

Meadowbrook Subdivision Architectural Design Standards

Last Revised: March 2024

1. Detached Structures:

- a. No detached garages or carports are allowed.

2. Front Yard Restrictions:

- a. No fences are allowed in front of the residence or within 25 feet of the street. This also applies to hedges.

3. Rear Fence Regulations:

- a. The maximum height for rear fences is 6 feet.
- b. No chain link fences are permitted.

4. Home Maintenance:

- a. Homes must be maintained in neat, attractive, safe, and structurally sound condition.
- b. Routine painting of homes is required.

5. Corner Lot Restrictions:

- a. No fence, shrub, or structure over 3 feet high is allowed within 10 feet of the intersection on corner lots.

6. Minimum House Sizes:

- a. One-story houses must have a minimum of 1200 sq ft.
- b. Two-story houses must have a minimum of 1600 sq ft.

7. Roofing Standards:

- a. The roof pitch must be at least 4/12.

8. Driveway Requirements:

- a. Driveways must be paved or made of concrete within 18 months of the certificate of occupancy issuance.

9. Landscaping Guidelines:

- a. Yards must be sodded or seeded in the front and sides.

10. Utility Structures:

- a. Utility sheds or outbuildings must be made of the same or similar materials as the main structure.

11. Satellite Dish Placement:

- a. Satellite dish placement must be approved by the Architectural Review Committee.

12. Mailbox Standards:

- a. Mailboxes must be in harmonious style, material, and size.
- b. Owners are responsible for repairing/replacing mailboxes if damaged. Contact the Architectural Design Committee for a current list of recommended vendors.

13. Swimming Pools:

- a. No above-ground pools are allowed, except kiddie pools, unless approved by the Architectural Review Committee.

14. Setbacks and Right of Way:

- a. Builders and homeowners must observe all setbacks in accordance with the attached plat documents.
- b. No access or right of way to other properties is allowed without Architectural Design Committee approval.

15. Exterior Additions, Alterations, or Modifications:

- a. Exterior additions, alterations, or modifications to a home within Meadowbrook Subdivision require approval from the Architectural Review Committee prior to installation. These include, but are not limited to:
 - i. Siding color or material change
 - ii. Shutter color or material change
 - iii. Roofing color or material change
 - iv. House trim color or material change
 - v. Fences
 - vi. Utility sheds or outbuildings
 - vii. Exterior steps
 - viii. Exterior railings
 - ix. Exterior ramps

SCALE: 1"=100'
SBL = SETBACK LINE

MAGNETIC
IRON PINS WILL
BE SET AT ALL
LOT CORNERS

STEVEN A.
& ELIZABETH E.
DREBAUGH
TM 95 (3) 1
DB 4267/156

ARMENTROUT
FAMILY TRUST
TM 95 (A) 60
DB 5074/559

COMMON AREA "A"
MEADOWBRROK,
PHASE FIVE B
DB 5235/371

ROMNEY COURT
(50' R/W)

MEADOWBRROK,
PHASE FOUR
DB 4973/653

AREA TOTALS

LOTS = 7.244 ACRES
COMMON AREAS = 0.877 ACRES
DEDICATED PUBLIC STREETS = 0.896 ACRES
TOTAL = 9.017 ACRES

LOT AREAS			
45	7,777 SQ. FT.	51-2	22,460 SQ. FT.
46	9,398 SQ. FT.	52	24,703 SQ. FT.
47	9,470 SQ. FT.	53	19,556 SQ. FT.
48	9,964 SQ. FT.	54	10,974 SQ. FT.
49-1	10,878 SQ. FT.	55	8,114 SQ. FT.
49-2	10,781 SQ. FT.	56	9,739 SQ. FT.
49-3	13,691 SQ. FT.	57	13,732 SQ. FT.
50-1	36,094 SQ. FT.	58	24,114 SQ. FT.
50	26,121 SQ. FT.	59	21,988 SQ. FT.
51-1	25,977 SQ. FT.	COMMON AREA 38,216 SQ. FT.	

NOTES

- 1) ALL FRONT LOT LINES HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON THE INSIDE OF THE LOT LINES.
- 2) THERE IS A BLANKET UTILITY EASEMENT OVER ALL COMMON AREAS.
- 3) IN ADDITION TO THE SPECIFIC EASEMENTS SHOWN ON THE PLAT, ALL SIDE AND REAR INTERIOR LOT LINES HAVE A 10' DRAINAGE AND UTILITY EASEMENT CENTERED ON THE LOT LINE.
- 4) ALL EXTERIOR LOT LINES HAVE A 10' DRAINAGE AND UTILITY EASEMENT ALONG THE INSIDE OF THE LOT.
- 5) THE REQUIRED MINIMUM TREE COVERAGE ON LOTS IN PHASES 5B AND 5C, TIERED AT EITHER 33% FOR LOTS <12,000 SQ. FT. OR 50% FOR LOTS >11,999 SQ. FT.. THIS REQUIREMENT WILL BE REINFORCED THROUGH THE PROTECTIVE COVENANTS OF THOSE RESPECTIVE PHASES.

B 2753 P 195

DISTANCE	
4"	W
	41.73'
0"	W
	64.59'
5"	W
	40.00'
3"	E
	37.46'
5"	E
	52.06'

SCALE: 1" = 100'

○ = FOUND IRON PIPE
 ⊙ = FOUND PIPE
 ⊖ = FIRE HYDRANT
 ⊕ = SETBACK LINE

MAGNETIC
SEE SHEET 4 FOR
ADDITIONAL EASEMENTS
SEE SHEET 5 FOR
CURVE TABLE AND
GE AT ALL LOT CORNERS.

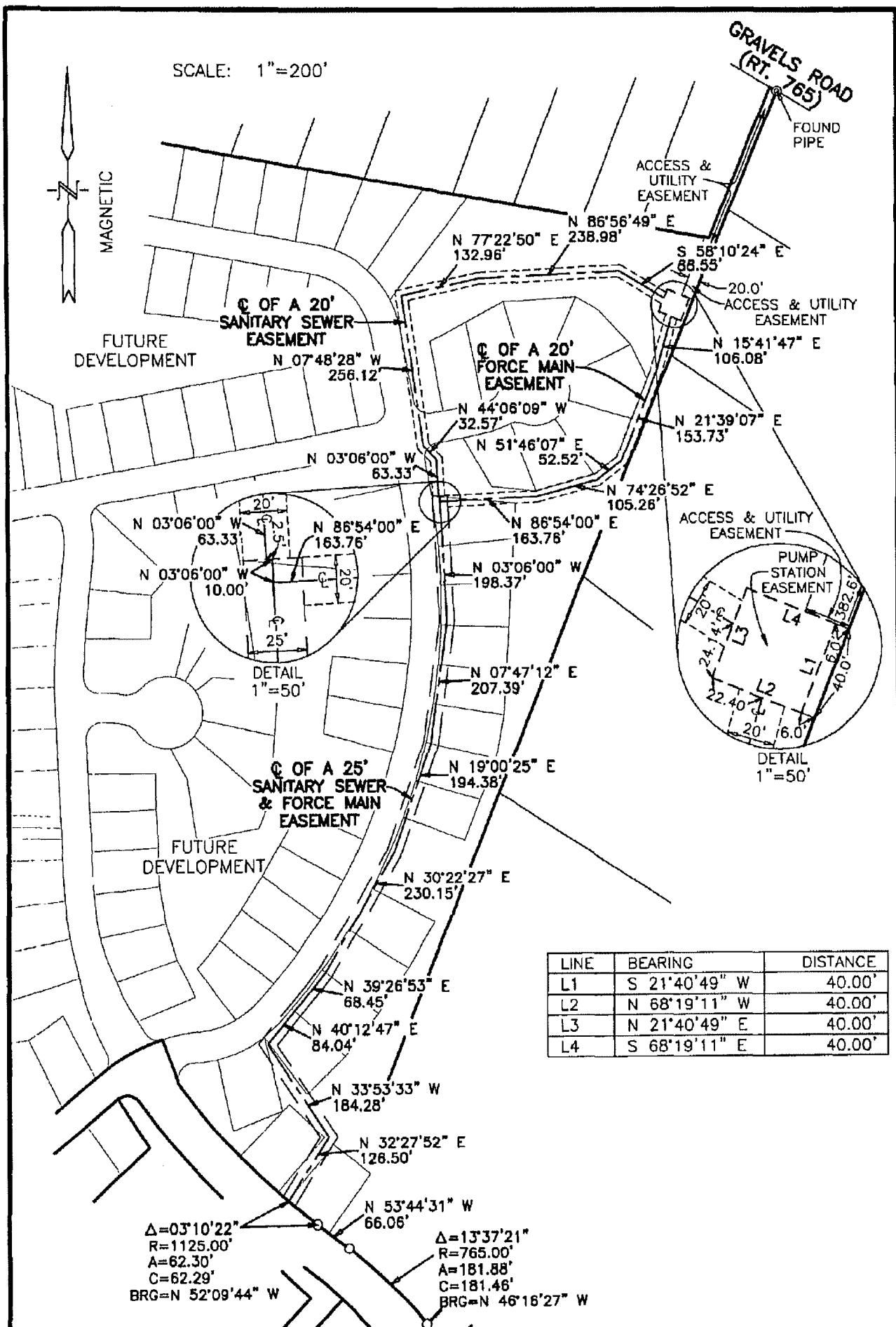
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BENNER & ASSOC., INC.
3061 SOUTH MAIN STREET
HARRISONBURG, VA 22801
540 434-0267
FAX# 0332802

SHEET 2 OF 5

PRICE
DB 1968/604
TM 95(A)58

2.211 AC.
DNG, LLC
DB 2408/1
TM 95(A)59



E: 1"=60'
FOUND IRON PIN
PINS WILL BE SET
LOT CORNERS.

COMMON AREA "D"
2.084 ACRES

DAVIS
DB 998/472
TM 95 (A) 54C
208.48'

S 79°12'50" E 393.75'

185.2' ADDITIONAL
10' WATER
EASEMENT
PROPERTY LINES
HEREBY VACATED

MON AREA "D"
084 ACRES

SEE SHEET 3

132

326'-
ON 53-44-37
PROPERTY 66.08'-
HEREBY VACATED
PREVIOUSLY DEDICATED PORTION
SUFFOLK DRIVE

MEADOWBROOK
CHASE ONE
COMMON
AREA

CUSTER
DB 2771/743
TM 95 A) 56

LINE	BEARING	DISTANCE
L1	N 38°14'47" W	36.85'
L2	S 56°58'15" E	6.56'
L3	N 33°01'45" E	8.33'
L4	S 38°14'47" E	32.10'
L5	S 79°40'02" W	3.90'
L6	N 60°55'22" W	27.15'
L7	S 70°55'08" W	26.09'
L8	S 45°16'15" W	34.89'
L9	N 43°54'07" W	10.00'
L10	N 45°16'15" E	37.02'
L11	N 70°55'08" E	32.84'
L12	S 60°55'22" E	28.03'
L13	N 79°40'02" E	14.71'

SHEET 2 OF 5

SEE SHEET 3

LINE	BEARING	DISTANCE
L3	N 42°08'15" E	12.58'
L5	S 03°23'35" W	73.57'
L6	S 10°48'53" W	73.57'

COMMON AREA "D"
2.084 ACRES

LOT AREAS:

1" = 100'
GROUND IRON PIPE
FOR HYDRANT
BACK LINE
WILL BE SET
AT CORNERS.
MARY?

SEE SHEET 4 FOR
CURVE TABLE AND
NOTES.

LINE	BEARING	DISTANCE
L1	S 56°47'23" E	19.87'
L2	N 07°48'28" W	13.75'
L3	N 77°22'50" E	13.42'
L4	N 56°47'23" W	107.08'
L5	N 79°30'14" W	10.28'
L6	N 79°30'14" W	52.69'

FLICK SUBDIVISION
DB 218/322

413.11'
76.57'
102.63'
96'

FUTURE DEVELOPMENT

SEE SHEET 3

SHEET 2 OF 4

COMMON AREA "A" = 19,678 SQ. FT.

FUTURE DEVELOPMENT

107 AREAS:

68	=	8,874	sq.	ft.
69	=	6,481	sq.	ft.
70	=	6,789	sq.	ft.
71	=	7,060	sq.	ft.
72	=	7,331	sq.	ft.
73	=	8,239	sq.	ft.
74	=	7,613	sq.	ft.
75	=	10,513	sq.	ft.
76	=	15,545	sq.	ft.
77	=	24,089	sq.	ft.
78	=	24,562	sq.	ft.
79	=	9,700	sq.	ft.
80	=	10,263	sq.	ft.
81	=	8,899	sq.	ft.
82	=	8,500	sq.	ft.
83	=	9,000	sq.	ft.
84	=	8,875	sq.	ft.
85	=	10,209	sq.	ft.
86	=	11,979	sq.	ft.
87	=	12,379	sq.	ft.

42" E 282.92
 10°27'42" W 282.62'
 .59'
 0.00'
 7'42" W 25.19' C
 68 SBL 35' 73.95' C
 12.00' MERINO LANE 105.32'
 N 10°27'42" W 50.00' C
 170.00' S 79°32'18" W C
 S 79°49'15" W C
 79°32'18" W C

COMMON AREA "A" = 19,678 SQ. FT.

4400

1" = 100'
 FOUND IRON PIN
 FIRE HYDRANT
 SETBACK LINE
 S. WILL BE SET
 OUT CORNERS.
 STARY
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104.67'
 241.50'
 136.88'
 245.28'
 E

219.45'
 131.31'
 E

155.02'

105.57'

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SCALE: 1"=100'

O = FOUND IRON PIN
⑦ = FIRE HYDRANT
SBL = SETBACK LINE
IRON PINS WILL BE SET
AT ALL LOT CORNERS.

SEE SHEET 4 FOR
CURVE TABLE AND
NOTES.

LOT AREAS:

96 = 9,693 SQ. FT.
 97 = 8,614 SQ. FT.
 98 = 8,148 SQ. FT.
 99 = 8,031 SQ. FT.
 104 = 8,704 SQ. FT.
 105 = 9,001 SQ. FT.
 106 = 9,071 SQ. FT.
COMMON AREA "B" =
31,905 SQ. FT.

COMMON AREA "B" =
31,905 SQ. FT.

GRAVELS ROAD (RT. 765)

13.00'
S. 58°34'12" E

FOUND
PIN

FULK
DB 419/413
TM 95 (7) A

FLICK SUBDIVISION
DB 218/330
TM 95B (2) 1-10A
80°04'33" E 1292.96' 413.11'

SEWER PUMP
STATION
SEE DB 2753/194

— ACCESS &
UTILITY EASEMENT
DB 2753/194

LAM
DB 1863/226
TM 95 (A) 54B1

87

N 37°04'10" E
219.69'

FUTURE DEVELOPMENT

RIGGLEMAN
DB 1323/621
TM 95 (A) 54

SEE SHEET 2

**COMMON
AREA "A"**

20' SANITARY
SEWER EA&EMENT
DB 2753/194

20' FORCE MAIN
EASEMENT
DB 2753/194

68

68
120.00' N SBL 25.20' C
282' Q LANE Q
120' W Q 120' Q
120' Q 120' Q

FUTURE DEVELOPMENT

N 02°57'15" W
64.96'

**COMMON
AREA "B"**

SIMMERS
DB 1265/545
M 95 (A) 54D

N 68°19'12" W

SEE SHEET 3
COMMON AREA 'D'
1.880 ACRES
RESIDUE OF
DB 2962/472
TM 95E (?)

NOTES:

- 1) ALL FRONT LOT LINES HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON THE INSIDE OF THE LOT LINE.
- 2) THERE IS A BLANKET UTILITY EASEMENT OVER ALL COMMON AREAS.

NOTES:

1) ALL

DRA
ON

2) THE

EAS

RA

83

845

849

SHEET 2 OF 4

CURVE	ARC	RADIUS	DELTA	CHORD	BEARING	CHORD
C2	158.63'	835.00'	10°53'06"	N 51°25'35"	W	158.39'
C3	185.77'	849.75'	12°31'33"	S 52°17'10"	E	185.40'
C4	185.77'	849.75'	12°31'33"	N 52°17'10"	W	185.40'
C5	41.39'	849.75'	24°7'27"	N 57°09'13"	W	41.39'

CUSTER
DB 2771/743
TM 95 (A) 56

100

3 2753/194
C. INC.
ROAD
VA 22801

CURVE	ARC	RADIUS	DELTA	CHORD	BEARING	CHORD
C1	129.64'	1025.00'	7°14'48"	N 24°08'16" E		129 55'

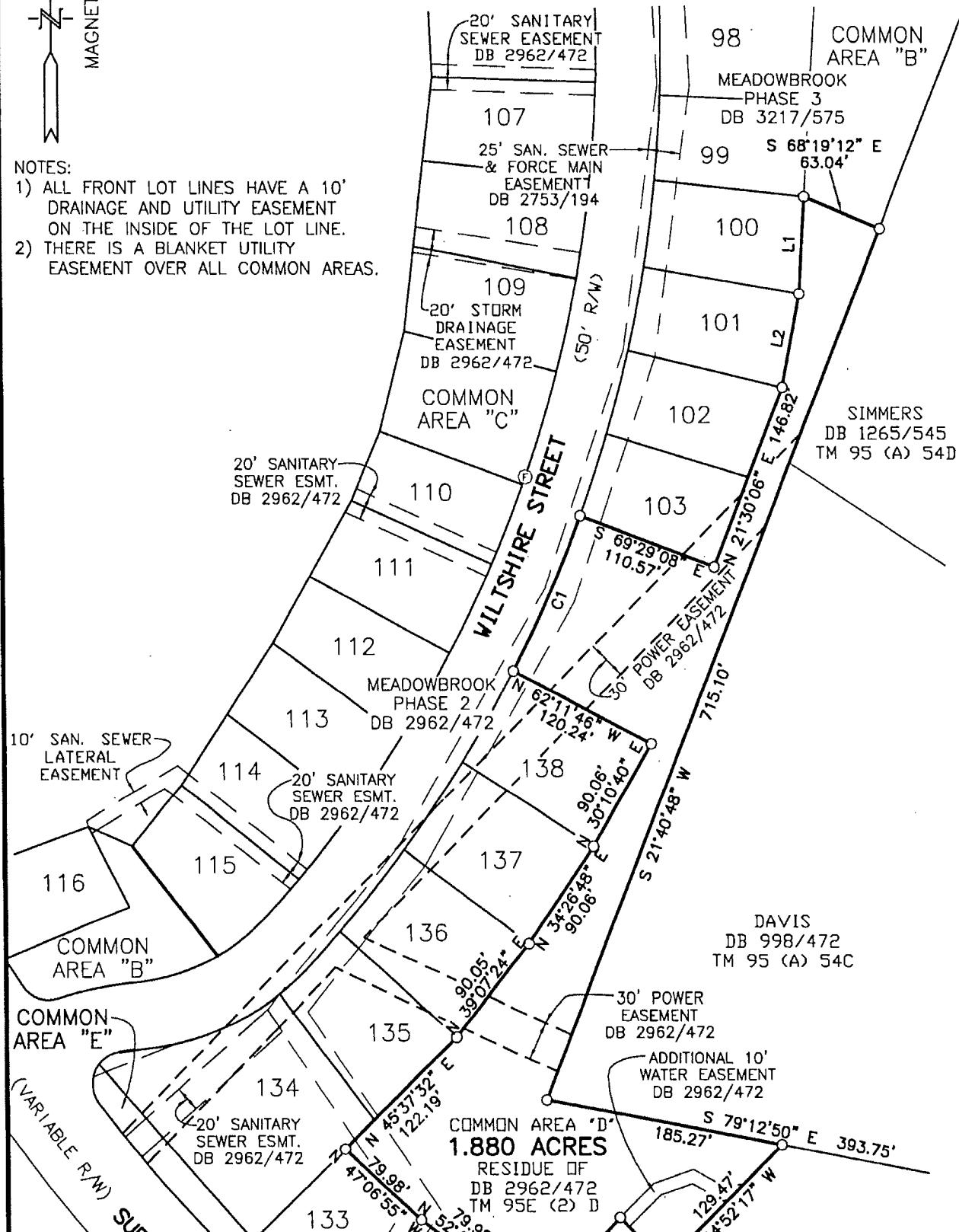
SCALE: 1"=100'

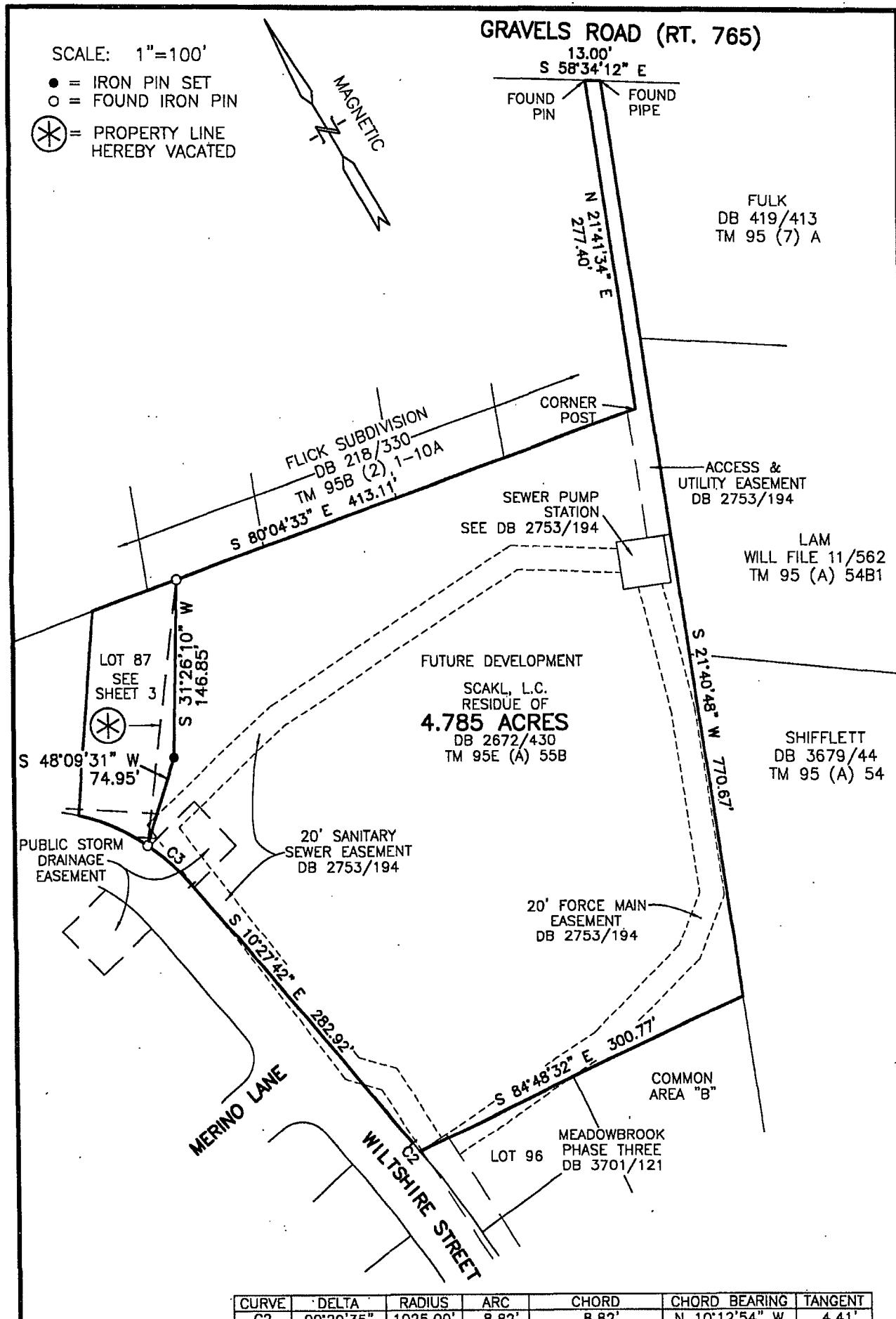
O = IRON PIN FOUND OR SET
F = FIRE HYDRANT

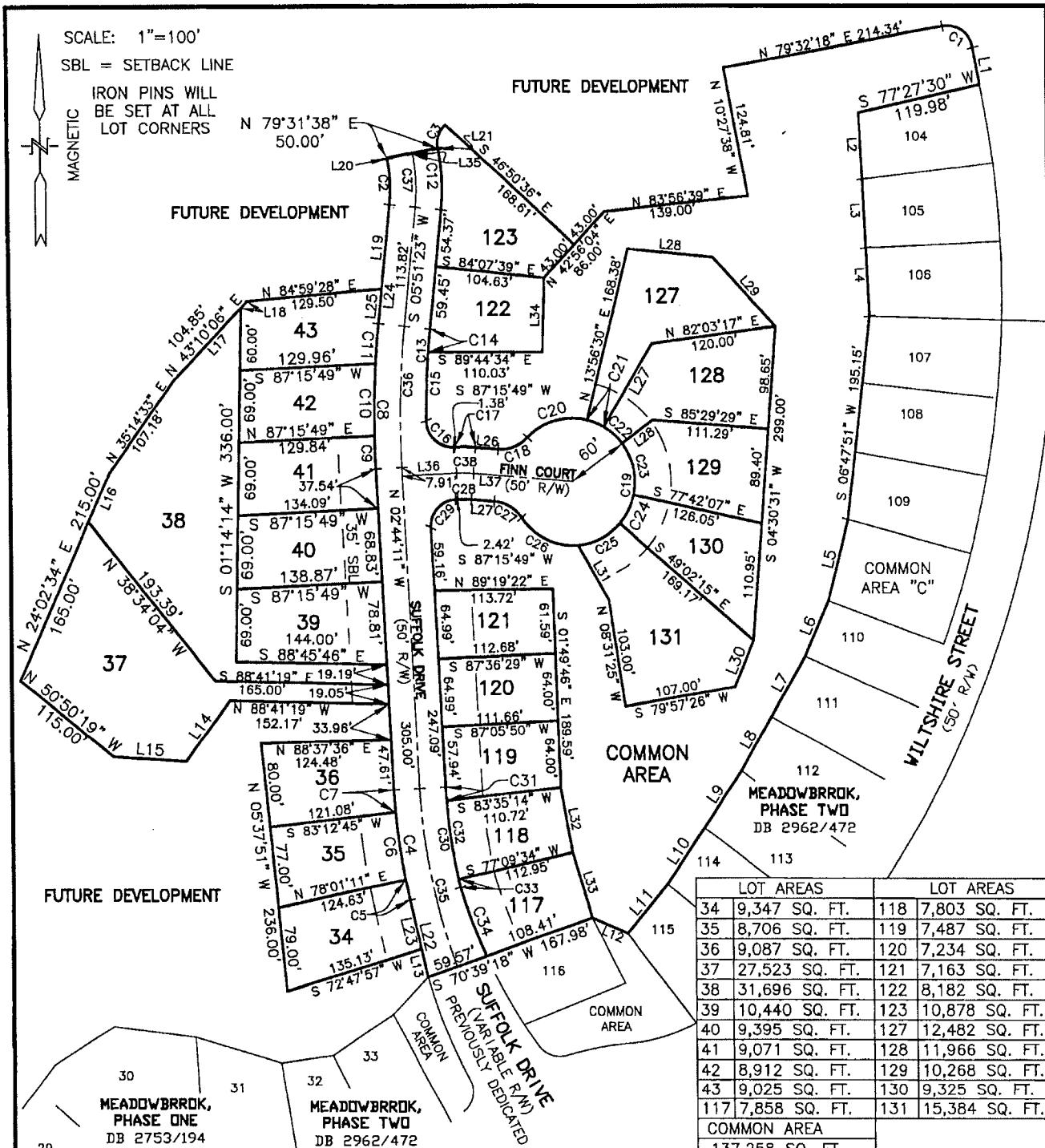


NOTES:

- 1) ALL FRONT LOT LINES HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON THE INSIDE OF THE LOT LINE.
 - 2) THERE IS A BLANKET UTILITY EASEMENT OVER ALL COMMON AREAS.





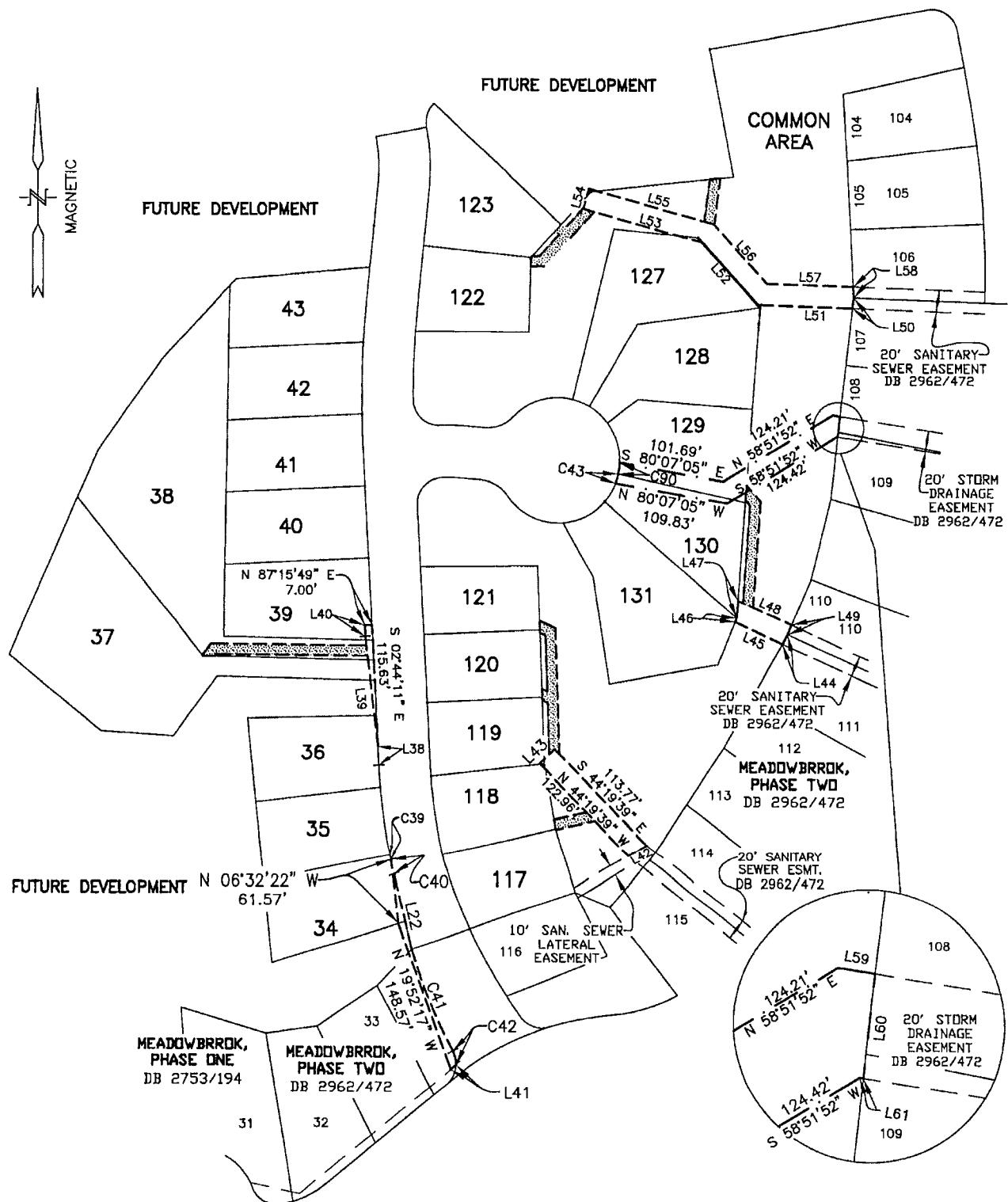


PUBLIC SANITARY SEWER EASEMENT & PRIVATE STORM DRAINAGE EASEMENT
SCALE: 1"=100'

— — — = NEW 20' PUBLIC SANITARY SEWER EASEMENT

■ = 10' PRIVATE SANITARY SEWER LATERAL

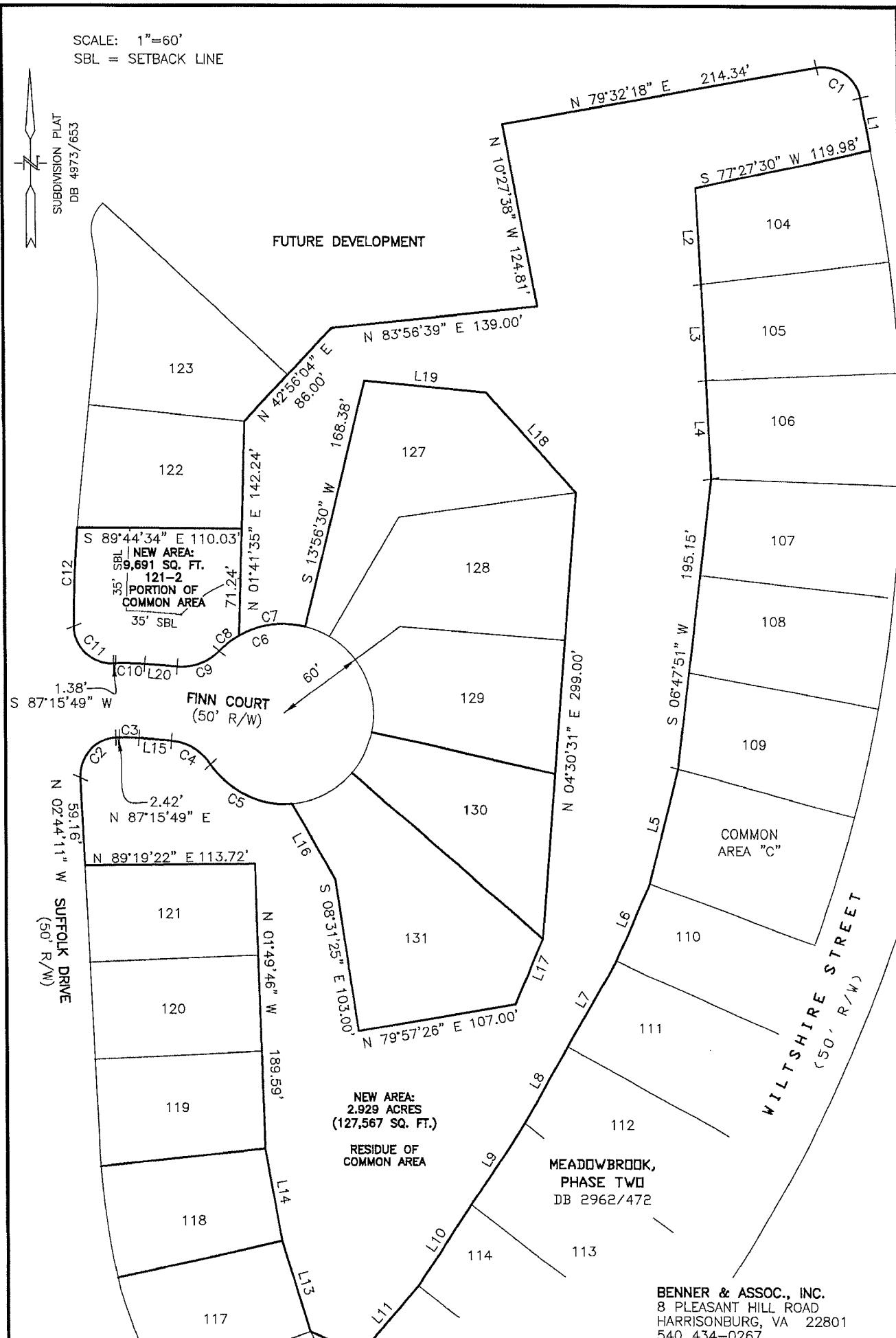
— · — = 20' PRIVATE STORM DRAINAGE EASEMENT



NOTES

- 1) ALL FRONT LOT LINES HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON THE INSIDE OF THE LOT LINES.
 - 2) THERE IS A BLANKET UTILITY EASEMENT OVER ALL COMMON AREAS.
 - 3) IN ADDITION TO THE SPECIFIC EASEMENTS SHOWN ON THE PLAT, ALL SIDE AND REAR INTERIOR LOT LINES HAVE A 10' DRAINAGE AND UTILITY EASEMENT CENTERED ON THE LOT LINE.
 - 4) ALL EXTERIOR LOT LINES HAVE A 10' DRAINAGE AND UTILITY EASEMENT ALONG THE INSIDE OF THE LOT, EXCEPT AS SHOWN.

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267

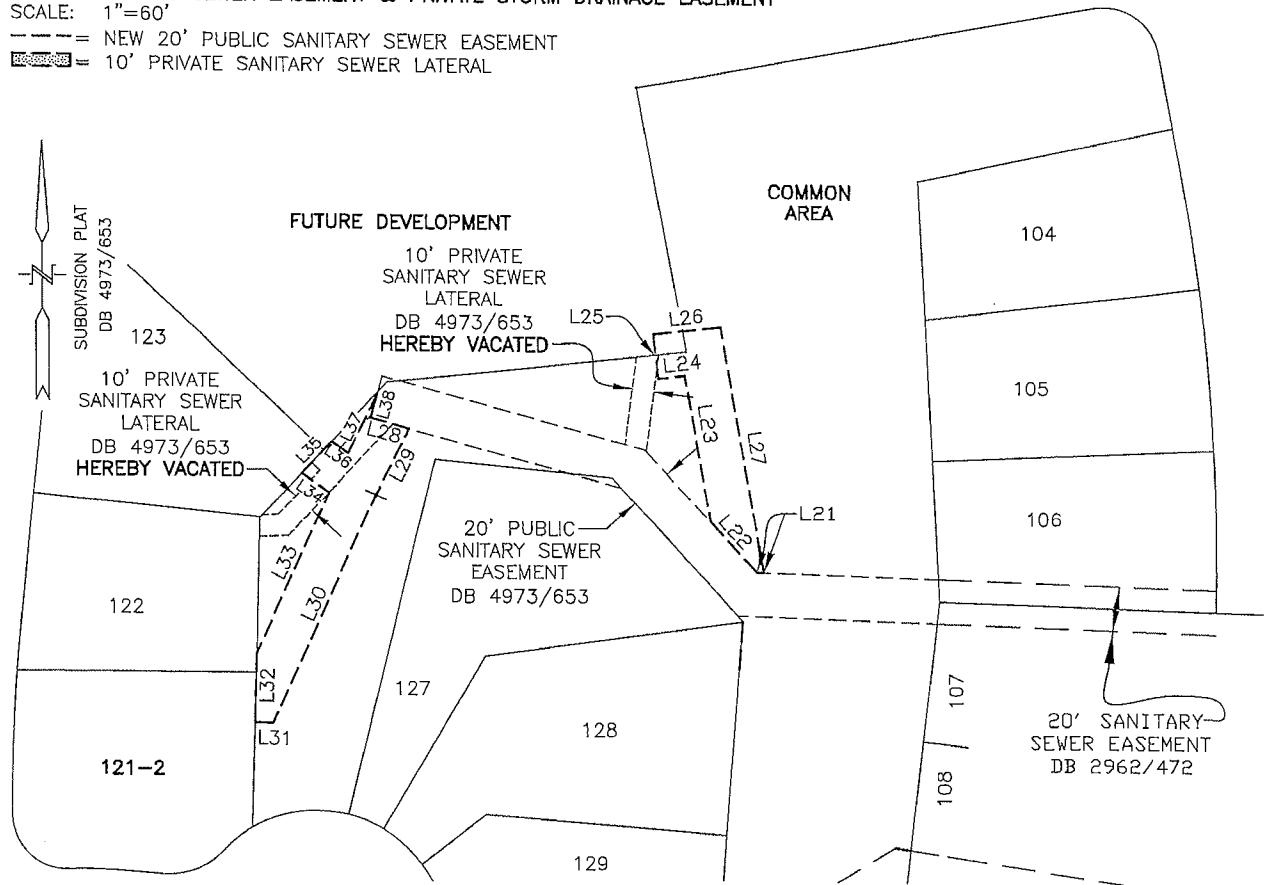


PUBLIC SANITARY SEWER EASEMENT & PRIVATE STORM DRAINAGE EASEMENT

SCALE: 1"=60'

----- = NEW 20' PUBLIC SANITARY SEWER EASEMENT

===== = 10' PRIVATE SANITARY SEWER LATERAL



CURVE TABLE FOR LOTS

CURVE	RADIUS	ARC	CHORD	CHORD BRG	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 55°27'42" E	90°00'00"
C2	25.00'	39.27'	35.36'	N 42°15'49" E	42°15'49"
C3	100.00'	12.99'	12.98'	S 89°00'54" E	7°26'33"
C4	35.00'	31.05'	30.04'	S 59°52'37" E	50°50'00"
C5	60.00'	63.11'	60.24'	S 64°35'39" E	60°16'04"
C6	60.00'	62.90'	60.06'	S 73°54'27" W	60°04'07"
C7	60.00'	45.86'	44.75'	S 82°02'47" W	43°47'27"
C8	60.00'	17.05'	16.99'	S 52°00'43" W	16°16'41"
C9	35.00'	31.05'	30.04'	S 69°17'23" W	50°50'00"
C10	150.00'	19.48'	19.47'	N 89°00'54" W	38°11'50"
C11	25.00'	40.51'	36.22'	N 46°19'02" W	92°50'18"
C12	875.00'	65.75'	65.74'	N 02°15'17" E	4°18'20"

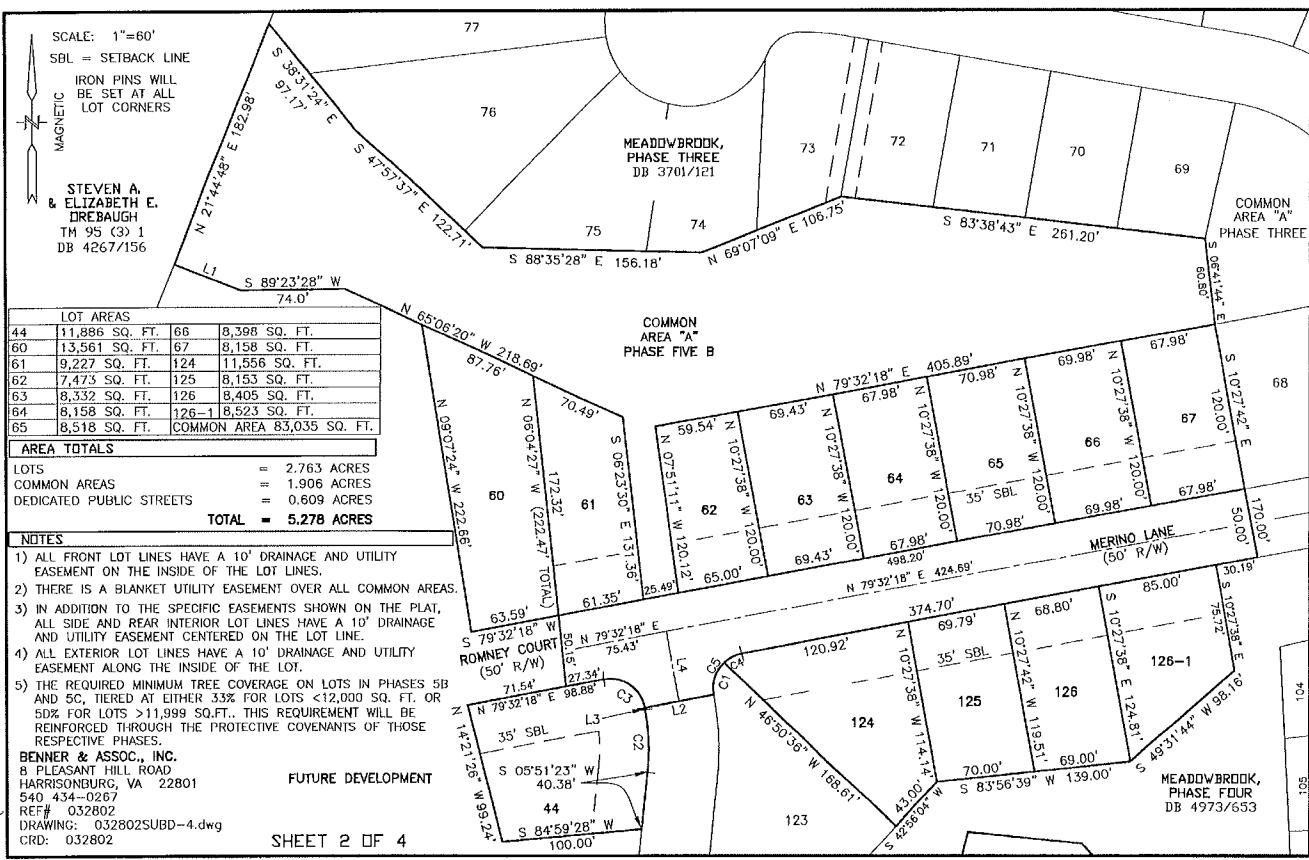
LINE TABLE FOR LOTS

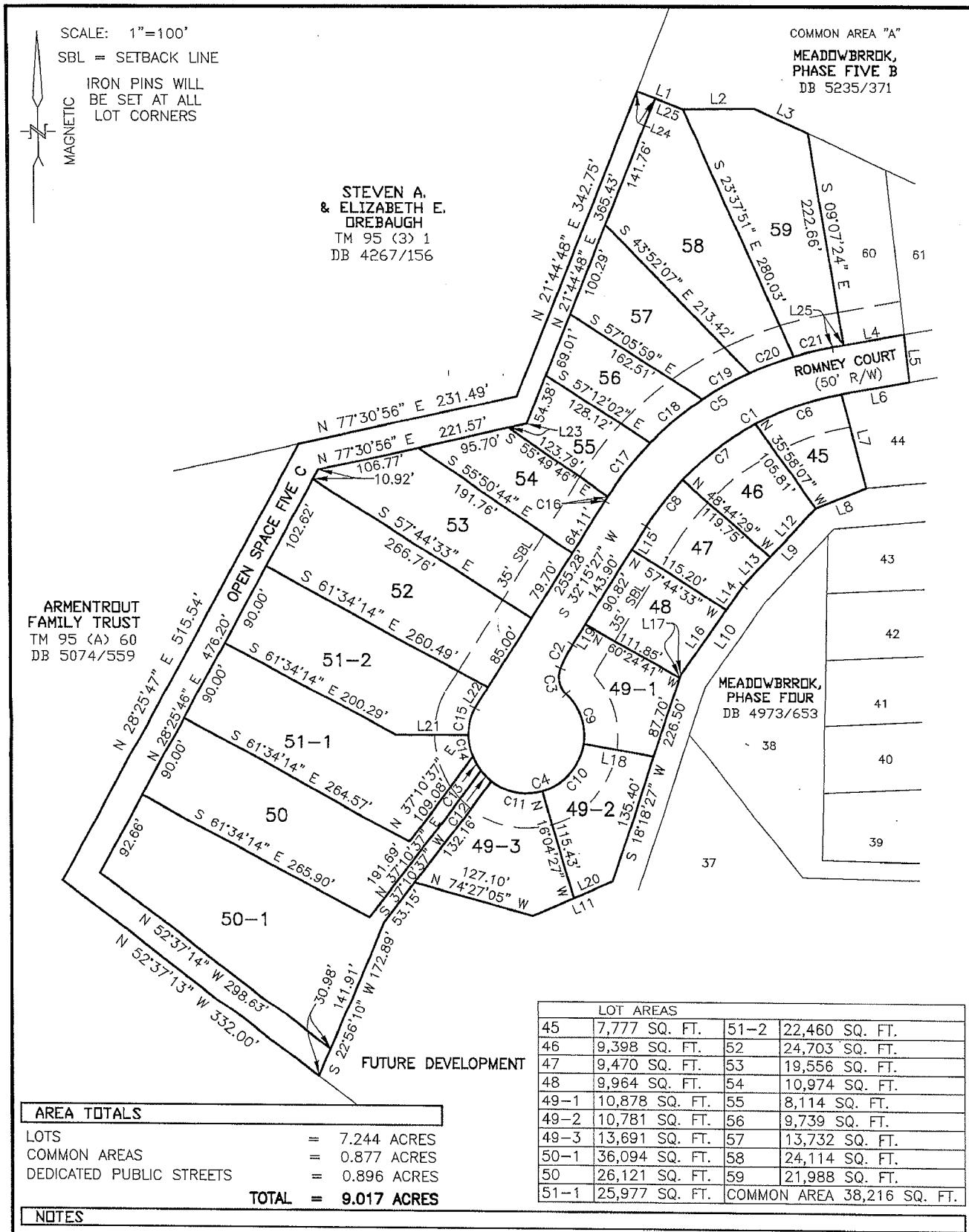
LINE	BEARING	DISTANCE
L1	S 10°27'42" E	35.66'
L2	S 02°57'15" E	64.96'
L3	S 02°43'12" E	65.09'
L4	S 02°41'11" E	65.18'
L5	S 14°09'45" W	79.15'
L6	S 23°26'33" W	57.24'
L7	S 29°42'17" W	66.41'
L8	S 29°41'24" W	58.34'
L9	S 33°37'00" W	65.12'
L10	S 33°31'59" W	65.12'
L11	S 40°19'12" W	60.00'
L12	N 66°31'33" W	36.84'
L13	N 16°54'34" W	64.01'
L14	N 10°01'05" W	63.00'
L15	S 85°17'37" E	22.05'
L16	S 29°15'55" E	59.00'
L17	N 22°51'03" E	48.00'
L18	N 42°19'27" W	89.00'
L19	N 84°23'31" W	82.00'
L20	N 85°17'37" W	22.05'

LINE TABLE FOR EASEMENTS

LINE	BEARING	DISTANCE
L21	N 88°13'42" W	3.24'
L22	N 42°19'27" W	31.39'
L23	N 09°54'47" W	68.76'
L24	S 83°23'28" W	12.19'
L25	N 06°36'32" W	20.00'
L26	N 83°23'28" E	31.07'
L27	S 09°54'47" E	114.80'

LINE	BEARING	DISTANCE
L28	S 74°41'04" E	18.23'
L29	S 26°24'43" W	34.31'
L30	S 24°28'28" W	115.45'
L31	N 88°18'25" W	8.36'
L32	N 01°41'35" E	31.74'
L33	N 24°28'28" E	81.36'
L34	N 54°27'12" W	15.41'
L35	N 42°46'17" E	20.17'
L36	S 54°27'12" E	9.31'
L37	N 26°24'43" E	30.00'
L38	S 15°18'56" W	10.97'

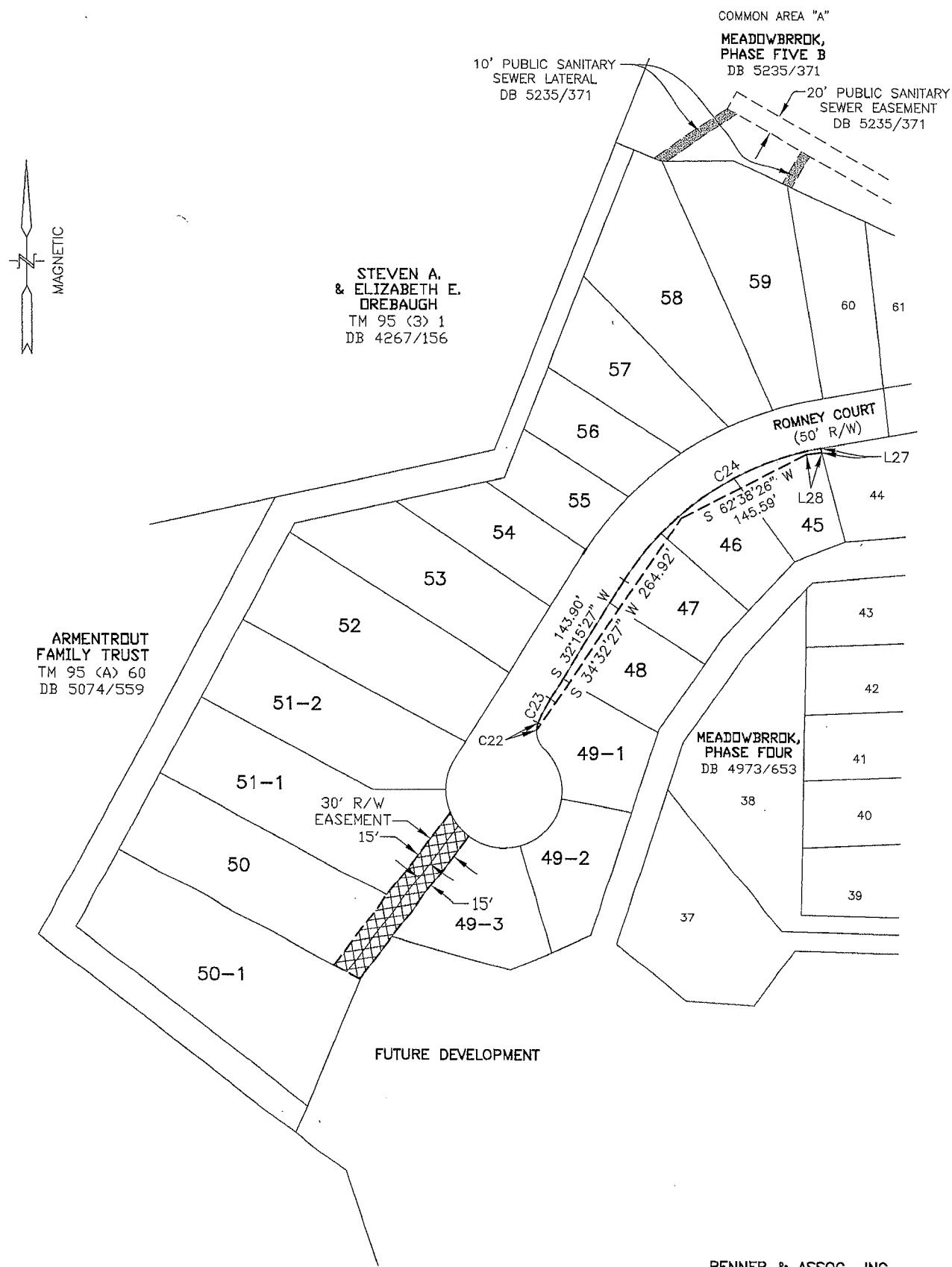


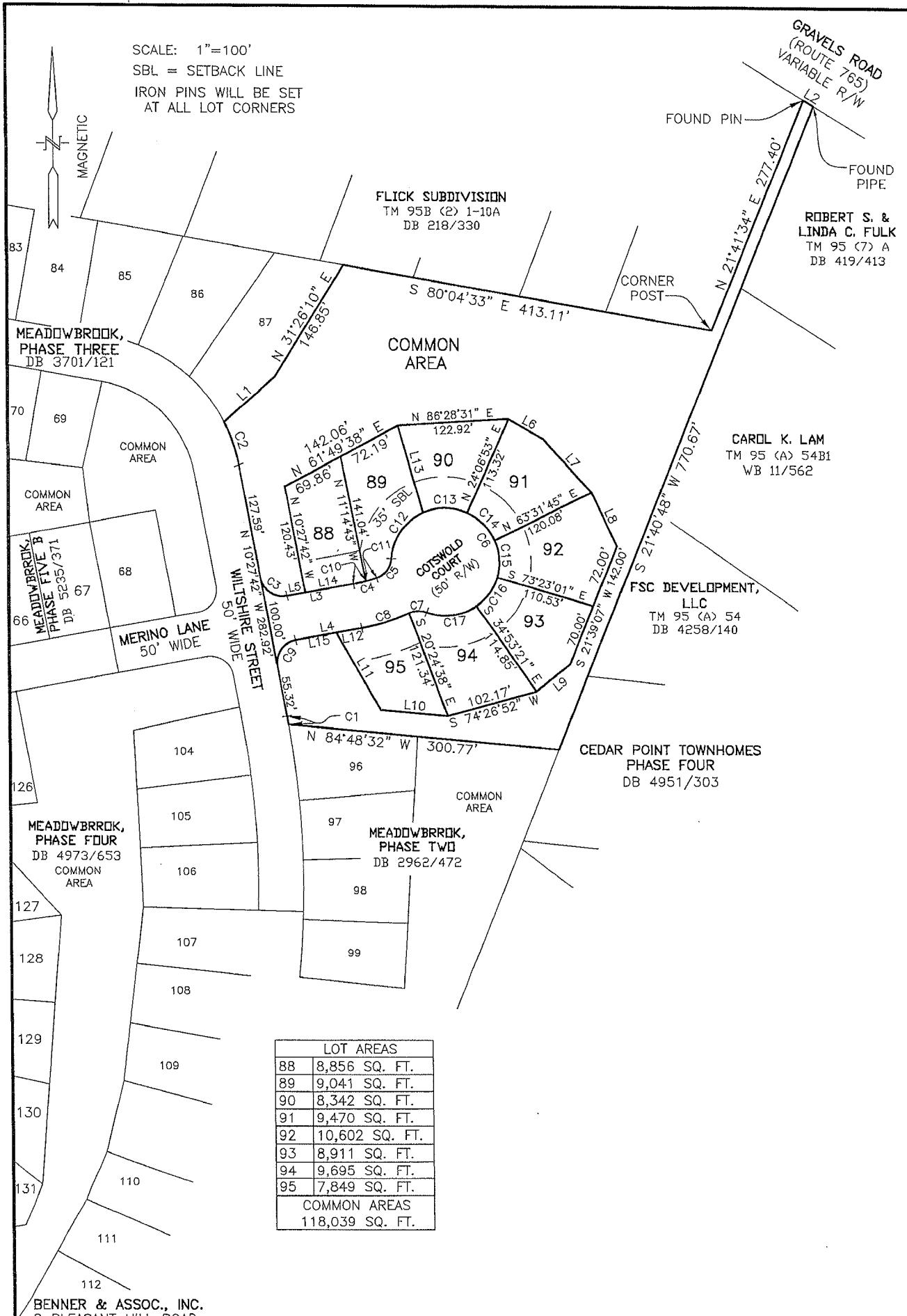


30' RIGHT OF WAY EASEMENT & PUBLIC SANITARY SEWER EASEMENT

SCALE: 1"=100'

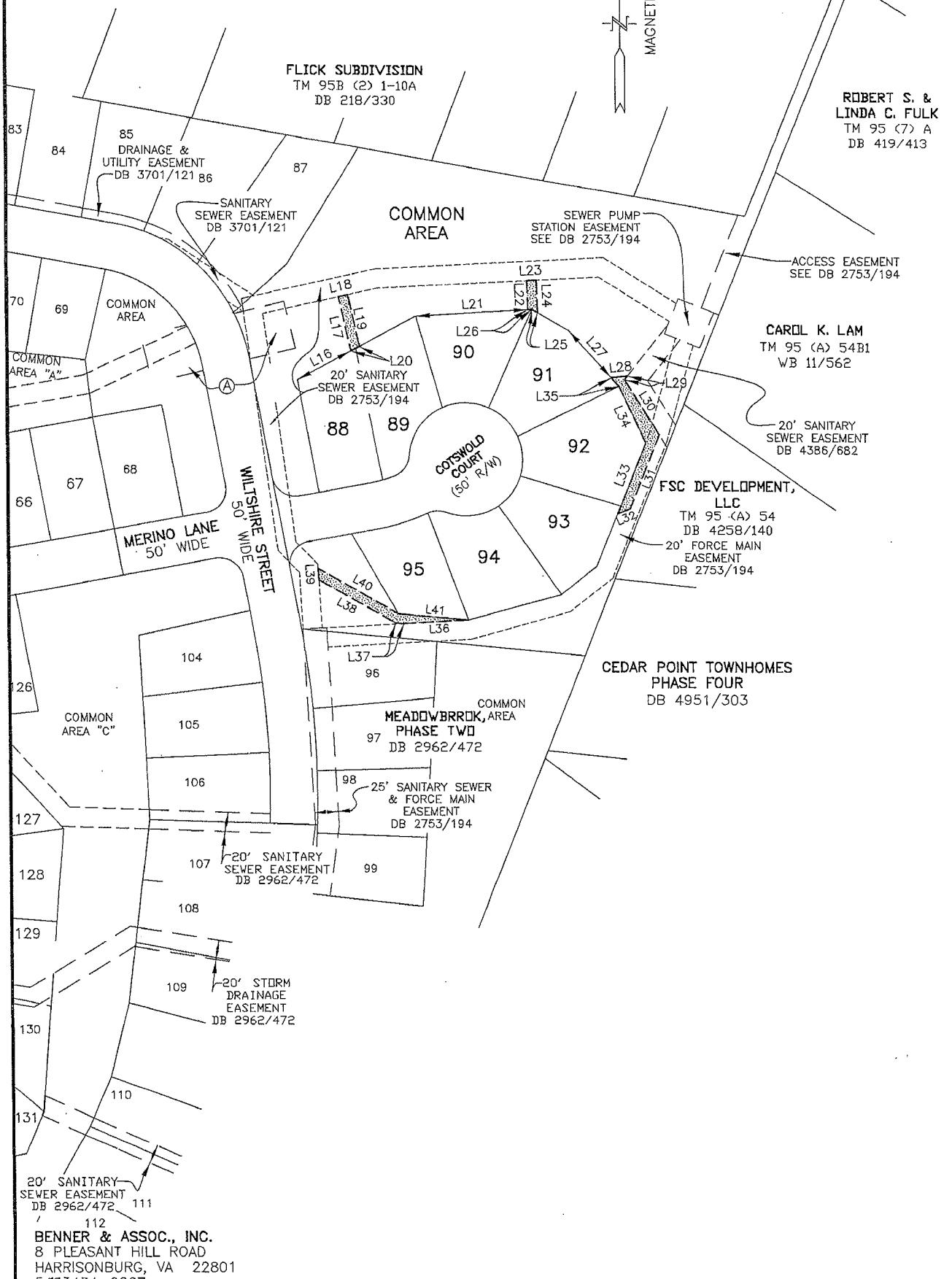
--- NEW 20' PUBLIC SANITARY SEWER EASEMENT





10' PRIVATE SANITARY SEWER LATERAL EASEMENTS
SCALE: 1"=100'

■ = 10' PRIVATE SANITARY SEWER LATERAL
Ⓐ = PUBLIC STORM DRAINAGE EASEMENT DB 4319/372



STORM DRAINAGE EASEMENTS & BMP EASEMENT
SCALE: 1"=100'

████████ = 10' PRIVATE STORM DRAINAGE EASEMENT

Ⓐ = PUBLIC STORM DRAINAGE EASEMENT DB 4319/372

