



130002804



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.

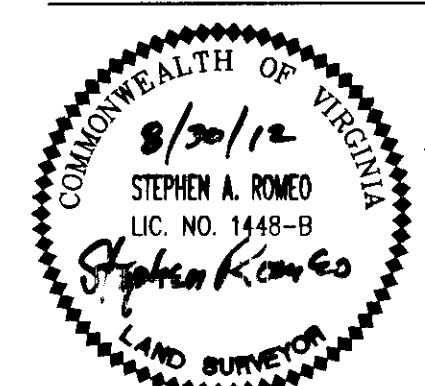
No.	Revision	Date	Appvd.

Designed by	Drawn by	CRO	Checked by	SAR
CAD checked by	SAR	Approved by		
Scale	1" = 50'	Date	3/8/10	
Project Title				

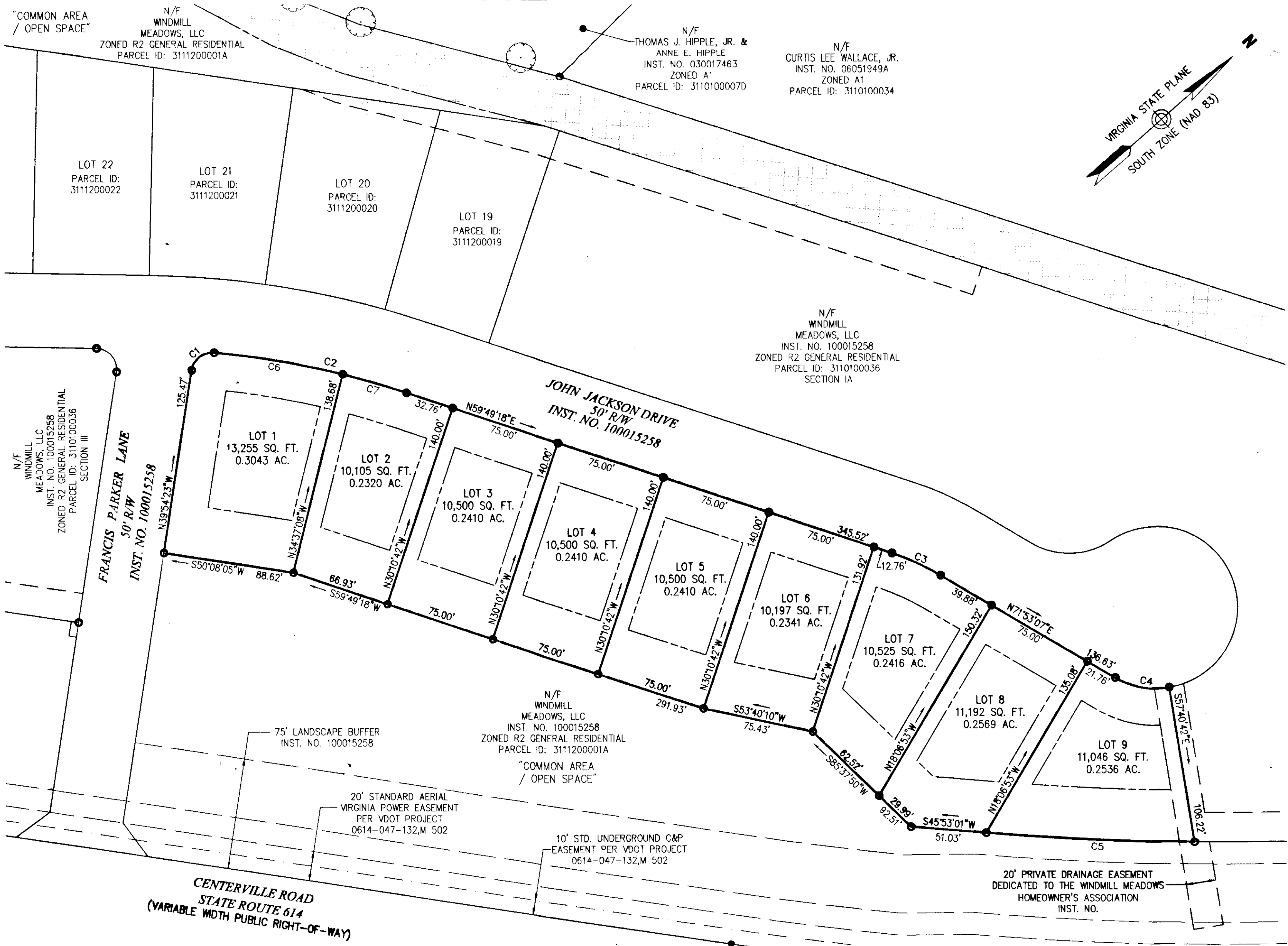
Windmill Meadows  
Section II  
Lots 1-9  
James City County, Virginia  
Issued for

2 Large/Small Plat(s) Recorded  
herewith as # 130002804.

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



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



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
<b>BUFFERS</b>		
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.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	21.15	14.00	86°33'42"	13.18	N03°22'28"E	19.20
C2	133.28	580.00	13°09'59"	66.94	S53°14'18"W	132.99
C3	36.21	172.00	12°03'49"	18.17	N65°51'12"E	36.15
C4	37.98	55.00	39°33'49"	19.78	N52°06'12"E	37.23
C5	140.79	2166.83	3°43'22"	70.42	S44°01'20"W	140.77
C6	88.33	580.00	8°43'34"	44.25	S51°01'05"W	88.25
C7	44.95	580.00	4°26'26"	22.49	N57°36'05"E	44.94

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
29 January 2013  
at 2:54 AM/PM, PB PG  
Document # 130002804  
BETSY B. WOOLRIDGE, CLERK  
By *[Signature]*, Dep. Clerk

