

Main Street
H O M E S

**Tuckahoe Bridge
Community Meeting**

November 27, 2018

About Main Street Homes

- Founded in 1996
- Voted "Best Builder" by the readers of the Richmond Times-Dispatch in 2017 & 2018.
- Currently building in: Chesterfield, Goochland, Hanover, Henrico, New Kent, Powhatan
- 3rd largest builder in the Richmond, Virginia market
- Actively selling in 24 communities
- Most Recent Self Development Projects:
 - Cosby Village, Westerleigh, Bishops Park, Aston
- Market leader in building Energy Star certified homes
- 3,700 square foot design studio designated to display the high performance products and finishes to satisfy every customer's unique choices
- Currently building in Lane's End in Goochland County.
- Sold 18 of 29 home sites with average closing prices over \$500,000.

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Build New Homes with Quality & Style



Main Street Homes – Aston, Powhatan, VA



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Main Street Homes – Harpers Mill, Chesterfield, VA



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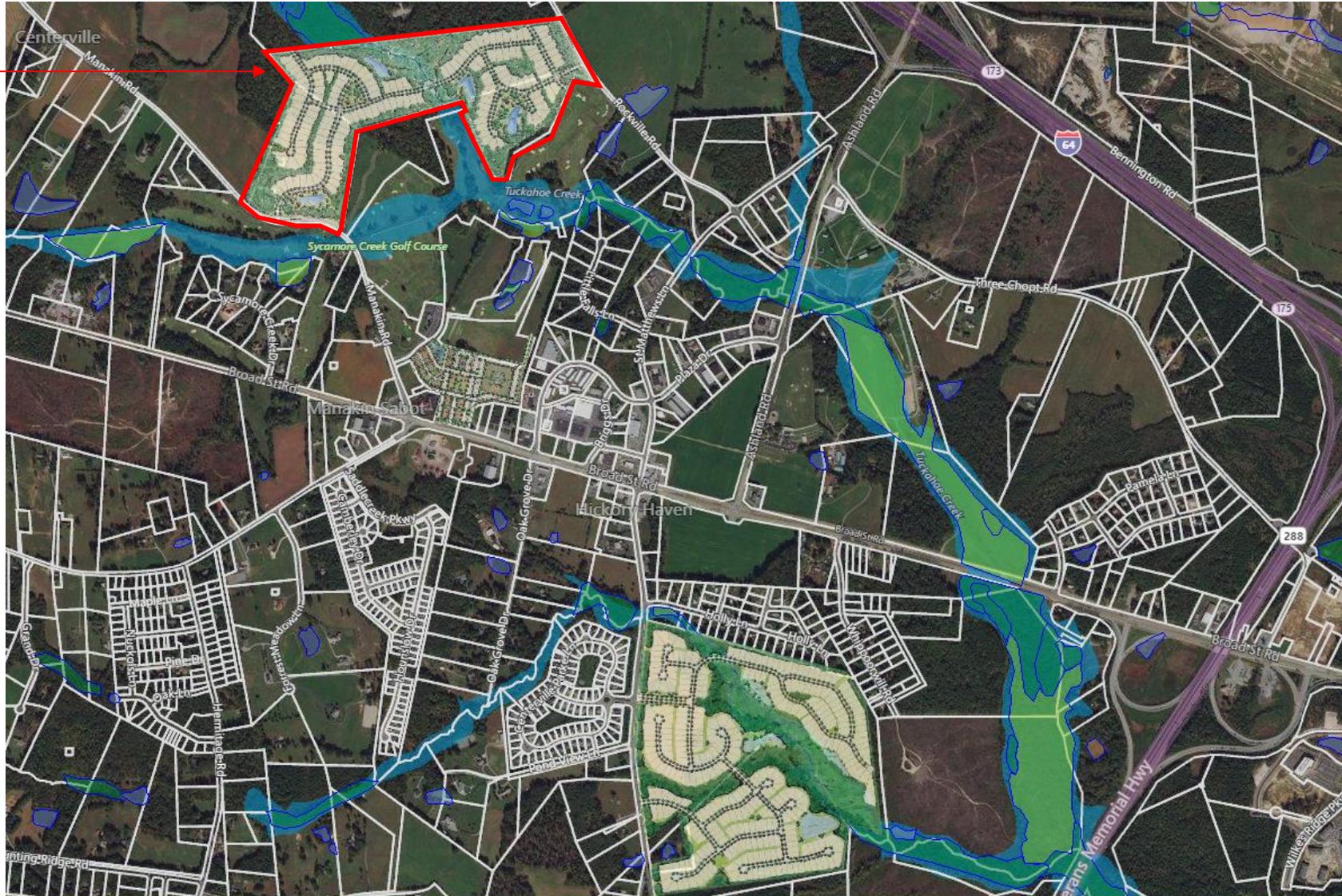
Main Street Homes – Lanes End, Goochland, VA



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Tuckahoe Bridge Aerial View

Tuckahoe Bridge
Location



Tuckahoe Bridge Concept Plan



*Buffer on Manakin & Rockville Roads will be a minimum of 100 feet to enhance the rural character of the roads.

*Multiple Parks throughout

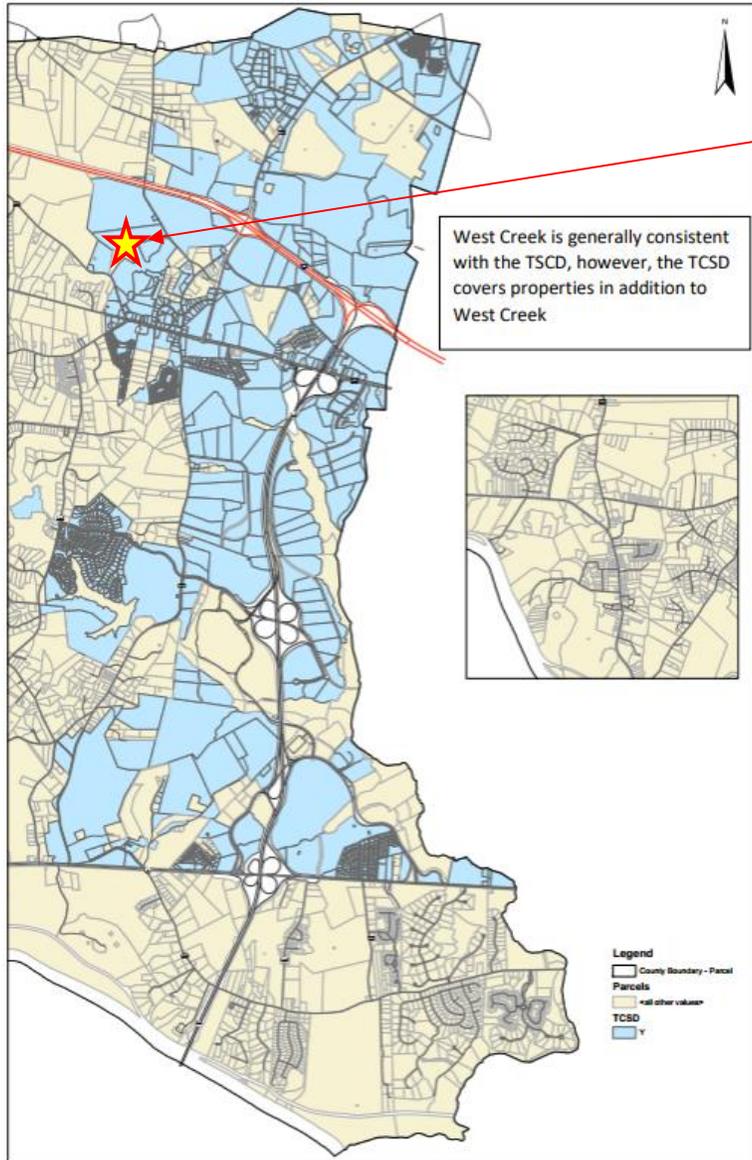
*Nature Trails throughout

*Overlook Pavilion with water feature

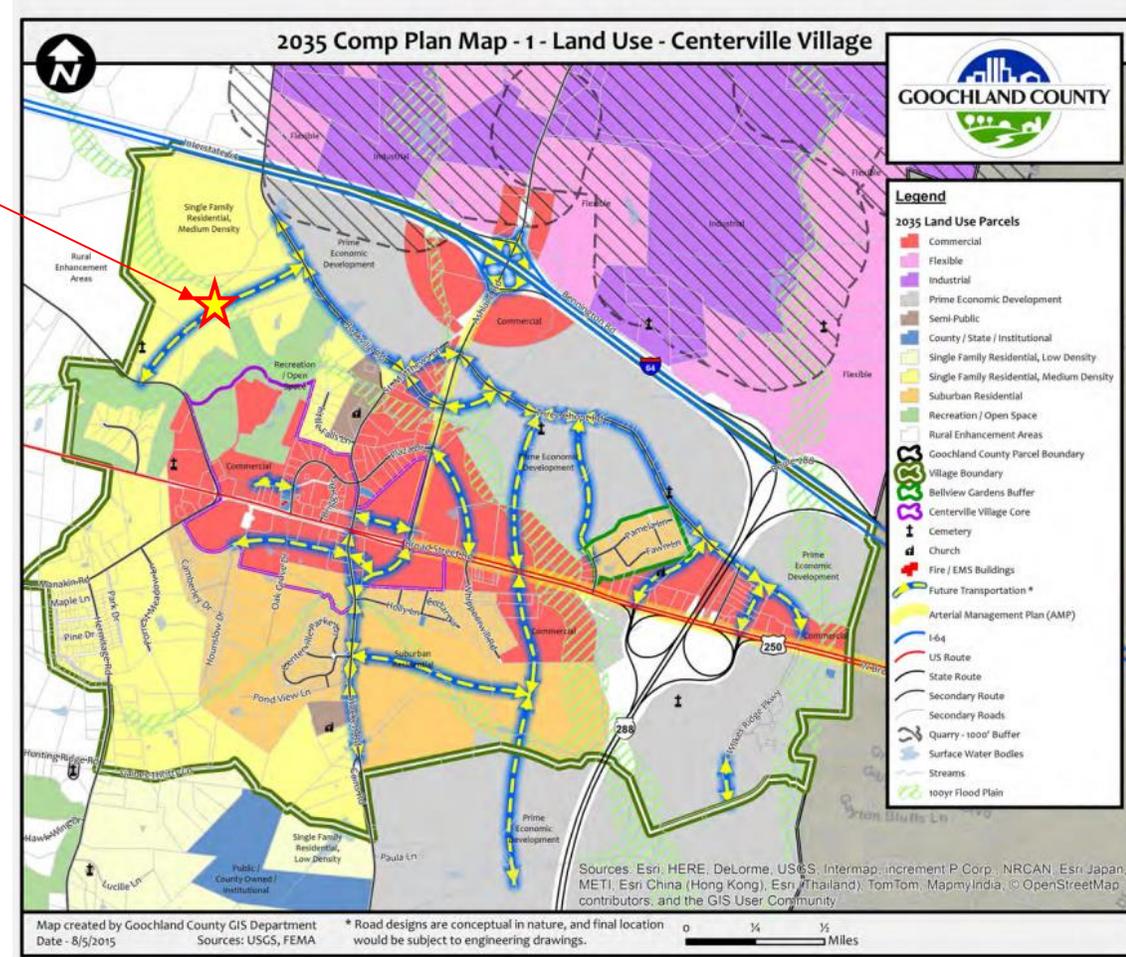
*Foot bridges along nature trails over

Tuckahoe Creek

Tuckahoe Creek Service District & 2035 Comp Plan



Tuckahoe Bridge Location



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Tuckahoe Bridge Proffer Contributions



Tuckahoe Bridge - Cash Proffer Eligible Infrastructure Categories

Proffers	Capital Impact	Capital Impact Per Housing Unit
Schools:	\$788,768	\$5,024
Parks & Recreation:	\$174,270	\$1,110
Public Safety:	\$333,154	\$2,122
Transportation:	\$679,967	\$4,331
Total:	\$1,976,002	\$12,586

Proffered Conditions

- Right and left turn lanes shall be provided on both Manakin and Rockville Roads at entrances to the Property.
- Minimum 100' buffer adjacent to Manakin and Rockville Roads.
- Maximum of 157 lots on minimum 75' wide lots.
- Nature trails and multiple parks provided throughout.
- Sod and irrigation provided.
- Street trees.
- Quality building materials.

Tuckahoe Bridge Proposed Plan

Tuckahoe Bridge Proposed Plan

*157 Single Family Detached Homes

*Minimum Lot Size 11,250 Sq. Ft.

*Rockville Road Improvements:

*Right & Left Turn Lanes

*150 ft. storage & 150 ft. taper for Left & Right Turn Lanes

*Manakin Road Improvements:

*Right & Left Turn Lanes

*150 ft. storage & 150 ft. taper for Left & Right Turn Lanes

*Shaving knoll along western edge of property for site distance improvement

*Amenities

*4 Parks planned throughout

*Nature Trail & Nature Preserve

*Walking Trails Throughout

*Footbridge across Tuckahoe Creek

*Estimated House Information

*Estimated House Size 2,600 – 4,000 Sq. Ft.

*Estimated Pricing \$500,000 - \$600,000+

*Proffers

*Paying full Cash Proffers

Previously Proposed Plan

*193 Single Family Detached Homes

*Minimum Lot Size 7,800 Sq. Ft.

*Rockville Road Improvements:

*Left Turn Lane Only

*100 ft. storage (minimum 75 ft. storage) Left only

*Manakin Road Improvements:

*Right Turn Lane Only

*200 ft. taper (minimum 150 ft. taper) Right only

*Amenities

*One Pocket Park with Planned Gazebo

*Walking Trails

*Proffers

*No Road Proffers due to required connector road

*Half Park Proffers due to open space

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Questions?