

CITY OF LEBANON
DEVELOPMENT PLAN APPROVAL APPLICATION

Name of Development STAG Hachette Warehouse Expansion

Project Location 121 S Enterprise Blvd Current Zoning PBI

Parcel ID No. 0157777711 Area (14 acres 1 lots)

Township Center Proposed Land Use Warehouse

Name of Applicant Contact Person/Representative Jared Wilkerson - Engineer

Phone 317-547-5580 Fax _____ Email jwilkerson@structurepoint.com

Address 9025 River Road, Ste 200 Indianapolis, IN 46240

Name of Property Owner STAG Industrial Holdings LLC

Address One Federal St, 23rd Floor Boston, MA 02110

Phone 617-936-1356 Fax _____ Email Al Easterday - Vice President
aeasterday@stagindustrial.com

Development Plan Fee
\$500.00 plus \$25.00 per acre

Chase Edwards - ARCO Design/Build
cedwards@acrodb.com

Detailed submittal requirements are included in Section 9.17 of the Lebanon Unified Ordinance.

Below is an overview of items to be included in the submittal.

All plans are required to be sealed by a Professional Engineer or Registered Land Surveyor licensed in the State of Indiana. All sheets shall be 24"x36" format draw to scale of minimum 1"=50' and maximum of 1"=10' (except for the required vicinity map). All final plans shall be submitted in hard copy and in digital format as per City requirements.

- X A. Completed application form.
- X B. Sheet One (Title Sheet) include legal description and property boundary
- X C. Sheet two (Existing site conditions) with existing public R-O-W, existing public Utilities and structures within existing structures within and adjacent to property easements.
- X D. Sheet three (Proposed site conditions)
 1. Location and dimensions of proposed improvements including relationship to existing conditions within 300 feet of property
 2. Proposed utilities (mains for sewer, water, stormwater), drainage basin mapping
 3. Existing and proposed R-O-W for internal and adjoining streets

4. Setback lines, showing dimensions.

5. Parking summary

_____ E. Sheet four (Erosion Control Plan)

1. If disturbed site is over 1 acre, meet submittal requirements for Rule Five submittals to IDEM

_____ F. Sheet five (landscape Plan) meeting requirements of section 7.8 of the Lebanon

Unified Development Ordinance with location, quantity, size and name of proposed planting materials

_____ G. Exterior Elevations

_____ H. Lighting Plan with photometrics and fixture details

_____ I. Sheet six (Master Sign Plan) meeting the requirements of section 7.7 of the Lebanon Unified Development Ordinance

Other review items (check if required)

_____ J. Overall Primary Plat dedication sheet, if applicable

_____ K. Covenants and Commitments, if applicable

_____ L. Fiscal Impacts Analysis, if applicable

_____ M. Traffic study, if applicable

_____ N. Thoroughfare overlay district requirements MET

_____ O. Interstate Overlay District requirements met

_____ P. Utility coordination

_____ Q. Roads and Street Coordination

_____ R. Police and Fire Coordination

_____ S. Stormwater Coordination

Miscellaneous

_____ T. Building demolition required

_____ U. Financial Guarantee

Following Development Plan approval, street, sewer, and sanitary plans and profiles shall be submitted to the Lebanon Utilities for review and approval.