

LINE	BEARING	LENGTH
L34	S38°58'33"E	54.51
L35	S58°52'08"E	98.54
L36	S19°58'01"E	75.89
L37	S57°41'12"E	33.24
L38	S33°47'47"E	35.45
L39	S88°10'03"E	30.25
L40	S72°08'06"E	17.56
L41	S24°47'37"E	55.38
L42	S04°02'15"W	65.50
L43	S17°08'54"E	52.67
L44	S51°05'54"E	57.57
L45	N78°36'33"E	57.14
L46	S75°13'44"E	30.26
L47	N43°52'14"E	30.68
L48	N59°01'25"E	56.12
L49	N80°32'59"E	87.20
L50	N48°01'23"E	55.07
L51	N88°43'30"E	31.76
L52	S51°45'49"E	62.59
L53	N65°27'29"E	69.76

**AREA TABULATION LISBURN**

AREA OF RESIDENTIAL LOTS	1,983,739 SF	45.54 AC
AREA OF PUBLIC RIGHT-OF-WAY	287,380 SF	6.60 AC
AREA OF COMMON AREA	1,353,511 SF	31.07 AC
TOTAL AREA SUBDIVIDED	3,624,630 SF	83.21 AC
NUMBER OF RESIDENTIAL LOTS	109	
AVERAGE LOT SIZE	18,199 SF	0.42 AC
LARGEST LOT (LOT 88)	62,193 SF	1.43 AC
SMALLEST LOT (LOT 56)	8,642 SF	0.20 AC
GROSS LOTS PER ACRE	1.31 LOTS / ACRE	

NOTE: 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)

N/F  
EDITH BELL HAZELWOOD  
W.B. 4, PG. 13  
W.B. 20, PG. 702

□ DENOTES BMP ACCESS EASEMENT

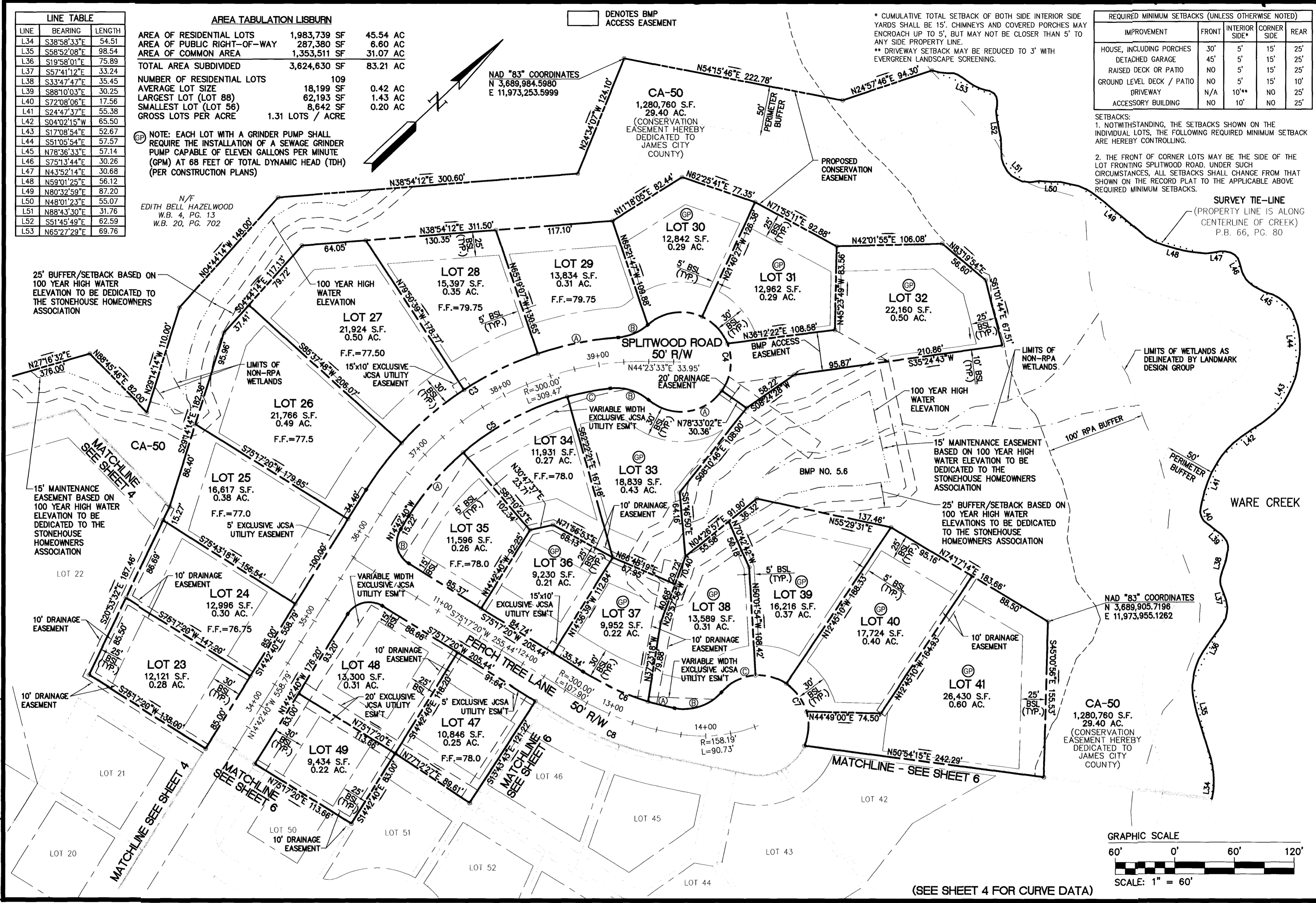
\* CUMULATIVE TOTAL SETBACK OF BOTH SIDE INTERIOR SIDE YARDS SHALL BE 15'. CHIMNEYS AND COVERED PORCHES MAY ENCRoACH UP TO 5', BUT MAY NOT BE CLOSER THAN 5' TO ANY SIDE PROPERTY LINE.  
\*\* DRIVEWAY SETBACK MAY BE REDUCED TO 3' WITH EVERGREEN LANDSCAPE SCREENING.

IMPROVEMENT	REQUIRED MINIMUM SETBACKS (UNLESS OTHERWISE NOTED)			
	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'

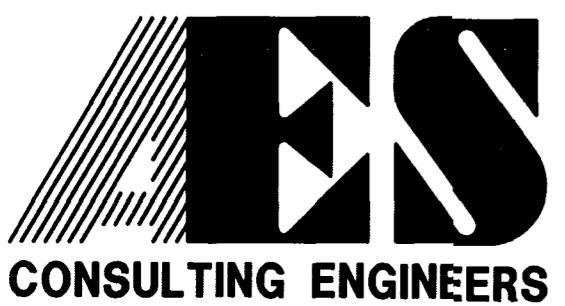
SETBACKS:  
1. NOTWITHSTANDING, THE SETBACKS SHOWN ON THE INDIVIDUAL LOTS, THE FOLLOWING REQUIRED MINIMUM SETBACK ARE HEREBY CONTROLLING.

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.

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



AWT 12.03.02-10:12 9088-P05.dwg



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PLAT OF SUBDIVISION  
SECTION V-A 'LISBURN'  
AT STONEHOUSE  
FOR  
G.C.R., INC.  
**STONEHOUSE**  
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  
22 July 2003  
at 3:24 AM/PM, PG 91 PG 3-9  
DOCUMENT # 030021747  
BETSY B. WOOLRIDGE, CLERK  
*Betsy Woolridge* Clerk

Designed	Drawn
VMB	AWT
Scale	Date
1"=60'	12/3/02
Project No.	9088
Drawing No.	5 OF 7