

RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
R1	25°20'07"	225.00	99.49	50.57	98.68	N25°16'34"E
R2	18°50'59"	475.00	156.27	78.85	155.57	N28°31'09"E
R3	33°49'44"	250.00	147.61	70.02	145.47	N38°00'31"E
R4	25°04'41"	50.00	218.88	-	81.51	S89°35'46"E
R5	27°22'46"	50.00	241.19	-	66.67	S37°58'38"W

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1A	25°20'07"	225.00	99.49	50.57	98.68	N25°16'34"E
1B	13°27'54"	175.00	41.13	20.66	41.03	N19°20'29"E
1C	10°52'11"	25.00	44.45	30.80	38.82	N77°00'33"E
2A	48°11'23"	25.00	21.03	11.18	20.41	S27°57'40"E
2B	64°15'17"	50.00	56.07	31.40	53.18	S35°59'37"E
3A	73°56'06"	50.00	64.52	37.63	60.14	N74°54'41"E
3B	6°09'18"	1000.00	107.43	53.77	107.37	N55°08'01"W
4	81°40'34"	50.00	71.28	43.22	65.39	N02°53'39"W
5A	56°30'49"	50.00	49.32	26.87	47.34	N71°59'20"W
5B	48°11'23"	25.00	21.03	11.18	20.41	N76°09'03"W
6	90°00'00"	25.00	39.27	25.00	35.36	N07°03'22"W
7	8°11'27"	525.00	75.05	37.59	74.99	N33°50'55"E
11	54°46'20"	50.00	47.80	25.90	46.00	N28°25'25"E
12	29°26'35"	50.00	25.69	13.14	25.41	N13°41'03"W
13	28°57'18"	50.00	25.27	12.91	25.00	N42°52'59"W
14	28°57'19"	50.00	25.27	12.91	25.00	N71°50'18"W
15	28°57'10"	50.00	25.27	12.91	25.00	S79°12'24"W
16A	79°43'51"	50.00	69.58	41.76	64.10	S24°51'50"W
16B	67°55'29"	25.00	29.64	16.84	27.93	S18°57'39"W
16C	2°05'32"	250.00	9.13	4.56	9.13	S51°52'37"W
17	22°04'52"	250.00	96.35	48.78	95.75	S39°47'25"W
18A	5°03'32"	250.00	22.07	11.04	22.07	S21°37'25"W
18B	7°44'54"	475.00	64.24	32.17	64.19	S22°58'08"W
19	11°06'05"	475.00	92.03	46.16	91.89	S32°23'38"W
21	17°01'06"	225.00	66.83	33.66	66.59	S29°26'05"W
22A	8°19'01"	225.00	32.66	16.36	32.63	S16°48'01"W
22B	25°20'07"	175.00	77.38	39.33	76.75	S25°16'34"W

COMMON AREA CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
CA1	90°00'00"	25.00	39.27	25.00	35.36	S82°56'38"W
CA2	4°35'48"	250.00	20.06	10.03	20.05	S26°27'05"W
CA3	26°36'53"	200.00	92.90	47.30	92.07	N42°30'08"E
CA4	90°00'00"	25.00	39.27	25.00	35.36	N07°03'22"W
CA5	6°09'18"	1030.00	110.65	55.38	110.60	N55°08'01"W

AREA TABULATION WALNUT CREEK

AREA OF RESIDENTIAL LOTS	857,045 SF	12.79 AC
AREA OF PUBLIC RIGHT-OF-WAY	68,950 SF	1.58 AC
AREA OF COMMON AREA	143,345 SF	3.29 AC
TOTAL AREA SUBDIVIDED	769,340 SF	17.66 AC
NUMBER OF LOTS	22	
AVERAGE LOT SIZE	25,320 SF	0.58 AC
LARGEST LOT (LOT 10)	53,794 SF	1.23 AC
SMALLEST LOT (LOT 17)	12,184 SF	0.28 AC
GROSS LOTS PER ACRE	1.25 LOTS / ACRE	

INDICATES PRIVATE NATURAL OPEN SPACE: THE PRIVATE OPEN SPACE EASEMENTS ARE TO REMAIN UNDISTURBED AND ARE DEDICATED BY EASEMENT TO JAMES CITY COUNTY.

INDICATES PUBLIC NATURAL OPEN SPACE: THE PUBLIC OPEN SPACE EASEMENTS (OPEN SPACE / COMMON AREAS) ARE TO REMAIN UNDISTURBED AND ARE DEDICATED BY EASEMENT TO JAMES CITY COUNTY.

NOTE: EACH LOT WITH GRINDER PUMP SHALL REQUIRE THE INSTALLATION OF A SEWAGE GRINDER PUMP CAPABLE OF ELEVEN GALLONS PER MINUTE (GPM) AT 45 FEET OF TOTAL DYNAMIC HEAD (TDH) (PER CONSTRUCTION PLANS)

FUTURE SECTION V-B "BENT TREE" SECTION 3

VARIABLE WIDTH MAINTENANCE ESM'T BASED ON 100 YEAR BMP FLOOD ELEVATION HEREBY DEDICATED TO STONEHOUSE HOMEOWNERS ASSOCIATION (MINIMUM OF 15' OFF BMP FLOOD ELEV.)

LIMITS OF 100 YEAR BMP FLOOD ELEVATION

COMMON AREA-36 77,457 SF 1.78 AC

25' POND BUFFER / SETBACK BASED ON 100 YEAR BMP ELEVATION

10' DRAINAGE EASEMENT

20' JCSA SAN. SEW. EASEMENT

LOT 21 16,587 SF 0.38 AC

LOT 22 18,952 SF 0.44 AC

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