

For More Information...

Visit us online at  
[icopd.org/planning.html](https://icopd.org/planning.html)



To read and download a copy  
of the SALDO at  
<https://icopd.org/SALDO.html>

We are Located at:  
801 Water Street  
Indiana, PA 15701

Our office is open  
Monday — Friday  
8:30am to 4:30pm

Contact Us at:  
Ph: (724) 465-3870  
Fax: (724) 465-3151

Indiana County Office  
of Planning & Development

Byron Stauffer, Jr.,  
Executive Director

LuAnn Zak,  
Assistant Director

Indiana County  
Commissioners

R. Michael Keith,  
Chairman

Robin A. Gorman,  
Commissioner

Sherene Hess,  
Commissioner

# Subdivision & Land Development (SALDO) Classes I—IV Quick Guide

A Reference Guide for  
Subdivisions Under the  
Indiana County SALDO  
for Local Municipalities  
and Residents



## Why have a SALDO?

Indiana County ensures new construction sites and subdivisions are safe and functional through its Subdivision and Land Development Ordinance.

This ordinance requires builders to follow design standards, get approval for sewage systems, and have proper access to public streets.

## Where does this ordinance apply?

It applies to all townships and boroughs in Indiana County *except for*:

- ♦ White Township
- ♦ Indiana Borough
- ♦ Burrell Township
- ♦ East Wheatfield Township
- ♦ Blairsville Borough
- ♦ Homer City Borough

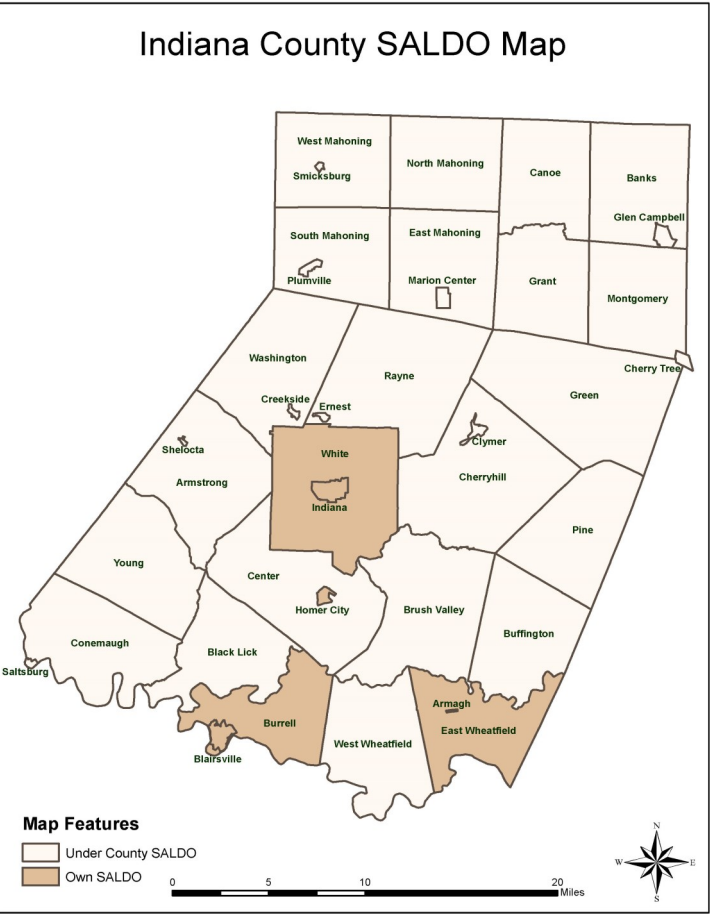
## Which classes apply to my project?\*

Class I	Class II	Class III	Class IV	Class V	Class VI
Survey Correction	Court Ordered Transfers	Minor Subdivisions	Major Subdivisions	Land Development	Land Development
Plat Adjustment	Settlements	♦ 3 lots or less	♦ 4 or more lots	WITHOUT Building(s)	WITH Building(s)
Lot Consolidation	Easements	♦ no public improvements	♦ with public improvements		
	Takings & Enforcements				

\*Your project may fall under more than 1 class (e.g. side lot additions).

## Fee Schedule

Classes I—III Minor Subdivisions (3 lots or less, no public improvements) ..... \$75.00 per class  
Class IV Major Subdivision (4 or more separate deeded parcels or lots w/ public improvements) ..... \$150.00 PLUS  
\$10.00 / each new lot







## TIMELINES

### FIRST WEDNESDAY MONTHLY AT 3PM

The Indiana County Planning Commission Review Board audits new proposals once a month. Submissions received after the first Wednesday of the month will be added to the following month's Planning Commission Agenda.

### SECOND WEDNESDAY MONTHLY AT 5PM

The Indiana County Planning Commission conducts monthly public meetings to consider new proposals. These proposals are either approved, not approved, or tabled for further discussion. The Commission also addresses ongoing projects during these meetings. All are welcome to attend.

### 90-DAY TIME LIMIT

Upon approval of your proposal, you will have 90 days to record the approved plan with the Register & Records Office. Plans not recorded within this timeframe will require reapproval from the Planning Commission for a fee of \$50.00

Questions?

Schedule a Preliminary Meeting with Josh Krug, AICP, Deputy Director, Planning

## CONTACT INFORMATION

### **Indiana County Office of Planning & Development**

Josh Krug, Deputy Director, AICP, Planning

[jkrug@ceo.co.indiana.pa.us](mailto:jkrug@ceo.co.indiana.pa.us)

801 Water Street

Indiana, PA 15701

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ICOPD.org

### **Sewage Enforcement Agency**

11242 US Route 422

P.O. Box 175

Elderton, PA 15736

Ph: (724) 578-7743

FAX: (724) 543-1835

### **Register & Records Office**

825 Philadelphia Street

Indiana, PA 15701

Ph: (724) 465-3860

FAX: (724) 465-3863

[indianacountypa.gov/departments/register-and-recorder](http://indianacountypa.gov/departments/register-and-recorder)

### **Contact Information for your Municipality can be found at:**

<https://icopd.org/municipal-information.html>