



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

**PLANNED OFFICE, RESEARCH &  
BUSINESS PARK (PORBP)  
SITE PLAN APPLICATION**

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

Refer: Marshall Township Zoning Ordinance, Township Code Chapter 208

Filing Fees:

- \$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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*For TOWNSHIP Use:*

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 Land Development

### 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"/> Forestry / Timber Harvesting [Article 2400]                                   | <input type="checkbox"/> Open Space  |
| <input type="checkbox"/> Bank & Financial Institution  | <input type="checkbox"/> Banquet Facilities  |
| <input type="checkbox"/> Mineral Removal   | <input type="checkbox"/> Personal Service Establishment  |
| <input type="checkbox"/> Professional Occupations  | <input type="checkbox"/> Professional Offices  |
| <input type="checkbox"/> Restaurant & Tavern   | <input type="checkbox"/> Retail Business   |
| <input type="checkbox"/> Technology Industry   | <input type="checkbox"/> Veterinarian, Excluding Kennel  |
| <input type="checkbox"/> Wholesale Business  | <input type="checkbox"/> Municipal Buildings & Facilities [§208-2604(AA)]                            |
| <input type="checkbox"/> State and Federal Buildings & Facilities [208-2604(AA)]                       | <input type="checkbox"/> Museum [§208-2604(AA)]  |
| <input type="checkbox"/> Public Utility Structures, Other than Telecommunications Tower [208-2604(BB)] | <input type="checkbox"/> Telecommunications Antenna – Co-Location - Other Structures [§208-2604(FF)] |
| <input type="checkbox"/> Telecommunications Antenna – Co-Location- Existing Tower [§208-2604(FF)]      | <input type="checkbox"/> Essential Services  |

**Accessory Uses:**

- |  |  |
|--|--|
| <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"/> Quarters Separate from the Principal Dwelling (Caretakers Quarters) [§208-304(E)] |
| <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 & Health Care Facilities                            |
| <input type="checkbox"/> Warehousing of Goods in an Accessory Building                         |  |

**Conditional Uses:**

<input type="checkbox"/> Conversion – Residential to Non-Residential [§208-2604(J)]	<input type="checkbox"/> Child Day Care Center [§208-2604(F)]
<input type="checkbox"/> Group Child Day Care Home [§208-2604(F)]	<input type="checkbox"/> Gasoline Station with or without Convenience Store [§208-2604(O)]
<input type="checkbox"/> Hotel, Motel and Hotel-Office Complex [§208-2604(R)]	<input type="checkbox"/> Medical Clinic or Laboratory [§208-2604(W)]
<input type="checkbox"/> Personal Storage Facility [§208-2604(Z)]	<input type="checkbox"/> Supermarket [§208-2604(EE)]
<input type="checkbox"/> Vehicular Wash [§208-2604(GG)]	<input type="checkbox"/> Colleges & Universities [§208-2604(M)]
<input type="checkbox"/> Telecommunications Tower [§208-2604(FF)]	

**AREA AND BULK REGULATIONS**  
Public Sewer & Water required in all cases.

<b><u>REGULATIONS</u></b>	<b><u>PROPOSED SITE</u></b>
1. Minimum lot size: (a) Gross tract area – 25 ac. (b) Individual lot area – 1 acre	_____ ac. _____ ac.
2. Minimum lot frontage - 150 ft. (50 ft. on cul-de-sac)	_____ ft.
3. Impervious surface ratio (including pavement principal & accessory buildings) – 60%	_____ %
4. Minimum front yard: (a) Primary & Minor Arterial Streets – 100 ft. (b) All others – 50 ft.	_____ ft.
5. Minimum side yard: (a) If abutting a residential use or district – 50 ft. (b) All others – 20 ft.	_____ ft.
6. Minimum rear yard: (a) If abutting a residential use or district – 50 ft. (b) All others – 30 ft.	_____ ft.
7. Maximum building height – measured at the lowest grade abutting building – 45 ft. (no habitation above 35 ft. from lowest grade abutting building)	_____ ft.
8. Minimum lot depth – 200 ft.	_____ 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 beds (health facility):

\_\_\_\_\_ Number of beds \_\_\_\_\_ 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: \_\_\_\_\_

**REQUIRED WIDTHS OF PARKING AREA, AISLES AND DRIVEWAYS**

(See Article 1900)

**LOADING**

(See Article 1908)

Gross Floor Area of Building (SF)	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
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 anyone 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: \_\_\_\_\_

**SANITARY SEWAGE**

For commercial, Industrial or Multifamily Residential Uses enter the estimated sanitary sewage flow from the site:

\_\_\_\_\_ Gallons per day

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Interest in this development plan:

\_\_\_\_\_