

CITY OF BEAVERCREEK

Wireless Telecommunication Facilities and Wind Energy Conversion Systems in Straight Zoning Districts

CHECKLIST OF REQUIRED INFORMATION

- _____ 1. Application fee (\$150.00) and a copy of the application (attached) completed showing:
- _____ A. Applicant's name, address, phone number.
- _____ B. Name, address, phone number of all owners of the property.
- _____ C. Signature by applicant.
- _____ D. If applicant is not the property owner, submit current notarized written statement signed by property owner(s) appointing applicant as owner's agent (form attached).
- _____ E. Name, address, phone number, e-mail address of contact person for information about questions.
- _____ F. Name, phone number, email address of engineer, attorney, and architect if applicable.
- _____ 2. The plan review fee may be required by staff. (See attached)
- _____ 3. Two copies of a written legal description of property incorporated in site plan boundary in letter or legal size.
- _____ 4. Location map showing all properties within 500 feet of the development parcel.
- _____ 5. Three copies of detailed site plan shall show following required information. Drawing sheet sizes shall not exceed 24" x 36". All plans shall be at a scale of 1" = 30', 1" = 40', or 1" = 50'.
- _____ A. The total area of the site.
- _____ B. The existing zoning of the subject property and of all adjacent properties, including existing structure and uses.
- _____ C. All public and private rights-of-way and easement lines located on or adjacent to the property which are proposed to be continued, created, relocated or abandoned.
- _____ D. Existing topography with two foot contour intervals.
- _____ E. The proposed finish grade of development shown by contours not exceeding two foot intervals.
- _____ F. The proposed location of the wind energy conversion system or wireless telecommunication tower, antenna and support structures, including guy wires, and dimensions, heights, and where applicable, the gross floor area of the buildings. Distance of the proposed tower from adjacent property lines and adjacent structures shall be shown on the drawing. All materials for buildings and structures shall be specified on the plan.
- _____ G. The location and dimension of all curb cuts, driving lanes, off-street parking and loading areas, including the number of spaces, grades, surfacing materials, drainage plans and illumination.

- _____ H. All existing and proposed sidewalks and open area.
 - _____ I. The location of proposed fences, screening and walls.
 - _____ J. Landscape plan.
 - _____ K. The location of all existing and proposed streets.
 - _____ L. All existing and proposed utilities, including types and grades.
 - _____ M. The schedule of any phasing of the project.
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- _____ 6. An electronic copy of all plans listed in #4 above.
 - _____ 7. A written statement by the applicant as to the visual and aesthetic impacts of the proposed wind energy conversion system, wireless telecommunication antenna and/or tower on all adjacent residential zoning districts along with submission of the photo simulations of the proposed wireless telecommunication facility from affected residential properties and public rights-of-way at designated locations.
 - _____ 8. Proof by the applicant in a form satisfactory to the City that the proposal has been approved by the Ohio Department of Transportation, the Federal Aviation Administration, and the Federal Communications Commission, as applicable.
 - _____ 9. Any other information that may be required by City staff and the Board of Zoning Appeals to determine impacts and conformance with the Zoning Code.
 - _____ 10. Three copies of engineering studies showing nature and extent of earth work required for site preparation and development.
 - _____ 11. An 8 ½" by 11" version of the site plan detail information listed in #4 above.
 - _____ 12. An updated electronic copy of all plans and other information required by staff at least seven days before the date of the Board of Zoning Appeals meeting.
 - _____ 13. Demonstration that all use regulations and standards outlined in Chapter 158.130 or 158.101 of the City Zoning Code are met, as applicable.
 - _____ 14. A list of property owners located within the 500-foot buffer area from the Greene County website. To obtain the list use the link: <http://gis.co.greene.oh.us/onlinemaps/>.

AGENT FORM

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to _____ to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Beavercreek in connection with this same case, and by all decisions made by the city in connection with this same case.

Owner's Signature

Owner's Signature

Printed Name

Printed Name

Sworn to before me and subscribed in my presence by the said _____
on this _____ day of _____, 20____.

Notary Public

**STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT
OF CERTAIN PROFESSIONAL COSTS AND EXPENSES**

The Applicant is obligated by Ordinance 85-32 to pay the City of Beavercreek (“City”) for all costs and expenses incurred by the City if this application or request causes the City to incur expenses and costs for an independent consultant to either review, evaluate or comment on data or information submitted by the Applicant, or to prepare information or data in connection with the City’s review and evaluation of the application or request. If an application or request filed with the City causes the City to devote to that same application or request time and professional skills of a City employee who is an engineer or surveyor (or other member or a so-called “learned professional”, the members of which are licensed by or registered with the State of Ohio), the costs and expenses to the City of the time devoted to that application or request shall be the obligation of the Applicant. The total amount of such costs and expenses shall be derived by the method of calculation pursuant to the then current legislative policy for such calculation.

The payment of expenses and costs referred to in this statement shall be made to the City of Beavercreek in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City.

The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to full comply with the above statement.

Witness

Applicant’s Signature Date

Witness

Project

PLAN REVIEW FEES

<u>Commercial Building Gross Square Footage</u>	<u>Review Fees</u>
1 to 4,999 square feet	\$550.00
5,000 to 9,999 square feet	\$825.00
10,000 to 24,999 square feet	\$1,100.00
25,000 to 49,999 square feet	\$1,375.00
50,000 to 99,999 square feet	\$1,650.00
100,000 to 199,999 square feet	\$2,200.00
200,000 square feet and above	\$3,300.00
<u>Residential</u>	
Multi-Family	\$1,500.00

CITY OF BEAVERCREEK CONDITIONAL USE APPLICATION

Date: _____

Case Number: _____

Project Name: _____

Location of Property: _____

Parcel ID(s): _____

Current Zoning: _____

Applicant's Name: _____ Telephone: _____

Applicant's Address: _____

Property Owner's Name: _____ Telephone: _____

Property Owner's Address: _____

Total acres included in this application: _____

Brief description of application request: _____

Applicant's Status: Owner Lessee Purchaser Agent

Name of Engineer: _____ Telephone: _____

Engineer's Email Address: _____

Name of Architect: _____ Telephone: _____

Architect's Email Address: _____

Name of Attorney: _____ Telephone: _____

Attorney's Email Address: _____

Contact Person: _____ Telephone: _____

Contact Person's Email Address: _____

Applicant's Signature

By the above signature, the applicant hereby attests to the truth and exactness of all information supplied and submitted on and with this application. By the above signature, the applicant furthermore consents to be bound by this application, by any agreement made by the applicant or its agent, and by all decisions made by the City of Beavercreek relating to and in connection with the application.

Date Received in Planning Department _____ Received by _____

Application Fee Paid _____ Plan Review Fee Paid _____