

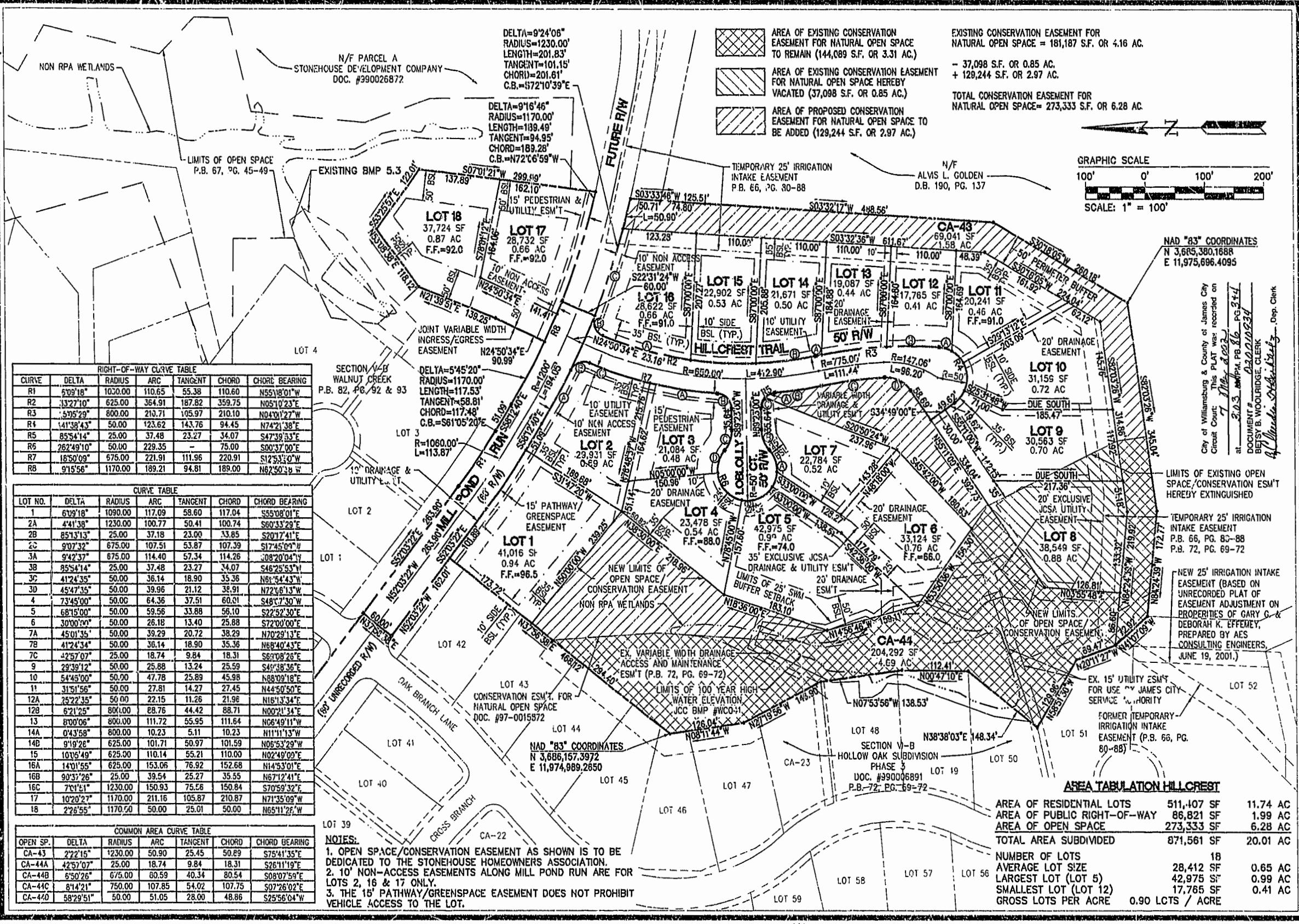
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AWT



AREA OF EXISTING CONSERVATION EASEMENT FOR NATURAL OPEN SPACE TO REMAIN (144,089 S.F. OR 3.31 AC.)

AREA OF EXISTING CONSERVATION EASEMENT FOR NATURAL OPEN SPACE HEREBY VACATED (37,098 S.F. OR 0.85 AC.)

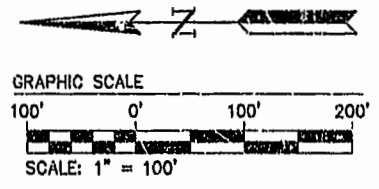
AREA OF PROPOSED CONSERVATION EASEMENT FOR NATURAL OPEN SPACE TO BE ADDED (129,244 S.F. OR 2.97 AC.)

EXISTING CONSERVATION EASEMENT FOR NATURAL OPEN SPACE = 181,187 S.F. OR 4.16 AC.

- 37,098 S.F. OR 0.85 AC.

+ 129,244 S.F. OR 2.97 AC.

TOTAL CONSERVATION EASEMENT FOR NATURAL OPEN SPACE = 273,333 S.F. OR 6.28 AC.



RIGHT-OF-WAY CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
R1	509'18"	1030.00	110.65	55.38	110.60	N55°18'01"W
R2	1327'10"	625.00	364.91	187.82	359.75	N05°10'23"E
R3	505'29"	800.00	210.71	105.97	210.10	N04°01'27"W
R4	141'38'43"	50.00	123.62	143.76	94.45	N74°21'38"W
R5	855'14"	25.00	37.48	23.27	34.07	S47°39'33"E
R6	262'49'10"	50.00	229.35	-	75.00	S00°37'00"E
R7	1850'09"	675.00	221.91	111.96	220.91	S12°53'0"W
R8	915'56"	1170.00	189.21	94.81	189.00	N62°50'3"W

CURVE TABLE

LOT NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	609'18"	1090.00	117.09	58.60	117.04	S55°08'01"E
2A	441'38"	1230.00	100.77	50.41	100.74	S60°33'29"E
2B	851'13"	25.00	37.18	23.00	33.85	S20°17'41"E
2C	907'32"	675.00	107.51	53.87	107.39	S17°45'09"W
3A	942'37"	675.00	114.40	57.34	114.26	S08°20'04"E
3B	855'14"	25.00	37.48	23.27	34.07	S46°25'53"W
3C	4124'35"	50.00	36.14	18.90	35.36	N61°54'43"W
3D	4547'35"	50.00	39.96	21.12	38.91	N72°16'13"W
4	7345'00"	50.00	64.36	37.51	60.01	S48°27'30"W
5	6815'00"	50.00	59.56	33.88	56.10	S22°52'30"E
6	3000'00"	50.00	26.18	13.40	25.88	S72°00'00"E
7A	4501'35"	50.00	39.29	20.72	38.29	N70°29'13"E
7B	4124'34"	50.00	36.14	18.90	35.36	N68°40'43"E
7C	4257'07"	25.00	18.74	9.84	18.31	S67°08'28"E
9	2939'12"	50.00	25.88	13.24	25.59	S49°38'36"E
10	5445'00"	50.00	47.78	25.89	45.98	N88°09'18"E
11	3151'56"	50.00	27.81	14.27	27.45	N44°50'50"E
12A	2522'35"	50.00	22.15	11.26	21.96	N16°13'34"E
12B	621'25"	800.00	88.76	44.42	88.71	N00°21'34"E
13	800'06"	800.00	111.72	55.95	111.64	N06°49'11"W
14A	043'58"	800.00	10.23	5.11	10.23	N11°11'13"W
14B	919'26"	625.00	101.71	50.97	101.59	N06°53'29"W
15	1019'49"	625.00	110.14	55.21	110.00	N02°49'09"E
16A	1401'55"	625.00	153.06	76.92	152.68	N14°53'01"E
16B	9031'26"	25.00	39.54	25.27	35.55	N67°12'41"E
16C	701'51"	1230.00	150.93	75.56	150.84	S70°59'32"E
17	1020'27"	1170.00	211.16	105.87	210.87	N71°35'09"W
18	228'55"	1170.00	50.00	25.01	50.00	N65°11'26"W

COMMON AREA CURVE TABLE

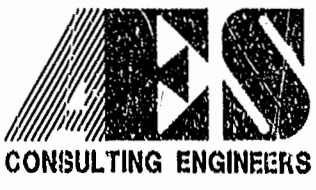
OPEN SP.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
CA-43	222'15"	1230.00	50.90	25.45	50.89	S75°41'35"E
CA-44A	4257'07"	25.00	18.74	9.84	18.31	S26°11'19"E
CA-44B	850'26"	675.00	80.59	40.34	80.54	S08°07'59"E
CA-44C	814'21"	750.00	107.85	54.02	107.75	S07°26'02"E
CA-470	5829'51"	50.00	51.05	28.00	48.86	S25°56'04"W

NOTES:

1. OPEN SPACE/CONSERVATION EASEMENT AS SHOWN IS TO BE DEDICATED TO THE STONEHOUSE HOMEOWNERS ASSOCIATION.
2. 10' NON-ACCESS EASEMENTS ALONG MILL POND RUN ARE FOR LOTS 2, 16 & 17 ONLY.
3. THE 15' PATHWAY/GREENSPACE EASEMENT DOES NOT PROHIBIT VEHICLE ACCESS TO THE LOT.

AREA TABULATION HILLCREST

AREA OF RESIDENTIAL LOTS	511,407 SF	11.74 AC
AREA OF PUBLIC RIGHT-OF-WAY	86,821 SF	1.99 AC
AREA OF OPEN SPACE	273,333 SF	6.28 AC
TOTAL AREA SUBDIVIDED	871,561 SF	20.01 AC
NUMBER OF LOTS	18	
AVERAGE LOT SIZE	28,412 SF	0.65 AC
LARGEST LOT (LOT 5)	42,975 SF	0.99 AC
SMALLEST LOT (LOT 12)	17,765 SF	0.41 AC
GROSS LOTS PER ACRE	0.90 LOTS / ACRE	



5248 Old Towne Road, Suite 1  
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PLAT OF SUBDIVISION  
 SECTION VI-C 'HILLCREST'  
 AT STONEHOUSE  
 FOR  
 STONEHOUSE DEVELOPMENT COMPANY, L.L.C.  
**STONEHOUSE**  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
6	4/2/03	REVISED 20' EXCLUSIVE JCSA UTILITY EASEMENT	VMB
5	3/19/02	REVISED NOTES PER CLIENTS COMMENTS	VMB
4	2/22/02	ADDED 20' DRAINAGE EASEMENT TO LOTS 12 AND 13 & ADDED LABEL FOR LIMITS OF 25' BUFFER SETBACK	VMB
3	1/24/02	REVISED NOTE #20 PER JCC COMMENTS	VMB
2	1/23/02	REVISED PER JCC COMMENTS	VMB
1	11/26/01	REVISED PER OWNERS COMMENTS	VMB

Designed	Drawn
AES	AWT
Scale	Date
1"=100'	11/2/01
Project No.	
9028-09	
Drawing No.	
2 OF 2	