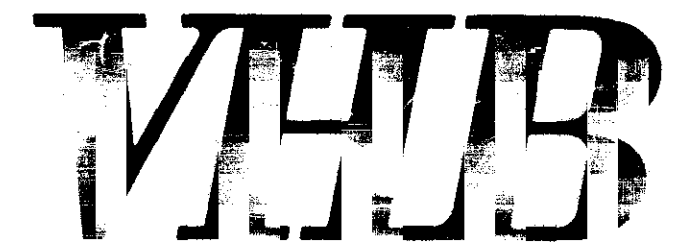


14001178

### Zoning Summary Chart

Zoning District(s): R2	Required	Provided
MIN. LOT AREA	10,000 SF	10,000 SF
FRONT YARD SETBACK	25 FT (FOR R/W GREATER THAN OR EQUAL 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	150 FT (75' MAY PERMITTED WITH SCREENING)	150 FT & 75' WITH LANDSCAPED BERM
REMAINING PERIMETER	35'	35'
MIN. OPEN SPACE	15% OF NET DEVELOPABLE AREA 50% OF BUFFERS CAN BE COUNTED TOWARDS OPEN SPACE	2.45 Ac.



**Vanasse Hangen Brustlin, Inc.**

Transportation  
Land Development  
Environmental Services

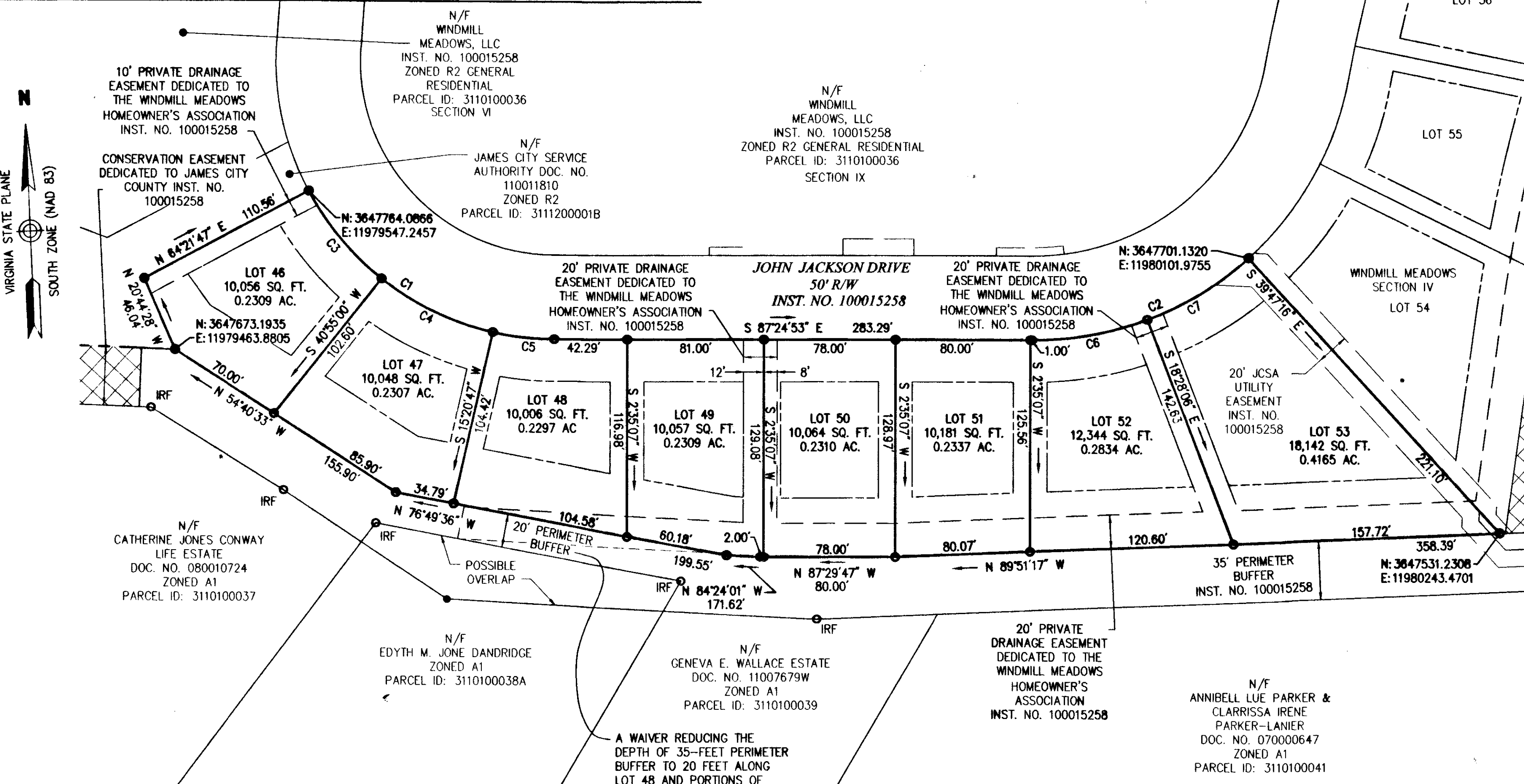
351 McLaws Circle, Suite 3  
Williamsburg, Virginia 23185  
757-220-0500 • FAX 757-220-8544

#### 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

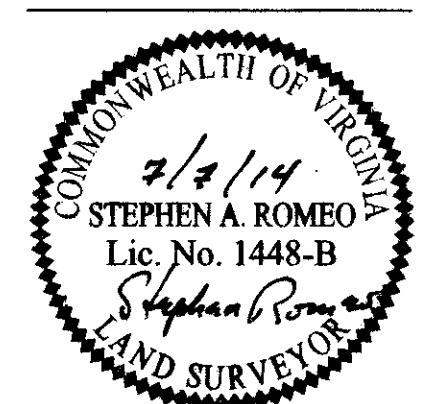
No.	Revision	Date	Appvd.

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 V**  
**Lots 46-53**  
 James City County, Virginia

Drawing Title  
**Subdivision Plat**  
 of the property of  
**Windmill Meadows, LLC**

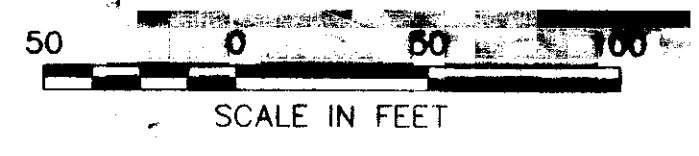


Drawing Number  
**Sd-2**  
 Sheet 2 of 2  
 Project Number  
 31915.01

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	178.51'	165.00'	61°59'10"	99.11'	169.93'	S56°25'18"E
C2	140.51'	190.00'	42°22'23"	73.64'	137.33'	N71°23'56"E
C3	68.12'	165.00'	23°39'17"	34.55'	67.64'	S37°15'22"E
C4	73.64'	165.00'	25°34'13"	37.44'	73.03'	S61°52'07"E
C5	36.75'	165.00'	12°45'40"	18.45'	36.67'	S81°02'03"E
C6	69.82'	190.00'	21°03'13"	35.31'	69.42'	N82°03'30"E
C7	70.70'	190.00'	21°19'10"	35.76'	70.29'	N60°52'19"E

2 Large Scale Plat(s) Recorded herewith as # 14001178

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
**10 July 2014**  
 at **10:50 AM**, PB PG \_\_\_\_\_  
 Document # **14001178**  
 Betsy B. Woolridge, Clerk  
*Betsy Woolridge*, Dep. Clerk



A WAIVER REDUCING THE DEPTH OF 35-FEET PERIMETER BUFFER TO 20 FEET ALONG LOT 48 AND PORTIONS OF LOTS 47 AND LOT 49 SHOWN HEREON WAS APPROVED BY THE PLANNING DIRECTOR IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 24-266 OF THE ZONING ORDINANCE.

ON JUNE 25, 2014, THE DRC FOUND THE PROPOSED REDUCTION OF THE 35-FEET PERIMETER BUFFER ALONG LOT 48 AND PORTIONS OF LOTS 47 AND 49 TO BE CONSISTENT WITH THE MASTER PLAN FOR WINDMILL MEADOWS APPROVED ON 05/10/2005.