



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

MINOR
SUBDIVISION APPLICATION

Date Submitted: _____
Date Received: _____

Development Permit No. _____
File No. _____

Refer: Marshall Township Subdivision Ordinance, Township Code Chapter 174-206 & 174-207

Concept _____ Preliminary _____ Final _____

TOWNSHIP FILING FEES: (Checks made payable to Marshall Township)

- \$250 application fee;
- \$750 deposit;
- Digital Submittal Waiver Fee: \$50 for per lot;
- Modification/Waiver Request: \$150 per request; and
- \$300 conditional use fee and \$500 deposit (applicant responsible for all professional consultant fees including but not limited to legal, engineering and traffic, as well as one-half of stenographers attendance fee), if applicable.

MTMSA FILING FEES: (Checks 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.

Checklist of Fees Submitted Minor Subdivision

Township Fees

PLEASE NOTE: CHECKS SHOULD BE MADE PAYABLE TO MARSHALL TOWNSHIP

Fee:	Amount Submitted:
• Base: \$250	_____
• Deposit: \$750	_____
• Modification Request: Modification/Waiver Request: \$150 per request	_____
• Digital Submittal Waiver Fee: \$50 for each 500 sq. feet of building footprint area	_____
• Conditional Use: \$300	_____
• Conditional Use Deposit: \$500	_____
• Planning Module Review (if applicable): \$200	_____
TOTAL:	_____

MTMSA Fees

PLEASE NOTE: CHECKS SHOULD BE MADE PAYABLE TO MTMSA

Fee:	Amount Submitted:
• 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	_____
• 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.

Detailed description of what is being proposed (attach additional sheets if necessary): _____

Name of Plan of Lots: _____

Location of Property: _____

Acreage: _____ Estimated No. Lots in entire Plan: _____

Tax Identification Numbers: _____

Estimated date when development is contemplated: _____

Estimated number of lots to be developed initially: _____

Number of new streets constructed: _____

Streets proposed for dedication: _____ Yes (public) _____ No (private)

Name and length of each street and number of proposed drains for each:

Applicant/Developer: _____ Telephone No. _____

Address: _____ Email: _____

Property Owner (if different from applicant): _____

_____ Telephone No.: _____ Email: _____

Applicant's Agent: _____ Telephone No.: _____

Address: _____ Email: _____

Engineer/Surveyor: _____ Telephone No.: _____

Address: _____ Email: _____

Zoning Classification: _____ Proposed Use: _____

Is site located within Floodplain District? _____

Water Supply: _____ Public; _____ Community; _____ Individual on-lot

Sanitary Sewage: _____ Public; _____ Community; _____ Individual on-lot

Names of adjacent property owners: _____

Existing rights of way & easements: _____

Have permits to use State & County drainage facilities been obtained? _____

Have applicants purchased additional ground from adjacent property owners? If so, from whom? _____

If applicant is a corporation, give names of principal officers & stockholders:

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:

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:

-MUNICIPAL USE ONLY-

TOWNSHIP FILE #: _____

APPLICATION FEE: _____ CHECK #: _____

ESCROW AMOUNT: _____ CHECK #: _____

DIGITAL SUBMITTAL WAIVER FEE: _____ CHECK #: _____

MTMSA FEE: _____ CHECK #: _____

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

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

Part 2: Location Information

Project Name: _____

Municipality: _____

Address/Location of Project: _____

Tax Map Parcel(s) #: _____

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

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