CHAPTER 21

STREETS AND SIDEWALKS

Part 4

**Dedication**

 **§401. Acceptance of Dedication.** No street or road offered for dedication to the Township shall be accepted as a public street or road unless and until the same has been constructed in accordance with the specifications established, from time to time, by the Board of Supervisors.

 **§402. Requirements for Acceptance.** No street or road offered for dedication to the Township shall be accepted as a public road unless and until (1) at least 75% of the lots abutting said road have been developed and structures have been erected thereon, and (2) all utilities and storm water drainage systems required to be installed within the right of way of said street or road have been installed in accordance with Township’s regulations and plans approved by the Township. Township shall not be obligated to accept an offer of dedication if in the sole opinion of the Board of Supervisors, the said acceptance is unwarranted or not in the best interest of the Township. Where, in the sole discretion of the Board of Supervisors, it is determined that it is in the best interests of the Township, exceptions may be made to the above policy.

 **§403. Inspection Before Dedication.** Prior to the acceptance of any street or road offered for dedication, Township shall inspect the said street or road to determine if the same has been constructed in accordance with applicable Township ordinances and regulations and that all utilities and the storm water drainage system have been constructed and installed in accordance with applicable Township ordinances, regulations and approved plans. The procedures for inspection shall be in accordance with the procedures set forth in the Pennsylvania Municipality Planning Code.

 **§404. Recordable Deed Required.** At the time of the offer of dedication, the person or entity offering said street or road for dedication shall provide Township with a properly executed and recordable deed for the same together with a plan or drawing of the street or road offered for dedication along with such sum of money as the Township shall from time to time, by resolution, establish as the reasonable cost to defray the Township’s expense for the costs to prepare resolutions and certifications and the costs of filing the same and recording the deed of dedication and a maintenance bond as provided for in the Pennsylvania Municipalities Planning Code if the Board of Supervisors shall determine the same to be necessary.

 (Ordinance No. 14, adopted May 22, 2007)