

NOTES: EACH LOT WITH A GRINDER PUMP SHALL REQUIRE THE INSTALLATION OF A SEWAGE GRINDER PUMP CAPABLE OF ELEVEN GALLONS PER MINUTE (GPM) AT 68 FEET OF TOTAL DYNAMIC HEAD (TDH) (PER CONSTRUCTION PLANS)

(SEE SHEET 4 FOR CURVE DATA)

NAD "83" COORDINATES
N 3,689,041.6797
E 11,974,424.6656

CA-50
(CONSERVATION EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY)

LIMITS OF WETLANDS AS DELINEATED BY LANDMARK DESIGN GROUP

50' PERIMETER BUFFER

SURVEY TIE-LINE

50' PERIMETER BUFFER

100' RPA BUFFER

LIMITS OF WETLANDS AS DELINEATED BY LANDMARK DESIGN GROUP

CA-50
(CONSERVATION EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY)

PROPOSED CONSERVATION EASEMENT

CA-50

100' RPA LINE

SURVEY TIE-LINE
(PROPERTY LINE IS ALONG CENTERLINE OF CREEK)
P.B. 66, PG. 80

100' RPA BUFFER

SECTION V-B
BENT TREE PHASE 3
P.B. 83, PG. 42

SECTION V-B
BENT TREE PHASE 1
LOT 22
P.B. 78, PG. 30

LINE	BEARING	LENGTH
1	S23°18'36"E	43.59
2	S69°14'26"E	130.90
3	S58°01'24"E	46.30
4	S50°51'02"E	245.04
5	S66°57'32"E	146.58
6	S80°28'46"E	111.34
7	S16°51'19"W	23.99
8	S40°25'19"W	31.29
9	S13°38'13"W	18.11
10	S43°06'49"E	61.31
11	S81°29'40"E	33.97
12	S48°18'22"E	40.97
13	S75°37'26"E	44.76
14	S37°47'01"E	61.04
15	S57°48'47"E	53.42
35	N85°22'53"E	12.30
36	N85°22'53"E	23.83
37	S35°39'49"E	8.36

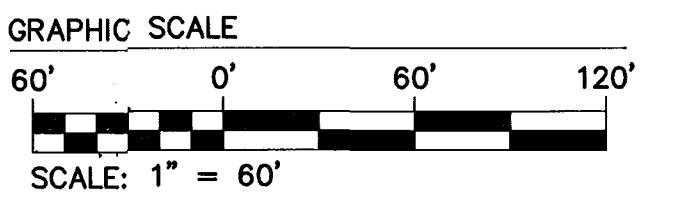
NOTE: LOTS 85, 86, 87 & 88 REQUIRE THE USE OF GRINDER PUMPS FOR SANITARY SEWER SERVICE, AND EXTENDED INDIVIDUAL WATER SERVICE CONNECTIONS. THE CONTRACTOR SHALL PROVIDE INDIVIDUAL PLUMBING FROM EACH LOT ACCESS POINT TO THE CORRESPONDING GRINDER PUMP CONNECTION OR WATER METER SETTING AS INDICATED ON THE PLANS. THE FORCE MAIN EXTENDING FROM THE GRINDER PUMP CONNECTION TOWARD THE RESIDENCE, AS WELL AS THE WATER SERVICE LINE EXTENDING FROM THE WATER METER TO THE RESIDENCE, SHALL REMAIN PRIVATE AND ARE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS AND NOT JAMES CITY SERVICE AUTHORITY. THE PRIVATE SANITARY SEWER FORCE MAINS SHALL BE EXCLUDED FROM COVERAGE UNDER ANY FUTURE GRINDER PUMP MAINTENANCE AGREEMENT THROUGH JCSA.

SETBACKS:
1. NOTWITHSTANDING, THE SETBACKS SHOWN ON THE INDIVIDUAL LOTS, THE FOLLOWING REQUIRED MINIMUM SETBACK ARE HEREBY CONTROLLING.

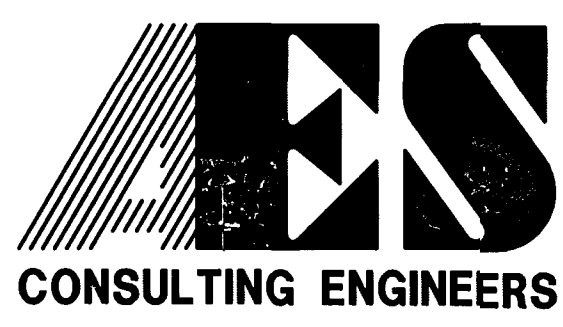
2. THE FRONT OF CORNER LOTS MAY BE THE SIDE OF THE LOT FRONTING SPLITWOOD ROAD. UNDER SUCH CIRCUMSTANCES, ALL SETBACKS SHALL CHANGE FROM THAT SHOWN ON THE RECORD PLAT TO THE APPLICABLE BELOW REQUIRED MINIMUM SETBACKS.

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 ENCR OACH 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.

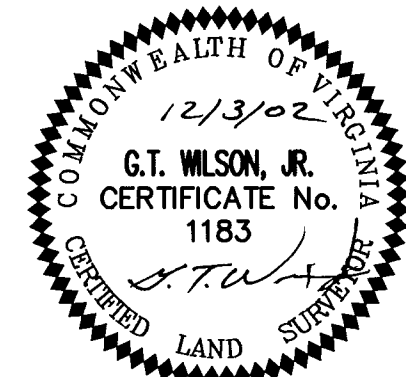


AWT 04.15.03-08:00 9088-P07.dwg



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

PLAT OF SUBDIVISION
SECTION V-A 'LISBURN' SECTION 1
AT STONEHOUSE
FOR
G.C.R., INC.
STONEHOUSE
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 22 July 2005 at 3:24 AM/P.M. PG. 91 PG. 3-9
DOCUMENT # 030021747
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
2	4/22/03	REVISED GRINDER PUMP NOTE PER J.C.C.	AWT
1	2/14/03	REVISED GRINDER PUMP NOTE PER J.C.C.	AWT
		COMMENT LETTER DATED 2/10/03	

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