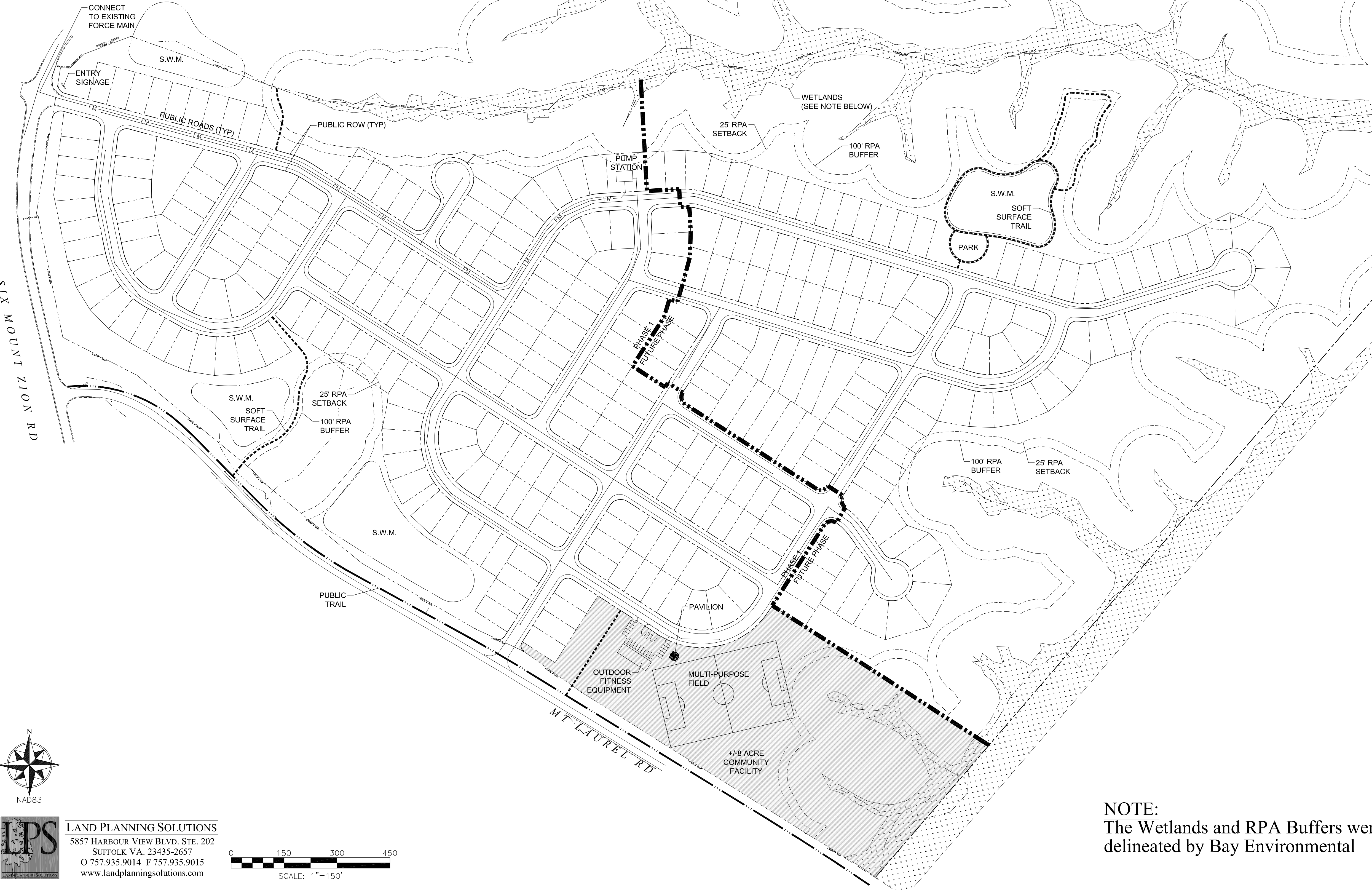
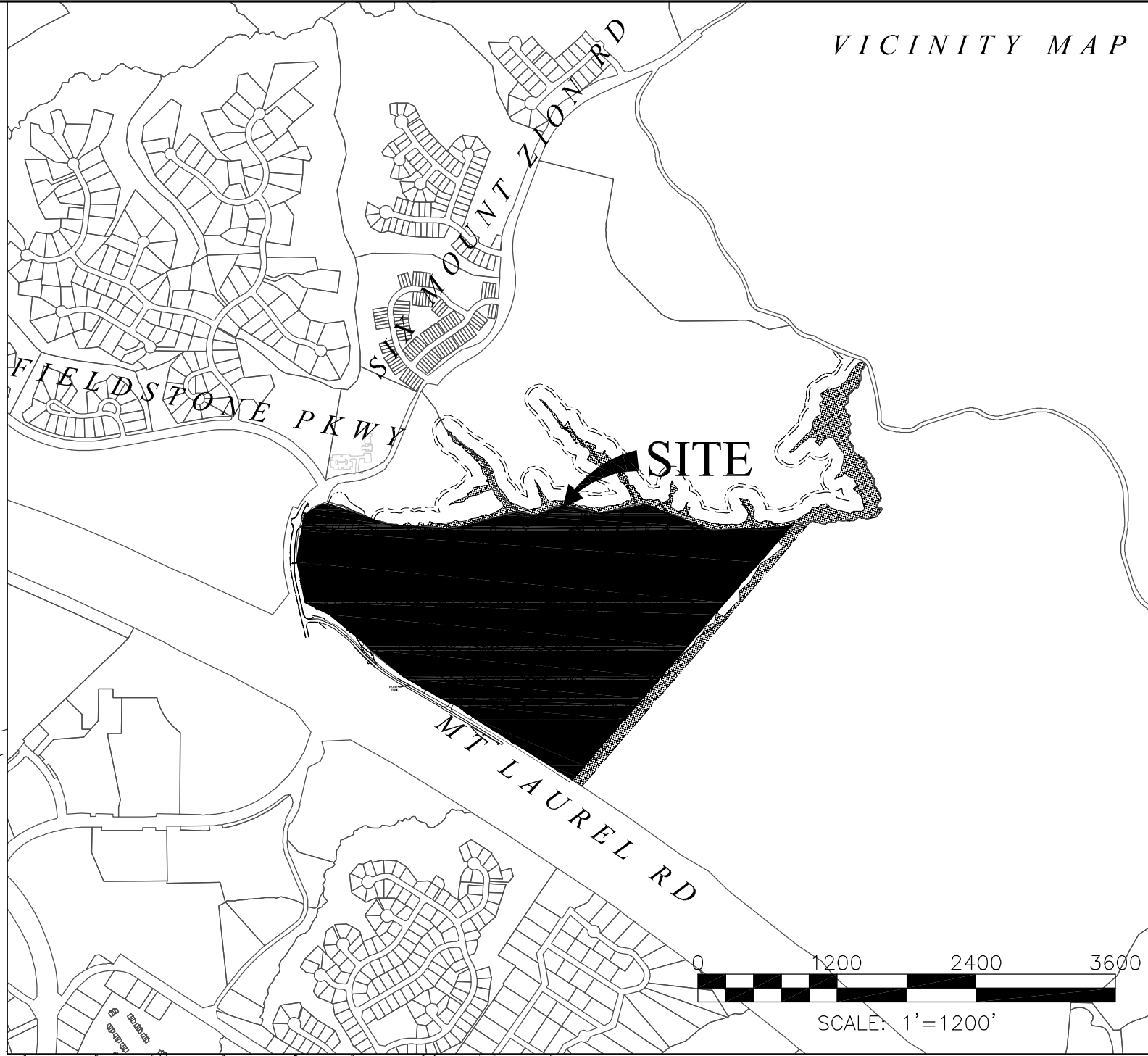


Stonehouse

Conceptual Development Plan

Tract 11A

James City County, Virginia
November 23, 2021



SITE DATA:

Parcel Id: Portion of 0540100016
Address: 9100 SIX MT ZION RD
Site Area: +/-131 a.c.
Zoning: PUD-R
Adj. Site Zoning: PUD-R
Proffer Conditions: "Amended & Restated Stonehouse Proffers" dated August 7th, 2019

Proposed Development:

Site Area: +/- 131 a.c.
Non-Developable: +/- 40 a.c. (30%)
RPA: +/- 35 a.c.
25% slopes: +/- 5 a.c. (outside of RPA)

Net Site Area: +/- 91 a.c.
add 20% Total Site: +/-26.2 a.c.
Gross Site Area: +/- 117.2 a.c.

Setbacks:
Front: 20'
Side: 6'
Rear: 25'
RPA: 25'

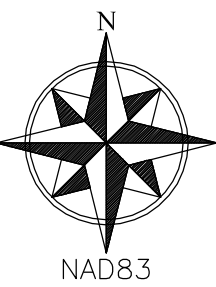
Total Units: 320 (Use A: Single Family)
Phase 1 Units: 202 (Use A: Single Family)
Density: 2.73 du/ac
Bonus Points Used: N/A "The gross density of the Stonehouse Planned Unit Development was approved during the 2019 Stonehouse Master Plan and Proffer Amendment."

Building Height: 2 Stories & 2 Stories with Basement (all unit types)

Parking Provided: 2 driveway spaces per unit = 640 spaces

Trail System:
Public Trail: +/-2,705 l.f.
Soft Surface Trail: +/-2,746 l.f.

NOTE:
The Wetlands and RPA Buffers were delineated by Bay Environmental



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