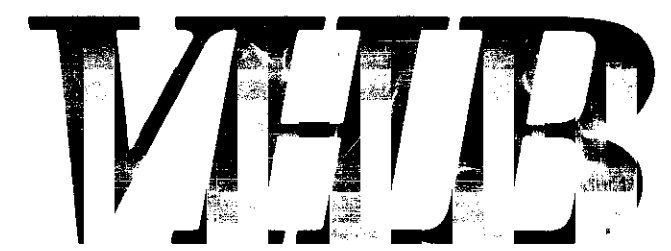


140000467



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
- ☒ 35' WIDE PERIMETER BUFFER/
CONSERVATION EASEMENT DEDICATED
TO JAMES CITY COUNTY INST. NO.
100015258

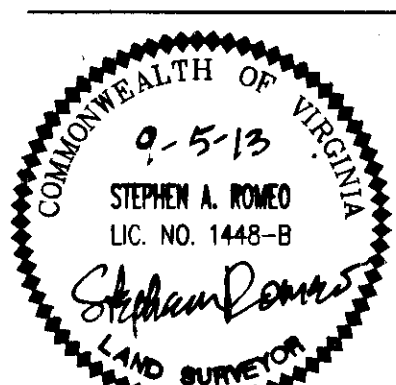
No.	Revision	Date	Appvd

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

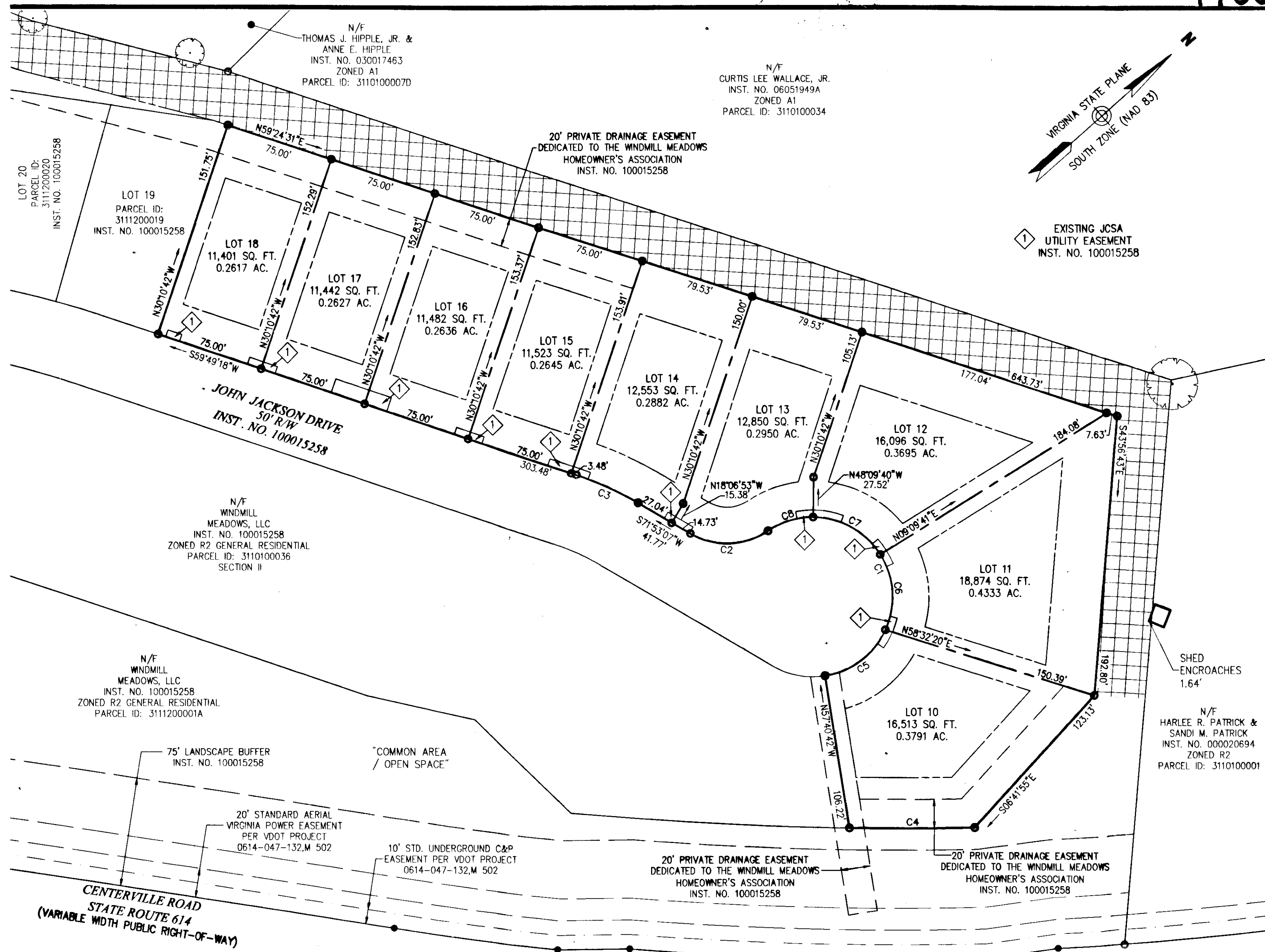
Windmill Meadows
Section IA

Lots 10-18
James City County, Virginia

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	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	196.84	55.00	205°03'34"	247.48	N70°12'29"W	107.38
C2	56.39	50.00	64°37'23"	31.62	S39°34'25"W	53.45
C3	46.74	222.00	12°03'49"	23.46	S65°51'12"W	46.66
C4	86.16	2166.83	2°16'42"	43.09	S41°01'18"W	86.15
C5	54.31	55.00	56°34'48"	29.60	N04°01'54"E	52.13
C6	54.31	55.00	56°34'48"	29.60	N52°32'54"W	52.13
C7	55.03	55.00	57°19'21"	30.06	S70°30'01"W	52.76
C8	33.19	55.00	34°34'36"	17.12	S24°33'02"W	32.69

2 Large ~~4~~ Plat(s) Recorded
herewith as # 140000467

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
8 January 2014
at 2:02 PM, PG. 1
Document # 140000467
BETSY B. WOOLRIDGE, CLERK
Yolande Wallace, Dep. Clerk



P:\31915.02\CAD\SRV\PLANSET\PHASE-PLAT-SECTION IA.DWG