

Zoning Summary Chart



Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

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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. 100015258

No.	Revision	Date	Appr'd

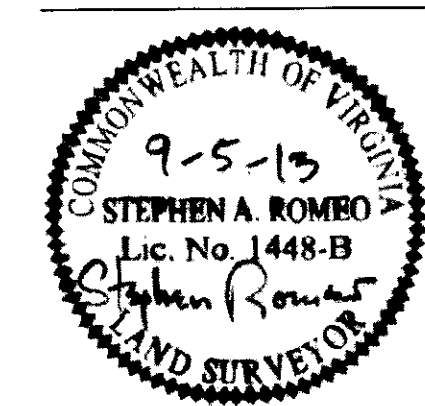
Designed by: Drawn by: **CRO** Checked by: **SAR**
 CAD checked by: **SAR** Approved by:
 Scale: 1" = 50' Date: 9/3/13
 Project Title:

Windmill Meadows Section VI Lots 40-45

James City County, Virginia

Issued for:

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



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

Zoning District(s): R2	Required	Provided
Zoning Regulation Requirements		
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 DATA TABLE		
SEGMENT	LENGTH	BEARING
U1	5.00'	N84°40'34"W
U2	5.00'	S88°03'35"E

CURVE DATA TABLE						
SEGMENT	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
UC1	9.25'	500.00'	001°03'34"	4.62'	9.25'	S04°47'39"W
UC2	20.28'	500.00'	002°19'27"	10.14'	20.28'	S03°06'08"W
UC3	29.23'	495.00'	003°23'01"	14.62'	29.23'	N03°37'55"E

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	60.68'	165.00'	21°04'15"	30.69'	60.34'	S3°57'05"E
C2	140.70'	500.00'	16°07'22"	70.82'	140.23'	S1°28'38"E
C3	109.44'	332.00'	18°53'10"	55.22'	108.94'	S18°58'54"E
C4	16.35'	55.00'	17°02'02"	8.24'	16.29'	S19°54'28"E
C5	55.29'	165.00'	19°11'55"	27.91'	55.03'	S4°53'15"E
C6	5.39'	165.00'	1°52'20"	2.70'	5.39'	S5°38'53"W
C7	20.24'	500.00'	2°19'10"	10.12'	20.24'	S5°25'27"W
C8	84.21'	500.00'	9°38'59"	42.21'	84.11'	S0°33'38"E
C9	36.24'	500.00'	4°09'12"	18.13'	36.24'	S7°27'43"E
C10	32.95'	332.00'	5°41'08"	16.49'	32.93'	S12°22'53"E
C11	76.49'	332.00'	13°12'02"	38.42'	76.32'	S21°49'28"E



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at March 9, 2015
 at 11:35 AM/PM, PG
 Document # 150004090
 BETSY B. WOOLRIDGE, CLERK
 Dep. Clerk

2 Large/Small Plat(s) Recorded
 herewith as # 150004090

