

130002805



Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

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Williamsburg, Virginia 23185
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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.

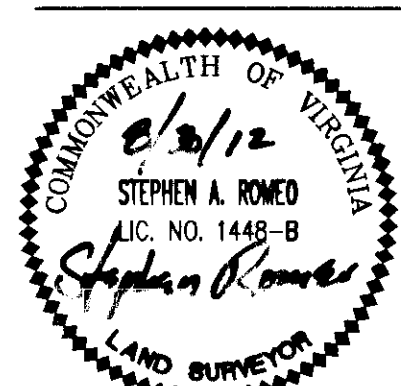
No.	Revision	Date	Appvd.

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

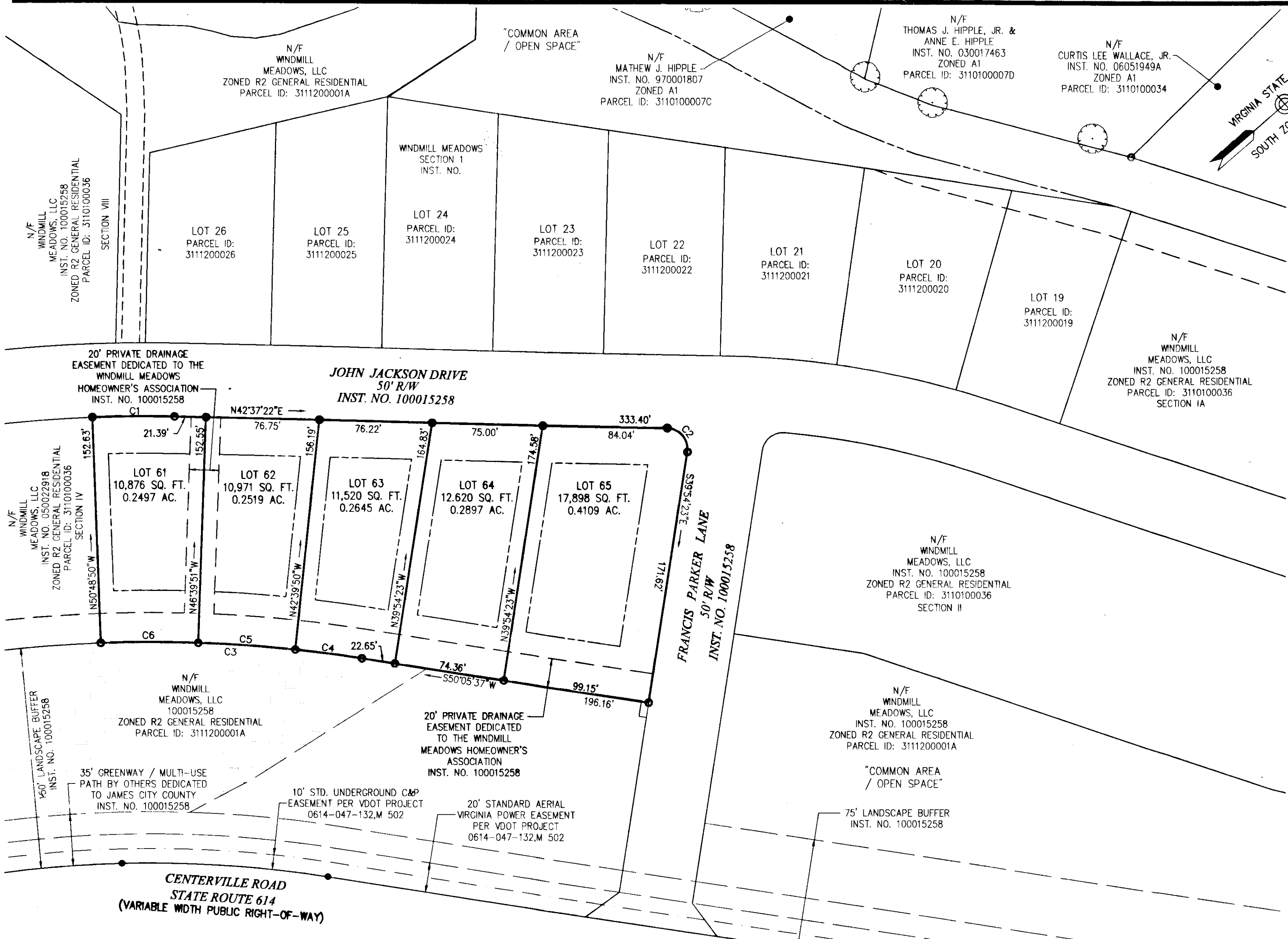
Windmill Meadows
Section III
Lots 61-65
James City County, Virginia

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
29 January 2013
at 3:00 AM/PM, PG.
Document # 130002805
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge, Dep. Clerk

Subdivision Plat
of the property of
Windmill Meadows, LLC



Drawing Number
Sd-2
Sheet of
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
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.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	55.42	924.00	3°26'12"	27.72	N40°54'16"E	55.41
C2	23.82	14.00	97°28'15"	15.96	S88°38'31"E	21.05
C3	177.09	943.94	10°44'57"	88.81	S44°43'08"W	176.83
C4	45.43	943.94	2°45'27"	22.72	S48°42'53"W	45.43
C5	65.90	943.94	4°00'01"	32.96	S45°20'09"W	65.89
C6	65.76	943.94	3°59'29"	32.89	S41°20'25"W	65.75

