

CITY OF O'FALLON, ILLINOIS  
CHAPTER 154: SUBDIVISIONS

**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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | _____ | _____ |

___	___	7. All surveys for a Final Plat shall be made under the active and personal direction of a registered land surveyor of Illinois:	___	___
___	___	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 NAVD88, 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.	___	___
___	___	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 Minimum Foundation Opening Elevations and Suitability of each lot for Walkout Basements.	_____	_____
_____	_____	28. Park land dedication shown. 6 acres required for each 1,000 people (refer to SO 5.0, pg. 25).	_____	_____
_____	_____	29. Payment in lieu of Park land dedication in the amount of \$59,000 per acre of Park land that would have been dedicated (refer to SO 5.5, pg. 30).	_____	_____
_____	_____	30. Variances are requested for this development (provide a list, description and justification for each variance requested on a separate sheet – refer to SO 6.1, pg. 23).	_____	_____
_____	_____	31. Plans are consistent with annexation agreement.	_____	_____
_____	_____	32. Digital Plan submittal of plat.	_____	_____

*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:

\_\_\_\_\_  
Signature - Engineer/Surveyor                      Date

\_\_\_\_\_  
Signature - Owner                                              Date

REVIEWED BY CITY OF O'FALLON

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

\_\_\_\_\_  
Community Development                                              Date

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