

TOWNSHIP OF OAKLAND

565 CHICORA ROAD, BUTLER, PA 16001

TELEPHONE (724) 287-8067

OWNERS ADOPTION

Know All Men By These Presents, that (I or We) _____ of the _____
(Name of Owner or Owners)
(City, Borough, Township) of _____, County of _____,

Commonwealth of (or State) _____, for (myself, ourselves), (my, our) heirs, executors, administrators and assign, do hereby adopt this as (my, our) Plan of Subdivision of (my, our) property, situate in the Township of Oakland, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to (me, us) do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or Township of Oakland (I or We), _____, hereby agree
(Name of Owner or Owners)

to and by these presents do release and forever discharge said County of Butler or said Township of Oakland, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon _____, and assigns and purchasers of lots in this plan. (Name of Owner or Owners)

IN WITNESS WHEREOF, (I or We) hereunto set (my, our) hands(s) and seal(s) this ___day of _____, A.D., 20__.

ATTEST:

(Owner or Owners)

(Owner or Owners)

The foregoing adoption and dedication is made by _____
(Name of Individual)

(Owner or Owners)

with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Oakland, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Courthouse, Butler, Pennsylvania within ninety (90) days of said approval.

_____(SEAL)

TOWNSHIP OF OAKLAND
565 CHICORA ROAD, BUTLER, PA 16001
TELEPHONE (724) 287-8067

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }
} ss:
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named _____

(Owner or Owners)

who acknowledged the foregoing release and dedication and plan of subdivision to be (his, her, their) act and deed and desired the same to be recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this _____ day of _____, 20____.

(Notary Public) (SEAL)

My Commission Expires the _____ day of _____, 20_____.

TOWNSHIP OF OAKLAND
565 CHICORA ROAD, BUTLER, PA 16001
TELEPHONE (724) 287-8067
CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS:

That _____, by virtue of a Resolution
(Name of Corporation)

of the Board of Directors thereof, does hereby adopt this as its Plan of Subdivision of its Property situate in the Township of Oakland, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, lanes, rights-of-way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or Township of Oakland. _____, hereby covenants and agrees to and by these presents does

(Name of Corporation)

release and forever discharge said County of Butler or said Township of Oakland, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon _____,

(Name of Corporation)

its successors and assigns and purchasers of lots in this plan.

In Witness whereof, the said Corporation has caused its Corporate Seal to be affixed by the hand of its President and same to be attested by its secretary, this _____ day of _____ A.D. 20_____.

_____(SEAL)
(Name of Corporation)

ATTEST:

_____(SEAL) _____(SEAL)
(Secretary) (President)

The foregoing Adoption and Dedication is made by _____
(Name of Corporation)

with full understanding and agreement that the approval of the Board of Supervisors of the Township of Oakland, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds of Butler County, Courthouse, Butler, Pennsylvania, within ninety (90) days of date of said approval.

_____(SEAL)
(Name of Corporation)
_____(SEAL)
(President)

TOWNSHIP OF OAKLAND
565 CHICORA ROAD, BUTLER, PA 16001
TELEPHONE (724) 287-8067
CORPORATION ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }
 }ss:
COUNTY OF BUTLER }

On this ___ day of _____ A.D. 20__ before me, a Notary Public in and for said County and Commonwealth, personally appeared

(Name and Title of Officer)

(Name of Corporation)

who being duly sworn, deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said Corporation duly signed and sealed by and as

for the act and deed of the said _____,
(Name of Corporation)

for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said release and dedication as _____
(Title of Officer)

of _____ in attestation of the
(Name of Corporation)

due execution and delivery of said release and dedication of this deponent's own and proper and respective handwriting.

(SEAL) _____
(Name of Officer)

(Title of Officer)

Sworn to and subscribed before me the day and date above written.

WITNESS MY HAND AND NOTARIAL SEAL this _____ day of _____ A. D., 20_____.

(Notary Public) (SEAL)

My commission expires the _____ day of _____ A.D., 20_____.

TOWNSHIP OF OAKLAND
565 CHICORA ROAD, BUTLER, PA 16001
TELEPHONE (724) 287-8067

TOWNSHIP PLANNING COMMISSION APPROVAL

This plat of subdivision has been reviewed by the Planning Commission of the Township of Oakland, Butler County, Pennsylvania on this _____ day of _____, 20__.

ATTEST:

(Secretary)

(Chairman)

APPROVAL BY TOWNSHIP OF OAKLAND

The Board of Supervisors of the Township of Oakland, Butler County, Pennsylvania, hereby gives public notice that it is approving this plan of subdivision for recording purposes only. The approval of this subdivision plat by the Township of Oakland does not constitute an acceptance of the roads, streets, alleys, stormwater and sanitary sewage drainage facilities, easements or rights-of-way, water mains or any other services or improvements shown on this plan nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township Specifications and requirements and officially accepted by action of the Board of Supervisors.

This plat of subdivision approved by resolution of the Board of Supervisors of the Township of Oakland, Butler County, Pennsylvania on this _____ day of _____, 20__.

ATTEST:

(Secretary of Board)

(Chairman of Board)

SEAL:

TOWNSHIP OF OAKLAND
565 CHICORA ROAD, BUTLER, PA 16001
TELEPHONE (724) 287-8067

SURVEYOR'S CERTIFICATE

I, _____, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets, alleys rights-of-way and highways as surveyed and plotted by me for the Owners, developers or agents.

(SEAL)

(Surveyor)

(Registration Number)

(Date)

TOWNSHIP OF OAKLAND

565 CHICORA ROAD, BUTLER, PA 16001
TELEPHONE (724) 287-8067
APPLICATION FOR BUILDING PERMIT

Application Number _____ Application Date _____

Name of Applicant _____

Address _____
_____ Street and Number _____ City _____ State _____ Zip Code _____

Application is hereby made to:

- Use Erect Repair Alter Extend
 Remove Demolish Occupy Change the use of --

a structure or land located at _____ Butler, PA for:

- Residence Commercial Business Other use
 Accessory Building Industry

at an estimated cost of : _____.

The following description of the use for this property, for which application is made herewith, is submitted: _____

Area Zoned (as of this date) _____ Parcel No. _____
Use for which application is made is: Permitted Special in this Zone Conditional
Lot Size _____

A Plot Plan is attached is not attached Lot Area _____

Floor Plans are included are not included

Plans have have not been approved by the Pennsylvania Department of Labor and Industry..

DISPOSITION OF APPLICATION Approved Denied

If denied, state Ordinance number or name, article section, subsection, paragraph, on which denial of application is based.

STATEMENT OF APPLICANT:---I do hereby agree to observe and adhere to any and all Provisions of the Zoning Ordinance and Building Code of the Township of Oakland, Pennsylvania, where applicable under the issuance of this Building or Zoning Permit. And I do further agree that my failure to do so shall constitute a violation of this Permit, which Violation shall cause this Permit to become Null and Void, upon receipt of notification to that effect, in writing, from the Zoning and Codes Officer or other Duly Authorized Agent of the Township of Oakland, Pennsylvania.

 Owner Agent of Owner

Permit Fee: _____

Date Issued: _____

Payment Received: _____
_____ Signature _____ Title

Permit Issued By: _____

Signature

Title

TOWNSHIP OF OAKLAND

565 CHICORA ROAD, BUTLER, PA 16001

TELEPHONE (724) 287-8067

APPLICATION FOR GRADING PERMIT

Application Number _____ Date _____

Name of Applicant _____

Address _____
Street and Number City State Zip
Code

Description of Activity: _____

Size of Area _____

Required Information Included:

- General Topography
- Soil Erosion and Sediment Control Specifications
- Soil Conditions
- Boundary Line Survey
- Time of Exposure Prior to Completion
- Schedule of Development
- Location and Description of Existing and Future Man-Made Features

Stormwater Management Plan Required Yes No
Disposition of Application Approved Denied

(Article, Section, Sub-Section)

Statement of Applicant:---I/We do hereby agree to observe and adhere to any and all Provisions of the Grading Ordinance of the Township of Oakland, Pennsylvania, where applicable under the issuance of this Grading Permit. Failure to do so shall constitute a violation of this Permit, which violation shall cause this Permit to become Null and Void, upon receipt of notification to that effect, in writing, from the Zoning Official or other Duly Authorized Agent of the Township of Oakland, Pennsylvania. I/We further agree to hold the Township of Oakland harmless from any and all damages occurring as a result of efforts to detain stormwater or control erosion.

 Owner Agent of Owner

Permit Fee (Plus All Review and Inspection Costs) Date _____

Payment Received: _____
Signature Title

Permit Issued by: _____
Signature Title

TOWNSHIP OF OAKLAND
565 CHICORA ROAD, BUTLER, PA 16001
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NOTICE OF VIOLATION

Date _____

Location of Property in Violations: (address) _____

(Parcel No.)

(Type of Structure)

There exists a Violation of:

Ordinance #____, Zoning

Property Maintenance Ordinance #____

Ordinance # _____

at the premises herein described, in that _____

which constitutes a violation of _____

(Article, Section, Subsection)

You are therefore directed to comply with the law and remedy the conditions above-mentioned on or before the _____ day of _____ 20 ____ . Failure to comply with the applicable provisions of the law may result in the issuance of a citation.

Modification or withdrawal of this notice may be sought by petition to an appeals board or appropriate review board. Please call if questions arise concerning this notice.

Zoning and Codes Officer

TOWNSHIP OF OAKLAND
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NOTICE OF PUBLIC HEARING BEFORE THE TOWNSHIP BOARD OF SUPERVISORS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF OAKLAND will hold a PUBLIC HEARING on the following proposed

- () Amendment to the Zoning Ordinance or Map.
- () Change or Repeal of a Section or Sub-Section.
- () Planned Residential Development Ordinance No. ____
- () Subdivision and Land Development Ordinance No. ____
- () Appeal from Action of the Planning Commission

Proposed Amendment or Change:

Location and Description of Property:

Said Hearing will be held on the _____ day of _____, 20 _____ at the Township Building at _____ p.m. at which time all persons will be given an opportunity to be heard.

By resolution of the Board dated _____, 20 _____.

(Signature)

(Title)

TOWNSHIP OF OAKLAND
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TELEPHONE (724) 287-8067
APPLICATION FOR SUBDIVISION OR LAND DEVELOPMENT APPROVAL

PLAN NAME _____ LOCATION _____

NUMBER OF LOTS: _____ ZONING CLASSIFICATION _____
TYPE OF APPLICATION: PRELIMINARY FINAL MINOR
SUBDIVISION
FEE: _____ DATE RECEIVED: _____ RECEIVED BY: _____

AVAILABILITY OF UTILITIES: WATER GAS ELECTRIC SEWER (Please attached letter from Sewer Authority)

*Note: If sewage is not available, application for DEP permit is required.

NAME OF **DEVELOPER**: _____
ADDRESS: _____
TELEPHONE: _____

NAME OF **LANDOWNER**: _____
ADDRESS: _____
TELEPHONE: _____

NAME OF **ENGINEER OR SURVEYOR**: _____
ADDRESS: _____
TELEPHONE: _____

TOTAL ACREAGE IN PLAN _____ CONTIGUOUS ACREAGE IN SAME OWNERSHIP _____
AVERAGE LOT SIZE: _____ AVERAGE LOT FRONTAGE: _____

HAS A VARIANCE, CONDITIONAL USE OR USE BY SPECIAL EXCEPTION BEEN GRANTED FOR THIS PLAN? _____ IF SO, GIVE DATE: _____

ARE ANY MODIFICATIONS TO THE TOWNSHIP SUBDIVISION REGULATIONS REQUIRED? _____
LIST: _____

DOES THIS PLAN REQUIRE A CHANGE IN ZONING CLASSIFICATION: _____

HAS AN APPLICATION FOR REZONING BEEN FILED? _____ DATE: _____

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER I, _____,
HEREBY DEPOSE AND SAY THAT ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS
CONTAINED IN THE PAPERS SUBMITTED HEREWITH ARE TRUE.

SIGNATURE: _____

ADDRESS: _____

**TOWNSHIP OF OAKLAND
565 CHICORA ROAD, BUTLER, PA 16001
TELEPHONE (724) 287-8067**

APPLICATION FOR CERTIFICATE OF OCCUPANCY

CERTIFICATE NO. _____

OWNER _____ TELEPHONE NO. _____

ADDRESS: _____

LOT NO. _____ IN THE _____ PLAN OF LOTS

STREET ADDRESS: _____

LESSEE _____

LESSEE'S ADDRESS _____ TELEPHONE NO. _____

PROPOSED USE _____

BUSINESS NAME _____

APPROXIMATE DATE OF COMPLETION _____

DO YOU NOW OR WILL YOU EVER GENERATE; STORE; TRANSPORT; OR DISPOSE OF ANY HAZARDOUS MATERIALS OR WASTE AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY AT THIS LOCATION:

YES _____ NO _____

IF YES, PLEASE INDICATE MATERIAL(S) AND QUANTITY ON REVERSE.

I HEREBY ACKNOWLEDGE THAT THE ABOVE INFORMATION IS TRUE AND CORRECT, AND THAT ALL APPLICABLE PROVISIONS OF THE OAKLAND TOWNSHIP CODES SHALL BE COMPLIED WITH.

DATE FILED _____

Signature of Owner/Agent

DATE ISSUED _____

-

Building or Zoning Officer

**TOWNSHIP OF OAKLAND
565 CHICORA ROAD, BUTLER, PA 16001
TELEPHONE (724) 287-8067**

APPLICATION TO THE ZONING HEARING BOARD

I, We _____ of _____
(Name of Applicant) (Street and Number)

hereby appeal to the Zoning Hearing Board from the decision of the Zoning Officer whereby the Officer did:

() Deny Permit Application () Defer for Interpretation () Misapply Ordinance

1. Location of property involved: _____

2. Provision(s) of Zoning Ordinance Appealed _____
No./Article Section

Subsection

3. Type of Appeal:

- A. A variance from the provisions of the Zoning Ordinance
- B. A temporary use permit
- C. A special exception under the Zoning Ordinance
- D. An interpretation of the Zoning Ordinance or Map

4. Previous Appeal () has, () has not been made.

(Type)	(Date)	(Disposition)
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5. Reason for Appeal: Description of Proposal

A. () A variance from the Zoning Ordinance is requested:

- 1. strict application of current provisions would produce unnecessary hardship
- 2. the necessary hardship is a result of unique physical conditions
- 3. the unnecessary hardship was not created by the appellant
- 4. the character of the district would not change
- 5. the variance requested is the minimum needed

B. () A Temporary Use Permit or Extension thereof is requested:

C. () A special exception under the Zoning Ordinance _____
Section Subsection

D. () Interpretation of the Zoning Ordinance or Map is requested:

6. The description of the property involved in this appeal is as follows:

Location: _____
Lot Size: _____ Present Use: _____ Zone District: _____

Present Improvements upon land: _____
Proposed Use: _____

7. I (We) believe that the Board should approve this request because (include grounds for appeal or reasons both with respect to law and fact for granting the appeal of special exception or variance, and if hardship is claimed, state the specific hardship).

8. What is the approximate cost of the work involved? _____

9. What is the applicant's interest in the premises affected? _____

Owner, Agent, Lessee, etc.

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

(Signature of Applicant)

Following are the names and addresses of owners of property within a distance of three hundred feet (300') from the exterior limits of the property involved in this appeal as shown by the latest assessment roll of the County of

_____.

NAME

ADDRESS

