LOCUST HILL

SPECIFIC DESIGN PLAN (Architecture Only)

Case: SDP-2101

Staff Recommendation: APPROVAL with conditions

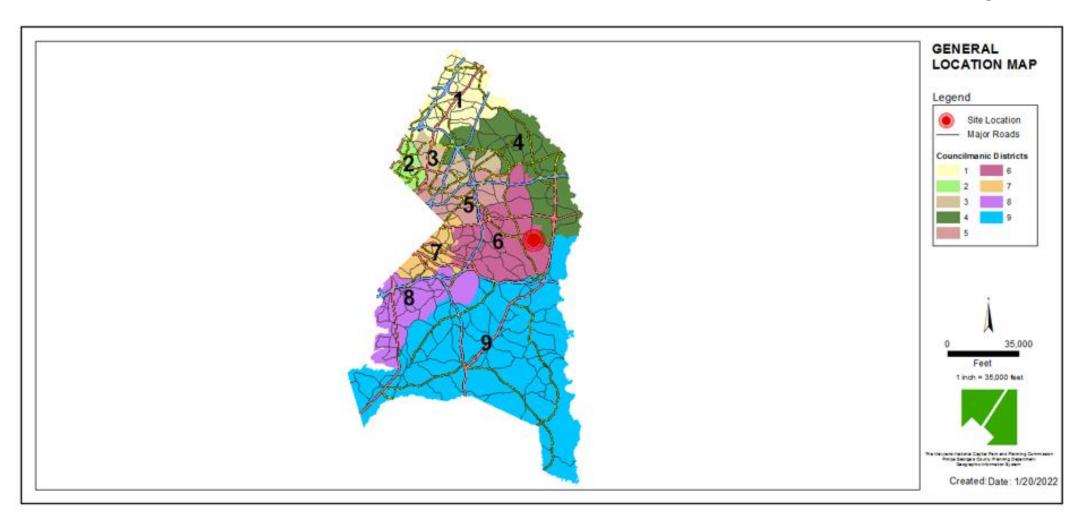


GENERAL LOCATION MAP

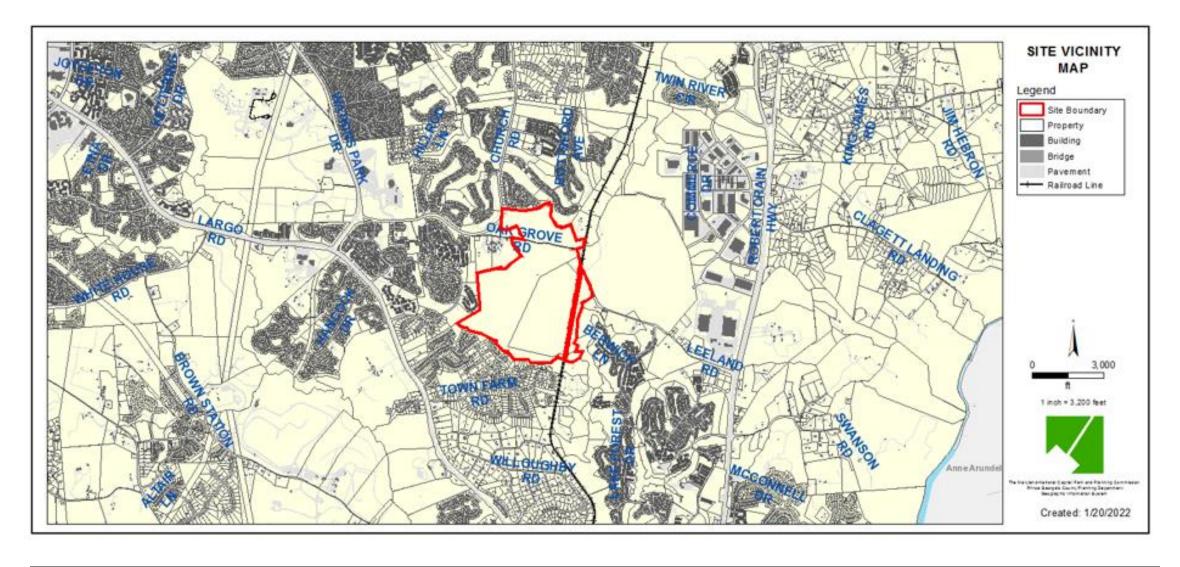
Council District: 06

Planning Area: 79

Case: SDP-2101



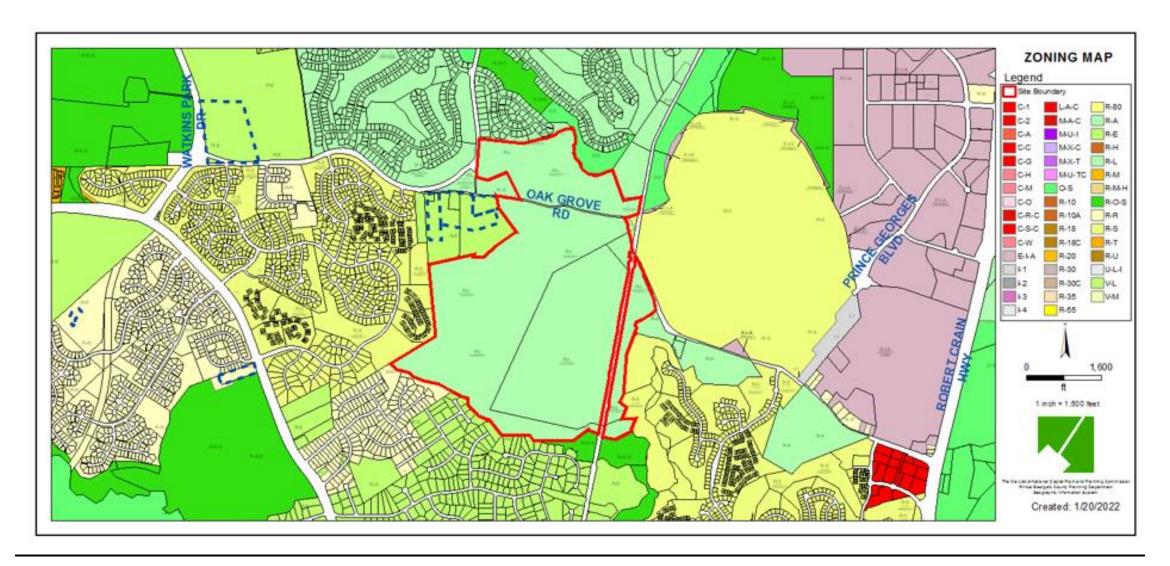
SITE VICINITY MAP



ZONING MAP

Property Zone: R-L

Case: SDP-2101



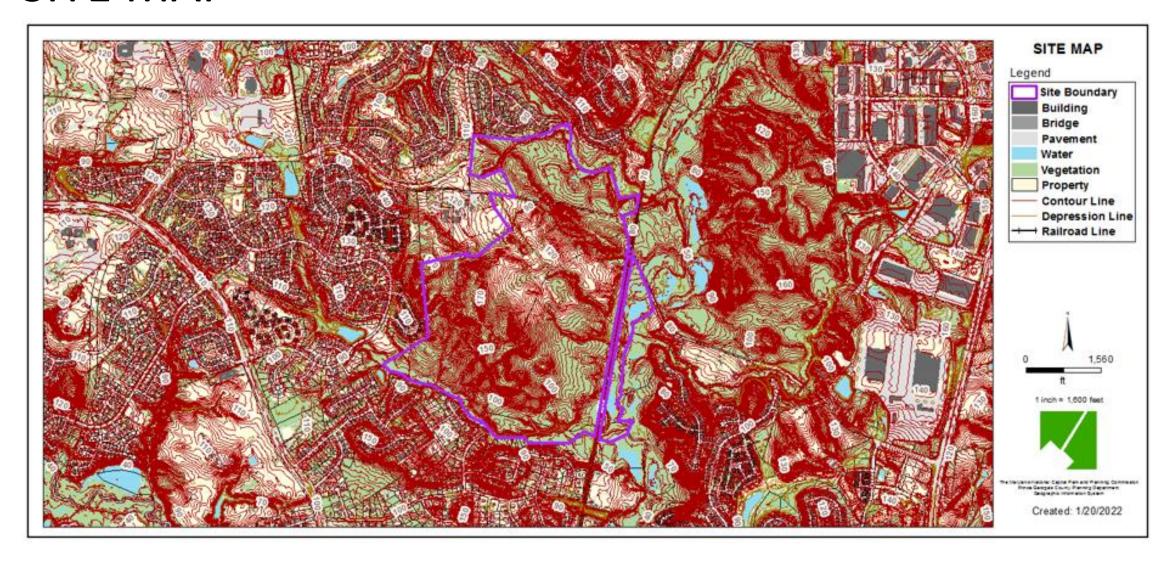
AERIAL MAP



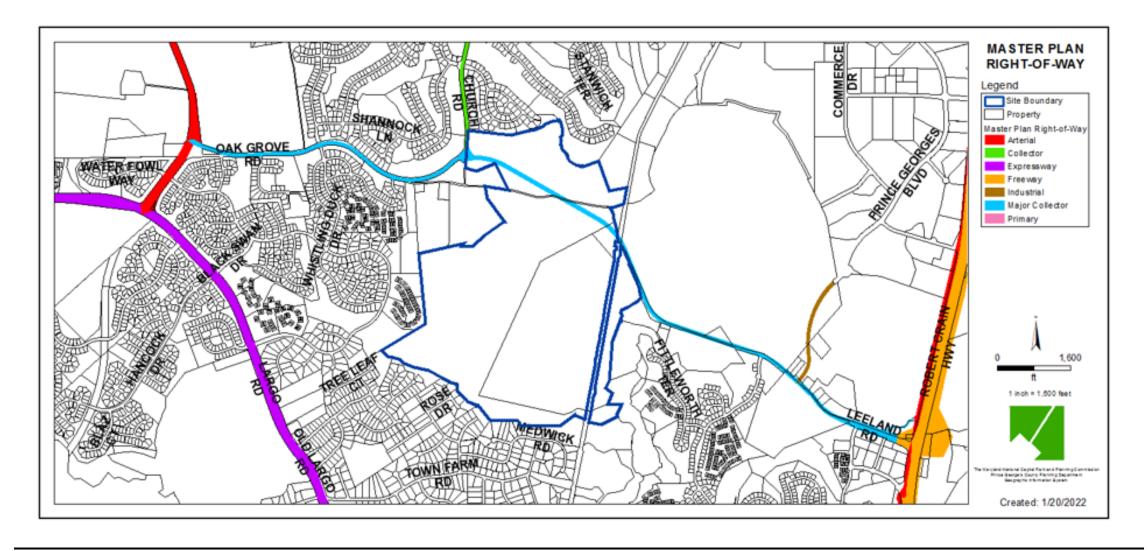
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SITE MAP

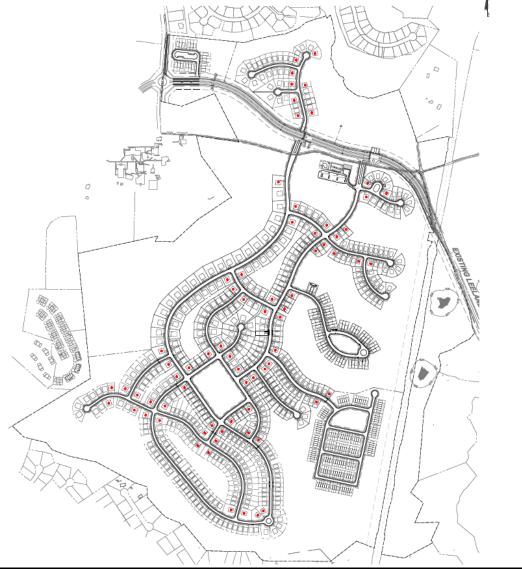


MASTER PLAN RIGHT-OF-WAY MAP



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ARCHITECTURAL SPECIFIC DESIGN PLAN



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



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

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RIGHT ELEVATION

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



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

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LEFT ELEVATION

TOLL BROTHERS – GIBSON FARMHOUSE ELEVATION, SIDE AND REAR ELEVATIONS





RIGHT ELEVATION





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

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



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

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



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

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



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

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



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

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



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

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







Ryan Homes Single Family Detached Models

Case: SDP-2101

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

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RYAN HOMES – BALLENGER FRONT ELEVATION, SIDE AND REAR ELEVATIONS







Ryan Homes Single Family Detached Models

Case: SDP-2101

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

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







Ryan Homes Single Family Detached Models

Case: SDP-2101

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

RYAN HOMES – COLUMBIA FRONT ELEVATION, SIDE AND REAR ELEVATIONS







	Small Lot	Medium	Large
	Siliali Lot	iviedium	Large
Model Name	55' X 110'	72' X 110'	125' X 150'
Alberti Ranch	Χ		
Ballenger	Χ		
Bramante 2-Story	Х		
Bramante Ranch	Х		
Columbia	X		
Hudson	Х		

Χ

Palladio 2-Story Palladio Ranch

Ryan Homes Single Family Detached Models

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RYAN HOMES – HUDSON FRONT ELEVATION, SIDE AND REAR ELEVATIONS







Ryan Homes Single Family Detached Models

Case: SDP-2101

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

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RYAN HOMES – LEHIGH FRONT ELEVATION, SIDE AND REAR ELEVATIONS







Ryan Homes Single Family Detached Models

Case: SDP-2101

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

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







Ryan Homes Single Family Detached Models

Case: SDP-2101

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

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RYAN HOMES – SENECA FRONT ELEVATION, SIDE AND REAR ELEVATIONS







Ryan Homes Single Family Detached Models

Case: SDP-2101

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

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RYAN HOMES – YORK FRONT ELEVATION, SIDE AND REAR ELEVATIONS







Ryan Homes Single Family Detached Models

Case: SDP-2101

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

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NV HOMES – BALDWIN FRONT ELEVATION, SIDE AND REAR ELEVATIONS







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

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NV HOMES – BRIDGEWATER FRONT ELEVATION, SIDE AND REAR ELEVATIONS







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

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NV HOMES – DANVILLE FRONT ELEVATION, SIDE AND REAR ELEVATIONS







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

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NV HOMES – EDGEWOOD FRONT ELEVATION, SIDE AND REAR ELEVATIONS







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

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NV HOMES – FAIRHAVEN FRONT ELEVATION, SIDE AND REAR ELEVATIONS







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

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NV HOMES - LONGWOOD FRONT ELEVATION, SIDE AND REAR ELEVATIONS







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

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NV HOMES – MARYMOUNT FRONT ELEVATION, SIDE AND REAR ELEVATIONS







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

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NV HOMES – RADFORD FRONT ELEVATION, SIDE AND REAR ELEVATIONS







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

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NV HOMES – STONEHILL FRONT ELEVATION, SIDE AND REAR ELEVATIONS







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

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







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

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NV HOMES – TYLER FRONT ELEVATION, SIDE AND REAR ELEVATIONS







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

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NV HOMES – WESTMINSTER FRONT ELEVATION, SIDE AND REAR ELEVATIONS







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

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STAFF RECOMMENDATION

APPROVAL with conditions

Minor Issues:

- Technical corrections to drawings
- Architectural enhancements

Applicant Community Engagement:

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

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