



Upper Merion Township



175 W. Valley Forge Road
King of Prussia, PA 19406

Plot Plan Information

A “plot plan /site plan” is an accurate drawing or map of your property that shows the size and configuration of your property and precise location of all man-made structures (i.e. buildings, walls, driveways, walks, fences, etc.) and all bodies of water and water channels (ponds, streams, swales, etc.)

Plot plans are required to accompany most applications submitted to the Upper Merion Township Safety and Codes Enforcement Department. The rare occasion when one would not be required might be for a residential interior alteration permit, where no exterior changes are being proposed.

A plot plan is also very helpful to have when you have questions about what you can and cannot do with your property. It will help the Zoning Officer to see specific and unique conditions of your site; it will allow for you to receive more reliable, rather than general, information about your site. This is particularly important when you are applying for a zoning or building permit.

What Should a Plot Plan show?

- Name and address of property owner
- Address and Tax parcel number of property
- Location and name of all adjacent streets
- Property lines, dimensions and total acreage
- Location and dimensions of all existing structures, driveways and parking areas
 - Including distance from at least two adjacent property lines
- Location and dimensions of all proposed improvements
- All easements, flood plains and other pertinent legal information
- All stormwater facilities (ponds, swales, streams, etc.)

When measuring from a street line, it is important that you indicate where your dimension are from (i.e. “center of road”, “edge of paving”, “edge of right of way”, etc.)

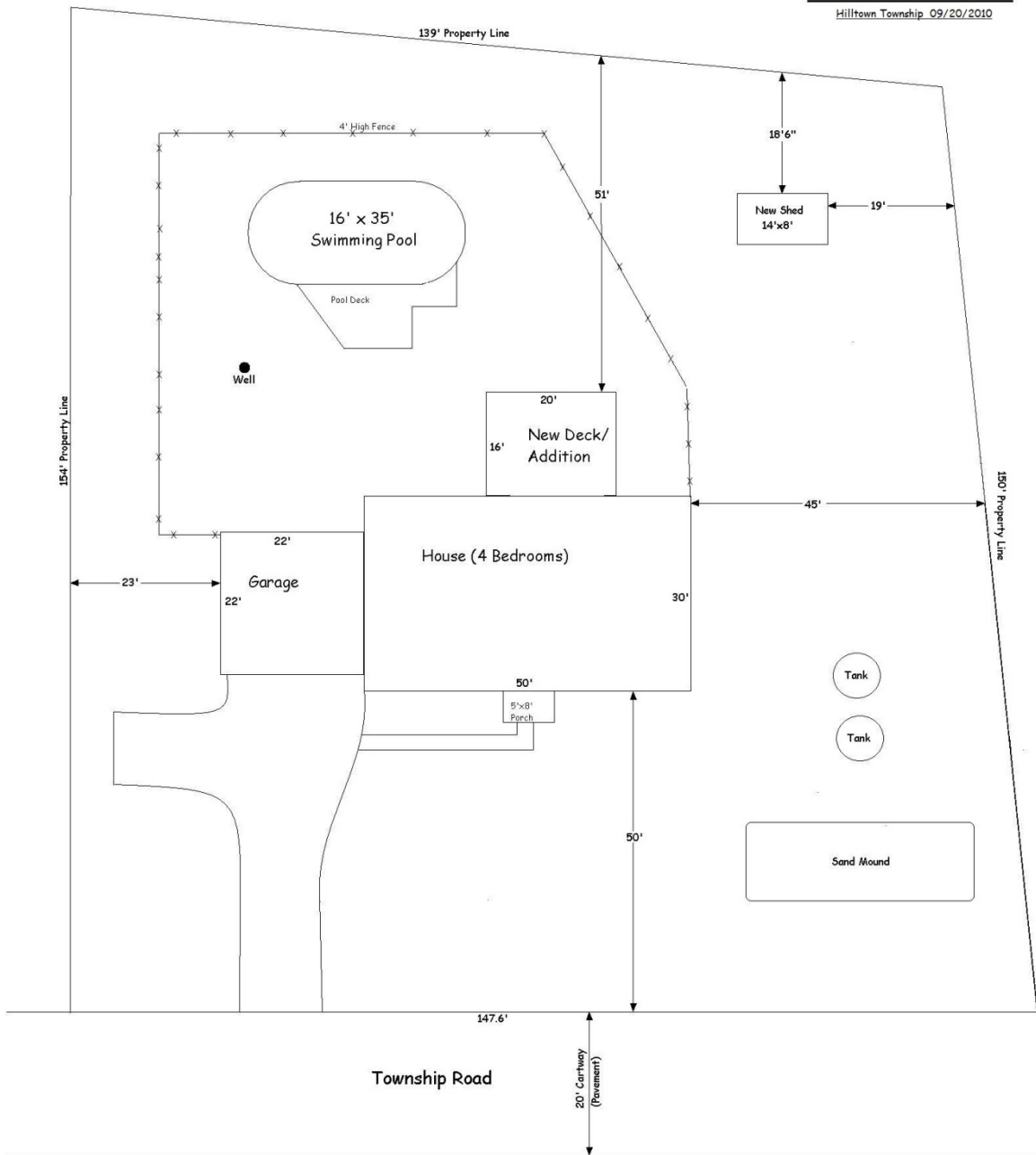
In reviewing your application or plot plan, there is the possibility that the codes enforcement officer may ask you for more detailed, specific or additional information.

There may be occasions when you will be required to have your plan prepared by a surveyor or professional engineer.

It is important to be as accurate and complete as possible. Building Permits issued and approved based upon incorrect or incomplete information may be revoked.

SAMPLE PLOT PLAN

Hilltown Township 09/20/2010



Plot Plan For 2320 Township Rd.

.52 Acres Owner: Joe Smith

Tax Parcel Number: 15-063-018