

## Lower Oxford Township

220 Township Road • Oxford • PA • 19363

Phone: 610-932-8150 ext. 1

### Application for Land Development – FINAL – Raw Land

Name of Land Development

Application is hereby made for preliminary/final approval of the above referenced Land Development. Eleven (11) copies for submission of preliminary plans to required Township and Chester County Agencies are attached hereto.

Address of Property:	
Tax Parcel(s):	Zoning District:
Applicant's Information:	Name of Applicant: _____ Address: _____ Phone No.: _____ Cell No.: _____
Applicant is:	<input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Proposed Purchaser <input type="checkbox"/> Other: _____
Owner's Name and Address: (If different than address of property)	
Attorney for Applicant (Include Address and Phone Number)	Name of Firm: _____ Name of Attorney: _____ Address: _____ Phone No.: _____
Engineer for Applicant (Include Address and Phone Number)	Name of Firm: _____ Name of Engineer: _____ Address: _____ Phone No.: _____

Total Acreage of Land Development: \_\_\_\_\_ Total # of Lots: \_\_\_\_\_ Average Area Each Lot: \_\_\_\_\_

The original tract is covered by deed or deeds, recorded in Book No. \_\_\_\_\_, Page \_\_\_\_\_

It is proposed to divide the development into \_\_\_\_\_ sections as follows:

Section _____	# of Lots _____
Section _____	# of Lots _____
Section _____	# of Lots _____
Section _____	# of Lots _____

There will be approximately \_\_\_\_\_ lineal feet of new streets with the following names:

The following existing streets will be utilized:		

The deed restrictions, especially those to be established, in excess of Township Zoning Requirements are attached.

I/We agree to reimburse the Township of Lower Oxford Township for such fees and expenses as said Township or the Board of Supervisors may incur for the services of a Planner, Engineer(s) and or Inspector for investigation, tests and advising the Board of Supervisors in relation to these plans.

Signature of Applicant and Title \_\_\_\_\_

Date \_\_\_\_\_

Signature of Codes Enforcement Officer, Lower Oxford Township \_\_\_\_\_

Date \_\_\_\_\_

Application Fee **\$250.00** Preliminary/Final (Check # \_\_\_\_\_)

Professional Services Escrow Fee **\$2,000** + \_\_\_\_\_ (\$250.00/acre) = \$ \_\_\_\_\_ (separate check # \_\_\_\_\_)

#### Make checks payable to Lower Oxford Township

Engineering Fees (includes inspections) to be determined by Township Engineer and are billed separate.

**NOTE: These are receipt signatures only, and do not constitute any form of approval.**

# CASH ESCROW AGREEMENT FOR SITE PLAN REVIEW

(Name of Project)

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_ (month), by and between the TOWNSHIP OF LOWER OXFORD, Chester County, Pennsylvania, and \_\_\_\_\_ (Name of Applicant/Developer).

## WITNESSETH:

WHEREAS, Applicant/Developer contemplates construction of certain improvements to real estate situated in the Township of Lower Oxford and simultaneously herewith is submitting preliminary, final or other plans for approval thereof; and

WHEREAS, the consideration of said plans and improvements will require the expertise of professional personnel of said Township including, but not limited to, the Township Engineer and Township Solicitor in connection with the consideration of such said plan; and

WHEREAS, Applicant/Developer has determined to provide as security for completion of said review and consideration by Township an escrow account for the use and benefit of Township to guarantee Applicant/Developer's performance of payment for said services as are required.

NOW THEREFORE, in consideration of Township relying upon the terms of the Escrow Agreement as security, and intending to be legally bound:

1. Applicant/Developer hereby authorizes and directs Township's Consulting Engineer to review Applicant/Developer's site and plans and to prepare a report of same for Township as may be required in order to process, without delay, the consideration of the preliminary, final or other plans submitted by Applicant/Developer. Said review and all services performed relative thereto shall be carried out in accordance with good engineering practices and Rules and Regulations of Township.
2. Applicant/Developer agrees that Engineer's charges and fees for review and preparation of said plans, together with legal fees and administrative costs and expenses which Township may incur in connection therewith, shall be paid from said fund upon demand.
3. Applicant/Developer hereby deposits with Township in escrow the sum of \_\_\_\_\_ (\$\_\_\_\_\_) as security for the payment of all costs and expenses, charges, and fees, as set forth in paragraph 2 hereof which may be incurred by Township hereunder. The Township, its Solicitor or its Engineer shall not commence processing this application until said security deposit has been made with Township.
4. The amount of **Seven Hundred Dollars (\$700.00)** shall be the minimum amount on deposit with Township at all times in order to pay the aforementioned services. When the amount held in escrow is at or below said minimum amount, Applicant/Developer shall deposit an additional sum in the amount of **Three Hundred Dollars (\$300.00)** to insure that all fees and costs incurred be paid.
5. When requested, the Township shall submit to Applicant/Developer a detailed itemization of expenses to be charged against said fund and shall make withdrawals therefrom accordingly.
6. The creation of the escrow herein provided for shall in no way require the Township to approve the proposed development plan of Applicant/Developer either as originally submitted or as thereafter modified.

IN WITNESS THEREOF, the parties have caused this Agreement to be executed the day and year aforesaid.

\_\_\_\_\_  
Signature of Applicant/Developer

\_\_\_\_\_  
Printed Name of Applicant/Developer

\_\_\_\_\_  
Title of Developer

**TOWNSHIP OF LOWER OXFORD**

\_\_\_\_\_  
Secretary/Treasurer