

CITY OF O'FALLON, ILLINOIS
 SUBDIVISION ORDINANCE

FINAL SITE PLAN CHECK SHEET

Project Name _____

City No. _____

Initial Submittal ___ Yes ___ No

Resubmission # ___

Date _____

After Approval of the Preliminary Site Plan, the Final Site Plan Submission shall include the following:

Owner			City Review	
Y	N		Y	N
___	___	1. One or more maps shall be submitted with the final development plan that shows the following. Each map shall contain all map submission requirements, and shall bear such professional certifications and seals as the City may require.	___	___
___	___	2. Finished grades or contours for the entire site (5- or 2-foot contour intervals may be required by the Director, depending on the site).	___	___
___	___	3. All proposed and existing adjacent public street rights-of-way with centerline location.	___	___
___	___	4. All proposed and existing adjacent public street and public drive locations, widths, curb and cuts and radii.	___	___
___	___	5. Location, width and limits of all existing and proposed sidewalks.	___	___
___	___	6. Location, size and radii of all existing and proposed median breaks and turning lanes.	___	___
___	___	7. Distance between all buildings, between buildings and property lines and between all parking areas and property lines.	___	___
___	___	8. Location of all required building and parking set-backs.	___	___
___	___	9. Location, dimensions, number of stories and area in square feet of all proposed buildings.	___	___
___	___	10. Area of land on plan in square feet or acres.	___	___
___	___	11. The location of all oil and gas wells on the property.	___	___

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| ___ | ___ | 12. Limits, location, size and material to be used in all proposed retaining walls. | ___ | ___ |
| ___ | ___ | 13. Location and dimensions of all driveways, parking lots, parking stalls, aisles, loading and service areas and docks. | ___ | ___ |
| ___ | ___ | 14. The location of adjacent developments, alignment and location of public and private driveways and streets, medians, and public and semi-public easements. | ___ | ___ |
| ___ | ___ | 15. Final storm water collection, detention and erosion control plans. | ___ | ___ |
| ___ | ___ | 16. Analysis of the capacity of the existing water and sanitary sewer systems. (i.e. show that they can handle development loads). | ___ | ___ |
| ___ | ___ | 17. Final water and sanitary sewer plans. | ___ | ___ |
| ___ | ___ | 18. Deeds of dedication for all rights-of-way or easements required as a result of preliminary development plan approval, if conveyance thereof is not to be made by plat or by the filing of the final development plan pursuant to this Section. | ___ | ___ |
| ___ | ___ | 19. A copy of all covenants and restrictions applicable to the development, if required by the terms of the preliminary development plan. | ___ | ___ |
| ___ | ___ | 20. Evidence of the establishment of the agency for the ownership and maintenance of any common open space and all assurances of the financial and administrative ability of such agency, if required by the terms of the approved preliminary development plan. | ___ | ___ |
| ___ | ___ | 21. Evidence of satisfaction of any conditions of the preliminary development plan approval that were conditions precedent to consideration of the final development plan. | ___ | ___ |
| ___ | ___ | 22. Water lines AWWA C900 SDR 18. | ___ | ___ |
| ___ | ___ | 23. Fire hydrants – painted OSHA yellow and one of the following types:
Mueller Superior Centurian A 423; Kennedy Guardian K81A; Clow Medallion. | ___ | ___ |
| ___ | ___ | 24. Use gate valves for waterlines $\leq 8"$. | ___ | ___ |
| ___ | ___ | 25. Use butterfly valves for waterlines $> 8"$. | ___ | ___ |

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| ___ | ___ | 26. Fire hydrants minimum 50 foot from building and must be able to reach all points of building within 400 foot of hydrant. | ___ | ___ |
| ___ | ___ | 27. Bore utilities under collector streets. | ___ | ___ |
| ___ | ___ | 28. Open cut permitted – no sand backfill, saw cut pavement, one traffic lane open at all times, minimum 6 inch asphalt patch, concrete patch, to be doweled to existing concrete pavement final patch to be placed 48-72 hours after utility is installed. | ___ | ___ |
| ___ | ___ | 29. Variances are requested for this development (provide a list, description and justification for each variance requested on a separate sheet). | ___ | ___ |
| <u>BUILDING ITEMS:</u> | | | | |
| ___ | ___ | 30. Location, height, intensity and type of outside lighting fixtures for buildings/parking lots. | ___ | ___ |
| ___ | ___ | 31. Location, size, and type of material of all proposed monument or freestanding signs. | ___ | ___ |
| ___ | ___ | 32. One or more illustrations shall be submitted with the final development plan showing building elevations including the following: | ___ | ___ |
| ___ | ___ | 33. Elevations of all sides of proposed buildings including notation indicating building materials to be used on exteriors and roofs. | ___ | ___ |
| ___ | ___ | 34. Size, location, color and materials of all signs to be attached to building exteriors. | ___ | ___ |
| ___ | ___ | 35. Location, size and materials to be used in all screening of rooftop or ground-level mechanical equipment, trash and refuse collection areas and loading areas. | ___ | ___ |
| ___ | ___ | 36. Building sections. | ___ | ___ |
| ___ | ___ | 37. One or more illustrations shall be submitted with the final development plan showing dimensions and areas of all floors within proposed building. | ___ | ___ |
| ___ | ___ | 38. One or more illustrations shall be submitted with the final development plan showing landscaping, tree preservation and planting and buffer yard plans as required. | ___ | ___ |
| ___ | ___ | 39. One copy of the proposed plan, building elevations and landscaping, tree preservation, screening and planting and buffer yard plans shall be reduced onto 11-inch by 17-inch bond paper. | ___ | ___ |

