

Dallas Township Board of Supervisors

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November 20, 2007 Revised.

**Check-list for:
Dedication and Take-over of Streets**

1. The developer must submit Final "As- Built" Plans in writing, by certified or registered mail, to The Dallas Township Planning Commission at least three (3) weeks before the scheduled Planning Commission Meeting. He may also apply for the release of financial security at this time. The Final "As-Built" Plans must be certified by a professional Engineer, certifying that the project is built in compliance with the final plan that was approved by the Planning Commission.
2. Upon receipt of such notice, the Planning Commission will authorize the Township Engineer to do a final inspection. The Township Engineer shall then file a report, in writing, with the Planning Commission. The report shall indicate approval or rejection of the plans. If it is rejected, the report shall contain the reasons for rejection.
3. If the plans are found to be in compliance with the final plan that was approved by the Planning Commission, at their regularly scheduled Meeting, the Planning Commission will approve the project "completed" and shall recommend to the Board of Supervisors for the release of financial security.
4. The developer may then request, in writing, dedication and take-over of his streets. Upon receiving written certification and recommendation from the Township Engineer that the development has been built with the requirements of the approved plans, the Board of Supervisors of Dallas Township may accept dedication. (**Note: Dallas Township will not consider take over or dedication of any streets or roads from August 1st through April 1st of any year, as per Township Resolution # 2007-11, adopted 11/5/2007.**) Financial security not to exceed fifteen percent (15%) of the actual cost of the installation will be required to secure the structural integrity of the improvements as well as the functioning of the improvements in accordance with the design and specifications as shown on the final plan, for a term not to exceed eighteen (18) months from the date of acceptance of dedication.
5. The developer must supply the following documents to facilitate dedication.
 - A. Deeds for conveyance of the roadways with accurate metes and bounds descriptions. This should be closely coordinated with the Township solicitor and Engineer.
 - B. The executed copy of the developer's agreement as supplied to the Planning Commission.
 - C. The executed copy of the Storm Water Management Maintenance agreement as supplied to the Planning Commission.
 - D. Proof of the establishment of a Home owners association to guarantee the Long term maintenance of the storm water management system. Include copies of property owners' deeds that show the required covenants and conditions that require the participation in the Long Term maintenance of common facilities.