

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

CHECKLIST OF REQUIRED INFORMATION

- 1. Application fee (\$300 for WTF, \$200 WECS) 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.
- 3. One copy 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. One copy 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.

- 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. One copy of engineering studies showing nature and extent of earthwork required for site preparation and development if required.
- 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: <https://gis.greenecountyohio.gov/GIMS/>

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

