

**New Construction - Single Family Residential (Zoning R1)  
Improvement Location Permit**

Permit #: \_\_\_\_\_

1. PROJECT INFORMATION																
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2. SITE INFORMATION								
<i>(Fill Out Appropriate Column)</i>								
	Municipal Water & Sewer		Municipal Sewer Only		Municipal Water Only		Private Water & Sewer	
	Provided	Min. Req.	Provided	Min. Req.	Provided	Min. Req.	Provided	Min. Req.
<b>A. Lot Size (S.F.)*</b>		7,200		9,000		21,780		21,780
<b>B. Lot Width at Min. Front Building Setback (ft)</b>		60		60		100		100
<b>C. Rear Setback (ft)</b>		20		20		40		40
*Total area of lot bounded by lot lines, not including R.O.W, drainage, nor surface access easements.								

**2. SITE INFORMATION - CONTINUED**

	Provided	Min. Req.	Max. Req.
D. Front Building Setback (ft)		20	N/A
E. Side Building Setback (ft)		5	N/A
F. Lot Coverage (%), the total ground area within the lot covered by the primary structure plus any accessory structures (including decks over 30" above grade, above-ground pools, in-ground pools, garages, carports, storage sheds, or any under roof areas), excluding driveways, walkways, fences, grade level decks and patios, and walls not attached in any way to a roof divided by the Lot Size.		N/A	40%
G. Lot Located within FEMA Floodplain: <input type="checkbox"/> No <input type="checkbox"/> Yes	I. Lot Located within Wetland: <input type="checkbox"/> No <input type="checkbox"/> Yes		
H. Lot Adjacent to St. Joseph River or Baugo Creek Lot: <input type="checkbox"/> No <input type="checkbox"/> Yes	J. Lot Adjacent to Detention or Retention Pond: <input type="checkbox"/> No <input type="checkbox"/> Yes		
K. If "yes" for 2.G or 2.H, or 2.I., then provide the 100-yr/1% E.P. Elevation: <input type="checkbox"/> N/A	Elevation (ft):	Datum:	
L. If "yes" for 2.J., then provide the Design 100-yr/1% E.P. Elevation from the Recorded Plat: <input type="checkbox"/> N/A	Elevation (ft):	Datum:	

**3. PRIMARY AND ACCESSORY STRUCTURE INFORMATION**

Primary Structure for R1 Zoning is the residential dwelling

Accessory Structure for R1 Zoning can be, but not limited to, an attached garage, detached garage or shed, etc.

A. Primary Structure Area (S.F.)	1 <sup>st</sup> Floor	2 <sup>nd</sup> Floor	Unfinished Basement	Finished Basement	Other:	Other:
	+ + + =					
B. Accessory Structure Area (S.F.)	Attached Garage	Detached Garage	Detached Shed	Other:	Total Accessory Structure Area (SF)	
C. Is the Total Accessory Structure Area (3.B.) less than the Primary 1 <sup>st</sup> Floor Area? <input type="checkbox"/> No <input type="checkbox"/> Yes						
D. Does the total combined garage car capacity exceed 4 cars? <input type="checkbox"/> No <input type="checkbox"/> Yes						
E. Is the total Detached Accessory Structure Area less than the Primary 1 <sup>st</sup> Floor Area or 1,200SF, whichever is less? <input type="checkbox"/> No <input type="checkbox"/> Yes						
F. If "yes" for any 2.G-2.J., then will the following be 2' higher than the water elevation provided in 2.G-2.J.?						
Lowest Final Grade Elevation adjacent to the Primary Structure				<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No (Provide 4.F.7)
Lowest Opening (window, door, etc.) Elevation of the Primary Str.				<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No (Provide 4.F.7)
Lowest Finished Floor Elevation of the Primary Structure				<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No (Provide 4.F.7)
					Provided	Max. Allowed
G. Primary Structure Height (ft), Distance from top of structure (usually roof, not including Chimney) to the average final grade at the front of the structure.						30
H. Accessory Structure Height (ft), Distance from top of structure (roof) to the average final grade at the front of the structure. If multiple structures, list highest.						19

4. Improvement Location Permit Checklist		
<input type="checkbox"/> Yes		A. Completed Application
<input type="checkbox"/> Yes		B. Application Fee, \$30, payable to "Town of Osceola"
<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	C. Septic and/or Well Permits from St. Joseph County Health Department
<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	D. Sewer and/or Water Permits from the City of Mishawaka
<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	E. Special Use Exception or Variance Approval
F. Site Plan - Shall include the following & be drawn to scale if less than 3 Acres in size:		
<input type="checkbox"/> Yes		1. All Lot lines, dimensioned, building setbacks and adjacent street and alley names
<input type="checkbox"/> Yes		2. Well, septic, water and/or sewer service lines, as applicable
<input type="checkbox"/> Yes		3. Primary Structure, Accessory Structure(s) ground footprint with dimensions
<input type="checkbox"/> Yes		4. Primary Structure, Accessory Structure(s) overhang dimensions
<input type="checkbox"/> Yes		5. Location of driveway, fence, patio, and deck, including deck height
<input type="checkbox"/> Yes		6. Easements & Right-of-Way limits of adjacent streets or alleys
<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	7. Existing Elevations and Final Elevations (nearest 1' Contour and hundredth foot). Must be provided if "No" was selected for any 3.F. item.
<input type="checkbox"/> Yes		8. North arrow, Scale, Lot number, Stories of Primary Structure, Finished Floor Elevation
<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	9. Adjacent drainage features, such as, but not limited to, rivers, detention, swales, inlets.
<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	10. Location of items 2.G.-J., if applicable

I certify the above to be a true and accurate to the best of my knowledge.

\_\_\_\_\_

Applicant SignatureDate

\_\_\_\_\_

Print Applicant Name

Town of Osceola Official Use Only		
<input type="checkbox"/> Approved      Assigned Address, if applicable:		
<input type="checkbox"/> Denied for the Following Ordinance Violation:		
Reference	Requirement	Proposed
Zoning Administrator Signature		Date

**Ordinance References:**

2.A-F	Zoning Ordinance Table 4.01	3. D	Zoning Ordinance Table 4.01 & 5.01(C)(3)
2.G, H, J, K, L	Subdivision Ordinance 17.03.06	3.E	Zoning Ordinance 5.01(D)(1)
2.I	Zoning Ordinance 1.28	3. F	Subdivision Ordinance 17.03.06
3.A, B, C	Zoning Ordinance Table 4.01 & 5.01(C)(1)	3.G&H	Zoning Ordinance Table 4.01