

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 ABOVE REQUIRED MINIMUM SETBACKS.

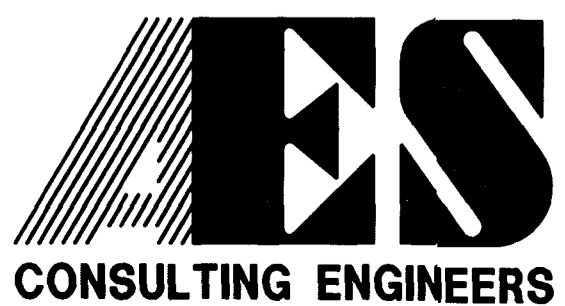
REQUIRED MINIMUM SETBACKS (UNLESS OTHERWISE NOTED)				
IMPROVEMENT	FRONT	INTERIOR SIDE*	CORNER SIDE	REAR
HOUSE, INCLUDING PORCHES	30'	5'	15'	25'
DETACHED GARAGE	45'	5'	15'	25'
RAISED DECK OR PATIO	NO	5'	15'	25'
GROUND LEVEL DECK / PATIO	NO	5'	15'	10'
DRIVEWAY	N/A	10**	NO	25'
ACCESSORY BUILDING	NO	10'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

\* CUMULATIVE TOTAL SETBACK OF BOTH SIDE INTERIOR SIDE YARDS SHALL BE 15'. CHIMNEYS AND COVERED PORCHES MAY ENCRUSH 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.

NAD "83" COORDINATES  
 N 3,688,501.0785  
 E 11,973,088.5636

NAD "83" COORDINATES  
 N 3,687,985.9339  
 E 11,973,489.5843

AWT 12.03.02-10:11 9088-P03.dwg



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



No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 23 Feb 2003  
 at 3:24 AM/PM, PB 091 PG 3-9  
 DOCUMENT # 030021747  
 BETSY B. WOOLRIDGE, CLERK  
 Betsy B. Woolridge Clerk

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