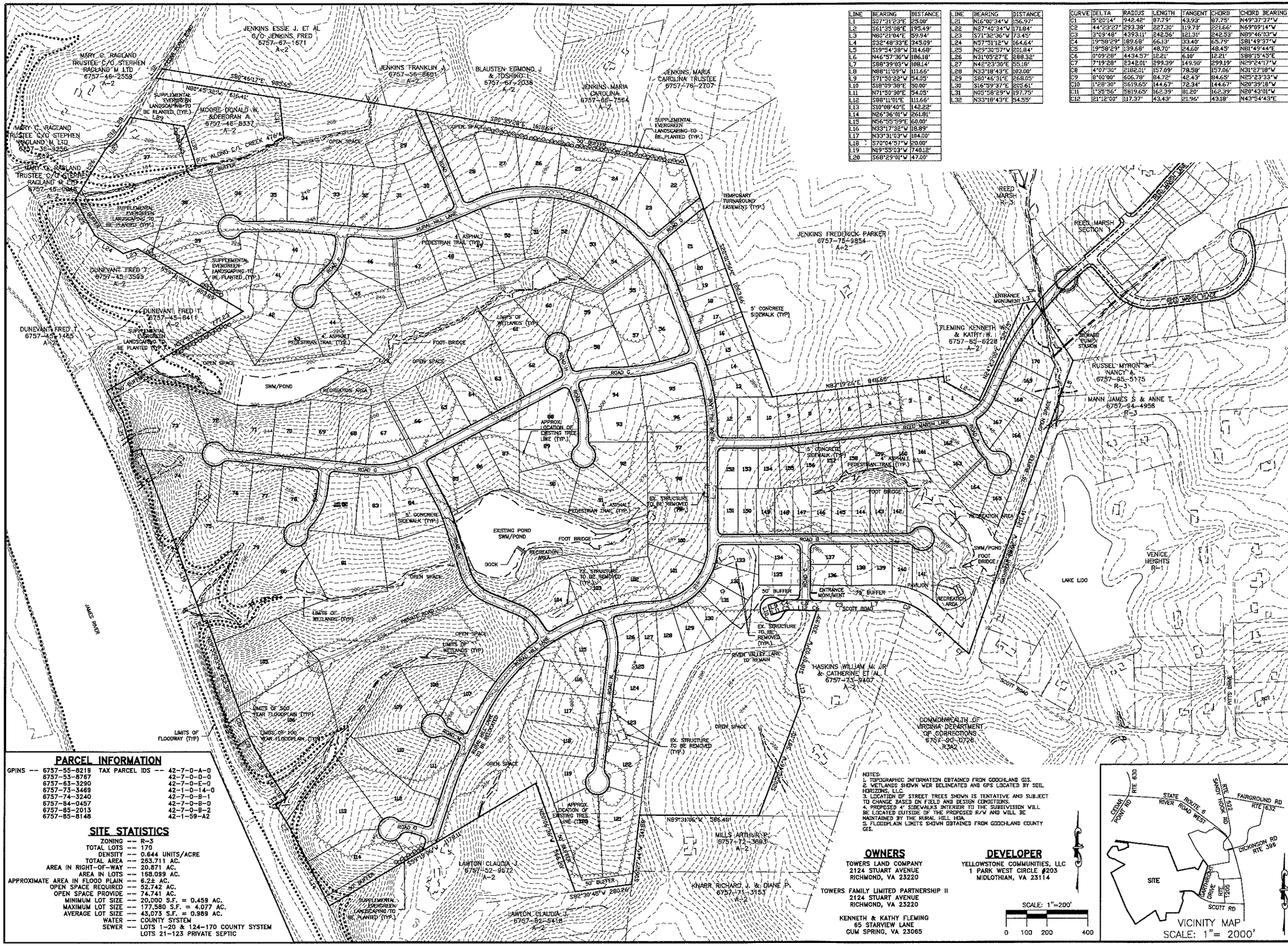
LINE	BEARING	DISTANCE
L1	S27°31'23"E	25.00'
L2	S61°25'08"E	195.49'
L3	N80°21'04"E	59.94'
L4	S32°48'33"E	345.09'
L5	S19°54'38"W	314.68'
L6	N46°57'36"W	186.18'
L7	S88°39'03"W	108.14'
L8	N88°11'09"W	111.66'
L9	S71°50'22"W	54.05'
L10	S18°09'38"E	50.00'
L11	N71°50'30"E	54.05'
L12	S88°11'01"E	111.66'
L13	S10°08'40"E	142.22'
L14	N26°36'01"W	261.81'
L15	N56°55'59"E	60.00'
L16	N33°17'32"W	18.89'
L17	N33°31'03"W	104.00'
L18	S70°04'57"W	20.00'
L19	N19°55'03"W	740.12'
L20	S68°29'01"W	47.00'

LINE	BEARING	DISTANCE
L21	N16°00'34"W	156.97'
L22	N27°40'34"W	171.84'
L23	S71°32'36"W	73.45'
L24	N57°51'12"W	164.64'
L25	N29°30'57"W	201.84'
L26	N31°05'27"E	288.32'
L27	N42°23'30"E	55.18'
L28	N33°18'43"E	103.00'
L29	S80°46'31"E	268.05'
L30	S16°59'37"E	205.61'
L31	N05°58'29"W	197.75'
L32	N33°18'43"E	54.55'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	5°20'14'	942.42'	87.79'	43.93'	87.75'	N49°37'37"W
C2	44°23'27'	293.38'	227.30'	119.70'	221.66'	N69°05'14"W
C3	1°09'48'	4393.11'	242.56'	121.31'	242.53'	N89°46'03"W
C4	19°58'29'	189.68'	66.13'	33.40'	65.79'	S81°49'37"W
C5	19°58'29'	139.68'	48.70'	24.60'	48.45'	N81°49'44"E
C6	0°09'28'	4434.57'	12.21'	6.10'	12.21'	S88°15'43"E
C7	7°19'28'	2342.01'	299.39'	149.90'	299.19'	N29°24'17"W
C8	4°07'30'	2182.01'	157.09'	78.58'	157.06'	N31°27'18"W
C9	8°00'00'	606.78'	84.72'	42.43'	84.65'	N25°23'33"W
C10	1°28'30'	5619.65'	144.67'	72.34'	144.67'	N20°39'18"W
C11	1°35'56'	5819.65'	162.39'	81.20'	162.39'	N20°43'01"W
C12	21°12'00'	117.37'	43.43'	21.96'	43.18'	N43°54'43"E



PARCEL INFORMATION

GPINS	TAX PARCEL IDS
6757-55-8219	42-7-0-A-0
6757-53-8767	42-7-0-D-0
6757-63-3290	42-7-0-E-0
6757-73-3469	42-1-0-14-0
6757-74-3240	42-7-0-B-1
6757-84-0457	42-7-0-B-0
6757-85-2013	42-7-0-B-2
6757-85-8148	42-1-59-A2

SITE STATISTICS

ZONING -- R-3
TOTAL LOTS -- 170
DENSITY -- 0.644 UNITS/ACRE
TOTAL AREA -- 263.711 AC.
AREA IN RIGHT-OF-WAY -- 20.871 AC.
AREA IN LOTS -- 168.099 AC.
APPROXIMATE AREA IN FLOOD PLAIN -- 6.2± AC.
OPEN SPACE REQUIRED -- 52.742 AC.
OPEN SPACE PROVIDE -- 74.741 AC.
MINIMUM LOT SIZE -- 20,000 S.F. = 0.459 AC.
MAXIMUM LOT SIZE -- 177,580 S.F. = 4.077 AC.
AVERAGE LOT SIZE -- 43,073 S.F. = 0.989 AC.
WATER -- COUNTY SYSTEM
SEWER -- LOTS 1-20 & 124-170 COUNTY SYSTEM
LOTS 21-123 PRIVATE SEPTIC

NOTES:
1. TOPOGRAPHIC INFORMATION OBTAINED FROM GOOCHLAND GIS.
2. WETLANDS SHOWN WER DELINEATED AND GPS LOCATED BY SOIL HORIZONS, LLC.
3. LOCATION OF STREET TREES SHOWN IS TENTATIVE AND SUBJECT TO CHANGE BASED ON FIELD AND DESIGN CONDITIONS.
4. PROPOSED 4' SIDEWALKS INTERIOR TO THE SUBDIVISION WILL BE LOCATED OUTSIDE OF THE PROPOSED R/W AND WILL BE MAINTAINED BY THE RURAL HILL HOA.
5. FLOODPLAIN LIMITS SHOWN OBTAINED FROM GOOCHLAND COUNTY GIS.

OWNERS

TOWERS LAND COMPANY
2124 STUART AVENUE
RICHMOND, VA 23220

TOWERS FAMILY LIMITED PARTNERSHIP II
2124 STUART AVENUE
RICHMOND, VA 23220

KENNETH & KATHY FLEMING
65 STARVIEW LANE
GUM SPRING, VA 23065

DEVELOPER

YELLOWSTONE COMMUNITIES, LLC
1 PARK WEST CIRCLE #203
MIDLOTHIAN, VA 23114

SCALE: 1"=200'
0 100 200 400

VICINITY MAP
SCALE: 1"= 2000'

YOUNGBLOOD, TYLER & ASSOCIATES P.C.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
7309 HANOVER GREEN DRIVE P.O. BOX 517 MECHANICSVILLE, VIRGINIA 23111
PHONE : (804) 746-5285 FAX : (804) 730-7634 EMAIL : YOUNGBLOOD-TYLER@VUNGB.COM

RURAL HILL ON THE JAMES

LICKINGHOLE DISTRICT GOOCHLAND COUNTY, VIRGINIA

OVERALL PLAN

DATE: AUG. 31, 2021

REVISIONS

DATE	NOTES

DESIGNED BY: WAB
DRAWN BY:
CHECKED BY: WAB

J. N.: 572-02-001
CAD FILE: RH_TENTATIVE.DWG

COMMONWEALTH OF VIRGINIA
WILLIAM A. BROWNING
Lic. No. 40705
PROFESSIONAL ENGINEER

SHEET 1 OF 6