For Office Use Only
File No. _____
Fees Paid Yes_____ No _____

CITY OF LEBANON
DEVELOPMENT PLAN APPROVAL APPLICATION

Name of Development AAA DEVELOPMENT

Project Location 200 SAM RALSTON RD Current Zoning PBC

Parcel ID No. 06-10-35-000-025.000-002 Area (1.44 acres _____ lots)

Township CENTER Proposed Land Use Commercial (Storefronts)

Name of Applicant Contact Person/Representative ROGER AZAR (DES ENGINEERING)

Phone 317-373-7175 Fax N/A Email roger@des-eng.com

Address 214 E MAIN ST., CRAWFORDSVILLE, IN 47933

Name of Property Owner WOODRUFF ENTERPRISES LLC (RYAN WOODRUFF)

Address 358 W KYGER ST, FRANKFORT, IN 46041

Phone 765-412-2988 Fax N/A Email ryan@aaa-plumbers.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.
G1.02 B. Sheet One (Title Sheet) include legal description and property boundary
G1.02 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.
C3.01 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

C6.01 E. Sheet four (Erosion Control Plan)

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

C3.03 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

N/A G. Exterior Elevations NOT AVAILABLE YET.

N/A H. Lighting Plan with photometrics and fixture details NOT AVAILABLE YET

N/A I. Sheet six (Master Sign Plan) meeting the requirements of section 7.7 of the Lebanon Unified Development Ordinance NOT AVAIL. YET

Other review items (check if required)

N/A 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

N/A S. Stormwater Coordination

Miscellaneous

N/A 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
PLANNING DEPARTMENT
401 S. MERIDIAN STREET
LEBANON, IN. 46052
765-482-8845 fax 765-482-8873

2011 SEWER & WATER FEE CALCULATIONS REQUEST
LEBANON UTILTITES

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 AAA DEVELOPMENT

ADDRESS 200 SAM RALSTON RD, LEBANON, IN

2. OWNER OF PREMISES WHERE PROPOSED ACTIVITIES WILL TAKE PLACE

NAME WOODRUFF ENTERPRISES LLC (RYAN WOODRUFF)

ADDRESS 358 W KYGER ST, FRANKFORT, IN 46041

TELEPHONE 765-412-2988

FAX N/A

E-MAIL ADDRESS ryan@aaa-plumbers.com

CONTACT PERSON RYAN WOODRUFF - OWNER 765-412-2988; ryan@aaa-plumbers.com
OR
ROGER AZAR - ENGINEER 317-373-7175; roger@des-eng.com

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.	

These are the fees that cover Christopher Burke's Cost

Review Fee Cost for Storm Water Application Permit

Residential	0 to < 10 acres	$2,500.00
Residential	10 to< 25 acres	$4,000.00
Residential	25 + acres	$4,000.00 + $50.00 / acre
Commercial	0 to < 3 acres	$2,000.00
Commercial	3 to < 10 acres	$3,250.00
Commercial	10 + acres	$3,250.00 + $50.00 / acre
Industial	0 to < 3 acres	$2,000.00
Industial	3 to < 10 acres	$3,250.00
Industial	10 + acres	$3250.00 + $50.00 / acre

Lots in approved Commercial & Business

0 to < 10 acres	$2,000.00
10 to< 25 acres	$2,000.00 + $50.00 / acre

(Any business that sells a product in business is included)

Industrial Parks

All sizes	$3,250.00 + $50.00 /acre

(Any building except a business in Park)

Preliminary Submittals

All sizes	$1,000.00

Inspection Fees $50.00 / month the project is active
If there is no change in a project there will be no bill

The preliminary submittal fees may need to be expanded. When it comes to subdivisions the primary subdivision review is usually brought to us as a whole then divided into section. We need to make sure the review covers the whole subdivision not just the sections and that the fees cover this.

Board of Works
Approved 2/17/2009

David Newell
Street/Stormwater Commissioner
Lebanon Stormwater
Ph: (765) 482 - 8870
Fax: (765) 482 - 8871
E-mail: lfairfield@cityoflebanon.org

All Checks made out to : Lebanon Storm Water.

AFFIDAVIT AND CONSENT OF PROPERTY OWNER

If the owner(s) of the subject is/are giving authorization for someone else to apply for the variance, this Affidavit must be completed and signed by the owner(s), and submitted with the Application.

I (we) RYAN WOODRUFF, being duly sworn, state as follows:
(owner of subject property)

1. I am a competent adult, over 21 years of age, and have personal knowledge of the matters stated in this affidavit.

2. I (we) am (are) the owner(s) of the property commonly known or legally described as 200 SAM RALSTON ROAD, LEBANON, IN
(property address or legal description)

3. I (we) are aware of the variance requested by ROGER AZAR / DES ENGR.
(applicant's name)

relating to my property, and I (we) authorize the applicant to seek this variance.

I affirm under the penalties of perjury that the foregoing statements are true and correct.

Signature _____ Date _____

Signature _____ Date _____