



PENNFIELD CHARTER TOWNSHIP

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Wellhead Protection Ordinance

Site Plan Review

CHECKLIST

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Introduction:

Pennfield Charter Township (“Township”) has a Wellhead Protection Overlay Ordinance (“Ordinance”) to help protect groundwater that is used for public water supply. It is very important to the Township that the groundwater aquifers remain safe for consumption. Additional site plan review requirements will provide the Township and their consultants with information needed to help protect water supply wells. Site Plans submitted that fall within the Wellhead Protection Area (“WHPA”) shall meet the requirements of site plans according to the General Township Ordinances and will be required to satisfy the conditions of this check list.

- This list was developed assuming all applicable local, state, and federal requirements will be met by the applicant/development. Extensive reviews of environmental laws and regulations will not be performed by the Township or the Township Engineer when reviewing site plans.
- A significant amount of effort to inventory and monitor Regulated Substances (Hazardous Chemicals) in Pennfield Township is currently performed by the Fire Department therefore site plan review will focus on proposed work and improvements outside of buildings.
- The Township has decided that only those developments requiring site plan approval will be reviewed using this checklist.
- The Township intends to have their engineer review all plans submitted that fall within the WHPA.

WHPA Site Plan Review Check List

	Requirement	Yes	No	Comments
1	Note on plans that states all applicable local, state, & federal environmental laws must be followed. Copies of any necessary MDEQ permit(s) shall be provided to the Township.			
2	Provide a statement regarding any Regulated Substances to be located on this site. (location, type,& amount)			
3	Is the proposed development a Prohibited Use?			
4	Was a copy of the Phase I Environmental Assessment provided?			
5	Note on plans that states fill material used shall not contain regulated substances above any state and/or federal cleanup criteria for soils.			
6	Clearly indicate that floor drains will drain only to a public sanitary sewer system or an onsite holding tank (not a septic tank).			
7	Show all proposed dry wells on the plans. Dry wells are prohibited within 200' of a Type I Public Water Supply Well. Provide a statement as to whether or not the dry wells require a groundwater discharge permit from the MDEQ.			
8	All currently functioning, proposed, and abandoned wells onsite and within 100' of the site shall be indicated on the site plans.			
9	Is public water service reasonably available as determined by the Township or County Health Department? If so, no new wells are allowed.			
10	Installation of a well not to be used for drinking water supply or irrigation is prohibited unless scientific evidence demonstrates that the well will not cause an adverse impact.			
11	New wells for natural gas or petroleum, whether for exploration, production, or otherwise are prohibited within the (1) year Time of Travel indicated on the WHPA Map.			
12	Show well isolation requirements: see the "Minimum Well Isolation Distances (From Contamination Sources and Buildings), Part 127, Act 368, P.A. 1978 and Act 399, P.A.1976' as prepared by the MDEQ, as amended.			
13	Identify the location of septic systems and other wastewater treatment systems onsite and within 100' of the site. New and reconstructed systems within a reasonable distance of public sanitary sewer must tie into the public sewer.			
14	Show all above ground or underground storage tanks onsite and those within 100' of the site on the plans.			
15	Indicate all water bodies onsite or within 500' of the site, including county drains, wetlands, floodplains, lakes, rivers, and streams.			
16	Identify on the plans any areas previously delineated onsite or within 500' of the site that are known to be contaminated, and provide a report as to their cleanup status.			

#	Requirement	Yes	No	Comments
17	Loading/unloading areas used to transfer Regulated Substances should be indicated on the site plan. These areas shall be paved with concrete or another material impervious to the Regulated Substance loaded and unloaded in the area. Loading/unloading docks must be isolated from storm drains and dry wells. If stormwater runoff is a concern the area should be covered or enclosed and should be designed to reduce stormwater run-on. If the loading/unloading dock is uncovered, grading and/or berms should direct drainage to a dead-end sump or another appropriate collection device. A positive control valve should be installed on the drain.			
18	The storage of spill response equipment should be indicated on the site plan. Storage should be in an area accessible to loading/unloading areas where Regulated Substances are transferred.			
19	Commercial vehicle washing must be conducted on a paved wash pad. The wash area should be sloped for wash water collection, which may be discharged to a wash water recycling system, directly to the sanitary sewer (with approval and appropriate pretreatment), or to a dead-end sump (from which the material may be pumped to the sanitary sewer or to an offsite treatment facility). Any such treatment device must be sufficiently sized to accept the wash water volumes. The wash pad areas should be covered, if possible.			
20	All deicing salt and associated sand mix piles must be stored on an impermeable surface and covered with a waterproof material. Stockpiles should not be located near surface waters, in flood plains, or areas with steep slopes, and should be designed to prevent surface water runoff.			
21	<p>SPILL CONTAINMENT outside the building shall include:</p> <ul style="list-style-type: none"> i. Volume=30% of 0.5 inch of runoff per impervious acre (30% of 1,815 cubic feet). A minimum volume of 400 gallons shall be provided. ii. An impermeable barrier between the spill volume and the groundwater; have provisions for the capture of oil, grease, and sediments; and meet the volume requirements. A 40-millimeter polyvinyl chloride liner is an acceptable impermeable material. iii. A 12" inside diameter minimum pipe size for spill containment systems. iv. An overflow system that will pass the peak inflow from a 10-year rainfall event and shall not be submerged under normal conditions. v. An outlet system designed to draw water from the central portion of the water column within the cell, to trap floatables, and to contain sediments. The crown of the outlet pipe shall be located vertically, a minimum of 1 foot below the normal water level and a minimum of 1.5 feet from the bottom of the spill containment cell (minimum depth of the permanent pool is 2.5 feet). 			