MONTGOMERY COUNTY
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Montgomery County
Planning Commission

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

August 4, 2026

Mr. Joel Rowe, Zoning Officer
Plymouth Township
700 Belvoir Road
Plymouth Meeting, Pennsylvania 19462

Re: MCPC #26-0197-001
Plan Name: 1920 Little Avenue
(2 dus/2 lots on approximately 0.45 acres)
Situate: Little Avenue (west)/south of Karrs Lane
Plymouth Township

Dear Mr. Rowe:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 27, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, David Erb Contractors, Inc., proposes to subdivide the 0.45-acre property at 1920 Little Avenue into two lots for the construction of two new single-family detached dwelling units. Lot 1 will have a lot area of 0.21 acres and take vehicular access from Little Avenue. Lot 2 will have a lot area of 0.24 acres and take vehicular access from Karrs Lane. Additional improvements shown at this time include three trees, new utility connections, and stormwater management facilities. The property is located in the township's C Residential zoning district.

COMPREHENSIVE PLAN COMPLIANCE

This area of Plymouth Township is identified as a Community Mixed Use and Services Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Community Mixed Use and Services Areas are local community focal points that typically have a significant retail or institutional element with surrounding residential uses. Consistent with these areas' mixed-use nature, the comp plan recommends that new development be designed for walking, emphasizing the need for new sidewalks and crosswalks as development occurs.

In addition, this area is shown as Medium-Density Single-Family Residential in the Future Land Use Plan of the *Plymouth 2040 Comprehensive Plan*. Medium-Density Single-Family Residential areas are made

up of predominantly single-family detached homes on lots of less than one acre with recreation and institutional as appropriate secondary land uses. The comprehensive plan emphasizes that these areas have sidewalks to connect neighborhoods to amenities such as schools and commercial areas.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposed subdivision and land development. However, in the course of our review we identified the following issues that we feel should be addressed as part of any future land development submission associated with this proposal. Our review comments are as follows:

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Based on the information provided as part of the subdivision plan, we have identified the following items that we feel should be addressed as part of any future land development submissions associated with this proposal:

1. Curbing and Sidewalks. Section 501.2.B.(2) of the township's Subdivision and Land Development Ordinance requires curbing and sidewalks along all residential streets. No sidewalks or curbing is shown on the plans provided. Future land development plans should show the required sidewalk and curbing along both the Little Avenue and Karrs Lane frontages.

2. Sidewalk Design Standards. Section 503.1. of the township's Subdivision and Land Development Ordinance requires that sidewalks with a minimum width of 4 feet be provided along all residential streets. In addition, §503.1.C. requires that "the grade and paving of the sidewalk shall be continuous across driveways." No sidewalks are shown on the plans provided. Future land development plans should show the required sidewalk along both the Little Avenue and Karrs Lane frontages and show the required sidewalk paving material continuing across the proposed driveways.

3. Landscape Plan. Section 518.3.A. of the township's Subdivision and Land Development Ordinance requires that a landscape plan be provided. Specific to proposals involving less than one acre of land in the C Residential District, "landscape features shall be shown on the subdivision plan." The plans submitted include three trees on Sheet 2. However, future land development plans should include the required landscape plan, including documentation of the location, number, and size of existing trees; a calculation for the removal and replacement of existing trees; the proposed location of replacement trees and new plant materials; and a plant schedule for replacement trees and new plant materials.

4. Street Trees. Section 518.5.A. of the township's Subdivision and Land Development Ordinance states that street trees are required along existing streets when they abut or lie within a subdivision or land development. Therefore, future land development plans should include the required number of street trees along all public street frontages impacted by the proposed subdivision.

PEDESTRIAN CIRCULATION

Recommendation 1 from the Housing & Neighborhoods chapter of the *Plymouth 2040 Comprehensive Plan* is related to maintaining the overall scale and character of the township's established residential neighborhoods, including context-sensitive infill development. Specifically, this recommendation

mentions the need to enhance walkability and pedestrian connections within existing neighborhoods, as development occurs.

Map 10, Existing and Priority Sidewalk Network, in the *Plymouth 2040 Comprehensive Plan* identifies portion of the township where new sidewalks and intersection improvements would enhance the pedestrian network due to that location's proximity to common walking destinations. This property was identified as a second priority sidewalk gap due to its proximity to both a shopping center and a public school.

As noted above, the subdivision plan set submitted does not show sidewalks along either street frontage of the subdivision. We strongly encourage the applicant to incorporate sidewalks and other pedestrian amenities, if appropriate, to create a pedestrian connection to the abutting school property and enhance the neighborhood's overall walkability.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however, we feel that our recommendations will better meet the residential goals of the township. Overall, additional information regarding the proposed building design, site landscaping, and pedestrian circulation would allow for a more comprehensive understanding of the proposed subdivision's potential impact on the established surrounding neighborhood.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#26-0197-001) on any plans submitted for final recording.

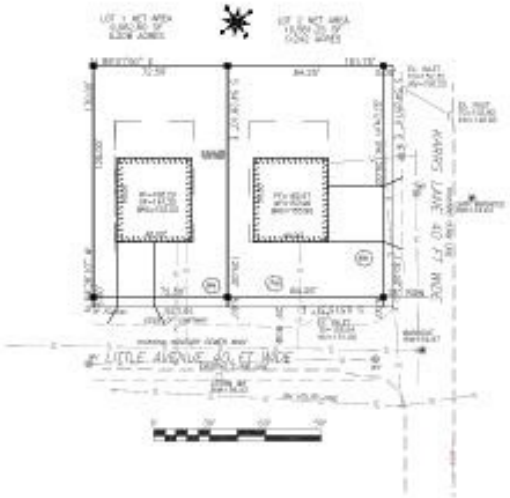
Sincerely,

Marley B Bice

Marley Bice, AICP, Community Planning Assistant Manager II
610-278-3740 – marley.bice@montgomerycountypa.gov

c: David Erb Contractors, Inc.
Matt West, Township Manager

Attachment A: Reduced Copy of Applicant's Proposed Site Plan
Attachment B: Aerial Image of Site



RECORDING ACKNOWLEDGEMENTS

WE, DAVID ERB CORPORATIONS, INC., UNDERSIGNED HAVE LAID OUT UPON OUR LAND SITUATE IN THE TOWNSHIP OF PLYMOUTH, MONTGOMERY COUNTY, PENNSYLVANIA, CERTAIN IMPROVEMENTS ACCORDING TO THE ACCOMPANYING PLAN, WHICH IS INTENDED TO BE RECORDED.

IN WITNESS WHEREOF, I, DAVID ERB, MEMBER OF DAVID ERB CORPORATIONS, INC., HEREUNTO AFFIXED TO BY SEL HAS CAUSED HIS SEAL TO BE AFFIXED THIS _____ DAY OF _____, 2025.

DAVID ERB CORPORATIONS, INC.

_____ _____
DAVID ERB, MEMBER ATTEST

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRATION DATE

PLYMOUTH TOWNSHIP APPROVAL

ON THIS _____ DAY OF _____, 2025 THE PLYMOUTH TOWNSHIP COUNCIL BY RESOLUTION DULY ENACTED, APPROVED THE SUBDIVISION PLAN OF THE 1920 LITTLE AVENUE TRACT AS SHOWN AND DEPICTED HEREON.

_____
CHAIRMAN OF BOARD DATE

_____
TOWNSHIP SECRETARY DATE

REVIEWED BY TOWNSHIP ENGINEER

_____
TOWNSHIP ENGINEER DATE

MONTGOMERY COUNTY PLANNING COMMISSION
MCPC NUMBER

PROCESSED AND REVIEWED, REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE: _____

_____
FOR THE DIRECTOR

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NUMBER _____ PAGE NUMBER _____ ON THIS _____ DAY OF _____, 2025.

_____
RECORDER OF DEEDS

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PLAN SHOWN AND DESCRIBED HEREON REPRESENTS A TRUE AND CORRECT FIELD SURVEY OF THE SUBJECT PREMISES EXECUTED BY ME OR UNDER MY DIRECTION, MORE PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF LOWER PROVIDENCE TOWNSHIP AND IN ACCORDANCE WITH THE ACT OF MAY 23, 1945 (P.L. 913, NO. 367), KNOWN AS THE "PROFESSIONAL ENGINEERS REGISTRATION LAW." THE MONUMENTS EXIST AS SHOWN AND THE DIMENSIONAL AND BEARING DETAILS ARE CORRECT.

_____
LICENSE #

OWNER / APPLICANT: LOTS 1 & 2

DAVID ERB CORPORATIONS, INC.
2801 CEDAR RIVE
NORRISTOWN, PA 19403
610-279-4080

OFFER OF DEDICATION:

THE LANDS BETWEEN THE ULTIMATE RIGHT-OF-WAY AND TITLE LINES ARE OFFERED FOR DEDICATION TO THE AGENCY WITH JURISDICTION.

STORMWATER INFILTRATION BMP RESPONSIBILITY

EACH PROPERTY OWNER WILL MAINTAIN ITS INFILTRATION BMP AND A STORMWATER MANAGEMENT MAINTENANCE AGREEMENT WILL BE EXECUTED FOR EACH PROPERTY AND RECORDED WITH ITS RESPECTIVE DEED AFTER APPROVAL BY THE TOWNSHIP. PCSM PLAN SHEET 3 OF 4 WILL BE RECORDED WITH THIS RECORD PLAN.



RECORDER OF DEEDS STAMPS & RECORDING INFORMATION

1920 LITTLE AVE.
NORRISTOWN, PA.
PLYMOUTH TOWNSHIP
MONTGOMERY COUNTY, PA.

LOT AREA = 8.06170 SF
= 0.4621 ACRES

OWNER: David ERB
2801 CEDAR RIVE
NORRISTOWN, PA 19403
610-279-4080

C RESIDENTIAL ZONING REQUIREMENTS

	REQUIRED	PROVIDED	PROVIDED
LOT #		1	2
AREA (SF)	9,000	8,064.50	8,105
LOT WIDTH (FT)	80	80.00'	80.00'
FRONT YARD (SF) (FT)			
SIDE YARD (SF) (FT)			
SIDE YARD (SF) (FT)			
REAR YARD (SF) (FT)			
PLAN LOT (FT)			
BUILDING COVERAGE	25%	2,016 SF	2,016 SF
IMPERVIOUS COVERAGE	50%	3,000 SF	3,000 SF
GREEN SPACE AREA	50%	3,064.50 SF	3,105 SF

EXISTING (FORMER HOUSE)

HOUSE	1,739 SF
DRIVEWAY	1,321 SF
TOTAL	3,059 SF

TOTAL % IMP. = 37% SF = 0.0683 AC
FOR EXISTING IMPERVIOUS

PROPOSED

LOT 1 HOUSE =	2,000 SF
LOT 1 FUTURE =	120 SF
LOT 1 DRIVE =	720 SF
LOT 2 HOUSE =	2,016 SF
LOT 2 FUTURE =	120 SF
LOT 2 DRIVE =	1,056 SF
TOTAL	6,032 SF

IMP 1 IMPERVIOUS = 2,120 SF
IMP 2 IMPERVIOUS = 3,240 SF

PROPOSED FEATURES LEGEND

- CONCRETE MONUMENT TO BE SET
- IRON PIN TO BE SET
- PROPOSED BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EDGE OF PAVING/CONCRETE
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED WATER LATERAL
- PROPOSED TREE LINE
- PROPOSED BUILDING
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROP. SPOT GRADE

SHEET INDEX

SITE AND RECORD PLAN	SHEET 1
GRADING & EROSION CONTROL PLAN	SHEET 2
POST CONSTRUCTION STORMWATER PLAN	SHEET 3
CONSTRUCTION DETAILS PLAN	SHEET 4

SITE AND RECORD PLAN
Situate in
Plymouth Township
Montgomery County, Pennsylvania

1920 LITTLE AVENUE
MINOR SUBDIVISION
PRELIMINARY & FINAL PLAN

Patrick J. Duffy, P.E.
11 Hilltown Bridge Road
Hatfield, PA 19440
267-629-1311

PATRICK J. DUFFY
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA

REVISIONS

DATE
SCALE 1"= 20'
PLAN NO. 1 OF 4



1920 Little Avenue
MCPC#260197001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plan.com
Aerial photography provided by Nearmap

0 50 100 200 Feet

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