

100015258



Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

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Williamsburg, Virginia 23185
757-220-0500 • FAX 757-220-8544

Legend

- CONSERVATION EASEMENT SIGN
- SUBJECT AREA LIMITS
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PRIVATE DRAINAGE EASEMENT
- JCSA UTILITY EASEMENT
- LIMITS OF WETLANDS
- 100' RPA BUFFER

No.	Revision	Date	App'd
5	Comment letter(s)	7/13/09	
4	Subdivide Section I/IA	1/2/09	
3	Comment letter(s)	2/11/08	
2	Comment letter(s)	11/28/07	
1	Comment letter(s)	10/02/07	

Designed by	Drawn by	MAG	Checked by	GMC
CAD checked by	GMC	Approved by		
Scale	1" = 100'	Date	7/1/08	
Project Title	Windmill Meadows Section I			

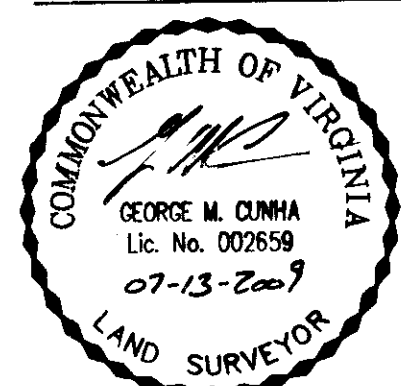
Windmill Meadows
Section I
Lots 19-26
James City County, Virginia
Issued for

Drawing Title
Subdivision Plat
of the property of
Windmill Meadows, LLC
Phase I

Drawing Number
Sd-3

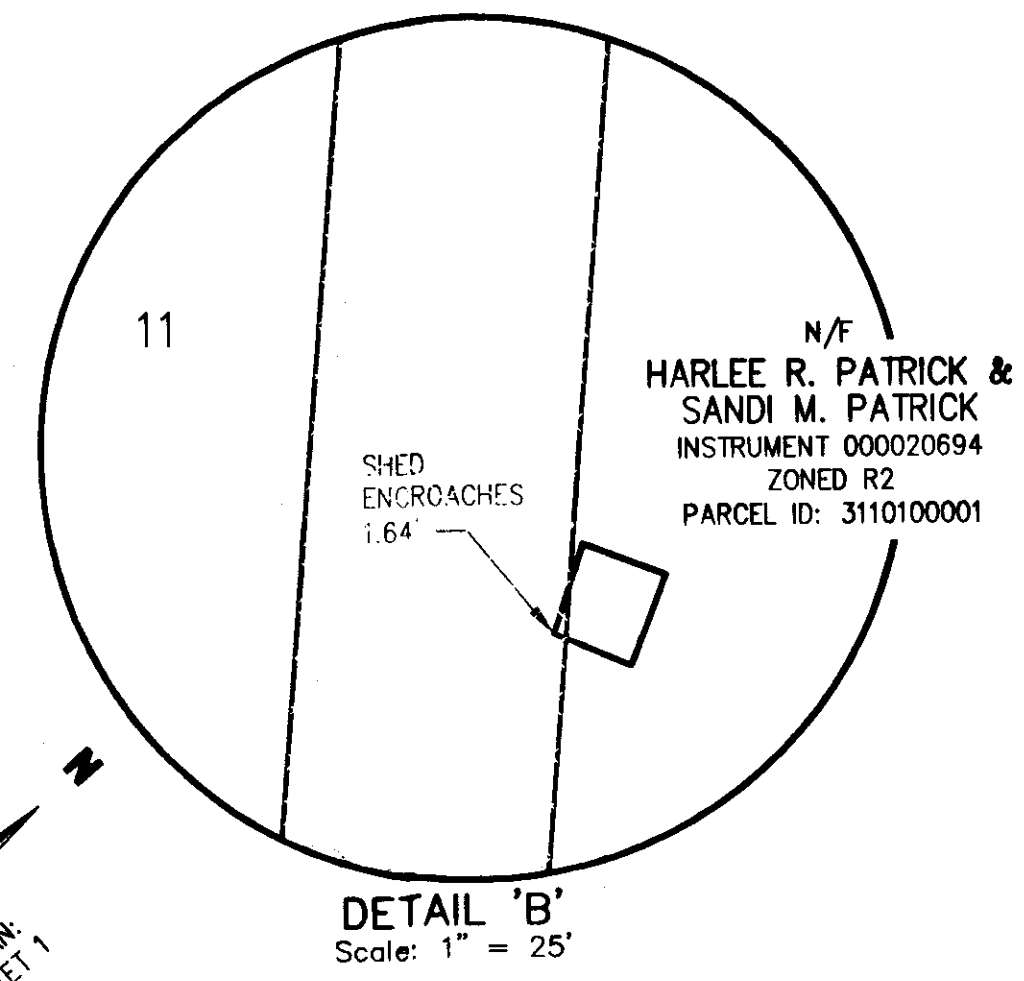
Sheet 3 of 4

Project Number
31915.00



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 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.



LINE TABLE

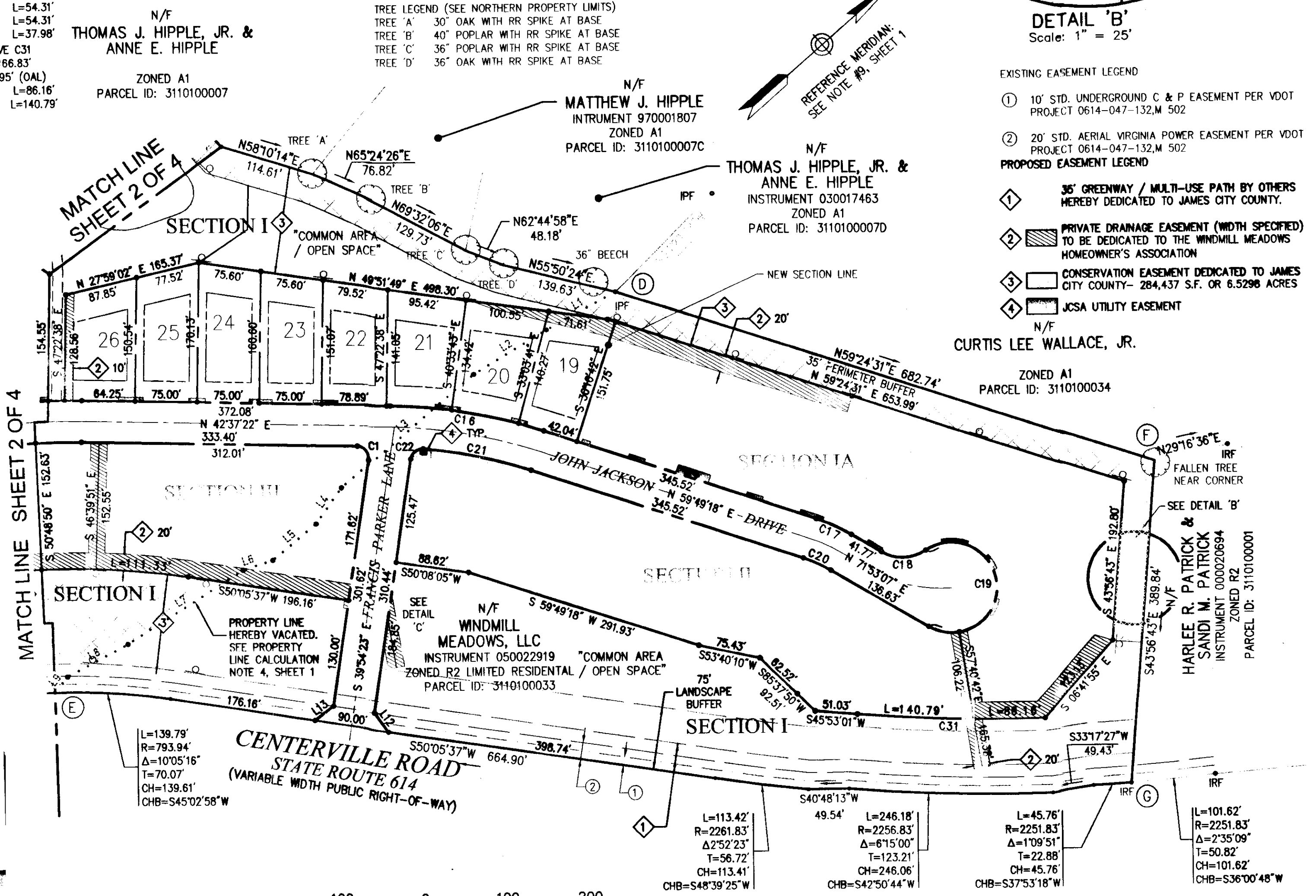
LINE	LENGTH	BEARING
L1	94.95	S12°49'09"W
L2	102.98	S10°31'24"W
L3	211.09	S01°13'36"W
L4	53.22	S12°43'52"E
L5	68.22	S01°46'36"W
L6	38.02	S23°18'41"W
L7	166.05	S08°46'55"W
L8	83.00	S13°35'10"W
L9	24.34	S09°29'42"E
L11	15.38	S18°06'53"E
L12	28.28	S84°54'23"E
L13	28.28	N05°05'37"E

CURVE C15
R=974.00'
L: 126.00' (OAL)
SEC VIB: L=85.24'
OPEN SP.: L=20.01'
LOT 26: L=20.75'

CURVE C16
R=630.00'
L: 189.11' (OAL)
LOT 21: L=74.94'
LOT 20: L=82.47'
LOT 19: L=31.70'

CURVE C19
R=55.00'
L: 234.82' (OAL)
LOT 13: L=33.19'
LOT 12: L=55.03'
LOT 11: L=54.31'
LOT 10: L=54.31'
SEC II: L=37.98'

CURVE C31
R=2166.83'
L: 226.95' (OAL)
LOT 10: L=86.16'
SEC II: L=140.79'



4 Large Plat(s) Recorded
Instrument # 100015258

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
7-29-2010
at 1:41 PM, PG. 1
DOCUMENT # 100015258
BETSY B. WOOLRIDGE, CLERK

UNLESS OTHERWISE INDICATED, ALL
DRAINAGE EASEMENTS DESIGNATED
HEREON SHALL REMAIN PRIVATE.

