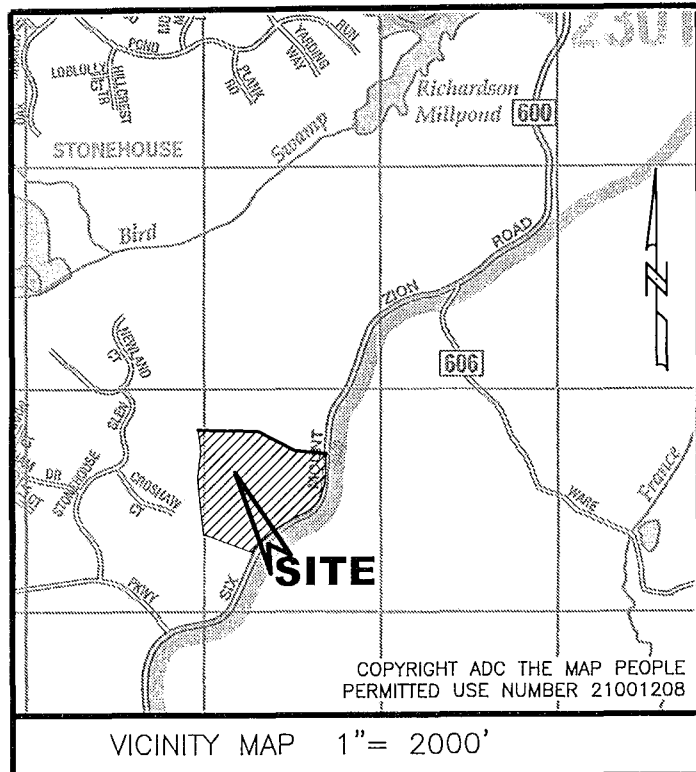


190015433



GENERAL NOTES

- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- PROPOSED PARCELS WILL BE SERVED BY PUBLIC WATER AND SEWER.
- ANY SERVICES REQUIRING ABANDONMENT/RELOCATION OF EXISTING WATER AND/OR SANITARY SEWER SERVICE CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE JCSA REQUIREMENTS.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- PROPERTY LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0041D, DATED DECEMBER 16, 2015.
- THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- LIMITS OF WETLANDS AND RESOURCE PROTECTION AREA (RPA) SHOWN ON THIS PLAT WERE TAKEN FROM APPROVED DESIGN PLANS TITLED "STONEHOUSE TRACT 3 - PARCEL A & B SUBDIVISION PLAN" DATED AUGUST 4, 2017 PREPARED BY TIMMONS GROUP AND USED WITH THEIR PERMISSION. (JCC CASE #SP-0011-2017)
- PARCEL A, SECTION 1 IS PLATTING LOTS 22 THROUGH 33, LOTS 36 THROUGH 41, & LOTS 78 THROUGH 86. (27 LOTS)
- NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN A JCSA UTILITY EASEMENT. NO TREES, SHRUBS, STRUCTURES, FENCES, IRRIGATION MAINS, INVISIBLE PET FENCES OR OTHER OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET, AND TREES A MINIMUM OF 10 FEET, FROM THE CENTER OF WATER AND SANITARY SEWER MAINS. JCSA WILL NOT BE RESPONSIBLE FOR REPLACEMENT OF TREES AND SHRUBS PLACED WITHIN THE EASEMENT.
- THIS PROJECT IS ASSOCIATED WITH CASES Z-0004-2007/MP-0004-2007 & Z-0009-2014 WITH PROFFERS.
- VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
- ALONG ALL PLANTING STRIPS AND WITHIN ALL SIGHT DISTANCE TRIANGLES, THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.
- PROPOSED RIGHTS-OF-WAY, FOXGLOVE DRIVE & ASTILBE LANE ARE HEREBY DEDICATED FOR PUBLIC USE.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
- PRIVATE STORMWATER PIPE CROSSING FOXGLOVE DRIVE WILL BE MAINTAINED IN ACCORDANCE WITH AGREEMENT TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF THIS PIPE. (SEE SHEET 4 FOR PIPE LOCATION)

BOUNDARY LINE ADJUSTMENT PLAT
 LOTS 22 THROUGH 33,
 LOTS 36 THROUGH 41,
 LOTS 78 THROUGH 86,
 OPEN SPACE #1 &
 PARCEL A FUTURE DEVELOPMENT
STONEHOUSE TRACT 3
PARCEL "A", SECTION 1

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 09/04/2019 JOB # 17-378



SHEET 1 OF 4
JCC-S-19-0065

THE PURPOSE OF THIS PLAT IS TO INCREASE THE WIDTH OF LOT 22, LOT 24, LOT 25, LOT 29, LOT 30, LOT 36, LOT 37, LOT 38, LOT 41, LOT 78, LOT 80, LOT 81 & LOT 86 FROM 28.00' TO 30.00' AND TO REDUCE THE DEPTH OF ALL PARCEL A, SECTION 1 LOTS. THE AREAS FOR "SECTION 1 LOTS", "OPEN SPACE #1" & "PARCEL A FUTURE DEVELOPMENT" HAVE BEEN REVISED IN THE AREA TABULATION.

THE ORIGINAL SUBDIVISION PLAT IS JAMES CITY COUNTY CASE #S-0011-2018 AND IS RECORDED AS INSTRUMENT #190002836.

LOT CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C2	175.23'	30.05'	30.01'	N 79°11'47" W	9°49'28"
C3	175.23'	30.36'	30.33'	N 89°04'21" W	9°55'41"
C5	175.23'	30.07'	30.03'	S 36°19'25" W	9°49'52"
C6	175.23'	18.03'	18.02'	S 28°27'37" W	5°53'44"
C7	275.00'	10.52'	10.52'	S 26°32'34" W	2°11'31"
C8	275.00'	28.31'	28.30'	S 30°35'17" W	5°53'54"
C9	275.00'	30.04'	30.02'	N 36°39'59" E	6°15'30"
C13	219.11'	30.02'	30.00'	S 47°25'03" E	7°51'03"
C14	219.11'	28.27'	28.25'	N 39°47'45" W	7°23'33"
C15	177.68'	30.27'	30.24'	N 40°17'45" W	9°45'41"
C17	177.68'	30.25'	30.22'	N 77°03'34" W	9°45'19"
C18	177.68'	4.98'	4.98'	N 82°44'23" W	1°36'19"
C19	175.00'	17.72'	17.71'	N 86°49'24" W	5°48'03"
C22	225.00'	30.22'	30.20'	S 66°48'07" W	7°41'46"
C23	225.00'	28.02'	28.00'	N 74°13'04" E	7°08'08"
C24	225.00'	30.34'	30.31'	S 81°38'53" W	7°43'31"
C26	225.00'	30.17'	30.15'	N 89°33'48" W	7°40'56"
C27	225.00'	7.07'	7.07'	S 84°49'21" E	1°47'57"
C32	225.00'	34.16'	34.13	N 69°36'57" E	8°41'54"
C33	225.00'	29.88'	29.86'	N 77°46'10" E	7°36'31"
C34	225.00'	28.74'	28.72'	N 85°13'58" E	7°19'06"
C35	225.00'	28.15'	28.13'	S 87°31'25" E	7°10'09"
C35	225.00'	36.96'	36.92'	N 79°13'58" W	9°24'44"

LOT LINE TABLE

LINE	BEARING	DISTANCE
L2	S 83°55'22" E	23.02'
L3	S 83°55'22" E	28.00'
L4	S 83°55'22" E	28.00'
L5	S 83°55'22" E	28.00'
L6	S 83°55'22" E	12.31'
L8	N 83°55'22" W	20.94'
L9	N 83°55'22" W	28.00'
L10	N 83°55'22" W	28.00'
L11	N 83°55'22" W	30.00'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L200	N 28°39'23" E	30.49'
L201	N 38°12'22" E	46.30'
L202	N 42°22'08" E	39.77'
L248	S 80°22'15" E	35.00'
L249	N 09°19'36" E	10.00'
L250	S 80°22'15" E	35.00'

AREA TABULATION

EXISTING TRACT 3 (PIN: 0540100015)	8,348,198± S.F.	191.65± AC.
PARCEL "A" (TOTAL)	1,084,067 S.F.	24.887 AC.
DEDICATED R/W	59,973 S.F.	1.377 AC.
SECTION 1 LOTS	95,321 S.F.*	2.188 AC.*
OPEN SPACE #1 (INCLUDES 8.503 AC. N.O.S. EASEMENT #1)	403,787 S.F.*	9.270 AC.*
PARCEL "A" FUTURE DEVELOPMENT	524,987 S.F.*	12.052 AC.*
PARCEL "A" UNDISTURBED NATURAL OPEN SPACE EASEMENT #1	370,376 S.F.	8.503 AC.
EXISTING PARCEL "B"	3,051,396± S.F.	70.051± AC.
FUTURE PARCEL "C"	3,738,697± S.F.	85.829± AC.
REMAINDER OF TRACT 3 (TOTAL) (PIN: 0540100015) (INCLUDING FUTURE PARCEL "C")	7,264,131± S.F.	166.76± AC.

*REVISED BY THIS BOUNDARY LINE ADJUSTMENT

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

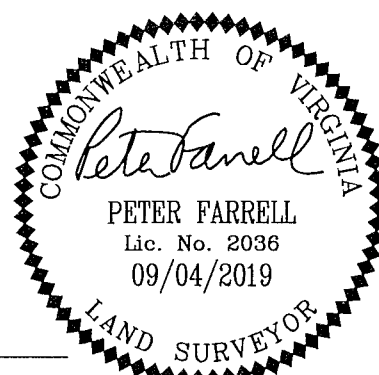
10/18/19

Ellen Cook

DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.



Peter Farrell

PETER FARRELL, L.S. 2036

09/04/2019

DATE

4 Large/Small Plat(s) Recorded
 herewith as # 190015433

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 22nd DAY OF October, 2019, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 8:41am INSTRUMENT # 190015433

TESTE

MONA A. FOLEY, CLERK

Mona A. Foley