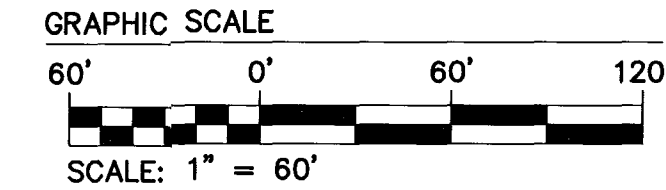


SETBACKS:
 1. NOTWITHSTANDING, THE SETBACKS SHOWN ON THE INDIVIDUAL LOTS, THE FOLLOWING REQUIRED MINIMUM SETBACK ARE HEREBY CONTROLLING.
 2. THE FRONT OF CORNER LOTS MAY BE THE SIDE OF THE LOT FRONTING SPLITWOOD ROAD. UNDER SUCH CIRCUMSTANCES, ALL SETBACKS SHALL CHANGE FROM THAT SHOWN ON THE RECORD PLAT TO THE APPLICABLE BELOW REQUIRED MINIMUM SETBACKS.

REQUIRED MINIMUM SETBACKS (UNLESS OTHERWISE NOTED)				
IMPROVEMENT	FRONT	INTERIOR SIDE*	CORNER SIDE	REAR
HOUSE, INCLUDING PORCHES	30'	5'	15'	25'
DETACHED GARAGE	45'	5'	15'	25'
RAISED DECK OR PATIO	NO	5'	15'	25'
GROUND LEVEL DECK / PATIO	NO	5'	15'	10'
DRIVEWAY	N/A	10'	NO	25'
ACCESSORY BUILDING	NO	10'	NO	25'

* CUMULATIVE TOTAL SETBACK OF BOTH SIDE INTERIOR SIDE YARDS SHALL BE 15'. CHIMNEYS AND COVERED PORCHES MAY ENCRACH UP TO 5', BUT MAY NOT BE CLOSER THAN 5' TO ANY SIDE PROPERTY LINE.
 ** DRIVEWAY SETBACK MAY BE REDUCED TO 3' WITH EVERGREEN LANDSCAPE SCREENING.



UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
 ALL AREAS DENOTED AS RPA BUFFER SHALL BE DEDICATED BY EASEMENT TO JAMES CITY COUNTY AS NATURAL OPEN SPACE EASEMENT

NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

(SEE SHEET 4 FOR CURVE DATA)

N/F THE TRADITION GOLF CLUB AT STONEHOUSE LLC DOCUMENT #010010551

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 22 July 2003 at 3:24 AM/PM, P.B. 91 PG. 3-9 DOCUMENT # 030021747 BETSY B. WOOLRIDGE, CLERK

NOTE: LOTS 1 THROUGH 8 OF THE LISBURN SUBDIVISION HAVE A 50 FOOT REAR SETBACK, PURSUANT TO THE SECOND AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, RIGHTS, AFFIRMATIVE OBLIGATIONS AND CONDITIONS, DATED OCTOBER 23, 2001, OTHER THAN LANDSCAPING, NO FENCING, DECKS, OUTBUILDINGS, ETC. ARE PERMITTED IN THIS SETBACK AREA WITHOUT PRIOR APPROVAL OF THE TRADITIONS GOLF COURSE.

AWT 04.15.03-07:59 9088-P02.dwg

5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION SECTION V-A "LISBURN" AT STONEHOUSE FOR G.C.R., INC. **STONEHOUSE** STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	2/14/03	REVISED EASEMENT ON LOTS 106 & 107 PER J.C.C. COMMENT LETTER DATED 2/10/03	AWT

Designed VMB	Drawn AWT
Scale 1"=60'	Date 12/3/02
Project No. 9088	
Drawing No. 2 OF 7	