

LOCUST HILL

SPECIFIC DESIGN PLAN (Architecture Only)

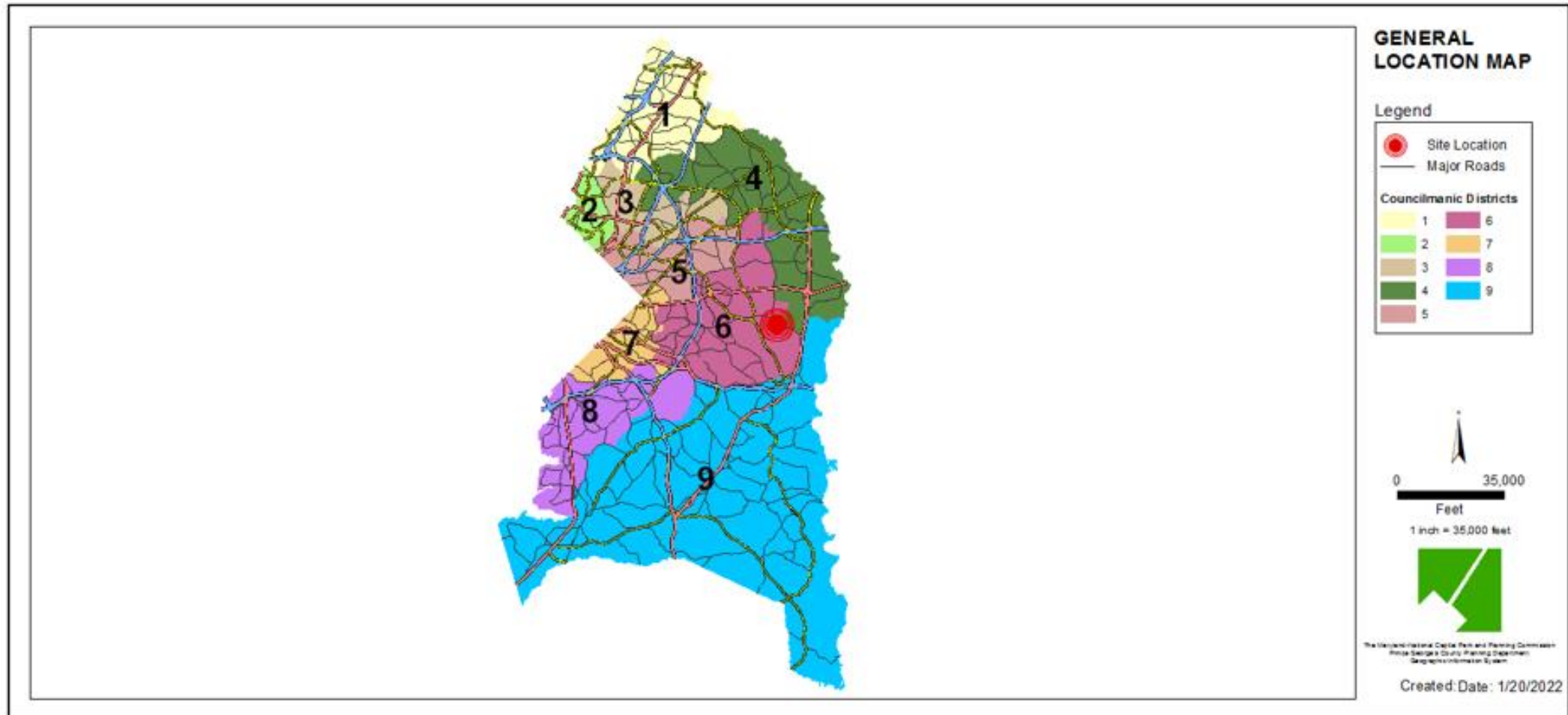
Staff Recommendation: APPROVAL with conditions



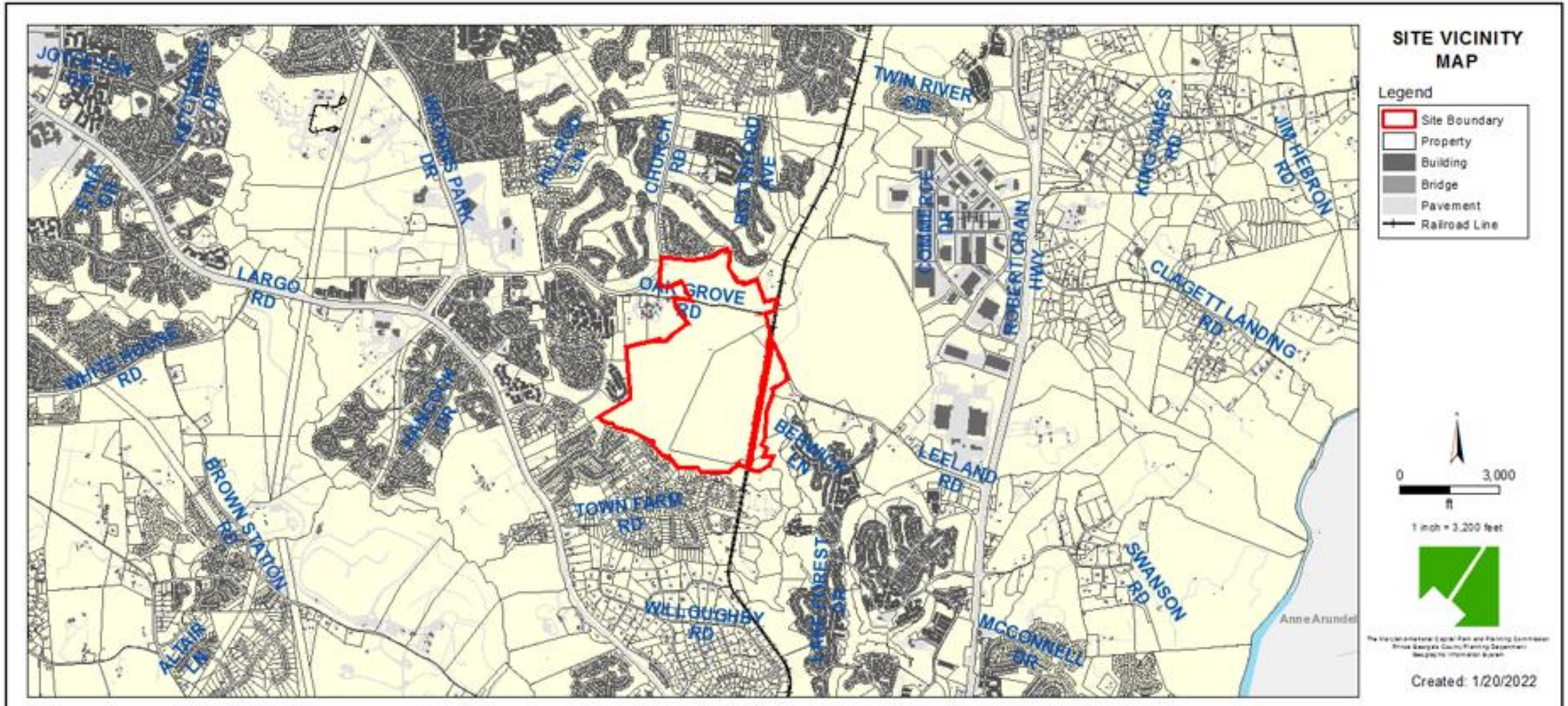
GENERAL LOCATION MAP

Council District: 06

Planning Area: 79

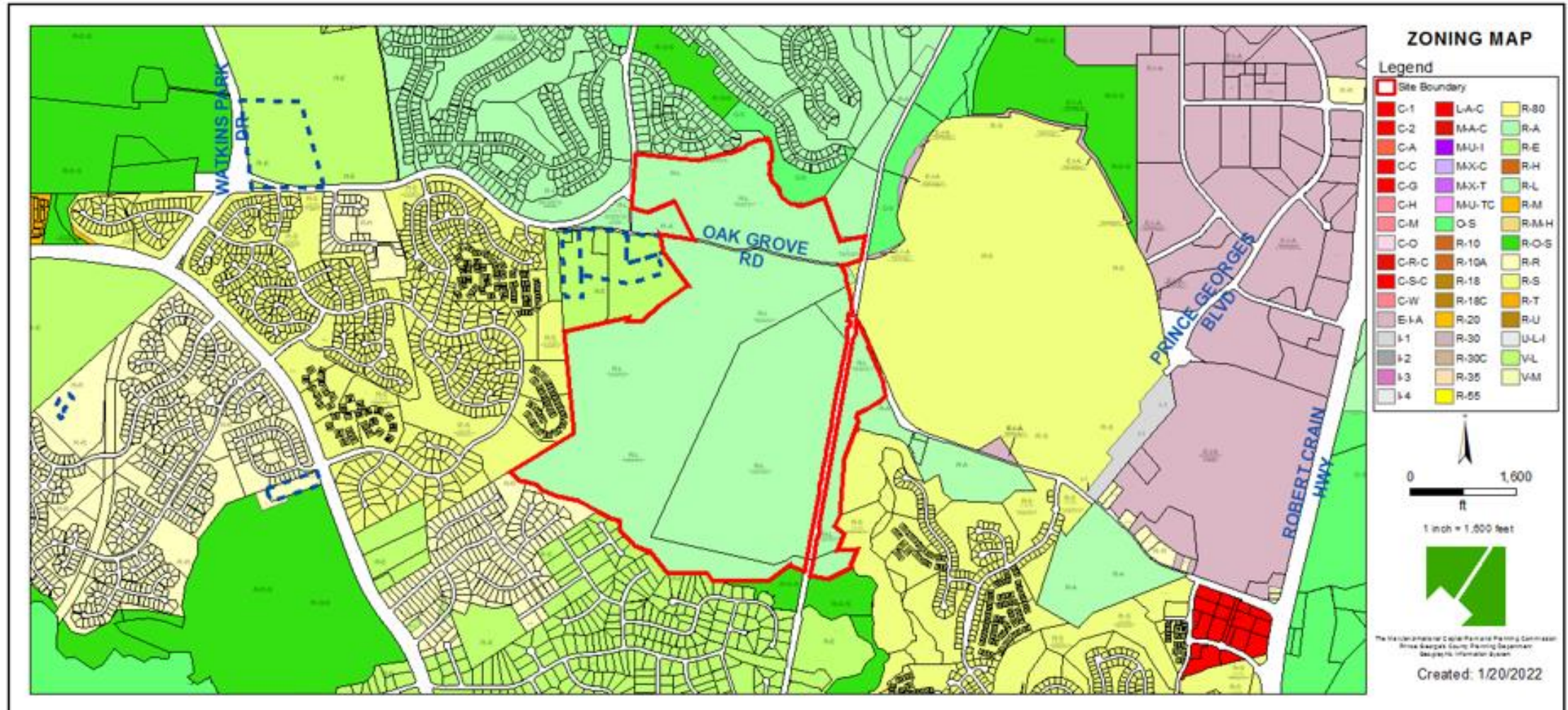


SITE VICINITY MAP



ZONING MAP

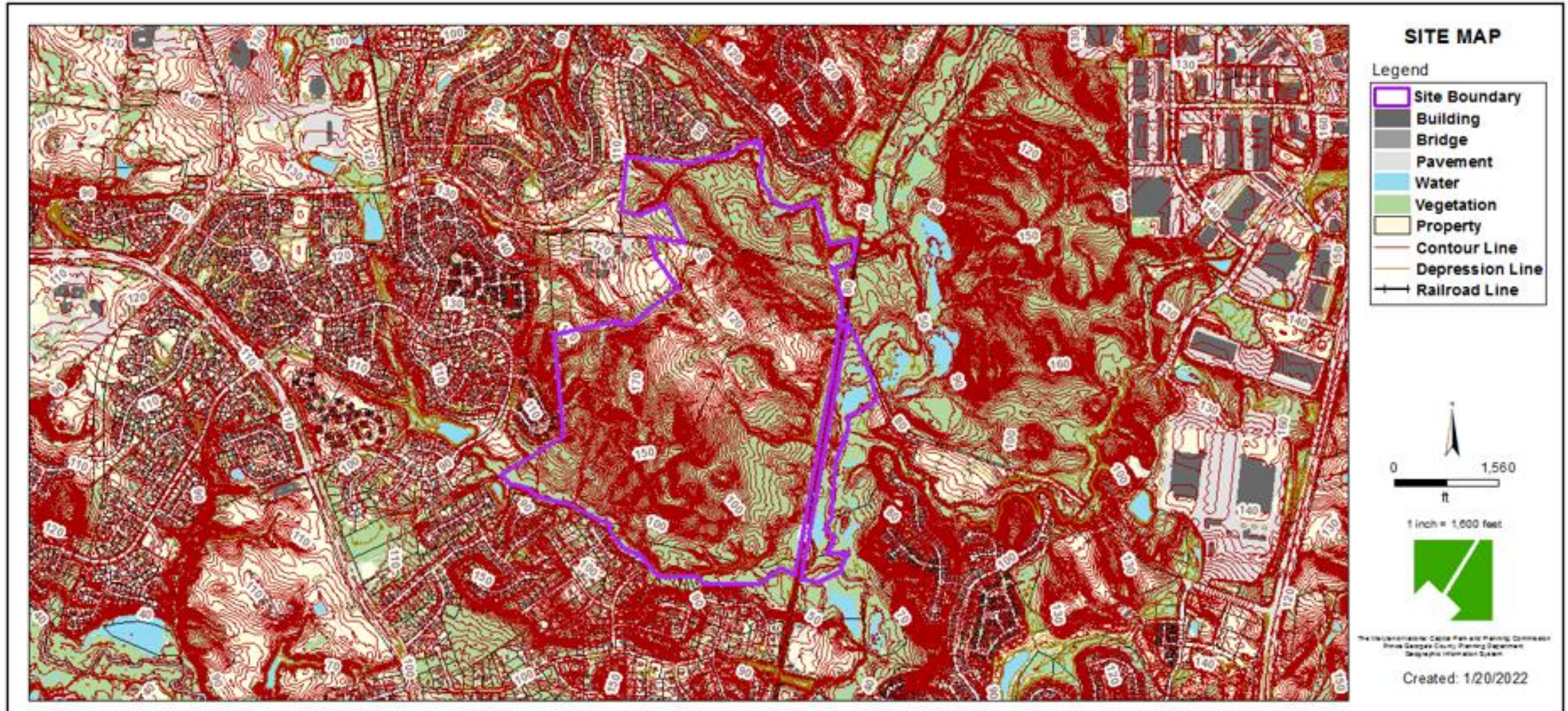
Property Zone: R-L



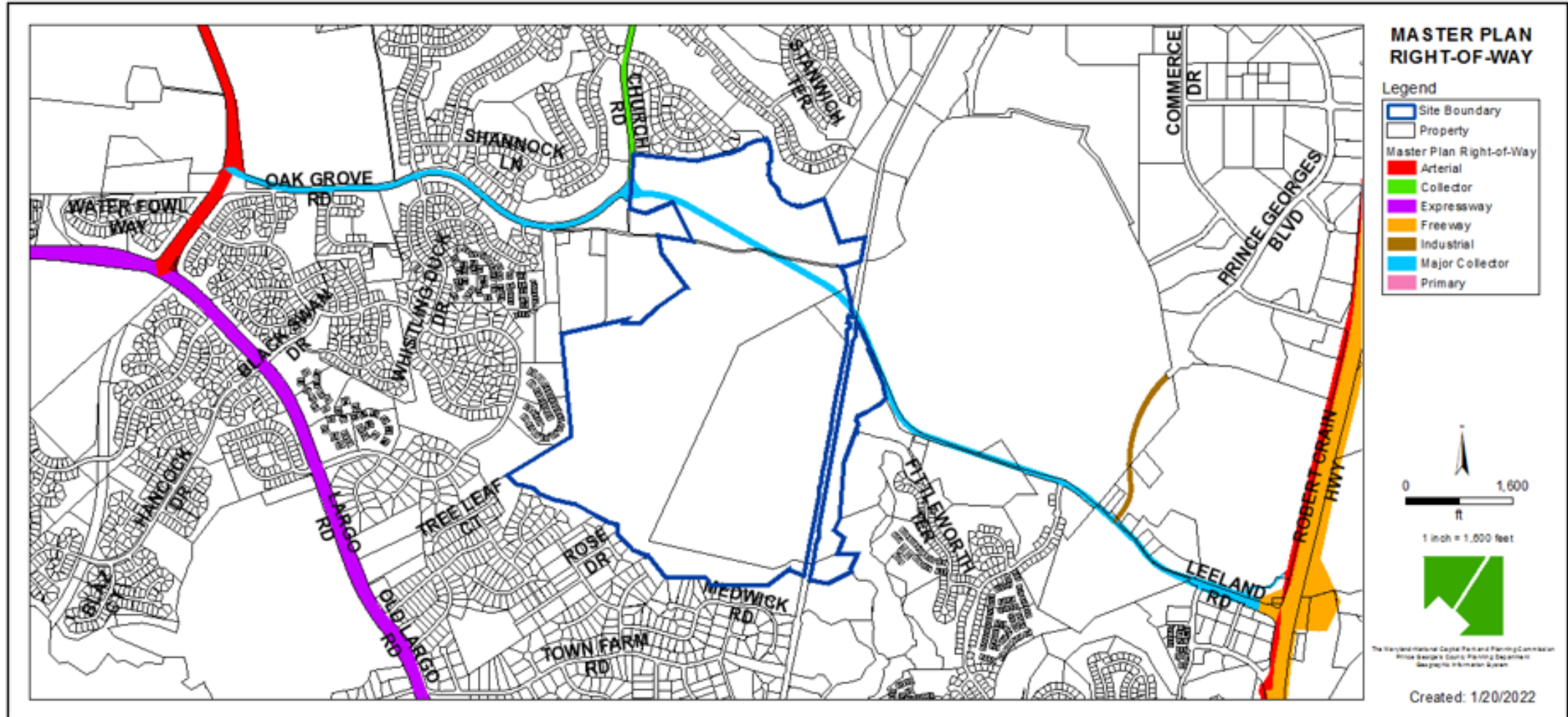
AERIAL MAP



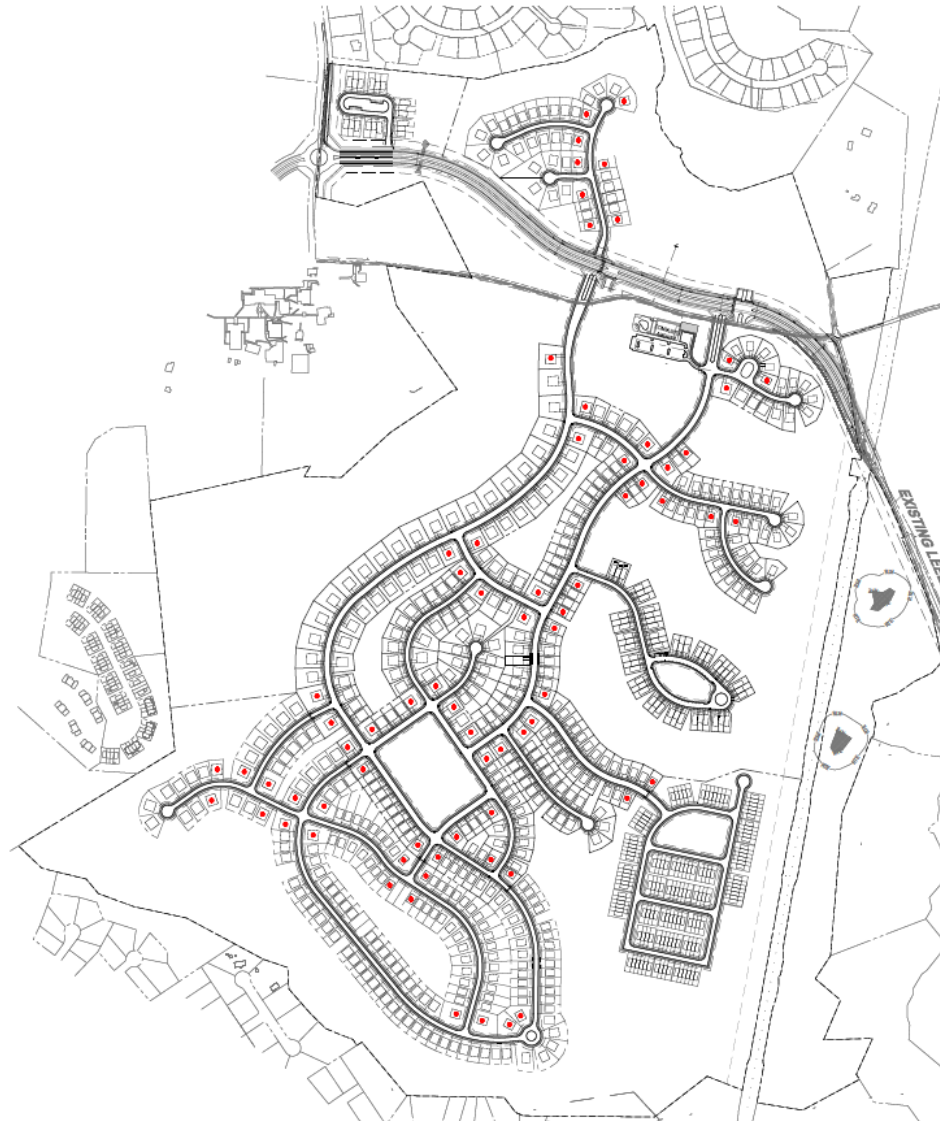
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



ARCHITECTURAL SPECIFIC DESIGN PLAN



TOLL BROTHERS – COOKE
FAIRVIEW FRONT ELEVATION, SIDE AND REAR ELEVATIONS



Toll Brothers Single Family Detached Models			
Model Name	Lot Area		
	Small Lot	Medium	Large
	55' X 110'	72' X 110'	125' X 150'
Cooke	X		
Fallon	X		
Gibson		X	X
Haddon		X	X
Kincaid	X		
Lochlan		X	X
Roberts		X	X
Tilden		X	

TOLL BROTHERS – FALLON TRADITIONAL FRONT ELEVATION, SIDE AND REAR ELEVATIONS



Toll Brothers Single Family Detached Models				
Model Name	Lot Area			
	Small Lot	Medium	Large	
	55' X 110'	72' X 110'	125' X 150'	
Cooke	X			
Fallon	X			
Gibson		X	X	
Haddon		X	X	
Kincaid	X			
Lochlan		X	X	
Roberts		X	X	
Tilden		X		

TOLL BROTHERS – GIBSON FARMHOUSE ELEVATION, SIDE AND REAR ELEVATIONS



Toll Brothers Single Family Detached Models				
Model Name	Lot Area			
	Small Lot	Medium	Large	
	55' X 110'	72' X 110'	125' X 150'	
Cooke	X			
Fallon	X			
Gibson		X	X	
Haddon		X	X	
Kincaid	X			
Lochlan		X	X	
Roberts		X	X	
Tilden		X		

TOLL BROTHERS – HADDON MODERN FARMHOUSE FRONT ELEVATION, SIDE AND REAR ELEVATIONS



Toll Brothers Single Family Detached Models				
Model Name	Lot Area			
	Small Lot	Medium	Large	
	55' X 110'	72' X 110'	125' X 150'	
Cooke	X			
Fallon	X			
Gibson		X	X	
Haddon		X	X	
Kincaid	X			
Lochlan		X	X	
Roberts		X	X	
Tilden		X		

TOLL BROTHERS – KINCAID MODERN FARMHOUSE FRONT ELEVATION, SIDE AND REAR ELEVATIONS



Toll Brothers Single Family Detached Models				
Model Name	Lot Area			
	Small Lot	Medium	Large	
	55' X 110'	72' X 110'	125' X 150'	
Cooke	X			
Fallon	X			
Gibson		X	X	
Haddon		X	X	
Kincaid	X			
Lochlan		X	X	
Roberts		X	X	
Tilden		X		

TOLL BROTHERS – LOCHLAN BRANDYWINE FRONT ELEVATION, SIDE AND REAR ELEVATIONS



Toll Brothers Single Family Detached Models				
Model Name	Lot Area			
	Small Lot	Medium	Large	
	55' X 110'	72' X 110'	125' X 150'	
Cooke	X			
Fallon	X			
Gibson		X	X	
Haddon		X	X	
Kincaid	X			
Lochlan		X	X	
Roberts		X	X	
Tilden		X		

TOLL BROTHERS – ROBERTS MODERN FARMHOUSE FRONT ELEVATION, SIDE AND REAR ELEVATIONS



Toll Brothers Single Family Detached Models				
Model Name	Lot Area			
	Small Lot	Medium	Large	
	55' X 110'	72' X 110'	125' X 150'	
Cooke	X			
Fallon	X			
Gibson		X	X	
Haddon		X	X	
Kincaid	X			
Lochlan		X	X	
Roberts		X	X	
Tilden		X		

TOLL BROTHERS – TILDEN
FAIRVIEW FRONT ELEVATION, SIDE AND REAR ELEVATIONS



Toll Brothers Single Family Detached Models				
Model Name	Lot Area			
	Small Lot	Medium	Large	
	55' X 110'	72' X 110'	125' X 150'	
Cooke	X			
Fallon	X			
Gibson		X	X	
Haddon		X	X	
Kincaid	X			
Lochlan		X	X	
Roberts		X	X	
Tilden		X		

RYAN HOMES – ALBERTI RANCH FRONT ELEVATION, SIDE AND REAR ELEVATIONS



Ryan Homes Single Family Detached Models

Model Name	Lot Area		
	Small Lot 55' X 110'	Medium 72' X 110'	Large 125' X 150'
Alberti Ranch	X		
Ballenger	X		
Bramante 2-Story	X		
Bramante Ranch	X		
Columbia	X		
Hudson	X		
Lehigh	X		
Palladio 2-Story	X		
Palladio Ranch	X		
Seneca	X		
York	X		

RYAN HOMES – BALLENGER FRONT ELEVATION, SIDE AND REAR ELEVATIONS



Ryan Homes Single Family Detached Models

Model Name	Lot Area		
	Small Lot 55' X 110'	Medium 72' X 110'	Large 125' X 150'
Alberti Ranch	X		
Ballenger	X		
Bramante 2-Story	X		
Bramante Ranch	X		
Columbia	X		
Hudson	X		
Lehigh	X		
Palladio 2-Story	X		
Palladio Ranch	X		
Seneca	X		
York	X		

RYAN HOMES – BRAMANTE RANCH FRONT ELEVATION, SIDE AND REAR ELEVATIONS



Ryan Homes Single Family Detached Models

Model Name	Lot Area		
	Small Lot 55' X 110'	Medium 72' X 110'	Large 125' X 150'
Alberti Ranch	X		
Ballenger	X		
Bramante 2-Story	X		
Bramante Ranch	X		
Columbia	X		
Hudson	X		
Lehigh	X		
Palladio 2-Story	X		
Palladio Ranch	X		
Seneca	X		
York	X		

RYAN HOMES – COLUMBIA FRONT ELEVATION, SIDE AND REAR ELEVATIONS



Ryan Homes Single Family Detached Models

Model Name	Lot Area		
	Small Lot 55' X 110'	Medium 72' X 110'	Large 125' X 150'
Alberti Ranch	X		
Ballenger	X		
Bramante 2-Story	X		
Bramante Ranch	X		
Columbia	X		
Hudson	X		
Lehigh	X		
Palladio 2-Story	X		
Palladio Ranch	X		
Seneca	X		
York	X		

RYAN HOMES – HUDSON FRONT ELEVATION, SIDE AND REAR ELEVATIONS



Ryan Homes Single Family Detached Models

Model Name	Lot Area		
	Small Lot 55' X 110'	Medium 72' X 110'	Large 125' X 150'
Alberti Ranch	X		
Ballenger	X		
Bramante 2-Story	X		
Bramante Ranch	X		
Columbia	X		
Hudson	X		
Lehigh	X		
Palladio 2-Story	X		
Palladio Ranch	X		
Seneca	X		
York	X		

RYAN HOMES – LEHIGH FRONT ELEVATION, SIDE AND REAR ELEVATIONS



Ryan Homes Single Family Detached Models

Model Name	Lot Area		
	Small Lot 55' X 110'	Medium 72' X 110'	Large 125' X 150'
Alberti Ranch	X		
Ballenger	X		
Bramante 2-Story	X		
Bramante Ranch	X		
Columbia	X		
Hudson	X		
Lehigh	X		
Palladio 2-Story	X		
Palladio Ranch	X		
Seneca	X		
York	X		

RYAN HOMES – PALLADIO RANCH FRONT ELEVATION, SIDE AND REAR ELEVATIONS



Ryan Homes Single Family Detached Models

Model Name	Lot Area		
	Small Lot 55' X 110'	Medium 72' X 110'	Large 125' X 150'
Alberti Ranch	X		
Ballenger	X		
Bramante 2-Story	X		
Bramante Ranch	X		
Columbia	X		
Hudson	X		
Lehigh	X		
Palladio 2-Story	X		
Palladio Ranch	X		
Seneca	X		
York	X		

RYAN HOMES – SENECA FRONT ELEVATION, SIDE AND REAR ELEVATIONS



Ryan Homes Single Family Detached Models

Model Name	Lot Area		
	Small Lot 55' X 110'	Medium 72' X 110'	Large 125' X 150'
Alberti Ranch	X		
Ballenger	X		
Bramante 2-Story	X		
Bramante Ranch	X		
Columbia	X		
Hudson	X		
Lehigh	X		
Palladio 2-Story	X		
Palladio Ranch	X		
Seneca	X		
York	X		

RYAN HOMES – YORK FRONT ELEVATION, SIDE AND REAR ELEVATIONS



Ryan Homes Single Family Detached Models

Model Name	Lot Area		
	Small Lot 55' X 110'	Medium 72' X 110'	Large 125' X 150'
Alberti Ranch	X		
Ballenger	X		
Bramante 2-Story	X		
Bramante Ranch	X		
Columbia	X		
Hudson	X		
Lehigh	X		
Palladio 2-Story	X		
Palladio Ranch	X		
Seneca	X		
York	X		

NV HOMES – BALDWIN FRONT ELEVATION, SIDE AND REAR ELEVATIONS



NV Homes Single Family Detached Models			
Model Name	Lot Area		
	Small Lot	Medium	Large
	55' X 110'	72' X 110'	125' X 150'
Baldwin	X		
Bridgewater		X	X
Danville	X		
Edgewood		X	X
Fairhaven		X	X
Longwood		X	X
Marymount		X	X
Radford		X	X
Stonehill		X	X
Stratford Hall		X	X
Tyler	X		
Westminster		X	X

NV HOMES – BRIDGEWATER FRONT ELEVATION, SIDE AND REAR ELEVATIONS



NV Homes Single Family Detached Models			
Model Name	Lot Area		
	Small Lot 55' X 110'	Medium 72' X 110'	Large 125' X 150'
Baldwin	X		
Bridgewater		X	X
Danville	X		
Edgewood		X	X
Fairhaven		X	X
Longwood		X	X
Marymount		X	X
Radford		X	X
Stonehill		X	X
Stratford Hall		X	X
Tyler	X		
Westminster		X	X

NV HOMES – DANVILLE FRONT ELEVATION, SIDE AND REAR ELEVATIONS



NV Homes Single Family Detached Models			
Model Name	Lot Area		
	Small Lot 55' X 110'	Medium 72' X 110'	Large 125' X 150'
Baldwin	X		
Bridgewater		X	X
Danville	X		
Edgewood		X	X
Fairhaven		X	X
Longwood		X	X
Marymount		X	X
Radford		X	X
Stonehill		X	X
Stratford Hall		X	X
Tyler	X		
Westminster		X	X

NV HOMES – EDGEWOOD FRONT ELEVATION, SIDE AND REAR ELEVATIONS



NV Homes Single Family Detached Models			
Model Name	Lot Area		
	Small Lot	Medium	Large
	55' X 110'	72' X 110'	125' X 150'
Baldwin	X		
Bridgewater		X	X
Danville	X		
Edgewood		X	X
Fairhaven		X	X
Longwood		X	X
Marymount		X	X
Radford		X	X
Stonehill		X	X
Stratford Hall		X	X
Tyler	X		
Westminster		X	X

NV HOMES – FAIRHAVEN FRONT ELEVATION, SIDE AND REAR ELEVATIONS



NV Homes Single Family Detached Models			
Model Name	Lot Area		
	Small Lot 55' X 110'	Medium 72' X 110'	Large 125' X 150'
Baldwin	X		
Bridgewater		X	X
Danville	X		
Edgewood		X	X
Fairhaven		X	X
Longwood		X	X
Marymount		X	X
Radford		X	X
Stonehill		X	X
Stratford Hall		X	X
Tyler	X		
Westminster		X	X

NV HOMES - LONGWOOD FRONT ELEVATION, SIDE AND REAR ELEVATIONS



NV Homes Single Family Detached Models			
Model Name	Lot Area		
	Small Lot 55' X 110'	Medium 72' X 110'	Large 125' X 150'
Baldwin	X		
Bridgewater		X	X
Danville	X		
Edgewood		X	X
Fairhaven		X	X
Longwood		X	X
Marymount		X	X
Radford		X	X
Stonehill		X	X
Stratford Hall		X	X
Tyler	X		
Westminster		X	X

NV HOMES – MARYMOUNT FRONT ELEVATION, SIDE AND REAR ELEVATIONS



NV Homes Single Family Detached Models			
Model Name	Lot Area		
	Small Lot 55' X 110'	Medium 72' X 110'	Large 125' X 150'
Baldwin	X		
Bridgewater		X	X
Danville	X		
Edgewood		X	X
Fairhaven		X	X
Longwood		X	X
Marymount		X	X
Radford		X	X
Stonehill		X	X
Stratford Hall		X	X
Tyler	X		
Westminster		X	X

NV HOMES – RADFORD FRONT ELEVATION, SIDE AND REAR ELEVATIONS



NV Homes Single Family Detached Models			
Model Name	Lot Area		
	Small Lot 55' X 110'	Medium 72' X 110'	Large 125' X 150'
Baldwin	X		
Bridgewater		X	X
Danville	X		
Edgewood		X	X
Fairhaven		X	X
Longwood		X	X
Marymount		X	X
Radford		X	X
Stonehill		X	X
Stratford Hall		X	X
Tyler	X		
Westminster		X	X

NV HOMES – STONEHILL FRONT ELEVATION, SIDE AND REAR ELEVATIONS



NV Homes Single Family Detached Models			
Model Name	Lot Area		
	Small Lot 55' X 110'	Medium 72' X 110'	Large 125' X 150'
Baldwin	X		
Bridgewater		X	X
Danville	X		
Edgewood		X	X
Fairhaven		X	X
Longwood		X	X
Marymount		X	X
Radford		X	X
Stonehill		X	X
Stratford Hall		X	X
Tyler	X		
Westminster		X	X

NV HOMES – STRATFORD HALL FRONT ELEVATION, SIDE AND REAR ELEVATIONS



NV Homes Single Family Detached Models			
Model Name	Lot Area		
	Small Lot 55' X 110'	Medium 72' X 110'	Large 125' X 150'
Baldwin	X		
Bridgewater		X	X
Danville	X		
Edgewood		X	X
Fairhaven		X	X
Longwood		X	X
Marymount		X	X
Radford		X	X
Stonehill		X	X
Stratford Hall		X	X
Tyler	X		
Westminster		X	X

NV HOMES – TYLER FRONT ELEVATION, SIDE AND REAR ELEVATIONS



NV Homes Single Family Detached Models			
Model Name	Lot Area		
	Small Lot 55' X 110'	Medium 72' X 110'	Large 125' X 150'
Baldwin	X		
Bridgewater		X	X
Danville	X		
Edgewood		X	X
Fairhaven		X	X
Longwood		X	X
Marymount		X	X
Radford		X	X
Stonehill		X	X
Stratford Hall		X	X
Tyler	X		
Westminster		X	X

NV HOMES – WESTMINSTER FRONT ELEVATION, SIDE AND REAR ELEVATIONS



NV Homes Single Family Detached Models			
Model Name	Lot Area		
	Small Lot 55' X 110'	Medium 72' X 110'	Large 125' X 150'
Baldwin	X		
Bridgewater		X	X
Danville	X		
Edgewood		X	X
Fairhaven		X	X
Longwood		X	X
Marymount		X	X
Radford		X	X
Stonehill		X	X
Stratford Hall		X	X
Tyler	X		
Westminster		X	X

STAFF RECOMMENDATION

APPROVAL with conditions

Minor Issues:

- Technical corrections to drawings
- Architectural enhancements

Applicant Community Engagement:

- Informational Mailing: July 6, 2021 and August 12, 2021
- Acceptance Mailing: January 25, 2022