

ST JAMES TOWNSHIP  
ZONING – DEVELOPMENT REVIEW APPLICATION

OFFICE USE ONLY

\_\_\_\_\_  
(applicant --person filing the application)

Case number \_\_\_\_\_

\_\_\_\_\_  
(address)

Date Rec'd \_\_\_\_\_

Fee Rec'd \_\_\_\_\_

\_\_\_\_\_  
(city, state, zip code)

Receipt # \_\_\_\_\_

Hearing date \_\_\_\_\_

\_\_\_\_\_  
(telephone, home and business)

PROPERTY OWNER'S NAME AND ADDRESS (if not the applicant)

\_\_\_\_\_

Phone ( \_\_\_\_\_ ) \_\_\_\_\_ - \_\_\_\_\_

APPLICANT'S CAPACITY IF NOT PROPERTY OWNER (circle one):

Builder Agent/other \_\_\_\_\_

PROPOSED CONSTRUCTION SITE ADDRESS (if known) \_\_\_\_\_

(If new construction, an address will not be known yet.)

PARCEL SIZE \_\_\_\_\_

PROPERTY DESCRIPTION \_\_\_\_\_

PARCEL TAX ID NUMBER \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

ZONING DISTRICT (see zoning ordinance) \_\_\_\_\_

PROJECT DESCRIPTION

Total number of structures, units, bedrooms, offices; \_\_\_\_\_

Total floor areas, \_\_\_\_\_ parking spaces, \_\_\_\_\_ garages, \_\_\_\_\_

Employment Levels for commercial and/ or industrial uses, \_\_\_\_\_

Amount of recreation and open space, type of recreation facilities to be provided as pertinent or otherwise required by this ordinance. (attach sheets if necessary) (  attached)

Name and address of all registered professionals involved with the proposed project, including engineers, architects, and surveyors. Plan shall contain the seal of a minimum of one (1) of the registered professionals responsible for preparation of the plan, if required by the ordinance.

Total acreage of the project \_\_\_\_\_

Project's proposed beginning \_\_\_\_\_ and completion schedule \_\_\_\_\_ ( by phase if the entire project is to be divided into phases.

If the project proposed is to be a condominium or site condominium, the proposed Master Deed is to be included with the application package.

Health department, soil erosion, and any other required county or state permits shall be submitted with the development plan to the Planning Commission.

Parcel Number \_\_\_\_\_

Date: \_\_\_\_\_

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

**DEVELOPMENT PLAN DETAILS:**

Seven (7) copies of the Development Plan drawings shall be submitted with the application package, one of which shall be capable of being reproduced. The development plan shall consist of accurate drawings at a scale of 1" = 100' or less, showing the site and all land within 150' of the site. If multiple sheets are used, each shall be labeled and the preparer identified. Each set of development plan drawings shall depict the following.

- a) Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, as well as the current land uses, zoning classifications on the subject parcel.
- b) Location and type of existing vegetation to be retained as well as those proposed to be removed if applicable.
- c) Location of existing and proposed buildings and intended use thereof, as well as the length, width and height of each building.
- d) Proposed location of accessory structures, buildings and uses, including but not limited to all satellite dishes over 3.5' in diameter, antennas, flag poles, light poles, bulkheads, docks, storage sheds, transformers, air conditioners, generators and similar equipment, and the method of screening where applicable.
- e) Location of all existing public and private easements including road and utility rights-of-way on or abutting the property.
- f) Location, design and dimensions of existing and/or proposed, barrier free access, or parking areas.
- g) Location, size and characteristics of all loading and unloading areas if applicable.
- h) Location of water supply lines and/or wells, and the location of waste water lines, and septic systems.
- i) Location of all other utilities on property including, but not limited to, propane, fuel oil, electric, satellite TV and telephone.
- j) Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.
- k) Location, size and specification of all signs.
- l) Exterior lighting locations with area of illumination depicted as well as the type of fixtures and shielding to be used.
- m) Location and type of fencing, walls and size and specifications for screening of all trash receptacles or other solid waste disposal facilities.
- n) Location and specifications for all proposed perimeter and internal landscaping or buffering features. Each new planting, will specify the type and size of plant or tree at the time of planting. All vegetation to be retained on the site, must also be indicated, as well as its size and specific location.
- o) Plan will contain an arrow indicating North, the scale of all drawings, and date of original submission and last revision.
- p) Other information deemed necessary by the Planning Commission to allow the Commission to determine whether the project will be harmonious with the community and to ensure the health, safety and welfare of the community is protected including but not limited to the following.
  - 1) The location and type of soils.
  - 2) Elevations of buildings, signs and other structures and typical elevation views of proposed structures.
    - a) The Zoning Administrator shall review the contents of the application package and shall forward said materials to the Planning Commission, upon determination that the application package is complete and meets all requirements of this ordinance.
    - b) The Planning Commission upon request of the applicant may waive certain requirements of the plan listed above provided the Planning Commission shall document on the record specific reasons why the identified requirements are being waived.