

CITY OF O'FALLON, ILLINOIS  
 SUBDIVISION ORDINANCE

**FINAL PLAT CHECK SHEET**

Project Name \_\_\_\_\_

City No. \_\_\_\_\_

Initial Submittal \_\_\_ Yes \_\_\_ No

Resubmission # \_\_\_

Date \_\_\_\_\_

The Final Plat to be provided by the subdivider shall include the following:

Owner			City Review	
Y	N		Y	N
___	___	1. The Final Plat may include all or only a part of the Preliminary Plat which has received approval.	___	___
___	___	2. The plans of the Final Plat shall be drawn on polyester base film (Mylar) with waterproof black ink. The scale shall be one (1) inch equals twenty (20) feet, forty (40) feet, fifty (50) feet, or one hundred (100) feet; however, the resulting drawing should be either twenty-four (24) inches by thirty-six (36) inches or thirty (30) inches by forty-two (42) inches. Scales or sheet sizes other than this may be approved only on a case-by-case basis by the City Engineer. Lettering shall be 0.1" or larger for the sake of legibility when the record documents are archived in microfilm by the City. Black or blue line prints in a quantity determined by the Director and a digital file in a format acceptable to the City shall be provided to the City on or before the time of the Final Plat application. One (1) polyester base (Mylar) film positive of the Final Plat, as approved by the City Council, shall be provided.	___	___
___	___	3. All dimensions shall be shown in feet and decimals of a foot.	___	___
___	___	4. Final Improvement Plans.	___	___
___	___	5. Soil Report - A soils report prepared and sealed by a licensed engineer should be submitted with the Final Plat. The report should contain information such as but not limited to: Engineering criteria for the placement of structural fill, suitability of on-site soils for use as structural fill, shrink/swell potential of subgrade soils, location and general description of existing fill materials, anticipated settlement based on general soil characteristics, feasibility of shallow foundations with recommended bearing pressures and foundation depths, and former mining activity.	___	___
___	___	6. Phase II Drainage Report.	___	___

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- \_\_\_ \_\_\_ 7. All surveys for a Final Plat shall be made under the active and personal direction of a registered land surveyor of Illinois, and the following basic information shall be shown: \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 8. Accurate boundary lines, with dimensions and bearings or angles, which provide a survey of the tract, closing with an error of closure of not more than one (1) foot in five thousand (5,000) feet and so noted on plat. Coordinates shall be established for all property corners. The datum for the coordinates shall be State Plane, Illinois West; FIPS zone-1202; Horizontal datum – NAD83; Vertical datum – NAVD88; units - feet. All CAD files shall be spatially referenced in this system. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 9. Accurate distances and directions to the nearest established Section Corner monument. Reference corners shall be accurately described on the Final Plat. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 10. All elevations shall be referenced to the National Geodetic Vertical Datum of 1929, and the said reference and benchmark shall be clearly stated on any plans or drawings showing such datum. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 11. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract, shown by heavy solid lines. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 12. Right-of-way line of streets, easements and other rights-of-way and property lines and areas of lots and other tracts, with accurate dimensions, bearings and curve data, including radii, arcs and chords, points of tangency, and central angles. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 13. Name and right-of-way width for each street or other right-of-way. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 14. Location, dimensions and purposes of any easement, shown by light dashed lines. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 15. Number each lot or site for identification and indicate the address assigned by their County 911 Coordinator. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 16. Lot dimensions and areas of each lot and building setback lines and dimensions. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 17. Location, type, material and size of all monuments and lot markers. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 18. Names of owners and mortgages accepting said Plat with owner or owners personally signing all plats. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 19. Names of owners of record of adjoining unplatted land. \_\_\_ \_\_\_

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- \_\_\_ \_\_\_ 20. Reference to recorded subdivision plats within three hundred (300) feet of adjoining platted land by record name, date and number. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 21. Restrictions of all types which will run with the land and become covenants in the deeds for lots. Restriction lines should be shown by medium dashed lines. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 22. Title or name of subdivision; Section, Township and Range numbers in which the subdivision is located; and north arrow, scale and date. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 23. Certification by a registered land surveyor and a registered Professional Engineer with registration numbers and seal(s) affixed to all final documents of the Final Plat. The engineer shall also certify on the plat: "All required and applicable agencies were properly notified and approved of the project", and these agency notifications shall include: Illinois Historic Preservation Agency (IHPA); Illinois Department of Natural Resources (IDNR – endangered species); Illinois Department of Natural Resources (IDNR – stream hydraulics); Natural Resource Conservation Service (NRCS); U.S. Army Corps of Engineers (USACE – Clean Water Act - stream hydraulics); Illinois Environmental Protection Agency (IEPA – storm water permit); St. Clair County Department of Roads and Bridges (entrance permit); Illinois Department of Transportation Division of Highways (IDOT - entrance permit); U.S. Department of Agriculture (USDA - prime farm land)." The applicable agency sign-offs shall be submitted to the City before the City will sign the Final plat. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 24. Certificate of dedication of all public areas. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 25. Certificate that all taxes due have been paid. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 26. Certificate for approval by the City Council. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 27. Notation on Plat of Required Finished Floor Elevations and Suitability of each lot for Walkout Basements. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 28. Park land dedication shown. 6 acres required for each 1,000 people. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 29. Payment in lieu of Park land dedication in the amount of \$51,000 per acre of Park land that would have been dedicated. \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 30. Variances are requested for this development (provide a list, description and justification for each variance requested on a separate sheet). \_\_\_ \_\_\_
- \_\_\_ \_\_\_ 31. Plans are consistent with annexation agreement. \_\_\_ \_\_\_

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This check sheet is not intended to be an exhaustive listing of items to be reviewed by the City. It is a guide to assist with the preparation of final plats and subsequent review by the City of O'Fallon.

COMPLETED AND SUBMITTED BY:

\_\_\_\_\_  
Engineer/Surveyor Date

\_\_\_\_\_  
Owner Date

REVIEWED BY CITY OF O'FALLON

\_\_\_\_\_  
Engineering Date

\_\_\_\_\_  
Planning Date

Initial Submittal Date \_\_\_\_\_