

Shaler Township

		MAJOR SUBDIVISION AND/OR LAND DEVELOPMENT	ORDINANCE
Applicability		A single-family residential development that creates six(6) or more lots. All multi-family residential development. A non-residential development with 7,001 square feet or more of new gross floor areas. All subdivisions and development that constitute conditional uses or uses by special exception. All mobile home parks.with 7,000 square feet or less of gross floor area. Consolidation of existing lots	
Pre-Application Submission (Voluntary)			
	Reviewing Body: Township Staff		
	Submission Requirements		
	1	Pre-Application Conference	§ 195-17
	2	Sketch Plan	§ 195-18
Preliminary Plan Application Submission			
	Recommending Body: Planning Commission		
	Approving Body: Board of Commissioners		
	Submission Requirements		
Submission Requirements in Bold	1	Preliminary Plan Application Form & Fee	§ 195-20
	2	Letter of Transmittal	§ 195-21
	3	Preliminary Site Plan	§ 195-22
	4	Preliminary Grading Plan	§ 195-23
	5	Preliminary Parking Plan	§ 195-24
	6	Preliminary Loading Plan	§ 195-25
	7	Preliminary Stormwater Management Plan and Report (if over 5,000 sf disturbance)	§ 195-26
	8	Resource Protection Plan and Worksheet	§ 195-27
	9	Sewage Facilities Planning Module	§ 195-28
	10	Proof of Submission to Other County, State, and Federal Agencies (PA DEP, Allegheny County Conservation District, PennDOT and others as determined by the Township)	§ 195-29
	11	Survey (Sealed) and Preliminary Plat	§ 195-30
	12	Erosion and Sedimentation Plan	§ 195-31
	13	Typical Cross-Sections of Each Street Proposed	§ 195-32
	14	Photometrics Plan	§ 195=33
	15	Building Elevations and Other Architectural Drawings	195-34
	16	Landscape Plan	§ 195-35
	17	Construction Details	§ 195-36
	18	Phasing Plan and Schedules	§ 195-37
	19	Common Areas Plan and Facilities Management	§ 195-38
	20	Level of Service of Water and Sewage Supply	§ 195-39
	21	Traffic Impact Study	§ 195-40
	22	State Highway Access	§ 195-41
	23	Geotechnical Report and Slope Analysis	§ 195-42
	24	Impervious Surface Worksheet	§ 195-43
	25	Environmental Assessment	§ 195-44
	26	Wetland Impact	§ 195-45
	27	Phase 1 Environmental Assessment	§ 195-46
	28	Phase 2 Environmental Assessment (if required by Phase 1 Assessment)	§ 195-47

Final Plan Application Submission - Major Subdivision and/or Land Development			
	Recommending Body: Planning Commission		
	Approving Body: Board of Commissioners		
	Submission Requirements		
Submission Requirements in Bold	1	Final Plan Application Form & Fee	§ 195-50
	2	Letter of Transmittal	§ 195-51
	3	Final Site Plan	§ 195-53
	4	Final Grading Plan	§ 195-54
	5	Utility Plan/Profiles/Data	§ 195-55
	6	Agreement for Dedication of Streets	§ 195-56
	7	Parking Agreements	§ 195-57
	8	Final Landowner and/or Developer's Agreement	§ 195-58
	9	Deed Restrictions/ Easements and Protective Covenants	§ 195-59
	10	Proof of Approval from Other County, State, and Federal Agencies (PA DEP, Allegheny County Conservation District, PennDOT and others as determined by Township)	§ 195-60
	11	As-built drawings in conformance with Allegheny County and Township standards (digital format)	§ 195-61
	12	Survey (Sealed) and preliminary plat	§ 195-30
	13	Erosion and Sedimentation Plan	§ 195-31
	14	Typical Cross-Sections of Each Street Proposed	§ 195-32
	15	Photometrics Plan	§ 195-33
	16	Building Elevations and Other Architectural Drawings	§ 195-34
	17	Landscape Plan	§ 195-35
	18	Construction Details	§ 195-36
	19	Phasing Plan and Schedules	§ 195-37
	20	Common Areas Plan and Facilities Management	§ 195-38
	21	Level of Service of Water and Sewage Supply	§ 195-39
	22	Traffic Impact Study	§ 195-40
	23	State Highway Access	§ 195-41
	24	Geotechnical Report and Slope Analysis	§ 195-42
	25	Impervious Surface Worksheet	§ 195-43
	26	Environmental Assessment	§ 195-44
	27	Wetland Impact	§ 195-45
	28	Phase 1 Environmental Assessment	§ 195-46
	29	Phase 2 Environmental Assessment (if required by Phase 1 Assessment)	§ 195-47