

CITY OF O'FALLON, ILLINOIS
CHAPTER 154: SUBDIVISIONS

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.	___ ___

—	—	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.	—	—
—	—	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.	—	—
—	—	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.	—	—

___	___	19. Show drainage arrows on all streets to indicate direction of storm water flow.	___	___
___	___	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.	___	___
___	___	21. USGS map with watershed areas shown for the subdivision and all upstream land.	___	___
___	___	22. Phase I Drainage Report.	___	___
___	___	23. Additional studies as may be required per Sections 155.030 – 155.042 of this Code.	___	___
___	___	24. Public right-of-way and street width conform to City.	___	___
___	___	25. City curb detail being used.	___	___
___	___	26. Inlet type proposed for this development is: open throat or R-3246.	___	___
___	___	27. One mile grid of 12 inch water line provided.	___	___
___	___	28. Storm water detention area shown on plat.	___	___
___	___	29. Landscaping berms shown on plans and easements provided for same.	___	___
___	___	30. Additional right-of-way dedicated on existing roadways for future expansion.	___	___
___	___	31. Lot and block layout conforms to City requirements (blocks greater than 250 feet and less than 800 feet.)	___	___
___	___	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.	___	___
___	___	33. Minimum street grade of 1% and maximum grade of 8% for local street; 5% for collected street.	___	___
___	___	34. Dead end streets shall have a length no greater than 800.	___	___
___	___	34a. Street intersections with center line offsets of less than one hundred twenty-five (125) feet are prohibited, unless otherwise permitted and approved by the.	___	___
___	___	35. Fire hydrant spacing does not exceed 600 feet for single family residential; 400 feet for multi family and 300 feet for high hazard.	___	___

___ 36. Digital Plan of preliminary plat submitted with paper copies. ___

___ 37. If 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:

Signature - Engineer/Surveyor Date

Signature - Owner Date

REVIEWED BY CITY OF O'FALLON

Engineering Date

Community Development Dept. Date

Initial Submittal Date _____