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File No. 22-73

Fees Paid Yes No

FILE

NOV 01 2022

CITY OF LEBANON

City of Lebanon Planning & Zoning Department

DEVELOPMENT PLAN APPROVAL APPLICATION

Name of Development Scott's Garage Addition

Project Location: 514 Coombs Street, Lebanon, IN

Current Zoning: Industrial Development (ID)

Parcel ID No. 06-10-36-000-071.000-002

Area (1.52 acres 1 lots)

Township Center

Proposed Land Use Automotive Repair

Name of Applicant Contact Person/Representative Roger A. Azar

Phone 317-373-7175

Fax _____

Email: roger@des-eng.com

Address 214 E. Main Street, Crawfordsville, IN 47933

Name of Property Owner: Bean Enterprises, LLC

Address 514 Coombs Street, Lebanon, IN, 46052

Phone 765-482-9006

Fax _____

Email: Wendy@scottsgarage.biz

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

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.

A. Completed application form.

B. Sheet One (Title Sheet) include legal description and property boundary

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.

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

N/A H. Lighting Plan with photometrics and fixture details

N/A 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.

CITY OF LEBANON
401 S. MERIDIAN STREET
LEBANON, IN. 46052

APPLICATION FOR WAIVER(S)
FROM THE DEVELOPMENT PLAN REQUIREMENTS

If the applicant requires a waiver to any of the development standards of the Ordinance, this attachment is to be completed and returned at the time of application.

Development standards for waivers requested	Description of proposed alternative
1. Landscaping Standards, Section 7.8, Table 7.7 requires one tree per 1000 SF of yard area. The yard area at this property is 49,803 SF; implying that 50 trees are required.	The property, with the exception of street frontage, is encircled with privacy fences. The back yard (western line) is lined with native trees. The southern alignment has 7 conifers and a shade tree. The northern alignment has a shaded tree and multiple bushes. Request a waiver for additional landscaping onsite.
2.	
3.	
4.	
5.	
6.	

CITY OF LEBANON
PLANNING DEPARTMENT
401 S. MERIDIAN STREET
LEBANON, IN. 46052
765-482-8845 fax 765-482-8873

**2011 SEWER & WATER FEE CALCULATIONS REQUEST
LEBANON UTILITIES**

INSTRUCTIONS:

- 1) Complete every part of this form. This request may be denied if any part is left blank.
- 2) Submit a site plan.
- 3) Either type or print all information in ink.

The City of Lebanon requests the following supplemental information for purpose of calculating sewer connection and availability fees for the project referenced below. In accordance with local ordinance 04-09. If any of the project information below is modified or changed, the sewer fee may be adjusted to reflect the change.

1. LOCATION OF PROPOSED ACTIVITY

PROJECT NAME: Scott Garage Addition

ADDRESS: 514 S. Coombs Street, Lebanon, IN 46052

2. OWNER OF PREMISES WHERE PROPOSED
ACTIVITIES WILL TAKE PLACE

NAME: Bean Enterprises LLC

ADDRESS 514 S. Coombs Street, Lebanon, IN 46052

TELEPHONE: 765-482-9006

FAX _____

E-MAIL ADDRESS: Wendy@Scottsgarage.biz

CONTACT PERSON: Ms. Wendy Bean

