


# VILLAGE OF SOUTH LEBANON PLANNING COMMISSION APPLICATION

## 1. Application Type: (check the appropriate box) (all plans must be folded when submitted)

<input type="checkbox"/>	Draft Plan-Discussion Only	<input type="checkbox"/>	Preliminary PUD
<input type="checkbox"/>	Site Plan	<input type="checkbox"/>	Final PUD
<input type="checkbox"/>	Landscape Plan	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Construction Drawings. (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/>	Lot Split
<input checked="" type="checkbox"/>	Preliminary Plat (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/>	Conditional Use
<input type="checkbox"/>	Final Plat or Replat	<input type="checkbox"/>	Special Meeting
<input type="checkbox"/>	Right-of-Way Dedication Plat	<input type="checkbox"/>	Other:

(See Page 3 for complete Fee Schedule and Submittal Requirement Information)

## 2. Development Information:

<b>Development/Business Name:</b> Rivers Crossing West			
<b>Type of Business/Project Description:</b> Retail			
<b>Location:</b> SR48 & Corwin Nixon Blvd.		<b>Size of Building:</b> N/A	
<b>Current Zoning:</b> B-2		<b>Rezone to:</b> N/A	
<b>Total Acreage:</b> 3.10		<b>Acres to be Rezoned:</b> N/A	
<b>Number of Employees:</b> N/A		<b>Number of Fleet Vehicles:</b> N/A	
<b>Current Owner of the Property</b> Name: Rivers Crossing Power, LLC c/o Ohio Realty Advisors		<b>Project Contact (Architect, Engineer, Planner)</b> Name: Bob Garlock, Principal Bayer Becker	
<b>Address:</b> 4020 Kinross Lakes		<b>Address:</b> 6900 Tylersville Rd., Suite A	
<b>City:</b> Richfield	<b>State:</b> OH	<b>City:</b> Mason	<b>State:</b> OH
<b>Zip:</b> 44286		<b>Zip:</b> 45040	
<b>Telephone:</b> (330) 659-4060		<b>Telephone:</b> (513) 336-6600	
<b>Fax:</b>		<b>Fax:</b>	
<b>Applicant(s):</b> Midland Atlantic Development Company			
<b>Address:</b> 8044 Montgomery Rd., Suite 710			
<b>City:</b> Cincinnati	<b>State:</b> OH	<b>Zip:</b> 45236	
<b>Telephone:</b> (513) 792-5000		<b>Fax:</b> (513) 792-5010	
<b>Please Print Applicant's Name Here:</b> William M. Mees, Jr., Development Manager			
<b>* Applicant's Signature:</b> 			
<small>* Applicant is responsible for payment of all fees (See Fee Schedule and Footnotes on Pages 3 and 4 respectively.)</small>			

## TO BE COMPLETED BY THE VILLAGE OF SOUTH LEBANON

<b>Application Number:</b> _____	<b>Date of Planning Commission Meeting:</b> _____
<b>Fee Paid:</b> _____	<b>Drawn:</b> _____
<b>Check #:</b> _____	<b>Date:</b> _____
<b>Legal Notices Advertised:</b> _____	<b>Initial:</b> _____
<b>Mailed to Surrounding Property Owners:</b> _____	

### 3. Rezoning and Preliminary PUD Plan Requests

**Surrounding Property Owners:** Please list the names and addresses of all Owners of Real Property within 300 feet of any part of the property as such names and addresses appear on the most recent tax duplicate on 2 sets of mailing labels. (See submittal requirements on page 3).

### 4. Signatures Required

*By signing this application, I attest under penalty of law that all the information given above is correct to the best of my knowledge.*

Please **Print** Applicant's Name: William M. Mees, Jr., Development Manager

Applicant's Signature:  Date: 6/20/14

Property Owner's Signature:  Date: 6/19/14

### 5. Fee Determination for Construction Drawings and Preliminary Plat Submittals

Please create a detailed breakdown of the estimated infrastructure breakdown cost for the project and attach it to this application. For Construction Drawings complete Item 1 and for Preliminary Plats complete Item 2.

Total Infrastructure Cost \$ 406,710.00 (A) \*

#### 1 - Construction Drawing Fee Breakdown

1.25% of Total Infrastructure Cost\* (Line A x 0.0125) \$ \_\_\_\_\_ (B)

1.50% of Total Infrastructure Cost\*\* (Line A x 0.015) + \$ \_\_\_\_\_ (C)

Application Fee + \$ 150.00 (D)

**Total Construction Drawing Fee (Line B + C + D)** \$ \_\_\_\_\_ (E)

#### 2 - Preliminary Plat Fee Breakdown:

0.25% of Total Infrastructure Cost\* (Line A x 0.0025) \$ 1,016.78 (F)

Application Fee + \$ 150.00 (G)

**Total Preliminary Plat Fee (Line F + G)** \$ 1,166.78 (H)

**Total Paid with Application/Submittals (Line E+H)** \$ \_\_\_\_\_

\* Due upon submittal

\*\* Due prior to construction

\* SEE ATTACHED ESTIMATE FROM BAYER BECKER.

\*\* CHECK REQUESTED FROM OWNER (RIVERS CROSSING POWER, LLC) ... WILL BE PAID PRIOR TO PLANNING COMMISSION MEETING ON JUNE 30TH.

## 6. Fee Schedule and Submittal Requirements

Article/Ord. Reference	Item	Fees <sup>(3)(4)</sup>	Submittal Requirements
Article 20 Article 14	Preliminary Plats Final PUDs	\$150 + 0.25% of estimated infrastructure construction costs <sup>(1)</sup>	12 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper)
Article 20	Construction Drawings	\$150 + 2.75% of estimated infrastructure construction costs <sup>(1)</sup> (Include estimate with application)  (1.25% due at time of submittal and 1.5% due before construction begins) <sup>(2)</sup>	4 Copies <sup>(5)</sup> 2 Drainage Calculations 2 Detailed Spreadsheet of the Estimated Infrastructure Costs
Article 20	Final / Dedication Plats	\$350	10 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper)
Article 20	Lot Split / Minor Subdivision / Replats	\$75 per lot	3 Survey Plats <sup>(5)</sup> & Legal Descriptions  1 New Deed + 1 Original Deed
Article 18	Site Plans	\$400 + \$5 per unit Multi-family \$400 + \$20 per acre Commercial/ Office/Industrial/Institutional	12 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper)
Article 17	Landscape Plans	\$150 + \$10 per acre	12 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper)
Article 7	Zoning District Map Change Zoning Text Change	\$400 + \$10 per acre	20 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper)  1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 5	Variances / Appeals	\$400	8 Copies + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 1 Set of Mailing Labels
Article 14	Preliminary PUD Plans	\$2,500 + \$20 per acre	12 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 14	Final PUD Plans	Site Plan Review Fees Apply	Site Plan Review Submittal Requirements Apply
Article 6	Conditional Use / Similar Use	\$250 + applicable site plan fee	15 Copies + 1 Copy Ledger Paper <sup>(5)</sup>
Article 3	Zoning Permit	\$250 + \$0.03 per square foot of building area (Village water tap and inspection fee required if utilizing Village Water [proof of payment of County tap fee if utilizing County Water]; Village sewer tap and inspection fee also required)	5 Copies
Article 3	Temporary Use Permit	\$50	5 Copies
Article 3	Certificate of Occupancy	\$50	3 Copies
Ord. No: 2008-14; Permit App.	Flood Hazard Area Development Permit	\$50	3 Copies of Permit Application w/ applicable submittal requirements (stated on Page 2 of 2 of Permit Application + Engineering "No Rise" Certification (if applicable))
	Special Meeting	\$500 + Application Fee, if any <sup>(6)</sup>	Depends Upon Type of Application or Meeting Requested

#### FOOTNOTES TO FEE SCHEDULE

- (1) Infrastructure construction costs include all infrastructure costs associated with a development including, but not limited to, drainage facilities, sanitary sewers, waterlines, grading, excavation, and street improvements.
- (2) Any inspection conducted outside the normal eight-hour workday of Monday through Friday, excluding holidays, 8:00 a.m. until 4:30 p.m., shall be charged at one and a half (1.5) times the standard rate. The Village reserves the right to charge fees in addition to the fees specified in the table above if, due to the applicant's responsibility, excessive review and/or field inspections are necessary, and as determined by the Village Engineer. Such fees for review and field inspection by Village staff shall be charged at the standard rate of forty dollars (\$40) per hour, plus a three-fourths (.75) hour charge for travel time. Any review and inspection completed by consultants on behalf of the Village shall be charged to the applicant at the same rate charged by the consultants. Performance and maintenance bonds will not be released until payment of all fees is received.
- (3) Any review and inspection completed by consultants on behalf of the Village shall be charged to the applicant at the same rate charged by the consultants. The applicant shall pay the difference when consultant fees charged to the Village are in excess of the established Fee Schedule base amounts. Final approvals will be held until all fees charged by consultants are paid-in-full by the applicant.
- (4) The fee for review of a revised application shall be sixty (60) percent of the fee specified for the initial or first review of such application.
- (5) All plans must be folded to fit a legal sized file folder with the title showing in the lower right-hand corner.
- (6) Special meetings that require one or more of the Village's consultants to attend shall require payment of the special meeting fee before the meeting is scheduled. Examples of special meetings include staff meetings and non-scheduled Planning Commission meetings requested by an applicant and/or developer.

1. Complete applications submitted by the deadlines posted above will be processed and placed on the next regularly scheduled Planning Commission meeting.
2. Incomplete applications or applications that do not comply with the minimum Village Zoning Ordinance and/or Subdivision Regulations or applications that are not submitted by the above posted deadlines will not be placed on the next regularly scheduled Planning Commission meeting agenda.
3. The applicant will be notified if his or her application is not accepted for processing. The Village Administrator and/or Zoning Administrator will discuss the reasons why the application was not accepted and the necessary steps required to meet the next meeting deadline.
4. Applicants may request a special Planning Commission meeting. Requests should be made with the Village Administrator at least two weeks in advance of the requested special meeting date. The meeting will be set if approved by the Planning Commission chairperson and if a quorum can be present. A \$500 fee plus applicable application fee must be paid in advance of the meeting (See Fee Schedule and Footnotes to Fee Schedule).
5. Meeting dates are subject to change due to unforeseen scheduling conflicts and holidays. Applicants should call the Village to check meeting dates in advance of the application deadlines.



6900 Tylersville Road  
Mason, Ohio 45040  
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**Engineer's**  
**Preliminary Estimate of Probable Cost**

Date:	10/3/2013	Revised:	
Calculated By:	KMD	Revised:	
Checked By:	EMR	Revised:	
Project:	S.R. 48 & Corwin Nixon Boulevard	File No.:	13R023-000
County:	Warren County	City/Twp:	South Lebanon

Item Number	Description	Quantity	Unit	@	Unit Cost	=	Total Cost
<b>Roadway</b>							
201	Clearing and Grubbing	1	L.S.	@ \$	20,000.00	=	\$20,000.00
202	Asphalt Pavement Removed	80	Sq. Yd.	\$	10.00	=	\$800.00
203	Excavation	2,000	Cu. Yd	@ \$	15.00	=	\$30,000.00
203	Embankment	2,000	Cu. Yd	@ \$	15.00	=	\$30,000.00
204	Subgrade Compaction	3,300	Sq. Yd.	@ \$	1.00	=	\$3,300.00
204	Proof Rolling	2	Hour	@ \$	150.00	=	\$300.00
<b>Roadway Total</b>							<b>\$84,400.00</b>
<b>Erosion Control</b>							
659	Seeding And Mulching	1,500	Sq. Yd.	@ \$	1.50	=	\$2,250.00
659	Commercial Fertilizer	0.20	Ton	@ \$	550.00	=	\$110.00
659	Water	10	M. Gal.	@ \$	10.00	=	\$100.00
832	Stormwater Pollution Prevention Plan	1	Each	@ \$	5,000.00	=	\$5,000.00
<b>Erosion Control Total</b>							<b>\$7,460.00</b>
<b>Drainage</b>							
604	Precast Reinforced Concrete Outlet	2	Each	@ \$	300.00	=	\$600.00
605	6" Base Pipe Underdrain	480	Feet	@ \$	11.00	=	\$5,280.00
<b>Drainage Total</b>							<b>\$5,880.00</b>
<b>Pavement</b>							
252	Full Depth Pavement Sawing, As Per Plan	700	Feet	@ \$	3.00	=	\$2,100.00
301	Asphalt Concrete Base, PG 64-22	710	Cu. Yd.	@ \$	130.00	=	\$92,300.00
304	Aggregate Base	710	Cu. Yd.	@ \$	45.00	=	\$31,950.00
407	Tack Coat	240	Gallon	@ \$	3.50	=	\$840.00
407	Tack Coat for Intermediate Course	160	Gallon	@ \$	3.50	=	\$560.00
408	Bituminous Prime Coat	1,270	Gallon	@ \$	3.00	=	\$3,810.00
446	Asphalt Concrete Surface Course, Type 1H	140	Cu. Yd.	@ \$	150.00	=	\$21,000.00
446	Asphalt Concrete Intermediate Course, Type 2, PG 64-28	160	Cu. Yd.	@ \$	148.00	=	\$23,680.00
609	Combination Curb and Gutter, Type 2	480	Feet	@ \$	25.00	=	\$12,000.00
<b>Pavement Total</b>							<b>\$188,240.00</b>
<b>Traffic Control</b>							
630	Signage	1	L.S.	@ \$	5,000.00	=	\$5,000.00
644	Edge Line	0.20	Mile	@ \$	4,500.00	=	\$900.00
644	Lane Line	0.10	Mile	@ \$	2,500.00	=	\$250.00
644	Centerline (Double Yellow)	0.10	Mile	@ \$	5,700.00	=	\$570.00
644	Centerline (Single Yellow)	0.10	Mile	@ \$	4,500.00	=	\$450.00
644	Channelizing Line	1,690	Feet	@ \$	2.00	=	\$3,380.00
644	Stop Line	80	Feet	@ \$	10.00	=	\$800.00
644	Transverse/Diagonal Line	370	Feet	@ \$	6.00	=	\$2,220.00
644	Island Marking	60	Sq. Ft.	@ \$	3.00	=	\$180.00
644	Lane Arrow	22	Each	@ \$	90.00	=	\$1,980.00
<b>Traffic Control Total</b>							<b>\$15,730.00</b>

Item Number	Description	Quantity	Unit	@	Unit Cost	=	Total Cost
<b><u>Traffic Signal</u></b>							
632	Signal Modifications	1	L.S.	@ \$	50,000.00	=	\$50,000.00
	<b>Traffic Signal Total</b>						<b>\$50,000.00</b>
<b><u>Miscellaneous</u></b>							
614	Maintaining Traffic	1	L.S.	@ \$	30,000.00	=	\$30,000.00
623	Construction Layout Stakes	1	L.S.	@ \$	10,000.00	=	\$10,000.00
624	Mobilization	1	L.S.	@ \$	15,000.00	=	\$15,000.00
	<b>Miscellaneous Total</b>						<b>\$55,000.00</b>
<hr/>							
	<b>Project Total</b>						<b>\$406,710.00</b>

**Notes:**

- 1.) Engineer's Estimate of Probable Cost does not include obtaining Right-of-Way or easements.
- 2.) Engineer's Estimate of Probable Cost does not include undercutting of roadway.
- 3.) Engineer's Estimate of Probable Cost does not include a change in the vertical profile of the roadway.
- 4.) Engineer's Estimate of Probable Cost does not include the relocation/modification of any utilities.
- 5.) Engineer's Estimate of Probable Cost assumes the existing pavement shoulder can remain in-place for the right turn lane.
- 6.) Engineer's Estimate of Probable Cost includes the modification of the existing traffic signal at the intersection of S.R. 48 and Corwin Nixon Boulevard, which includes the addition of signal heads and loop detectors for the northbound left turn and the eastbound approach. Redesign or reconstruction of the signal span arrangement and/or signal poles is not included.

**New Pavement Section:**

- Item 446 - 1 1/2" Asphalt Concrete Surface Course, Type 1H
- Item 407 - Tack Coat (0.075 Gal./Sq. Yd.)
- Item 446 - 1 3/4" Asphalt Concrete Intermediate Course, Type 2, PG 64-28
- Item 407 - Tack Coat for Intermediate Course (0.050 Gal./Sq. Yd.)
- Item 301 - 8" Asphalt Concrete Base, PG 64-22
- Item 408 - Bituminous Prime Coat (0.40 Gal./Sq. Yd.)
- Item 304 - 8" Aggregate Base