



# MUNICIPALITY of MURRYSVILLE

4100 Sardis Road • Murrysville, PA 15668  
Phone: (724) 327-2100 • Fax: (724) 327-2881

## Minor Site Plan Application

### MINOR SITE PLAN APPROVAL PROCESS

- Administrative Approval, §201-13
- Abbreviated Approval, §201-14
- Standard Approval Process, §201-15

#### APPLICANT/OWNER

#### REPRESENTATIVE

Name \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

Phone \_\_\_\_\_

FAX \_\_\_\_\_

FAX \_\_\_\_\_

1. Title of Land Development \_\_\_\_\_

2. Location (address or general vicinity)  
\_\_\_\_\_

3. Description and Purpose of Application \_\_\_\_\_  
\_\_\_\_\_

4. Number of Parcels \_\_\_\_\_ Zoning District \_\_\_\_\_ Smallest Lot \_\_\_\_\_ Total  
Square Feet of Lot Area \_\_\_\_\_

5. Total Square Feet of Building Proposed. \_\_\_\_\_

6. Total Square Feet of Impervious Surface (including building) \_\_\_\_\_

7. Tax Map Number(s) \_\_\_\_\_

8. Related concurrent applications, if any: \_\_\_\_\_

9. Preliminary or most recent final plan approval (list plan and date approved)

\_\_\_\_\_

10. Residential Dwelling Units Proposed, if applicable \_\_\_\_\_

11. Types of soil \_\_\_\_\_

12. Steep slopes of 25% or greater? Yes \_\_\_\_\_ No \_\_\_\_\_

13. Steep slopes of 40% or greater? Yes \_\_\_\_\_ No \_\_\_\_\_

14. Principle and Accessory Uses Proposed (as defined in Zoning Ordinance)

\_\_\_\_\_

15. Number of plans attached \_\_\_\_\_ (12 copies are required for standard and abbreviated approvals. 5 are required for administrative approvals.)

16. Additional peak hour trips generated (if parcel is located within traffic impact within transportation impact district) \_\_\_\_\_

APPLICANT'S SIGNATURE \_\_\_\_\_

REPRESENTATIVE'S SIGNATURE \_\_\_\_\_

REPRESENTATIVE'S TITLE \_\_\_\_\_

DATE \_\_\_\_\_

*If applicant is not the property owner, an Agent's Authorization Form must be attached*

STAFF USE ONLY	
File Number _____	Received by _____
Date Received _____	Complete Application Date _____
Payment Type _____	Fee Amount _____
Date Accepted: _____	
Accepted by: _____	



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## Municipality of Murrysville Agent Authorization Form

Name of Property Owner(s) \_\_\_\_\_

Application Title \_\_\_\_\_

Tax Map Number(s) \_\_\_\_\_

The above named property owner hereby appoints \_\_\_\_\_

\_\_\_\_\_ as its agent, and authorizes said agent to apply for and process the above mentioned development plan on his/her behalf. Agent is further authorized to sign all necessary documentation for such purposes, including acceptance of conditions imposed by Council upon approval of the plan. This authorization shall remain in force and effect until written notice of revocation is delivered to the Municipality of Murrysville's Director of Community Development.

SIGNED AND SEALED, intending to be legally bound on this date of \_\_\_\_\_.

(SEAL)

\_\_\_\_\_  
Owner(s) Signature

**Minor Subdivision Land Development  
ENVIRONMENTAL IMPACT STATEMENT  
APPLICATION FOR UP TO AND INCLUDING (5) UNITS (SHORT FORM)**

**NOTICE TO APPLICANT:** This is a preliminary document designed to assist Council in determining whether the action that you propose may, or is likely to, have effect on the environment. Please complete the entire form. Completion of this form does not relieve you of responsibility for providing any additional information that Council may require in order to consider property environmental impacts associated with your project, including submission of more detailed information contained in an Environmental Impact Statement as set forth in Section 1605 of the Home Rule Charter, or Zoning or Subdivision Ordinances of the Municipality.

Name/Address of Applicant

Name/Address of Builder

NAME\_\_\_\_\_

NAME\_\_\_\_\_

STREET\_\_\_\_\_

STREET\_\_\_\_\_

CITY\_\_\_\_\_

CITY\_\_\_\_\_

STATE\_\_\_\_\_ ZIP\_\_\_\_\_

STATE\_\_\_\_\_ ZIP\_\_\_\_\_

PHONE\_\_\_\_\_

BUSINESS PHONE\_\_\_\_\_

EXACT LOCATION OF PROJECT:

TAX MAP NUMBER OF PROPERTY:\_\_\_\_\_

PRESENT ZONING CLASSIFICATION\_\_\_\_\_ LOT SIZE\_\_\_\_\_

ZONING REQUESTED, IF ANY \_\_\_\_\_

A. SITE DESCRIPTION

1. Project Size \_\_\_\_\_ Number of Lots \_\_\_\_\_ Smallest Lot Size \_\_\_\_\_

2. General Character of the Land (use approximate percentages)

	After Present Completion		After Present Completion	
Meadow or Brushland	____%	____%	Unvegetated, e.g., rock, earth	____% ____%
Forested	____%	____%	Impervious Surfaces e.g., roads, paved surfaces, buildings	____% ____%
Agricultural	____%	____%	Other type	____% ____%
Wetland	____%	____%		
Flood Plain	____%	____%		
Water Surface	____%	____%	Totals	____% ____%

3. What is the dominant land use and zoning within a 1/4 mile radius of the project (e.g., single family, multi-family, commercial)?

4. Is the project located within 1/4 mile of, or contain:

a. A building or site listed on the National Register of Historical Places,

Yes \_\_\_\_\_ No \_\_\_\_\_

b. A building or site of community interest. Yes \_\_\_\_\_ No \_\_\_\_\_

5. Do hunting or fishing opportunities presently exist in the adjacent area?

Yes \_\_\_\_\_ No \_\_\_\_\_

6. List soils as designated by the Soil Survey of Westmoreland County. (Information available at the Municipal Building.)

7. List present soil erosion problems, if any:

8. Is area strip-mined? Yes \_\_\_\_\_ No \_\_\_\_\_ Restored \_\_\_\_\_

If restored, when? \_\_\_\_\_

**B. PROJECT DESCRIPTION**

1. What, if any, attempt will be made to minimize removal of vegetation and/or mature trees?
  
2. Are there any plans to replace vegetation removed during construction? Explain:
  
3. List type of Construction  
Conventional \_\_\_\_\_  
Modular (prefab) \_\_\_\_\_  
Mobile \_\_\_\_\_  
Other (multi-family, etc.) \_\_\_\_\_
  
4. What is the purpose of the project? Sale \_\_\_\_\_ Rental \_\_\_\_\_ Personal \_\_\_\_\_
  
5. List any energy saving devices to be incorporated into the project. (e.g., solar)  
(Note: Municipal Ordinance 11-78 requires the use of water-saving devices.)

**C. UTILITIES**

1. Water source: Municipal \_\_\_\_\_ Well \_\_\_\_\_ Other \_\_\_\_\_
  
2. Sanitary system: Municipal \_\_\_\_\_ Septic \_\_\_\_\_  
Additional information: Tap-in to existing sewer lines Yes \_\_\_\_\_ No \_\_\_\_\_  
Extension of Municipal system \_\_\_\_\_ D.E.R. Number \_\_\_\_\_  
Conventional septic system Yes \_\_\_\_\_ No \_\_\_\_\_  
Alternate septic system \_\_\_\_\_ Type \_\_\_\_\_
  
3. Gas (company name) \_\_\_\_\_ Electric \_\_\_\_\_ Phone \_\_\_\_\_
  
4. Will utilities be underground? Yes \_\_\_\_\_ No \_\_\_\_\_

#### D. STORM WATER DRAINAGE IMPACT

List method of collecting and transporting runoff, including type of pipe, settling basins, etc. CAUTION! Storm drainage, into the Municipal sewer system is prohibited.

#### E. EROSION AND SEDIMENTATION IMPACT

1. What is the steepest slope (%) in the project area? \_\_\_\_\_
2. What is the steepest slope in the project area that is to be graded or have construction take place? \_\_\_\_\_
3. List type of soils on entire property \_\_\_\_\_  
\_\_\_\_\_
4. Is any grading proposed? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes:

- a. Maximum fill depth \_\_\_\_\_ Quantity \_\_\_\_\_
- b. Maximum depth of cut \_\_\_\_\_ Quantity \_\_\_\_\_
- c. If cuts and fills not in balance, identify source/disposal area:
- d. If not benching, identify finished slope ratio:
- e. Has an erosion/sedimentation plan been prepared and reviewed? If yes, please attach; if no, why not?

F. SCHOOL IMPACT

1. How many school age children do you anticipate will be in the project?

\_\_\_\_\_

2. How many will attend Elementary? \_\_\_\_\_ Junior High School? \_\_\_\_\_  
Intermediate? \_\_\_\_\_ Senior High School? \_\_\_\_\_

G. SOCIO/ECONOMIC EFFECTS

1. Closest main road? \_\_\_\_\_

2. Closest fire station? \_\_\_\_\_

3. Closest fire hydrant? \_\_\_\_\_

H. INFORMATIONAL DETAILS

Attach any additional information as may be needed to clarify your project. If there are, or may be, any adverse impacts associated with the proposal, please discuss such impacts and the measures which can be taken to mitigate or avoid them.

PREPARER'S SIGNATURE \_\_\_\_\_

TITLE \_\_\_\_\_

REPRESENTING \_\_\_\_\_

DATE \_\_\_\_\_

**LAND DEVELOPMENTS**  
**PRELIMINARY APPROVAL APPLICATION CHECKLIST**

**Plan Name:** \_\_\_\_\_

Required Elements	Yes	No	Not Applicable	Notes
Fourteen copies of the completed application form supplied by the Municipality of Murrysville;				
Application filing fee and escrow where applicable, as required by Chapter 112, Fees;				
Proof of proprietary interest.				
Written evidence of compliance with all other municipal, county, state or federal permits.				
Accompanying Conditional Use Application				
Traffic impact study				
Preliminary environmental and community impact study.				
Geologic Report				
A wetlands determination report.				
Letter stating option to pay fee in lieu or intent to dedicate land.				
A preliminary grading plan.				
A written statement identifying any zoning variances which will be needed or granted.				
Preliminary storm water report and sketch within 500 feet.				
Covenants and agreements				
A preliminary soil erosion and sedimentation control plan.				
Fourteen copies of the completed application form supplied by the Municipality of Murrysville;				
<i>Date of preparation. All revisions shall be noted and dated.</i>				
<i>A location map showing the location of the tract with reference to the surrounding properties, existing streets and streams within 1,000 feet of the land development.</i>				
<i>Cartographic Data, Name of Plan, Tax Map Numbers, Recording Information</i>				
<i>Signature Blocks</i>				

**Plan Name:** \_\_\_\_\_

<b>Required Elements</b>	<b>Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Notes</b>
<i>The zoning district in which the parcel is located, together with the zoning classification of properties within 200 feet of the boundaries of the property for which the application is made.</i>				
<i>Property spot survey showing survey data.</i>				
<i>The distance, measured along the right-of-way lines of existing streets abutting the property, to the nearest intersections with other public streets within 200 feet of the site boundaries.</i>				
<i>The location and dimensions of proposed buildings and structures, all accessory structures and fences, if any, including front, side and rear yard setbacks, height of buildings, first floor elevations of all structures, and floor plans and elevation plans of each building.</i>				
<i>Flood hazard boundaries</i>				
<i>Existing contours.</i>				
<i>Location of significant natural features</i>				
<i>Slope Map</i>				
<i>Certification by a registered professional geotechnical engineer regarding the feasibility of any proposed grading on slopes greater than 25%, the stability of the finished slopes, measures to mitigate landslides, soil erosion, sedimentation, stormwater runoff and potential impacts on adjacent properties.</i>				
<i>Any and all existing streets.</i>				
<i>If any new streets are proposed, profiles indicating grading; cross sections showing the width and design of roadways and sidewalks.</i>				
<i>Area, to the nearest thousandth of an acre, of the site to be developed for nonresidential purposes and/or the area, in square feet, of each lot to be developed for residential purposes.</i>				
<i>The location and size of all existing sanitary sewers and the location and size of all proposed sanitary sewers.</i>				
<i>The location and size of all existing and proposed waterlines, valves and hydrants.</i>				

**Plan Name:** \_\_\_\_\_

<b>Required Elements</b>	<b>Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Notes</b>
<i>The location, width and purpose of all existing and proposed easements and rights-of-way.</i>				
<i>The location, type and approximate size of existing utilities to serve the development and written verification from each utility that service will be provided to the development.</i>				
<i>The number and density of dwelling units (if residential).</i>				
<i>All means of vehicular access for ingress and egress to and from the site onto public streets.</i>				
<i>Computation of the number of parking spaces and loading areas.</i>				
<i>Tabulation of site data, indicating zoning requirements applicable to the site and whether the proposed site development features comply.</i>				
<i>Proposed screening and landscaping, including a preliminary planting plan.</i>				
<i>The methods, placement and screening of solid waste disposal and storage facilities.</i>				
<i>Written or graphic evidence that all public and/or private improvements will comply with the design standards of this chapter and the infrastructure improvement and development specifications.</i>				
<i>If the plan is to be completed in phases, the proposed sequence of development with projected time schedule for completion of each of the several phases.</i>				
<i>PennDot Highway Occupancy Approval Note</i>				
<i>Plan monuments, as required by § 201-78 of this chapter.</i>				