

140009400



Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
757-220-0500 • FAX 757-220-8544

Legend

- SUBJECT AREA LIMITS
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PRIVATE DRAINAGE EASEMENT
- JCSA UTILITY EASEMENT
- CONSERVATION EASEMENT DEDICATED TO JAMES CITY COUNTY INST. NO. 100015258

No.	Revision	Date	Appvd.

Designed by	Drawn by	CRO	Checked by	SAR
CAD checked by	SAR	Approved by		
Scale	1" = 50'	Date	9/3/13	
Project Title				

Windmill Meadows Section IX

Lots 66-78

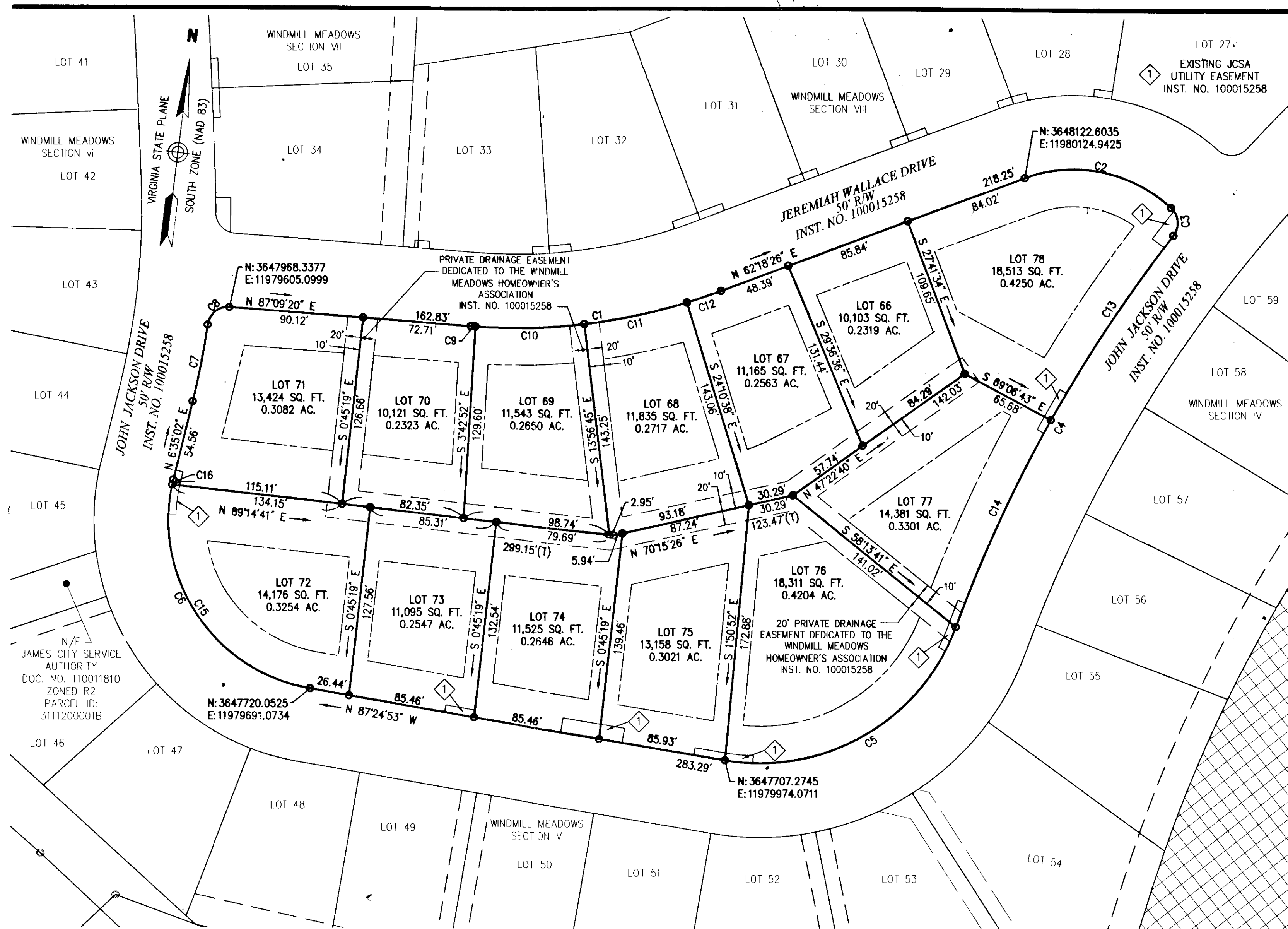
James City County, Virginia

Issued for: City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
June 5, 2014
at 1:59 AM/PM, PG PG
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BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge, Dep. Clerk

Subdivision Plat
of the property of
Windmill Meadows, LLC

Drawing Number **Sd-2**
Sheet 2 of 2
Project Number 31915.01

9-5-13
STEPHEN A. ROMEO
Lic. No. 1448-B
STEPHEN ROMEO
LAND SURVEYOR



Zoning Summary Chart

Zoning District(s): R2		
Zoning Regulation Requirements	Required	Provided
MIN. LOT AREA	10,000 SF	10,000 SF
FRONT YARD SETBACK	25 FT (FOR R/W > OR = TO 50')	25 FT
SIDE YARD SETBACK	10 FT	10 FT
REAR YARD SETBACK	35 FT	35 FT
MIN. LOT WIDTH	75 FT, 100 FT FOR CORNER LOTS AND LOTS OVER 20,000 SF	75 FT, 100 FT FOR CORNER LOTS AND LOTS OVER 20,000 SF
BUFFERS		
CENTERVILLE ROAD REMAINING PERIMETER	150 FT (75' MAY PERMITTED W/ SCREENING)	150 FT & 75' WITH LANDSCAPED BERM
MIN. OPEN SPACE	35'	35'
	15% OF NET DEVELOPABLE AREA	2.45 Ac.
	50% OF BUFFERS CAN BE COUNTED TOWARDS OPEN SPACE	

CURVE DATA TABLE							CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING	CURVE	LENGTH	RAD.'S	DELTA	TANGENT	CHORD	CHORD BEARING
C1	171.31'	395.00'	024°50'54"	87.02'	169.97'	N74°43'53"E	C9	3.00'	395.00'	000°26'06"	1.50'	3.00'	N86°56'17"E
C2	105.86'	95.00'	063°50'50"	59.19'	100.47'	N85°46'09"W	C10	73.54'	395.00'	010°40'00"	36.87'	73.43'	N81°23'14"E
C3	20.65'	14.00'	084°31'41"	12.72'	18.83'	N11°34'53"W	C11	70.54'	395.00'	010°13'53"	35.36'	70.44'	N70°56'18"E
C4	303.46'	974.00'	017°51'04"	152.97'	302.23'	S21°45'25"W	C12	24.24'	395.00'	003°30'55"	12.12'	24.23'	N64°03'54"E
C5	194.88'	140.00'	079°45'14"	116.96'	179.52'	N52°42'30"E	C13	149.26'	974.00'	008°46'50"	74.78'	149.12'	S26°17'32"W
C6	188.67'	115.00'	093°59'55"	123.32'	168.21'	S40°24'55"E	C14	154.19'	974.00'	009°04'14"	77.26'	154.03'	S17°22'00"W
C7	52.44'	550.00'	005°27'48"	26.24'	52.42'	N03°51'08"E	C15	185.17'	115.00'	092°15'29"	119.62'	165.81'	N41°17'09"W
C8	21.02'	14.00'	086°02'06"	13.06'	19.10'	S44°08'20"W	C16	3.49'	115.00'	001°44'26"	1.75'	3.49'	N05°42'49"E