

Site Development Permit  
Section 34-152

Today's Date: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone #: (    ) \_\_\_\_\_ - \_\_\_\_\_

Provide the address and PIN number where work is being done:

\_\_\_\_\_  
\_\_\_\_\_

Engineer Comments:

\_\_\_\_\_  
\_\_\_\_\_

Name of Engineer/Company doing work. Please include all information required and pertinent to Sec. 34-152 Site Development Permit (attached):

\_\_\_\_\_

Applicant Signature

\_\_\_\_\_

Review Hours: _____
Fee:            \$ _____
\$ _____
Total Fees Paid _____
_____

## Sec. 34-152. - Site development permit.

- (a) *Permit required.* Except as otherwise provided in this article, no person shall commence or perform any clearing, grading, stripping, excavating, or filling of land which meets the following provisions without having first obtained a site development permit from the designated engineer of the city:
- (1) Any land-disturbing activity (i.e., clearing, grading, stripping, excavation, fill, or any combination thereof) that will affect an area in excess of 5,000 square feet;
  - (2) Any land-disturbing activity that will affect an area in excess of 500 square feet if the activity is within 25 feet of a lake, pond, stream, or wetland; or
  - (3) Excavation, fill, or any combination thereof that will exceed 100 cubic yards.
- (b) *Exceptions.* A permit shall not be required for any of the following provided that the person responsible for any such development shall implement necessary soil erosion and sediment control measures to satisfy the principles set forth in section 34-151 of this article:
- (1) Excavation below final grade for the basement and footings of a single-family residence and appurtenant structures on a site in excess of two acres for which a building permit has been issued by the County of Winnebago on behalf of the City of South Beloit, Illinois.
  - (2) Agricultural use of land, including the implementation of conservation measures included in a farm conservation plan approved by the soil and water conservation district, and including the construction of agricultural structures;
  - (3) Installation, renovation, or replacement of a septic system or water line installation to serve an existing dwelling or structure.
- (c) *Application for permit.* Application for a site development permit shall be made by the owner of the property or his authorized agent to the city on a form furnished for that purpose. Each application shall bear the name(s) and address(es) of the owner or developer of the site and of any consulting firm retained by the applicant together with the name of the applicant's principal contact at such firm, and shall be accompanied by a filing fee based upon the zoning classification of the property under city ordinances as follows:
- UT - Urban Transitional ..... \$250.00

- RR - Rural Residential District ..... \$250.00
- R1 - One-Family Residential District ..... \$250.00
- R2 - Two-Family Residential District ..... \$250.00
- RM - Multifamily Residential District ..... \$250.00
- CR - Commercial Retail District ..... \$250.00
- CG - Commercial General District ..... \$250.00
- CT - Commercial Traffic District ..... \$250.00
- IL - Light Industrial District ..... \$250.00
- IH - Heavy Industrial District ..... \$250.00
- Residential Planned Unit Development ..... \$250.00

In the event that the city incurs engineering expenses in reviewing the application for permit in excess of \$250.00, the applicant shall reimburse the city for the overage prior to the permit being issued.

Each application shall include certification that any land clearing, construction, or development involving the movement of earth shall be in accordance with the plans approved upon issuance of the permit.

- (d) *Submissions.* Each application for a site development permit shall be accompanied by the following information:
- (1) A vicinity map in sufficient detail to enable easy location in the field of the site for which the permit is sought, and including the boundary line and approximate acreage of the site, existing zoning, and a legend and scale.
  - (2) A development plan of the site showing:
    - a. Existing topography of the site and adjacent land within approximately 100 feet of the boundaries, drawn at no greater than two-foot contour intervals and clearly portraying the conformation and drainage pattern of the area.
    - b.

The location of existing buildings, structures, utilities, streams, lakes, floodplains, wetlands and depressions, drainage facilities, vegetative cover, paved areas, and other significant natural or manmade features on the site and adjacent land within 100 feet of the boundary.

- c. A general description of the predominant soil types on the site, their location, and their limitations for the proposed use.
  - d. Proposed use of the site, including present development and planned utilization; areas of clearing, stripping, grading, excavation, and filling; proposed contours, finished grades, and street profiles; provisions for storm drainage, including storm sewers, swales, detention basins and any other measures to control the rate of runoff, with a drainage area map, indications of flow directions, and computations; kinds and locations of utilities; and areas and acreages proposed to be paved, covered, sodded or seeded, vegetatively stabilized, or left undisturbed.
- (3) An erosion and sediment control plan showing all measures necessary to meet the objectives of this article throughout all phases of construction and permanently after completion of development of the site, including:
- a. Location and description, including standard details, of all sediment control measures and design specifics of sediment basins and traps, including outlet details.
  - b. Location and description of all soil stabilization and erosion control measures, including seeding mixtures and rates, types of sod, method of seedbed preparation, expected seeding dates, type and rate of lime and fertilizer application, kind and quantity of mulching for both temporary and permanent vegetative control measures, and types of nonvegetative stabilization measures.
  - c. Location and description of all runoff control measures, including diversions, waterways, and outlets.
  - d. Location and description of methods to prevent tracking of sediment off site, including construction entrance details, as appropriate.
  - e. Locations of stockpiles and description of stabilization methods.
  - f. Description of off-site fill or borrow volumes, locations, and methods of stabilization.
  - g.

