

Document Review for Water Resource Protection		
White Lake 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?	No	The Master Plan does not connect natural feature preservation with storm water runoff. However, it does state that since there are no County storm water systems within the Township, storm water poses a problem to natural water features.
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	
B. Development / Redevelopment Regulations:		
1. Does the Zoning Ordinance require that developers preserve natural drainage patterns to the fullest extent possible?	Yes	Described in the Condominium Design Standards.
2. Do you regulate storm water in your community?	Yes	The Township has design and construction standards for storm water facilities.
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	The Township reviews the design of all storm sewer drains within projects. Note that the Master Plan states that the Township does not have any County storm drain systems. All storm water drains into existing waterways.
4. If your community regulates storm water, do your regulations address the following:		
a. Are there storm water guidelines that fully detail specific storm water design criteria?	Yes	
b. Maintain or establish buffer strips (between 30 and 100 feet wide) from the top of bank of any watercourse or surface water?	No	However, the Master Plan calls for considering the addition of buffers.
5. Does the Zoning Ordinance include flood control and water resource protection performance standards?	No	
6. If yes, do they address the following to reduce the quantity of runoff and improve runoff quality:		
a. Limit land disturbance and grading?	N/A	
b. Maintain vegetated buffer strips and other existing vegetation to improve infiltration of storm water?	N/A	
c. Minimize impervious surfaces?	N/A	
d. Encourage the use of infiltration devices?	N/A	

7. Additional information provided by the community/plan:		The Z.O. requires a "Community Impact Statement" for intensive development projects proposed as Special Land Uses, Planned Developments, and the like. The Statement needs to describe existing natural features, and a description of the pollutants that are expected to be emitted into the air and groundwater.
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	
2. Additional information provided by the community/plan:		The Master Plan has a goal that ensures all manufacturers in the Township protect surface waters through installation of primary and secondary containment vessels and leak detection equipment for all hazardous materials.
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?	Yes	Outlined on Engineering Design Standards.
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	The Engineering Design Standards require that a maintenance agreement be provided for retention/detention 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 Engineering Design Standards has requirements for retention/detention basins. However, detention basins are preferred over retention or leaching basins to protect groundwater quality.
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	However, they do allow leaching basins under certain circumstances and only if other approaches won't work.
Impervious Surface Reduction		
I. Reducing Impervious Surfaces		
A. Plans and Policies:		
1. Does the Master Plan call for minimizing impervious surfaces in new construction and redevelopment projects to reduce the amount of runoff and improve infiltration?	No	

2. Is the Master Plan goal of reducing impervious surface tied to protecting the health, safety and welfare of residents through protection of water quality, natural features and open space?	N/A	
II. Parking Lots		
A. Development / Redevelopment Regulations:		
1. Does the community have flexibility in the parking ordinance to reduce the number of spaces constructed if warranted by the proposed development?	No	
2. Is some portion of a parking lot required to be planted with trees / vegetation within the parking lot paving?	Yes	The Z.O. requires (for parking lots of 10 spaces or more) 20 s.f., 15 s.f., and 10 s.f. for commercial/office, multiple-residential, and industrial for every parking space respectively.
B. Design Standards:		
1. Are shared parking facilities encouraged?	Yes/No	They are not specifically encouraged, but under certain circumstances, they are allowed.
2. Are spaces having smaller dimensions for compact cars encouraged?	No	Standard space is 10 x 20 (90 degree space).
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, the community does have a Private Road Restrictions in the Site Condominium provisions.
2. If yes, do regulations pertaining to roads include the following standards:		
a. Are streets to be designed with the minimum required pavement width needed to support travel lanes, emergency, maintenance and service vehicles?	Yes	
b. Are right-of-way widths minimized to avoid mass clearing and grading?	No	However, private roads are allowed if the County's standards would destroy significant natural features. The Township Board has the discretion to modify the dimensions outlined in the Private Road standards to preserve natural features.
3. Additional information provided by the community/plan:		The Z.O. requires two-way drives of 24' and one-way drives of 20'. Parking spaces may be shortened by two feet if the car can overhang a sidewalk.
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	In the Cluster provisions, and Planned Development District (although the reasons for reducing setbacks and frontages is not tied to site imperviousness)
2. Does the Zoning Ordinance allow for the relaxation of front yard setbacks to reduce driveway lengths (and overall site imperviousness)?	Yes	In the Cluster provisions, and Planned Development District (although the reasons for reducing the front yard setback is not tied to site imperviousness)

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	An objective of the Master Plan strives to ensure protection and preservation of critical environmental resources through purchase, donation of land, and similar means of acquisition.
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/No	The Master Plan identifies functions of specific natural resources (i.e. woodlands or wetlands), but doesn't talk about the importance of these functions with respect to "open space" preservation. Although the M.P. has goals for encouraging open space designs.
3. <i>Additional information provided by the community/plan:</i>		The Master Plan calls for developing land based on its natural capacity to support that development, and to encourage open space development patterns. It also states that the Zoning Ordinance should include incentives to encourage preservation of open space.
		All land uses (residential, commercial, light manufacturing) are to be accommodated without negative impacts on the environment.
		Master Plan talks about making open space a requirement of new subdivisions and condominiums.
		The Master Plan acknowledges the importance of working with developers in public-private partnerships to preserve open space.
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	
2. <i>Additional information provided by the community/plan:</i>		The Master Plan calls for creation of a local land conservancy as one method to preserve and protect open space.
		The Master Plan describes many types of open space preservation techniques, including local land trust or conservancies, conservation easements, transfer of development rights, farmland and open space preservation act (P.A. 116), deed restrictions, and open space/cluster zoning. It also describes the Shiawassee and Huron Headwaters Preservation Project, in which the Township participated. Additional information provided in this Project could be incorporated into the Master 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	The Master Plan includes a goal to provide appropriate infrastructure to support the Township in a manner sensitive to the environment. It also calls for updating the Zoning Ordinance to eliminate requirements that result in loss of open space.
B. Development / Redevelopment Regulations:		
1. Does the community have a Clustering and/or Open Space Ordinance?	Yes	The Open Space Preservation Option, in compliance with P.A. 177 of 2001 ("by right" provision). The Z.O. also has a Cluster Housing Option that is a Special Land Use.
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	Required in the "by right" provisions, but may be required in the "SLU" provisions.
3. Are open spaces required to be consolidated into larger units, or required to be a minimum size or width?	Yes	Required in the "by right" provisions, but may be required in the "SLU" provisions.
4. Does the open space have to be managed in a natural condition?	Yes	Required in the "by right" provisions, but may be required in the "SLU" provisions.
5. Is open space required to be protected through a conservation easement or other similar mechanism?	Yes	Required in the "by right" provisions, but may be required in the "SLU" provisions.
6. <i>Additional information provided by the community/plan:</i>		The Z.O. allows reduction in minimum lot frontage and lot area requirements if the developer dedicates land for public schools or parks.
		The Z.O. does not require the applicant to go through another site plan review process if an approved plan is modified to increase the amount of open space.
		The Z.O. has a Planned Development District whose intent is to provide for various types of planned land uses on large parcels. Setbacks, lot sizes, etc. may be modified.
		The Z.O. has a Recreation and Open Space District whose intent is to provide outdoor recreation facilities and open space preservation uses. It is intended that land be used in its natural state in this District.
		The Cluster Housing Option (SLU) may allow a density bonus of up to 15% if the development has a minimum of 35% preserved open space in residential districts, or 50% in all agricultural districts.
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	The Master Plan describes Agricultural uses as "pleasurable pursuits" such as keeping horses for pleasure riding purposes.
2. Have prime and unique agricultural lands been identified and mapped in the Master Plan?	Yes/No	Lands that are currently used for Agriculture have been identified, but their suitability for agriculture has not been assessed.
B. Development / Redevelopment Regulations:		
1. Has the community designated an Agricultural Zoning District?	Yes	
2. Does the Agricultural Zoning District also consider the preservation and protection of natural features, such as wetlands or groundwater?	No	

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?	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?	Yes	
5. If no, does the community staff report erosion problems to the County enforcing agency?	N/A	
6. If yes, has your community implemented the following administrative procedures?		
a. Have the changes to the State's law (effective 2000) been incorporated into your ESC regulations?	Yes	

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 inventories existing septic and sanitary sewer systems.
2. If yes, does the Master Plan tie sanitary sewer planning to protection of the health, safety and welfare of residents?	Yes	Public sanitary sewers primarily serve dense residential and commercial areas as well as subdivisions adjacent to lakes.

3. If yes, does the Master Plan address the following:		
a. Has the community delineated a Sewer Service Area?	Yes	
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	
4. Additional information provided by the community/plan:		The Master Plan calls for targeting areas with the most sensitive natural features as a first priority to receive sewer and water services. Talks specifically about areas with wetlands, rivers and lakes.
II. Septic Systems		
A. Plans and Policies:		
1. Does the Master Plan identify areas that are suitable and unsuitable for septic systems?	Yes	On the Soil Suitability for Septic Use Map.
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	
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?	No	
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	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	
4. Additional information provided by the community/plan:		The Master Plan states that correction of pollution violations at existing developments served by septic systems is a priority for establishing priorities for appropriate use of sanitary capacity.
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	
3. <i>Additional information provided by the community/plan:</i>		The Master Plan has a goal that ensures all manufacturers in the Township protect groundwater through installation of primary and secondary containment vessels and leak detection equipment for all hazardous materials.
B. Development / Redevelopment Regulations:		
1. Is ground water considered in the zoning designations of parcels?	Yes	
2. Are there additional requirements for site plan submittals in groundwater recharge areas?	No	
3. <i>Additional information provided by the community/plan:</i>		The Z.O. has performance standards for Groundwater Protection.
		The Z.O. has Site Plan Review standards for wellhead and groundwater protection.
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?	No	Groundwater recharge areas are not provided on a map in the Master Plan.
b. Identified sources of contamination within this area?	Yes	On the Community Wells and Aquifer Vulnerability Map.
c. Developed methods to cooperatively manage the area and minimize any threats to the public water supply?	Yes	The Z.O. has a Wellhead Protection Overlay District that provides standards for the protection of the public's water supply by identifying those areas of critical concern, and special development standards (Wellhead and Groundwater Protection Standards).
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 calls for development of a system of bike paths in the Township.
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	The Master Plan discusses the importance of connecting natural areas to allow wildlife movement between these areas. This discussion is separate from developing a non-motorized transportation pathway system.
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?	No	The Master Plan describes the "pathway system" as connecting neighborhoods with each other and with commercial areas.

2. Additional information provided by the community/plan:		Both the Township's Highland Road (M-59) Corridor Plan, and Recreation Master Plan call for developing pathways to accommodate non-motorized travel.
		The Master Plan states that planned pathways could be components of new subdivision and condominium developments.

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	Not in the Master Plan.
3. Has the community identified high quality natural areas to be preserved?	No	However, areas are identified in the Shiawassee and Huron Headwaters Preservation Project.
4. Does the community have a plan to protect the high priority areas?	No	
II. Native Plant Species		
A. Plans and Policies:		
1. Does the Master Plan recognize the importance of native vegetation in the protection of vital air, land and water resource quality, to buffer air and noise pollution, preserve wildlife habitat, and preserve aesthetic values and the community's beauty?	No	
B. Design Standards:		
1. Do the Design Standards specify the use of native plant species in the storm water system to help reduce storm water velocities, filter runoff and provide additional opportunities for wildlife habitat?	No	
2. Additional information provided by the community/plan:		The PC is given the option of waiving required landscaping if existing vegetation is preserved that meets these requirements.
		The Suggested Plants list (page 4-97) includes invasive species (Border Privet, Buckthorn, Burning Bush) and Ash trees (green and white).

Wetland Preservation

I. Inventory		
A. Plans and Policies:		
1. Has the community compiled and mapped a wetland inventory?	Yes	
2. Are identified wetlands categorized by whether or not they are suitable for storm water storage?	No	
II. Wetlands Protection		
A. Plans and Policies:		
1. Does the Master Plan recognize the importance of wetlands, and the functions they play in protecting residents' health, safety and welfare from problems such as flooding and poor water quality?	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 Master Plan calls for establishing appropriate buffer zones around wetlands, lakes, and river edges.
B. Development / Redevelopment Regulations:		
1. Has the community adopted a local wetlands ordinance that protects wetlands less than five acres in size?	Yes	The Master Plan calls for considering new zoning provisions which would preserve and protect wetlands as the Township continues to develop. The Site Plan requirements (page 4-115) refers to the Township Wetlands Ordinance Requirements.
2. Is this ordinance coordinated with the State's wetlands regulations?	Yes	
3. <i>Additional information provided by the community/Plan:</i>		The Z.O. states that the Planning Commission may require that wetlands, lands subject to flooding, or other lands deemed uninhabitable can be set aside for other uses, such as open space or parks.
Woodlands Preservation		
I. Inventory		
A. Plans and Policies:		
1. Has the community conducted a woodlands inventory and mapped this information?	Yes	Shown on the Woodlands and Wetlands Map.
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	It states that woodlands should be preserved, but does not list the functions in the question.
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	But a Master Plan objective states that the Township should consider zoning ordinance woodland protection standards for land uses which impact woodlands due to design.
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	But the Master Plan calls for establishing appropriate buffer zones around wetlands, lakes, and river edges.
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	
B. Development / Redevelopment Regulations:		
1. Are regulations coordinated with regulations protecting County drains?	N/A	The Township does not have any County storm water systems within its jurisdiction.
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	
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	
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	
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?	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?	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	
2. Does the community have a program that labels outfall structures that discharge runoff to natural systems?	No	
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?	No	
4. If yes, is a regular schedule of maintenance followed?	N/A	
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?	No	
2. Are employees trained on the proper application of chemical pesticides, herbicides and fertilizers?	No	
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	Described in the Condominium Design Standards.
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?	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	The Z.O. requires that the applicant show topography, floodplains, drainage patterns and existing vegetation on a Condo/Subdivision Plan. Site Plans require location of existing drainage course, floodplains and lakes or streams, as well as information required by the Wetlands Ordinance.
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	Full-time or part-time construction observation could be 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	