

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:

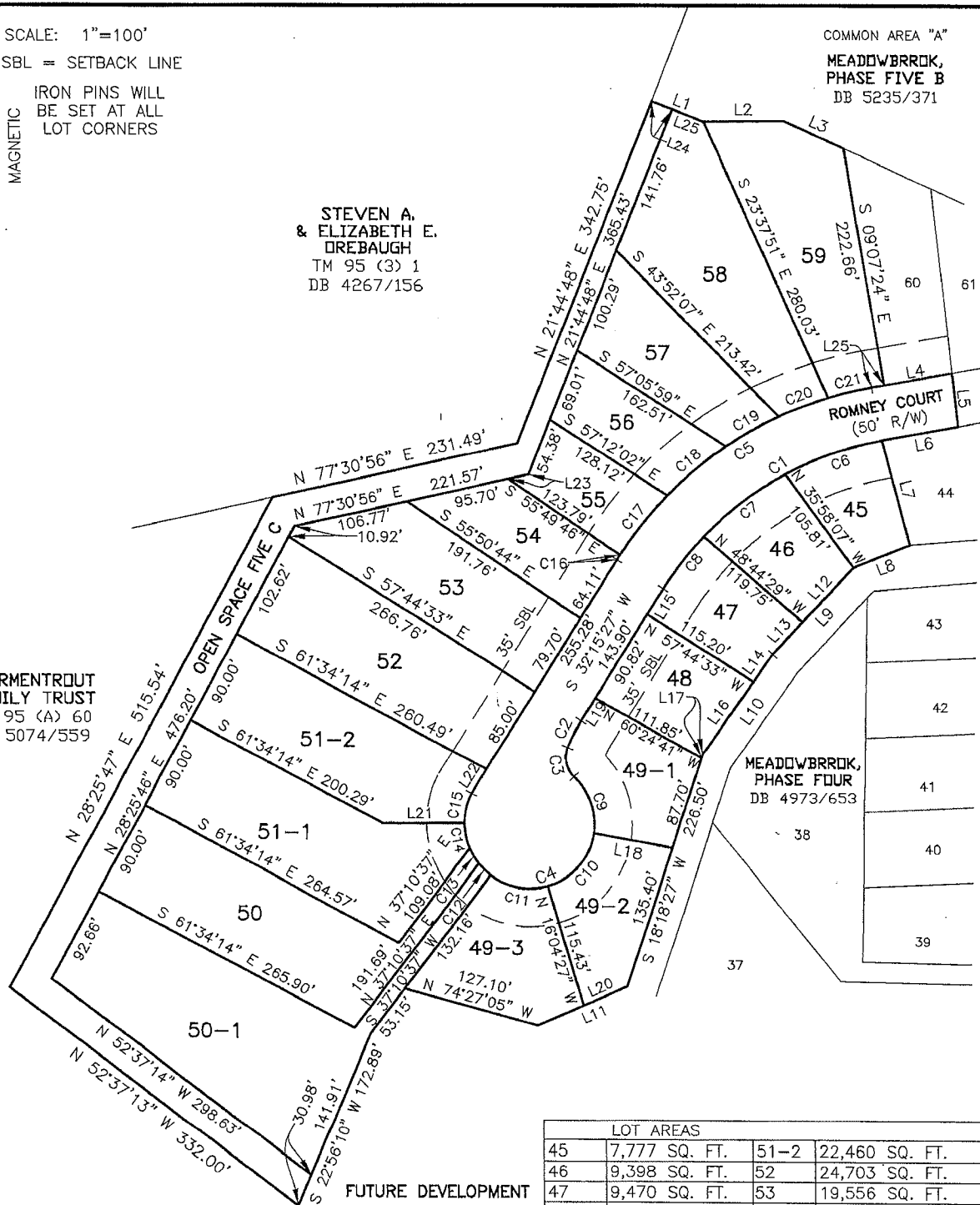
- a. Exterior additions, alterations, or modifications to a home within Meadowbrook Subdivision require approval from the Architectural Review Committee prior to installation. These include, but are not limited to:
 - i. Siding color or material change
 - ii. Shutter color or material change
 - iii. 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
 IRON PINS WILL
 BE SET AT ALL
 LOT CORNERS
 MAGNETIC

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

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

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



AREA TOTALS

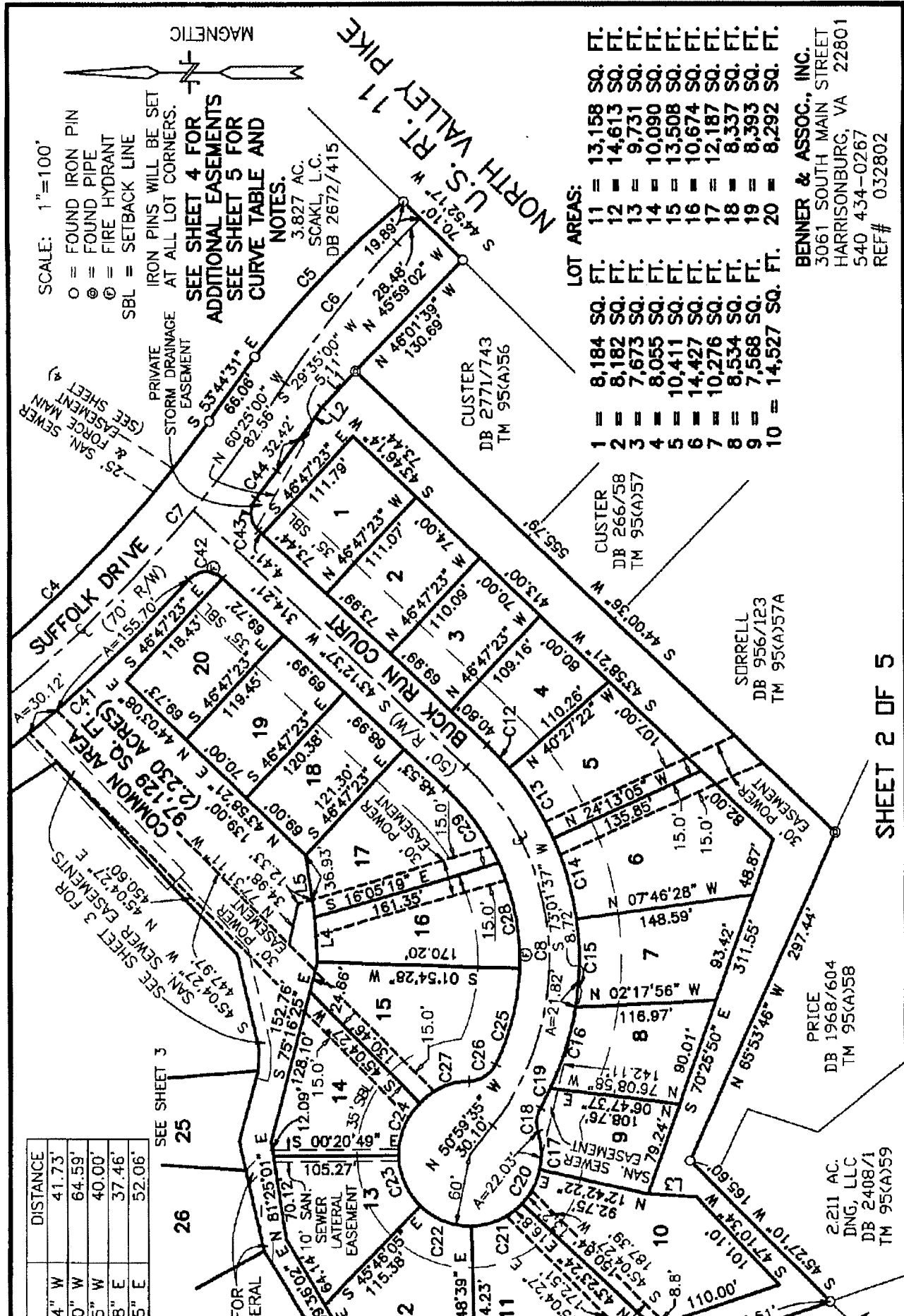
LOTS = 7.244 ACRES
 COMMON AREAS = 0.877 ACRES
 DEDICATED PUBLIC STREETS = 0.896 ACRES
TOTAL = 9.017 ACRES

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

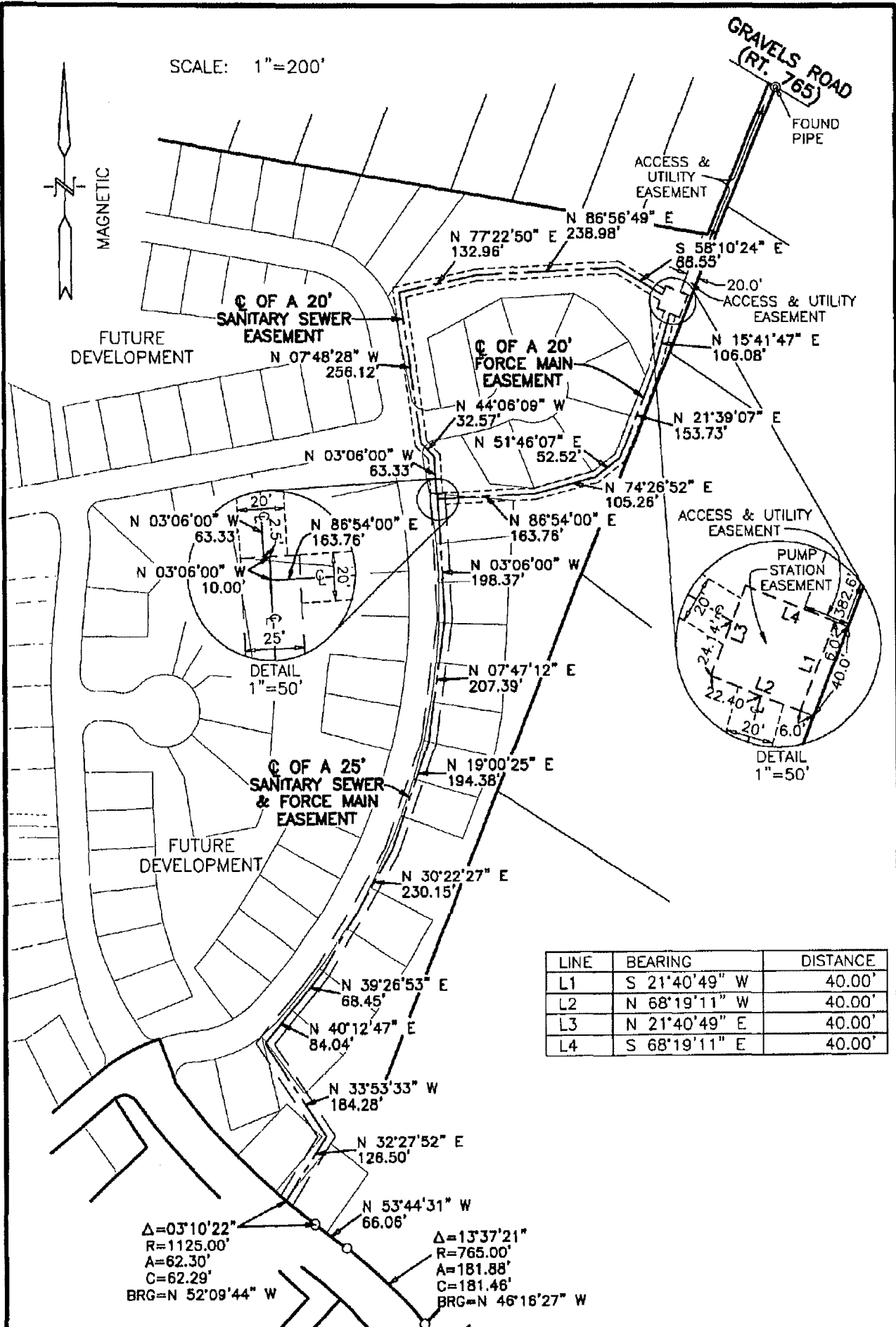
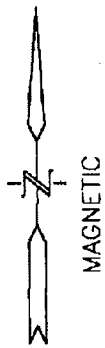
- 1) ALL FRONT LOT LINES HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON THE INSIDE OF THE LOT LINES.
- 2) THERE IS A BLANKET UTILITY EASEMENT OVER ALL COMMON AREAS.
- 3) IN ADDITION TO THE SPECIFIC EASEMENTS SHOWN ON THE PLAT, ALL SIDE AND REAR INTERIOR LOT LINES HAVE A 10' DRAINAGE AND UTILITY EASEMENT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

BENNER & ASSOC., INC.
 8 PLEASANT HILL ROAD
 HARRISONBURG, VA 22801



B 2753 P 197

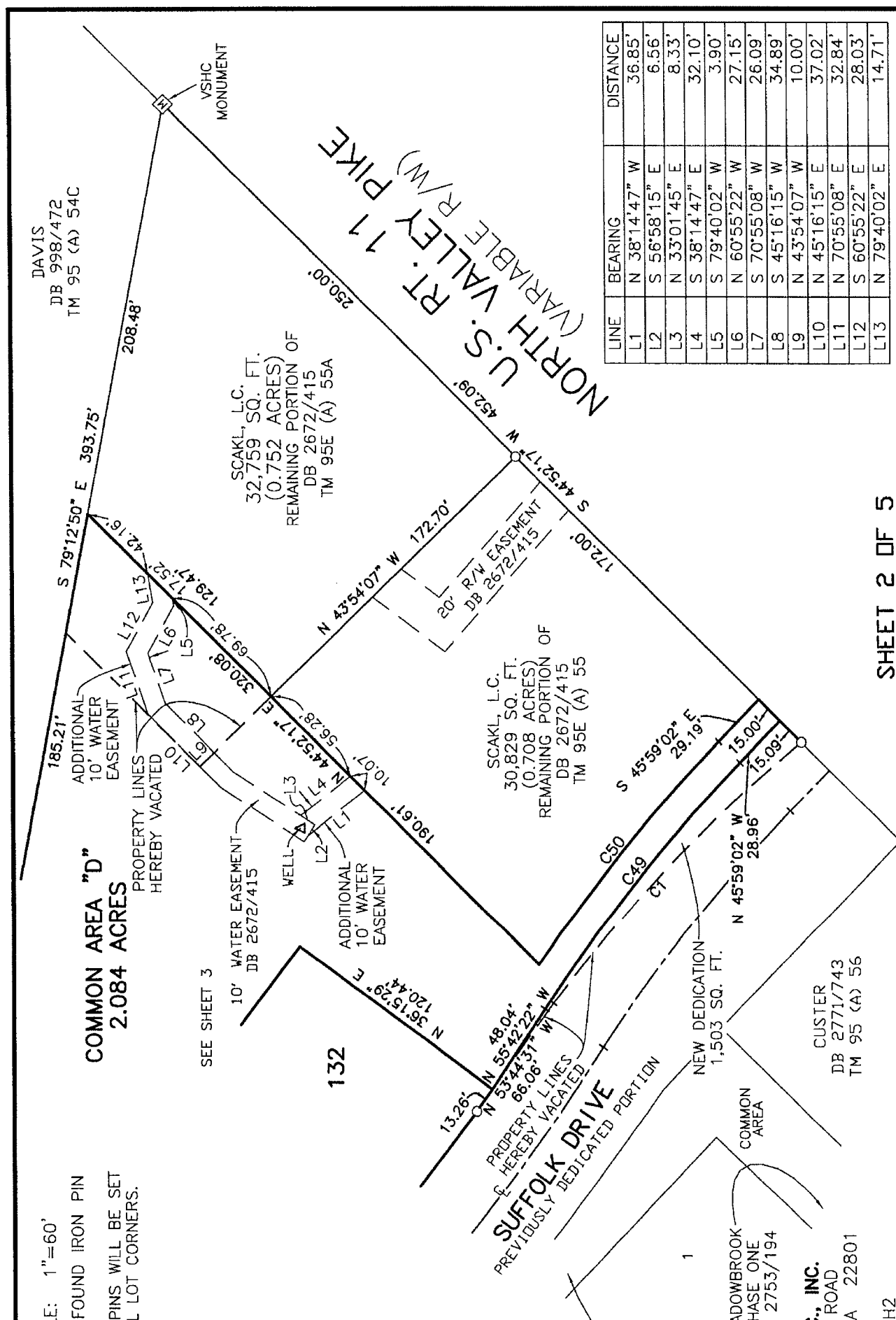
SCALE: 1"=200'



LINE	BEARING	DISTANCE
L1	S 21°40'49" W	40.00'
L2	N 68°19'11" W	40.00'
L3	N 21°40'49" E	40.00'
L4	S 68°19'11" E	40.00'

$\Delta=03^{\circ}10'22''$
 $R=1125.00'$
 $A=62.30'$
 $C=62.29'$
 $BRG=N 52^{\circ}09'44'' W$

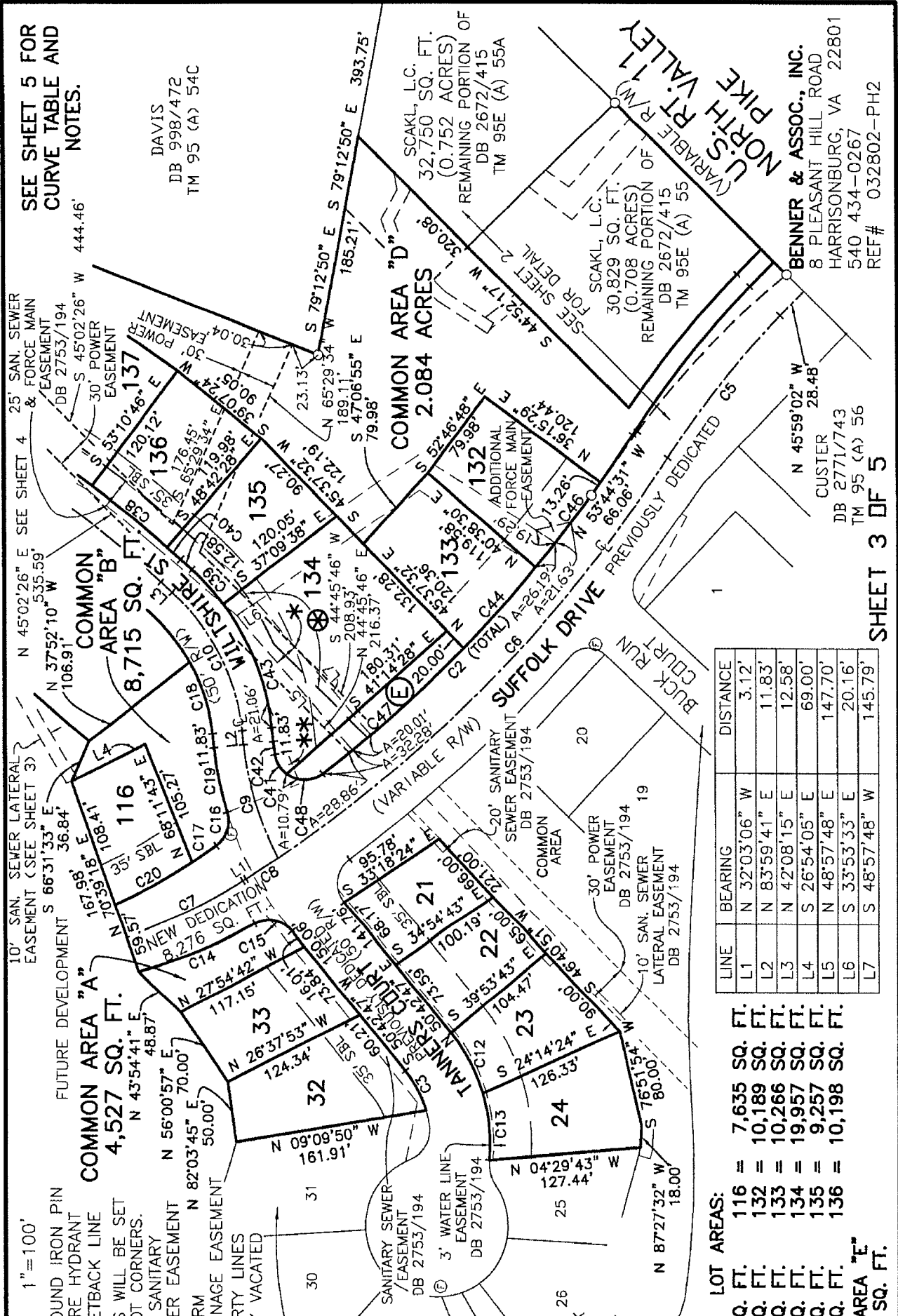
$\Delta=13^{\circ}37'21''$
 $R=765.00'$
 $A=181.88'$
 $C=181.46'$
 $BRG=N 46^{\circ}16'27'' W$



SEE SHEET 5 FOR
CURVE TABLE AND
NOTES.

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

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 032802-PH2

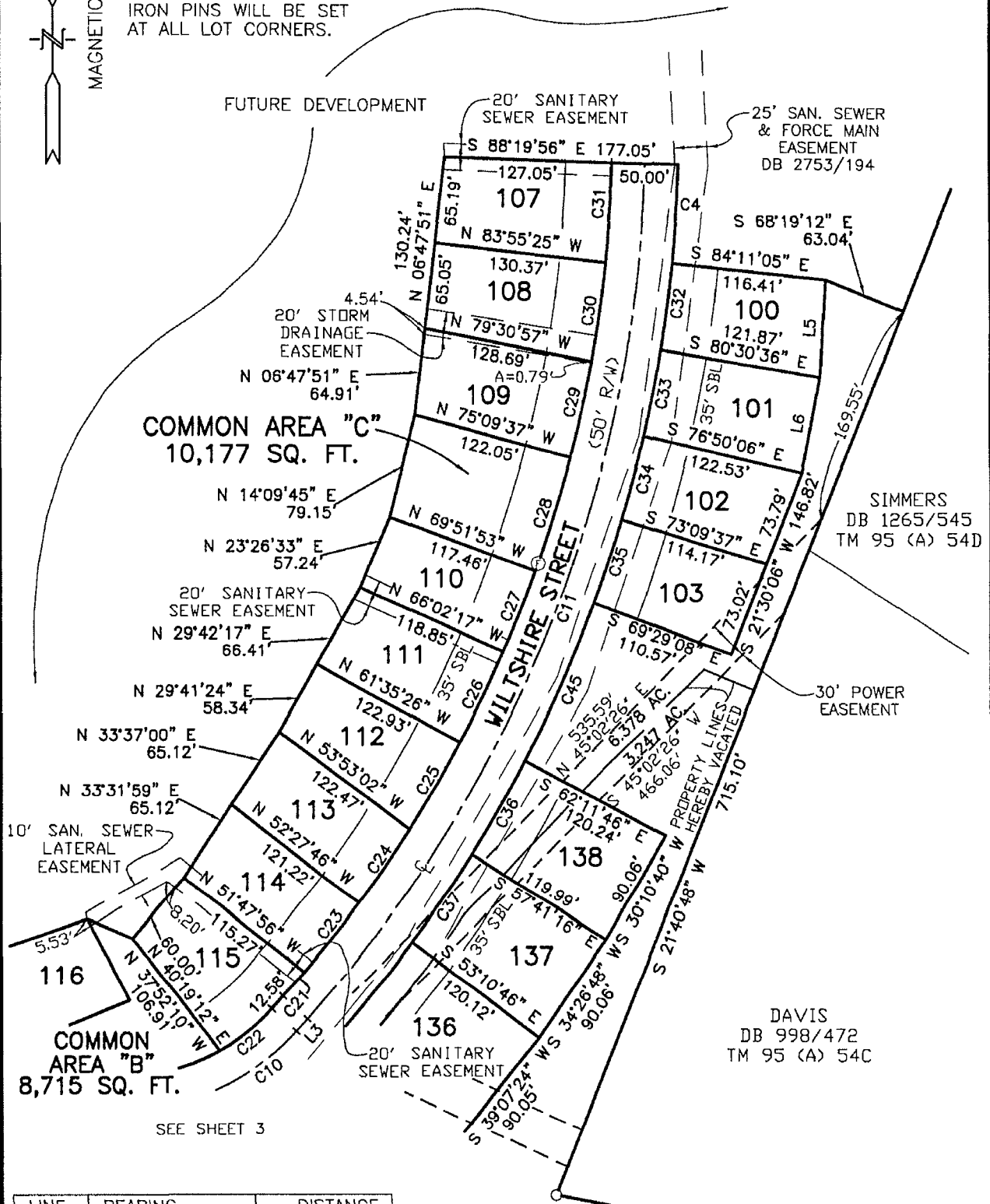


SHEET 3 OF 5

O = FOUND IRON PIN
 F = FIRE HYDRANT
 SBL = SETBACK LINE

IRON PINS WILL BE SET
AT ALL LOT CORNERS.

SEE SHEET 5 FOR
CURVE TABLE AND
NOTES.



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'

LOT AREAS:

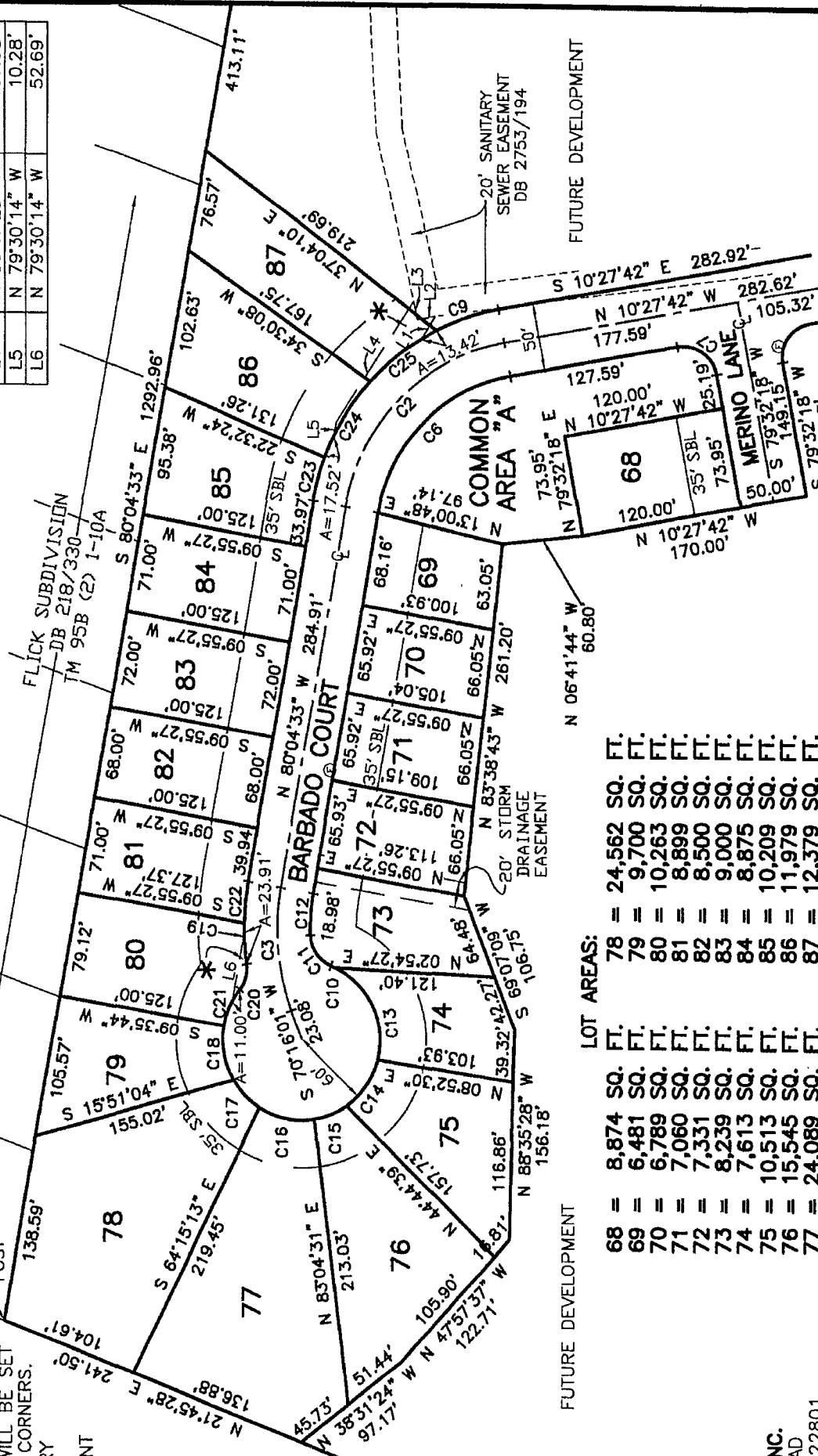
100 = 8.258 SQ. FT. 111 = 8.611 SQ. FT.

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'

SEE SHEET 4 FOR
CURVE TABLE AND
NOTES.

1"=100'
UND IRON PIN
E HYDRANT
TBACK LINE
WILL BE SET
T CORNERS.
ARY
TENT

FLICK SUBDIVISION
TM DB 218/330
TM 95B (2) 1-10A



LOT AREAS:

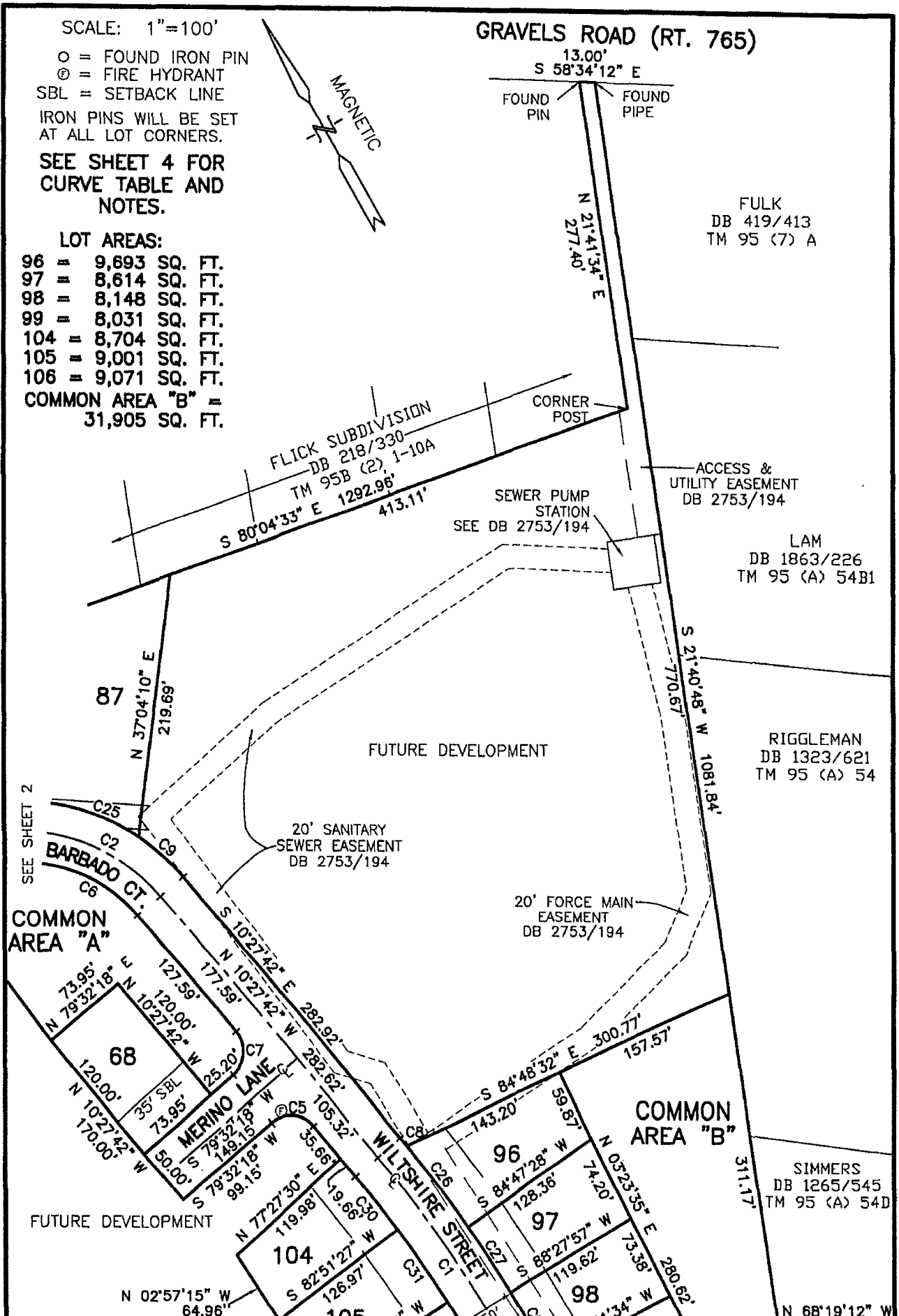
68	=	8,874	SQ. FT.
69	=	6,481	SQ. FT.
70	=	6,789	SQ. FT.
71	=	7,060	SQ. FT.
72	=	7,331	SQ. FT.
73	=	8,239	SQ. FT.
74	=	7,613	SQ. FT.
75	=	10,513	SQ. FT.
76	=	15,545	SQ. FT.
77	=	24,089	SQ. FT.
78	=	24,562	SQ. FT.
79	=	9,700	SQ. FT.
80	=	10,263	SQ. FT.
81	=	8,899	SQ. FT.
82	=	8,500	SQ. FT.
83	=	9,000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

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

INC.
OAD
22801

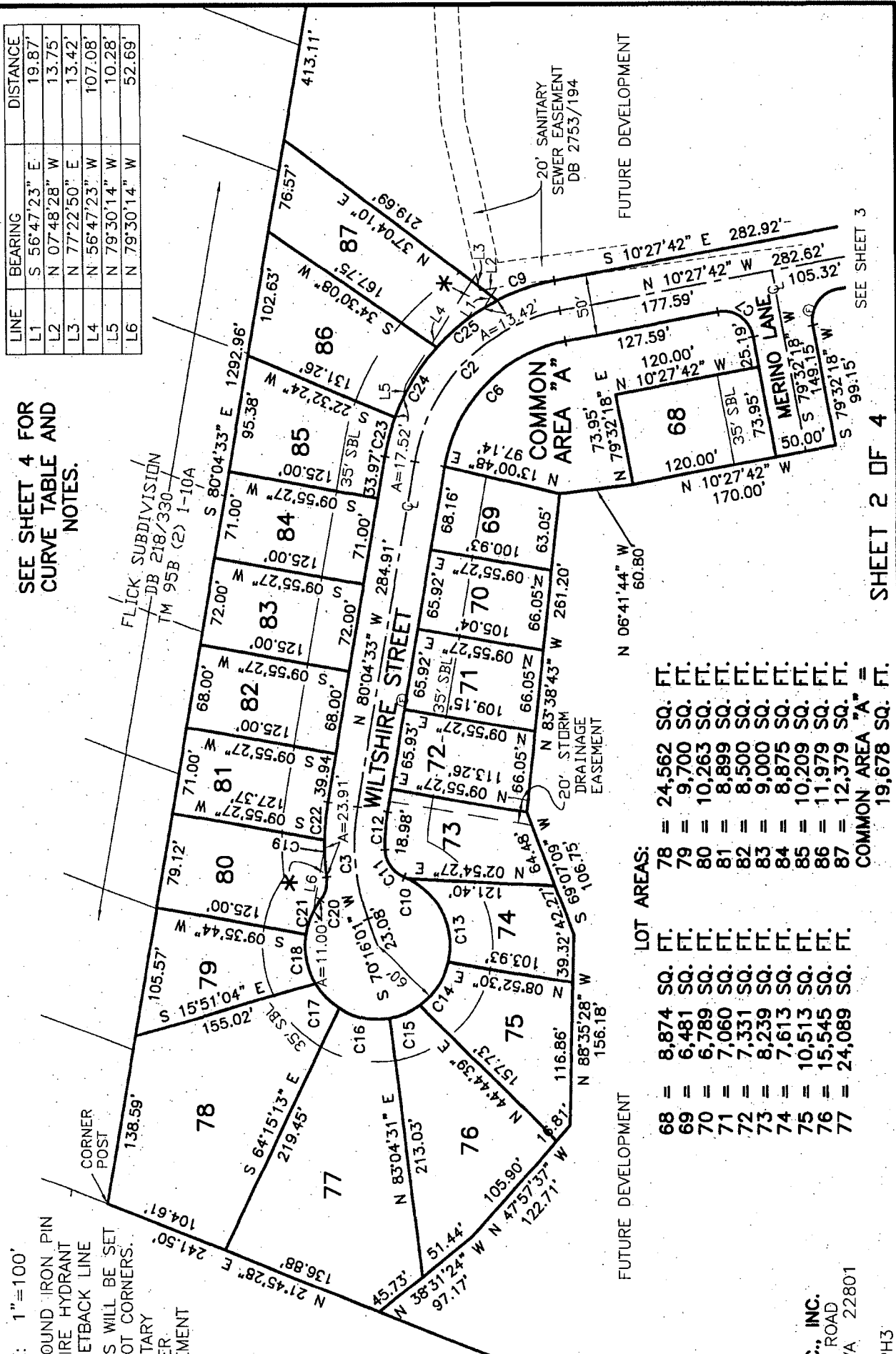
SHEET 2 OF 4

SEE SHEET 3



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'

SEE SHEET 4 FOR
CURVE TABLE AND
NOTES.



SHEET 2 OF 4

SEE SHEET 3

INC.
ROAD
A 22801

PH3

SCALE: 1"=100'

O = FOUND IRON PIN
 Ⓢ = 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.

GRAVELS ROAD (RT. 765)

13.00'
S 58°34'12" E

FOUND PIN FOUND PIPE

FULK
DB 419/413
TM 95 (7) A

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

RIGGLEMAN
DB 1323/621
TM 95 (A) 54

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

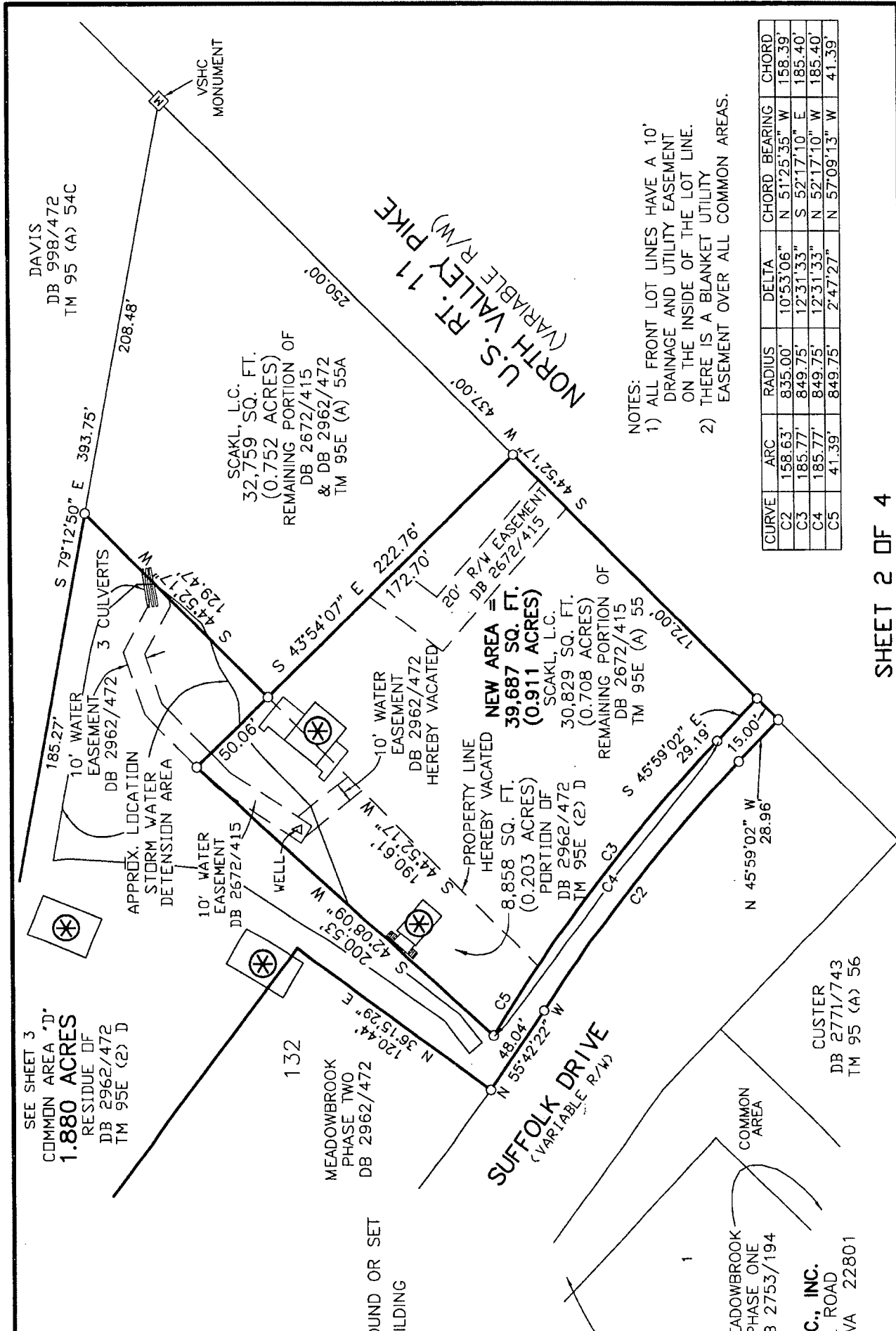
SEE SHEET 2

COMMON
AREA "A"

FUTURE DEVELOPMENT

COMMON
AREA "B"

311.17
SIMMERS
DB 1265/545
TM 95 (A) 54D



CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	129.64'	1025.00'	7°14'48"	N 24°08'16" E	129.55'

LINE	BEARING	DISTANCE
L1	N 03°23'35" E	73.57'
L2	N 10°48'53" E	73.57'

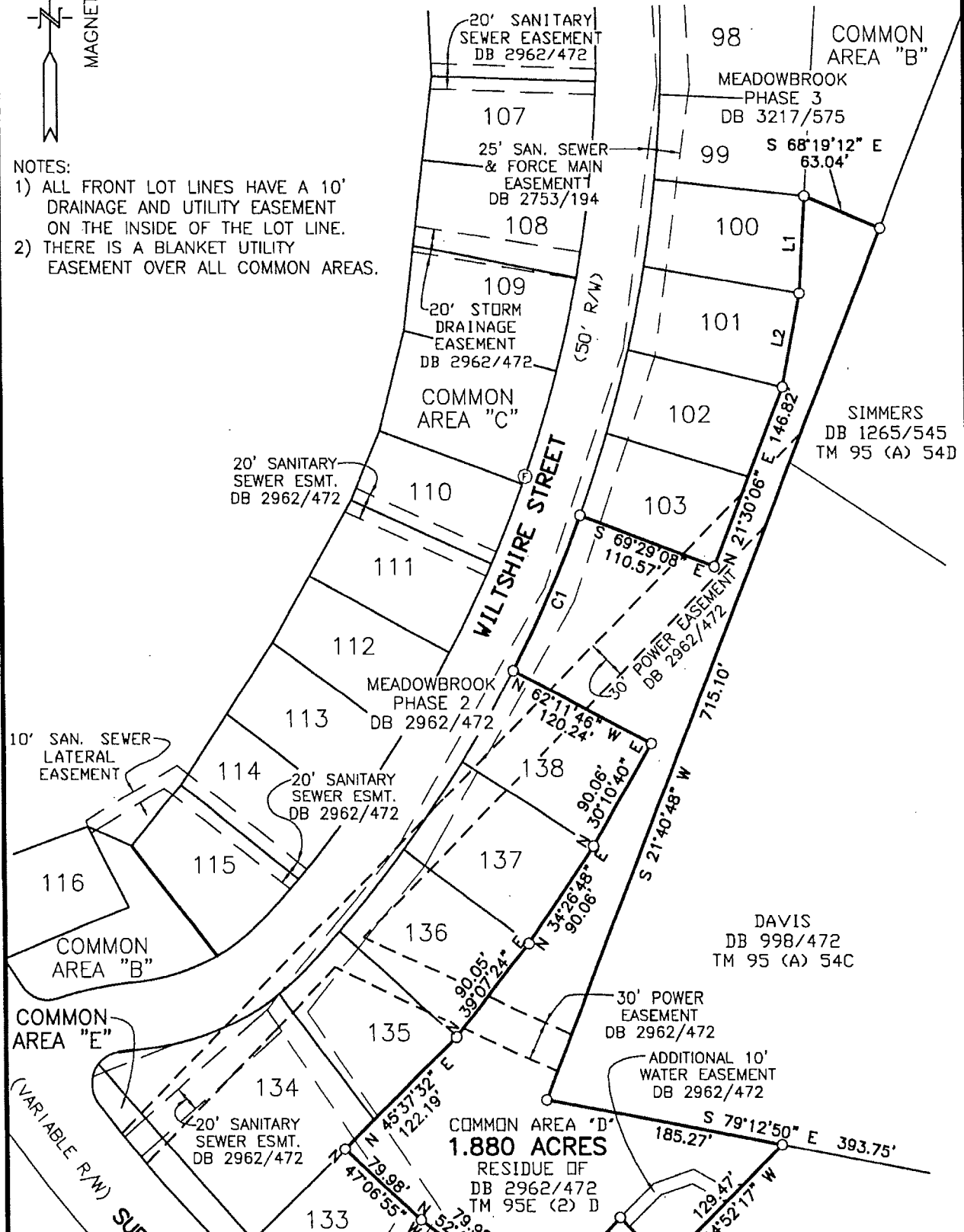
SCALE: 1"=100'

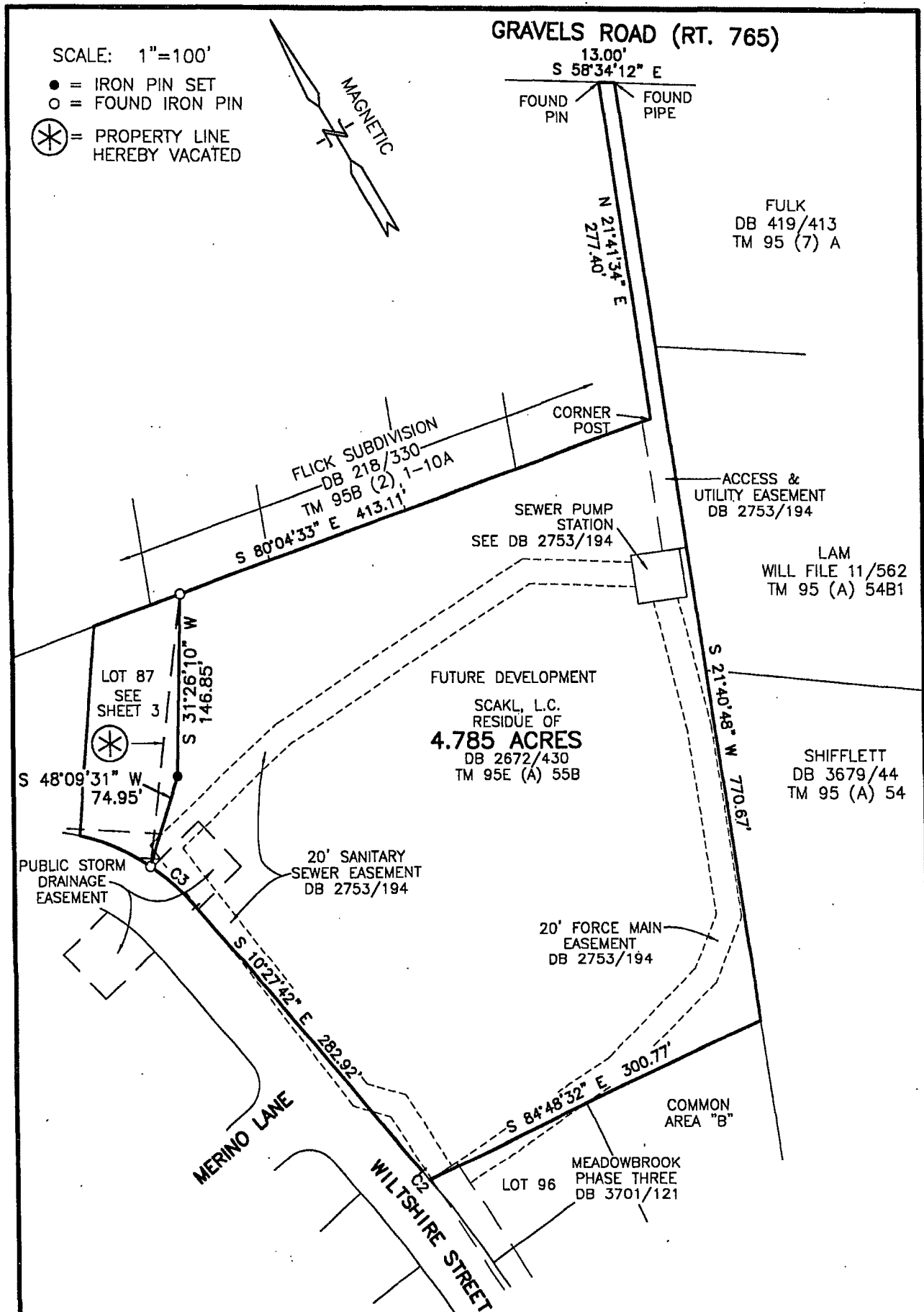
○ = IRON PIN FOUND OR SET
⊙ = FIRE HYDRANT



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.





CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	TANGENT
C2	00°29'35"	1025.00'	8.82'	8.82'	N 10°12'54" W	4.41'

SCALE: 1"=100'

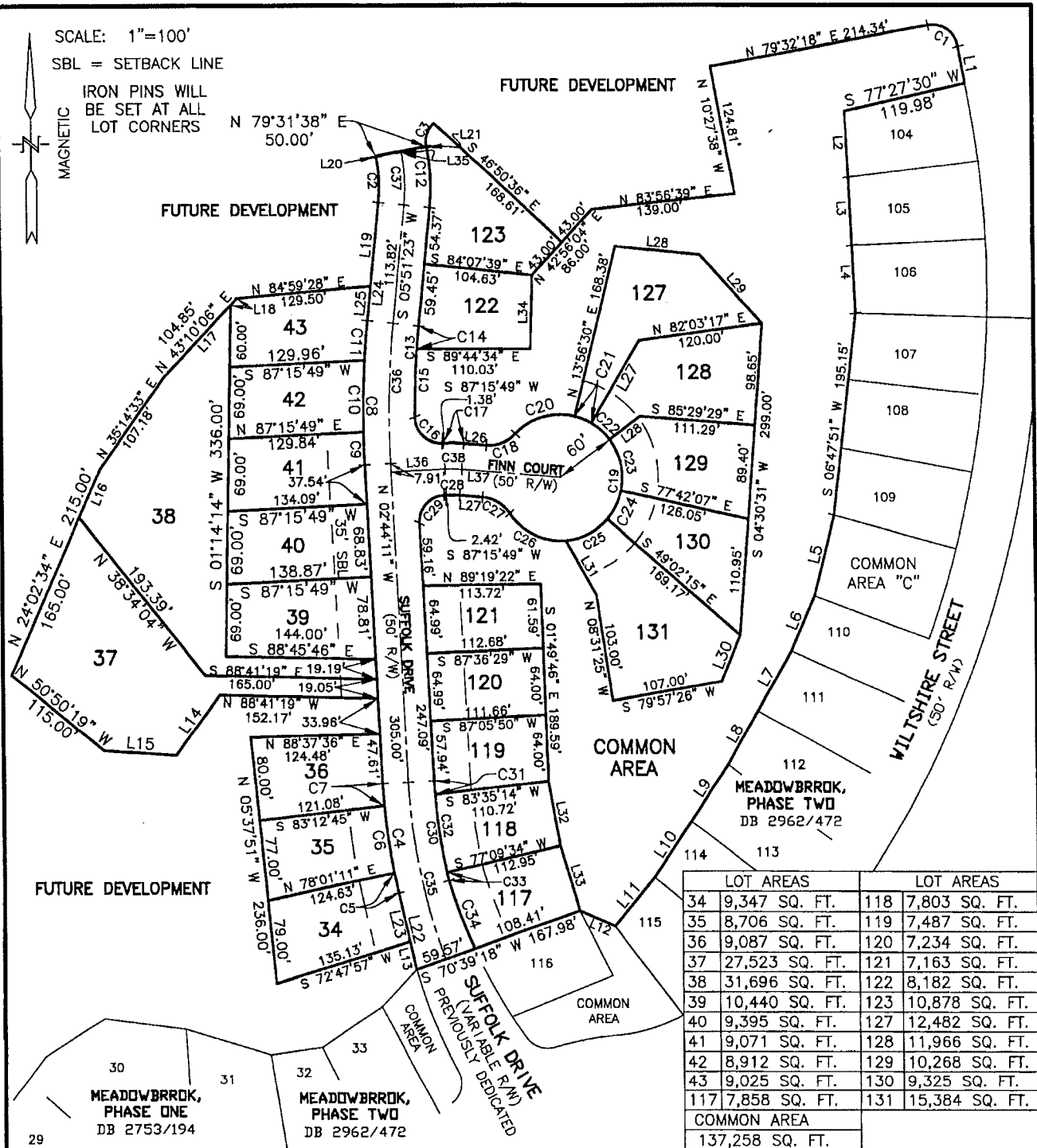
SBL = SETBACK LINE

IRON PINS WILL
BE SET AT ALL
LOT CORNERS



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



LOT AREAS		LOT AREAS	
34	9,347 SQ. FT.	118	7,803 SQ. FT.
35	8,706 SQ. FT.	119	7,487 SQ. FT.
36	9,087 SQ. FT.	120	7,234 SQ. FT.
37	27,523 SQ. FT.	121	7,163 SQ. FT.
38	31,696 SQ. FT.	122	8,182 SQ. FT.
39	10,440 SQ. FT.	123	10,878 SQ. FT.
40	9,395 SQ. FT.	127	12,482 SQ. FT.
41	9,071 SQ. FT.	128	11,966 SQ. FT.
42	8,912 SQ. FT.	129	10,268 SQ. FT.
43	9,025 SQ. FT.	130	9,325 SQ. FT.
117	7,858 SQ. FT.	131	15,384 SQ. FT.
COMMON AREA			
137,258 SQ. FT.			

AREA TOTALS

	LOTS	=	5.722 ACRES
	COMMON AREAS	=	3.151 ACRES
DEDICATED	PUBLIC STREETS	=	1.262 ACRES
	TOTAL	=	10.135 ACRES

NOTES

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- 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 ON LOTS 61, 62, 129, AND 130.

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801

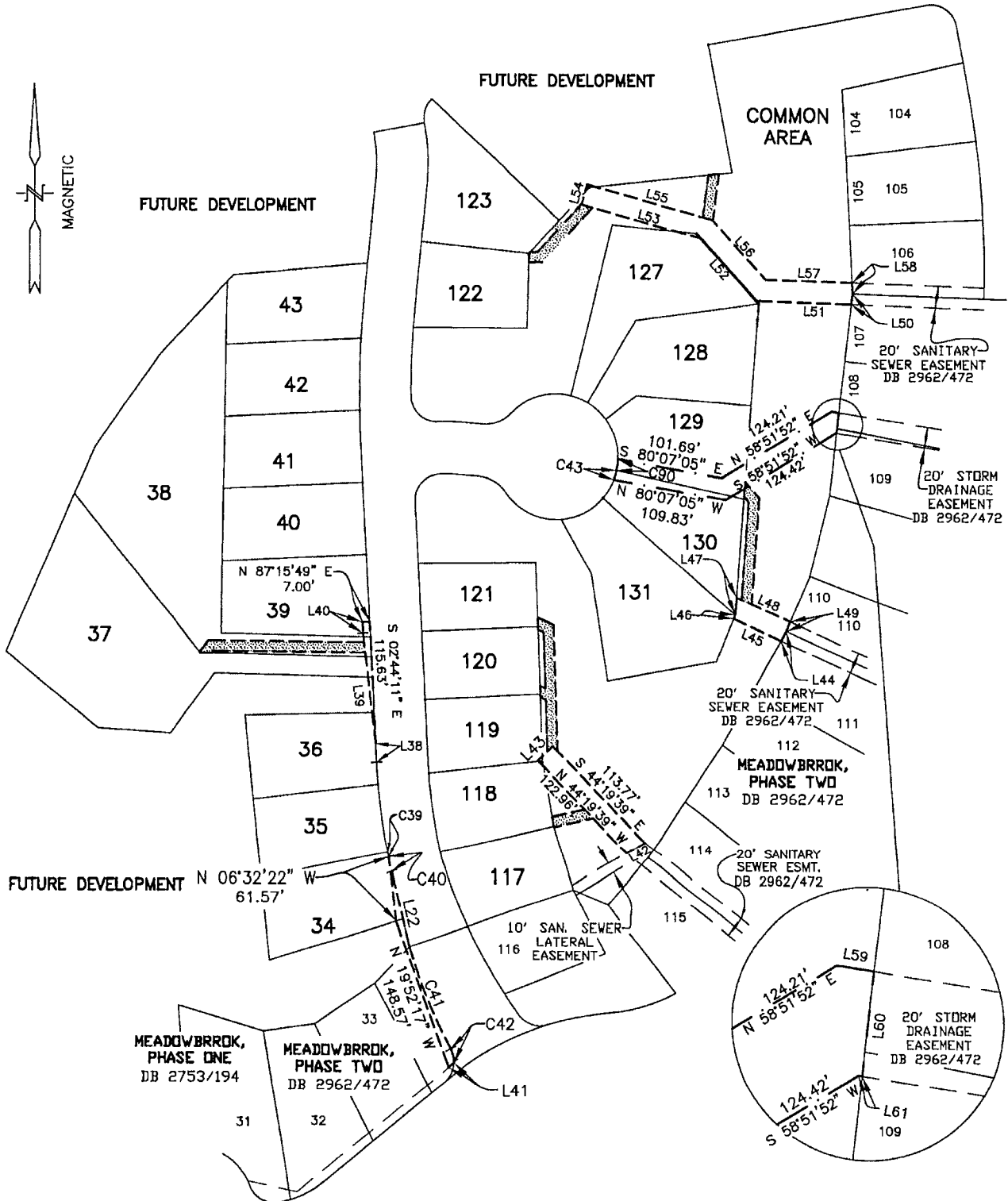
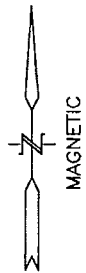
PUBLIC SANITARY SEWER EASEMENT & PRIVATE STORM DRAINAGE EASEMENT

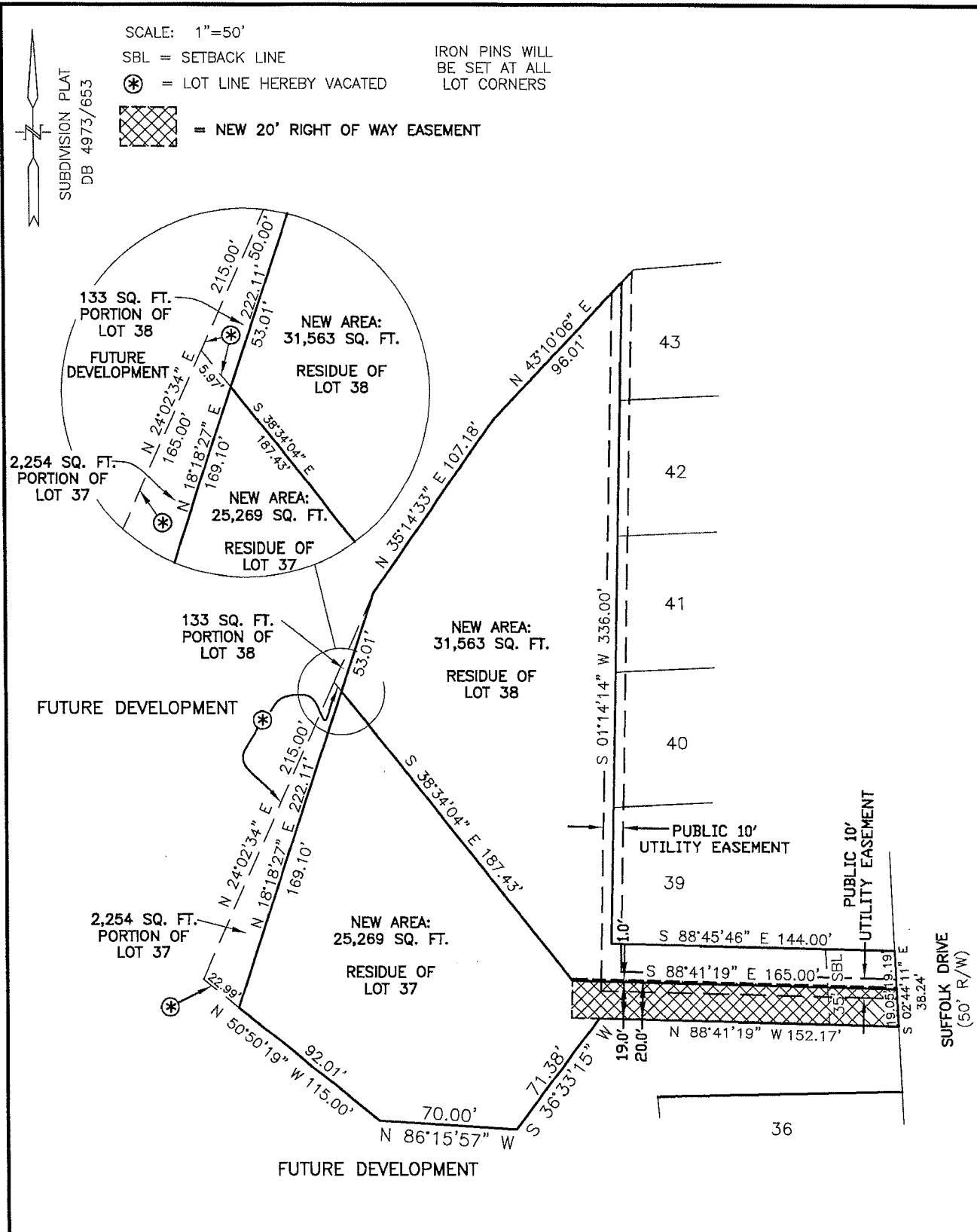
SCALE: 1"=100'

--- = NEW 20' PUBLIC SANITARY SEWER EASEMENT

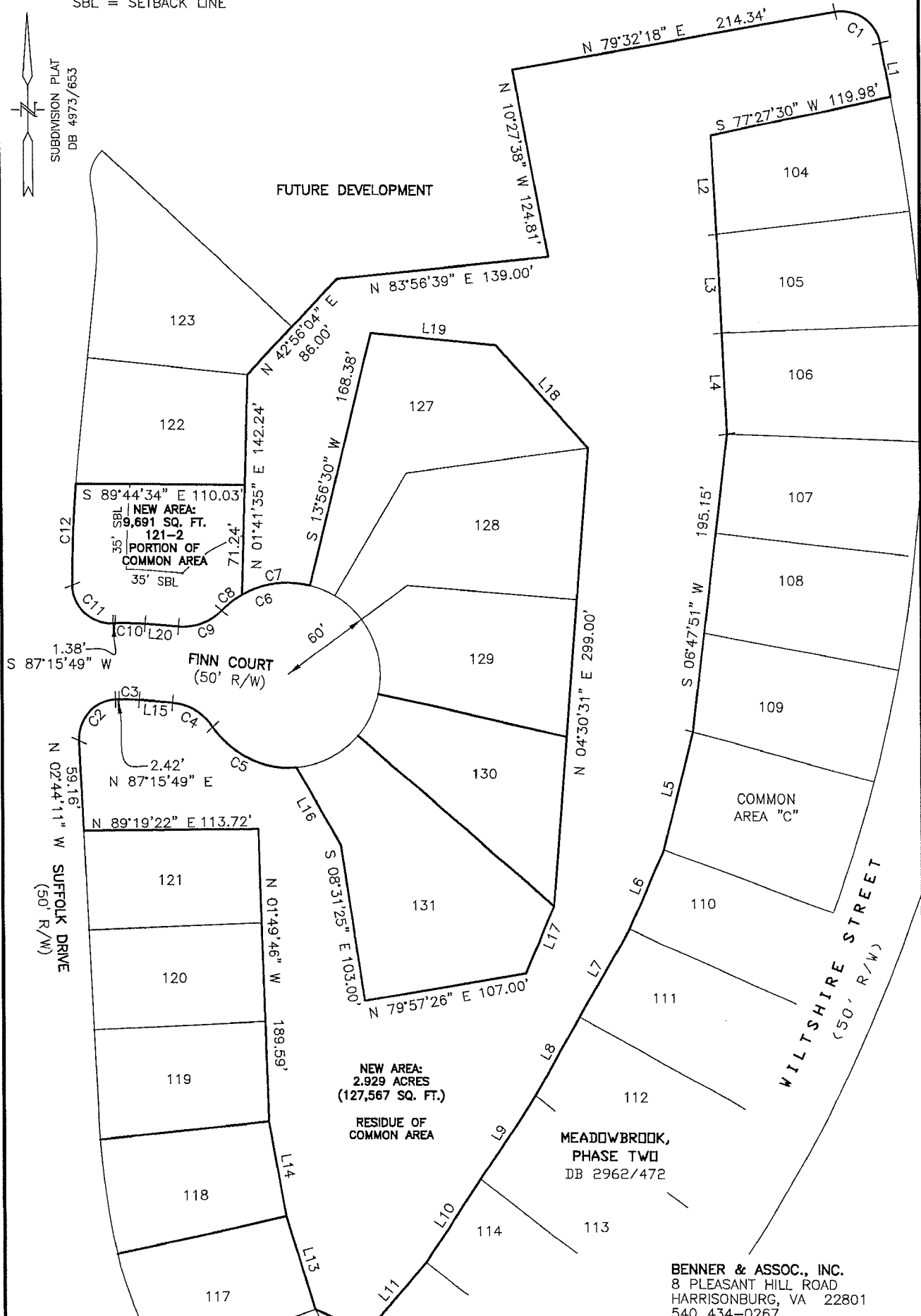
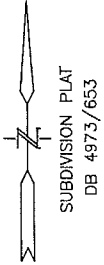
--- = 10' PRIVATE SANITARY SEWER LATERAL

- . - = 20' PRIVATE STORM DRAINAGE EASEMENT



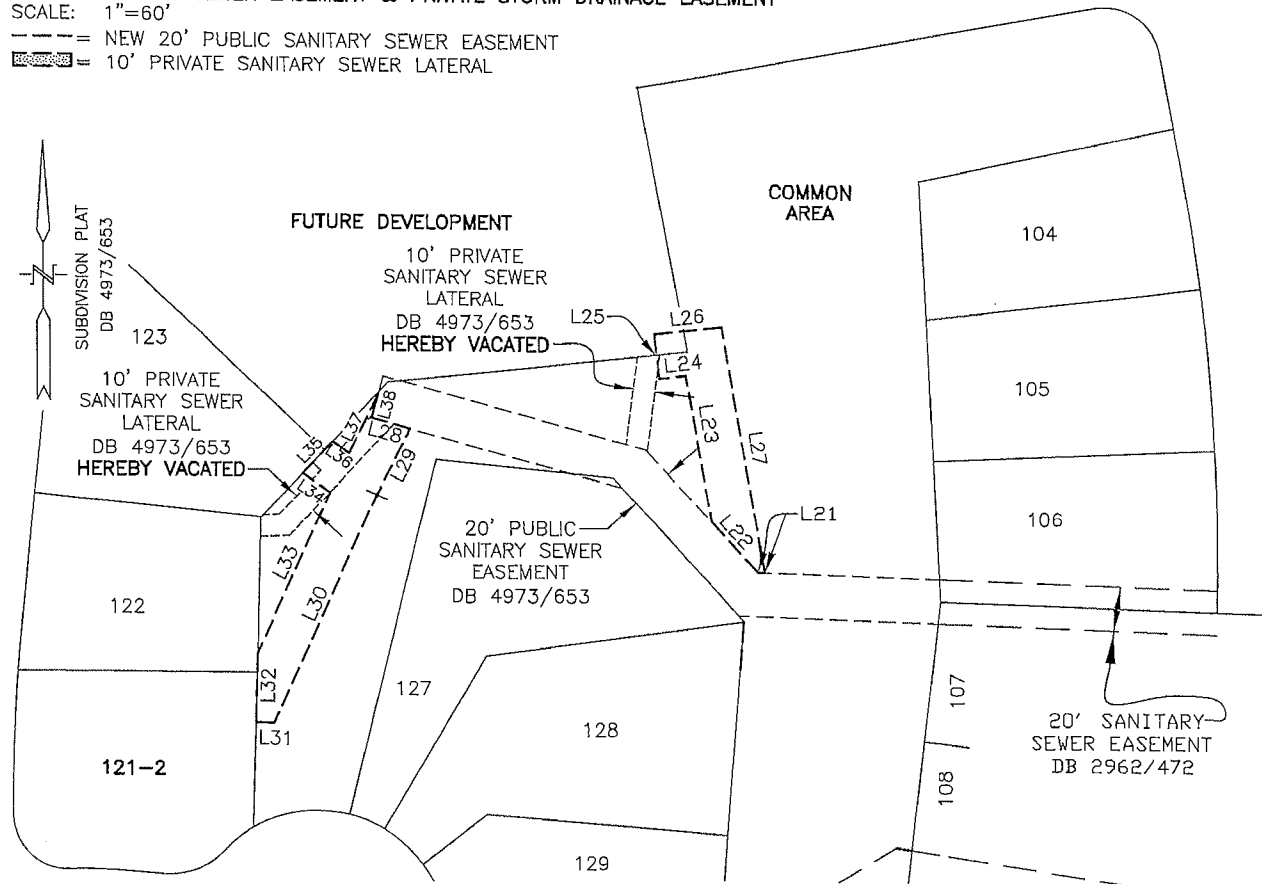


SCALE: 1"=60'
SBL = SETBACK LINE



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"

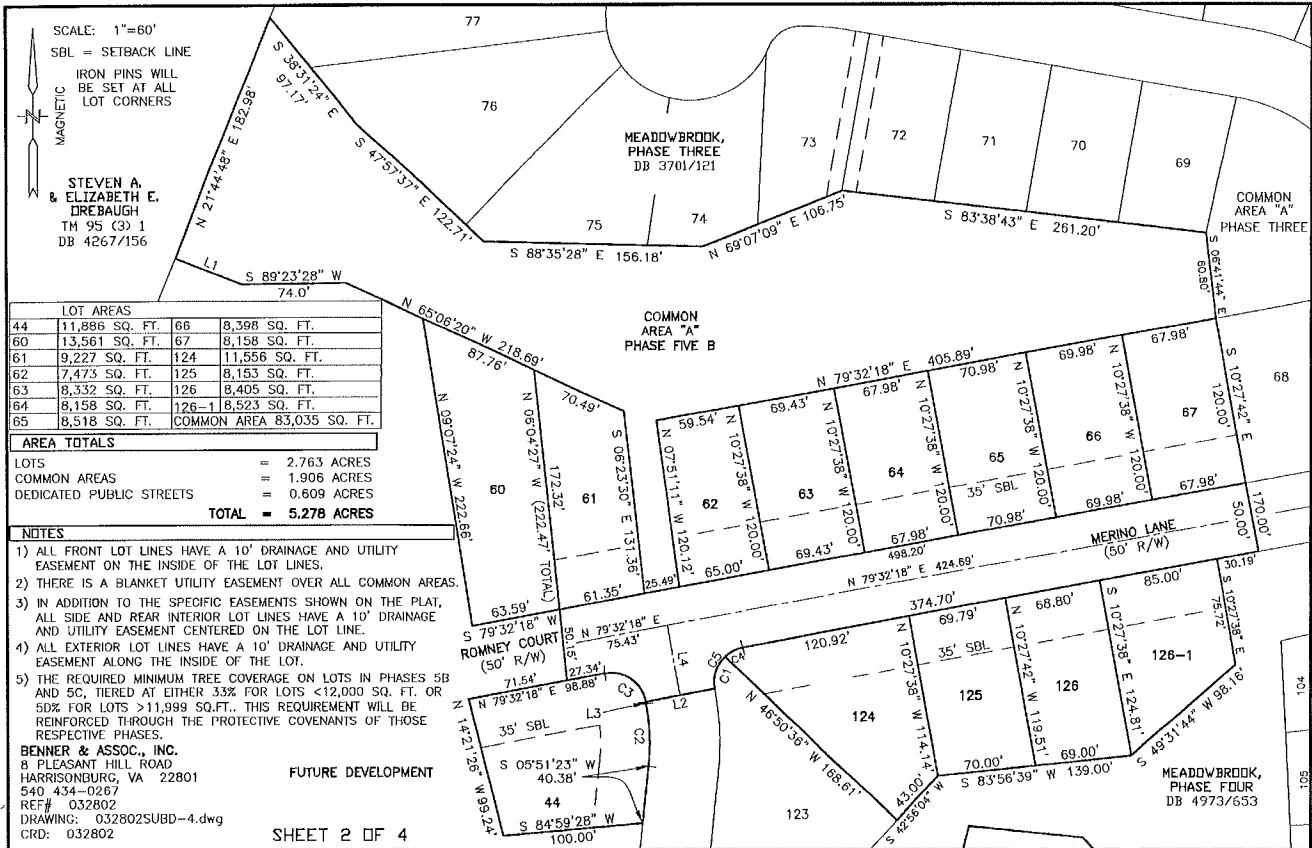
LINE TABLE FOR LOTS

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'



SCALE: 1"=100'

SBL = SETBACK LINE

IRON PINS WILL
BE SET AT ALL
LOT CORNERS

MAGNETIC

STEVEN A.
& ELIZABETH E.
DREBAUGH
TM 95 (3) 1
DB 4267/156COMMON AREA "A"
MEADOWBROOK,
PHASE FIVE B
DB 5235/371ARMENTROUT
FAMILY TRUST
TM 95 (A) 60
DB 5074/559MEADOWBROOK,
PHASE FOUR
DB 4973/653

FUTURE DEVELOPMENT

AREA TOTALS

LOTS = 7.244 ACRES
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 DEDICATED PUBLIC STREETS = 0.896 ACRES
TOTAL = 9.017 ACRES

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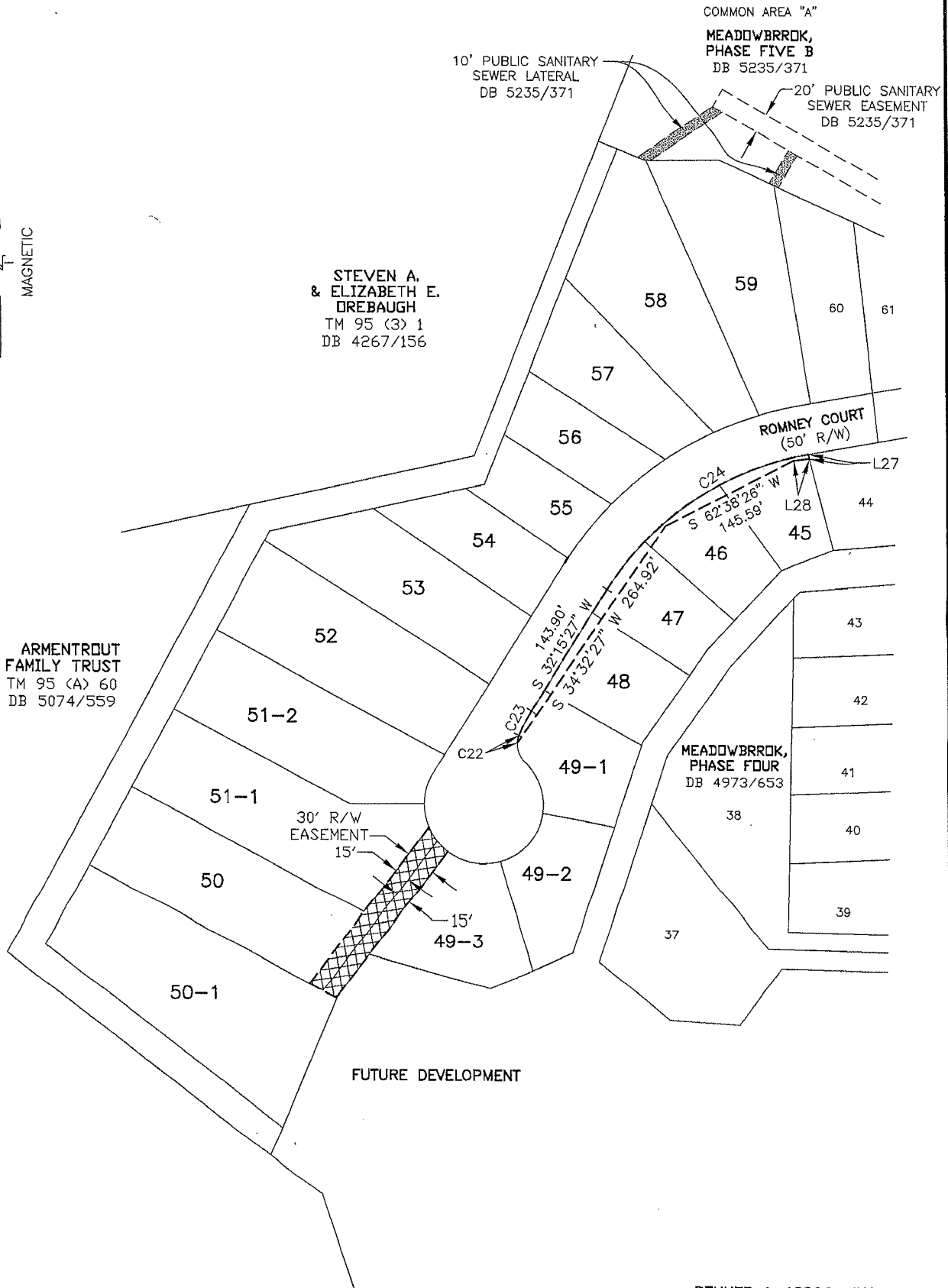
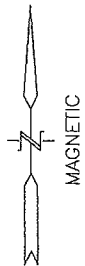
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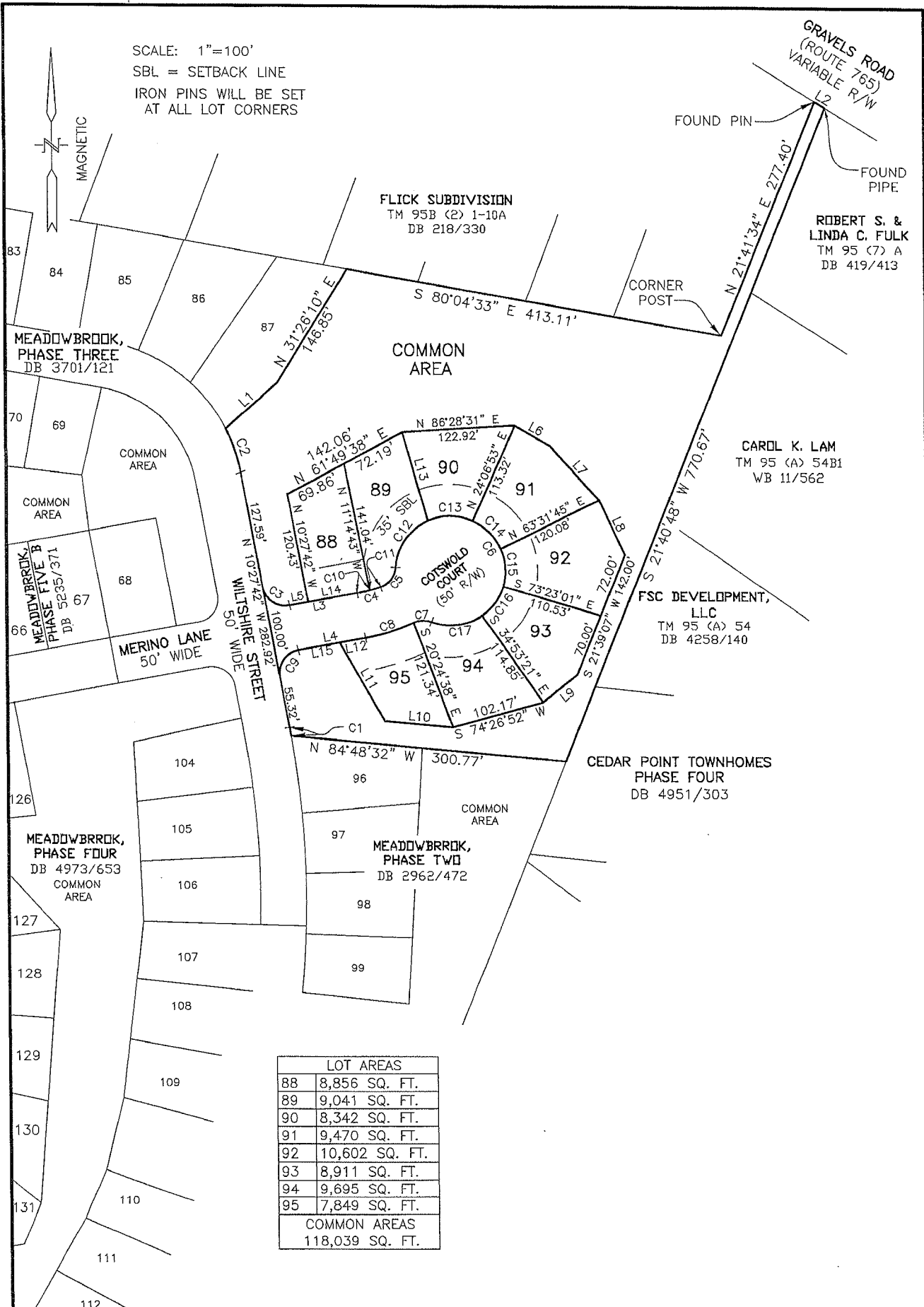
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51-1	25,977 SQ. FT.	COMMON AREA	38,216 SQ. FT.

30' RIGHT OF WAY EASEMENT & PUBLIC SANITARY SEWER EASEMENT

SCALE: 1"=100'

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





BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540/343-0267

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

▨ = 10' PRIVATE STORM DRAINAGE EASEMENT

Ⓐ = PUBLIC STORM DRAINAGE EASEMENT DB 4319/372

