

Final Site Plan Review Checklist

This checklist **must** be completed by the site plan professional. The site plan professional will be **required to initial all items within the checklist** as a verification that the Site Plan submission is complete. If an item is omitted from the Site Plan submission, then mark the reasoning in the Notes column. The Final Site Plan submission needs to follow the same General Site Plan submission and scale requirements listed in the Preliminary Site Plan Review Checklist. The City may require and request other reasonable and relevant information to assist in the review of the proposed development.

WATER MAIN

Requirements	Applicant review	Notes	City review
Finish grade elevations for all proposed water main structures			
Size, type and class of pipe			
Piping three inches and larger in diameter shall be Ductile Iron Class 54 pipe and or Polyvinyl Chloride (PVC) pipe as directed by the Director of the Department of Public Services			
Bedding shall be MDOT Class II sand			
Compacted sand backfill is required for water main trench located under or within three feet of pavement; other backfill material, used where applicable, must be free of large lumps of clay, debris and rock			
Provide a dimension plan for all water main structures. All structures, mains, and service leads shall be referenced from two known points			
City of Inkster Standard Details for water shall be made part of the plans by being attached			
If the water main will be dedicated to the City (Public) then the minimum size is eight inches			
An easement is required for existing or proposed public water mains not located in the public right-of-way. The easement description shall be included with the plans. Prior to the issuance of a C of O, the easement shall be drafted and executed, approved, recorded at the Wayne County Register of Deeds, and the recorded easement be on file at the City Clerk's office			

WATER LEAD

Requirements	Applicant review	Notes	City review
Domestic service pipe must be type "K" copper pipe			
The length and size of the service lead			
Minimum service size shall be one inch for industrial/commercial projects; ¾ in for residential			
All connections shall be the flared type			

SANITARY SEWER MAINS

Requirements	Applicant review	Notes	City review
Demonstrate type, size, length and slope of each run of sewer main pipe			
City of Inkster Standard Details for sanitary sewer shall be attached to the plans and a note incorporating them by reference			
The Ten State Standards for design shall be met			
Sanitary sewer manholes shall be numbered consecutively			

An easement is required for existing or proposed public sanitary sewer mains not located in the public right-of-way. The easement description shall be included with the plans. Prior to the issuance of a C of O, the easement shall be drafted and executed, approved, recorded at the Wayne County Register of Deeds, and the recorded easement be on file at the City Clerk's office			
The rim and invert elevation for each sanitary sewer structure and pipeline			
Compacted MDOT Class II sand backfill is required for sanitary sewer trench located under or within three feet of pavement; other backfill material, used where applicable, must be free of large lumps of clay, debris and rock			

SANITARY SEWER LEADS

Requirements	Applicant review	Notes	City review
Leads shall be six-inch diameter pipe with a minimum slope of one percent			
Three quarter inch crushed stone shall be used for sanitary lead bedding			
Stainless steel tapping saddle shall be used			
Cleanouts shall be used near the building			

STORM SEWER

Requirements	Applicant review	Notes	City review
Size, length, type of pipe, type of joint, and slope shall be indicated for each run of storm sewer			
The recommended type of storm sewer pipe is C76 Class IV, concrete pipe with premium joints, 12 in diameter minimum. Other type of pipe may be considered, but premium joints must be provided			
The rim and invert elevations for each storm water structure and pipeline			
The storm sewer structures shall be numbered consecutively. All structures shall be located by dimensions to two known points and/or property lines			
Sand backfill shall be provided for storm trench located under or within three feet of paved areas			
Per City of Inkster's Municipal Separate System Storm Sewers (MS4) permit, on-site storm water detention is a requirement of all new development plans that increase the imperviousness of the site. Detention must be designed to Wayne County Storm Water Management Standards, reviewed and approved by the Wayne County Construction Permit Office. A permit from the Wayne County Permit Office must be obtained prior to the start of the construction. The applicant's professional should contact the Wayne County Constriction Permit Office if they are unfamiliar with the standards.			

<p>The calculated area of imperviousness (pavement and structures), and the total area of pervious (grass, gravel area, planted/landscaped, wooded, non-paved) for the existing and proposed conditions of the site. Include the following completed table on the plans:</p>						
<p>LAND USE SUMMARY</p>						
CHARACTERISTICS	EXISTING CONDITIONS	PROPOSED CONDITIONS	CHANGE			
Total Development Area (acres)						
Total Impervious Area (acres)						
Total Impervious Area (acres)						
<p>Storm water detention details shall be provided on the plans, unless the developer has been exempted from on-site detention by Wayne County Construction Permit Office</p>						
<p>All drawings, details, and calculations, as required by the Wayne County Construction Permit Office</p>						
<p>Detention outlet pipes from the detention basin six-inches in diameter and smaller shall be sleeved by an eight-inch diameter or larger pipeline</p>						
<p>Location and details of on-site storm sewer system connection to the City's storm system</p>						
<p>An easement is required for existing or proposed public storm sewer mains not located in the public right-of-way. The easement description shall be included with the plans. Prior to the issuance of a C of O, the easement shall be drafted and executed, approved, recorded at the Wayne County Register of Deeds, and the recorded easement be on file at the City Clerk's office</p>						

GRADING

Requirements	Applicant review	Notes	City review
Include a minimum of two permanent benchmarks on or adjacent to the site			
A sufficient number of existing and proposed elevations shall be provided throughout the site and on abutting parcels to determine existing and proposed slopes and drainage patterns. Flow arrows shall be shown on the plans to indicate the direction of overland drainage			
Grades across pavement areas shall be between one and three percent, and all drainage shall enter into the storm water system. Across grassy swales, drainage grades shall be a minimum of 0.5 percent			
The plans shall show that the proposed site drainage will not adversely affect abutting parcels. Site drainage shall not flow to abutting parcels or impede existing drainage from abutting parcels			
Note indicating "The Developer is responsible for resolving all drainage problems on adjacent property which are a result of the Developer's activities."			

PAVING

Requirements	Applicant review	Notes	City review
Show location of impervious pavement and state the annual maintenance schedule			
A concrete sidewalk five feet in width shall be provided across the frontage of the site, within the public right-of-way. The new sidewalk shall be four inches thick except at driveway crossing, where it shall be a minimum of six inches in thickness			
Note indicating "Existing flags of sidewalk across the site's frontage that are damaged now, or that become damaged during construction, shall be removed and replaced, as directed by City staff. Such work shall be done prior to issuance of a final occupancy permit for the new development."			
Specific parking layout with the location and size of parking spaces and parking isles, showing all pavement markings per Michigan Department of Transportation (MDOT) standards			

GENERAL

Requirements	Applicant review	Notes	City review
Any work done in City of Inkster right-of-way requires an Excavation Permit from the Inkster Department of Public Services			
Wayne County Permits Department approval and a permit for any work within toad rights-of-way for any roads under jurisdiction of Wayne County is required. The following roads in Inkster are under the jurisdiction of the County: Inkster, Middlebelt, and Cherry Hill west of Inkster Road			
Any work done in the Michigan Avenue right-of-way requires Michigan Department of Transportation approval and permit			
In areas that may contain wetlands, the applicant shall document that no regulated wetlands exist on the site and/or that the site development will not impact and regulated wetlands. If any wetlands exist on or immediately adjacent to the site, Michigan Department of Environment, Great Lakes and Energy (EGLE) clearance will be required			
For developments that may discharge materials other than typical domestic waste, or that may discharge potentially hazardous waste, a detailed floor plan showing all drain locations, and secondary containment systems to prevent accidental discharges to them, should be provided as part of the site plan package			