management plan for this area in addition to a plan detailing the construction of the related infrastructure.
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?	Yes	In the stormwater (Drainage) management ordinance.
2. Does the Zoning Ordinance require the use of above ground BMP's instead of below ground storm water conveyance systems?	Yes	
3. Does the Zoning Ordinance prohibit direct discharge of storm water into wetlands, streams or other surface waters without pre-treatment?	Yes	
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?	Yes/No	However, the "Intent" portion of the stormwater management ordinance states that one purpose of this ordinance is to ensure that water conveyance and detention facilities are properly maintained. In addition, maintenance of stormwater facilities is required for "Sensitive Areas." The Development Design Standards call for a maintenance agreement with the Township for retention basins.
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	The stormwater (Drainage) management ordinance provides standards on BMPs.
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?	Yes	In the stormwater ordinance, it states that wherever possible, storm water runoff shall be conveyed above ground through swales and vegetated buffer strips to allow for natural infiltration. The Site Grading Plans section of this ordinance also states that the grading plan shall promote natural drainage systems through infiltration measures.
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	
3. <i>Additional information provided by the community/plan:</i>		The Greenways Plan encourages cluster developments, which minimize impervious surfaces, protect natural features, and keep development out of the floodplain.
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	
2. Is some portion of a parking lot required to be planted with trees / vegetation within the parking lot paving?	Yes	They require one tree for every 8 parking spaces, in a curbed landscape island no smaller than 50 s.f.
B. Design Standards:		
1. Are shared parking facilities encouraged?	Yes/No	The Strategic Plan encourages joint access drives and combined parking. However, the Z.O. simply states that nothing in the ordinance shall prevent collective parking, as long as the number of spaces proposed meets the requirements for both uses. The ordinance does allow churches to use existing adjacent parking of other land uses to meet up to 50% of their parking requirement.
2. Are spaces having smaller dimensions for compact cars encouraged?	No	
3. Are developers encouraged to use parking lot islands as stormwater infiltration areas?	Yes	The Stormwater ordinance speaks to infiltration.
III. Street and Access		
A. Development / Redevelopment Regulations:		
1. Does the community have jurisdiction over roads?	Yes	The Township has standards in the Land Division Ordinance.
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	
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	This is allowed under the Cluster Lot Development Ordinance and the Planned Residential Development (PRD) provisions.
2. Does the Zoning Ordinance allow for the relaxation of front yard setbacks to reduce driveway lengths (and overall site imperviousness)?	Yes	This is allowed under the Cluster Lot Development Ordinance and the Planned Residential Development (PRD) provisions.
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	A goal in the Strategic Plan states that the Township would like to increase the amount of park land to meet current and future Township needs. This is also an objective in the Master Plan and the Recreation Master Plan.

<p>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?</p>	<p>Yes</p>	<p>The Strategic Plan concentrates on the need for recreation space, rather than open space for natural feature preservation. However, the Master Plan has a goal that recognizes the contribution that natural features make to the high quality of life in the Township. An objective in the Master Plan calls for identifying and initiating preservation efforts for those areas containing unique natural resources in the Township.</p>
<p>3. <i>Additional information provided by the community/plan:</i></p>		<p>A goal of the Master Plan is to retain rural character. One way to accomplish this is to preserve existing natural features.</p>
<p>II. Conservation Easement and Similar Tools</p>		
<p>A. Plans and Policies:</p>		
<p>1. Does the Master Plan call for the use of conservation easements or other tools to conserve open space within the community?</p>	<p>Yes</p>	<p>In the Strategic Plan, the Northwest Area Plan describes ways to protect open space and natural resources, and includes open space development patterns, and promotes use of conservation easements with the local land conservancy.</p>
<p>2. <i>Additional information provided by the community/plan:</i></p>		<p>The Background Studies document talks about the North Oakland Headwaters Land Conservancy, and the work this organization has done in the Township. It has current land holdings in Independence Township of over 300 acres.</p>
<p>III. Clustering and Open Space Developments</p>		
<p>A. Plans and Policies:</p>		
<p>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?</p>	<p>Yes</p>	<p>A goal within the Strategic Plan document seeks to provide for alternatives to traditional residential land development patterns that will result in more efficient and better arranged land use, increased open space, and the preservation of natural and rural resources. This goal is backed up by five strategies to help accomplish this goal.</p>
<p>2. <i>Additional information provided by the community/plan:</i></p>		<p>Another goal in the Strategic Plan and Master Plan is to increase open space and natural resource preservation within and between residential developments. Strategies to accomplish this goal include examining cluster housing, PUD, and PRD requirements to determine if preservation expectations are being met, promoting open space preservation that is functionally useful, and capitalizing on opportunities to coordinate designation of open space between residential developments.</p>
<p>B. Development / Redevelopment Regulations:</p>		
<p>1. Does the community have a Clustering and/or Open Space Ordinance?</p>	<p>Yes</p>	
<p>2. Are flexible site design criteria available for developers that use open space or cluster design options? (Ex. Relaxed setback widths and sidewalk requirements.)</p>	<p>Yes</p>	<p>This is allowed under the Cluster Lot Development Ordinance, and the Planned Residential Development (PRD).</p>

3. Are open spaces required to be consolidated into larger units, or required to be a minimum size or width?	No	The Cluster Lot Development Ordinance does not require that open spaces be consolidated, or a specific size. The Planned Residential Development (PRD) requires that 20% of the gross acreage be devoted to open space. While not a regulation, the Greenways Plan discusses the importance of clustering open spaces among developments, that result in much larger areas of contiguous open space.
4. Does the open space have to be managed in a natural condition?	Yes/No	The Cluster Lot Development Ordinance or Planned Residential Development (PRD) require that open space be maintained in its natural condition unless the property owner requests that it be used for active or passive recreation that is appropriate for the site.
5. Is open space required to be protected through a conservation easement or other similar mechanism?	No	Not under the Cluster Lot Development Ordinance.
IV. Urbanized Communities		
A. Plans and Policies:		
1. Are infill developments encouraged in areas that already have significant development?	No	However, the Township is more of a suburbanized area (vs. urban).
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	
B. Development / Redevelopment Regulations:		
1. Does the Zoning Ordinance address erosion and sedimentation controls?	Yes	The actual permit is issued by the County.
2. If yes, is the program coordinated with the County's program?	Yes	
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?	Yes	

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?	Yes	In the Z.O. and the stormwater ordinance.
c. Require that all erosion and sedimentation controls be maintained?	Yes	Through the building inspection process.
d. Require that all erosion and sedimentation controls be monitored on a periodic basis?	Yes	Through the building inspection process.
e. Methods to respond to public complaints regarding construction site erosion control?	Yes	Through the building inspection process.
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	
3. If yes, does the Master Plan address the following:		
a. Has the community delineated a Sewer Service Area?	Yes	The Township has a Sewer and Water Master Plan.
b. Has the Sewer Service Area been mapped, including all the facilities in the system (such as manholes, pipes, etc.)?	Yes	
c. Is the map to be used in zoning decisions?	Yes	The Strategic Plan states that higher density development should be concentrated in areas which are in closer proximity to public services and utilities.
II. Septic Systems		
A. Plans and Policies:		
1. Does the Master Plan identify areas that are suitable and unsuitable for septic systems?	Yes	The Background Studies document of the Master Plan describes areas of the Township that are suitable and unsuitable for septic field disposal. It also includes a map depicting these areas.
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?	Yes	In the Strategic Plan document, it describes that over 50% of Township households are served by on site septic systems. Strategies to ensure maintenance of these systems include initiating a public education program and schedule for evaluation, initiate a Township-wide water quality testing program for bodies of water in areas served with septics, and promote enhancement or improvement of existing on-site facilities.
B. Development / Redevelopment Regulations:		
1. Are regulations that pertain to septic systems coordinated with the County's regulations?	N/A	The Township has no regulations pertaining to the design of septic systems.

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?	Yes	
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?	No	
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?	Yes	
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	
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?	Yes	
2. Does the Master Plan identify groundwater as an important natural resource, and call for its protection?	Yes	
B. Development / Redevelopment Regulations:		
1. Is ground water considered in the zoning designations of parcels?	Yes	The plan states that more intense development is directed to areas where public water and sanitary sewer facilities are available.
2. Are there additional requirements for site plan submittals in groundwater recharge areas?	Yes	Identification of hazardous wastes.
III. Wellhead Protection		
A. Plans and Policies:		
1. Does this community have municipal well fields?	Yes	
2. If yes, has the community done the following:		
a. Identified the area that contributes to the community's water supply?	Yes	
b. Identified sources of contamination within this area?	Yes	
c. Developed methods to cooperatively manage the area and minimize any threats to the public water supply?	Yes	

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 Greenway Plan connects natural resources such as waterway/wetland corridors, the safety path system, established tree canopied streets, parks and other preserved areas, and cluster developments with private open space.
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?	Yes	
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	
3. Additional information provided by the community/plan:		The Township has a Safety Path Master Plan that links desitiation points with residential areas throughout the Township.
		An objective in the Master Plan calls for participating in the development of a County-wide greenway system, creating links between and within Oakland County communities.
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	The Greenways Plan (Part of Master Plan) highlights the problem of fragmentation, and talks about creating connections between distinct tracts of open space to maximize habitat diversity.
2. Does the Master Plan link habitat preservation to protection of the health, safety and welfare of residents through natural resource preservation?	Yes	Talks about wildlife habitat as an important component of environmental health.
3. Has the community identified high quality natural areas to be preserved?	Yes	The Strategic Plan includes an Open Space and Rural Preservation Plan that identifies existing public and private open space. However, because of the age of this plan, the Oakland County MNFI information has not been included.
4. Does the community have a plan to protect the high priority areas?	No	However, the Greenways Plan identifies linear natural corridors that could be targets of preservation.
5. Additional information provided by the community/plan:		The Greenways Plan discusses potential of habitat restoration within the Lower Clinton/ Deer Lake drainage basin.
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	A map and discussion of wetland resources is included in the Background Studies document.
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?	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)?	No	
3. <i>Additional information provided by the community/plan:</i>		The Z.O. will allow wetlands to be used for stormwater detention, but only if certain standards are met.
B. Development / Redevelopment Regulations:		
1. Has the community adopted a local wetlands ordinance that protects wetlands less than five acres in size?	Yes	The Township's wetland's ordinance protects wetlands 2 acres or more in size.
2. Is this ordinance coordinated with the State's wetlands regulations?	Yes	
3. <i>Additional information provided by the community/plan:</i>		The Township has constructed a six-acre Wetland Mitigation Bank as part of the Sashabaw Corridor Regional Drainage District. The wetlands ordinance requires in-kind mitigation requirements.

Woodlands Preservation

I. Inventory		
A. Plans and Policies:		
1. Has the community conducted a woodlands inventory and mapped this information?	Yes	A map and discussion of woodland resources is included in the Background Studies document.
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	Not specifically; although it calls for preserving natural features within developments.

2. Does the Master Plan recognize the importance of woodlands for storm water infiltration, thus reducing flooding and minimizing water pollution?	No	
3. Does the Master Plan identify woodlands as an important landscape feature that protects the health, safety and welfare of residents?	No	The greenways plan calls for protecting trees along tree-lined streets and roads to preserve natural character.
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?	Yes	The Master Plan recognizes the importance of riparian buffers as sensitive resources.
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?	Yes	The Master Plan has an objective to consider developing a River Conservation Overlay zone to promote protection of the Clinton River, Sashabaw Creek, and other river and stream corridor resources.
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?	Yes	The soil erosion standards in the Z.O. states that vegetated strips shall be "created" or "retained" along the edges of all lakes, ponds, and other water bodies. The Stormwater Ordinance requires a 25' filter strip of native vegetation adjacent to wetlands, watercourses, and waterbodies. The Z.O. also has a Natural Features Setback ordinance, that prohibits construction, removal or deposit of any structures or soils, including dredging, filling, or land balancing.
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)?	Yes	The Z.O. has watercourse protection standards.

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?	No	The Township has Floodplain Management section in the Wetlands Ordinance, but it primarily requires the use of the Army Corps of Engineers' <i>Flood Proofing Regulations</i> , rather than prohibiting development in a floodplain.
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	The Greenways Plan discusses the importance of having a 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?	Yes	The Background Studies document describes them as "drainage basins" rather than Watersheds. The document also doesn't acknowledge that all these "drainage basins" are part of the larger Clinton River watershed.

<p>2. Does the Master Plan call for protection of watershed resources in order to protect the health, safety and welfare of residents?</p>	<p>Yes</p>	<p>The Background Studies document discusses the impact that development can have on the natural watershed, and that proper watershed management by the Township can coordinate land use and drainage considerations. Specific strategies it lists include reduction of impervious surfaces, mitigation or prevention of flood damage, protection of floodplains and wetlands, preservation of groundwater quantity and quality, mitigation of stormwater runoff, and promotion of natural drainage.</p>

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	
2. Has the community encouraged residents to report illicit discharges or improper disposal of materials into storm drains or natural water bodies?	Yes	
3. Has the community educated commercial, industrial and institutional owners and tenants on how to reduce significant storm water impacts?	Yes	

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	
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?	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	
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	
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?	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?	Yes	
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	The stormwater management ordinance requires this.
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	
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	