

Shaler Township

			SIMPLE SUBDIVISION	ORDINANCE SECTION
Applicability			Lot revisions that do not create new lots or buildings or public improvements	
			Revisions of easements and/or right of ways	
Pre-Application Submission (Voluntary)				
	Reviewing Body			
	Submission Requirements			
	1	Pre-Application Conference		§ 195-17
	2	Sketch Plan		§ 195-18
Preliminary Plan Application Submission				
	Recommending Body			
	Approving Body			
	Submission Requirements			
Not applicable / 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		§ 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

Shaler Township

Final Plan Application Submission - Simple Subdivision			
	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