

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. | ___ | ___ |

___	___	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. Provide a note to indicate whether a water line and hydrant are public or privately maintained.	___	___
___	___	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 $> 8"$.	___	___
___	___	26. Fire hydrants minimum 50 foot from building, maximum 100 feet from fire department connection, 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.	___	___

COMPLETED AND SUBMITTED BY:

Signature - Engineer/Surveyor Date

Signature - Owner Date

REVIEWED BY CITY OF O'FALLON

Engineering Date

Community Development Dept. Date

Initial Submittal Date _____