

SUBDIVISION PLAT STONEHOUSE, TRACT 12 PHASE 1B SHEET 2 OF 2

STONEHOUSE DISTRICT, JAMES CITY COUNTY, VA.

OWNER/DEVELOPER: STONEHOUSE GREEN LAND SUB, LLC
4011 WEST CHASE BOULEVARD, SUITE 175
RALEIGH, NC 27607
PHONE: 919.832.9998

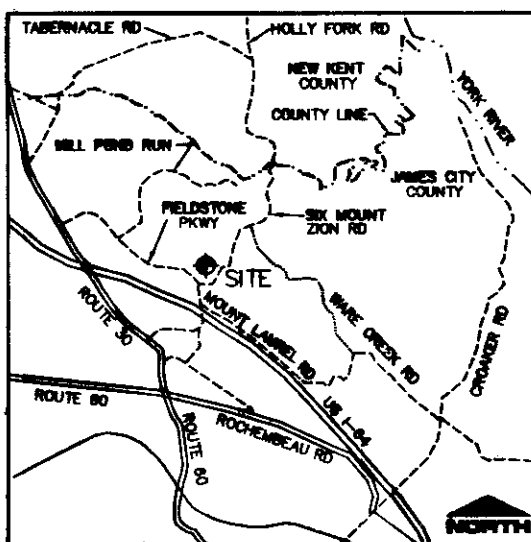
WSP • SELLS

Transportation & Infrastructure
128 Overhill Drive Suite 105 • Mooresville, NC 28111 • 704.662.0100
www.wsp-sells.com

VA LICENSE NO. 0411000472

Tax Parcel Number Portion of 0530100021	Drawn By DB	Date of Field Survey JUNE 2008, APRIL 2011	Field Book N/A	Job No. 117000
Sheet Number 2 OF 2	Checked By JNF	Date AUGUST 29, 2011	Scale 1" = 60'	File Name TRACT 12 P1A SUB

REVISION	BY	DATE
PER VDOT COMMENTS	GHL	11-10-11



VICINITY MAP NOT TO SCALE

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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

Jimmy Nick Fairies
JIMMY NICK FAIRES, PLS
LICENSE NUMBER: 2902

11/10/11
DATE



NATURAL OPEN SPACE S-1
PARCEL #053070001C
INSTRUMENT #060016179

NPA BUFFER
SEE SITE SPECIFIC
NOTE #6

COMMON OPEN SPACE #2
2.948 Acres
(includes 2.112 within
easements shown)

NATURAL OPEN SPACE
CONSERVATION EASEMENT #2B
0.239 ACRES (THIS PHASE)
(SEE SITE SPECIFIC NOTE #9)

VARIABLE WIDTH
PRIVATE BMP MAINTENANCE
EASEMENT
0.304 Acres

NATURAL OPEN SPACE
CONSERVATION EASEMENT #2B
0.820 ACRES (THIS PHASE)
(SEE SITE SPECIFIC NOTE #9)

COMMON
OPEN SPACE #2
2.948 Acres
(includes 2.112 within
easements shown)

FUTURE PHASE 2
NOW OR FORMERLY
REMAINING PORTION OF
OS STONEHOUSE GREEN LAND SUB, LLC
PARCEL #0530100021
INSTRUMENT #060016179

PRIVATE VARIABLE
WIDTH DRAINAGE EASEMENT
0.749 Acres
INSTRUMENT #060016179

NPA BUFFER
SEE SITE SPECIFIC
NOTE #6

EXISTING 25' UTILITY, LANDSCAPING,
MAINTENANCE, AND ACCESS EASEMENT
INSTRUMENT # 060016179

LAND USE SUMMARY

AREA OF RESIDENTIAL LOTS: 5.232 ACRES (227,906 SQ.FT.)
AREA OF COMMON OPEN SPACE #2: 2.948 ACRES (128,415 SQ.FT.)
AREA OF COMMON OPEN SPACE #4: 0.187 ACRES (8,146 SQ.FT.)
AREA OF PUBLIC R/W: 0.565 ACRES (24,611 SQ.FT.)
TOTAL SUBDIVISION AREA: 8.932 ACRES (389,078 SQ.FT.)

INCLUDED WITHIN COMMON OPEN SPACE:

UNDISTURBED NATURAL OPEN SPACE EASEMENT #2B: 1.059 ACRES (46130 SQ.FT.) (WITHIN C.O.S. #2)
VARIABLE WIDTH PRIVATE BMP MAINTENANCE EASEMENT: 0.304 ACRES (13,242 SQ.FT.) (WITHIN C.O.S. #2)
EXISTING PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT: 0.749 ACRES (32,626 SQ.FT.) (INSTRUMENT #060016179) (WITHIN C.O.S. #2)
JCSA UTILITY EASEMENT: 0.004 ACRES (174 SQ.FT.) (WITHIN C.O.S. #4)
15' PRIVATE EASEMENT: 0.071 ACRES (3,093 SQ.FT.) (WITHIN C.O.S. #4)

STATE OF VIRGINIA
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR
THE COUNTY OF JAMES CITY THE 10 DAY OF
December, 2011. THIS MAP WAS
PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS IN INSTRUMENT # 110024489 @ 11:50 am
TESTE: *Claudia H. ...*
BY *Claudia H. ...*

2 Large/Small Plat(s) Recorded
Instrument # 110024489

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	113.26	365.00	S09°45'37"E	112.80	17°48'52"
C2	39.98	25.00	N27°09'32"E	35.85	91°37'41"
C3	16.77	130.00	S69°16'39"W	16.76	72°31'27"
C4	69.86	130.00	S50°11'11"W	69.03	30°47'28"
C5	64.91	130.00	S20°29'12"W	64.24	28°36'31"
C6	71.82	130.00	S09°38'42"E	70.91	31°39'17"
C7	59.78	130.00	S38°38'48"E	59.26	26°20'56"
C8	26.79	130.00	S97°43'32"E	26.75	11°48'32"
C9	20.36	30.00	N44°11'27"W	19.97	38°54'42"
C10	19.53	50.00	S35°56'22"E	19.40	22°22'31"
C11	46.94	50.00	S74°01'21"E	45.24	53°47'28"
C12	44.08	50.00	N53°49'27"E	42.67	50°30'59"
C13	25.29	50.00	N14°04'42"E	25.02	28°58'30"
C14	28.58	50.00	N16°47'12"W	28.20	32°45'19"
C15	76.40	50.00	N76°56'24"W	69.18	87°33'06"
C16	2.04	50.00	S69°06'58"W	2.04	2°20'09"
C17 (T)	40.60	30.00	S84°16'50"E	37.57	77°32'33"
C18	186.11	90.00	S13°43'55"W	154.68	118°28'56"
C19	32.72	25.00	N69°32'16"W	30.43	74°58'43"
C20	60.23	365.00	S36°46'32"E	60.16	9°27'16"
C21	100.89	272.50	N30°53'45"W	100.32	21°27'49"
C22	119.45	272.50	N07°43'53"W	118.49	25°09'55"
C23	39.17	25.85	N49°14'12"E	35.53	86°49'16"
C24	198.84	975.00	S88°48'17"W	198.50	11°41'09"
C25	231.04	1005.00	S86°32'59"W	230.53	13°10'17"
C26	10.13	130.00	S27°42'15"E	10.13	4°27'51"
C27	13.06	93.32	S41°24'24"E	13.05	8°01'07"
C28	12.35	84.50	S41°19'15"E	12.34	8°22'37"
C29	19.65	24.50	S68°29'22"E	19.13	45°57'37"
C30	74.02	100.12	N30°30'07"E	72.34	42°21'23"
C31	31.22	100.00	N05°30'28"W	31.09	17°53'09"

- LEGEND**
- 1/2" REBAR WITH CAP SET
 - 1/2" REBAR WITH CAP FOUND
 - PKF PK NAIL FOUND
 - RF IRON ROD FOUND
 - COMPUTED POINT
 - (T) TOTAL
 - (TYP) TYPICAL
 - FOO FIBER OPTIC MARKER
 - PTF POWER TRANSFORMER
 - ⊙ SANITARY MANHOLE
 - PROPERTY LINE
 - - - RPA BUFFER
 - - - LINE NOT SURVEYED
 - R/W RIGHT-OF-WAY
 - WATER LINE
 - ⊞ NATURAL OPEN SPACE CONSERVATION EASEMENT
 - ⊞ JCSA UTILITY EASEMENT

LINE	LENGTH	BEARING
L1	20.80	S14°33'52"E
L2	23.70	N41°49'33"W
L3	9.00	S62°42'31"W
L4	18.96	N43°56'36"W
L5	16.91	N00°47'21"W
L6	12.71	N71°21'01"E
L7	20.01	S20°18'06"E
L8	10.89	N71°21'01"E
L9	5.51	S51°51'02"W
L10	5.55	N02°02'26"E
L11	34.69	N40°51'36"W
L12	31.06	N60°37'57"E
L13	23.14	N55°48'51"E
L14	15.88	S59°43'46"W
L15	8.68	S35°18'49"W
L16	22.05	S88°06'26"W
L17	7.07	N33°08'00"W
L18	43.69	N43°56'36"W
L19	51.73	N49°11'08"W
L20	63.10	N21°18'21"W
L21	30.43	N08°14'47"W
L22	19.07	N14°27'02"W

