

ZONING CODE

156 Attachment 2

Village of Coal City

**Table 2: Required Content of Site Plan  
[Amended 7-27-2016 by Ord. No. 16-16]**

**KEY:**

X = Required for all site plans.

— = Not required for any site plan.

R = Required upon request of the Zoning Board or Zoning Administrator.

Five Copies of Site Plan Showing:	Uses with Parking <sup>1</sup>	Map Amendment	Variance	Uses with Landscape Strip <sup>2</sup>	Conditional Uses		
					All Conditional Uses	PUD Preliminary Plan	PUD Final Plan <sup>3</sup>
1. Scale: number of feet to one inch. <sup>4</sup>	100	100	100	100	100	100	
2. Numeric and graphic scales, North arrow, and date of preparation.	X	X	X	X	X	X	
3. Boundaries of development and of each phase thereof.	X	X	X	X	X	X	
4. Lot lines and dimensions and areas of lots.	X	X	X	X	X	X	
5. Easements and encroachments.	X	X	X	X	X	X	
6. Data indicating for each development phase: a. Number of dwelling units broken down by number of bedrooms. b. Number of lots. c. Gross and net site area. d. Land area devoted to streets, off-street parking, off-street loading, uncovered space, nonvehicular space, recreation space, and each housing and land use type.	—	X	X	—	X	X	

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7. Drainage: existing and proposed drainage patterns	X	—	—	—	—	X	
8. Existing landscaping: existing wooded areas and isolated trees six inches or more in diameter at one foot above ground level.	—	—	—	—	—	X	
9. Structures: location, type, shape, dimensions, floor space, orientation, height in feet, finished grade elevation at all entrances and corners, and number of stories of all existing and proposed structures, including buildings, signs, fences, walls, screening, bridges, culverts, exterior lighting fixtures, and entrance features.	X	X	X	—	—	X	
10. Parking, loading and service: location, shape, dimensions, and area of off-street parking and loading spaces and areas, outside storage, and refuse disposal and service areas, including aisles, curbing, surface type, driveways, and curb cuts.	X	X	X	—	X	X	
11. Topography: map showing existing contours at two-foot intervals and proposed grading and contours.	—	—	—	—	—	X	
12. Government boundaries: current school district and municipal boundary lines on or adjacent to the site.	—	—	—	—	—	X	

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13. Circulation: existing and proposed number, location, alignment, dimensions, design, and construction standards of all public and private thoroughfares, sidewalks, pedestrian and bicycle paths, railroad rights-of-way, curb cuts, and driveways, and distance of property lines to nearest existing intersections.	—	X	—	—	X	X	
14. Common or public areas: the number, location, acreage, and provisions for proposed ownership, and provisions for maintenance of any proposed recreational and nonrecreational common open spaces.	—	—	—	—	—	X	
15. Water bodies: dimensions and locations of existing and proposed natural or artificial bodies of water, floodplains, marsh areas, drainage ditches, wet or dry stormwater detention or retention areas, and any proposed modifications to existing water courses or water bodies.	—	—	—	—	—	X	
16. Subsurface conditions: data on subsurface soil, rock and groundwater conditions. This provision may be waived.	R	R	—	—	R	X	

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17. Utilities: size, purpose, and location of existing and proposed public and private utilities, utility easements, and drainage facilities on or within 100 feet of the property; locations of existing and proposed hydrants, catch basins, manholes and valves.	—	—	—	—	—	X	
18. Proposed landscaping: a. Location, quantity, diameter, installation height, maturity height, botanic name and common name of all proposed living and nonliving landscaping materials and existing materials to be preserved. b. Types and boundaries of proposed ground cover. c. Location and contours at one-foot intervals of proposed berming. d. Dimensions and appearance of all sides of proposed fences, walls, ornamental lighting and other landscaping and screening treatments. e. Measures to be taken to protect new and preserved existing trees during construction.	—	—	—	X	—	X	

**NOTES:**

- <sup>1</sup> Uses providing over four parking spaces for applications specified in Article VII, § 156-125 et seq., off-street parking and loading provisions.
- <sup>2</sup> All uses required to provide any screening or planting strip as specified in § 156-135, Landscaping and screening.
- <sup>3</sup> PUD final plan shall be final version of preliminary plan approved by the Village Board and including final engineering plans and specifications.
- <sup>4</sup> Or such other scale as the Zoning Administrator or Zoning Board shall require.