

Shaler Township

			<b>MINOR SUBDIVISION AND/OR LAND DEVELOPMENT</b>	<b>ORDINANCE SECTION</b>
<b>Applicability</b>			A single-family residential development that creates two (2) to five (5) lots or up to five (5) dwelling units on a single parcel. A nonresidential development with 7,000 square feet or less of gross floor area. Consolidation of existing lots	
<b>Pre-Application Submission (Voluntary)</b>				
	<b>Reviewing Body: Township Staff</b>			
	<b>Submission Requirements</b>			
	<b>1</b>	<b>Pre-Application Conference</b>		<b>§ 195-17</b>
	<b>2</b>	<b>Sketch Plan</b>		<b>§ 195-18</b>
<b>Preliminary Plan Application Submission</b>				
	<b>Recommending Body: Planning Commission</b>			
	<b>Approving Body: Board of Commissioners</b>			
	<b>Submission Requirements</b>			
<b>Submission Requirements in Bold</b>	<b>1</b>	<b>Preliminary Plan Application Form &amp; Fee</b>		<b>§ 195-20</b>
	<b>2</b>	<b>Letter of Transmittal</b>		<b>§ 195-21</b>
	<b>3</b>	<b>Preliminary Site Plan</b>		<b>§ 195-22</b>
	<b>4</b>	<b>Preliminary Grading Plan</b>		<b>§ 195-23</b>
	5	Preliminary Parking Plan		§ 195-24
	6	Preliminary Loading Plan		§ 195-25
	<b>7</b>	<b>Preliminary Stormwater Management Plan and Report (if over 5,000 sf disturbance)</b>		<b>§ 195-26</b>
	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
	<b>11</b>	<b>Survey (Sealed) and Preliminary Plat</b>		<b>§ 195-30</b>
	<b>12</b>	<b>Erosion and Sedimentation Plan</b>		<b>§ 195-31</b>
	13	Typical Cross-Sections of Each Street Proposed		§ 195-32
	<b>14</b>	<b>Photometrics Plan</b>		<b>§ 195-33</b>
	15	Building Elevations and Other Architectural Drawings		§ 195-34
	16	Landscape Plan		§ 195-35
	<b>17</b>	<b>Construction Details</b>		<b>§ 195-36</b>
	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
	<b>22</b>	<b>State Highway Access</b>		<b>§ 195-41</b>
	23	Geotechnical Report and Slope Analysis		§ 195-42
	<b>24</b>	<b>Impervious Surface Worksheet</b>		<b>§ 195-43</b>
	25	Environmental Assessment		§ 195-44
	<b>26</b>	<b>Wetland Impact</b>		<b>§ 195-45</b>
	27	Phase 1 Environmental Assessment		§ 195-46
	28	Phase 2 Environmental Assessment (if required by Phase 1 Assessment)		§ 195-47

Shaler Township

**Final Plan Application Submission - Minor Subdivision /Land Development**

	<b>Recommending Body: Planning Commission</b>	
	<b>Approving Body: Board of Commissioners</b>	

**Submission Requirements**

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