

CITY OF O'FALLON, ILLINOIS  
 SUBDIVISION ORDINANCE

**PRELIMINARY PLAT CHECK SHEET**

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

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

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

Resubmission # \_\_\_

Date \_\_\_\_\_

		City Review	
Y	N	Y	N
___	___	___	___
1. Proposed name of the subdivision and location.			
___	___	___	___
2. Small key map showing the relation of the proposed subdivision to Section or U.S. survey lines and to platted subdivisions and dedicated streets within three hundred (300) feet of the proposed subdivision.			
___	___	___	___
3. Names and addresses of the owner, subdivider and land planning consultant, and the licensed engineer or registered land surveyor who prepared the Preliminary Plat.			
___	___	___	___
4. Streets and rights-of-way on and adjoining the site of the proposed subdivision, showing the names and including street roadway and rights-of-way widths, approximate gradients, types and widths of pavement, curbs, sidewalks, crosswalks, platting strips and other pertinent data, including classification of all existing or proposed streets as to function as collector, arterial or local street or county road.			
___	___	___	___
5. All lot lines adjacent to and abutting the subdivision.			
___	___	___	___
6. Layout of lots, showing approximate dimensions, numbers, lot area, and zone district classification(s).			
___	___	___	___
7. Parcels of land, if any, proposed to be dedicated or reserved for schools, parks, playgrounds, rights-of-way, or other public, semi-public or community purposes and use(s) of the area to be subdivided and compliance of the proposed use to the Comprehensive Plan as adopted by the City of O'Fallon.			
___	___	___	___
8. Easements, existing and proposed, showing locations, widths and purposes.			
___	___	___	___
9. Building setback line and dimensions.			

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

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

Date \_\_\_\_\_

- |     |     |  |     |     |
|-----|-----|--|-----|-----|
| ___ | ___ | 10. General location and size of existing and proposed public utilities and drainage ways or facilities within or adjoining the proposed subdivision and the location and size of nearest water trunk mains, interceptor sewer lines and other pertinent utilities.  | ___ | ___ |
| ___ | ___ | 11. Location, type and approximate size of utility improvements to be installed.   | ___ | ___ |
| ___ | ___ | 12. Tract boundary lines showing dimensions, bearings, angles and references to known land lines.  | ___ | ___ |
| ___ | ___ | 13. The gross area and net area acreage of the proposed subdivision, the acreage of streets, and of any areas reserved for the common use of the property owners within the subdivision and/or for public use.   | ___ | ___ |
| ___ | ___ | 14. Where the topography has a significant bearing upon the street grades, the plan of public utilities and drainage ways or facilities in the proposed subdivision and when it would be difficult for the Planning Commission or the City Council to understand the relation of the Plan to the existing topographic conditions, contour lines at not greater than one (1) foot intervals shall be shown on level ground, contour lines at not greater than two (2) foot intervals shall be shown on rolling ground, and contour lines not greater than ten (10) foot intervals shall be shown on hillside areas.                 | ___ | ___ |
| ___ | ___ | 15. Location of major water courses, ponding areas, natural drainage ways and flood hazard areas and any riparian corridors, including those shown on the Comprehensive Plan.  | ___ | ___ |
| ___ | ___ | 16. The Preliminary Plat shall be drawn to a scale of 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. A digital file shall also be submitted in a format acceptable to the City. 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 inches or larger for the sake of legibility when the record documents are archived in microfilm by the City. | ___ | ___ |
| ___ | ___ | 17. North arrow and date: Orient north towards top or right edges of sheet. Show the date the drawing was initially completed and the dates of all subsequent revisions to the drawings. All stationing should be from south to north or from west to east.  | ___ | ___ |

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

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

- |                          |                          |  |                          |                          |
|--------------------------|--------------------------|--|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | 18. Whenever a large tract is intended to be developed in stages, and only a part of that tract is to be submitted for Final Plat approval, a Preliminary Plat for subdivision of the entire tract shall be submitted. | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 19. Show drainage arrows on all streets to indicate direction of storm water flow.   | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 20. All proposed drainage easements shall be noted as such. Drainage easements shall not be used for any other purpose unless so authorized by the City Engineer.  | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 21. USGS map with watershed areas shown for the subdivision and all upstream land.   | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 22. Phase I Drainage Report.   | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 23. Additional studies as may be required per Section 3.1 of the Development Manual.   | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 24. Public right-of-way and street width conform to City standards.  | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 25. City curb detail being used.   | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 26. Inlet type proposed for this development is: open throat or R-3246.  | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 27. One mile grid of 12 inch water line provided.  | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 28. Storm water detention area shown on plat.  | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 29. Landscaping berms shown on plans and easements provided for said.  | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 30. Additional right-of-way dedicated on existing roadways for future expansion.   | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 31. Lot and block layout conforms to City requirements (blocks greater than 500 feet and less than 1,400 feet).  | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 32. All side and back lot utility easements where storm and/or sanitary sewers are proposed shall be a minimum of 20 foot total width for one utility.   | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 33. Minimum street grade of 1% and maximum grade of 8% for local street; 5% for collected street.  | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 34. Dead end streets shall have a length no greater than 800 feet.   | <input type="checkbox"/> | <input type="checkbox"/> |

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

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

Date \_\_\_\_\_

\_\_\_ \_\_\_ 35. Fire hydrant spacing does not exceed 600 feet for single family residential; 400 feet for multi family and 300 feet for high hazard development. \_\_\_ \_\_\_

\_\_\_ \_\_\_ 36. Electronic copy of preliminary plat submitted with paper copies. \_\_\_ \_\_\_

\_\_\_ \_\_\_ 37. Variances are requested for this development (provide a list, description and justification for each variance requested on a separate sheet). \_\_\_ \_\_\_

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 preliminary 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 \_\_\_\_\_