



APPLICATION FOR SITE PLAN APPROVAL
City of Carbondale
200 South Illinois Avenue
(618) 457-3248
Fax (618) 457-3289

Date of Application: _____

Name of Applicant: _____

Owner of subject property: _____

Applicant is: Property owner Contractor Architect Engineer Other

Name and Location of Development: _____

Application Fee: \$25.00

INTRODUCTION

Prior to the construction or expansion of a commercial development, a residential development of more than two units, or a parking lot of more than four spaces, site plan approval by the City of Carbondale is required. The Planning Services Division of the Development Services Department coordinates the site plan review. It is suggested that the applicant prepare a preliminary site plan and Application for Site Plan Approval for review by the City's Development Assistance Committee (DAC). The DAC is comprised of representatives from the departments of Public Works-Engineering; Water and Sewer Operations; Building & Neighborhood Services; Fire; Police; and Planning Services. Staff will review the plan and suggest modifications that should be incorporated into site plan prior to the submittal of a full set of plans. City staff is available to assist an applicant throughout the site plan review process and will meet with the developer as often as necessary. A document, the "Site Plan Checklist, A Guide to Completing the Site Plan Application," has been prepared to assist the applicant in completing the site plan application. Questions pertaining to the Application or Checklist should be addressed to the Planning Services Division at the phone number listed above. This application serves as a means of recording what is required of the applicant in accordance with Title 15, Article 6.10 of The Revised Code of the City of Carbondale.

INSTRUCTIONS & PROCEDURE

ELEMENTS REQUIRED TO INITIATE THE CITY OF CARBONDALE'S SITE PLAN APPROVAL PROCESS:

- * Receipt of completed application form (pages 1-3); and
- * Receipt of \$25.00 application fee (check payable to the City of Carbondale); and
- * Receipt of eight copies of the official site plan; and
- * Engineer's certification of the drainage design.

1. After receipt of the Site Plan, application, and fee, the site plan will be distributed to each member of the Development Assistance Committee. The Committee will then schedule a meeting to discuss the plan and recommend any changes that may be necessary. The results of the meeting will be formulated into a letter from the Director of Development Services to the applicant. The letter may require modifications of the site plan before approval if required changes necessitate such redrawing.
2. When the site plan is approved, the approval letter and stamped approved copies of the plan must be signed by the applicant or authorized agent, and the City's Director of Development Services. The letter will be attached to the "Approved" site plan which will be distributed to: The applicant, Building & Neighborhood Services, Public Works-Engineering, Water and Sewer Operations, Fire Department, Police Department, and Planning Services.
3. An "Approved" site plan is evidence to Building & Neighborhood Services that a building permit may be applied for. The Building & Neighborhood Services Division is responsible for assuring that the provisions of the "Approved" site plan are complied with. Occupancy permits will not be issued until the development is in substantial compliance with the site plan requirements.
4. Where the approved site plan has been substantially complied with but the owner or developer is prevented from complete compliance by reason of occurrences beyond their control, they may file a performance bond with the City to cover the cost of completing the unfinished items required by approval of the site plan, at which time a temporary certificate of occupancy may be issued.
5. An "Approved" site plan is binding upon the land, the owner and subsequent owners. Any changes or deviations from the "Approved" site plan require approval from the Director of Development Services.

Detailed Information

- A. Name of Applicant: _____ Address: _____
 Phone # _____ Applicant's Signature _____
- B. Name, Address & Phone Number of the contractor or developer if different than applicant:

- C. Name, Address & Phone Number of landowner:

- D. Name, Address & Phone Number of the owner of proposed structure if different than landowner: _____

- E. Brief legal description of property: _____
 Street Address of Property: _____ Permanent Parcel No. of Property: _____
- F. Name, registration number and address of professional engineer, surveyor, or architect who assisted in development of the site plan: _____

- G. Zoning classification for land covered by site plan: _____
- H. Building use and number of employees and/or apartments or family units: _____

**ENGINEER'S CERTIFICATION OF DRAINAGE DESIGN
for the
CITY OF CARBONDALE, ILLINOIS**

Certification:

I, _____, Illinois Registered Professional Engineer Number _____, do hereby certify that I have designed and reviewed the surface drainage and related storm water detention systems; and that storm water detention systems meet or exceeds the requirements of Title 15 of the City of Carbondale Revised Code on the following site:

Project Name: _____

Project Address: _____

Drainage Design Information and Parameters:

Design Parameter	Pre Development (100% Grass)	Post Development	
		Without Detention	With Detention
Design Storm Recurrence (yrs):			
Design Storm Duration (mins):			
Design Storm Intensity (in/hr):			
Storm Water Runoff Rate (cfs):			

Professional Engineer's Seal & Signature:

SEAL

Date of Signing: _____

Lic. Exp. Date: _____

Storm Water Detention System Information:

System Type: Dry Pond Wet Pond Underground Storage Other: _____

Maximum system capacity (cubic feet): _____; Water surface elevation at maximum system capacity: _____

Volume used at design storm (cubic feet): _____; High water elevation at design storm: _____.

Description of outlet/control device (include pipe/orifice/weir diameters, sizes, dimensions and elevations):

Attach required design information including: calculations, engineering assumptions, hydrographs, stage/storage curves, drainage basin maps, etc.