

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.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
9-11-2015

150017675

2 Large/Small Plat(s) Recorded
herewith as # 150017675

at 11:50 AM/PM, PG PG
Document # 150017675
BETSY B. WOOLRIDGE, CLERK
Amy Staley, Dep. Clerk

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	37.09'	382.00'	005°33'45"	18.56'	37.07'	N12°19'12"W
C2	50.74'	50.00'	058°08'40"	27.80'	48.59'	S13°58'16"W
C3	189.30'	55.00'	197°12'03"	363.65'	108.76'	N55°33'25"W
C4	37.09'	382.00'	005°33'45"	18.56'	37.07'	N12°19'12"W
C5	2.98'	50.00'	003°25'10"	1.49'	2.98'	N13°23'29"W
C6	47.76'	50.00'	054°43'30"	25.88'	45.96'	N15°40'51"E
C7	42.87'	55.00'	044°39'36"	22.59'	41.79'	N20°42'49"E
C8	48.61'	55.00'	050°38'30"	26.02'	47.05'	N26°56'14"W
C9	20.00'	55.00'	020°50'05"	10.11'	19.89'	N62°40'32"W
C10	77.82'	55.00'	081°03'52"	47.03'	71.49'	S66°22'29"W



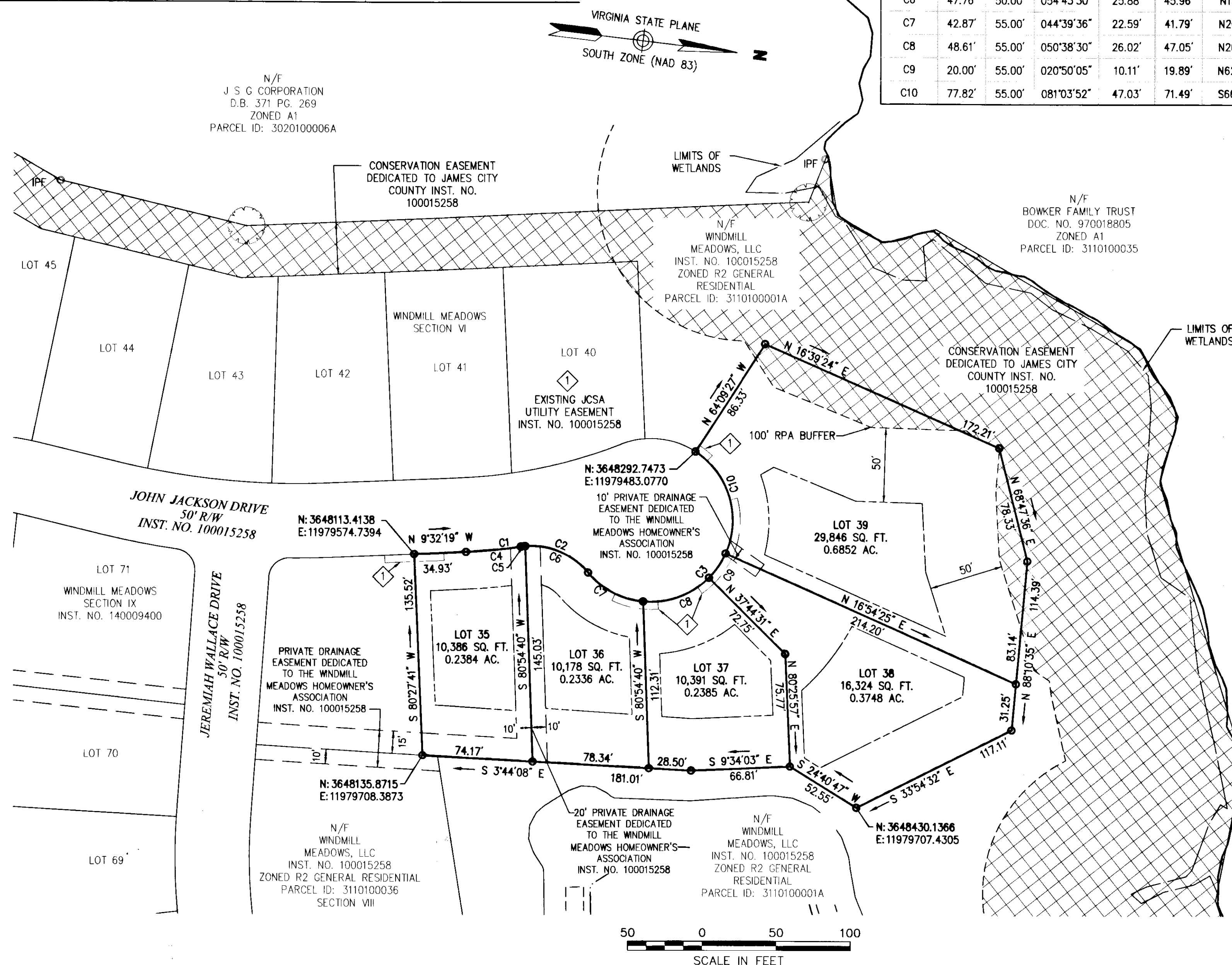
Vanasse Hangen Brustlin, Inc.

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	Appr.

Designed by: SAR Drawn by: CRO Checked by: SAR
 CAD checked by: SAR Approved by: SAR
 Scale: 1" = 50' Date: 9/3/13
 Project Title: Windmill Meadows Section VII Lots 35-39

Windmill Meadows Section VII
Lots 35-39
 James City County, Virginia
 Issued for:

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

Drawing Number: **Sd-2**
 9-5-13
 STEPHEN A. ROMEO
 Lic. No. 1448-B
 LAND SURVEYOR
 Sheet 2 of 2
 Project Number: 31915.01