

# *Cary & Main*

SMITHFIELD, VIRGINIA

MARCH 2015



PREPARED FOR:  
HEARNDON MC BUILDERS, LLC

PREPARED BY:



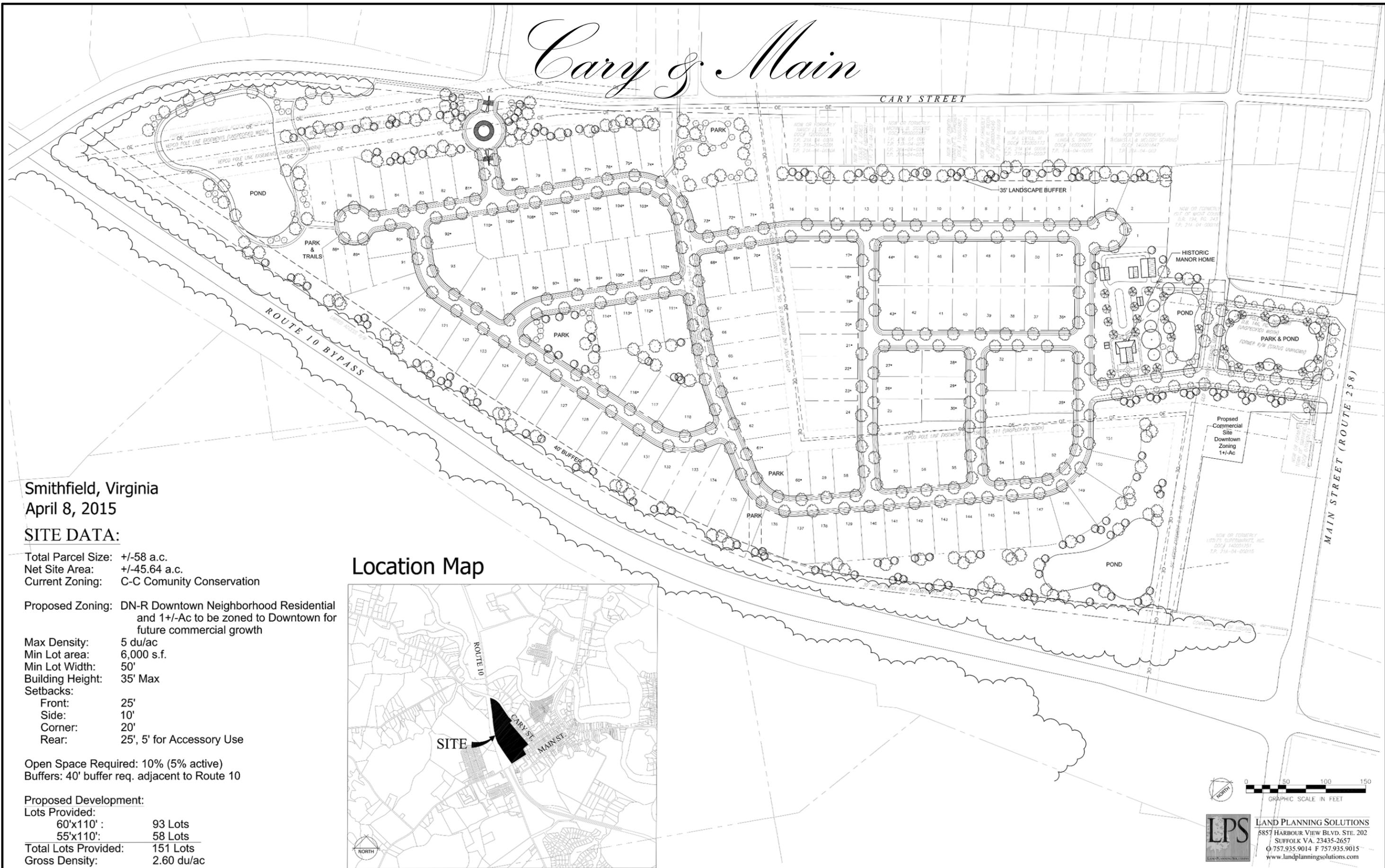
LAND PLANNING SOLUTIONS

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# Cary & Main



Smithfield, Virginia  
April 8, 2015

**SITE DATA:**

Total Parcel Size: +/- 58 a.c.  
Net Site Area: +/- 45.64 a.c.  
Current Zoning: C-C Community Conservation

Proposed Zoning: DN-R Downtown Neighborhood Residential and 1+/-Ac to be zoned to Downtown for future commercial growth

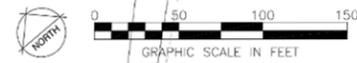
Max Density: 5 du/ac  
Min Lot area: 6,000 s.f.  
Min Lot Width: 50'  
Building Height: 35' Max  
Setbacks:  
Front: 25'  
Side: 10'  
Corner: 20'  
Rear: 25', 5' for Accessory Use

Open Space Required: 10% (5% active)  
Buffers: 40' buffer req. adjacent to Route 10

**Proposed Development:**

Lots Provided:	
60'x110' :	93 Lots
55'x110' :	58 Lots
<b>Total Lots Provided:</b>	<b>151 Lots</b>
<b>Gross Density:</b>	<b>2.60 du/ac</b>

**Location Map**



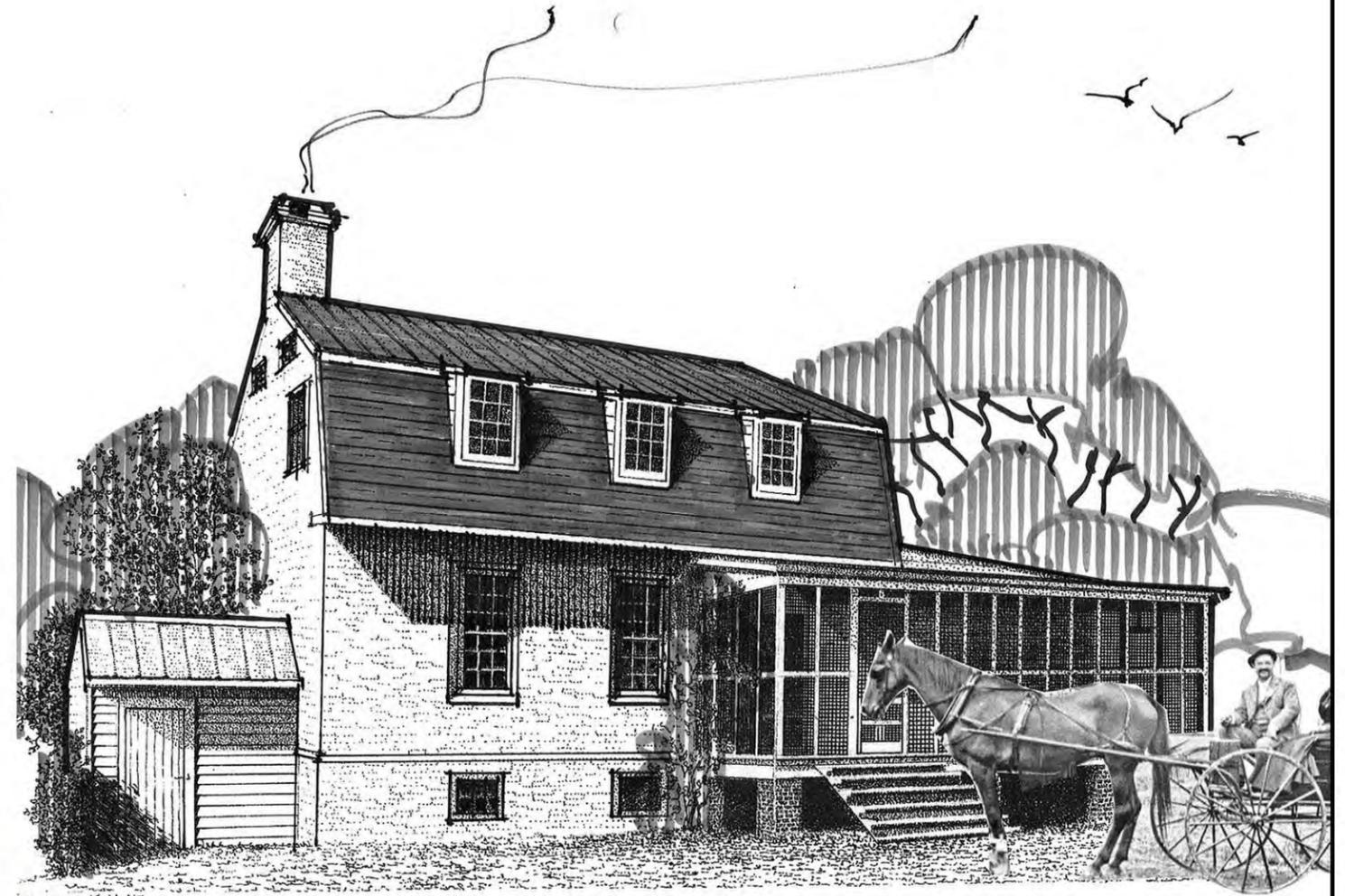
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PIERCE MANOR & PLANTATION

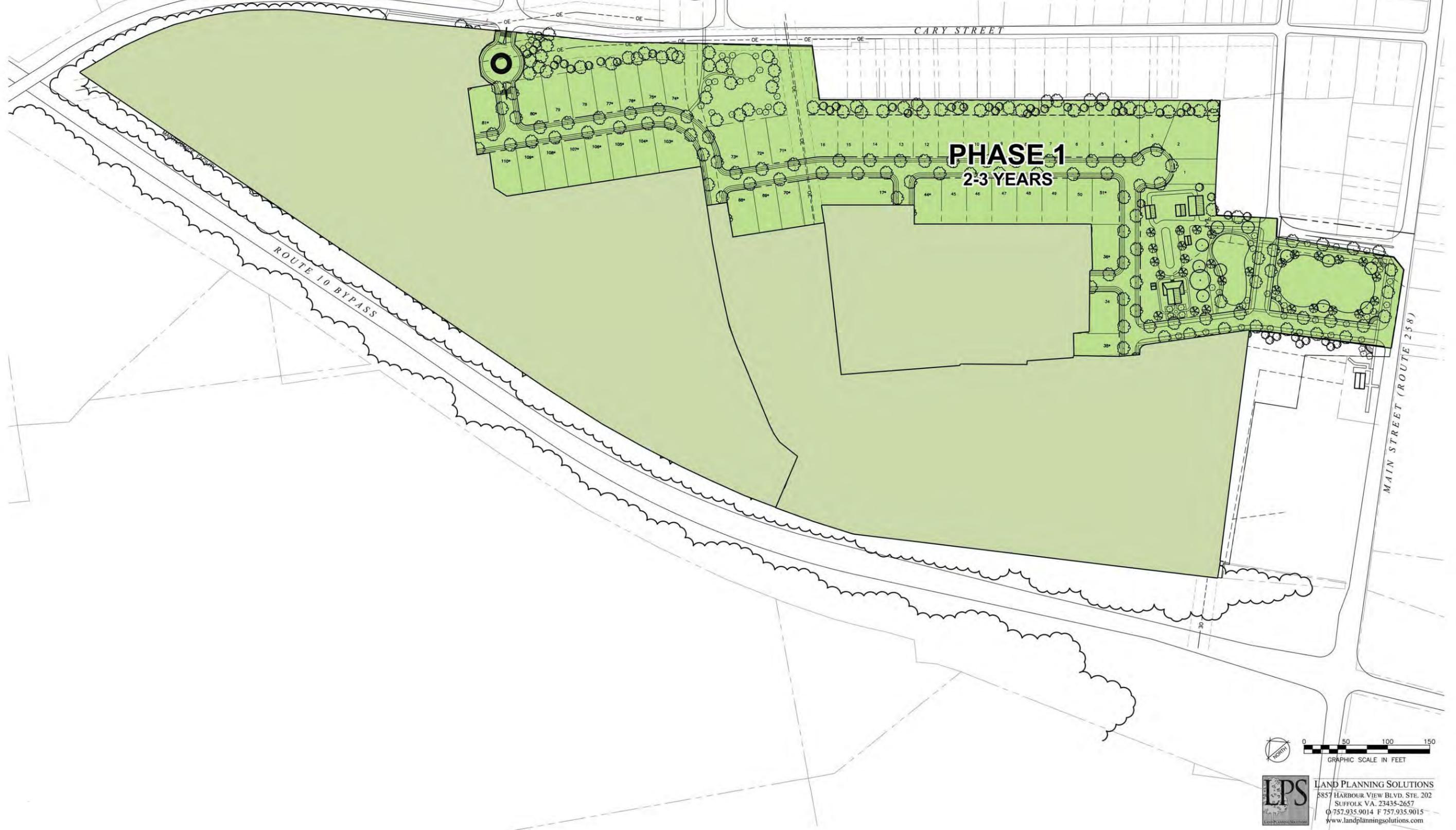


CONCEPTUAL PLANTATION PLAN

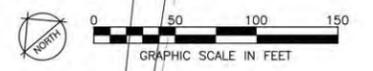


*Sandra Killett*  
CONCEPTUAL ELEVATION  
BY STUART MACARTHUR RESOR ARCHITECT, CA., VA.

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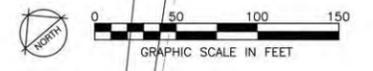
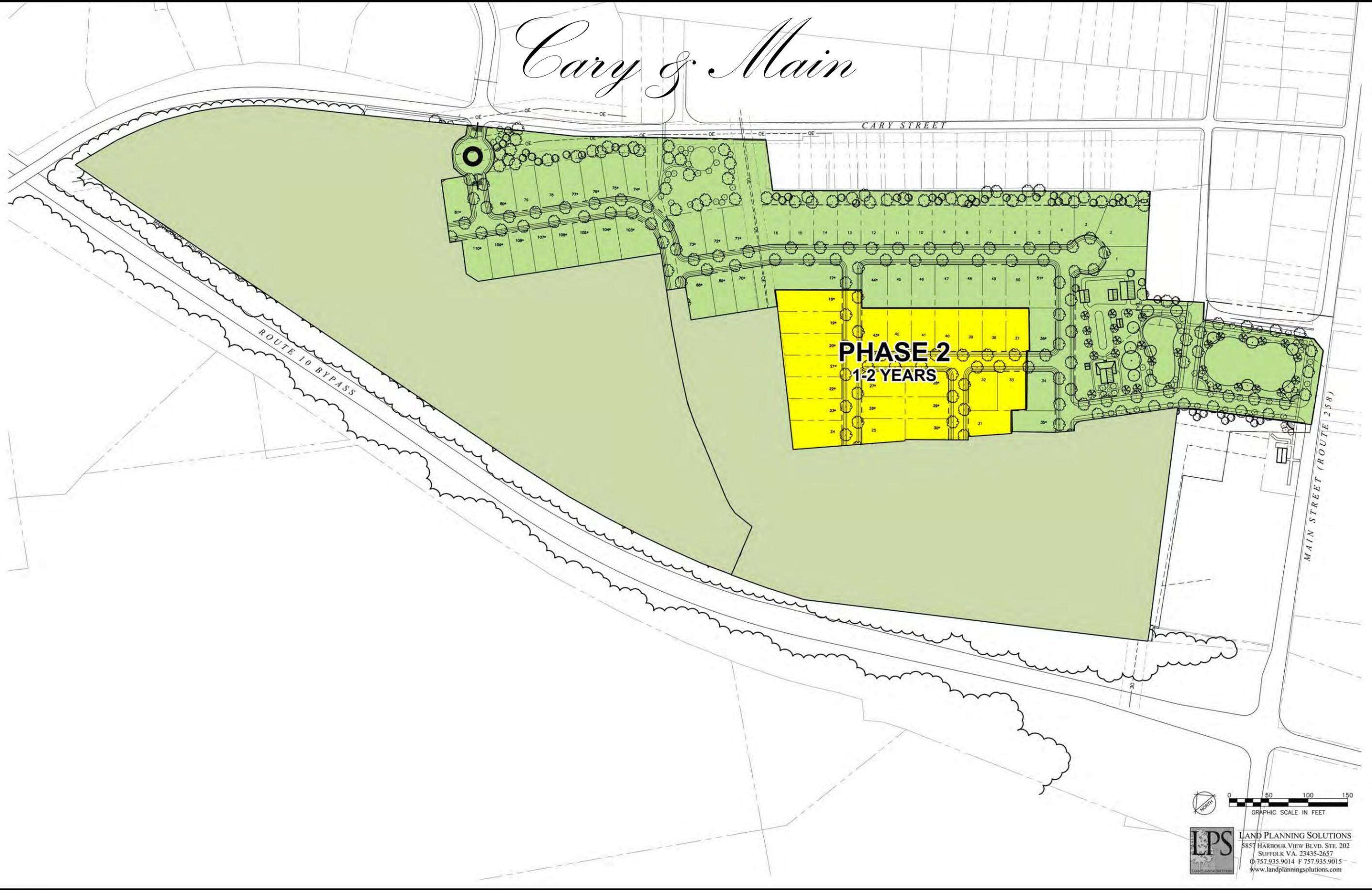


**PHASE 1**  
**2-3 YEARS**



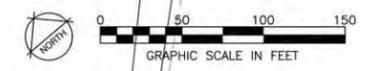
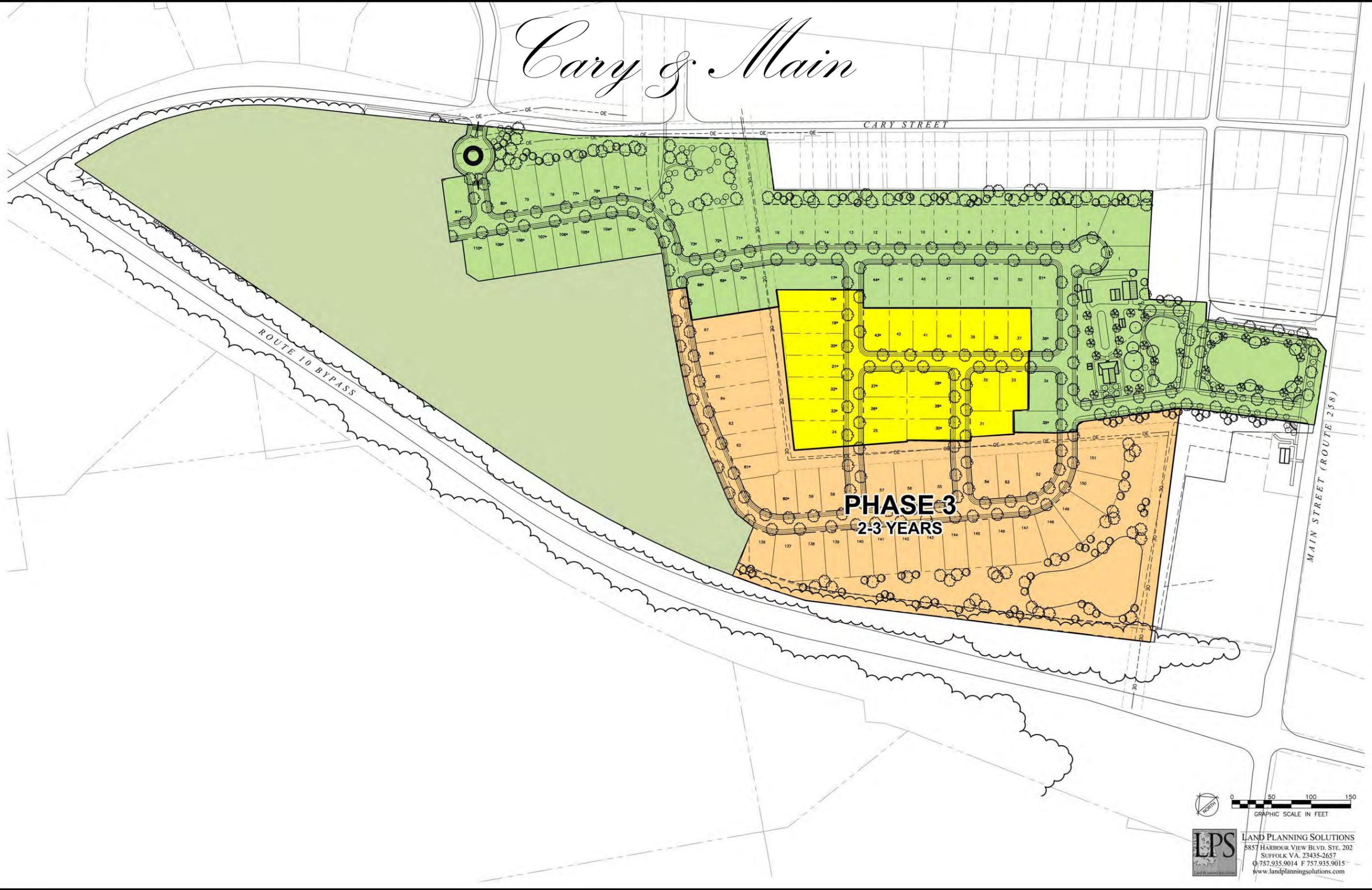
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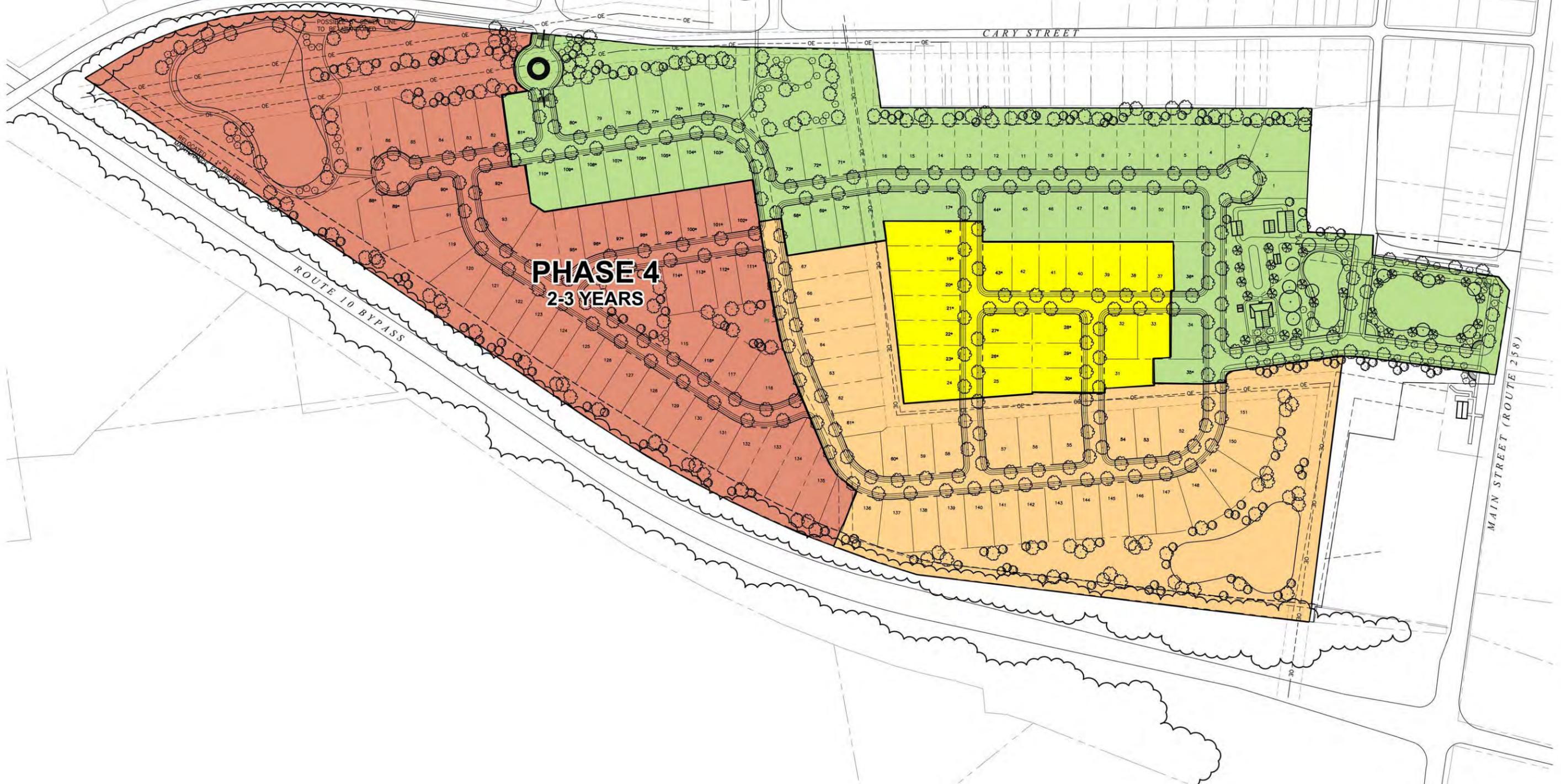
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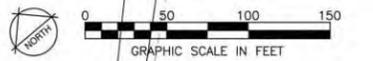


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**PHASE 4**  
2-3 YEARS



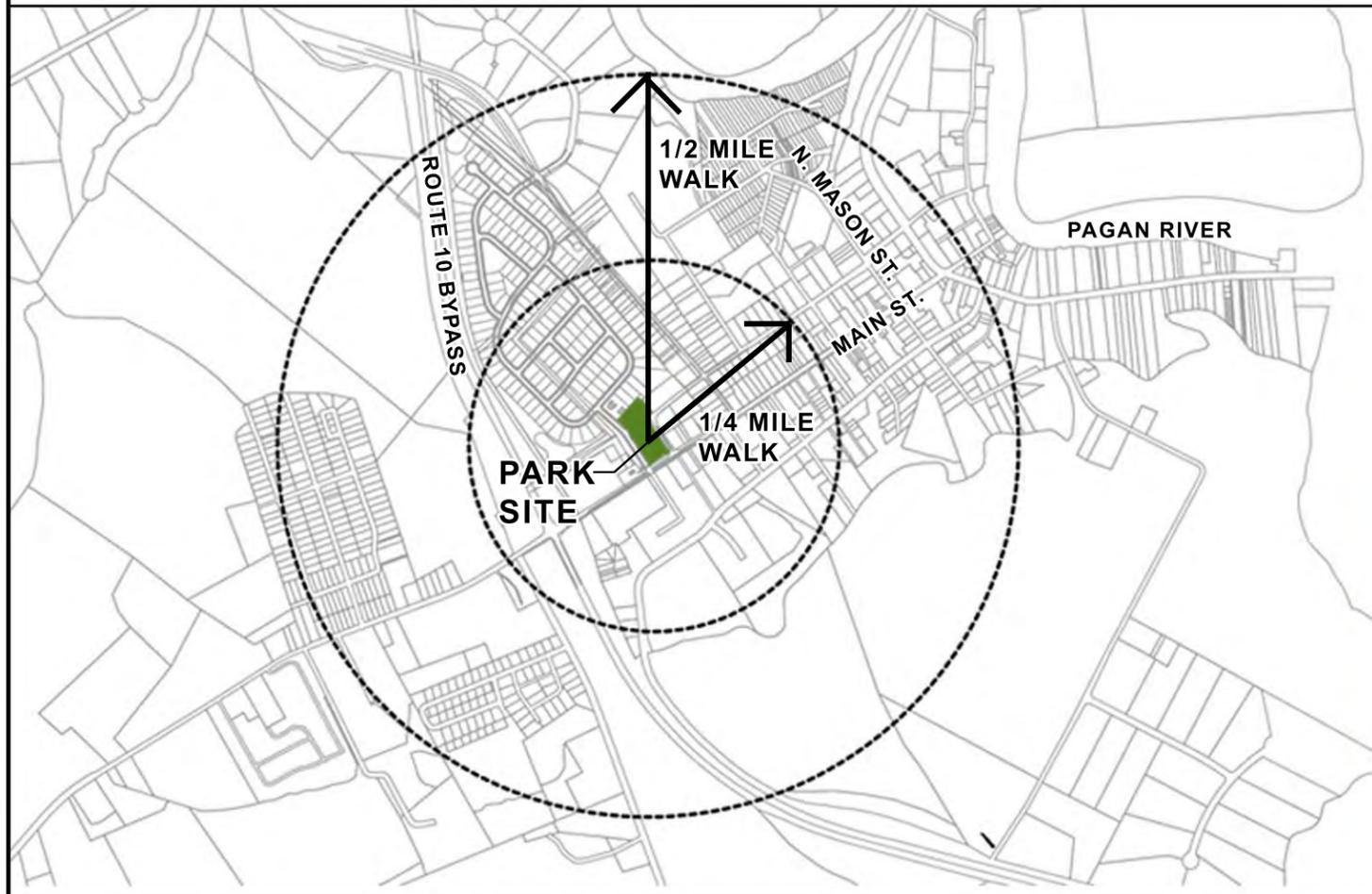


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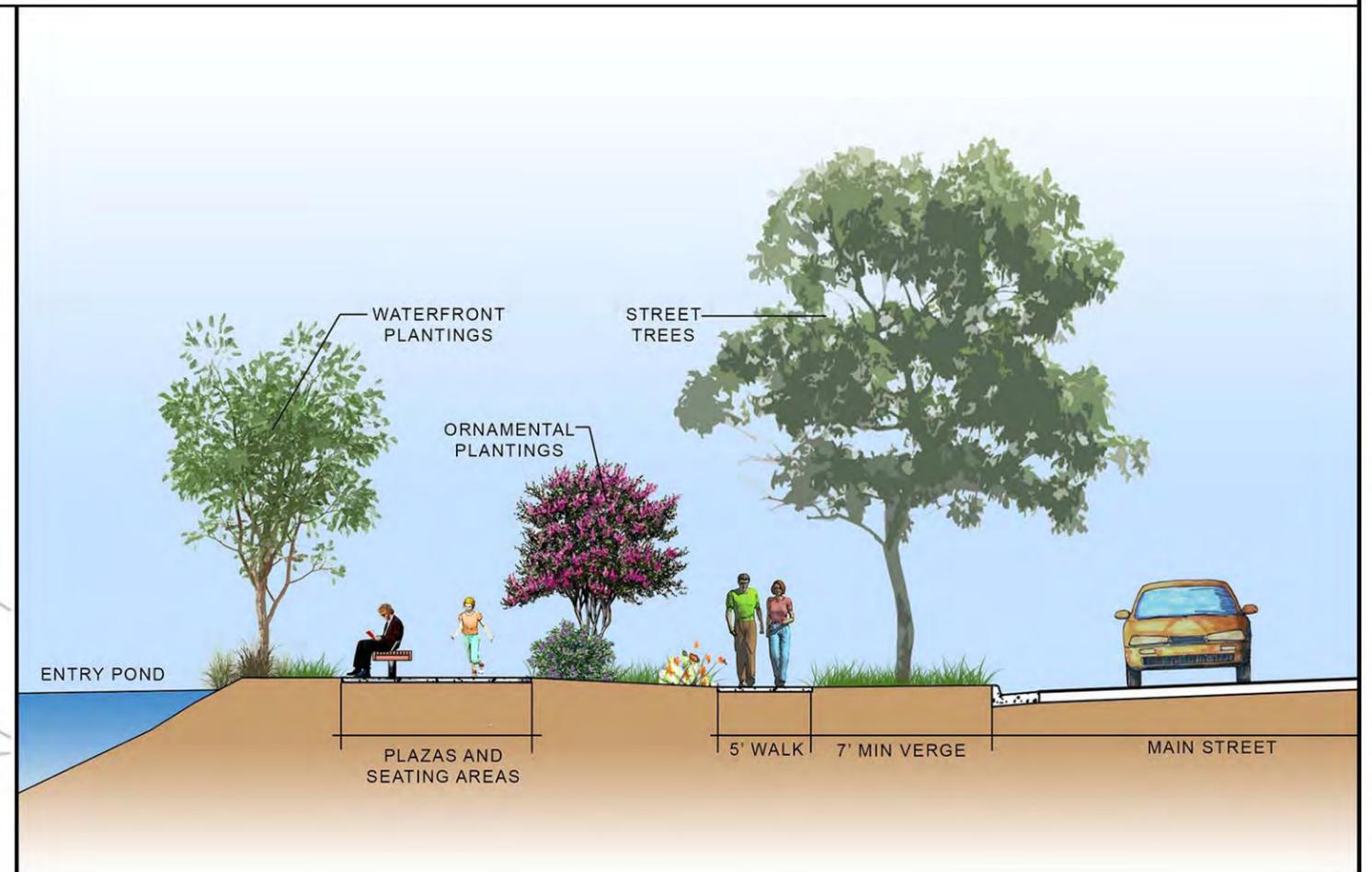
CONCEPTUAL PARK DESIGN

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CONCEPTUAL PARK DESIGN



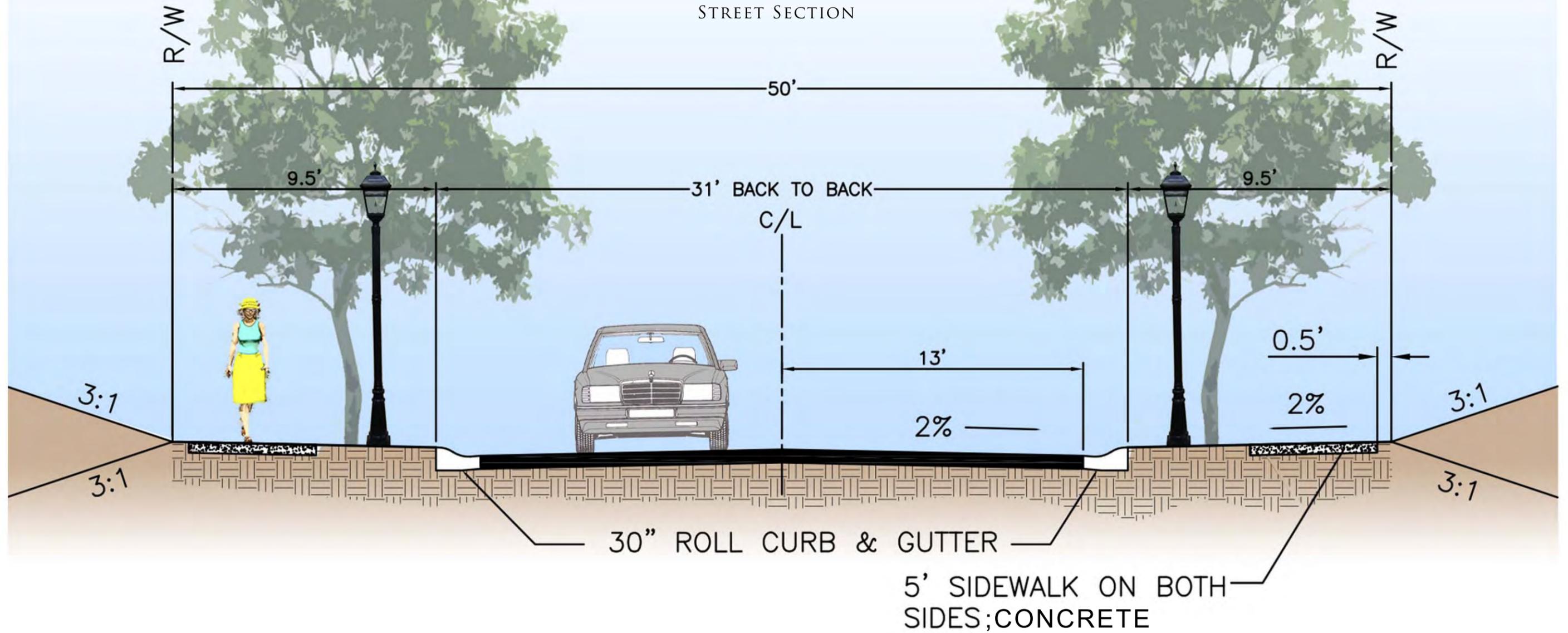
WALKING DISTANCE FROM MAIN ST, PARK



PARK SECTION AT MAIN ST.

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STREET SECTION



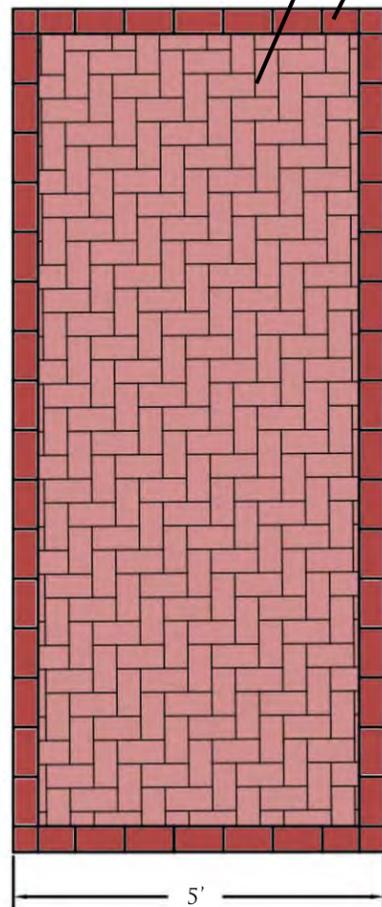
## TYPICAL 50' R/W SECTION

NOT TO SCALE

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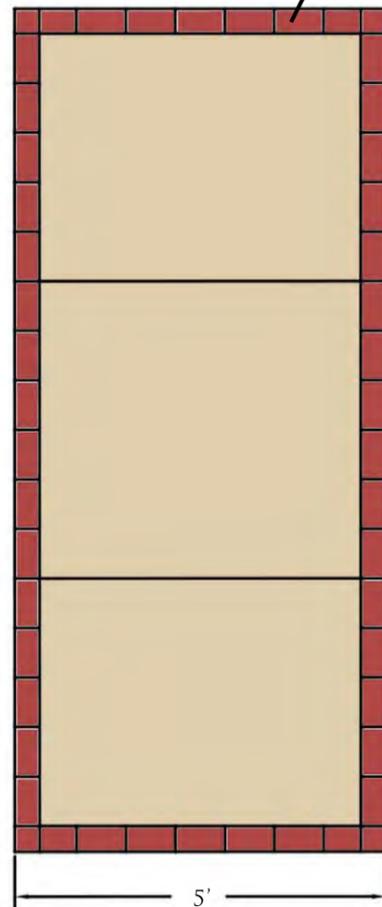
## SITE AMENITIES

BRICK STRETCHER COURSE  
AT EDGES  
90 DEGREE BRICK  
HERRINGBONE PATTERN



MAIN STREET BRICK WALK

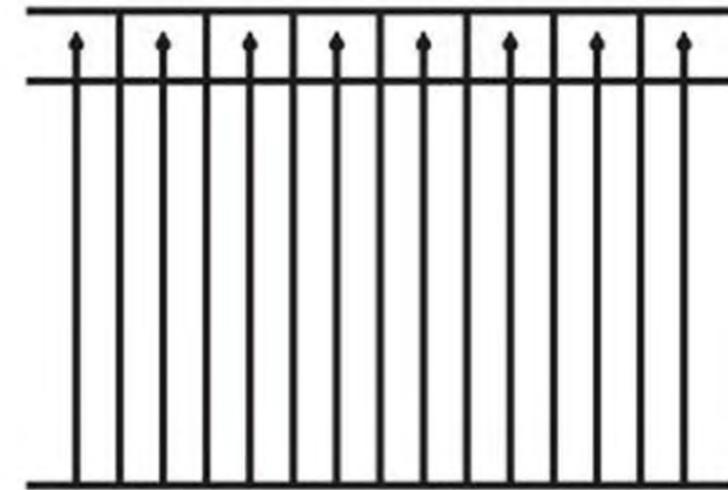
BRICK STRETCHER COURSE  
AT EDGES



BRCK & CONCRETE WALKS  
AT MAIN ST. & CARY ST.  
ENTRANCES



LIGHTING



FENCING



WASTE RECEPTACLES



BENCHES

# *Cary & Main*





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ELEVATIONS FOR HEARNDON MODEL 32'x32'

First Floor



Second Floor



First Floor: 1024 sqft  
 Second Floor: 989 sqft  
 TOTAL Heated: 2013 sqft

Note: Elevation materials, trim, columns and windows are approximated. May appear different on actual final product. Subject to change. Optional handrail shown, or to be installed as code requires.



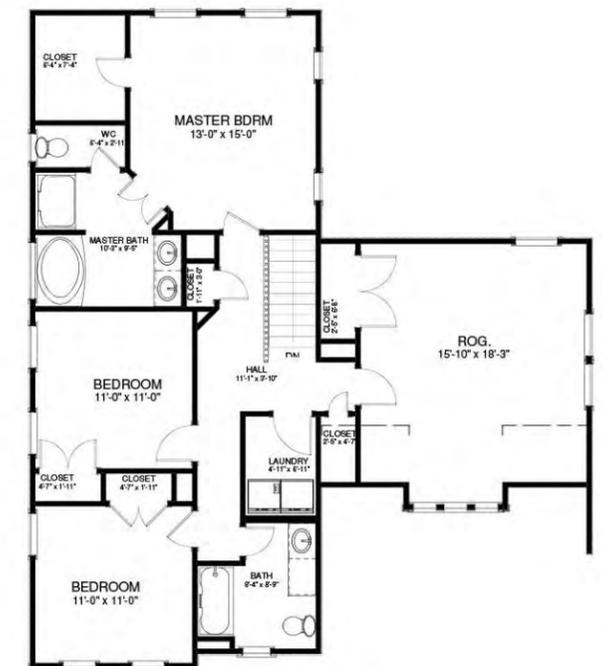
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ELEVATIONS FOR HEARNDON MODEL 465

First Floor



Second Floor



Note: Elevation materials, trim, columns and windows are approximated. May appear different on actual final product. Subject to change. Optional handrail shown, or to be installed as code requires.

First Floor: 918 sqft  
 Second Floor: 1237 sqft  
 TOTAL Heated: 2155 sqft





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ELEVATIONS FOR HEARNDON MODEL 36'X36'

First Floor



Second Floor



First Floor: 1296 sqft  
 Second Floor: 1219 sqft  
 TOTAL Heated: 2515 sqft

Note: Elevation materials, trim, columns and windows are approximated. May appear different on actual final product. Subject to change. Optional handrail shown, or to be installed as code requires.





SEE ELEVATION FOR HEARNDON MODEL 36'X36' FOR CONCEPTUAL FLOOR PLAN

# Cary & Main

ELEVATIONS FOR HEARNDON MODEL 36'X36' & 32'X32'

First Floor



Second Floor



First Floor: 1024 sqft  
 Second Floor: 989 sqft  
 TOTAL Heated: 2013 sqft

Note: Elevation materials, trim, columns and windows are approximated. May appear different on actual final product. Subject to change. Optional handrail shown, or to be installed as code requires.



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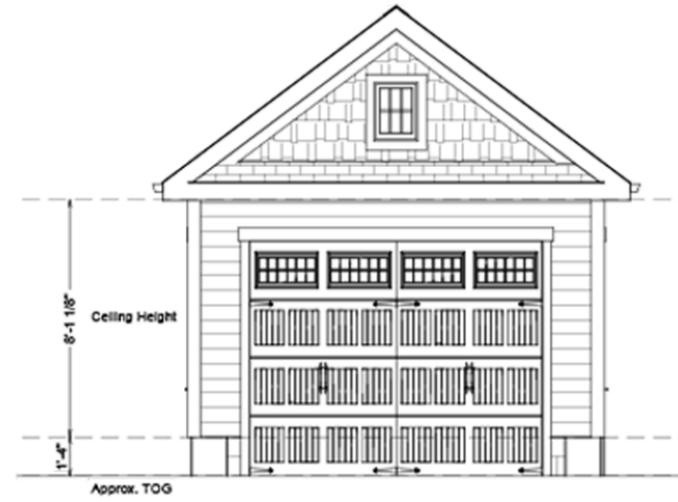
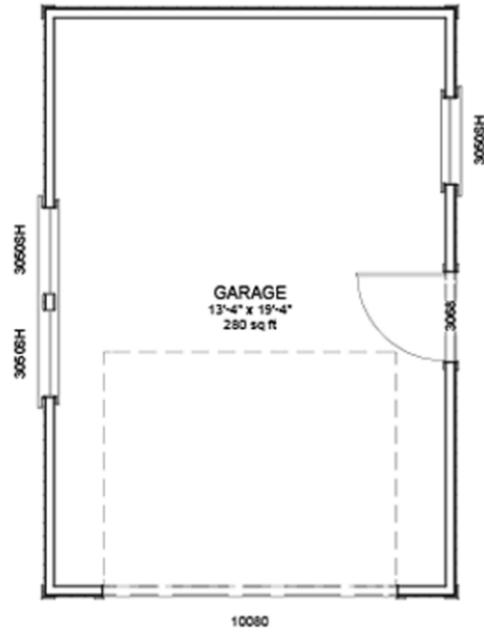
ELEVATIONS FOR HEARNDON MODEL 470



First Floor: 1511 sqft  
 Second Floor: 737 sqft  
 TOTAL Heated: 2248 sqft

Note: Elevation materials, trim, columns and windows are approximated. May appear different on actual final product. Subject to change. Optional handrail shown, or to be installed as code requires.

First Floor



Front Elevation



Left Elevation



Rear Elevation



Right Elevation

*Cary & Main*

ELEVATIONS FOR HEARNDON DETACHED GARAGES

*Note: Elevation materials, trim, columns and windows are approximated. May appear different on actual final product. Subject to change. Optional handrail shown, or to be installed as code requires.*

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APRIL 2015