



SUMMERCREST DEVELOPMENT ORDER

PUBLIC INFORMATION MEETING
DECEMBER 10, 2024

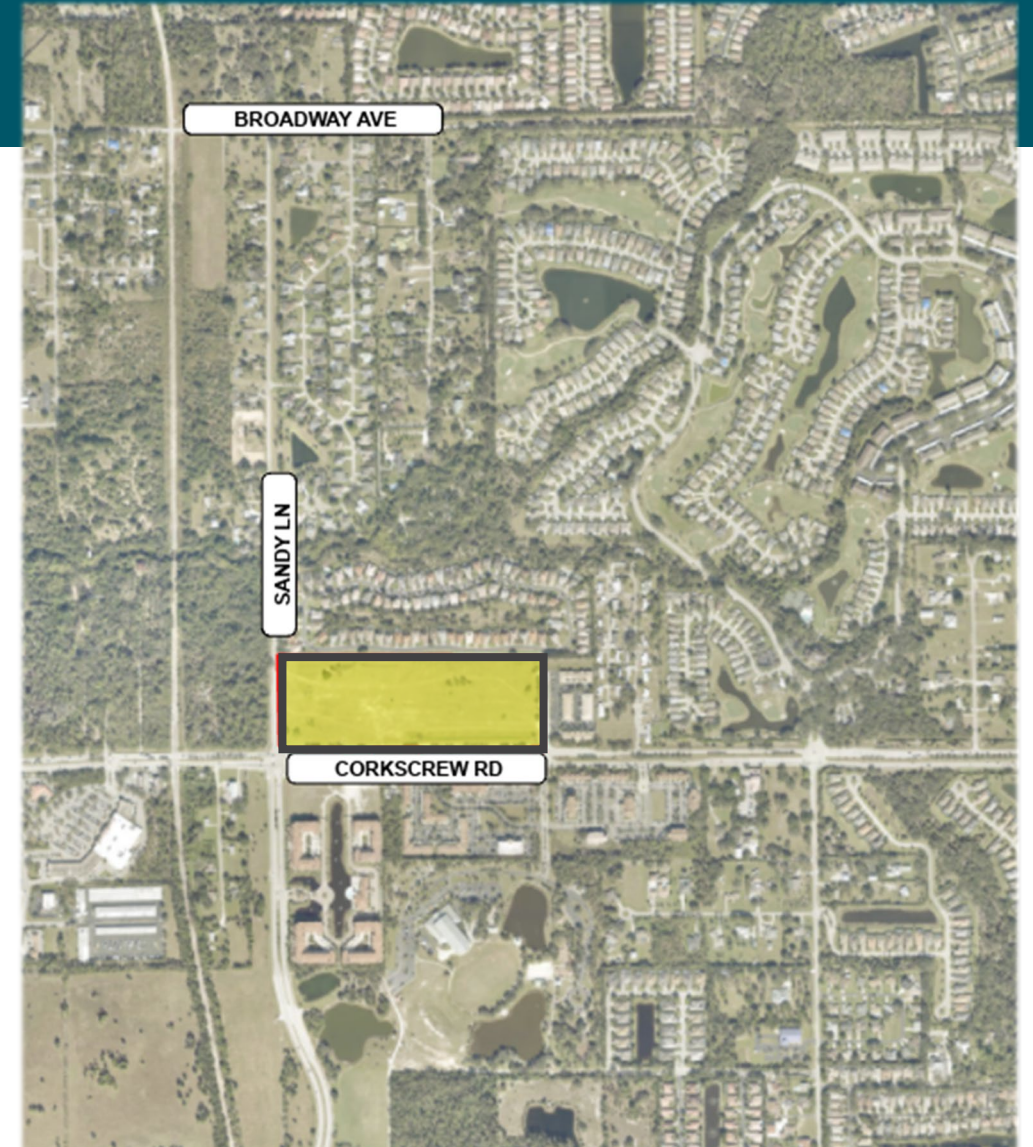
WELCOME & INTRODUCTIONS

- Jim Hepler & Brandon Sinnery – Toll Brothers
- Richard Yovanovich & Francesca Passidomo - Coleman, Yovanovich & Koester
- Sabrina McCabe, PLA – RVi Planning + Landscape Architecture
- Noelle Vilim, P.E. - Atwell
- Norm Trebilcock, AICP, PTOE, PE – Trebilcock Consulting Solutions
- Andrew McAuley– Earth Tech Environmental



PROPERTY OVERVIEW

- ❑ 21.4 +/- acres
- ❑ Formerly known as “Estero Townhomes”
- ❑ Northeast corner of Corkscrew Road & Sandy Lane
- ❑ Future Land Use: Village Center
- ❑ Zoning: Estero Planned Development (Approved October 2024)



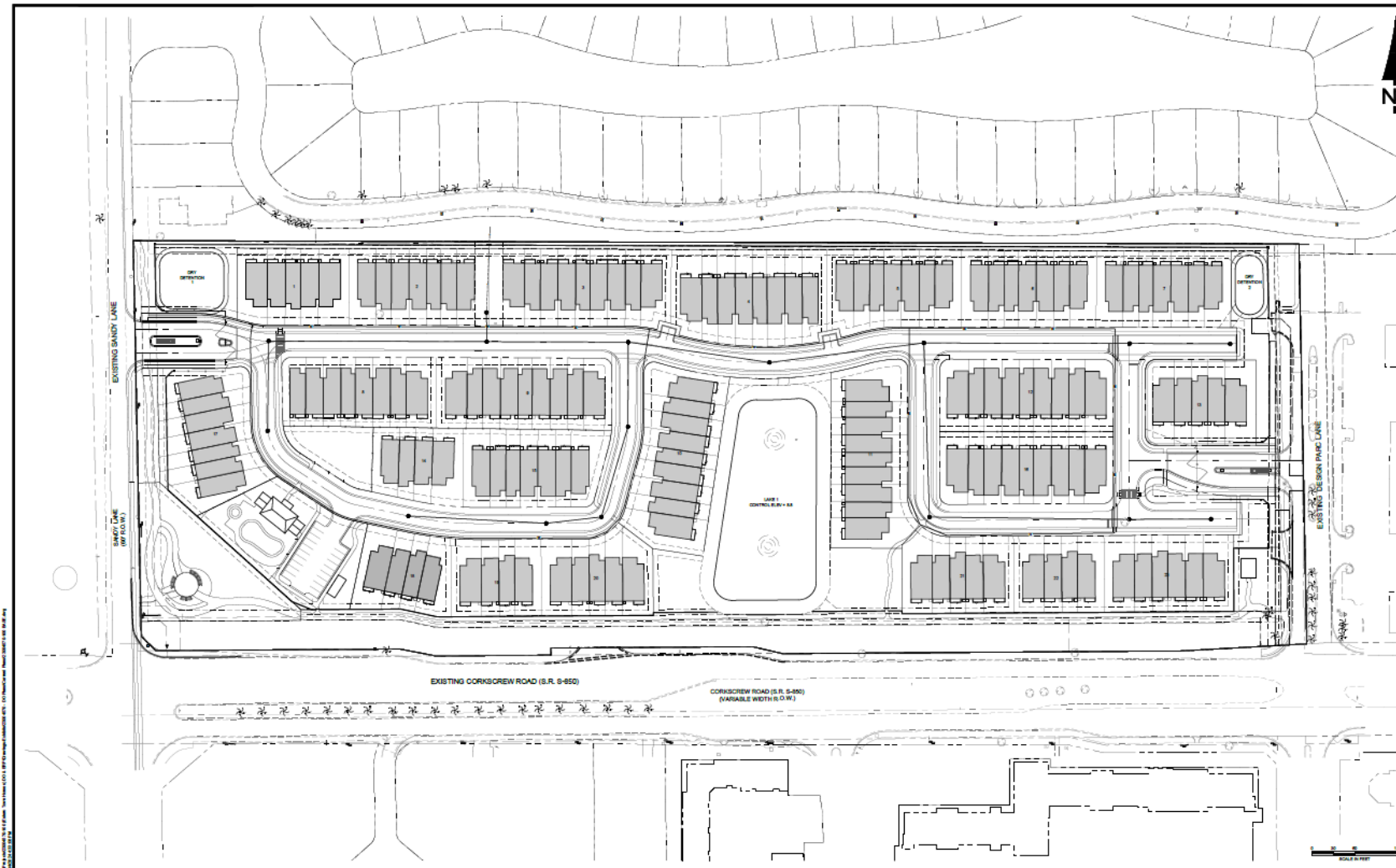
REQUEST

Development Order Approval
to allow for development of 154 townhomes, private
on-site recreational amenities and public amenities

APPROVED MASTER CONCEPT PLAN



PROPOSED DEVELOPMENT ORDER SITE PLAN



PUBLIC AMENITY ELEMENTS



WEST CORNER PARK ELEMENTS



WEST CORNER PARK ELEMENTS



BVI

WEST CORNER PARK ELEMENTS



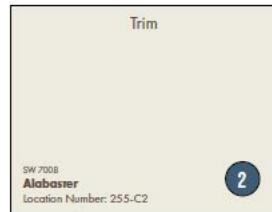
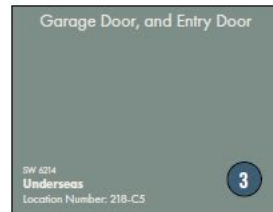
WEST CORNER PARK ELEMENTS



ARCHITECTURAL COLOR PALETTE

Architectural Color Palette Classic Cream Spanish Colonial

- Classic Cream Spanish Colonial Color Scheme.
- Garage and Entry door will be painted and accent color.
- Brackets and Soffits are painted Sable to look like wood.



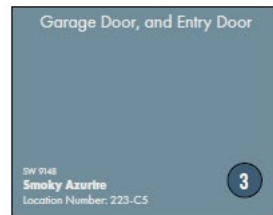
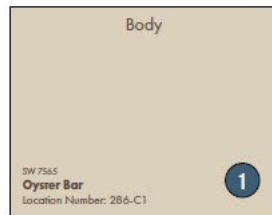
Example of End Unit Color Palette



ALTERNATIVE COLOR PALETTE

Architectural Color Palette Classic Cream Spanish Colonial

- Classic Cream Spanish Colonial Color Scheme.
- Garage and Entry door will be painted and accent color.
- Brackets and Soffits are painted Sea Mainer to contrast Smoky Azurite.



PROPOSED FRONT ELEVATIONS



Toll Brothers[®]

PROPOSED SIDE ELEVATION

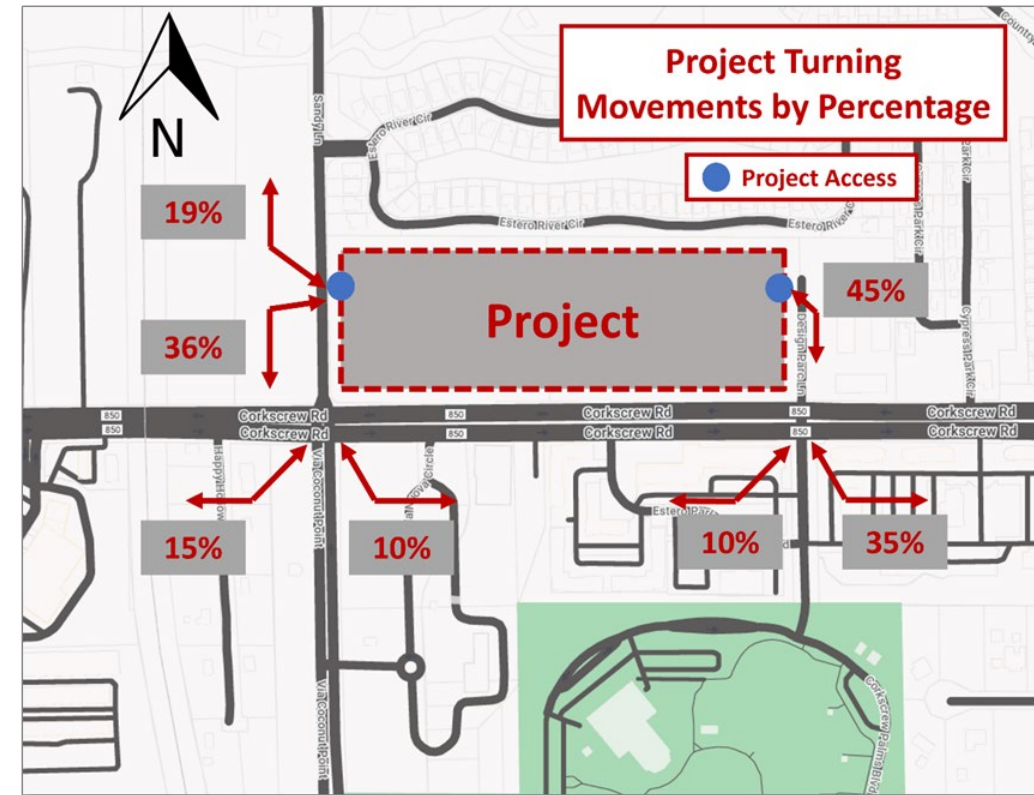


PROPOSED REAR ELEVATIONS



TRANSPORTATION

- Overall trip generation reduction to the currently approved development:
 - 32% decrease* in AM Peak Hour (reduction of 34 peak hour trips)
 - 38% decrease* in PM Peak Hour (reduction of 53 peak hour trips)
- Removes Corkscrew Road access point and a single access on Parc Lane:
 - Prior Corkscrew Road access was a right in/right out on an arterial roadway.
 - Project accesses are on a minor collector (Sandy Lane) and local road Design (Parc Lane).
- Although the prior project had its “primary” access on Corkscrew it had access to Sandy Lane that would have had significant traffic because it provided access to a light.
- Project is not a significant traffic generator for the roadway network.
- There is adequate and sufficient roadway capacity to accommodate the project at buildout.*



THANK YOU
QUESTIONS?