

For Office Use Only  
File No. \_\_\_\_\_  
Fees Paid Yes \_\_\_\_\_ No \_\_\_\_\_

CITY OF LEBANON  
DEVELOPMENT PLAN APPROVAL APPLICATION

Name of Development United States Cold Storage Phase 3 Expansion

Project Location 415 S. Mt. Zion Road, Lebanon, IN 46052 Current Zoning PBI

Parcel ID No. 06-06-02-000-010.000-002 Area ( 37.98 acres 1 lots)  
(15.91 acres disturbed)

Township Center Proposed Land Use Industrial

Name of Applicant Contact Person/Representative United Insulated Structures of California, PLLC

Jeremy Bentley

Phone 708.544.8297 Fax 708.544.8200 Email jbentley@unitedinsulated.com

Address 8750 W. Bryn Mawr Ave, Chicago, IL 60631

Name of Property Owner United States Cold Storage, Inc. Authorized Person: Adam Ashley

Address 415 S. Mt. Zion Road, Lebanon, IN 46052

Phone 765.482.8560 Fax 765.482.8571 Email aashley@uscold.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.