



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

**PLANNED INDUSTRIAL PARK (PIP)  
 LAND DEVELOPMENT APPLICATION**

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

Refer: Marshall Township Zoning Ordinance, Township Code Chapter 208

**TOWNSHIP FILING FEES:** (Checks 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 \$50.00
- 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**):

- 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.

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

## MTMSA Fees

PLEASE NOTE: CHECKS SHOULD BE MADE PAYABLE TO MTMSA

<b>Fee:</b>	<b>Amount Submitted:</b>
• <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	_____
• <b>Plan Revision Fee:</b> \$50 per revision	_____
<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: \_\_\_\_\_

**Proposed Use(s):**

**Permitted:**

- |   |  |
|---|--|
| <input type="checkbox"/> Forestry / Timber Harvesting [Article 2400]                                    | <input type="checkbox"/> Open Space  |
| <input type="checkbox"/> Recreation Areas, Outdoor  | <input type="checkbox"/> Bank & Financial Institution  |
| <input type="checkbox"/> Banquet Facilities   | <input type="checkbox"/> Construction Materials, Storage & Sales                                     |
| <input type="checkbox"/> Distribution Facilities  | <input type="checkbox"/> Industrial Uses   |
| <input type="checkbox"/> Manufacturing, Light   | <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"/> Research Testing Facility  | <input type="checkbox"/> Restaurant & Tavern   |
| <input type="checkbox"/> Technological Industry   | <input type="checkbox"/> Truck Terminal  |
| <input type="checkbox"/> Vehicular Body Shop [§208-2604(O)]   | <input type="checkbox"/> Vehicular Repair Garage [§208-2604 (O)]                                     |
| <input type="checkbox"/> Vehicular Wash [§208-2604(GG)]   | <input type="checkbox"/> Veterinarian, Excluding Kennel  |
| <input type="checkbox"/> Warehousing  | <input type="checkbox"/> Wholesale Business  |
| <input type="checkbox"/> Municipal Buildings & Facilities [§208-2604(AA)]                               | <input type="checkbox"/> State & Federal Buildings & Facilities [§208-2604(AA)]                      |
| <input type="checkbox"/> Public Utility Structures, Other than Telecommunications Tower [§208-2604(AA)] | <input type="checkbox"/> Telecommunications Antenna – Co-Location – Other Structures [§208-2604(FF)] |
| <input type="checkbox"/> Telecommunications Antenna – Co-Location Existing Towers [§208-2604(FF)]       | <input type="checkbox"/> Essential Services  |

**Accessory Uses:**

- Fences [§208-304(A)]
- Passenger Shelters [§208-304(D)]
- Parking Areas [Article 1900]
- Customarily Associated Accessory Uses of Permitted & Conditional Uses
- Employee Lunchroom Facilities & Health Care Facility
- No Impact Home-Based Business [§208-304(B)]
- Quarters Separate from the Principal Dwelling (Caretakers Quarters) [§208-304(E)]
- Signs [Article 2100]
- Outdoor Storage
- Warehousing of Goods in an Accessory Building

**Conditional Uses:**

- Adult-Oriented Establishment [§208-2604(A)]
- Group Child Day Care Home [§208-2604(F)]
- Gasoline Station with or without Convenience Store [§208-2604(O)]
- Kennels, Private or Commercial [§208-2604(T)]
- Colleges & Universities [§208-2604(M)]
- Telecommunications Tower [§208-2604(FF)]
- Child Day Care Center [§208-2604(F)]
- Drive-Through Facility [§208-2604(L)]
- Junkyard or Automotive Wrecking Yard [§208-2604(S)]
- Personal Storage Facility [§208-2604(Z)]
- Sewage Treatment Plant
- Uses Not Specifically Listed [§208-2604(G)]

**AREA AND BULK REGULATIONS**

Public Sewer and Water required in all cases.

	<b><u>REQUIREMENTS</u></b>	<b><u>PROPOSED SITE</u></b>
1.	Minimum lot size:	
	(a) Gross tract area 500 ac.	_____ ac.
	(b) Individual lot area 1 ac.	_____ ac.
2.	Minimum lot frontage:	
	(a) Use by Right 100 ft.	_____ ft.
	(b) Conditional Use 150 ft.	_____ ft.
3.	Impervious surface, including pavement, principal & accessory buildings:	_____ %
	(a) Use by Right 60%	
	(b) Conditional Use 60%	_____ %
4.	Minimum front yard:	
	(a) All other Roads 50 ft.	_____ ft.
	(b) If fronting on US Route 19 60ft.	_____ ft.

5. Minimum side yard:  
 (a) Uses fronting on Route 19 NA \_\_\_\_\_ ft.  
 (b) Uses fronting any other street 20 ft. \_\_\_\_\_ ft.
6. Minimum rear yard:  
 (a) If abutting a residential us or district 100 ft. \_\_\_\_\_ ft.  
 (b) All other uses 20 ft. \_\_\_\_\_ ft.
7. Maximum building height measured at the lowest grade abutting a building 35 ft. \_\_\_\_\_ 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 Section 208-1908)

The loading and unloading area must be of sufficient size to accommodate the numbers and types of vehicles that are likely to use this area, given the nature of the development in question. The following table indicates the number and size of spaces that, presumptively, satisfy the standard set forth in this subsection. However, the Zoning Officer may require more or less loading and unloading area if reasonably necessary to satisfy the foregoing standard.

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 any 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.

**SANITARY SEWAGE**

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

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

**GENERAL INFORMATION**

1. Water Supply: Type: \_\_\_\_\_  
If public, provider: \_\_\_\_\_
  
2. Sewage Disposal: Type: \_\_\_\_\_  
If public, provider: \_\_\_\_\_

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

\_\_\_\_\_  
Signature Date

Interest in this development plan:  
\_\_\_\_\_