

# LOWER OXFORD TOWNSHIP

220 Township Road • Oxford • PA • 19363  
Phone: 610-932-8150 ext. 1  
E-Mail: loweroxfordtwp@zoominternet.net

**PLAN REVIEW REQUIRED**

## COMMERCIAL PERMIT & APPLICATION

### SINGLE EVENT PERMIT

Communication Tower Additions/Reductions  
and/or Structural Modifications

TPI #	56- -	Date of Application:	/ /	Permit #:	LOT- - -SEV
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#### Property Owner Information

Name:		Phone:	
Property Address:		E-Mail:	

#### Contractor Information

Contractor Business Name:			
Contact:		Phone:	
Address:		E-Mail:	

S/D Name:	Lot No.:	Lot Size:	Acre(s)	Non-Conforming Lot? <input type="checkbox"/> Yes <input type="checkbox"/> No
Type: <input type="checkbox"/> Antenna Installation <input type="checkbox"/> Electrical Upgrade <input type="checkbox"/> Structural Modifications	Use: Commercial	Zoning District: R-1, R-2, R-3, R-4 C-1, C-2, C-3, I-1		Zoning Variance Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
SWM Waiver Required? ( $\leq 1,000$ sq. ft.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Utilize Existing Impervious? <input type="checkbox"/> Yes <input type="checkbox"/> No _____ sq. ft.		SWM Plan Required? ( $\geq 1,000+$ sq. ft.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A ( $\geq 2,000+$ sq. ft.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		

I hereby certify that the work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and we agree to conform to all applicable laws of this jurisdiction. We also understand that all information contained in this building permit application is agreed to be essential, and any erroneous information contained herein shall render this permit invalid ab initio, without regard to whether construction has commenced.

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Contractor (If Applicant): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Approval of BCO: \_\_\_\_\_ Date: \_\_\_\_\_  
Scott Moran, BCO (PA UCC #4426) (Phone: 610-637-1003)

<b>Estimated Cost of Project: \$</b>	Lower Oxford Township Permit Fee \$ _____	Chk No. _____
	Accurate Building Inspections Fee \$ _____	Chk No. _____
	<input type="checkbox"/> Cash <input type="checkbox"/> Credit Card <input type="checkbox"/> Money Order	

**Scope of Work:** (Attach additional documents if necessary)


#### Please Note:

- Permit becomes invalid if work is not commenced within 180 days of issuance or if work is suspended or abandoned for more than 180 days after work begins.
- Permit holder may request an extension to begin construction. Request for approval must be in writing.
- No permit may be valid for more than 5 (five) years from its issue date.

# PLOT PLAN

Outline the shape of the building lot and show dimensions. Locate NORTH point. Outline accessory building to be constructed and designate any other building(s) on the same plot and show dimensions of those buildings. Show set-back of front yard, rear yard, and side yards. Locate water and sanitary services, and replacement area septic (if applicable). Check with Zoning Officer for appropriate setbacks.

Square Footage of Impervious Surface:		
House:	_____ x _____ = _____	
Garage:	_____ x _____ = _____	
Driveway:	_____ x _____ = _____	
Outbuilding(s):	_____ x _____ = _____	
_____	_____ x _____ = _____	
_____	_____ x _____ = _____	
Pool:	_____ x _____ = _____	
Other:	_____ x _____ = _____	
_____	_____ x _____ = _____	
_____	_____ x _____ = _____	
<b>Approx. Sq. Ft. Totals:</b>		<b>= _____</b>

## STORMWATER MANAGEMENT REQUIREMENTS

**Impervious Coverage per Lower Oxford Township's Ordinance Chapter 20**  
**\*\*\*All Impervious Coverage is Cumulative\*\*\***

**Residential & Commercial**  
 <1,000 sq. ft.= Waiver \$25  
 ≥1,000 sq. ft. to <2,000 sq. ft. = Small Project/Simplified SWM  
 Admin/Permit Fee = \$150  
 Initial Escrow Fee = \$500 (Professional Review & Inspections Required)  
 ≥2,000 sq. ft. Engineered SWM  
 Admin/Permit Fee = \$300  
 Initial Escrow = \$500 (Professional Review & Inspections Required)  
**\*Note: Building &/or Zoning Permit & Fees will be required per project type.**

**Agricultural "Ag Use Building" (If Residence – Use Residential)**  
 <1,000 sq. ft.= Waiver \$25  
 ≥1,000 sq. ft. to <10,000 sq. ft. = Small Project/Simplified SWM  
**\*Note: Building &/or Zoning Permit & Fees will be required per project type.**

**Township Use Only:** The following calculations are approximations only. Totals include driveway, accessory buildings, swimming pools, etc.:

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY, ENCROACHMENTS ON PUBLIC PROPERTY NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE, MUST BE APPROVED BY THE JURISDICTION, STREET OR ALLEY GRADES AS WELL AS DEPTH AND LOCATION OF PUBLIC SEWERS MAY BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION RESTRICTIONS.

<p><b>MINIMUM OF THREE CALLED INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:</b></p> <ol style="list-style-type: none"> <li>1) FOUNDATIONS OR FOOTINGS.</li> <li>2) PRIOR TO COVERING STRUCTURAL MEMBERS (READY FOR LATH OR FINISH COVERING).</li> <li>3) FINAL INSPECTION BEFORE OCCUPANCY.</li> </ol>	<p><b>APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.</b></p>
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### POST THIS CARD SO IT IS VISIBLE FROM STREET

BUILDING INSPECTION APPROVALS	ELECTRICAL INSPECTIONS	HEATING/PLUMBING INSPECTIONS
<b>OTHER:</b>		DATE CERTIFICATE OF OCCUPANCY ISSUED: _____  ISSUED BY: _____

WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION.

PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED:

INSPECTIONS INDICATED ON THIS CARD CAN BE ARRANGED FOR BY TELEPHONE OR WRITTEN NOTIFICATION.

# Lower Oxford Township

Permit for Application for Communication Tower Additions/Reductions and/or Structural Modifications

**Application**

**Three (3) Copies of Plans - Stamped or Certified Engineered – Plan Review Required.**

**Certificate of Liability Form (from Contractor)**

**Collection of Fees:** (Resolution No. 2022-14 – June 13, 2022)

- Permit Fee..... \$200.00
- Plan Review..... \$200.00
- Inspections (Refer to Building Inspector’s Plan Review) ..... \$200.00 @
- Re-Inspection for Failed Inspections ..... \$200.00 @
- Certificate of Occupancy (C of O) ..... \$50.00
- UCC Fee..... \$4.50