

**CITY OF BEAVERCREEK
WIRELESS TELECOMMUNICATION FACILITIES WITH A PUD**

CHECK LIST OF
REQUIRED INFORMATION

- ___ 1. Two copies of the application fee (\$250.00) and application form (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 of contact person for information and questions.
 - ___ F. Name and phone number of Engineer.

- ___ 2. Two copies of the written legal description of property incorporated in specific site plan boundary.

- ___ 3. Location map showing all properties within 500 feet of the development parcel.

- ___ 4. Two sets of the list of names and addresses of all owners of property within 500 feet, from Greene County Recorder's Office records (www.co.greene.oh.us) current to within 14 days prior to application submission. These shall be submitted on white self-adhesive 1" x 2 3/4" address labels.

- ___ 5. Twenty copies of the site plan details, not to exceed 24" by 36" in size and at a scale of 1" equals 30' or 40' or 50', showing the following required information:
 - ___ A. The total area of the site
 - ___ B. The existing zoning of the subject property and of all adjacent properties, including existing structures 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 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. A written statement by the applicant as to the visual and aesthetic impacts of the proposed 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 taken at designated locations.

 - _____ 7. 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.

 - _____ 8. Any other information that may be required by city staff and the Planning Commission to determine impacts and conformance with the zoning code.

 - _____ 9. Three copies of engineering studies showing nature and extent of earth work required for site preparation and development.

 - _____ 10. An 8 ½" by 11" version of the site plan detail information listed in #5 above.

 - _____ 11. Upon receipt of final review comments from the Planning Department and Engineering Department, applicant shall submit 15 copies of the revised plans required in Checklist #5 at least seven (7) days before the date of the Planning Commission meeting.

 - _____ 12. Demonstration that all use regulations and standards outlined in §158.130 of the city zoning code are met.

PLANNED UNIT DEVELOPMENT APPLICATION

CITY OF BEAVERCREEK
1368 Research Park Drive

Beavercreek OH 45432
937-427-5512

Case Number: PUD _____ - _____
Zoning and Concept Plan _____
Specific Site Plan _____
Modification _____
Conditional Use _____
Prior Case Reference _____

Date: _____

Project Name: _____

Location of property: _____

Book _____ Page _____ Parcel Number(s) _____

Current Zoning: _____ Proposed Zoning: _____

Applicant's Name: _____ Telephone: _____

Address: _____

Property Owner's Name: _____ Telephone: _____

Address: _____

Total acres included in this application: _____

Type of Development: Residential _____ Commercial _____ Office _____ Industrial _____

Other _____

Brief description of application request: _____

Applicant's status: Owner _____ Lessee _____ Purchaser _____ Agent _____

Name of Engineer: _____ Telephone: _____

Contact Person: _____ Telephone: _____

Fax: _____

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 APPLICANT. 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 APPLICATION AND REQUESTS.

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Date Received in Planning Dept. _____ Fee Paid _____ Received by _____

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 PUD Application for rezoning and concept plan of the property, specific site plan approval for the property or modification to the PUD. 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 _____, 200____.

Notary Public

**STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT
OR 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 of 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 fully comply with the above statement.

_____ Witness	By: _____ Applicant's Signature
_____ Witness	Date: _____
	Project: _____

CITY PROCEDURE FOR COLLECTION OF REVIEW COSTS

Upon receipt of application by the Planning Department, the City Engineer will review the application and prepare an estimate of review costs.

If the estimate is for more than \$1,000.00, the applicant will be required to submit a deposit of the estimated cost to the City of Beavercreek. Such deposit must be received by the City before the application will be presented to the appropriate Board or Commission.

Upon completion of the application process, deposits in excess of actual costs will be refunded to the applicant. Cost in excess of the deposit will be billed to the applicant and must be received by the City before any permits from development of the property will be approved and issued.