

Application for Land Development/Subdivision Review



Upper Merion Township
 Planning and Community Development
 175 West Valley Forge Road
 King of Prussia, PA 19406
 www.umtownship.org
 610-205-8503

Applicant Engineer/Surveyor

Full Name:	Full Name:
Address:	Address:
City/State/Zip:	City/State/Zip:
Phone:	Phone:
Mobile Phone:	Mobile Phone:
Email Address:	Email Address:
Property Owner:	
Equitable Owner:	

Development

Project Address:	Site Acreage:
Tax Parcel #:	Zoning Classification:
	Plan Status: Preliminary ____ Final ____
Location:	
Project Description:	
Nearest Cross Street:	

Land Use & Site Data

Type	Lots/Units	Buildings	Existing Building SF	Proposed Building SD	Total SF All Floors
Residential					
Commercial					
Office					
Industrial					
Other					
Total					

Use

Senior Housing	Yes	No
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Impervious Coverage		Building Coverage	
Existing:		Existing:	
Proposed:		Proposed:	
Total Tract Area Impacted by Development:			

Land Use & Site Data				
Rental _____	Single Tenant _____	Multi-Tenant _____	Condo _____	Owner Occupied _____

Submittal Requests
1. Completed Application
2. Narrative Justifying Requested Waivers
3. Completed Escrow Agreement (Contract for Professional Services)
4. Three (3) Folded Plan Sets
5. One (1) copy each - All Applicable Studies (e.g. traffic, stormwater, etc.)
6. Completed DEP Sewage Facilities Planning Module Application Mailer
7. All studies, plans, documentation, etc. in electronic format (.pdf) on CD, flash drive, or via email
8. One (1) check made out to "Upper Merion Township" for the application fee
9. One (1) check made out to "Upper Merion Township for professional review

Extension Agreement
In accordance with Section 508(3) of the Pennsylvania Municipalities Planning Code (MPC), I hereby waive my right to receive a decision from the Board of Supervisors on the subject subdivision/land development plan within ninety (90) days of the date of the regular meeting of the Township's Planning Commission following the date the application is filed, without limitation as to time.
I fully understand that I can revoke this waiver after which the ninety (90) day clock will begin to run from the next scheduled Board of Supervisors of Planning Commission meeting, pursuant to Section 508(3) of the MPC, by signing and delivering a written revocation to the Township. I understand that the Township may revoke this extension if insufficient progress is being made towards concluding the subdivision or land development review process.

Owner of Record/Applicant		
Printed Name	Signature	Date

Upper Merion Township Only	
Date Received:	Twp. Fee: \$ _____
Project Address/Name:	Escrow: \$ _____

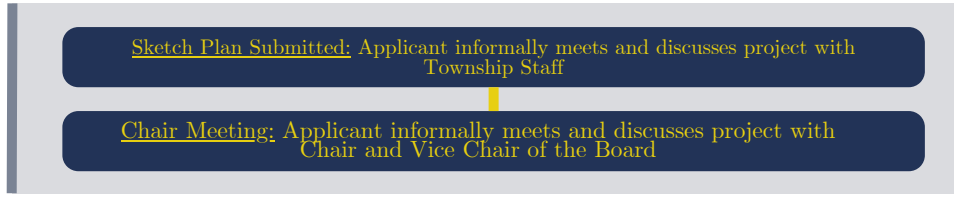


Subdivision & Land Development Process

- Applicant Action
- Township Action
- Public Hearing

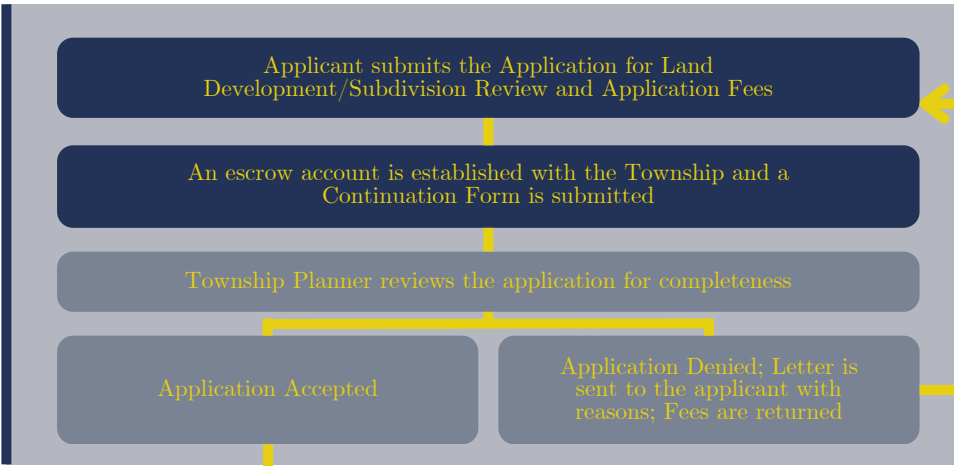
Land Development

Pre-Application



Per Section 707-A of the MPC, the municipality may informally meet with a landowner to informally discuss the conceptual aspects of the landowner's development plan prior to the filing of the application for preliminary approval for the development plan.

Filing Application



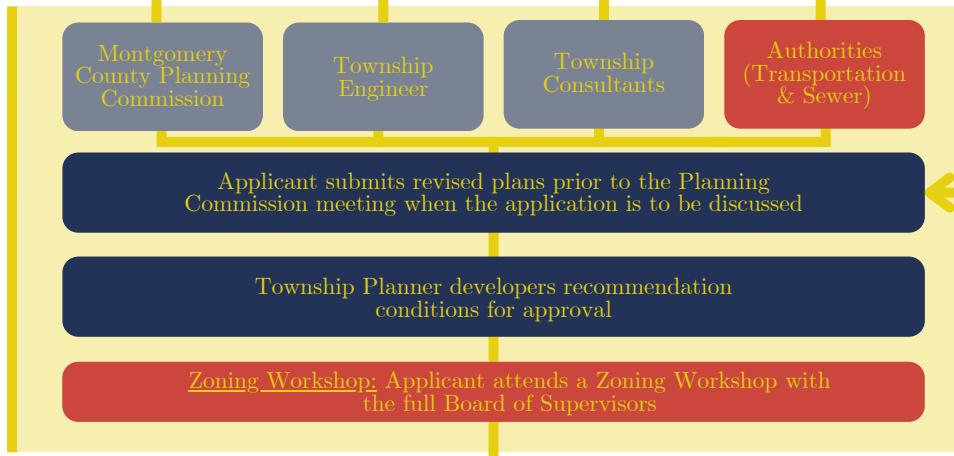
During this phase, additional entities may need to be contacted to begin the review process. This includes, but is not limited to the following:

The Pennsylvania Department of Transportation (PennDOT) may require a Traffic Impact Study if the development is located off of a state road.

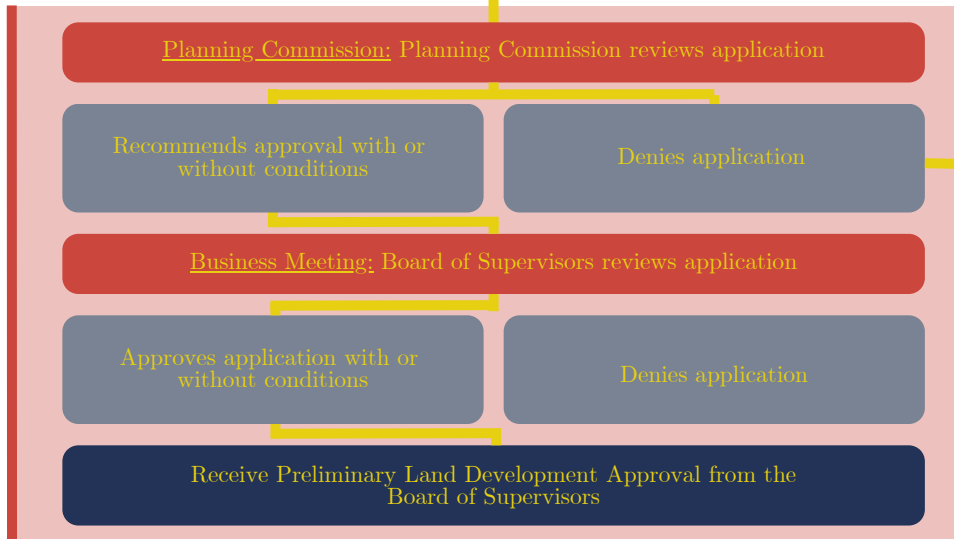
The Pennsylvania Department of Environmental Protection (DEP) may require a Sewage Facilities Planning Module.

The Montgomery County Conservation District might require a National Pollutant Discharge Elimination System permit.

Review Process



Approval Process



Projects that can be approved fully by right will provide the highest propensity of a successful and smooth SALDO process for the Land Development process.