

AN ORDINANCE OF THE TOWNSHIP OF HILLTOWN, BUCKS COUNTY, PENNSYLVANIA, PROHIBITING THE OPENING, CONSTRUCTION OR DEDICATION FOR PUBLIC USE OR TRAVEL OF ANY ROAD, STREET, LANE OR ALLEY, OR ANY DRAINAGE FACILITIES IN CONNECTION THEREWITH, EXCEPT IN ACCORDANCE WITH PLANS SUBMITTED AND APPROVED BY THE TOWNSHIP SUPERVISORS; PRESCRIBING THE METHOD OF PREPARING AND SUBMITTING SUCH PLANS AND THE KIND AND CHARACTER OF IMPROVEMENTS TO BE MADE.

BE IT ORDAINED AND ENACTED by the Township Supervisors of the Township of Hilltown, and it is hereby ordained and enacted by authority of the same that:

SECTION 1. That no person, partnership, association or corporation shall construct, open or dedicate any road, street, lane or alley, or any sewer or drainage facilities in connection therewith, for public use or travel in the Township of Hilltown, without first submitting plans therefor to the Township Supervisors for their approval, and no road, street, lane or alley, nor sewer or drainage facilities in connection therewith shall be opened, laid or constructed except in strict accordance with plans approved by the Township Supervisors.

SECTION 2. Such plans shall show the profiles of such roads, streets, lanes, or alleys, the course, structure and capacity of any drainage facilities, the method of drainage of the adjacent or contiguous territory and drainage profile of the streets and plan showing drainage of the whole property, and the size of the lots. All roads and streets shall be of a width of not less than fifty (50) feet and shall be graded to a width of not less than thirty-three (33) feet. The cartway shall not be less than eighteen (18) feet in width, and the shoulders adjacent to said cartway shall be not less than seven and one-half feet on each side thereof, allowing eight and one-half feet on each side of the said cartway and shoulders for sidewalk area and the erection of utility poles. All roads and streets where possible shall connect with existing roads and streets, or proposed roads and streets, so as to form as nearly as possible through roads and streets, and a harmonious and systematic development of the Township. The proposed names of the roads and streets shall not conflict with the names of existing roads and streets, and all roads and streets shall be designated by the names of existing roads and streets with which they connect as extensions thereof.

SECTION 3. Two copies of such plans shall be filed with the Township Secretary and, when required by existing law, the applicant shall apply for approval to the County Planning Commission. The Township Supervisors shall not consider any plan which is required to be approved by the Bucks County Planning Commission until such approval has been obtained. Before acting upon any plans, the Township Supervisors may, in their discretion, arrange for a public hearing, after giving such notice as they may deem desirable in each case.

SECTION 4. The Township Supervisors reserve the right to alter plans, and to specify any changes or modifications of any kind which they may deem necessary with respect thereto, and to make their approval of such plans subject to any such alterations, changes or modifications.

SECTION 5. Any and all plans when so approved shall be signed by the Supervisors, and shall be filed in the office of the Secretary of the Township, where the same shall be available to public inspection.

SECTION 6. The action of the Township Supervisors in approving any such plans, and such plans, shall be recorded by the person applying for such approval.

SECTION 7. All roads and streets shown on the said plan shall be improved in accordance with such plans. Minimum specifications for road construction shall be prescribed by the Township Supervisors from time to time and shall be made available to interested persons.

SECTION 8. All sewers, sewer laterals, and sewer connections shall be laid on all improved streets before paving where connection with a sewer is practicable, and shall be required by the Township Supervisors, and all gas and water mains and all service connections shall be laid before the paving of the streets where water and gas are available. All other mains, pipes and conduits and the like shall be installed before paving of the cartway where it is proposed to install any such service mains in the streets.

SECTION 9. All applications for the approval of such plans shall be in writing and signed by the owners of the property. Applications must be filed with the Secretary of the Township; they shall set forth in detail the character of the improvements to be made on the property shown on the said plan, in accordance with the provisions of this ordinance, and in such application the applicant shall agree to open, lay out and improve the roads, streets, lanes or alleys, and to construct all of the improvements, including sewers and drainage facilities upon the property shown on the plan, within the time or times therein specified. The Supervisors may require the applicant to enter into a contract in writing to install, erect and construct the said improvements. In addition, the applicant may be required to furnish a certificate of a reputable title insurance company, satisfactory to the Township Supervisors, which, as of the date of approval, shall set forth the name or names of the owner or owners of all property covered by such plans and shall show and shall contain a list of all mortgages, judgments, liens, easements, contracts and agreements of record in the Office of the Recorder of Deeds in and for Bucks County, Pennsylvania, which shall affect the property covered by such plans. If said certificates of title insurance company shall disclose that any such property shall be subject to any mortgage, judgment, easement, lien, contract or agreement, or other matters of record, then at the option of the Township Supervisors, the holders or owners of such mortgages, judgments, liens, easements, contracts or agreements shall be required to join in and approve said application before the same shall be acted upon by the Township Supervisors. The applicant may be required to furnish a bond in such amount, under such conditions and form, and with surety as shall be approved by the Township Supervisors, to guarantee the performance of the said contract and to secure the completion of the said improvements within the times therein specified. In lieu of a bond, if security is required by the Supervisors, the applicant may deposit cash to guarantee performance of said contract and to secure completion of the improvements upon an escrow agreement to be prepared by the Township Solicitor and approved by the Township Supervisors. The escrow agent for the deposits of such cash shall be designated and selected by the Township Supervisors.

SECTION 10. All applicants shall bear all costs of inspection of such roads, streets, lanes, or alleys and such costs shall include the expense of the supervision of the work by an inspector appointed by the Township Supervisors. Applicant shall pay a filing fee of Thirty-five Dollars (\$35.00) when the application is filed.

SECTION 11. No action by the Township Supervisors shall be construed to require the Township to accept dedication of any road, street, lane or alley.

SECTION 12. This ordinance shall become effective five (5) days after final enactment.

ENACTED AND ORDAINED this 18th day of July, A. D. 1959.

*Paul Frankfield Chairman*  
*Albert T. Agnew*