

OWNER'S ACKNOWLEDGEMENT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY } SS:

ON THIS, THE ____ DAY OF _____ BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE
COMMONWEALTH OF PENNSYLVANIA RESIDING IN _____, WHO ACKNOWLEDGED THIS PLAN TO BE THE
OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN THEREON SITuate IN THE TOWNSHIP OF WHITPAIN,
MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.
WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFoRESAID.

OWNER _____ NOTARY PUBLIC:
MY COMMISSION EXPIRES: _____

TOWNSHIP ENGINEER

APPROVED BY THE TOWNSHIP ENGINEER ON THE DAY OF _____ 2023.

TOWNSHIP ENGINEER

DATE

WHITPAIN TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP THIS ____ DAY OF
2023.

ATTEST:

SECRETARY CHAIRPERSON

WHITPAIN TOWNSHIP PLANNING COMMISSION

AT A MEETING HELD ON THE WHITPAIN TOWNSHIP PLANNING COMMISSION
REVIEWED AND APPROVED THIS PLAN ACCORDING TO THE REQUIREMENTS OF WHITPAIN TOWNSHIP SUBDIVISION
AND LAND DEVELOPMENT ORDINANCE.

SECRETARY OF WHITPAIN PLANNING COMMISSION

DATE

MONTGOMERY COUNTY RECORDER OF DEEDS

RECORDED ON THIS ____ DAY OF 2023, IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN FILE CASE _____, DEED BOOK _____, PAGE NUMBER _____

RECORDED DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON
EXIST AS LOCATED AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT.

DATE REGISTERED SURVEYOR (SEAL)

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT _____ IS THE OWNER
OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT I DO
HEREBY ADOPT THIS PLAN.

OWNER

UTILITY NOTES:

1. NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN THE SANITARY SEWER EASEMENTS OR
WITHIN 10 FEET OF THE PROPOSED SEWER OR LATERALS.
2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SANITARY LATERALS.
3. THE PROPOSED LOTS SHALL BE SERVED BY PUBLIC SEWER AND WATER.
4. TO THE EXTENT POSSIBLE, THE PROPOSED PRESSURE MAIN SHOULD BE INSTALLED ON A CONTINUAL
UPWARD SLOPE TO PREVENT ACCUMULATION OF AIR POCKETS IN THE LINE. IN THE ABSENCE OF AN
ACCEPTABLE DESIGN PROFILE, AN IN-LINE AIR RELEASE VALVE SHOULD BE CONSIDERED.
5. AT MAXIMUM PER WHITPAIN TOWNSHIP STANDARDS, AN IN-LINE AIR RELEASE VALVE SHALL
BE PROVIDED.
6. PRESSURE SEWER PIPE SHALL BE PVC SDR-21 OR HDPE DR-11.
7. A 4" LATERAL CONNECTION TO THE EXISTING GRAVITY LATERAL SHALL BE INSTALLED TO THE PROPOSED LINE. THE 1 1/2" PRESSURE MAIN SHALL CONNECT TO THE 4" LATERAL.
8. A HORIZONTAL SEPARATION OF 10 FEET (MEASURED BETWEEN THE OUTER WALLS) AND/OR A
VERTICAL CLEARANCE OF 18 INCHES SHALL BE MAINTAINED BETWEEN THE SANITARY LATERAL AND THE
WATER SERVICE LINE.
9. STANDARD DETAILS FOR PROPOSED UTILITIES SHALL BE PROVIDED DURING THE BUILDING PERMIT
PHASE.
10. INTERNAL SITE UTILITIES WILL BE LOCATED DURING THE FINAL SUBDIVISION & LAND DEVELOPMENT
APPROVAL PROCESS PHASE. ANY REQUIRED UTILITY EASEMENTS WILL BE PROVIDED AT THAT TIME.
11. THE SANITARY SEWER MAINS SHALL BE DEDICATED TO THE WHITPAIN TOWNSHIP.
12. THE PROPERTY OWNER SHALL OWN AND BE RESPONSIBLE FOR THE MAINTENANCE OF THE GRINDER
PUMPS AND PRESSURE LATERALS TO THE CURB STOPS.
13. DURING THE FINAL PLAN APPROVAL PHASE OF THE PROJECT, THE POTENTIAL FOR EXISTING DWELLING
UNITS TO CONNECT TO EXISTING PUBLIC SEWERS ON MIDWAY LANE, GRANARY ROAD OR LESLIE LANE
SHALL BE ANALYZED.
14. LATERAL DESIGNS SHALL BE REVIEWED BY THE TOWNSHIP CODE ENFORCEMENT OFFICER DURING THE
FINAL PLAN APPROVAL PHASE OF THE PROJECT.

GENERAL NOTES:

1. PENNDOT ROADWAY OCCUPANCY PERMITS ARE REQUIRED FOR ANY DRIVEWAYS, PROPOSED
IMPROVEMENTS ANY UTILITY WORK WITHIN THE RIGHT-OF-WAY OF PENNLIN BLUE BELL PIKE.
2. ANY FUTURE DEVELOPMENT PLANS MUST BE APPROVED BY THE TOWNSHIP OF WHITPAIN
AS SET FORTH IN THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) SECTION
120A-201 AND THIS SHALL BE PROVIDED DURING THE FINAL SUBDIVISION APPROVAL PHASE OF THE
PROJECT.
3. NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN THE SANITARY SEWER EASEMENTS OR
WITHIN 10 FEET OF THE SANITARY SEWER OR LATERALS.
4. NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN THE GAS EASEMENT OR WITHIN 10 FEET
OF THE GAS LATERAL.
5. ANY FUTURE DEVELOPMENT WITHIN THE PARCELS CREATED BY THE SUBDIVISION SHALL BE IN
COMPLIANCE WITH §129-20 OF THE SALDO.
6. ALL PROPOSED LOTS ARE SINGLE-FAMILY RESIDENTIAL BUILDING LOTS.
7. THE AREA BETWEEN THE ULTIMATE RIGHT-OF-WAY AND ULTIMATE RIGHT-OF-WAY OF PENNLIN BLUE
BELL PIKE IS RESERVED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION.
8. SUBDIVISION PLANS SUBMITTED FOR TOWNSHIP REVIEW MUST BE IN-COMPLIANCE WITH THE
STORMWATER MANAGEMENT CODE OF WHITPAIN TOWNSHIP. MORE SPECIFICALLY, ANY PROPOSED
IMPROVEMENTS MUST COMPLY WITH THE WISSAHICKON CREEK WATERSHED SECTION OF THE
STORMWATER MANAGEMENT CODE AND THE STORMWATER REGULATIONS WILL CONSIDER THE LAND
AREA OF THE ENTIRE SUBDIVISION WHEN CONSIDERING EXEMPTION CRITERIA INCLUDED IN THE
WATERSHED REGULATIONS.
9. LOTS J & K ARE PROPOSED SINGLE-FAMILY RESIDENTIAL LOTS.
10. THE AREA BETWEEN THE ULTIMATE RIGHT-OF-WAY, LEGAL RIGHT-OF-WAY, AND CENTERLINE OF
PENNLIN BLUE BELL PIKE (SR 3003) IS OFFERED FOR DEDICATION TO THE AGENCY HAVING
JURISDICTION.
11. A PILLAR AGREEMENT FOR THE FENCE & COLUMNS IN THE RIGHT-OF-WAY WILL BE PROVIDED AS
NECESSARY.

SIDEWALK DEFERRAL REQUEST:

DEFERMENT OF IMPROVEMENT NOTE:
INSTALLATION OF THOSE IMPROVEMENTS INCLUDING CURB, SIDEWALK, STREET WIDENING AND STORM
SEWER ALONG THE TRACT FRONTAGE(S) BY THE PROPERTY OWNER/DEVELOPER IS HEREBY DEFERRED
UNTIL SUCH TIME IT IS DEEMED NECESSARY BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS,
WITHOUT THE NEED FOR ADOPTION OF AN ORDINANCE OR ASSESSMENT. WITHIN 90 DAYS OF WRITTEN
NOTICE FROM THE BOARD OF SUPERVISORS, OWNER/DEVELOPER AGREES TO:
1. OBTAIN ALL NECESSARY PERMITS THAT ARE APPLICABLE TO THE WORK;
2. INSTALL CURB, SIDEWALK, STREET WIDENING OR STORM SEWER AT NO EXPENSE TO WHITPAIN
TOWNSHIP;
3. WAIVE ANY RIGHTS TO CONTEST A LIEN BY WHITPAIN TOWNSHIP IF CURB, SIDEWALK, STREET
WIDENING OR STORM SEWER IS NOT COMPLETED WITHIN NINETY-DAY PERIOD.
WEATHER
PERMIT. INSTALLATION OF CURB AND RELATED CONSTRUCTION SHALL CONFORM TO THE THE
APPLICABLE TOWNSHIP AND PENNDOT CONSTRUCTION STANDARDS, IN FORCE AT THE TIME OF NOTICE
BEFORE A WAIVER HAS BEEN REQUESTED FROM THIS ORDINANCE SECTION.

MAINTENANCE RESPONSIBILITY NOTES:

1. THE OWNER OF LOT K SHALL HAVE A RESPONSIBILITY FOR 50% OF THE REPAIR AND MAINTENANCE
COSTS FOR THE SHARED DRIVEWAY ON LOT K.
2. THE OWNER OF LOT L SHALL HAVE A RESPONSIBILITY FOR 50% OF THE REPAIR AND MAINTENANCE
COSTS FOR THE SHARED DRIVEWAY ON LOT K.
3. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITIES FROM THE
HOUSE TO THE STREET RIGHT-OF-WAY.

