



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

TOWN CENTER (TC) 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 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
- 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.

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

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

MTMSA Fees

PLEASE NOTE: CHECKS SHOULD BE MADE PAYABLE TO MTMSA

Fee:	Amount Submitted:
<ul style="list-style-type: none"> • 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 	_____
<ul style="list-style-type: none"> • 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 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:

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

Accessory Uses:

- Detached garage, private
- Passenger Shelters [§208-304(D)]
- No Impact Home-Based Businesses [§208-304(B)]
- Residential Tool or Garden Sheds, Private

Accessory Uses, Continued

- | | |
|--|---|
| <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] |
| <input type="checkbox"/> Customarily Associated Accessory Uses of Permitted & Conditional Uses | <input type="checkbox"/> Fences [§208-304(A)] |
| <input type="checkbox"/> Employee Lunchroom Facilities & Health Care Facilities | |
| Conditional Uses: | |
| <input type="checkbox"/> Hotel/Motel & Hotel Office Complex [§208-2604(R)] | <input type="checkbox"/> Child Day Care Center [§208-2604(F)] |
| <input type="checkbox"/> Group Child Day Care Home [§208-2604(F)] | <input type="checkbox"/> Manufacturing, Light [§208-2604(V)] |
| <input type="checkbox"/> Continuing Care Retirement Community [§208-2604 (I)] | <input type="checkbox"/> Conversion – Single Family to Multi-Family [§208-2604(K)] |
| <input type="checkbox"/> Conversion – Residential to Non-Residential [208-2604(J)] | <input type="checkbox"/> Automobile Sales [§208-2604(c)] |
| <input type="checkbox"/> Commercial Greenhouse, Garden Center or Plant Nursery [§208-2604(P)] | <input type="checkbox"/> Drive-Through Facility [§208-2604(L)] |
| <input type="checkbox"/> Gasoline Station with or without Convenience Store [§208-2604(O)] | <input type="checkbox"/> Shopping Center [§208-2604(CC)] |
| <input type="checkbox"/> Supermarket [§208-2604(EE)] | <input type="checkbox"/> Colleges & Universities [§208-2604(M)] |
| <input type="checkbox"/> Elementary & Secondary Schools [§208-2604(M)] | <input type="checkbox"/> Hospital [§208-2604(II)] |
| <input type="checkbox"/> Churches & Similar Places of Worship §208-2604(KK)
Telecommunication | <input type="checkbox"/> Public Utility Structures, other than
Tower [§208-2604(BB)] |
| <input type="checkbox"/> Traditional Neighborhood Development [Article 1800] | <input type="checkbox"/> Home Occupations [§208-304(B)] |

AREA AND BULK REGULATIONS

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

Town Center (TC)

1. Lot Size: 15,000 SF (Minimum)

_____ SF

2. Maximum Gross floor area of an individual principle building: one (1) story: 10,000; multi-story:20,000 SF

_____ SF

3. Building Height:
 - a. Minimum Building Height: 20 feet
_____ FEET
 - b. Maximum Building Height: 50 feet
_____ FEET

4. Impervious Surface Ratio:
 - a. Maximum one-story building: 75%
_____ %
 - b. Maximum two or multi-story building: 85%
_____ %

5. Lot Width: 50 feet (Minimum)
_____ FEET

6. Yard Setbacks:
 - a. Front yard:
 - i. State Route:
 1. Minimum: 10 feet _____ Feet
 2. Maximum: 15 feet _____ Feet
 - ii. Township Road or Private Street
 1. Minimum: 5 feet _____ Feet
 2. Maximum: 25 feet _____ Feet
 - b. Side Yard: 0 feet unless abutting an existing residential use, then 20 feet setback shall apply.
_____ Feet
 - c. Rear Yard: 10 feet unless abutting an existing residential use, then 20 feet setback shall apply.
_____ Feet

DESIGN STANDARDS

(i.e. Conservation provisions, building orientation, Parking requirements, lighting, sidewalks, signage, etc.)
See Section 208-900 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:
