

150017674

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.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 11:51 AM/PM, PG 2-11-2015
Document # 150017674
BETSY B. WOOLRIDGE, CLERK
Dep. Clerk

2 Large/Small Plat(s) Recorded
herewith as # 150017674



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. 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 VIII Lots 27-34

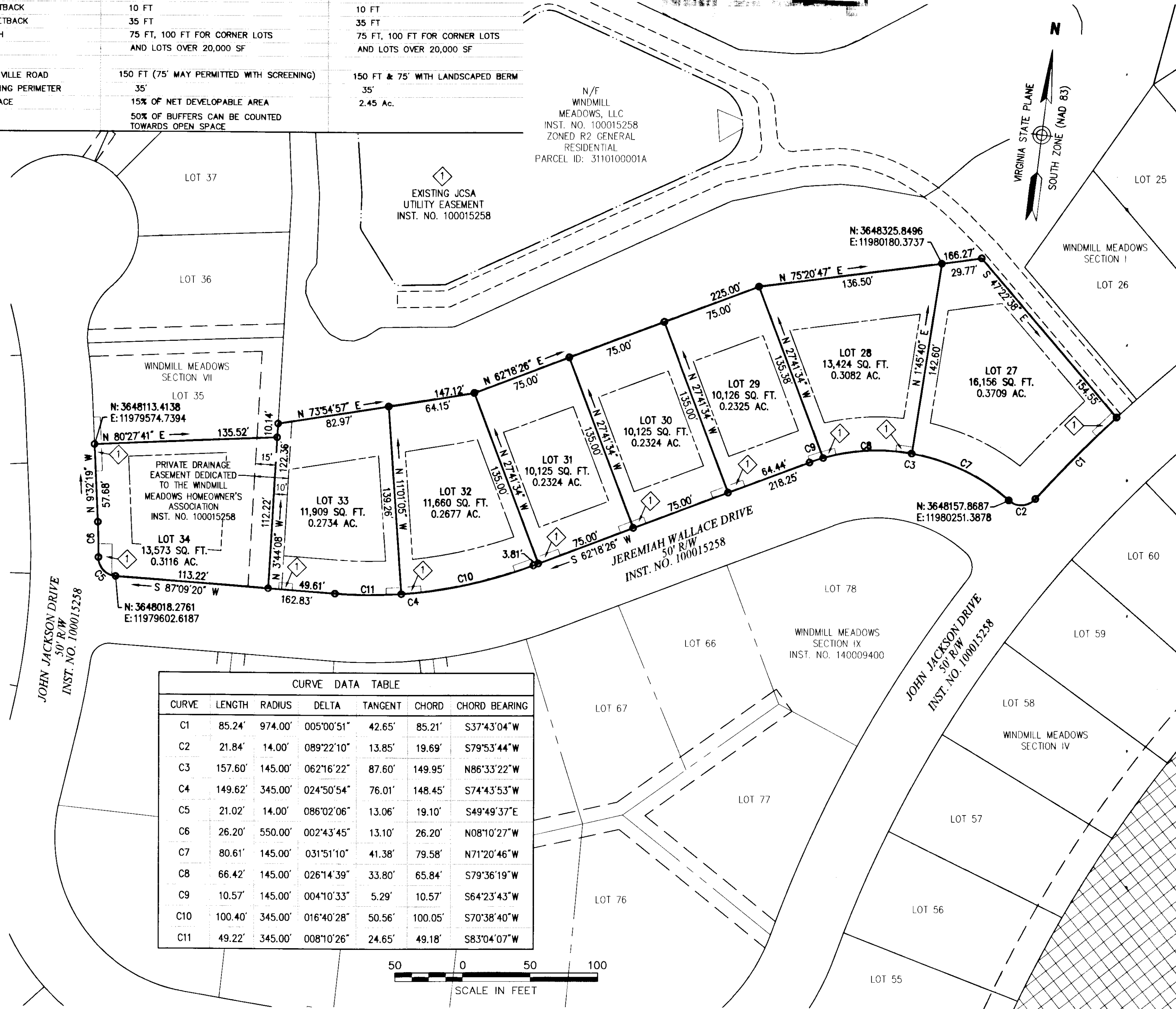
James City County, Virginia

Issued for _____

Subdivision Plat of the property of Windmill Meadows, LLC

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

COMMONWEALTH OF VIRGINIA
4-5-13
STEPHEN A. ROMEO
Lic. No. 1448-B
Surveyor



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	85.24'	974.00'	005°00'51"	42.65'	85.21'	S37°43'04"W
C2	21.84'	14.00'	089°22'10"	13.85'	19.69'	S79°53'44"W
C3	157.60'	145.00'	062°16'22"	87.60'	149.95'	N86°33'22"W
C4	149.62'	345.00'	024°50'54"	76.01'	148.45'	S74°43'53"W
C5	21.02'	14.00'	086°02'06"	13.06'	19.10'	S49°49'37"E
C6	26.20'	550.00'	002°43'45"	13.10'	26.20'	N08°10'27"W
C7	80.61'	145.00'	031°51'10"	41.38'	79.58'	N71°20'46"W
C8	66.42'	145.00'	026°14'39"	33.80'	65.84'	S79°36'19"W
C9	10.57'	145.00'	004°10'33"	5.29'	10.57'	S64°23'43"W
C10	100.40'	345.00'	016°40'28"	50.56'	100.05'	S70°38'40"W
C11	49.22'	345.00'	008°10'26"	24.65'	49.18'	S83°04'07"W

