

CITY OF GREENSBURG SITE PLAN CHECKLIST C

**(Must be Completed by the Project Engineer, Architect or Surveyor)
Use this check list to prepare your site plan for submittal to the Planning
Commission**

Date: _____ Name of Plan: _____

Tax Map Number: 10 - _____ Present Zoning: _____

1. All Plats must be 18" X 24" or 24" X 36" in size.
2. Plats must contain certification and seal of engineer, architect or surveyor.
3. Twelve (12) prints.
4. Tax map reference of tract and all adjacent properties.
5. Present zoning of tract and all adjacent properties.
6. Source of title to land marked on the plan.
7. Entire property shown including bearings distances and area.
8. Location of existing and/or proposed structures shown to meet all setbacks.
9. Show setbacks for front, rear and side.
10. Show open space if any.
11. Show full landscaping plan.
12. Show fencing, walls and signs.
13. Show types and widths of pavements, curbs and sidewalks.
14. Height, length and width of structure shown on plan.
15. Location and type of trash enclosure.
16. Show north arrow.
17. Show all external traffic flow patterns.

18. Show all internal traffic flow patterns.
19. Show location map, with scale and north arrow.
20. Show off-street parking (Calculations must be shown).
21. Parking spaces must show dimensions (length and width).
22. Parking spaces must be numbered.
23. Show roadway width, type of pavement and right-of-way width.
24. Show design of fire lane, if required.
25. Show location of nearest fire hydrant and any proposed fire hydrants.
26. Show type of markers placed (Iron pins, Monuments or PK).
27. Show exterior lighting.
28. Show list of utilities available.
29. Show the residual of the property, if any.
30. Existing and proposed topography shown (2 ft. interval for slopes less than 10%; 5 Ft. intervals for slopes greater than 10%).
31. Subsurface condition of tract (info regarding past mining activity). Note: If none, state so on plan.
32. Delineate wetlands on site if exist.
33. Outline areas subject to flooding according to the FEMA maps. If there are flood zones show on site plan.
34. It is the applicant's responsibility to ensure compliance with the American with Disabilities Act (ADA).
35. Floor plans and elevations must be shown.
36. Owner's name, address and phone.
37. Provisions of certificates for signatures of Planning Commission and Council.

38. Provisions of seal boxes for three (3) seals (engineer/architect/surveyor; Council and Planning Commission)
39. Copy of current deed to reference source of title.
40. Show all storm sewers and sanitary sewers, manholes and proposed connections.
41. DEP planning approval.
42. Approved highway occupancy permits. (If needed by State or County)
43. Approvals needed from Westmoreland Conservation District and Gibson Thomas Engineering for Stormwater Management plan.
44. Approvals needed from Westmoreland Conservation District for the Erosion and Sedimentation Control Plan.
45. Provide letter of tentative approval from the Greater Greensburg Sewage Authority for Sanitary Sewers.
46. Provide letter of tentative approval from MAWC for water.
47. Greater Greensburg Sewage Authority approval for Storm Water Management plan.
48. Historical & Architectural Review Board (HARB) approval or Certificate of Appropriateness, if your property is in the Gateway District or the Downtown District.

Signature of the Preparer: _____ Date: _____