



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.

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

## 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.

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:**

- |  |  |
|--|--|
| <input type="checkbox"/> Fences [§208-304(A)]  | <input type="checkbox"/> No Impact Home-Based Business [§208-304(B)]                                       |
| <input type="checkbox"/> Passenger Shelters [§208-304(D)]                                      | <input type="checkbox"/> Quarters Separate from the Principal Dwelling (Caretakers Quarters) [§208-304(E)] |
| <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"/> Outdoor Storage   |
| <input type="checkbox"/> Employee Lunchroom Facilities & Health Care Facility                  | <input type="checkbox"/> Warehousing of Goods in an Accessory Building                                     |

**Conditional Uses:**

- |  |  |
|--|--|
| <input type="checkbox"/> Adult-Oriented Establishment [§208-2604(A)]                       | <input type="checkbox"/> Child Day Care Center [§208-2604(F)]                |
| <input type="checkbox"/> Group Child Day Care Home [§208-2604(F)]                          | <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"/> Junkyard or Automotive Wrecking Yard [§208-2604(S)] |
| <input type="checkbox"/> Kennels, Private or Commercial [§208-2604(T)]                     | <input type="checkbox"/> Personal Storage Facility [§208-2604(Z)]            |
| <input type="checkbox"/> Colleges & Universities [§208-2604(M)]                            | <input type="checkbox"/> Sewage Treatment Plant                              |
| <input type="checkbox"/> Telecommunications Tower [§208-2604(FF)]                          | <input type="checkbox"/> Uses Not Specifically Listed [§208-2604(G)]         |

**AREA AND BULK REGULATIONS**

Public Sewer and Water required in all cases.

	<u>REQUIREMENTS</u>	<u>PROPOSED SITE</u>
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  
 (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 anyone 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:  
\_\_\_\_\_

# 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:

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## 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