

CITY OF FARMINGTON  
Checklist for Preliminary Site Plans

*Note to Design Engineers:*

*The following checklist is intended to serve as a guide for designers to review prior to submitting plans to the City for review. While this checklist covers all major areas that will be reviewed by the City Engineer, this list is not all-inclusive and the City Engineer may comment on items not listed herein.*

**Topography**

- A complete topographical survey is required for all proposed projects. A metes and bounds legal description of the project site shall be provided on the plans. Property lines shall be indicated by bearing and distance in the plan view. All existing easements shall also be shown on the plan view of the existing conditions.
- A minimum of two (2) benchmarks are required. All benchmarks shall be clearly indicated on the plans. All benchmark elevations shall be to North American Vertical Datum 1988 (NAVD '88).
- Existing offsite elevations must be given at a minimum of 50 feet and 100 feet abutting the entire perimeter of the site. Grades will be indicated at all property corners and along all property lines. On site, intermittent elevations and/or defined contours (minimum contour interval of 2 feet) are required to establish the existing site drainage.
- Existing features shall be located and shown within 100 feet of the project. Existing features to be shown shall include, but may not necessarily be limited to the following items:
  - Ditches.
  - Culverts.
  - Water supply system, stormwater management, and/or sanitary sewer facilities, including inverts and casting elevations at all structures.
  - Gas, telephone, electric, and cable television lines, including manholes and/or utility poles.
  - Pedestrian facilities.
  - Trees and other landmark vegetation.
  - All streams, lakes, and/or county drains with names shown.
  - Existing buildings and permanent structures.
- Existing adjacent roads and existing right-of-way or easement lines shall be shown on the plans and shall extend across the entire site with grades shown on both sides of the road for:
  - Right-of-way or easement line.
  - Ditch centerline.
  - Top of bank.
  - Edge of shoulder.

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- Edge of pavement or top of curb.
- Crown or centerline.

**Water Supply System**

- Water infrastructure improvements specified in the City of Farmington Water Reliability Study (2014) may be required as part of the project. The applicant shall contact the City Engineer to determine if any improvements called for in the City Water Reliability Study will be necessary.
- The minimum size water main allowed for use in the distribution system shall be 8" diameter. Water mains shall be looped. Where dead ends are unavoidable, the following must be met: all mains must end with a gate valve followed by a hydrant. Maximum allowable dead-end main lengths are:
  - 40' for 6" diameter fire hydrant service pipe. If hydrant leads exceed 40', 8" diameter water main shall be used and reduced to 6" prior to attaching the hydrant.
  - 600' for 8" diameter water distribution mains (residential areas only).
- Show water service and size; no private services allowed from 6" hydrant lead or water mains larger than 16" or larger diameter.
- Where required, a minimum 15-foot wide easement must be shown on the plans. Where the water main is adjacent to and parallel to the right-of-way, a water main easement must be extended across the entire frontage of the property.
- A 10-foot horizontal separation must be maintained between the water main and the sanitary/storm sewers.
- Valve spacing:
  - Three (3) valves can be closed to isolate any section of water main, four (4) maximum.
  - No more than 800 feet of main out of service for 8" water mains, not more than ¼ mile of water main out of service for mains 12" and larger.
  - No more than two (2) hydrants out of service.
  - No more than 24 single-family units or 30 multiple-family units out of service.
- For major commercial and industrial developments, building services must be maintained from a looped system with valves located on either side of the building service.
- Fire hydrants shall be located to provide 250-foot radial coverage of all existing and proposed permanent structures.
- No parking within fifteen (15) feet of a hydrant.

**Sanitary Sewer**

- Sanitary sewer infrastructure improvements specified in the City of Farmington SRF Project Plan may be required as part of the project. The applicant shall contact the City Engineer to determine if any improvements called for in the City SRF Project Plan will be necessary.

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- Preliminary design calculations shall be provided on the plans.
- Where required, a minimum 25-foot wide easement must be shown on the plans. For sanitary sewers proposed to be more than ten (10) feet deep, the minimum easement width shall be two times (2x) the proposed depth.
- Show building lead size and location as well as other proposed sewers.

**Stormwater Management Systems**

- Preliminary design calculations prepared in accordance with the standards and engineering practices of the Oakland County Water Resources Commissioner's Office (WRC) shall be provided on the plans.
- Restricted discharge rates and/or improvements to downstream drainage courses may be required as determined by the City. The applicant shall contact the City Engineer to determine what design criteria will apply to the proposed project.
- Proposed collection points, system layout, sizes, and outlets must be shown on the site plan. Preliminary invert elevations and top of casting elevations must also be shown.
- Where required, a minimum 12-foot wide easement must be shown on the plans. For storm sewers proposed to be more than 6 feet deep, the minimum easement width shall be two times the proposed depth.
- Alternative means of providing detention are discouraged, but will be considered on a "case- by-case" basis:
  - Oversized storm pipes.
  - Parking lot storage. When approved, the maximum depth of water stored in parking areas shall be 4".

**Paving Improvements**

- All roads must conform to these standards as specified herein.
- On-site Paving Requirements:
  - Pavement cross-section must be shown in accordance with City requirements.
  - Bituminous pavements shall have a minimum slope of 1.0% and a maximum slope of 6.0%.
  - Concrete pavements shall have a minimum slope of 0.5% and a maximum slope of 6.0%.
- Minimum drive widths and parking lot dimensions per City Standard Details.
- Sidewalks are required along the frontage of all existing and proposed roads. The following requirements shall be met for proposed sidewalks:
  - Sidewalks shall be located one (1) foot inside the ultimate right-of-way (ROW) line.
  - Barrier free ramps shall be noted.
  - All structures, hydrants, poles, etc., noted and moved or adjusted as necessary.
  - Bike paths may be required in lieu of sidewalks along the frontage of major roads.

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**Site Grading and Earthwork**

- Sufficient proposed grades indicated to ensure that:
  - Drainage is adequately discharged offsite with proper detention.
  - No upstream drainage is restricted.
  - The site, in general, drains without standing water.
  - Elevation representing the finished grade (F.G.) and the first floor (F.F.) grade must be indicated. Each elevation shall be clearly labeled as either finished grade (F.G.) or first floor (F.F.) grade.
- Proposed grading shall meet abutting property line elevations. A maximum slope of 1 vertical to 4 horizontal (1:4) may be employed to meet existing grades at property lines.
- Easement(s) from adjacent property owner(s) will be required for any grading necessary on offsite property. All offsite easements required to complete the work shall be obtained prior to the start of construction.