



MARSHALL TOWNSHIP  
525 PLEASANT HILL ROAD  
SUITE 100  
WEXFORD, PA 15090

**HIGHWAY COMMERCIAL (HC)  
LAND DEVELOPMENT APPLICATION**

Date Submitted: \_\_\_\_\_ Date Received: \_\_\_\_\_ File Number: \_\_\_\_\_

Refer: Marshall Township Zoning Ordinance, Township Code Chapter 208

**TOWNSHIP FILING FEES:** (Checks made payable to Marshall Township )

- \$1,000 plus \$100 for each acre or fraction thereof over 2 acres;
- \$10,000 deposit for review fees incurred by the Township;
- Digital Submittal Waiver Fee: \$50 for each 500 square feet of building footprint area;
- Modification/Waiver Request: \$150 per request; and
- \$300 conditional use fee and \$500 deposit (applicant is responsible for all professional/consultant fees, including but not limited to legal, engineering and traffic. Applicant is responsible for one-half of stenographer's fee, if applicable.).

**MTMSA FEES:** (Checks should be made payable to MTMSA)

- Site Plan/1 Lot \$50.00
- 2-10 Lot Subdivision \$100.00
- 11-20 Lot Subdivision \$150.00
- Over 20 Lot Subdivision \$200.00
- Plan Revisions \$50.00/revision
- In addition to the foregoing fees, all legal, engineering, and other expenses actually incurred by the Authority in the review of plans shall be paid by the party submitting plans for review. Checks should be made payable to MTMSA.

[For Planning Commission review only]:

Plan/Report Submission Copies (**plans must be folded**):

- 6 full size
- 11 half size (not smaller than 11 x 17)
- 1 application
- 2 copies of applicable reports
- Above filing fees

Call the Planning Commission Secretary at 724.935.3090 x 108 for revised plan submission and/or Board of Supervisors submission requirements.

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<i>For TOWNSHIP Use:</i>	
CONDITIONAL USE:	_____ YES _____ NO
HEARING ANTICIPATED:	_____ YES _____ NO
DATE OF HEARING: _____	DATE ADVERTISED: _____
DATE POSTED: _____	
IN CORRIDOR ENHANCEMENT OVERLAY DISTRICT	_____ YES _____ NO

## Checklist of Fees Submitted

### Township Fees

PLEASE NOTE: CHECKS SHOULD BE MADE PAYABLE TO MARSHALL TOWNSHIP

<b>Fee:</b>	<b>Amount Submitted:</b>
<ul style="list-style-type: none"> <li>• <b>Base:</b> \$1,000 plus \$100 for each acre or fraction thereof Over 2 acres</li> </ul>	_____
<ul style="list-style-type: none"> <li>• <b>Deposit:</b> \$10,000 deposit</li> </ul>	_____
<ul style="list-style-type: none"> <li>• <b>Modification Request:</b> Modification/Waiver Request: \$150 per request</li> </ul>	_____
<ul style="list-style-type: none"> <li>• <b>Digital Submittal Waiver Fee:</b> \$50 for each 500 sq. feet of building footprint area</li> </ul>	_____
<ul style="list-style-type: none"> <li>• <b>Conditional Use:</b> \$300</li> </ul>	_____
<ul style="list-style-type: none"> <li>• <b>Conditional Use Deposit:</b> \$500</li> </ul>	_____
<ul style="list-style-type: none"> <li>• <b>Planning Module Review (if applicable):</b> \$200</li> </ul>	_____
<b>TOTAL:</b>	_____

### MTMSA Fees

PLEASE NOTE: CHECKS SHOULD BE MADE PAYABLE TO MTMSA

<b>Fee:</b>	<b>Amount Submitted:</b>
<ul style="list-style-type: none"> <li>• <b>Site Plan/ # of Lots:</b> (select one) Site Plan/1 lot = \$50 2-10 lot Subdivision = \$100 11-20 lot Subdivision = \$150 Over 20 lot Subdivision= \$200</li> </ul>	_____
<ul style="list-style-type: none"> <li>• <b>Plan Revision Fee:</b> \$50 per revision</li> </ul>	_____
<b>TOTAL:</b>	_____

*In addition to the foregoing fees, all legal,  
Engineering and other expenses actually incurred  
By the Authority in the review of plans shall be  
Paid by the party submitting the plans for review      Fees will be billed if incurred*

IF ALL ABOVE FEES ARE NOT SUBMITTED AT TIME OF APPLICATION, THE APPLICATION WILL BE DEEMED INCOMPLETE AND RETURNED TO THE APPLICANT

2014

NAME OF COMPANY: \_\_\_\_\_

PHONE: \_\_\_\_\_

OWNER OF PROPERTY: \_\_\_\_\_

PHONE: \_\_\_\_\_

OWNER'S ADDRESS: \_\_\_\_\_

FAX: \_\_\_\_\_

LOCATION OF PROPERTY: \_\_\_\_\_

AGENT'S NAME: \_\_\_\_\_

PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

FAX: \_\_\_\_\_

PROPOSED USE: \_\_\_\_\_

**Proposed Use(s):**

**Permitted:**

- |   |   |
|---|---|
| <input type="checkbox"/> Single Family Attached (SF-A) Dwelling [§208-2604(Y)]                          | <input type="checkbox"/> Two-Family Dwelling [§208-2604(Y)]   |
| <input type="checkbox"/> Triplex Dwelling [§208-2604(Y)]  | <input type="checkbox"/> Quadraplex Dwelling [§208-2604(Y)]   |
| <input type="checkbox"/> Townhouse Dwelling [§208-2604(Y)]  | <input type="checkbox"/> Forestry / Timber Harvesting [Article 2400]                                |
| <input type="checkbox"/> Open Space   | <input type="checkbox"/> Recreation Areas, Outdoor  |
| <input type="checkbox"/> Mineral Removal  | <input type="checkbox"/> Professional Occupations   |
| <input type="checkbox"/> Professional Offices   | <input type="checkbox"/> Research Testing Facility  |
| <input type="checkbox"/> Restaurant & Tavern  | <input type="checkbox"/> Technology Industry  |
| <input type="checkbox"/> Municipal Buildings & Facilities [§208-2604(AA)]                               | <input type="checkbox"/> State & Federal Buildings & Facilities [§208-2604(AA)]                     |
| <input type="checkbox"/> Public Utility Structures, other than Telecommunications Tower [§208-2604(BB)] | <input type="checkbox"/> Telecommunications Antenna – Co-Location - Existing Towers [§208-2604(FF)] |
| <input type="checkbox"/> Essential Services   |   |

**Accessory Uses:**

- |  |   |
|--|---|
| <input type="checkbox"/> Detached Garage, private  | <input type="checkbox"/> Fences [§208-304(A)]                                     |
| <input type="checkbox"/> No Impact Home-Based Business [§208-304(B)]                           | <input type="checkbox"/> Passenger Shelters [§208-304(D)]                         |
| <input type="checkbox"/> Swimming Club [§208-304(F)]   | <input type="checkbox"/> Tennis Court   |
| <input type="checkbox"/> Parking Areas [Article 1900]  | <input type="checkbox"/> Signs [Article 2100]                                     |
| <input type="checkbox"/> Customarily Associated Accessory Uses of Permitted & Conditional Uses | <input type="checkbox"/> Employee Lunchroom Facilities and Health Care Facilities |

**Conditional Uses:**

- |  |   |
|--|---|
| <input type="checkbox"/> Drive-Through Facility [§208-2604(L)]       | <input type="checkbox"/> Hotel, Motel & Hotel-Office Complex [§208-2604(R)] |
| <input type="checkbox"/> Medical Clinic or Laboratory [§208-2604(W)] | <input type="checkbox"/> Colleges & Universities [§208-2604(M)]             |
| <input type="checkbox"/> Home Occupations [§208-304(B)]              |   |

**AREA AND BULK REGULATIONS**

Public Sewer and Water required in all cases.

<b><u>REQUIREMENTS</u></b>		<b><u>PROPOSED SITE</u></b>
1.	Lot size:	_____ ac.
2.	Lot width at building setback line:	_____ ft.
3.	Lot width at street line	_____ ft.
4.	Impervious surface, including pavement, principal & accessory buildings	_____ %
5.	Front yard:	_____ ft.
6.	Side yard	_____ ft.
7.	Rear yard:	_____ ft.
8.	Maximum building height measured at the lowest grade abutting a building:	_____ ft.
9.	Lot depth:	_____ ft.

**PARKING REQUIREMENTS WORK SHEET**

See Article 1900

Floor Area of proposed building for use component:

\_\_\_\_\_ Sq. ft. + requirement = \_\_\_\_\_ spaces

\_\_\_\_\_ Sq. ft. + requirement = \_\_\_\_\_ spaces

\_\_\_\_\_ Sq. ft. + requirement = \_\_\_\_\_ spaces

Number of employees (largest shift):

\_\_\_\_\_ Number of employees \_\_\_\_\_ spaces required

Number of rooms (hotel):

\_\_\_\_\_ Number of rooms \_\_\_\_\_ spaces required

Number of seats (restaurants, etc.):

\_\_\_\_\_ Number of seats \_\_\_\_\_ spaces required

Number of units:

\_\_\_\_\_ Number of units \_\_\_\_\_ spaces required

Number of staff:

\_\_\_\_\_ Number of staff \_\_\_\_\_ spaces required

Number of students:

\_\_\_\_\_ Number of students \_\_\_\_\_ spaces required

Number of courts:

\_\_\_\_\_ Number of courts \_\_\_\_\_ spaces required

Number of rooms:

\_\_\_\_\_ Number of rooms \_\_\_\_\_ spaces required

Other:

\_\_\_\_\_ Amount \_\_\_\_\_ spaces required

\_\_\_\_\_ Amount \_\_\_\_\_ spaces required

If additional calculations are required, please attached separate page.

Total spaces required: \_\_\_\_\_

**PARKING REQUIREMENTS WORK SHEET**

See Section 208- 1908

Gross Floor Area of Building	Number of Spaces*
1,000 - 19,000	1
20,000 - 79,999	2
80,000 - 127,999	3
128,000 - 191,000	4
192,000 - 255,999	5
256,000 - 319,999	6
320,000 - 391,999	7
(In Square Feet)	
Plus one (1) space for each additional 72,000 square feet or fraction thereof.	
* Minimum dimensions of 12 feet x 55 feet and overhead clearance of 14 feet from street grade required for each space.	

Number of space provided: \_\_\_\_\_ spaces

**GRADING**

Township Code, Chapter 88:

A GRADING PERMIT will be required if any of the following limitations are exceeded (includes excavation for structures):

<u>LIMITATIONS</u>	<u>PROPOSED SITE</u>
1. Maximum vertical depth measured from existing grade – 5 ft.	_____ ft.
2. Maximum area of site grading – 20%	_____ %
3. Maximum area of grading – 6,000 sq. ft.	_____ sq. ft.
4. Maximum volume of grading (includes cuts & fill) – 250 cu. Yds	_____ cu. yds.

2014

**GENERAL INFORMATION**

1. Water Supply: Type: \_\_\_\_\_

If public, provider: \_\_\_\_\_

2. Sewage Disposal: Type: \_\_\_\_\_

If public, provider: \_\_\_\_\_

I HEREBY CERTIFY THAT ALL INFORMATION PRESENTED BY ME IN THIS APPLICATION IS TRUE AND CORRECT.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Interest in this development plan: