

UPPER DARBY TOWNSHIP

100 Garrett Road
Upper Darby, PA 19082-3135
INSTRUCTIONS FOR

ESCROWING MONIES FOR REPLACEMENT OF CURB/SIDEWALK

In accordance with ORDINANCE NO. 2905, as amended, please be advised that our inspector has been out to the above property and finds the following:

CONDITION OF CURB AND/OR SIDEWALK: “SEE ATTACHED SHEET”

The seller of the property will be required to make all repairs or construct new curb and/or sidewalk before settlement, except under conditions noted below, and after a LICENSED CEMENT CONTRACTOR HAS OBTAINED THE REQUIRED PERMIT and all inspections of work completed.

*****CONTRACTOR MUST BE LICENSED TO WORK IN UPPER DARBY TOWNSHIP*****

IMPORTANT NOTE: This office MUST inspect all formed concrete work before actual pouring of same. Please call (610) 734-7613 so that the required inspection can be arranged. **(24 HOURS NOTICE)**

ONLY WHEN WEATHER CONDITIONS PROHIBIT THE PROPER CONSTRUCTION OF CURB AND/OR SIDEWALK WILL MONIES BE HELD IN ESCROW ACCOUNT. The following monies will be held in escrow:

- \$290.00 each 4' block.....3 blocks or less – Include 6” stone subbase
- \$225.00 each 4' block.....4 or more blocks – Include 6” stone subbase
- \$85.00 per linear foot of curb.....3 feet or less
- \$85.00 per linear foot of curb.....4 feet or more
- \$19.00 per square foot.....L X W=Apron Sq Ft – Include 6” stone subbase

***If the amount of escrow using our figures is \$5,000 or more, than the amount to be held in escrow may be based upon a written estimate from a contractor with a current license in Upper Darby Township.**

SIDEWALK BLOCKS:	10” depth = 6” stone/4” concrete
APRON:	12” depth = 6” stone/6” concrete
CURB:	18” depth = 18” concrete
DEPRESSED CRUB:	10” depth = 1-1/2” revealed

In addition to the above costs or contractor estimate, add 10 percent for inflation. A letter of confirmation is required for all escrow funds.

Upon completion of all work and re-inspection by our office, we will authorize the release of all escrow funds, when written request is received.

In accordance with **ORDINANCE NO. 2905, as amended**, we cannot issue the required **RESALE CERTIFICATION** until the **SELLER** has completed either one of these two options.