For More Information...

Visit us online at

icopd.org/planning.html

&

To read and download a copy of the SALDO at

icopd.org/SALDO.html

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

Our office is open
Monday — Friday
8:30 AM to 4:30 PM

Contact Us at:
Ph: (724) 465-3870
Fax: (724) 465-3150

Indiana County Office of Planning & Development

Byron G. Stauffer, Jr., Executive Director

LuAnn Zak, Assistant Director

Indiana County Commissioners

R. Michael Keith, Chairman

Bonni S. Dunlap, PhD, Commissioner

Sherene Hess, Commissioner

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

Rev 11/13/26

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

INDIANA COUNTY OFFICE OF PLANNING & DEVELOPMENT

Why have a SALDO?

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

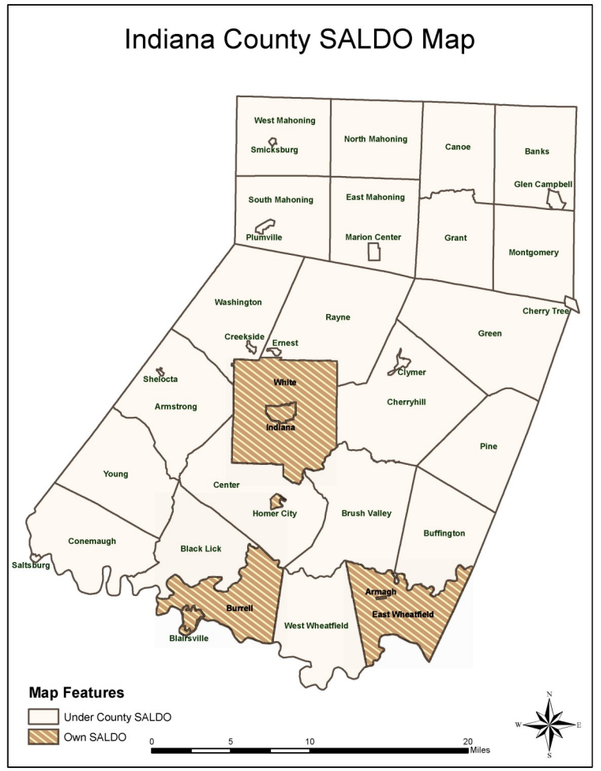
This ordinance requires builders to follow design standards, get approval for sewage systems, and have proper access to public streets.

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				

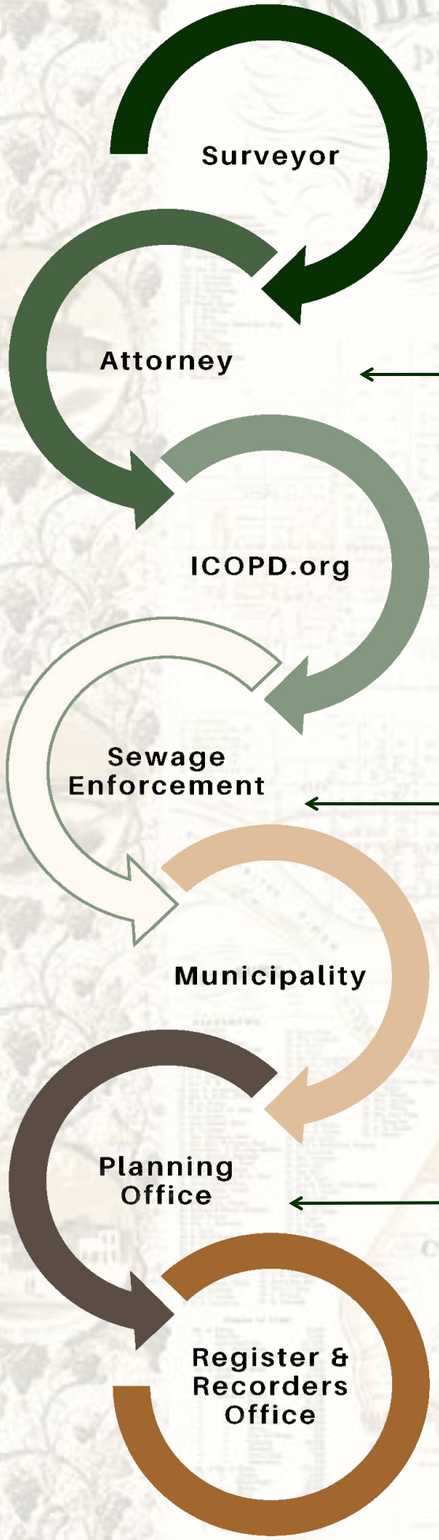
Your project may fall under more than 1 class (e.g. side lot additions).

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

SUBDIVISION CLASSES I—IV
WHERE DO I START?



Contact a Land **Surveyor** and have your proposed plan drawn.

Consult an **Attorney.** You'll need a new deed to be recorded with your new plan.

Complete an application. Go to **ICOPD.org**, stop by the office (801 Water Street) or call us at (724) 465-3870 and we'll mail one to you. Now would be a good time to schedule a free *Preliminary Meeting*. We can help with your application and answer your questions.

Existing sewage systems must be inspected. *New* sewage systems need a permit. Contact **Sewage Enforcement** for more details at (412) 289-0580.

Your plan and Non-Building Waiver (if applicable) will need to be signed by your **Municipality.**

Bring your signed plan, application and sewage paperwork to the **Planning Office** to be reviewed by the Planning Commission at their next monthly meeting.

Take your approved plan and new deed to the **Register & Recorders Office** to be recorded. Call (724) 465-3860 for the current fee schedule.

TIMELINES

SUBMISSION DEADLINE:
LAST BUSINESS DAY OF THE MONTH BY 1:00 PM

The Indiana County Planning Commission **Review Committee** meets to audit new proposals at 2:30 PM on the first Wednesday of each month. To be included on the upcoming agenda, submissions must be received by 1:00 PM on the last business day of the month; any materials received after this deadline will be held for the following month's session.

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 & Recorders 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, AICP—Deputy Director, Planning Section
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801 Water Street
Indiana, PA 15701
Phone: (724) 465-3877
FAX: (724) 465-3150
ICOPD.org

Sewage Enforcement Agency
Phone: (412) 289-0580
icsea1330@gmail.com

Register & Recorders Office
825 Philadelphia Street
Indiana, PA 15701
Phone: (724) 465-3860
FAX: (724) 465-3863
indianacountypa.gov/departments/register-and-recorder

Contact Information for your Municipality can be found at:
icopd.org/municipal-information.html