

#040008381

**OWNER'S CONSENT AND DEDICATION**

THIS BOUNDARY AND SUBDIVISION PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED KENSINGTON WOODS, LLC. A VIRGINIA LIMITED LIABILITY COMPANY.

*[Signature]*  
 FOR KENSINGTON WOODS, LLC. DATE 2/5/04

Henry H. Stephens, president & manager  
 PRINTED NAME

**NOTARY**

STATE OF VIRGINIA, CITY/COUNTY OF James City TO-WIT  
Pamela D. Callis A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.  
 GIVEN UNTO MY HAND THIS 5 DAY OF February, 2004  
 MY COMMISSION EXPIRES 8/31/04

Pamela D. Callis  
 NOTARY PUBLIC

**CERTIFICATION OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS IN THE NAME OF KENSINGTON WOODS, LLC. A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM W. L. I. ASSOCIATES, LP. DELAWARE LIMITED PARTNERSHIP (FORMERLY SOMETIMES KNOWN AS WLI ASSOCIATES AND W.L.I. ASSOCIATES, LTD) BY DEED DATED MAY 29, 2003 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN INST. NO. 030023308.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

G. T. Wilson, Jr. C.L.S. DATE 4/15/03

**CERTIFICATE OF APPROVAL**

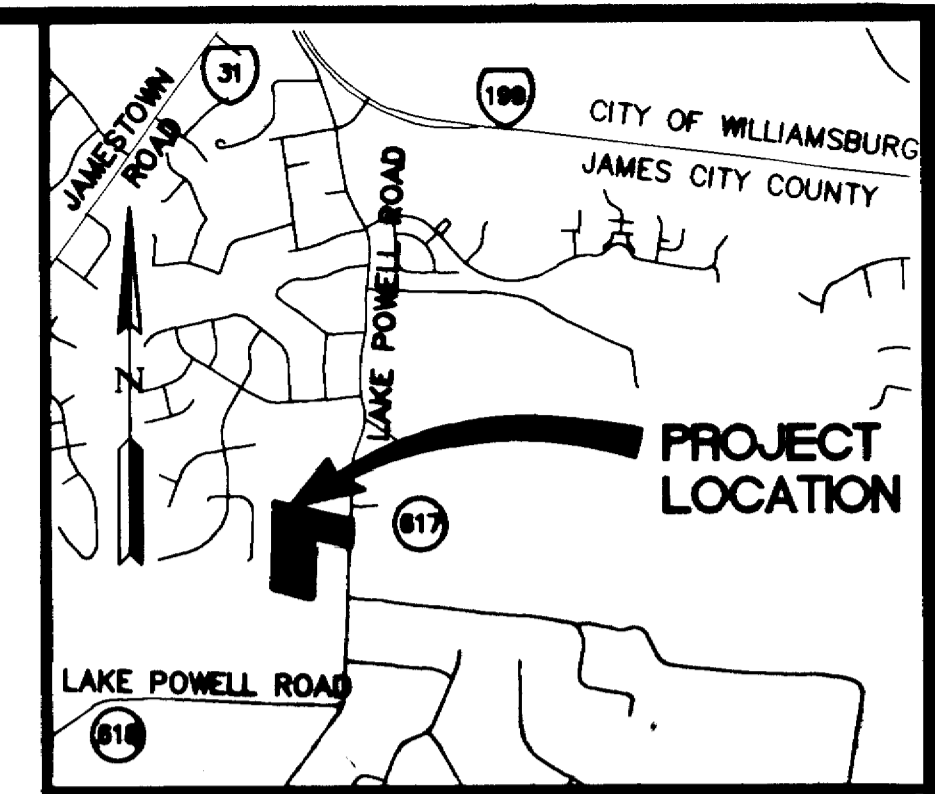
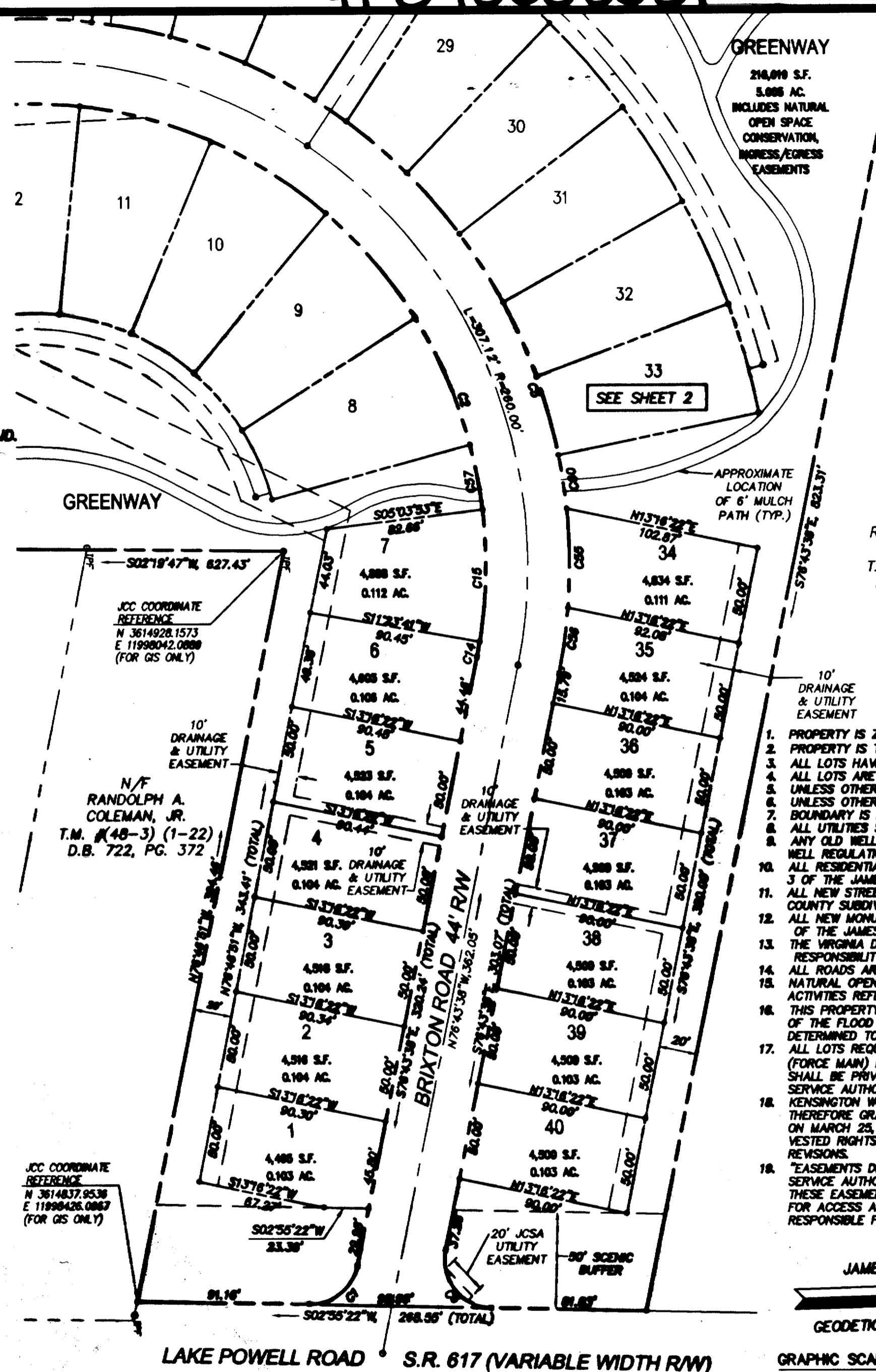
THIS SUBDIVISION PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] DATE 3/23/04  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

[Signature] DATE 02-05-04  
 VIRGINIA DEPARTMENT OF TRANSPORTATION

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 23 DAY OF March, 2004 @ 3:00 PM  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:00 PM/PM  
 INSTRUMENT # 040008381

TESTE: [Signature]  
 BETSY B. WOOLRIDGE, CLERK



VICINITY MAP SCALE 1"=2000'

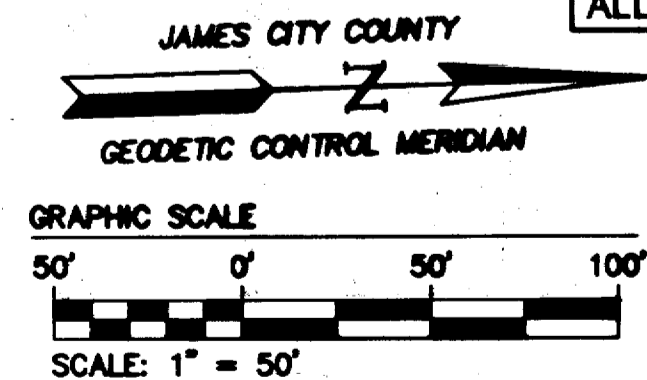
N/F  
 ROBERT M. & ANNE DALTON  
 T.M. #48-3 (1-43)  
 D.B. 226, PG. 793

**INDEX OF SHEETS**

SHEET 1	LOTS 1-7 AND 34-40
SHEET 2	LOTS 8-33
SHEET 3	AREA TABULATION AND CURVE TABLES

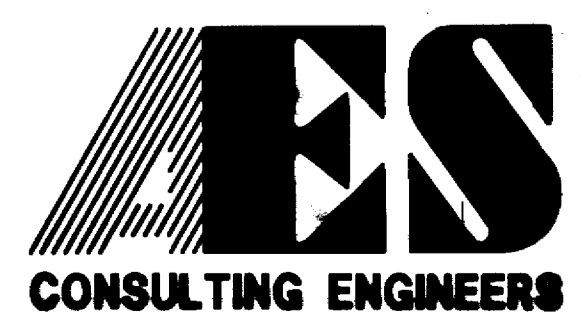
- GENERAL NOTES**
- PROPERTY IS ZONED R-2, GENERAL RESIDENTIAL DISTRICT, CLUSTER.
  - PROPERTY IS TAX PARCEL: (48-3) (1-18)
  - ALL LOTS HAVE A MINIMUM WIDTH OF 45' AT SETBACK LINE.
  - ALL LOTS ARE TO BE PROVIDED WITH PUBLIC WATER AND SEWER.
  - UNLESS OTHERWISE NOTED, ALL JCSA UTILITY EASEMENTS SHALL BE EXCLUSIVE.
  - UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
  - BOUNDARY IS BASED ON A CURRENT FIELD SURVEY.
  - ALL UTILITIES SHALL BE PLACED UNDERGROUND.
  - ANY OLD WELLS FOUND ON THE SITE MUST BE ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
  - ALL RESIDENTIAL SUBDIVISION SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE 6, DIVISION 3 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
  - ALL NEW STREET SIGNS SHALL BE INSTALLED PER SECTION 18-95 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
  - ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-38 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
  - THE VIRGINIA DEPARTMENT OF TRANSPORTATION IS HELD HARMLESS FROM ALL RESPONSIBILITY OF STORM WATER MANAGEMENT FACILITIES.
  - ALL ROADS ARE HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
  - NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
  - THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN ON COMMUNITY PANEL 510801-00488, DATED 2/8/1999 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
  - ALL LOTS REQUIRE A GRINDER PUMP FOR SANITARY SEWER SERVICE. THE SANITARY SEWER LINE (FORCE MAIN) FROM THE GRINDER PUMP TO THE FORCE MAIN CONNECTION TO THE PUBLIC SEWER SYSTEM SHALL BE PRIVATE, AND ARE THE SOLE RESPONSIBILITY OF THE HOMEOWNER AND NOT THE JAMES CITY SERVICE AUTHORITY.
  - KENSINGTON WOODS RECEIVED CLUSTER MASTER PLAN APPROVAL ON SEPTEMBER 16, 1993 AND IS THEREFORE GRANDFATHERED IN TERMS OF DENSITY CHANGES APPROVED BY THE BOARD OF SUPERVISORS ON MARCH 23, 1997 AND CLARIFIED BY THE BOARD ON SEPTEMBER 9, 1997, AS SUCH, THE PROJECT HAS VESTED RIGHTS UNDER THE REGULATIONS IN EFFECT PRIOR TO THE ADOPTION OF THE COMPREHENSIVE REVISIONS.
  - EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

**ALL LOTS REQUIRE GRINDER PUMPS**



SEE SHEET 3 FOR ALL CURVE TABLES

THIS SHEET ADDRESSES LOTS 1-7 AND 34-40



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. 1 OF 3	



#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:**

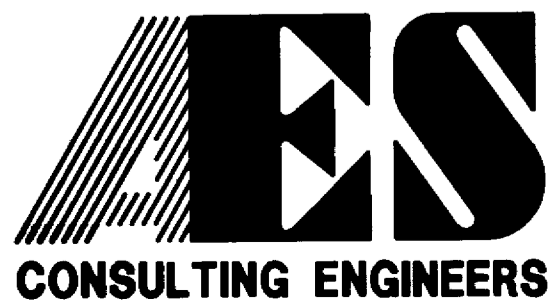
- DESIGN FLOW:  
PEAK FLOW FROM DWELLING :  
300 GPD/ERC  
24 HOUR DAY WITH 400% PEAKING FACTOR  
THEREFORE PEAK FLOW = 4(300) GPD/24 HR/60 MIN = 0.63 GPM
- ALL LOTS SHALL HAVE SANITARY SEWER SERVICE PROVIDED BY A GRINDER PUMP/FORCE MAIN SYSTEM. THE GRINDER PUMP SHALL BE A SEMI-POSITIVE DISPLACEMENT 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  
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