

**CARY & MAIN
PIERCE MANOR & PLANTATION
DEVELOPMENT PLAN
APRIL 2015**

Hearndon Construction (Hearndon MC Builders, LLC) has a Contract to Purchase property from Mary Delk Crocker that is subject to obtaining a change in zoning classification of DN-R for the development and construction sale of Single Family Detached Homes for use as primary residences.

It is Hearndon's desire to develop and build all of the Single Family Detached for sale housing to meet the current and anticipated market demand for high value moderately priced housing in the \$240,000 to \$320,000 price range. The community would contain approximately 150 residential housing units, and would be phased to accommodate market conditions.

Hearndon is keenly aware of the Historic significance of the Pierceville Property and the Town of Smithfield. We are committed to seeing the old Manor Home preserved and restored and have taken the very first steps to keep the property from further deterioration. Hearndon will work with the Town and Historic Smithfield Foundation to find a suitable entity who wishes to restore the Manor House and Plantation to its former glory. Hearndon will donate the property to that approved entity at no cost. Hearndon will set aside enough of the surrounding property to ensure the preservation of the relevant outbuildings and to retain the character of the setting.

Hearndon is also aware that most of the proposed development lies within the Smithfield Historic District. We have studied the homes in the surrounding area and have developed our new home plans with regards to the recommendations for New Home Construction in the Historic District Building Guidelines. We submit our plans, materials, and color selections with this application with the understanding that any approvals received will include the approval of said plans, materials, and colors so that we can precede with construction of them without further Historic/Town approval other than as it relates to Building Code guidelines and other such permits and approvals. Should Hearndon introduce any New Plans or desire to make any significant changes to the Approved product, it understands that new approvals will be required by the Town and Board of Historic and Architectural Review.

Upon the development of the first phase, Hearndon would construct a fully merchandised Model Home to use as an on-site sales office that would be staffed by Professional Real Estate Sales people seven days weeks. Three speculative homes would be started to show some of the other products available and to have some homes for quick occupancy. However, most homes would be built on a contract basis with the Buyer's selecting the base plan, elevation, exterior colors and options along with all interior options and personalized selections. Future phases will begin in the same fashion stated above.

It is our plan to initially offer six different house plans ranging in size from 2,000 finished square feet to over 3,000 finished square feet with options. All houses will be built on a raised slab

foundation with brick veneer on all sides with a minimum 16" of exposure on the front elevation. The standard exterior finish would be an engineered wood lap siding with a minimum 7" reveal. Windows would be vinyl and exterior doors metal or fiberglass. All window and door trim is of like material as siding. Fascia and cornice would be wood wrapped in metal. Soffit, shutters and front porch rails would be vinyl and front porch columns would be of composite material. Standard roofing would be a minimum of 25 year Dimensional Asphalt shingles and some decorative metal roofing, primarily on porches, would be offered as optional.

All house plans are traditional in style, using the Smithfield's Historic District Design Guidelines as a guide to the architectural style. Neo-Traditional, Federal, Georgian, Victoria, and Colonial vernacular architecture can be found in our Two Story plans and elevations. Our one story master down is a bungalow style. Two of the plans feature a detached garage, although buyers can option to build the detached garage at a later date. There is also an option for this style home to integrate the garage into the rear of the home. The other 4 plans have front loading two car garages that are offset behind the front plain or front door of the house. The houses that have front loading garages will utilize two separate garage doors or a single door that will give the appearance of a carriage door.

Each Plan features at least two different exterior facades and other optional dormer and gable features on the front elevation. These options as well as many color and material choices will add to the variety of elevations and the appearance of an eclectic and interesting neighborhood. Our traditional style, pedestrian friendly design, and park amenities throughout the plan coupled with our location at Cary & Main in Historic Smithfield will create a highly sought after neighborhood