

#040008381

LOT CURVE TABLE							
LOT	NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
6	C14	1°53'53"	238.00	7.88	3.94	7.88	N77°40'34"W
7	C15	16°27'30"	238.00	68.37	34.42	68.13	N86°51'16"W
8	C16	17°15'14"	238.00	71.67	36.11	71.40	S68°03'35"W
	C17	17°15'14"	130.00	39.15	19.72	39.00	S68°03'35"W
9	C18	17°15'14"	238.00	71.67	36.11	71.40	S50°48'21"W
	C19	17°15'14"	130.00	39.15	19.72	39.00	S50°48'21"W
10	C20	17°15'14"	238.00	71.67	36.11	71.40	S33°33'07"W
	C21	17°15'14"	130.00	39.15	19.72	39.00	S33°33'07"W
11	C22	17°15'14"	238.00	71.67	36.11	71.40	S16°17'53"W
	C23	17°15'14"	130.00	39.15	19.72	39.00	S16°17'53"W
12	C24	18°40'06"	238.00	77.54	39.12	77.20	S01°39'47"E
	C25	12°15'22"	130.00	27.81	13.96	27.78	S01°32'35"W
13	C26	11°15'46"	238.00	46.78	23.47	46.71	S21°26'41"E
21	C27	0°57'15"	390.00	6.49	3.25	6.49	S26°35'56"E
	C28	0°57'15"	282.00	4.70	2.35	4.70	S26°35'56"E
22	C29	8°32'44"	390.00	58.17	29.14	58.11	S21°50'57"E
	C30	8°32'44"	282.00	42.06	21.07	42.02	S21°50'57"E
23	C31	0°56'08"	390.00	6.37	3.18	6.37	S17°06'31"E
	C32	9°53'12"	300.00	51.77	25.95	51.70	S11°41'51"E
	C33	8°32'44"	282.00	42.06	21.07	42.02	S13°18'14"E
24	C34	8°26'05"	300.00	44.16	22.12	44.12	S02°32'13"E
	C35	8°32'44"	282.00	42.06	21.07	42.02	S04°45'30"E
25	C36	2°49'12"	300.00	14.77	7.38	14.76	S03°05'26"W
	C37	8°32'44"	282.00	42.06	21.07	42.02	S03°47'13"W
26	C38	11°05'09"	300.00	58.05	29.11	57.96	S10°02'36"W
	C39	8°32'44"	282.00	42.06	21.07	42.02	S12°19'56"W
27	C40	4°24'56"	300.00	23.12	11.57	23.11	S17°47'39"W
	C41	5°08'54"	390.00	35.04	17.53	35.03	S22°34'34"W
	C42	8°32'44"	282.00	42.06	21.07	42.02	S20°52'40"W
28	C43	7°30'16"	390.00	51.08	25.58	51.04	S28°54'09"W
	C44	8°24'39"	282.00	41.40	20.74	41.36	S29°21'21"W
29	C45	7°30'16"	390.00	51.08	25.58	51.04	S42°17'02"W
	C46	8°24'39"	282.00	41.40	20.74	41.36	S41°49'51"W
30	C47	8°32'44"	390.00	58.17	29.14	58.11	S50°18'32"W
	C48	8°32'44"	282.00	42.06	21.07	42.02	S50°18'32"W
31	C49	8°32'44"	390.00	58.17	29.14	58.11	S58°51'15"W
	C50	8°32'44"	282.00	42.06	21.07	42.02	S58°51'15"W
32	C51	8°32'44"	390.00	58.17	29.14	58.11	S67°23'59"W
	C52	8°32'44"	282.00	42.06	21.07	42.02	S67°23'59"W
33	C53	8°32'44"	390.00	58.17	29.14	58.11	S75°56'42"W
	C54	8°32'44"	282.00	42.06	21.07	42.02	S75°56'42"W
34	C55	10°24'24"	282.00	51.22	25.68	51.15	N88°53'55"W
35	C56	6°58'05"	282.00	34.30	17.17	34.27	N80°12'40"W

AREA TABULATION			
	S.F.	AC.	%
SITE ZONING (R-2, CLUSTER)			
TOTAL AREA OF RESIDENTIAL LOTS	203,033	4.68	43
TOTAL AREA OF R/W	53,645	1.23	11
TOTAL AREA OF GREENWAY (INCLUDES NATURAL OPEN SPACE CONSERVATION AND INGRESS/EGRESS EASEMENTS)	217,895	5.00	46
TOTAL AREA OF KENSINGTON WOODS	474,573	10.89	100
TOTAL NUMBER OF LOTS	40		
AVERAGE LOT SIZE	5,076 S.F.	0.117 AC.	
GROSS LOTS PER ACRE	3.67 LOTS/ACRE		

GRINDER PUMP NOTES:

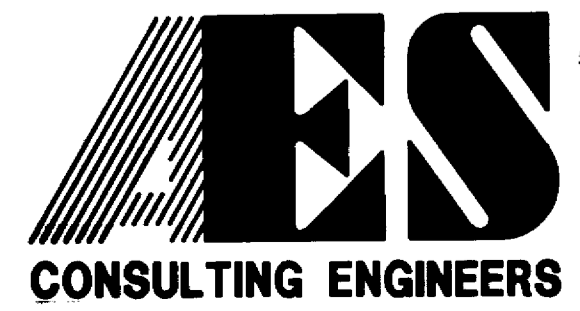
- DESIGN FLOW:
PEAK FLOW FROM DWELLING :
300 GPD/ERC
24 HOUR DAY WITH 400% PEAKING FACTOR
THEREFORE PEAK FLOW = 4(300) GPD/24 HR/60 MIN = 0.63 GPM
- ALL LOTS SHALL HAVE SANITARY SEWER SERVICE PROVIDED BY A GRINDER PUMP/FORCE MAIN SYSTEM. THE GRINDER PUMP SHALL BE A SEMI-POSITIVE DISPLACEMENT TYPE, AS MANUFACTURED BY ENVIRONMENT ONE (MODEL 2010) OR EQUAL AS APPROVED BY JCSA. A MAINTENANCE CONTRACT MUST BE SECURED BY THE HOMEOWNER WITH JCSA OR AN APPROVED SERVICE ORGANIZATION. THE HOMEOWNER SHALL RETAIN A REGISTERED PROFESSIONAL ENGINEER FOR PROPER PUMP SELECTION, AND OBTAIN APPROVAL FROM THE VIRGINIA DEPARTMENT OF HEALTH.

RIGHT-OF-WAY CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	79°39'00"	25.00	34.75	20.85	32.02	N36°54'08"W
C2	130°20'56"	238.00	541.45	514.48	432.01	S38°05'54"W
C3	90°00'00"	25.00	39.27	25.00	35.36	S72°04'34"E
C4	90°00'00"	25.00	39.27	25.00	35.36	S17°55'26"W
C5	130°20'56"	282.00	641.58	609.59	511.88	S38°05'54"W
C6	100°21'00"	25.00	43.79	29.98	38.40	N53°05'52"E

GREENWAY CURVE TABLE							
GW	NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
	C1	79°39'00"	25.00	34.75	20.85	32.02	N36°54'08"W
	C7	81°16'18"	130.00	184.40	111.56	169.32	S36°03'03"W
	C8	4°51'03"	130.00	11.01	5.51	11.00	S24°39'03"E
	C9	10°26'07"	390.00	71.03	35.61	70.93	S21°51'31"E
	C10	18°19'17"	300.00	95.93	48.38	95.52	S07°28'49"E
	C11	18°19'17"	300.00	95.93	48.38	95.52	S10°50'29"W
	C12	12°39'10"	390.00	86.12	43.24	85.95	S26°19'42"W
	C13	41°41'10"	390.00	283.78	148.48	277.53	S59°22'29"W
	C57	8°13'47"	238.00	34.19	17.12	34.16	S80°48'08"W
	C58	4°48'59"	238.00	20.01	10.01	20.00	S13°24'19"E
	C59	4°03'52"	282.00	20.00	10.01	20.00	S35°35'36"W
	C60	5°40'49"	282.00	27.96	13.99	27.95	S83°03'28"W

AREA TABULATION AND CURVE TABLES

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 3:00 AM/PM, PB PG
 DOCUMENT # 040008381
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION
KENSINGTON WOODS
 PREPARED FOR:
 KENSINGTON WOODS, LLC.
 A VIRGINIA LIMITED LIABILITY COMPANY
 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
2	2/1/04	REVISED PER JCC COMMENTS DATED 7/17/03	CBR
1	6/20/03	REVISED PER JCC COMMENTS DATED 5/1/03	CBR

Designed CBR	Drawn LBA
Scale 1"=50'	Date 4/15/03
Project No. 9225-0	
Drawing No. 3 OF 3	