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**MONTGOMERY COUNTY**
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 26, 2025

Mr. Will Brugger, Director of Planning
Towamencin Township
1090 Troxel Road
Lansdale, Pennsylvania 19446

Re: MCPC #25-0241-001
Plan Name: Project Hilltop
(2 lots comprising 129.44 acres)
Situate: 1440 Sumneytown Pike
Towamencin Township

Dear Mr. Brugger,

We have reviewed the above-referenced preliminary land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 7, 2025. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Pinnacle Realty Development Company, LLC, is proposing to develop 141 single-family detached dwellings on two tracts of land totaling 129.44 acres, including the former Freddy Hill Farms site, in the R-175 Residential district. The site will utilize the R-14 Cluster Single-Family Detached Dwelling use, which allows for a minimum of 12,000-square foot lots and requires 35 percent of the gross tract area to be preserved as open space.

Tract one will consist of 97 homes west of Kriebel Road, divided by wetlands and floodplain (32 sfd on one side, 65 sfd south of it). This section includes two ingresses/egresses off Sumneytown Pike, as well as access from Canterbury Drive, which will be extended through the development to connect with Kriebel Road. Tract two will consist of 44 homes east of Kriebel Road and have access off Kriebel Road. Approximately 48 percent of the development will consist of open space.

## COMPREHENSIVE PLAN COMPLIANCE

The proposed development is generally consistent with *Montco 2040: A Shared Vision,* the Comprehensive Plan for Montgomery County. The area proposed for development is designated on the County's Future

Land Use as Suburban Residential which supports single-family detached homes. The current draft of Towamencin's Future Land Use Map designates the property as Residential.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. However, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to adopting this ordinance. Our comments are as follows:

## REVIEW COMMENTS

### SITE ACCESS

A. Kriebel Road Access – Based on the site plan, it appears that the eastern section of the development will have full driveway access off Kriebel Road while the western section is only connected by a 10-foot emergency vehicle access drive, limiting those residents' access point from Canterbury Lane. The county strongly recommends creating full access from either side of Kriebel Road.

B. Cul-de-Sacs – Road H in the eastern section forms a cul-de-sac just short of Sumneytown Pike. While §A108 does not specify a maximum cul-de-sac length for developments with public water, the one proposed is excessively long and might be better suited to provide residents with an additional ingress/egress beyond the Kriebel Road access. The county recommends converting the cul-de-sac into a full driveway onto Sumneytown Pike to provide residents with a direct ingress/egress and more direct access to North Penn High School. Alternatively, the applicant could explore the possibility of reconfiguring some of the lots so the development connects with the existing Holly Drive or Carroll Lane.

C. Sidewalks – The applicant should label the sidewalk locations on the plan. In addition, they should continue communicating with PennDOT regarding the potential widening of Sumneytown Pike to determine if it's sensible to incorporate sidewalks along the site's frontage. The township is also exploring a location for a new crosswalk along Sumneytown leading to North Penn High School, possibly at Bridle Path Drive or Carroll Road which are marked as school connection routes in the township's 2023 Sidewalk Connectivity Study; depending on the final location, the applicant should work with PennDOT to provide a connection from the crosswalk to the proposed development.

### RIPARIAN BUFFER AND STORMWATER

A. Plantings –The county recommends enhancing the riparian buffer in the wetlands area by incorporating plantings in #1 or #2 containers (or possibly Tubex) to address erosion that has occurred along the stream over the years, and to help prevent future erosion after the site is developed. The applicant should refer to §A118-1 of the township ordinance, as well as consult the county's Riparian Corridor Conservation District Model Ordinance, particularly the General Maintenance Guidelines (p. 37) and Restoration Guidelines (p. 38).

B. Encroachment –The 50-foot riparian buffer appears to be encroaching onto Lots 2 and 3. The county recommends that no residential lots encroach into the buffer to ensure its protection from any adverse impacts. In addition, SWM facilities appear to be encroaching into Lots 45-47 and 68-71. The applicant should ensure that the SWMs do not encroach into any residential lots.

### RECREATION

According to the plan, about 48 percent of the site is comprised of open space (including stormwater management). In keeping with the spirit of a cluster development designed to preserve green space for the community, the applicant should consider developing naturalized trails throughout the development, as well as incorporating small parks or gathering spaces with benches and other amenities for resident use. The county recommends consulting the Land Preservation District Model Ordinance for guidelines on how to preserve sensitive natural features that also provide recreational space for residents to enjoy.

## CONCLUSION

We wish to reiterate that MCPC generally supports this proposal, but we believe that our suggested revisions will better accomplish Towamencin Township's planning objectives.

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 (25-0241-001) on any plans submitted for final recording.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
(610)-278-3741 – david.greenberg@montgomerycountypa.gov

c: Susan A. Rice, P.E., STA Engineering, Inc/Applicant's Representative
Gregg Adelman, Esq., Kaplin Stewart
Scott Burton, PennDOT
David Kraynik, Towamencin Township Manager
Robert Iannozzi, Towamencin Township Solicitor
Mary Stover, Towamencin Township Engineer
Brett MacKay, Towamencin Township Planning Commission Chair

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



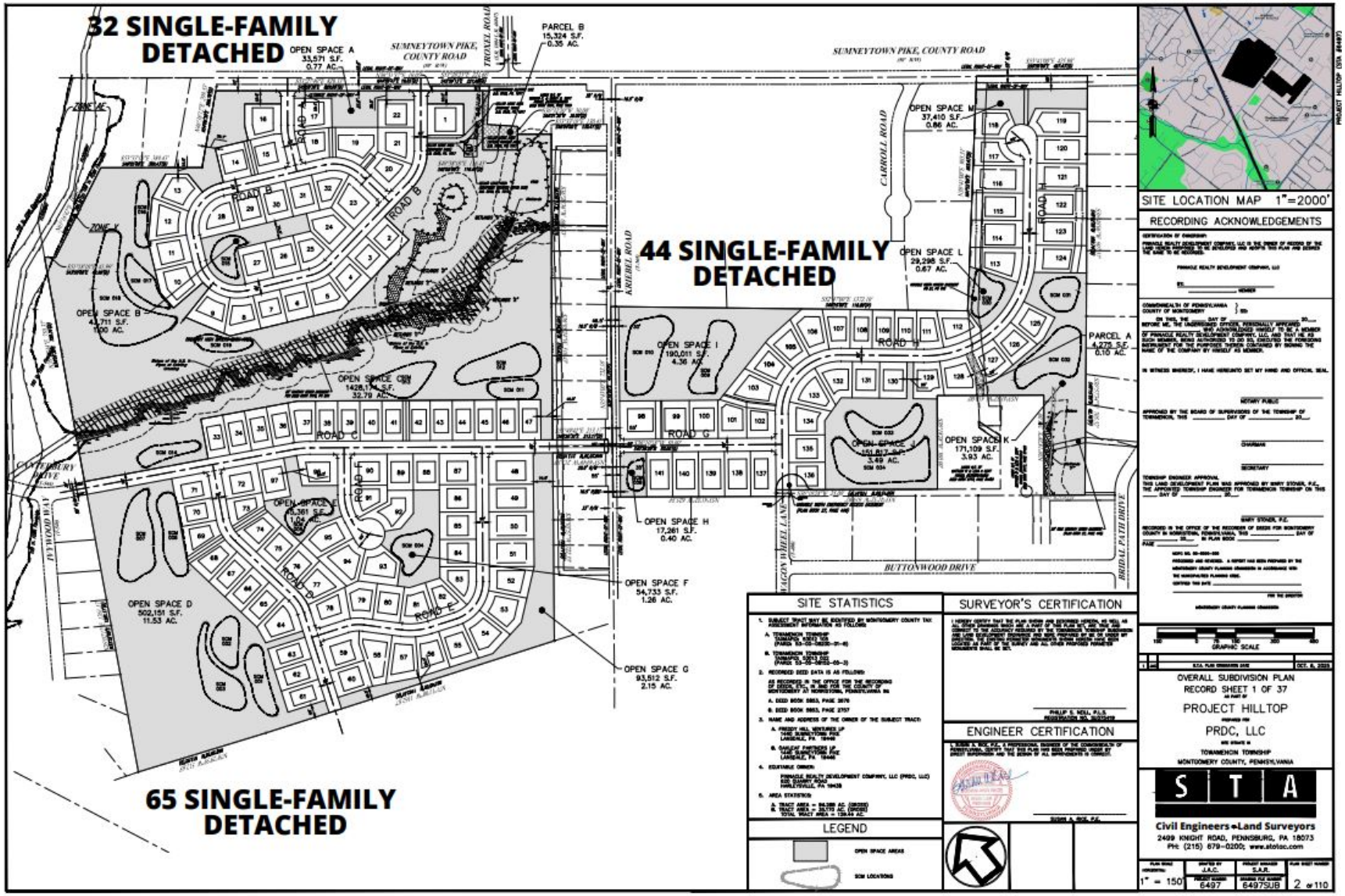

Project Hilltop
MCPC#250241001

Montgomery County Planning Commission

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Aerial photography provided by Nearmap


32 SINGLE-FAMILY DETACHED
44 SINGLE-FAMILY DETACHED
65 SINGLE-FAMILY DETACHED
SUMNEYTOWN PIKE, COUNTY ROAD
CARROLL ROAD
KREBEL ROAD
BUTTONWOOD DRIVE
OPEN SPACE A 33,571 S.F. 0.77 AC.
PARCEL B 15,324 S.F. 0.35 AC.
OPEN SPACE B 4,711 S.F. 0.00 AC.
OPEN SPACE C 1426,1 S.F. 32.79 AC.
OPEN SPACE D 502,151 S.F. 11.53 AC.
OPEN SPACE E 6,381 S.F. 1.04 AC.
OPEN SPACE F 54,733 S.F. 1.26 AC.
OPEN SPACE G 93,512 S.F. 2.15 AC.
OPEN SPACE H 17,261 S.F. 0.40 AC.
OPEN SPACE I 190,011 S.F. 4.36 AC.
OPEN SPACE J 151,817 S.F. 3.49 AC.
OPEN SPACE K 171,109 S.F. 3.93 AC.
OPEN SPACE L 29,295 S.F. 0.67 AC.
OPEN SPACE M 37,410 S.F. 0.86 AC.
PARCEL A 4,275 S.F. 0.10 AC.
SITE STATISTICS
SURVEYOR'S CERTIFICATION
ENGINEER CERTIFICATION
LEGEND
SITE LOCATION MAP 1"=2000'
RECORDING ACKNOWLEDGEMENTS
GRAPHIC SCALE
OVERALL SUBDIVISION PLAN
RECORD SHEET 1 OF 37
PROJECT HILLTOP
PRDC, LLC
TOWAMENCIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
S T A
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1" = 150
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S.A.R.
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