



OAKLAND TOWNSHIP, BUTLER COUNTY SUBDIVISION WORKSHEET

This worksheet will be used to evaluate all applications for subdivision review. Please check box if information is provided with this application.

- Title block in the lower right hand corner of each sheet containing the name of the subdivision or land development plan; graphic scale; date; name and addresses of the owner of the land and developer, if different; and the name, address, and seal signed by the professional surveyor or engineer who prepared the plan.
- Certificates and acknowledgments to be on one sheet.
- North point.
- Map and parcel numbers (in consecutive order), dimensions by bearing and distances of all property lines, area of each parcel, and total number of lots and acreage of whole development.
- Accurate boundary lines, with dimensions and bearings which provide a survey of the tract, closing with an error of not more than one foot in ten thousand feet.
- Location and area of residual tract showing approximate bearings and distances.
- Street right-of-way lines, street names, and pedestrian ways.
- Accurate dimensions by bearing and distances of all street right-of-way lines as well as all curve data, deflection angles, lengths of arcs, points of tangent and deflection and angles of all corners.
- Street centerlines with accurate dimensions in feet and hundredths of feet, with bearings of such street centerlines.
- Location of all permanent existing and proposed monuments and lot markers.
- Accurate dimensions of existing public land, and of any property to be dedicated or reserved for public, semi-public or community use, and all areas to which title is reserved by owner. Rights granted and restrictions (if any) placed upon use of such areas.
- Easements for utilities and any limitations on such easements.
- Widths of all rights-of-way, cartways, and easements.
- Building setback lines, not less than the minimum as fixed by the applicable zoning/subdivision ordinance, or by these regulations, or by public authority, or by deed restrictions, whichever is greater.

- Names of owners of unplotted adjacent property and names of adjacent lot plans or development plans.
- Drive way permits are required to be indicated for tracts located on Township Roads.

The following documents must be submitted with the subdivision:

- Original Subdivision and Lot Line Revision Land Development Application
- Copy of the deed or sales agreement provided as evidence of the applicant’s authority to subdivide the property.
- Location and test results for determination of on-site sewage suitability, including approval letter from DEP for sewage planning.
- Driveway Permit (if located on a Township road).
- Certification from public utilities that site will be served by public utilities.
- An improvement bond, or other security acceptable, guaranteeing the installation of public improvements, with the security equal to 110 percents of the estimated cost for installation of public improvements as identified by the developer’s engineer. (applies only to developments which fall under the County ordinance which contain public improvements).
- If a private easement/right-of-way is proposed, then evidence of a recorded document signed by the property owners establishing rights and responsibilities is required. Additionally, the recorded agreement must be referenced on the plan identifying the deed book and page reference of the recorded document.
- Fees must be paid.

Minor Subdivision:	\$25.00 plus \$10.00 per lot fee
Major Subdivision:	\$50.00 plus \$10.00 per lot fee
Lot Line Revision	\$30.00

I certify that the information contained herein is true and correct.

Signature of Developer/Applicant

Printed Name of Developer/Applicant

Signature of Witness

Printed Name of Witness

Date