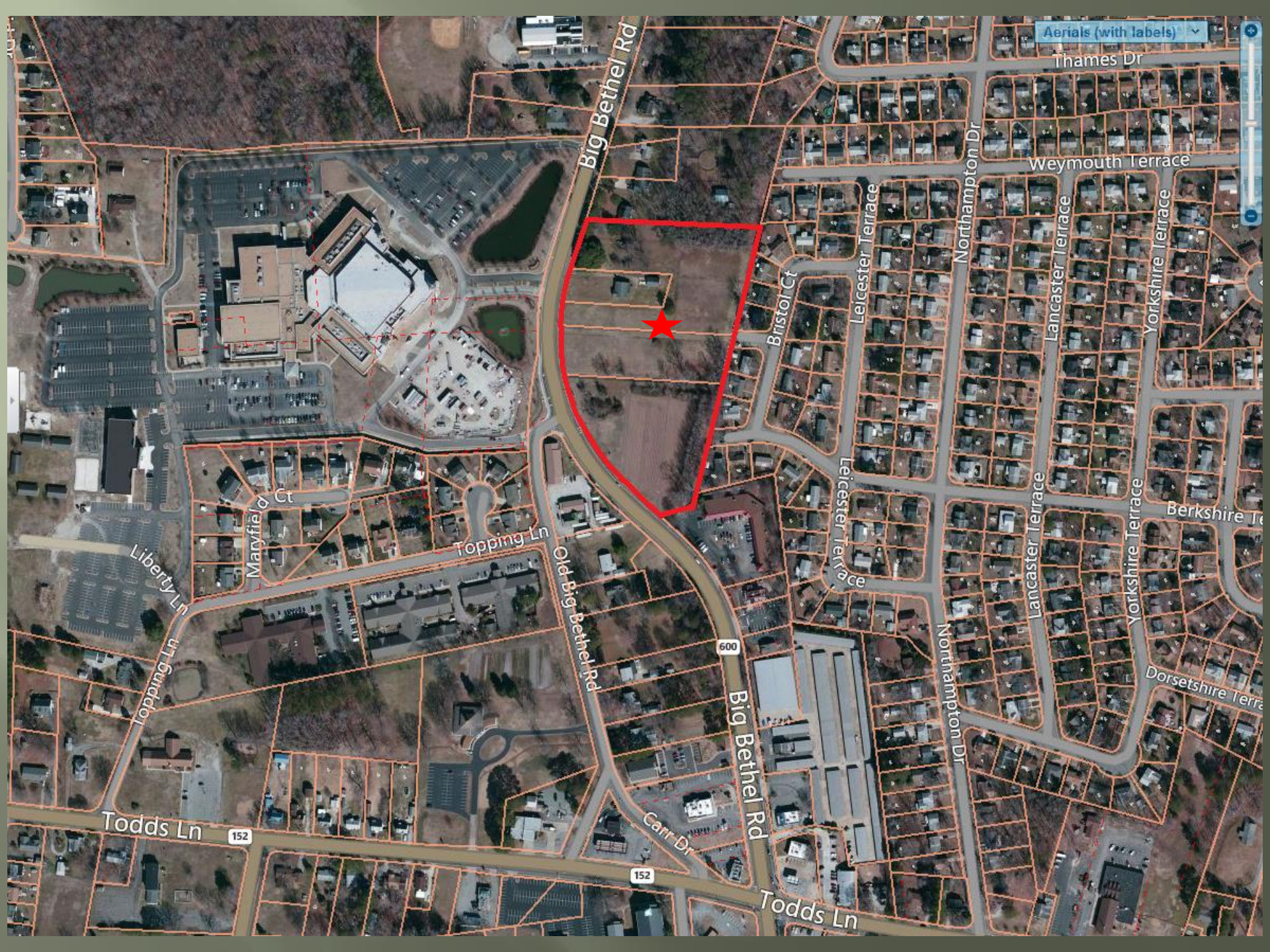


WATERMARK AT NORTHAMPTON



Franciscus Homes, Inc.



Aerials (with labels)

Thames Dr

Weymouth Terrace

Big Bethel Rd

Northampton Dr

Lancaster Terrace

Yorkshire Terrace

Leicester Terrace

Bristol Ct

Berkshire Terrace

Yorkshire Terrace

Lancaster Terrace

Leicester Terrace

Topping Ln

Old Big Bethel Rd

500

Big Bethel Rd

Northampton Dr

Dorsetshire Terrace

Liberty Ln

Maryfield Ct

Todds Ln

152

152

Carr Dr

Todds Ln

CONCEPTUAL SITE LAYOUT PLAN OF
BIG BETHEL ROAD PROPERTY
 HAMPTON, VIRGINIA

Site Data	4031448
PLANS/RFC:	4031447
	4031446
	4031445
Site Area:	7.5498 AC
Existing Zoning:	R-11 & C-2
Proposed Zoning:	MD-2



MSA, P.C.
 Engineers of Survey • Planning • Surveying
 Civil & Environmental Engineering • Landscape Architecture
 5033 River Drive, Virginia Beach, VA 23462
 757-498-5244 (Tel) 757-498-0344 (Fax)
 www.msa-inc.com
 VEA PROJ. 512

SECTION ELEVATION 'A'
 SCALE: 1" = 10'



THIS DRAWING IS CONCEPTUAL AND HAS BEEN PREPARED AS BEST EFFORTS OF A SITE SURVEY, MEASUREMENT, PROPERTY LINES, UTILITIES, EASEMENTS, AND OTHER SITE SPECIFIC DATA AND APPROXIMATE CONCEPT DRAWINGS AND SHOULD BE REVIEWED AND AMENDED ONLY TO REFLECT THE ON-SITE SURVEY DATA FOR A PROPERTY THEY SHOULD NOT BE RELIED UPON AS THE SOLE BASIS FOR ANY DECISIONS OR LEGALLY BINDING TRANSACTIONS.



FRANCISCUS
H O M E S
We Build Better. You Live Better.





**Home Buyers Warranty®
Honors Franciscus Company
with the coveted
“Diamond Builder” Award
for Customer Satisfaction**

It is the highest level of professional recognition of the national group bestows. Of all the 11,000 builders enrolled in HBW's programs nationally, only 40 have been named Diamond Builders to date. That's just 1 building firm singled out of every 275.

The award is based on criteria that includes near-zero levels of warranty claims or customers complaints over an extended time period. Not an easy task, since most of our customers are service-conscious condominium buyers. We've been pleasing them for over 25 years. And we plan to keep right on doing it.

*Thanks, 2-10 HBW
We're proud of this honor,
and proud to be part of your success.*



*Hampton Roads' Most Experienced
Condominium Home Builder*

Home Buyers Warranty® provides insured protection through its 2-10 HBW program, an extended home buyer's warranty offered by qualified builders nationwide. The 2-10 warranty program is included without charge in every home by The Franciscus Company.







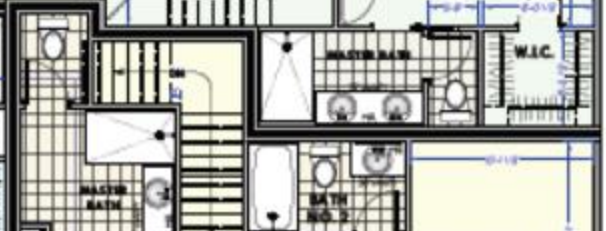
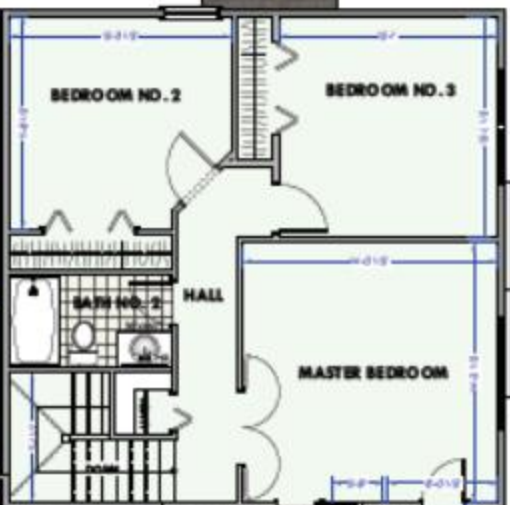
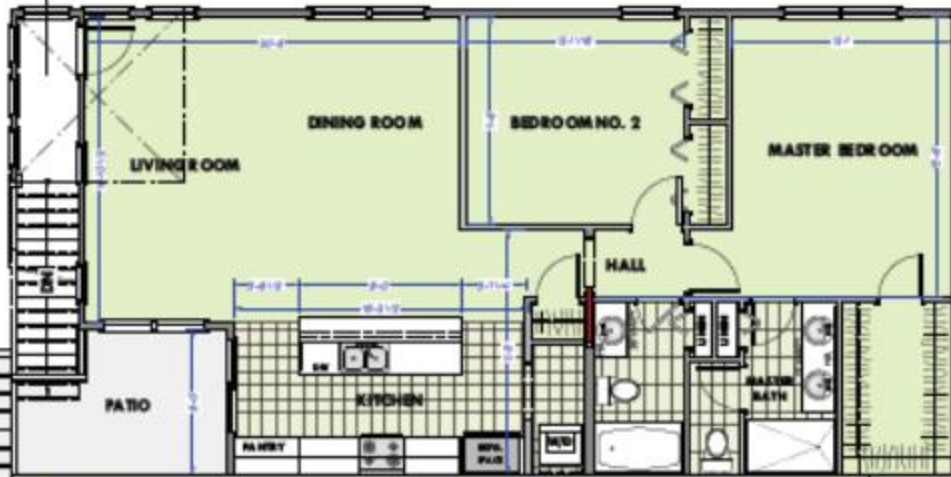




B

USA

UNIT #5



UNIT #1

UNIT #2

UNIT #3

UNIT #4

C



Drainage

Storm Water
Management
Retention
Ponds



Access

Two Access Points to Big Bethel

Signalized Intersection at Old Big Bethel



Fencing

Aluminum
Decorative
Fence along Big
Bethel Road

Opaque Five
Foot Privacy
Fence



Merits of the Rezoning

- High quality and high value residential homes, adding in excess of \$18,750,000 to the City's assessment base
- Experienced and professional builder
- Appropriate location for the proposed density
- Attractive style adding lots of “curb appeal” to the neighborhood
- Consistent with Hampton Community Plan

Questions?



CONCEPTUAL SITE LAYOUT PLAN OF
BIG BETHEL ROAD PROPERTY
 HAMPTON, VIRGINIA

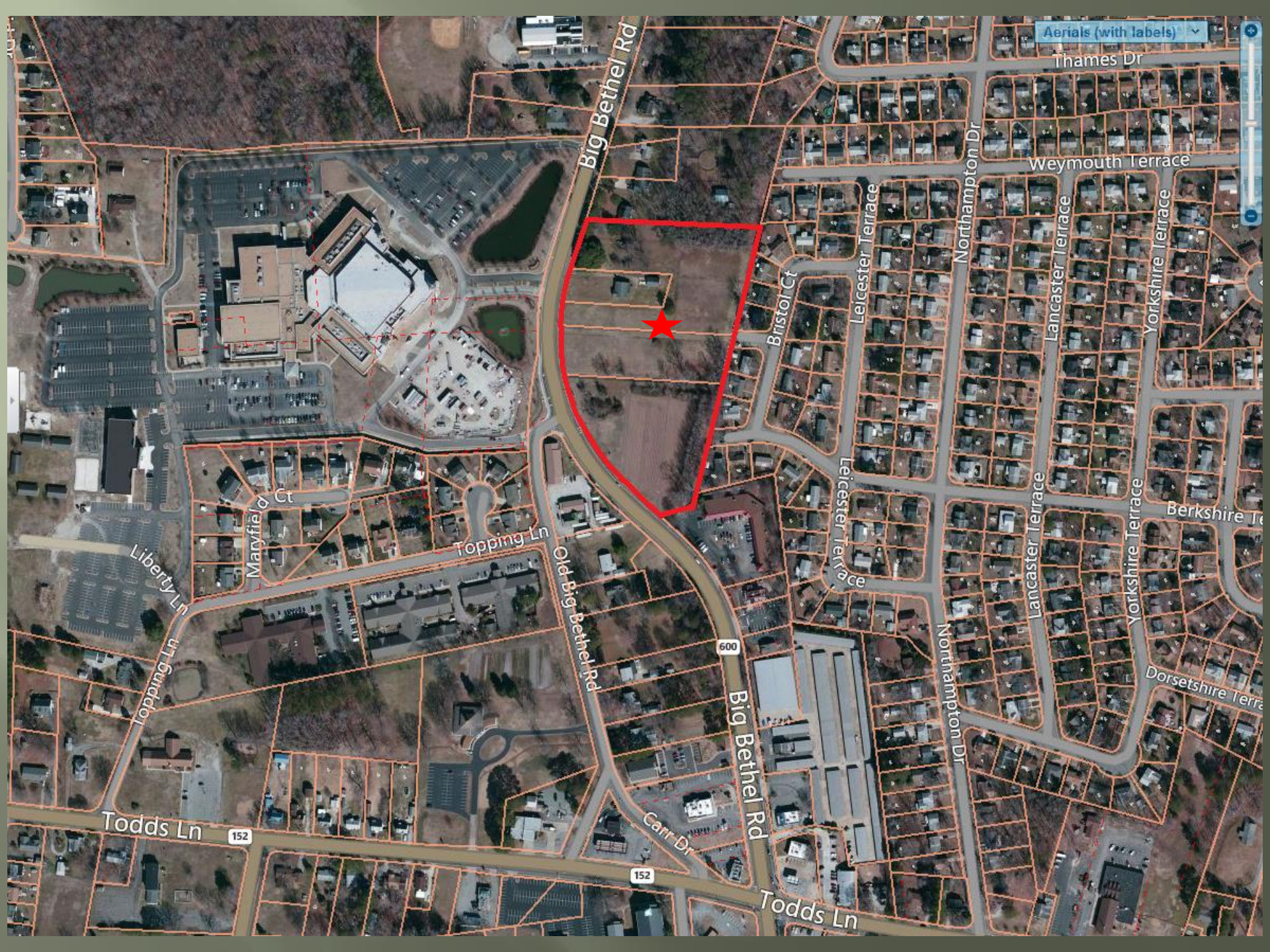
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DATE: 11/10/15
 EXHIBIT FOR REZONING

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