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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 10, 2025

Ms. Carol Nowakowski, Zoning Clerk
East Norriton Township
2501 Stanbridge Street
East Norriton, Pennsylvania 19401-1616

Re: MCPC #23-0218-003
Plan Name: 538 N. Trooper Road – Preliminary Plan
(2 lots comprised of 11.94 acres)
Situate: 538 N. Trooper Road and 1044 W. Germantown Pike
East Norriton Township

Dear Ms. Nowakowski:

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 August 25, 2025. We forward this letter as a report of our review.

BACKGROUND

The prior applicant, J&L Building Materials, Inc., had previously proposed to reconfigure and reduce 3 existing lots into 2 lots, and then subsequently proposed a revised plan to reconfigure the existing lot lines while still maintaining 3 lots. The current applicant, David Erb, is proposing a lot line adjustment between Lots 1 and 2 and a preliminary land development plan for Lot 1. Prior plans indicated that the third lot, which is not a part of this current proposal, is being used “for storage, sale and distribution of building materials based on Section 205-72.A.(11).”

In the current proposal, the applicant proposes to adjust the lot line between Lots 1 and 2 in an easterly direction towards North Trooper Road. The applicant further proposes to develop Lot 1 with the construction of two industrial buildings, a driveway, parking, paved yard areas, and a retaining wall, which varies in height between 2 and 12 feet and would be installed around all four sides of the proposed development. Additionally, public water and sewer lines are proposed to run through both lots from North Trooper Road to West Germantown Pike.

Lot 1 covers 6.19 acres and is comprised of tax parcel number 33-00-10069-00-5 in East Norriton Township and tax parcel number 63-00-08530-01-1 in West Norriton Township. Lot 2 covers 5.75 acres

and is comprised of tax parcel number 33-00-02902-00-8 in East Norriton Township and tax parcel number 63-00-08530-00-2 in West Norriton Township. The two lots cover 11.94 acres in total.

Lot 1 is zoned partially as Industrial District and partially as Commercial District for the portion situated in East Norriton Township and zoned as Limited Commercial and Industrial District for the portion situated in West Norriton Township. Lot 2 is zoned as Industrial District for the portion situated in East Norriton Township and zoned as Limited Commercial & Industrial District for the portion situated in West Norriton Township.

Lot 1 fronts onto North Trooper Road and Lot 2 fronts onto West Germantown Pike via a flag lot extension that is 30 feet wide. Tributaries to the West Branch of Stony Creek cross both lots.

The plans note that many waivers and variances have been granted previously, and a series of additional waivers are being requested in conjunction with this current proposal.

COMPREHENSIVE PLAN COMPLIANCE

While the proposal is generally consistent with the 2019 East Norriton Comprehensive Plan, the Montgomery County Planning Commission (MCPC) recommends the following comments below in order to improve the proposal's consistency with Goal 1 Community Character and Goal 7 Natural Environment.

The proposal is also generally consistent with the county's comprehensive plan, *Montco 2020: A Shared Vision*, which promotes the following three main themes: connected communities, sustainable places, and vibrant economy. The proposed project would contribute to a "vibrant economy" through its real estate investment. By following the recommendations below, the proposed project would better respond to the goals detailed in the plan for "connected communities" and "sustainable places."

RECOMMENDATION

MCPC supports the applicant's proposal in regard to its consistency with local zoning in relation to the proposed land use and type of development. However, in the course of our review we have identified the following issues that the applicant and East Norriton Township may wish to consider prior to final approval. We reiterate some of our comments shared in our prior November 21, 2023 and July 30, 2025 review letters. Our comments are as follows:

REVIEW COMMENTS

LOTS LOCATED IN BOTH EAST NORRITON AND WEST NORRITION TOWNSHIPS AND IN MULTIPLE ZONING DISTRICTS

As noted in the background section above, a portion of the lots fall within East Norriton Township and a portion of the lots fall within West Norriton Township.

- We recommend that the applicant seek guidance and approval from West Norriton Township and coordinate with both municipalities to determine taxes.
- We also note that the applicant should ensure that the ultimate uses comply with the uses allowed in the three distinct zoning districts that stretch over the property, including the two different zoning districts in East Norriton Township and the zoning district in West Norriton Township.

WAIVERS REQUESTED BY APPLICANT

A. Parking Lot Separation. Section 175-19(D)(2) of the East Norriton Township Subdivision and Land Development Code states in part: *"All parking lots and bays allowing any parking other than parallel shall be physically separated from the cartway by a minimum of seven feet and confined by barrier curbing."* The applicant is requesting a waiver from this requirement.

- We note that following this requirement would assist in minimizing the amount of impermeable surface on the site and would also allow the applicant to comply with parking lot landscaping requirements.

B. Open Space Between Parking and Building. Section 175-19(D)(4) of the East Norriton Township Subdivision and Land Development Code states: *"No less than 12 feet of open space shall be provided between the curbline of any parking area and the outside wall of any structure."* The applicant is requesting a waiver from this requirement and states on the plans: *"Landscape bed areas along the front of the building for the front building are proposed."*

- We note that following this requirement would assist in minimizing the amount of impermeable surface on the site, assist the applicant in complying with parking lot requirements, provide the opportunity to replace existing plant material that would be lost, and provide beautification for the proposed development.

C. Parking Lot Landscaping. Section 175-19(E) of the East Norriton Township Subdivision and Land Development Code states: *"Parking area landscaping. Parking lot landscaping required by this article is intended to promote the public health, safety and welfare by providing minimum requirements for installation of landscaped areas in connection with parking lots and other vehicular use areas; to protect the character and stability of residential, business, institutional and industrial areas; and to conserve the value of land and buildings on surrounding properties."* The applicant is requesting a waiver from this requirement and states on the plans: *"Two landscaped islands are proposed."*

- We note that as stated in this code section, providing the required landscaping would help "*…protect the character and stability of…industrial areas*," "*conserve the value of land and buildings on surrounding properties*," and help to reduce the amount of impermeable surface area proposed.

D. Buffers and Screens. Section 175-22.1(B)(3) of the East Norriton Township Subdivision and Land Development Code states: *"Property line buffers shall be required on the applicant's property for all nonresidential and single-family attached or multifamily (including high-rise) residential land developments. The amount and type of plant material required shall be determined by the intensity*

of the proposed land use and the existing adjacent land use (or adjacent zoning district for vacant land).” Section 175-22.1(D)(1)(a) states: *“Screens shall be required in all proposed land developments around the following site elements, when these elements are located partially or fully within 100 feet of any property line or existing road right-of-way. Screens shall be selected based on the adjoining property's land use or, in the case of vacant land, its zoning district.”* The applicant is requesting a waiver from both of these requirements and states on the plans: *“A 7’ wide buffer along the northeast property line is proposed.”*

- We note that Section 175-22.1(C)(1) requires a buffer yard “*along all property lines of not less than 25 feet*” that “*shall be a continuous pervious planting bed consisting of grass, ground cover, trees and/or shrubs*.” The proposed 7-foot wide buffer proposed on a portion of one side of the property is far less than the stated requirement and therefore would not be able to achieve the intended result of the township code.

E. Street Trees. Section 175-30 of the East Norriton Township Subdivision and Land Development Code states that street trees are required along all existing streets and that one tree per *“50 linear feet of frontage or fraction thereof”* should be provided. The applicant is requesting a waiver from this requirement.

- We recommend that street trees be provided as required.

F. Preliminary Landscape Plan. Section 175-35(J) of the East Norriton Township Subdivision and Land Development Code states: *“Preliminary landscape plan. A preliminary landscape plan shall be submitted and, at a minimum, shall contain the following: (1) Existing features: the location and character of existing buildings, mature trees over six inches in caliper standing alone, outer limits of tree masses and other existing vegetation, the location of floodplains, wetlands and other natural features which may affect the location of proposed streets, buildings and landscape plantings. (2) Proposed improvements. (a) Approximate location of all proposed landscaping materials required under this article. (b) Demarcation of existing vegetation to remain or to be removed and the means of protecting existing vegetation during construction. (c) Approximate location of proposed buildings, paving, utilities or other improvements.”* The applicant is requesting a waiver from this requirement.

- While the applicant has provided some of the information requested in this requirement on their Preliminary Plan, we recommend that the following required information also be included: *“…mature trees over six inches in caliper standing alone, outer limits of tree masses and other existing vegetation…”* and *“…demarcation of existing vegetation to remain or to be removed and the means of protecting existing vegetation during construction”* in order that the township may be able to assess whether the proposal is following the requirements of Section 175-22(C)(2) and Chapter 179 listed under Tree Protection below.

TREE PROTECTION

A. Section 175-22(C)(2) of the East Norriton Township Subdivision and Land Development Code states: *“Tree Preservation. The plan shall minimize the loss of trees over six inches in caliper, tree masses and woodlands to buildings, clearing and/or grading.”*

B. Chapter 179 Trees outlines extensive tree protection standards. Section 179-2(B) states: *"Ensure that all applications for earth disturbance permit, demolition permit, building permit, subdivision, land development or zoning change applications shall respect existing trees as a natural resource. As such, impervious areas shall be laid out in a manner so as to preserve the healthy trees on the site to the greatest extent possible."* Section 179-4(B) states: "*No clear-cutting shall be permitted under any circumstance."* Section 179-4(D) states: *"The removal of more than 50% of the trees on any lot shall not be permitted under any circumstance unless expressly permitted by the terms of this Code."* Section 179-5(A)(3) states: *"The tree survey plan shall denote each tree to be saved, lost or destroyed, the location of tree protection fences for each tree to be saved, and the proposed tree replacement schedule."* Section179-5(B)(5)(a) states: *"Every tree determined to be living and healthy, with a DBH of six inches or greater and which is designated to be removed or which is destroyed, shall be replaced with one or more new shade trees of a type approved by the Township Arborist with a trunk diameter of not less than three inches in caliper. The total caliper of replacement trees, measured at six inches above the ground line, shall equal or exceed 35% of the DBH of the tree removed."*

- We recommend that all efforts be made to minimize the loss of trees and other vegetation during the planning, engineering, and construction processes.

- We recommend the applicant provide the required tree survey plan in order for the township to assess the proposal per the requirements of Chapter 179.

- Once presented with a tree survey plan, we recommend that the township relay the tree replacement requirements as set forth by township code.

GRADING AND EXCAVATIONS

Chapter 114 of the East Norriton Township Code covers Grading and Excavations. We raise the following relevant sections for consideration:

A. Section 114-2(B) regarding *"Measures to minimize erosion and sedimentation"* states: *"Plans shall preserve salient natural features, keep cut and fill operations to a minimum and ensure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff."* We recommend that existing vegetation and topography be preserved to the greatest extent possible.

B. Section 114-3(D)(3) states: *"Cut and fills shall not endanger adjoining property."* Given the height and proximity of the proposed walls to adjacent properties, we are concerned there is potential to endanger adjoining properties during and post construction. We recommend the property be graded in such a manner as to minimize the need for retaining walls.

C. Section 114-3(D)(7) states: *"Grading shall not be done in such a way so as to divert water onto the property of another landowner without the written consent of the Board of Supervisors and the affected property owner."*

- The proposed site design indicates that the proposed development would be surrounded by a block retaining wall that would range in height from 2 to 12 feet. All existing vegetation inside of

the proposed walled area would be removed and the area proposed for development would graded into a fairly level platform. The proposed wall set 7 feet away from the northern property line would reach up to 9 feet in areas. The wall facing the tributary and floodplain to the east would reach up to 12 feet in height and the wall set directly adjacent to the southern property line would reach up to 11 feet in height.

- The proposed grading and construction of the proposed walls has the potential to divert water runoff onto adjoining properties (required permissions would need to be sought by the applicant), to impact the sensitive tributary and riparian area crossing the property, and to create unsightly views of the wall faces from neighboring properties.
- We recommend that a tiered grading approach would be more compatible with the site's exiting topography, would lessen the potential for negative impacts on the riparian corridor, and also would lessen negative visual and drainage impacts on neighboring properties.

GREEN AREA REQUIREMENTS FOR PARKING

In Chapter 205 Zoning, Article XVIII Parking and Loading contains Section 205-105.1 Green Area Requirements which states: *"An area amounting to 10% of all paved parking areas in excess of 2,000 square feet per each lot, whether constructed immediately or reserved for future needs, shall be devoted to permanent green areas, which must be interspersed within the paved parking areas to channel traffic or divide parking spaces, and shall be landscaped in accordance with the provisions of Chapter 175 the Subdivision and Land Development. The exact design and location of the green areas, as well as the landscape material therein, shall be disclosed on the land development, subdivision or site plan and be permanently maintained as such."*

- We recommend that the applicant refer to MCPC's *Sustainable Green Parking Lots* publication for guidance that will assist the applicant in adhering to the *Green Area Requirements* included above. The publication may be accessed here:

  https://www.montcopa.org/DocumentCenter/View/9735/Green-Sustainable-Parking-Guide-2_10_2016-Web?bidId=

ENVIRONMENTALLY SENSITIVE FEATURES

A. We note that the site contains sensitive environmental features, such as woodlands, floodplain, alluvial soils, and a stream corridor. We encourage the applicant to provide buffers for these features in order to minimize the impact of development to these resources.

B. Given the presence of floodplain and alluvial soils on the site, the township should ensure that the proposed development conforms with the floodplain conservation district requirements. Furthermore, the development should follow the township code requirements set forth in Chapter 105 Flood Damage Prevention, Chapter 166 Stormwater Management, and Section 175-33 Flood-prone Areas of the Subdivision and Land Development Code. We recommend that the riparian stream corridor be protected as much as possible both during construction and following construction.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal in terms of the proposed land use and type of development; however, it is recommended that the applicant and East Norriton Township consider the issues raised in this letter prior to final approval.

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 23-0218-003 on any plans submitted for final recording.

Sincerely,



Ellen Miramontes, PLA, Principal Trails and Open Space Planner
ellen.miramontes@montgomerycountypa.gov – 610-278-3486

c: David Erb, Applicant
Jeffrey Winterbottom, East Norriton Assistant Township Manager
James C. Sullivan, PE, East Norriton Township Director of Engineering Services
Laura Rivera, East Norriton Township Board of Supervisors Chairwoman
Kandy Heckman, Chair, East Norriton Planning Commission
Michael Valyo, West Norriton Director of Planning and Public Works
Jessica Buck, District Manager, Montgomery County Conservation District

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

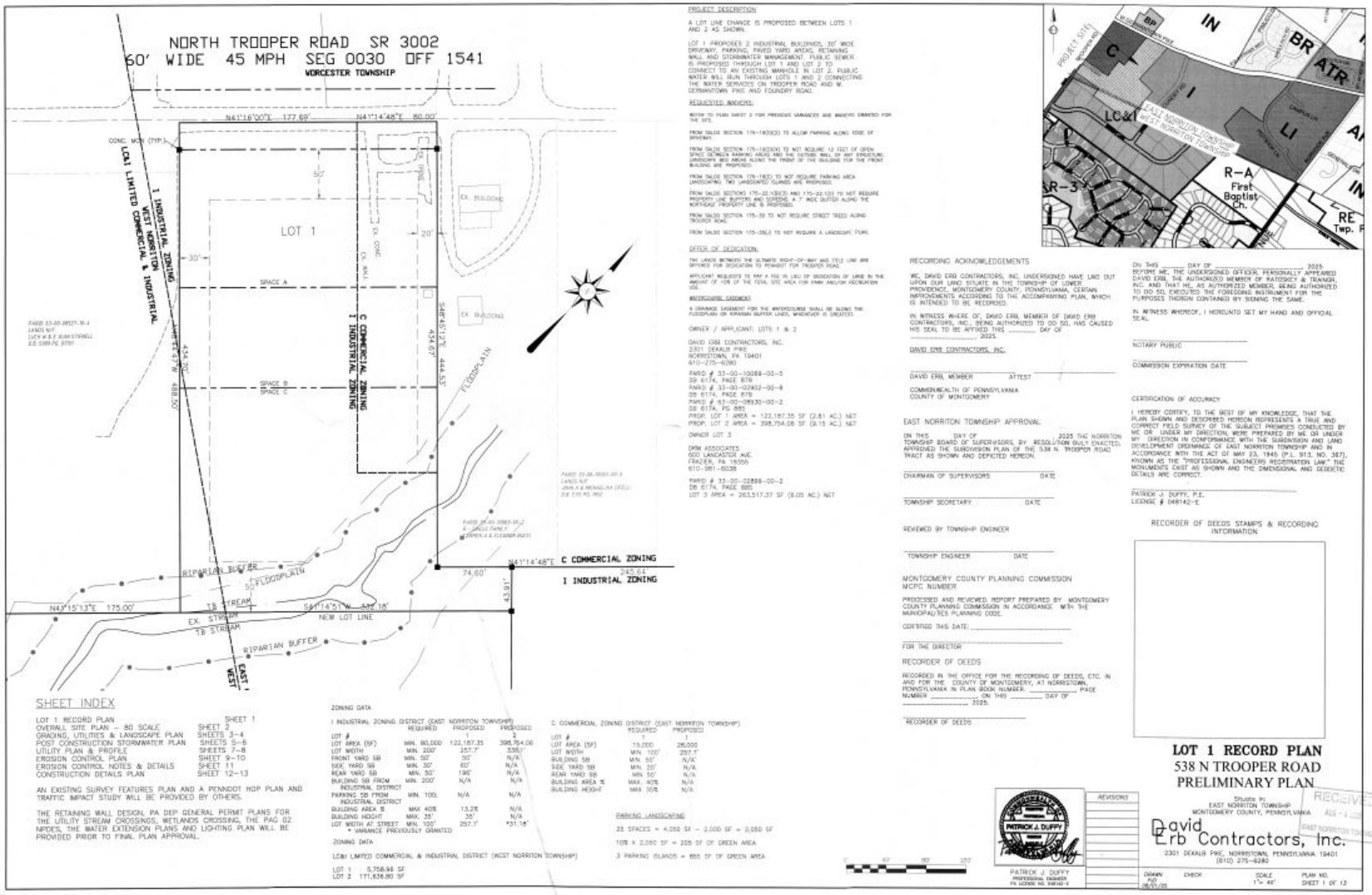


538 North Trooper Road
MCPC#230218003

Montgomery County Planning Commission

0 100 200 400 Feet

N



PROJECT DESCRIPTION

A LOT LINE CHANGE IS PROPOSED BETWEEN LOTS 1 AND 2 AS SHOWN.

LOT 1 PROPOSES 2 INDUSTRIAL BUILDINGS, 30' WIDE DRIVEWAY, PARKING, PAVED YARD AREAS, RETAINING WALL AND STORMWATER MANAGEMENT. PUBLIC SEWER IS PROPOSED THROUGH LOT 1 AND LOT 2 TO CONNECT TO AN EXISTING MANHOLE IN LOT 2. PUBLIC WATER WILL RUN THROUGH LOTS 1 AND 2 CONNECTING THE WATER SERVICES ON TROOPER ROAD AND W. GERMANTOWN PIKE AND FOUNDRY ROAD.

REQUESTED WAIVERS:

REFER TO PLAN SHEET 2 FOR PREVIOUS VARIANCES AND WAIVERS GRANTED FOR THE SITE.

FROM SALDO SECTION 179-18(B)(3) TO ALLOW PARKING ALONG EDGE OF DRIVEWAY.

FROM SALDO SECTION 179-18(B)(4) TO NOT REQUIRE 12 FEET OF OPEN SPACE BETWEEN PARKING AREAS AND THE EXTERIOR WALL OF ANY STRUCTURE. LANDSCAPE BED AREAS ALONG THE FRONT OF THE BUILDING FOR THE FRONT BUILDING ARE PROPOSED.

FROM SALDO SECTION 179-18(E) TO NOT REQUIRE PARKING AREA LANDSCAPING. TWO LANDSCAPED ISLANDS ARE PROPOSED.

FROM SALDO SECTIONS 175-22.1(B)(3) AND 175-22.1(D) TO NOT REQUIRE PROPERTY LINE BUFFERS AND SCREENS. A 7' WIDE BUFFER ALONG THE NORTHEAST PROPERTY LINE IS PROPOSED.

FROM SALDO SECTION 175-59 TO NOT REQUIRE STREET TREES ALONG TROOPER ROAD.

FROM SALDO SECTION 175-36(J) TO NOT REQUIRE A LANDSCAPE PLAN.

OFFER OF DEDICATION:

THE LANDS BETWEEN THE ULTIMATE RIGHT-OF-WAY AND TITLE LINE ARE OFFERED FOR DEDICATION TO PENNDOT FOR TROOPER ROAD.

APPLICANT REQUESTS TO PAY A FEE IN LIEU OF DEDICATION OF LAND IN THE AMOUNT OF 10% OF THE FETAL SITE AREA FOR PARK AND/OR RECREATION USE.

WATERCOURSE CLEARWAY

A DRAINAGE EASEMENT FOR THE WATERCOURSE SHALL BE ALONG THE FLOODPLAIN OR RIPARIAN BUFFER LINES, WHICHEVER IS GREATER.

OWNER / APPLICANT: LOTS 1 & 2

DAVID ERB CONTRACTORS, INC.
2301 DEKALB PIKE
NORRISTOWN, PA 19401
610-275-6280

PARID # 33-00-10089-00-5
DB 6174, PAGE 878
PARID # 33-00-02902-00-8
DB 6174, PAGE 879
PARID # 63-00-09830-00-2
DB 6174, PG 885
PROP. LOT 1 AREA = 122,187.35 SF (2.81 AC.) NET
PROP. LOT 2 AREA = 398,754.06 SF (9.15 AC.) NET

OWNER LOT 3

DKM ASSOCIATES
600 LANCASTER AVE.
FRAZER, PA 19355
610-981-6038

PARID # 33-00-02899-00-2
DB 6174, PAGE 880
LOT 3 AREA = 263,517.37 SF (6.05 AC.) NET

SHEET INDEX

LOT 1 RECORD PLAN	SHEET 1
OVERALL SITE PLAN – 80 SCALE	SHEET 2
GRADING, UTILITIES & LANDSCAPE PLAN	SHEETS 3–4
POST CONSTRUCTION STORMWATER PLAN	SHEETS 5–6
UTILITY PLAN & PROFILE	SHEETS 7–8
EROSION CONTROL PLAN	SHEET 9–10
EROSION CONTROL NOTES & DETAILS	SHEET 11
CONSTRUCTION DETAILS PLAN	SHEET 12–13

AN EXISTING SURVEY FEATURES PLAN AND A PENNDOT HOP PLAN AND TRAFFIC IMPACT STUDY WILL BE PROVIDED BY OTHERS.

THE RETAINING WALL DESIGN, PA DEP GENERAL PERMIT PLANS FOR THE UTILITY STREAM CROSSINGS, WETLANDS CROSSING, THE PAG 02 NPDES, THE WATER EXTENSION PLANS AND LIGHTING PLAN WILL BE PROVIDED PRIOR TO FINAL PLAN APPROVAL.

ZONING DATA

I INDUSTRIAL ZONING DISTRICT (EAST NORRITON TOWNSHIP)

	REQUIRED	PROPOSED	PROPOSED
LOT #		1	2
LOT AREA (SF)	MIN. 80,000	122,187.35	398,754.06
LOT WIDTH	MIN. 200'	257.7'	336'
FRONT YARD SB	MIN. 50'	50'	N/A
SIDE YARD SB	MIN. 30'	60'	N/A
REAR YARD SB	MIN. 50'	196'	N/A
BUILDING SB FROM INDUSTRIAL DISTRICT	MIN. 200'	N/A	N/A
PARKING SB FROM INDUSTRIAL DISTRICT	MIN. 100	N/A	N/A
BUILDING AREA %	MAX 40%	13.3%	N/A
BUILDING HEIGHT	MAX. 35'	35'	N/A
LOT WIDTH AT STREET	MIN. 100'	257.7'	*51.18'

* VARIANCE PREVIOUSLY GRANTED

ZONING DATA

LC&I LIMITED COMMERCIAL & INDUSTRIAL DISTRICT (WEST NORRITON TOWNSHIP)

LOT 1 5,758.98 SF
LOT 2 177,636.80 SF

C COMMERCIAL ZONING DISTRICT (EAST NORRITON TOWNSHIP)

	REQUIRED	PROPOSED
LOT #		1
LOT AREA (SF)	15,000	26,000
LOT WIDTH	MIN. 100'	257.7'
BUILDING SB	MIN. 50'	N/A
SIDE YARD SB	MIN. 20'	N/A
REAR YARD SB	MIN 50'	N/A
BUILDING AREA %	MAX. 40%	N/A
BUILDING HEIGHT	MAX 35%	N/A

PARKING LANDSCAPING

25 SPACES = 4,050 SF – 2,000 SF = 2,050 SF
10% X 2,050 SF = 205 SF OF GREEN AREA
3 PARKING ISLANDS = 885 SF OF GREEN AREA

RECORDING ACKNOWLEDGEMENTS

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

IN WITNESS WHERE OF, DAVID ERB, MEMBER OF DAVID ERB CONTRACTORS, INC., BEING AUTHORIZED TO DO SO, HAS CAUSED HIS SEAL TO BE AFFIXED THIS _____ DAY OF _____, 2025.

DAVID ERB CONTRACTORS, INC.

_____ _____
DAVID ERB, MEMBER ATTEST

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS _____ DAY OF _____ 2025
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DAVID ERB, THE AUTHORIZED MEMBER OF RATZESKY & TRAINER, INC. AND THAT HE, AS AUTHORIZED MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE SAME.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRATION DATE

EAST NORRITON TOWNSHIP APPROVAL

ON THIS _____ DAY OF _____ 2025 THE NORRITON TOWNSHIP BOARD OF SUPERVISORS, BY RESOLUTION DULY ENACTED, APPROVED THE SUBDIVISION PLAN OF THE 538 N. TROOPER ROAD TRACT AS SHOWN AND DEPICTED HEREON.

_____ _____
CHAIRMAN OF SUPERVISORS 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 CONDUCTED BY ME OR UNDER MY DIRECTION, WERE PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF EAST NORRITON 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 GEODETIC DETAILS ARE CORRECT.

_____
PATRICK J. DUFFY, P.E.
LICENSE # 048142-E

RECORDER OF DEEDS STAMPS & RECORDING INFORMATION

PATRICK J. DUFFY
PROFESSIONAL ENGINEER
PA LICENSE NO. 048142-E

REVISIONS

LOT 1 RECORD PLAN
538 N TROOPER ROAD
PRELIMINARY PLAN

Situate in:
EAST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

David Erb Contractors, Inc.
2301 DEKALB PIKE, NORRISTOWN, PENNSYLVANIA 19401
(610) 275-6280

DRAWN	CHECK	SCALE	PLAN NO.
PJD 08/01/25		1"= 40'	SHEET 1 OF 13

RECEIVED
AUG - 4 2025
EAST NORRITON TOWNSHIP