

PLANNING & DEVELOPMENT SERVICES

4550 Walnut Lake Road
 West Bloomfield, MI 48323
 P. (248) 451-4818
 F. (248) 451-4871
 wbtownship.org



ENVIRONMENTAL FEATURES SETBACK

PERMIT APPLICATION

Application must be filled out completely

Project No. _____

APPLICANT INFORMATION

Name			Phone
Address			Email
City	State	Zip Code	Cost Estimate

PROPERTY OWNER INFORMATION (if different from applicant)

Name			Phone
Address			Email
City	State	Zip Code	

PROPERTY INFORMATION

Street Address	
Subdivision and Lot	Parcel ID #

DESCRIPTION OF WORK

Describe the work to be or already performed (add fill, excavate, etc.)

Purpose of work (construct residence, build pool, sand beach, etc.)

Amount and type of material to be or already deposited or removed, including structures

Has any work been done in the Environmental Features Setback area prior to application? Yes No

Have any previous Environmental Commission applications been submitted to the township for this property?
 Yes (Date: _____ Case #: _____) No

Applicant agrees to the following conditions:

<input type="checkbox"/> Agree to all Permit Terms and Conditions (<i>see back of application</i>)	<input type="checkbox"/> Agree to sign being posted on property
<input type="checkbox"/> Agree to Recording of Preservation Notice	<input type="checkbox"/> Plot Plan/Site Plan
<input type="checkbox"/> Copy of Contract or Cost Estimate	

SIGNATURE

I hereby affirm that the above information is correct to the best of my knowledge and grant permission for Township Officials and /or Township Staff to conduct an on-site inspection.

_____	_____
Date	Signature of Applicant
_____	_____
Date	Signature of Property Owner

Engineering, Environmental, Planning & Zoning Services

An EGLE, County, or other permit DOES NOT GRANT PERMISSION to fill, dredge, build, install or take any other action in the absence of a West Bloomfield Township permit. THIS APPLICATION IS NOT A PERMIT! Any work, filling, dredging, sanding or other action may NOT be taken in wetlands, watercourse, floodway, floodplain, or environmental features setback (25 feet from a wetland or watercourse) unless and until a township permit has been granted.

The following terms and conditions shall apply and be considered a part of every use permit unless the final permit approval decision by Environmental Commission, Planning Commission or Township Board specifically decides otherwise. Administrative permits may not be approved without all these terms and conditions.

The following terms and conditions apply to all permits:

1. A pre-construction meeting between the petitioner and the director or director's designee and any contractors/ subcontractors is required prior to any construction. A copy of the permit shall be posted in a visible location onsite.
2. At the time of the pre-construction meeting, the exact location of the request must be measured in the field by the director or director's designee and then field staked by the petitioner or any contractor prior to installation.
3. Soil protection measures shall be installed prior to any construction and be inspected by the director or director's designee for proper location and installation.
4. The petitioner 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.
5. Materials (organic or inorganic), spoils, and/or equipment shall not be stored within the wetland, environmental features setback area, and 100-year floodplain during and after construction.
6. Direct discharge of storm water, sump water, or wastewater unless pretreated is not allowed to wetlands and/or watercourses. Any existing direct discharge must be eliminated and discharged in a location approved by the director or director's designee.
7. Fill material beyond the request shall not be deposited within any wetland, environmental features setback area and/or 100-year floodplain.
8. Any and all fill utilized for installation shall be from an approved source.
9. Any and all areas of mitigation, restoration, or planting within a wetland, environmental features setback area and 100-year floodplain shall be planted with native/indigenous plants (trees, shrubs, herbs, and/or vines) only in accordance with the wetland/environmental mitigation manual.
10. Ongoing monitoring by the director or designee shall be conducted with inspection reports recorded in the case file.
11. A final inspection by the director or director's designee shall be conducted with a report added to the case file.
12. The petitioner shall be responsible for the integrity of all landscaping materials in the mitigation areas for a period of 24 months, and replace any vegetation that dies.
13. Invasive and noxious plant eradication by herbicide applications must be completed by a certified applicator with documentation of the work upon completion submitted to the Planning & Development Services Department.
14. The petitioner shall be responsible for installation of department approved preservation signage.
15. The property owner(s) shall be given a copy of the township's fertilizer ordinance.
16. A preservation notice and an accompanying legal size site plan indicating the wetland, environmental features setback area, and 100-year floodplain shall be recorded for the property indicating that the preservation methods have been employed to protect the environmental features and cannot be disturbed without a permit.
17. The petitioner shall place sufficient funds in an escrow account to cover the costs connected with the application, including consultant fees, issuance of a permit, and monitoring.
18. The initiation of any work on a permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of the permit.

The following are additional conditions that apply to Floodplain Permits:

1. Fill shall not be placed within a designated floodway.
2. The placement of fill shall not fragment or create separation of 100-year floodplain areas.
3. 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).
4. The mitigation area is directly connected to the floodplain impacted.

The following are additional conditions that apply to Seawall Permits:

1. 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.
2. Existing vertical and horizontal contours of the shoreline shall be maintained.
3. 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.
4. 4 - 8 in. diameter natural cobblestone must be placed (min. width of 12 in.) at the toe of the seawall for its entire length.
5. 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.

If you have any questions, please visit our website (wbtownship.org) or call the Planning & Development Services Department at (248) 451-4818.

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Pursuant to the Code of Ordinances of the Charter Township of West Bloomfield, no work (i.e., filling, excavating, clearing, building or locating of any operation, obstruction or structure) may be done in a wetland, floodplain, floodway, watercourse, or within 25 feet of a wetland or watercourse without first obtaining a permit from West Bloomfield Township.

If your project involves **work (i.e. landscaping, removal of vegetation, construction, etc.) within an environmental features setback (25 feet from a wetland/watercourse)** please complete and return the “*Environmental Features Setback Permit Application*”.

If your project involves **work (i.e. seawall, in-water beach sanding, etc.) within a floodway, floodplain, wetlands or watercourse**, an application must be filed with the Michigan Department of Environment, Great Lakes, and Energy (EGLE) using the MiWaters web-based permitting system, as well as with the Planning & Development Services Department. Applicants must apply directly to the State of Michigan for a permit under the Inland Lakes and Streams Act (1972 P.A. 346, as amended), or the Goemaere-Anderson Wetland Protection Act (1979 P.A. 203, as amended). *For more information on the EGLE’s application procedures, call the Southeast Michigan District Office at (586) 753-3700.*

Unless a grading permit is also required, a person engaged in an earth change that disturbs one (1) or more acres of land **OR** is within five hundred (500) feet of any waters of the state and any wetland shall obtain a **soil erosion and sedimentation control (SESC) permit in addition to the wetland/environmental features setback permit.** The SESC Permit fee is waived when a wetland/environmental features setback permit is applied for and issued. A “*SESC Permit Application*” must still be made and permit issued pursuant to Part 91, PA 451 as amended. A letter of authorization from the property owner granting permission for the designated agent to apply for a SESC permit from the township Planning & Development Services Department may be required.

Applications will not be received by the Planning & Development Services Department unless all required paperwork is submitted at the same time. (i.e., plans, fees, and application)

Please follow the instructions below when filing a wetland, floodplain or environmental features setback application:

1. Applications must be submitted on the attached form with all information typed or printed in ink. The signatures on the applications must be original. Additional pages may be attached, and any other information furnished which the applicant feels will aid the Commission in reaching their decision.
2. The following fees apply:

TYPE OF IMPROVEMENT/REQUEST	FEE
Administrative Permits	\$260.00 <i>(\$225.00 administrative fee + \$35.00 escrow)</i>
Single Family Properties, Essential Services, and Subdivision Associations	\$500.00 <i>(\$300.00 administrative fee + \$200.00 escrow)</i>
After the Fact Permit: Single Family Properties, Essential Services, and Subdivision Associations	\$800.00 <i>(\$600.00 administrative fee + \$200.00 escrow)</i>
Acreage Developments (Commercial, New Plats, Condominiums, etc.)	\$2,250.00 <i>(\$750.00 administrative fee + \$1,500.00 escrow)</i>
After the Fact Permit: Acreage Developments (Commercial, New Plats, Condominiums, etc.)	\$2,750.00 <i>(\$1,250.00 administrative fee + \$1,500.00 escrow)</i>
<p>Note: The funds deposited in the escrow account are used to cover the costs connected with the application including consultant fees, issuance of the permit and monitoring. Depending on the number of meetings and the scope and complexity of the project, the escrow deposit may be exceeded. Applicants are responsible for any consulting fees over and above the initial escrow account balance, <u>regardless of the outcome of the permit application.</u></p>	

3. **For all projects, submit three (3) folded copies of a plot plan;** drawn to scale, which shows the outline of the lot or lots, wetland areas, existing and proposed structures of land uses including size and setbacks and the work being proposed. Please refer to Section 12-32 of the Floodplain, Floodway, Watercourse and Wetland Protection Ordinance and Section 5.4 of the zoning ordinance for further details.

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4. In filing an application for a permit where removal, depositing, or grading is proposed, an accurate topographical map of the disturbed areas should be drawn to scale not less than 1 inch = 30 feet and must be prepared and certified by a registered landscape architect, land surveyor, or engineer. The topographical map shall contain the following:
 - a. Name and address of owner of record of the affected property and of the applicant (if other than the owner of record); location and dimensions of all boundary lines; names of owners of record of adjoining properties and of properties directly across the road; graphic scale, north arrow and date;
 - b. Existing contour data for the entire property with a vertical contour interval of no more than five feet, and vertical contour data at an interval of no more than two feet for all areas to be disturbed by the proposed operation, extending for a distance of at least fifty feet beyond the limits of such areas. Indicated elevations shall be based on United States Geological Survey data;
 - c. Specification of the extent of all areas to be disturbed, depth to which removal or depositing operations are proposed, and the angle of repose of all slopes of deposited materials and/or sides of channels or excavations resulting from removal operation; and;
 - d. An area map at a scale of not less than 1 inch = 200 feet showing property lines, normal high water line boundary and elevation proposed changes in location and extent of existing water courses, flood lands and drainage courses.
5. All applications, plot plans and fees must be filed with the Planning & Development Services Department a minimum of four weeks prior to a scheduled meeting. In the event of a back-log of cases, the applicant will be scheduled on the next available meeting. Final scheduling for meetings will be done by the township staff.
6. Regular meetings of the Environmental Commission are typically held the first and third Wednesday of every month at 7:00 p.m. **YOU OR SOMEONE TO REPRESENT YOU MUST BE PRESENT AT THE MEETING.**
7. **Permits heard before the Environmental Commission** - If the request is approved, there will be a 21 day appeal period. During this time, anyone may appeal the decision to the township board. A letter in writing must be addressed and submitted to the Township Clerk along with a check for \$250.00. The letter must state the case number and what is being appealed. The Clerk's Office will schedule any appeal on the next available meeting of the township board. If no appeals have been recorded, the permit will then be issued. The permit is valid for two years from the date of approval. A permit from the Building Department and Engineering Division may also be required before construction can begin.
8. **Administrative Permits** - There will be a 21 day public notice period during which parties may submit written objection explaining why the permit application requires further review. For specifics on proposed projects, contact the Planning & Development Services Department at (248) 451-4818. If at the end of the 21 days no objections were received, or if the objections were not merited, the permit will be granted.
9. If specified as a condition of the permit, a preservation notice will be recorded with the Oakland County Register of Deeds. The recording fee will be deducted from the initial escrow deposit.
10. ***The West Bloomfield ordinances governing floodplain and wetland areas provides for criminal penalties for any violations. Any person who performs any prohibited activity or causes any prohibited activity to be performed within a wetland, watercourse, floodplain area, or within 25 feet of a wetland or watercourse without a permit is subject to a jail term of ninety days and a fine of \$500.00 for each day that the violation exists.***

If you have any questions, please visit our website for more information (www.wbtownship.org) or call the Planning & Development Services Department at (248) 451-4818.