

For More Information...

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



To read and download a copy  
of the SALDO at  
[icopd.org/SALDO.html](http://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](#)

[Indiana County  
Commissioners](#)

Byron G. Stauffer, Jr.,  
Executive Director

R. Michael Keith,  
Chairman

LuAnn Zak,  
Assistant Director

Bonni S. Dunlap, PhD,  
Commissioner

Sherene Hess,  
Commissioner

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

Rev 2/11/26

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



## 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
- ♦ East Wheatfield Township
- ♦ Indiana Borough
- ♦ Blairsville Borough
- ♦ Burrell Township
- ♦ 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).

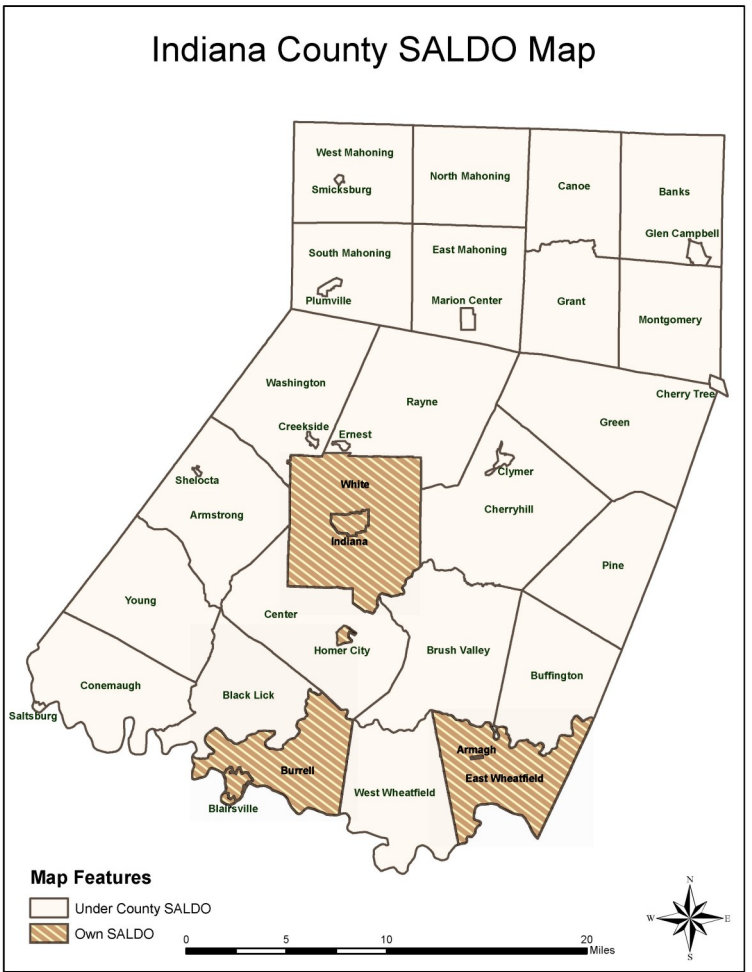
## Fee Schedule

### Classes I—III Minor Subdivisions

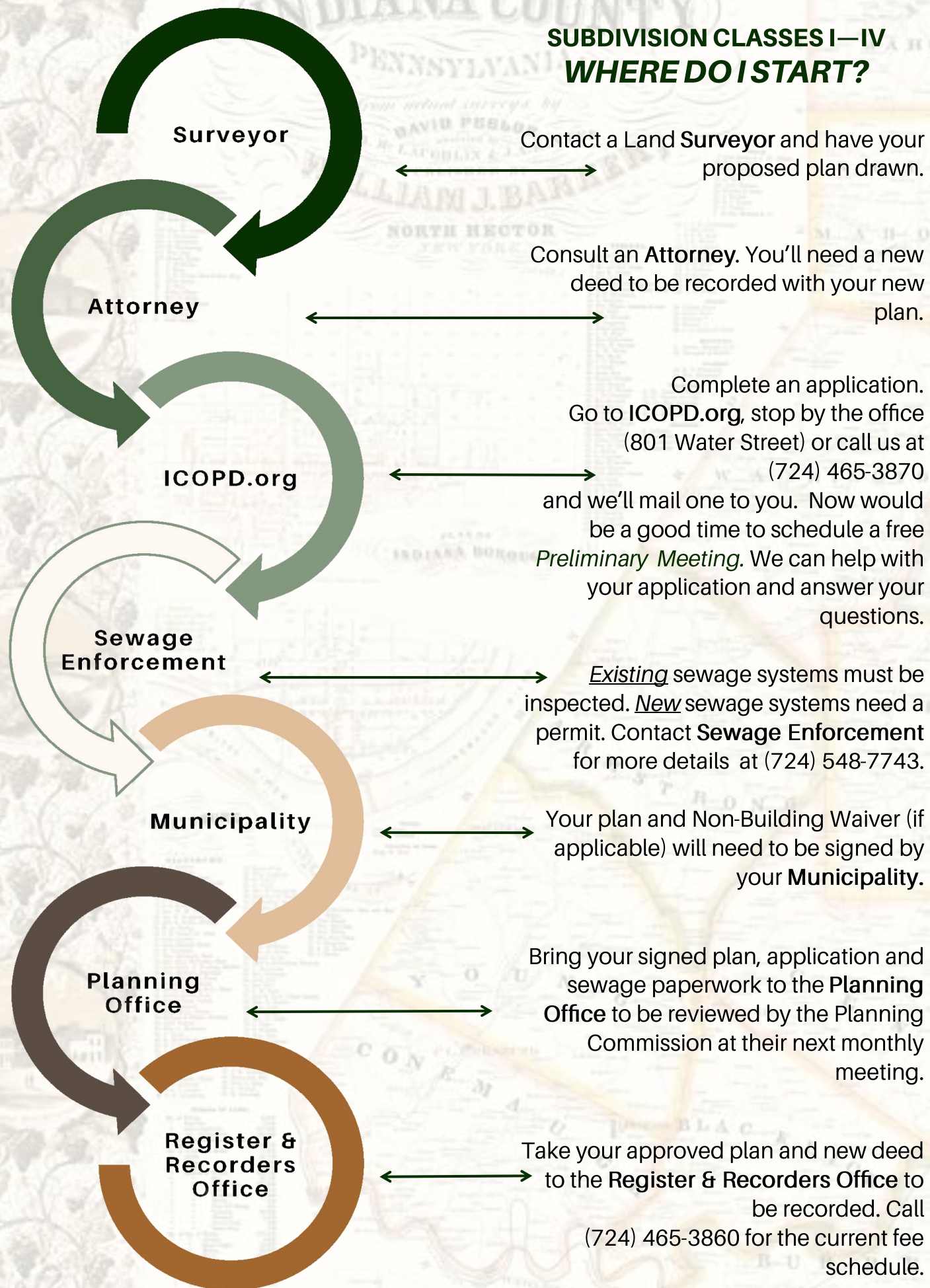
(3 lots or less, no public improvements) ..... \$75.00 per class

### 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?



## 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 & 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, AICP—Deputy Director,  
Planning Section  
[jkrug@ceo.co.indiana.pa.us](mailto:jkrug@ceo.co.indiana.pa.us)  
801 Water Street  
Indiana, PA 15701  
Phone: (724) 465-3877  
FAX: (724) 465-3150  
[ICOPD.org](http://ICOPD.org)

### Sewage Enforcement Agency

11242 US Route 422  
P.O. Box 175  
Elderton, PA 15736  
Phone: (724) 578-7743  
FAX: (724) 543-1835

### Register & Records Office

825 Philadelphia Street  
Indiana, PA 15701  
Phone: (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:**  
[icopd.org/municipal-information.html](http://icopd.org/municipal-information.html)