



# City of Greensburg Plan Commission

314 W. Washington Street  
Greensburg, Indiana 47240

## APPLICATION FOR NON-SUBDIVIDED DEVELOPMENTS (SITE PLAN APPROVAL)

Board Members:

We the undersigned owners of certain real estate (property) located in the City of Greensburg or in the jurisdictional area, all subject to the Zoning Ordinance, hereby request this property be platted as shown on the site plan attached. **APPLICATION FEES ARE AS FOLLOWS: Multi-Family \$300 + \$5 per unit - Commercial/Industrial \$300 + \$25/acre.**

PLEASE PRINT OR TYPE

### OWNER (S)

Name \_\_\_\_\_ Telephone Number \_\_\_\_\_

Address \_\_\_\_\_

Name \_\_\_\_\_ Telephone Number \_\_\_\_\_

Address \_\_\_\_\_

### DEVELOPER (S) (IF APPLICABLE)

Name \_\_\_\_\_ Telephone Number \_\_\_\_\_

Address \_\_\_\_\_

Name \_\_\_\_\_ Telephone Number \_\_\_\_\_

Address \_\_\_\_\_

1. PLEASE ATTACH LEGAL DESCRIPTION OF PROPERTY (as per tax records and available at Recorder):

2. Adjoining property owner and their addresses as shown on tax records. (Available at auditor's office) Please write or type on separate sheet of paper.
  
3. Name, address, and telephone number of Engineer/Architect
  
  
  
  
  
  
  
  
  
  
4. Explanation of Site Plan. (What its being used for)
  
  
  
  
  
  
  
  
  
  
5. A copy of the plat map showing the location of the property (available at Auditor's office)
  
  
  
  
  
  
  
  
  
  
6. Seven copies (One 11x17 copy) of the site plan (to scale) showing any outlots, utilities, streets, drainage, etc. as indicated on check list.

**Submitted by:**

\_\_\_\_\_

Owner

\_\_\_\_\_

Date

\_\_\_\_\_

Owner

\_\_\_\_\_

Date

\_\_\_\_\_

Developer

\_\_\_\_\_

Date

## REQUIREMENTS FOR SITE PLAN

Proposed name of shopping center, apartment complex, etc.

A vicinity sketch at a scale of 400 feet or less to the inch shall be drawn.

North arrow, scale, and date; horizontal scale of plat shall be 100 feet or less.

Legal Description according to the real estate records of the county.

Name and addresses of the owners, developer, and the registered land surveyor or engineer who prepared the plat.

Boundary lines, accurate in scale

Location width, and names of **all existing** or platted streets or other public ways and easements within or immediately adjacent to tract, corporation lines, section and quarter-section lines, and other important features such as existing permanent buildings, water courses, or railroad lines. Adjacent property owners surrounding the parcel.

**Existing** sanitary sewers, water mains, storm sewers, drainage swales, culverts, gas, electric and other underground structures within the tract and immediately adjacent thereto, with pipe sizes and grades indicated.

Proposed building dimensions, building setbacks and other easement lines.

Layout, names and widths of proposed streets (32 feet back of curb to back of curb, main thoroughfare only, 28 feet if no parking is allowed along street), easements and a street detail according to city specifications; location and approximate size of proposed catch basins, culverts, and other drainage structure details. (All construction drawings must be included)

All proposed improvements showing sanitary sewer, water lines and all construction drawings.

IDEM PERMITS FOR: Copies of the Letters of Intent for Sanitary Sewer and Water – if necessary

A drainage plan shall be included according to Greensburg Subdivision Regulations. Stormwater and Subsurface Drainage of the Subdivision Regulations. (All details and construction drawings must be included, plus drainage calculations)

A report from the County Soil and Water Conservation District shall accompany the preliminary plan. The report shall indicate the capability of the soils in the proposed subdivision concerning building development, road construction, drainage, sewage disposal system, erosion control, and include other information that might assist the commission in its review of the site plan. **(If over 5 acres only)**

Engineer's Estimate for all improvement's (If dedicating utilities to City)

Letter of Credit or Bond (for improvements, only if utilities are dedicated to city)

**Plans shall be in the Plan Director's Office 30 days prior to scheduled meeting. A meeting will be set up with Plat Review Committee to review the plans. The developer/engineer is required to attend meeting.**