

CITY OF O'FALLON, ILLINOIS
 SUBDIVISION ORDINANCE

PHASE I DRAINAGE REPORT CHECK SHEET

Project Name _____

City No. _____

Initial Submittal ___ Yes ___ No

Resubmission # ___

Date _____

This report will review at a conceptual level the feasibility and design characteristics of the proposed subdivision. The Phase 1 Drainage Report shall be submitted with the Preliminary Plan and shall be in accordance with the following outline and contain the applicable information and drawings listed:

Owner			City Review	
Y	N		Y	N
___	___	1. Project Location: Township, range, section ¼ section; City, County, State Highway and local streets showing ROW widths within and adjacent to the subdivision, or the area to be served by the drainage improvements, within ¼ mile; Names of surrounding developments, landuses, and identification of present zoning; Area in acres.	___	___
___	___	2. Description of Property: Ground cover (type of trees, shrubs, vegetation, general soil conditions, topography, and slope); All drainage ways; Existing slopes and rock outcroppings; General project description.	___	___
___	___	3. Existing irrigation facilities such as ditches and canals within or near project (note if still in use).	___	___
___	___	4. Existing or proposed land use with approximate area breakdown and intent for complete over lot grading or other approach.	___	___
___	___	5. Major Basin Description: Reference to all drainage way planning studies such as flood hazard delineation report, drainage way planning reports, and flood insurance rate maps; Existing major basin drainage characteristics; SCS Soils Classification Map.	___	___
___	___	6. Sub-Basin Description: Historic drainage patterns of the property in question; Offsite drainage flow patterns from tributary areas and impact on development under existing and fully developed basin conditions as defined by the Engineering Department.	___	___

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| ___ | ___ | 7. General Concept Overview: Concept and typical drainage patterns; Compliance with offsite runoff considerations; Anticipated and proposed drainage patterns; Storm water runoff quality aspects of the drainage design. | ___ | ___ |
| ___ | ___ | 8. Specific Details Overview: Drainage problems encountered and solutions at specific design points; Detention storage and outlet design (design calculations not required in this phase); Maintenance and access aspects of the design; Easements and tracts for drainage purposes; Any variances from these Regulations and justification for variance request. | ___ | ___ |
| ___ | ___ | 9. Reference all criteria, master plans, and technical information used in support of concept. | ___ | ___ |
| ___ | ___ | 10. General Location Map: A map shall be provided in sufficient detail to identify drainage patterns entering and leaving the development and general drainage patterns. The map should be at a scale of 1"=2000' and show the pat of all drainage for all basins which affect, or are affected by, the property in question. (USGS Quad Sheets are ideal for this purpose). Compliance with copyright law is the responsibility of the Consultant Engineer, from the upper end of said basins to defined major drainage ways. The map shall identify any major facilities form the property (<i>i.e.</i> , development, irrigation ditches, existing detention facilities, culverts, and storm sewers) along the flow path to the nearest drainage way. Basins and divides are to be identified and topographic contours are to be included. | ___ | ___ |
| ___ | ___ | 11. Floodplain Information: A copy of the applicable FIRM panel. 100-year floodplain boundaries shall be shown on the preliminary plat and final plat. | ___ | ___ |
| ___ | ___ | 12. Drainage Plan: Map(s) of the proposed development at a scale of 1"=20' to 1"=200' on a 24" x 36" drawing shall be included. The plan shall show the following. | ___ | ___ |
| ___ | ___ | 13. Drawing showing existing (dashed lines) and, if available, proposed (solid-line) topographic contours at 2-feet maximum intervals. In terrain where the slope exceeds 15%, the maximum interval is 10-feet. The contours shall extend a minimum of 100-feet beyond the property lines, unless otherwise authorized by the Director. | ___ | ___ |
| ___ | ___ | 14. Drawing showing property lines and easements with purposes noted. | ___ | ___ |
| ___ | ___ | 15. Drawing showing all existing drainage facilities. | ___ | ___ |

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REVIEWED BY CITY OF O'FALLON

Engineering Date

Planning Date

Initial Submittal Date _____