

2017



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**):

- 5 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.

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

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

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

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

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

EMAIL: \_\_\_\_\_

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

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

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

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

EMAIL: \_\_\_\_\_

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

ZONING DISTRICT: \_\_\_\_\_

**Proposed Use(s):**

**Permitted:**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Single Family Detached (SF-D) Dwelling                                       | <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"/> Assisted Care & Nursing, Facilities [§208-2604(HH)]                          | <input type="checkbox"/> Forestry / Timber Harvesting [Article 2400]           |   |
| <input type="checkbox"/> Commercial Recreation Facility   | <input type="checkbox"/> Noncommercial Recreation Facility                     |   |
| <input type="checkbox"/> Entertainment Facility   | <input type="checkbox"/> Open Space  | <input type="checkbox"/> Recreation Areas, outdoor      |
| <input type="checkbox"/> Bank & Financial Institutions  | <input type="checkbox"/> Banquet Facilities                                    | <input type="checkbox"/> Medical Office                 |
| <input type="checkbox"/> Mineral Removal  | <input type="checkbox"/> Parking Facility                                      | <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"/> Veterinarian, excluding kennel                        |   |
| <input type="checkbox"/> Civic, Social & Fraternal Organizations                                      | <input type="checkbox"/> Municipal Buildings & Facilities [§208-2604(AA)]      |   |
| <input type="checkbox"/> Museum [§208-2604(AA)]   | <input type="checkbox"/> Essential Services                                    |   |
| <input type="checkbox"/> State & Federal Buildings & Facilities [§208-2604(AA)]                       |  |   |
| <input type="checkbox"/> Telecommunications Antenna - Co-Location - Other Structures [§ 208-2604(FF)] |  |   |
| <input type="checkbox"/> Telecommunications Antenna- Co-Location- Existing Structures [§208-2604(FF)] |  |   |

**Accessory Uses:**

- |   |  |
|---|--|
| <input type="checkbox"/> Detached garage, private             | <input type="checkbox"/> No Impact Home-Based Businesses [§208-304(B)] |
| <input type="checkbox"/> Passenger Shelters [§208-304(D)]     | <input type="checkbox"/> Residential Tool or Garden Sheds, Private     |
| <input type="checkbox"/> Swimming Pool, Private [§208-304(G)] | <input type="checkbox"/> Tennis Court                                  |
| <input type="checkbox"/> Parking Areas [Article 1900]         | <input type="checkbox"/> 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(O)]  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)

\_\_\_\_\_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:  
\_\_\_\_\_