



OFFICIAL STANDARD PERMIT CONDITIONS

- **Chapter 12, Floodplain, Floodway, Watercourse and Wetland Protection**
- **Chapter 26, Section 48 Environmental Features Setback**

All Projects:

1. That there be a **pre-construction meeting** between the Petitioner and the Environmental Manager and any contractors/subcontractors prior to any construction, and that minutes of this meeting be recorded to the file as part of the public record and **prior** to the pre-construction meeting the permit be posted on the property in a visible location (roadside and lakeside); and
2. That at the time of the pre-construction meeting, the exact location of the request be measured in the field by the Environmental Manager and then field staked by the petitioner or any contractor prior to installation; and
3. That soil protection measures be installed prior to any construction and be inspected by the Environmental Manager for proper location and installation; and
4. That the applicant and his/her contractor(s) shall be responsible for maintaining all soil erosion and sedimentation control measures throughout the duration of the project with daily inspections; and
5. That no materials (organic or inorganic), equipment or machinery be stored overnight or cleaned within the wetland, 25 foot environmental features setback area and 100-year floodplain during and after construction; and
6. That no direct discharge of storm water, sump water or wastewater unless pretreated is allowed to wetlands and/or watercourses and any existing direct discharge must be eliminated and discharged in a location approved by the Environmental Director or Environmental Manager; and
7. That **NO** additional fill or dredged spoils shall be deposited within any wetland, 25-foot environmental features setback area, 100-year floodplain or watercourse; and
8. That any and all fill authorized for installation shall be from an approved source; and
9. That any and all areas of mitigation, restoration or planting within the wetland, 25-foot environmental features setback and 100-year floodplain be planted with native/indigenous plants (trees, vines, shrubs and/or herbs) **ONLY** in accordance with the environmental mitigation manual; and
10. That the petitioner shall be responsible for the integrity of all landscaping materials in the preservation areas for a period of 24 months, and replace any vegetation that dies; and

11. That nursery tags specifying each species of installed plant material for the regulated areas be collected and submitted to the Environmental Manager or Environmental Director; and
12. That ongoing monitoring by the Environmental Manager be conducted with inspection reports recorded in the case file; and
13. That a final inspection by the Environmental Manager be conducted with a report added the case file; and
14. That the homeowner be given a copy of the fertilizer ordinance; and
15. That the Petitioner place sufficient funds in the escrow account to cover the costs connected with the application including consultant fees, issuance of the permit and monitoring; and
16. That a preservation notice and an accompanying legal size site plan indicating the wetland, environmental features setback area and 100-year floodplain be recorded for this property indicating that the preservation methods have been employed to protect the environmental features setback area and cannot be disturbed without a permit; and
17. **That the initiation of any work on the permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of this permit.**

Seawalls

1. That placement of in-water soil protection measures prior to any construction to be inspected by the Environmental Manager for proper location and installation; and
2. That at the time of the pre-construction meeting, the exact location of the Ordinary High Water Mark (OHWM) shall be measured and documented using benchmarks in the field by the director or director's designee prior to installation; and
3. That existing vertical and horizontal contours of the shoreline shall be maintained; and
4. That boulder seawalls will be installed on a 1:1 slope (45° angle), approved geotextile fabric must be installed behind the proposed seawall, and approved stone backfill must be used to provide adequate drainage; and
5. That four (4) to eight (8) inch diameter natural cobblestone must be placed (minimum width of twelve (12) inches) at the toe of the entire length of the seawall; and
6. That any existing direct discharge to a wetland or watercourse must be eliminated and discharged in a location approved by the director or director's designee; and

Invasive Species/Noxious Weeds Removal

1. That all invasive plant eradication proposed through the application of herbicide be completed by a Certified Applicator and that said applicator must submit documentation of the work upon completion to the Environmental Department; and

Site Plan/Subdivisions

1. That as part of the **recorded covenants and restrictions** within the master deed for the site condominium a preservation easement indicating, and depicting the limits of, wetlands, the 25-foot environmental features setback area and/or 100-year floodplain/floodway be recorded for this property describing that the preservation methods have been employed to protect these regulated environmental areas and that these areas cannot be disturbed without a permit; and
2. That the covenants and restrictions be reviewed and approved by the Township Attorney and recorded with Oakland County prior to any construction; and
3. That the storm water management system must be installed and functioning and environmental features landscaping installed and secured prior to the **Issuance of Certificate of Occupancy**; and

Floodplain Permits

1. That no fill shall be placed within a designated 100-year floodway; and
2. That the placement of fill shall not fragment or create separation of 100-year floodplain areas; and
3. That there will be no loss of floodplain storage (i.e. mitigation volume of material to be removed from the floodplain shall be at least as large as the volume of fill -- 1:1 mitigation ratio); and
4. That the mitigation area is directly connected to the floodplain impacted.