



Application for Lot Consolidation Plan Review

A. Application is hereby made for approval by the Township Engineer and Code Enforcement Department for the attached Lot Consolidation Plan and Deed, submitted in accordance with the regulations of Chapter 212 of the Upper Dublin Township Code (6 folded copies are to be submitted with this application). Use Checklist, attached.

B. Name of Lot Consolidation Plan: _____

Plan Date: _____ Location: _____

Tax Plat Block: _____ Unit: _____

C. Name of Owner (print)

If a corporation, list two officers: _____

Address: _____

Phone #: _____ Fax #: _____ E-mail: _____

D. Name of Applicant: _____

If a corporation, list two officers: _____

Address: _____

Phone #: _____ Fax #: _____ E-mail: _____

E. Name of Engineer or Surveyor responsible for the preparation of plan:

Address: _____

Phone #: _____ Fax #: _____ E-mail: _____

F. Existing Zoning Classification: _____

Total Acreage: _____ # of Lots: _____

Sewerage: Public: () Water: Public: ()

Private: () Private: ()

G. Does this application meet all of the requirements of the Existing Zoning Classification? () Yes () No
If "No" attach a list variances and/or special exceptions.

H. Is the property subject to any encumbrances, deed restrictions, etc.? () Yes () No
If "Yes" attach a copy.

I. List additional material submitted with this application:

- 1. _____
- 2. _____
- 3. _____

J. Fee Schedule

- Processing fee (non-refundable) of \$250.00 by check payable to "Upper Dublin Township," plus:
- Escrow fee of \$1,200.00 by check payable to "Upper Dublin Township," plus:
- Montgomery County Planning Commission review fee of \$65.00 by check payable to "Montgomery County Treasurer"

K. Signature:

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct and complete. By filing this application you are hereby granting permission to Township officials and their designees to visit the site for plan review purposes.

The applicant does does not waive the ninety day time period required under Act 247 of the Commonwealth of Pennsylvania within which Upper Dublin Township is either to approve or disapprove this Preliminary Plan.

In the event the applicant wishes to have the review by the Township discontinued, he will notify the Township immediately, in writing, and processing of the review will be terminated upon receipt of such written notification to the Township.

Date

Signature of Applicant (indicate whether Owner, Authorized Agent)

Upper Dublin Township

Checked for Completeness and
Received for Review on: _____ U.D. Ref No. _____

Date of Distribution: _____ Received By: _____

Ninety Day Time Period Ends: _____

ADMINISTRATIVE LOT CONSOLIDATION

PLAN SUBMISSION REQUIREMENT CHECKLIST

(S) SHOWN
(NS) NOT SHOWN
(NA) NOT APPLICABLE

S-NS-NA Plan Information required.

- | | | | | |
|--------------------------|--------------------------|--------------------------|----|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. | The name of the subdivision or land development. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. | The name and address of the owner, engineer and/or surveyor. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | C. | The tract boundary and location by deed plotting or survey. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | D. | North point, legend and scale. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. | The location of the tract to surrounding tracts and to at least two existing streets. The Surrounding tracts shall be shown along with the current property owners' names. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | F. | Existing tract features Such as woodlands, watercourses, floodplains, steep slopes (as defined in Z.O. and 255-34 and Chapter 99: Excavations), buildings and parking areas with access from a public road. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | G. | Zoning district and area regulations for the tract and zoning district(s) of surrounding properties. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | H. | Drafting standards. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | (1) The scale of the plan shall not be smaller than 1 inch = 100 feet. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | (2) Dimensions shall be in feet, decimals, and bearings in degrees, minutes and seconds. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | (3) The plan shall show the courses and distances of the boundary line survey of the entire tract being Subdivided. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | (4) The sheet or sheets shall be one of the following sizes: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | - 24 inches by 36 inches. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | - 30 inches by 42 inches. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | (5) The plan shall be clear and legible. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I. | Existing features. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | (1) All topographic and physical features within and surrounding the tract including the location, name, width (cartway and right-of-way) radii and surface conditions of existing roads and alleys. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | (2) The location of watercourses including flood-prone areas, storm drains or drainage flows. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | (3) The location, size and ownership of utility lines. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | (4) Any significant man-made or natural feature. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | (5) Deed restrictions. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | (6) Contours at vertical interval of two feet. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | (7) The location of existing monuments with references to them. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | J. | Proposed Lot Consolidation. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | (1) The metes and bounds and area of the consolidated lot. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | (2) Proposed easements and ultimate rights-of-way. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | (3) Building setback lines. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | K. | A statement must be placed in the deed and on the plan acknowledging that it is a deed of (plan) of consolidation intended to merge the lots and that any future independent use of the pre-consolidation lots would require subdivision approval. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | L. | Each deed that will be Submitted for recording with the Montgomery County Recorder of Deeds shall be filed and recorded with the Township Code Enforcement Department. The filing shall include a copy of the deed and have attached thereto a plan prepared, signed and sealed by a registered surveyor showing: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | (1) the metes and bounds, gross and net (after, deducting the rights-of-way of any public or private street) areas, and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | (2) the error of closure of the consolidated lot. The error of closure shall not be greater than one part in 5,000 and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | (3) no discrepancies in any property lines, and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | (4) consistent bearing datum. |