2014

Marshall Township
525 Pleasant Hill Road
Suite 100
Wexford, PA 15090

ROUTE 19 BOULEVARD (RB)
LAND DEVELOPMENT APPLICATION

Date Submitted:_____ Date Received: _____ File Number: _____

Refer: Marshall Township Zoning Ordinance, Township Code Chapter 208

TOWNSHIP FILING FEES: (Checks should be 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 responsible for all professional/consultant fees, including but not limited to legal, engineering and traffic. Applicant responsible for one-half of stenographer's fee.)

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

- Site Plan/1 Lot $50
- 2–10 Lot Subdivision $100
- 11-20 Lot Subdivision $150
- Over 20 Lot Subdivision $200
- Plan Revisions $50/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.

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

Township Fees

PLEASE NOTE: CHECKS SHOULD BE MADE PAYABLE TO MARSHALL TOWNSHIP

Fee:	Amount Submitted:
• **Base:** $1,000 plus $100 for each acre or fraction thereof Over 2 acres	_____
• **Deposit:** $10,000 deposit	_____
• **Modification Request:** Modification/Waiver Request: $150 per request	_____
• **Digital Submittal Waiver Fee:** $50 for each 500 sq. feet of building footprint area	_____
• **Conditional Use:** $300	_____
• **Conditional Use Deposit:** $500	_____
• **Planning Module Review (if applicable):** $200	_____
TOTAL:	_____

MTMSA Fees

PLEASE NOTE: CHECKS SHOULD BE MADE PAYABLE TO MTMSA

Fee:	Amount Submitted:
• **Site Plan/ # of Lots:** (select one) Site Plan/1 lot = $50 2-10 lot Subdivision = $100 11-20 lot Subdivision = $150 Over 20 lot Subdivision= $200	_____
• **Plan Revision Fee:** $50 per revision	_____
TOTAL:	_____
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 WIL BE DEEMED INCOMPLETE AND RETURNED TO THE APPLICANT.

NAME OF COMPANY: _____ PHONE: _____

OWNER OF PROPERTY: _____ PHONE: _____

OWNER'S ADDRESS: _____ FAX: _____

LOCATION OF PROPERTY: _____

AGENT'S NAME: _____ PHONE: _____

ADDRESS: _____ FAX: _____

PROPOSED USE: _____ ZONING DISTRICT: _____

Proposed Use(s):

Permitted:

☐ Single Family Detached (SF-D) Dwelling
☐ Single Family Attached (SF-A) Dwelling [§208-2604(Y)]
☐ Two-Family Dwelling [§208-2604(Y)]
☐ Triplex Dwelling [§208-2604(Y)]
☐ Quadraplex Dwelling [§208-2604(Y)]
☐ Townhouse Dwelling [§208-2604(Y)]
☐ Assisted Care & Nursing, Facilities [§208-2604(HH)]
☐ Forestry / Timber Harvesting [Article 2400]
☐ Commercial Recreation Facility
☐ Noncommercial Recreation Facility
☐ Entertainment Facility
☐ Open Space
☐ Recreation Areas, outdoor
☐ Bank & Financial Institutions
☐ Banquet Facilities
☐ Medical Office
☐ Mineral Removal
☐ Parking Facility
☐ Personal Service Establishment
☐ Professional Occupations
☐ Professional Offices
☐ Restaurant & Tavern
☐ Retail Business
☐ Veterinarian, excluding kennel
☐ Civic, Social & Fraternal Organizations
☐ Municipal Buildings & Facilities [§208-2604(AA)]
☐ Museum [§208-2604(AA)]
☐ Essential Services
☐ State & Federal Buildings & Facilities [§208-2604(AA)]
☐ Telecommunications Antenna - Co-Location - Other Structures [§ 208-2604(FF)]
☐ Telecommunications Antenna- Co-Location- Existing Structures [§208-2604(FF)]

Accessory Uses:

☐ Detached garage, private
☐ No Impact Home-Based Businesses [§208-304(B)]
☐ Passenger Shelters [§208-304(D)
☐ Residential Tool or Garden Sheds, Private
☐ Swimming Pool, Private [§208-304(G)]
☐ Tennis Court
☐ Parking Areas [Article 1900]
☐ Signs [Article 2100]

Accessory Uses, Continued:

☐ Customarily Associated Accessory Uses of Permitted & Conditional Uses

☐ Fences [§208-304(A)]

☐ Employee Lunchroom Facilities & Health Care Facilities

Conditional Uses:

☐ Hotel/Motel & Hotel Office Complex [{}208-2604(R)]

☐ Child Day Care Center [{}208-2604(F)]

☐ Group Child Day Care Home [{}208-2604(F)]

☐ Apartment Dwelling [§208-2604(Y)]

☐ Continuing Care Retirement Community [§208-.2604 (I)]

☐ Conversion- Single Family to Multi-Family [§208-2604(K)]

☐ Conversion-Residential to Non-Residential [208-2604(J)]

☐ Automobile Sales [§208-2604(c)]

☐ Commercial Greenhouse, Garden Center or Plant Nursery [§208~2604(P)]

☐ Drive-Through Facility [§208-2604(L)]

☐ Gasoline Station with or without Convenience Store [§208-2604(0)]

☐ Shopping Center [§208-2604(CC)]

☐ Supermarket [§208-2604(EE)]

☐ Colleges & Universities [§208-2604(M)]

☐ Elementary & Secondary Schools [§ 208-2604(M)]

☐ Hospital [§208-2604(II)]

☐ Churches & Similar Places of Worship §208-2604(KIO]

☐ Public Utility Structures, other than Telecommunication Tower [§208-2604(BB)]

☐ Traditional Neighborhood Development [Article 1800]

☐ Home Occupations [§208-304(B)]

AREA AND BULK REGULATIONS

Public Sewer and Water required in all cases.
(See Section 208-303)

Route 19 Boulevard (RB)

1. Lot Size: 20,000 SF (Minimum)

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_____SF

2. Maximum Gross floor area for a principle structure: one (1) story: 15,000 SF; multi-story 30,000 SF; supermarket, movie theater, shopping center: 45,000 SF

_____SF

3. Gross floor area of an individual retail establishment/use: 15,000 SF or via conditional use approval, up to 20,000 SF

_____SF

4. Building Height (20 feet minimum, 50 feet maximum):

_____FEET

5. Impervious Surface Ratio:

a. one-story building: 65% (Maximum)

_____ %

b, two or multi-story building: 75% (Maximum)

_____%

6. Minimum Lot Frontage: 50 feet

_____FEET

7. Yard Setbacks:

a. Front yard:

i. State Route:

1. 25 feet (Minimum): _____Feet

2. 35 feet (Maximum)' _____Feet

ii. Township Road or Private Street

1. 10 feet (Minimum): _____Feet

2. 25 feet (Maximum) _____Feet

b. Side Yard: 10 feet unless abutting an existing residential use, then 25 feet setback shall apply.

_____Feet

c. Rear Yard: 10 feet unless abutting an existing residential use, then 25 feet setback shall apply.

_____Feet

DESIGN STANDARDS

(i.e. Conservation provisions, building orientation, Parking requirements, lighting, sidewalks, signage, etc.)

See Section 208-1000 of the Marshall Township Zoning Ordinance

CONDITIONAL USES

Written responses addressing Standards for Review of Conditional Uses, Code Section 208-2600 must be submitted with this application.

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:

_____