

CITY OF O'FALLON, ILLINOIS
 SUBDIVISION ORDINANCE

PRELIMINARY SITE PLAN CHECK SHEET

Project Name _____

City No. _____

Initial Submittal ___ Yes ___ No

Resubmission # ___

Date _____

The Preliminary Site Plan shall include the following:

Owner			City Review	
Y	N		Y	N
___	___	1. Schedule indicating total floor area, dwelling units, land area, parking spaces, required and proposed, land use density, hours of operation of the business, and other zoning items.	___	___
___	___	2. Phases of development must be shown, if applicable. If the development will occur in phases, the applicant shall submit a development plan that also displays the entire development at the completion of all phases. The phased development shall have the phases clearly outlined with expected dates for beginning of construction and date of completion of construction.	___	___
___	___	3. Existing and proposed location of buildings, other structures and lot arrangement.	___	___
___	___	4. Any land areas within the 100-year floodplain. This land shall not have any construction on it.	___	___
___	___	5. Any land areas within an airport noise or accident potential zone.	___	___
___	___	6. Parking areas, drives and walks.	___	___
___	___	7. Screening and buffering areas, open space and other amenities.	___	___
___	___	8. Public streets, identifying arterials, collectors and local streets; service and loading areas; points of access to public rights-of-way.	___	___
___	___	9. Any existing easements.	___	___
___	___	10. Existing and proposed water and sewer infrastructure and service connections.	___	___

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|-----|-----|---|-----|-----|
| ___ | ___ | 11. Sufficient dimensions and grades to indicate relationship between buildings, property lines, parking areas and other elements of the plan. In particular show elevation at building entrances to confirm ADA accessibility. | ___ | ___ |
| ___ | ___ | 12. Location, massing and pattern of proposed landscaping. | ___ | ___ |
| ___ | ___ | 13. Existing and proposed site drainage patterns. | ___ | ___ |
| ___ | ___ | 14. Location and size of any existing and proposed storm water collection facilities, detention/retention basins, and drainage structures, such as culverts, paved or earthen ditches, or storm water sewers and inlets. | ___ | ___ |
| ___ | ___ | 15. Existing streams and other bodies of water. | ___ | ___ |
| ___ | ___ | 16. Internal and external pedestrian and vehicular access points. | ___ | ___ |
| ___ | ___ | 17. Physical barriers (such as interstate highways). | ___ | ___ |
| ___ | ___ | 18. Proposed noise generation sources. | ___ | ___ |
| ___ | ___ | 19. An analysis of the demand for water service and discharge into the sanitary sewer receiving system. | ___ | ___ |
| ___ | ___ | 20. Any public streets within 250 feet of the property. | ___ | ___ |
| ___ | ___ | 21. Street and traffic patterns affecting the site within 250 feet of the property. | ___ | ___ |
| ___ | ___ | 22. Any drives that exist or that are proposed to the degree that they appear on plans on file with the City within 250 feet of the property. | ___ | ___ |
| ___ | ___ | 23. Any buildings that exist or are proposed to the degree that their location and size are shown on plans on file with the City. Single- and two-family residential buildings may be shown in approximate location and size and shape within 250 feet of the property. | ___ | ___ |
| ___ | ___ | 24. Surrounding uses, buildings, and adjacent properties within 250 feet of the property. | ___ | ___ |
| ___ | ___ | 25. Name and phase of subdivision, and copy of restrictive covenants, if any. | ___ | ___ |
| ___ | ___ | 26. Water lines AWWA C900 SDR 18. | ___ | ___ |

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- 27. Fire hydrants – painted OSHA yellow and one of the following types. _____
Mueller Superior Centurian A 423; Kennedy Guardian K81A; Clow Medallion.
- 28. Use gate valves for waterlines ≤ 8 ". _____
- 29. Use butterfly valves for waterlines > 8 ". _____
- 30. Fire hydrants minimum 50 foot from building and must be able to reach all points of building within 400 foot of hydrant. Fire flow requirements per _____.
- 31. Bore utilities under collector streets. _____
- 32. Open cut permitted on minor streets on a case by case basis – no sand backfill, saw cut pavement, one traffic lane open at all times, minimum 7 inch asphalt patch, concrete patch, to be doweled to existing concrete pavement final patch to be placed 48-72 hours after utility is installed. _____
- 33. Property lines. _____
- 34. Drawing signed and sealed by a professional land surveyor. _____
- 35. Variances are requested for this development (provide a list, description and justification for each variance requested on a separate sheet). _____
- 36. Exterior building sketches of each elevation depicting the general style, size and exterior construction materials for each building type proposed. _____
- 37. A narrative statement explaining the need for modification of the underlying zoning district regulations, if necessary. _____

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 the preliminary site plan 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 _____