

CITY OF LEBANON
DEVELOPMENT PLAN APPROVAL APPLICATION

Name of Development PATTERSON STREET PARTNERS, LLC

Project Location 320 N. PATTERSON STREET Current Zoning ID

Parcel ID No. 0153189000 Area (5.037 acres lots)

Township CENTER Proposed Land Use OFFICE/WAREHOUSE

Name of Applicant Contact Person/Representative KEELER-WEBB c/o ADAM DeHART

Phone 317-574-0140 Fax Email adehart@keelerwebb.com

Address KEELER-WEBB ASSOCIATES, 486 GRADLE DRIVE, CARMEL, IN 46032

Name of Property Owner PATTERSON STREET PARTNERS, LLC

Address P.O. BOX 2327, INDIANAPOLIS, IN 46206

Phone 317-643-2026 Fax Email shenshaw@ashunion.com
reid@steelhouseindy.com

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

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.