



# LOWER PROVIDENCE TOWNSHIP

100 Parklane Drive • Eagleville, PA 19403 • [www.lowerprovidence.org](http://www.lowerprovidence.org)

Administration: 610 539-8020 • Fax: 610 539-6347

Police: 610-539-5900 • Fax: 610-630-2219



## **Dedication of Improvements, Streets, Right-of-Ways or Open Space Procedures**

- All Deeds of Dedication must be prepared by our attorney prior to plan recording and submitted to the Township Engineer with the appropriate legal descriptions for review.
- The deeds of dedication will then be forwarded to the Township for review and for investigation of clear title to the properties being dedicated.
- The deeds of dedication will then be forwarded to the township for recording.
- These deeds of dedications will be recorded with the plan if no public improvements are proposed such as streets, sidewalks, stormwater basins etc.
- If public improvements are proposed, these deeds will then be held in the project file until the Township Engineer and or Township Landscape Architect approves the release to dedicate. Otherwise all other deeds of dedication will be recorded simultaneously with the applicants plan.
- There will be an eighteen (18) month maintenance period where the developer is required to maintain the improvements on behalf of the Township. A letter of credit or bond must be posted with the Township Engineer or Township for this time frame before dedication of improvements can take place. Please refer to the Township Engineer for actual costs for the maintenance bond.
- Please expect this entire process to take several weeks, depending on your preparation for the deeds of dedication and review of those deeds by the Township.
- All recording costs including legal reviews and engineering reviews incurred for the applicants project shall be directly billed to the township. The township will then immediately invoice the developer for payment of these recording and review fees. Payment is expected within thirty (30) days of invoice receipt.
- Failure of the developer to pay all invoices to the Township within thirty (30) days shall cause the township to suspend issuing building permits until all invoices are promptly paid.