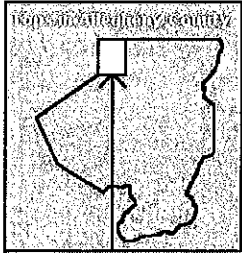


2021



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

## RESIDENTIAL DISTRICTS LAND DEVELOPMENT PLAN 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
- 12 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.

## Checklist of Fees Submitted

### Township Fees

PLEASE NOTE: CHECKS SHOULD BE MADE PAYABLE TO MARSHALL TOWNSHIP

Fee:	Amount Submitted:
<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

Fee:	Amount Submitted:
<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.

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NAME OF APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_

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

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

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

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

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

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

**AREA AND BULK REGULATIONS**

Use By Right

Suburban Residential, Conservation Residential, Medium Density Residential Districts

**See tables 208-303 and 208-2604**

**PARKING REQUIREMENTS**

See section 208-1900

<u>Use</u>	<u>Standard</u>	<u>Proposed Number of Spaces (per use)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**GRADING**

Township Code, Chapter 88:

A GRADING PERMIT will be required if any one of the following limitations are exceeded:

<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%	_____ %

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3. Maximum area of grading – 6,000 sq. ft. \_\_\_\_\_ sq. ft.

4. Maximum volume of grading including 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: \_\_\_\_\_

3. Roads – Description of how many, intended use, public or private, amount of traffic and type of traffic (i.e. truck, bus, car, etc.) beginning and terminus points, length and number of drains:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Interest in this development plan:

\_\_\_\_\_

# PROJECT RESPONSIBILITY FORM:

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## FINANCIAL RESPONSIBILITY

PROJECT NAME: \_\_\_\_\_

NAME OF PERSON OR ENTITY RESPONSIBLE FOR MAINTAINING ESCROW BALANCE:

\_\_\_\_\_

MAILING ADDRESS WHERE ESCROW STATEMENTS WILL BE SENT:

\_\_\_\_\_

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

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

SIGNATURE:

---

## PROJECT MANAGEMENT RESPONSIBILITY

NAME OF PERSON RESPONSIBLE FOR RECEIVING AND SIGNING THE TOWNSHIP CONDITIONS OR DENIAL LETTER

\_\_\_\_\_

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

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

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

SIGNATURE:

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### -MUNICIPAL USE ONLY-

TOWNSHIP FILE #: \_\_\_\_\_

APPLICATION FEE: \_\_\_\_\_ CHECK #: \_\_\_\_\_

ESCROW AMOUNT: \_\_\_\_\_ CHECK #: \_\_\_\_\_

DIGITAL SUBMITTAL WAIVER FEE: \_\_\_\_\_ CHECK #: \_\_\_\_\_

MTMSA FEE: \_\_\_\_\_ CHECK #: \_\_\_\_\_

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**SUBDIVISION AND LAND DEVELOPMENT REVIEW APPLICATION**  
**MPC §502(b) County Advisory Review**

**COUNTY REVIEW REQUIRED: Municipality has adopted a subdivision and land development ordinance**

Complete and submit with plans and other information M-F, 8:30 AM - 4:00 PM to:  
ACED Planning Division, One Chatham Center, Suite 900, 112 Washington Place, Pittsburgh, PA 15219

For questions, help, or additional information please email [ACEDPlanning@alleghenycounty.us](mailto:ACEDPlanning@alleghenycounty.us)

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**Part 1: General Information**

**Property Owner:**

Contact Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

**Name of Applicant:**

Contact Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

**Plan Preparer:**

Contact Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

**Application Status:**     Preliminary Plan     Final Plan

**Application Type:**

- Plat Adj./Lot Consolidation
- Minor Subdivision/Site Development
- Major Subdivision/Site Development

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**Part 2: Location Information**

**Project Name:** \_\_\_\_\_

**Municipality:** \_\_\_\_\_

Address/Location of Project: \_\_\_\_\_

Tax Map Parcel(s) #: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**Part 3: Zoning Information**

**Zoning:**

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_ (if applicable)

Variances Requested:  Yes  No (if yes, please attached description of all variances requested or approved)

Conditional Use:  Yes  No

Special Exception:  Yes  No

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**Part 4: Project Information**

Total Plan Area: \_\_\_\_\_ (acres)  
\_\_\_\_\_ (square feet)

Total Acreage to be Developed: \_\_\_\_\_

Total Impervious Area (Sq. Ft.): \_\_\_\_\_

Total Building Area (Sq. Ft.): \_\_\_\_\_

**Phasing:**

Is the development proposed to be constructed in phases?  Yes  No

If Yes, a phasing plan and a schedule of the projected dates that the final application for each phase will be filed must be provided.

**Proposed Utilities:**

	Water	Sewer
Public:	<input type="checkbox"/>	<input type="checkbox"/>
Onsite:	<input type="checkbox"/>	<input type="checkbox"/>

**Street Information:**

Ownership (check any that apply):

<input type="checkbox"/> State	<input type="checkbox"/> Local
<input type="checkbox"/> County	<input type="checkbox"/> Private

Lineal feet of new streets: \_\_\_\_\_

**Part 5: Notification to Others**

As applicable, the following agencies have been notified about the proposed subdivision or site development:

- |  |  |
|--|--|
| <input type="checkbox"/> County Health Department<br>Date: _____     | <input type="checkbox"/> PennDOT<br>Date: _____      |
| <input type="checkbox"/> County Public Works<br>Date: _____          | <input type="checkbox"/> PA DEP<br>Date: _____       |
| <input type="checkbox"/> County Conservation District<br>Date: _____ | <input type="checkbox"/> Other: _____<br>Date: _____ |
- 

The applicant declares the following:

- He/she is the owner of the property in question; OR
- He/she is the authorized agent for the owner of record to the property for which the application is made; OR
- He/she is a beneficial land owner as defined by the PA Municipalities Planning Code (MPC). If this box is checked, a copy of the agreement recorded with the ACDRE authorizing the applicant to subdivide or develop the property must be provided.

*I/We hereby submit the enclosed land development application to the Allegheny County Department of Economic Development for review and consideration in accordance with the PA Municipalities Planning Code (Act 247 of 1968, as amended) and Art. III §780-302 of the Allegheny County Subdivision and Land Development Ordinance:*

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

Revised August 2021