

FILE
FEB 03 2023
CITY OF LEBANON
Planning & Zoning Department

For Office Use Only
File No. 23-13
Fees Paid Yes No

CITY OF LEBANON
DEVELOPMENT PLAN APPROVAL APPLICATION

Name of Development Harney Elementary Improvements Lebanon Middle School Building Corp

Project Location 1500 Garfield Street, Lebanon IN 46052 Current Zoning IN

Parcel ID No. 0150000082 Area (9.6 acres lots)

Township Center Proposed Land Use Harney Elementary School Improvements

Name of Applicant Contact Person/Representative Nathan Waggoner, PE

Phone 812-631-3964 Fax Email nwaggoner@cashwaggoner.com

Address 402 E 13th Street, Suite 101, Jasper IN 47546

Name of Property Owner Lebanon Middle School Building Corp

Address 1810 N Grant Street, Lebanon, IN 46052

Phone 765-428-3803 Fax Email dennisz@leb.k12.in.us
Zach Dennis

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.

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.	
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 Harney Elementary School Improvements

ADDRESS 1500 Garfield Street, Lebanon IN 46052

**2. OWNER OF PREMISES WHERE PROPOSED
ACTIVITIES WILL TAKE PLACE**

NAME Lebanon Middle School Building Corp

ADDRESS 1810 N Grant Street Lebanon IN 45062

TELEPHONE 765-482-3803

FAX _____

E-MAIL ADDRESS dennisz@leb.k12.in.us

CONTACT PERSON Zach Dennis