

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 29, 2002
at 11:05 AM/PM, PB 85 PG 92-96
DOCUMENT # 020010128
BETSY B. WOOLRIDGE, CLERK
Mona Kausel, Dep. Clerk

CURVE DATA

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD	CHORD DIRECTION
C51	25.00	42.86	98°13'07"	37.80	S71°27'50"E
C52	296.33	450.38	87°04'53"	408.27	S21°11'11"W
C53	296.33	102.31	19°46'53"	101.80	S12°27'50"E
C54	296.33	117.40	22°42'00"	116.64	S08°46'37"W
C55	296.33	101.37	19°36'00"	100.88	S29°55'37"W
C56	296.33	106.02	20°30'00"	105.46	S49°58'37"W
C57	296.33	23.27	04°30'00"	23.27	S62°28'37"W
C58	346.33	72.91	12°03'41"	72.77	N58°41'47"E
C59	25.00	35.89	82°15'41"	32.89	S86°12'13"E
C60	25.00	32.95	75°31'21"	30.62	S07°18'42"E
C61	55.00	245.28	255°31'21"	86.96	N82°41'17"E
C62	55.00	26.78	27°54'00"	26.52	S16°29'58"W
C63	55.00	66.16	88°55'10"	62.24	S31°54'37"E
C64	55.00	45.31	47°12'11"	44.04	S89°58'17"E
C65	55.00	20.47	21°19'25"	20.35	N55°45'54"E
C66	55.00	46.73	48°40'35"	45.33	N20°45'55"E
C67	55.00	39.84	41°30'00"	38.97	N24°19'23"W
C68	25.00	35.89	82°15'41"	32.89	N03°56'30"W
C69	346.33	58.00	09°35'46"	57.94	N32°23'26"E
C70	346.33	75.11	12°25'37"	74.97	N21°22'45"E
C72	346.33	133.12	22°01'23"	132.30	N26°10'37"E
C73	25.00	35.89	82°15'41"	32.89	S56°17'47"W
C74	95.71	46.77	28°00'00"	46.31	S68°34'23"E
C75	95.71	28.40	17°00'00"	28.29	S48°04'23"E
C76	95.71	75.17	45°00'00"	73.25	N60°04'23"W
C77	55.00	245.28	255°31'21"	86.96	N14°39'57"E
C78	55.00	44.16	46°00'00"	42.98	S60°34'23"E
C79	55.00	25.95	27°02'08"	25.71	N82°54'33"E
C80	55.00	55.64	57°57'52"	53.30	N40°24'33"E
C81	55.00	73.91	77°00'00"	68.48	N27°04'23"W
C82	55.00	45.62	47°31'21"	44.32	N89°20'03"W
C83	25.00	32.95	75°31'21"	30.62	N75°20'03"W
C84	145.71	114.44	45°00'00"	111.52	N60°04'23"W
C85	145.71	26.70	10°30'00"	26.67	N42°49'23"W
C86	145.71	64.85	25°30'00"	64.32	N60°49'23"W
C87	25.00	35.89	82°15'41"	32.89	N41°26'32"W
C88	346.33	195.01	32°15'41"	192.44	N16°28'32"W
C89	346.33	70.49	11°39'41"	70.37	N06°08'32"W
C90	346.33	71.93	11°54'00"	71.80	N17°55'23"W
C91	346.33	52.59	08°42'00"	52.54	N28°13'24"W
C92	145.71	22.89	09°00'00"	22.86	N78°04'23"W

FENWICK HILLS
(FUTURE DEVELOPMENT)

COMMON AREA &
CONSERVATION
EASEMENT

BMP EASEMENT

WATER ELEVATION OF THE
100 YEAR STORM EVENT
IN BMP # 1 = 57.4

20' DRAIN EASMT.

COMMON AREA &
CONSERVATION
EASEMENT

LOT 98*
12,811 S.F.
0.2941 Ac.

LOT 99*
10,715 S.F.
0.2460 Ac.

LOT 100*
12,727 S.F.
0.2922 Ac.

LOT 103*
11,164 S.F.
0.2563 Ac.

LOT 102*
11,267 S.F.
0.2586 Ac.

LOT 101*
12,611 S.F.
0.2895 Ac.

LOT 95
10,110 S.F.
0.2321 Ac.

LOT 96
11,755 S.F.
0.2699 Ac.

LOT 91
10,645 S.F.
0.2444 Ac.

LOT 90
13,789 S.F.
0.3165 Ac.

LOT 94
10,057 S.F.
0.2309 Ac.

LOT 93
11,364 S.F.
0.2609 Ac.

LOT 92
10,048 S.F.
0.2307 Ac.

LOT 89*
11,278 S.F.
0.2589 Ac.

LOT 185
13,250 S.F.
0.3042 Ac.

LOT 184
11,732 S.F.
0.2693 Ac.

LOT 183
10,242 S.F.
0.2351 Ac.

LOT 86
12,055 S.F.
0.2767 Ac.

LOT 87
11,278 S.F.
0.2589 Ac.

LOT 88*
10,096 S.F.
0.2318 Ac.

LOT 182
11,268 S.F.
0.2587 Ac.

NOTE:
UNLESS OTHERWISE NOTED:
LOT SETBACKS: FRONT 25',
SIDE 10', BACK 35',
CORNER LOT FRONTS 25'.

"FUTURE PUBLIC STREET"
THIS RIGHT-OF-WAY IS PLATTED WITH THE
INTENT OF BEING EXTENDED AND CONTINUED
IN ORDER TO PROVIDE INGRESS AND EGRESS
TO AND FROM FUTURE SUBDIVISIONS OR
ADJACENT PROPERTY.

TEMPORARY EASEMT.
TO BE VACATED WHEN
ROAD IS EXTENDED.

TEMPORARY EASEMT.
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* LOTS 88 AND 89 SHALL HAVE A
MINIMUM BUILDING PAD ELEVATION
OF 54.4

LOTS 98 THRU 103 SHALL HAVE A
MINIMUM BUILDING PAD ELEVATION
OF 58.4

SECTION ONE
"FENWICK HILLS"
STONEHOUSE DISTRICT
JAMES CITY COUNTY, VIRGINIA
SEPT. 7, 2001
REVISED: JANUARY 14, 2002

Scale: 1" = 50'
SHEET 3 OF 5



COMPS: AJP
DWG. NO.: 96091SIB2
CAD: SMF
JOB NO.: 96091-07
CHECK: AJP