

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
- LIMITS OF WETLANDS
- 50' RPA --- 100' RPA BUFFER

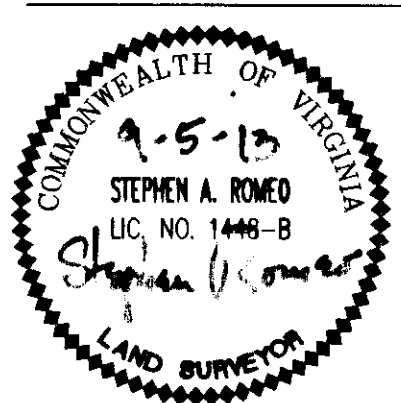
No.	Revision	Date	Appr'd

Designed by: [ ] Drawn by: CRO Checked by: SAR  
 CAD checked by: SAR Approved by: [ ]  
 Scale: 1" = 100' Date: 9/3/13  
 Project Title: [ ]

Windmill Meadows  
Section IA  
Lots 10-18  
James City County, Virginia

Issued for:  
Drawing Title

Subdivision Plat  
of the property of  
Windmill Meadows, LLC



Drawing Number  
**Sd-1**  
Sheet 1 of 2  
Project Number  
31915.01

Owner's Certificate

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS WINDMILL MEADOWS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

BY: Lawrence E. Beamer DATE: 10/31/13  
PRINTED NAME: Lawrence E. Beamer  
TITLE: MANAGING MEMBER

Certificate Of Notarization

STATE OF Virginia  
COUNTY/CITY OF James City, TO WIT:

I, Kelly Lynn Wroten A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Lawrence E Beamer, WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.  
GIVEN UNDER MY HAND THIS 31 DAY OF October, 2013.  
MY COMMISSION EXPIRES 5/31/15  
Kelly Lynn Wroten 7149229  
NOTARY PUBLIC NOTARY REGISTRATION NUMBER

Certificate Of Source Of Title

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN-OLDE TOWN SQUARE, LLC (PARCEL ID: 3110100033) AND ARMIN U. ALI (PARCEL ID: 3110100036) BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY AS INSTRUMENT 050022919 AND 050022918, RESPECTIVELY, TO WINDMILL MEADOWS, LLC

Surveyor's Certificate

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.  
Stephen A. Romeo 9/5/13  
BY: STEPHEN A. ROMEO, L.S. #001448-B DATE:

Area Chart

	Sq.ft.	Acres
SECTION IA - RESIDENTIAL LOTS(10-18)	122,734	2.8176
<b>INSTRUMENT NUMBER 100015258</b>		
SECTION I - RESIDENTIAL LOTS(19-26)	95,178	2.1850
PUMP STATION - SECTION I	11,719	0.2690
SECTION I - OPEN SPACE (INCLUDES BMP, CONSERVATION AREAS, RECREATION AREA AND BUFFERS.)	704,023	16.1621 TO TIE-LINE
SECTION IA	122,734	2.8176
SECTION II	97,820	2.2456
SECTION III	63,884	1.4668
SECTION IV	86,350	1.9823
SECTION V	92,895	2.1326
SECTION VI	69,335	1.5917
SECTION VII	77,125	1.7705
SECTION VIII	97,098	2.2291
SECTION IX	169,348	3.8877
PUBLIC ROADWAY	204,266	4.6893
<b>TOTAL:</b>	<b>1,891,773</b>	<b>43.4291 TO TIE-LINE</b>

Certificate Of Approval

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

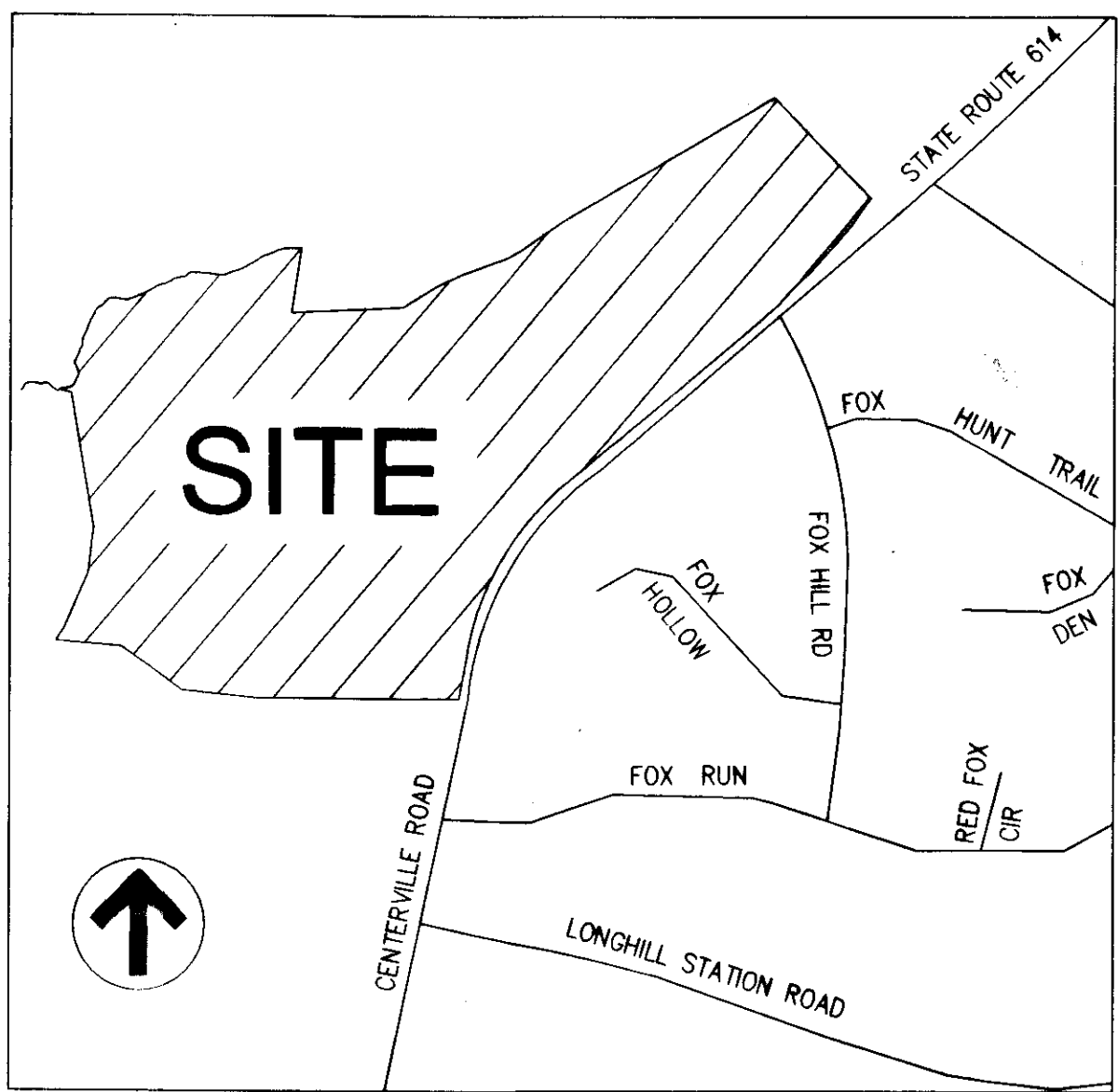
Charles Collett 10/24/13  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
N/A  
VIRGINIA DEPARTMENT OF HEALTH DATE 1/7/14  
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

State of Virginia, James City County

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY, THIS 8th DAY OF January, 2014, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.  
@ 2:02 PM INSTRUMENT NO. 140000467  
TESTE: Steph B. Woolridge, Clerk  
BY: Steph B. Woolridge, Clerk Deputy Clerk

General Notes

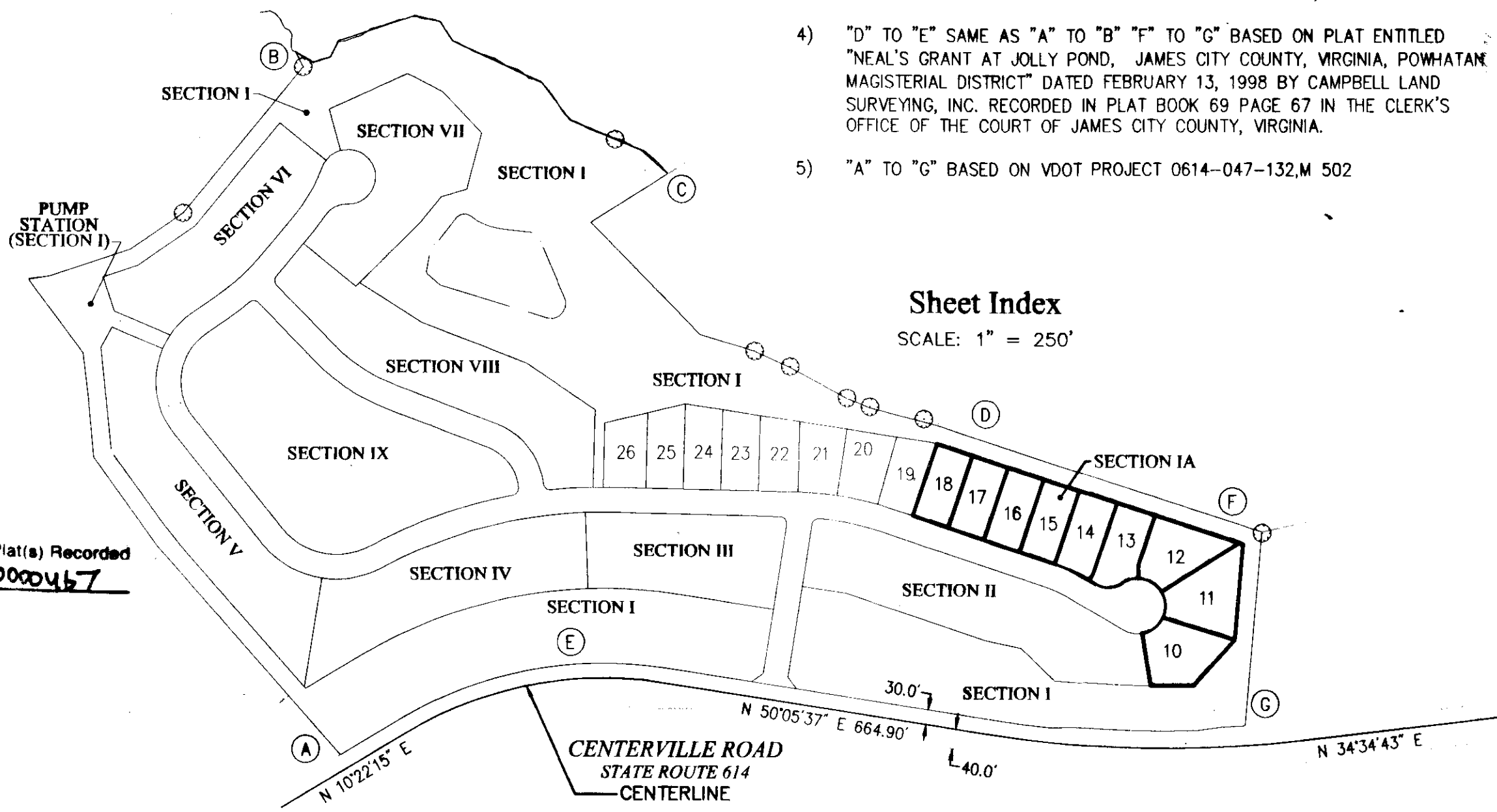
- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- ALL STREETS HEREBY DEDICATED FOR PUBLIC USE.
- COMMON AREAS TO BE DEDICATED TO WINDMILL MEADOWS HOME OWNERS ASSOCIATION.
- VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION / RETENTION POND OR ITS STRUCTURES, AND SHALL BE SAVED HARMLESS FROM ANY DAMAGE CAUSED BY THE FAILURE OF THE DAM AND ITS OUTFLOW STRUCTURE.
- A NON-EXCLUSIVE EASEMENT IS RESERVED FOR USE BY PUBLIC AND PRIVATE UTILITY COMPANIES FOR INSTALLATION AND MAINTENANCE OF UTILITIES, ON, OVER AND ACROSS EACH LOT, 15' IN WIDTH CONTIGUOUS WITH STREET FRONTAGES.
- MERIDIAN: VIRGINIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83)(1986), BASED ON JAMES CITY COUNTY GEODETIC CONTROL SYSTEM MONUMENTS "STATION 308" AND "STATION 309 RESET 1990".
- THE SUBJECT PROPERTIES LIE IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51095C0110C, EFFECTIVE DATE SEPTEMBER 28, 2007.
- ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- APPROVED CONSTRUCTION PLAN (REVISED DATE) IS DECEMBER 13, 2006. (CASE # S-0091-2005)
- PROPERTY ADDRESSES AND ZONING ARE:  
PARCEL ID: 31-1-01-00036= 6001 CENTERVILLE ROAD AND ZONED R-2



Site Location Map 0 500 1000 Feet

Property Line Calculation Notes:

- "A" TO "B" BASED ON AN UNRECORDED PLAT ENTITLED "BOUNDARY SURVEY OF PROPERTY STANDING IN THE NAMES OF THE HEIRS AND SUCCESSORS OF ANDREW AND/OR ELIZA BYRD, BEING 31.796± ACRES, LOCATED JAMES CITY COUNTY, VIRGINIA" DATED JULY 11, 1990 BY SPEARMAN & ASSOCIATES.
- "B" TO "C" CENTERLINE OF STREAM PER INSTRUMENT NUMBER 970018805 RECORDED IN THE CLERK'S OFFICE OF THE COURT OF JAMES CITY COUNTY, VIRGINIA.
- "C" TO "D" BASED ON PLAT ENTITLED "FAMILY SUBDIVISION, HIPPLE FAMILY, OWNER/DEVELOPER THOMAS J. JR. & ANNE E. HIPPLE, POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA" DATED DECEMBER 13, 1996 BY THE DEYOUNG JOHNSON GROUP RECORDED IN PLAT BOOK 65 PAGE 95 IN THE CLERK'S OFFICE OF THE COURT OF JAMES CITY COUNTY, VIRGINIA.
- "D" TO "E" SAME AS "A" TO "B" "F" TO "G" BASED ON PLAT ENTITLED "NEAL'S GRANT AT JOLLY POND, JAMES CITY COUNTY, VIRGINIA, POWHATAN MAGISTERIAL DISTRICT" DATED FEBRUARY 13, 1998 BY CAMPBELL LAND SURVEYING, INC. RECORDED IN PLAT BOOK 69 PAGE 67 IN THE CLERK'S OFFICE OF THE COURT OF JAMES CITY COUNTY, VIRGINIA.
- "A" TO "G" BASED ON VDOT PROJECT 0614-047-132.M 502



Sheet Index  
SCALE: 1" = 250'

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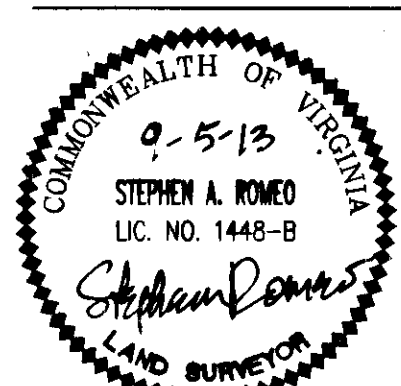
- SUBJECT AREA LIMITS
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PRIVATE DRAINAGE EASEMENT
- JCSA UTILITY EASEMENT
- 35' WIDE PERIMETER BUFFER/ CONSERVATION EASEMENT DEDICATED TO JAMES CITY COUNTY INST. NO. 100015258

No.	Revision	Date	Appvd

Designed by: [ ] Drawn by: CRO Checked by: SAR  
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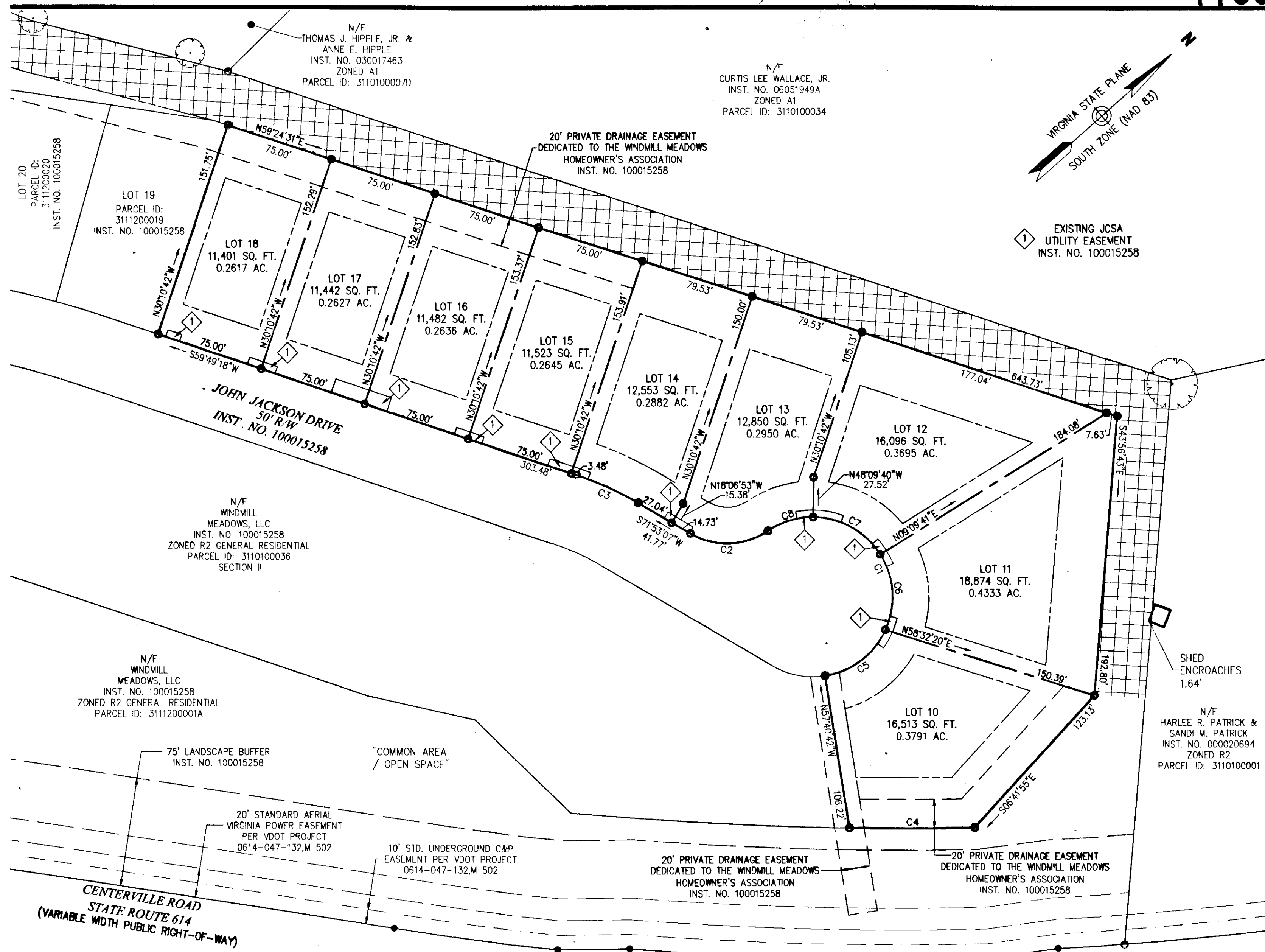
Windmill Meadows  
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Drawing Number  
**Sd-2**  
Sheet of 2  
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Zoning Summary Chart

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	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 34x44 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  
Betsy Woolridge, Dep. Clerk

