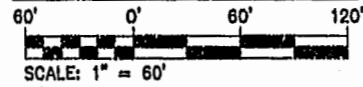


GENERAL NOTES

1. SITE IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
2. SITE IS PART OF TAX PARCEL (51-4) (1-8).
3. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER OF THE CITY OF NEWPORT NEWS, DEPARTMENT OF PUBLIC UTILITIES, AND SEWER SYSTEMS OF THE JAMES CITY COUNTY SERVICE AUTHORITY.
4. SLOPE RESTRICTIONS SHALL BE IN ACCORDANCE WITH SECT. 19B-5 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE. ALL LAND DISTURBING ACTIVITIES SHALL BE PROHIBITED ON SLOPES OF 20% OR GREATER UNLESS PERMITTED IN OTHER SECTIONS OF THE ORDINANCE OR BY THE DIRECTOR OF CODE COMPLIANCE.
5. J.C.C. COORDINATES ARE FOR J.C.C. GIS SYSTEM ONLY.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
7. CENTERLINE OF ALL PROPOSED UTILITY, SANITARY SEWER AND DRAINAGE EASEMENTS ARE DEFINED BY THE "AS-BUILT" LOCATION OF THE PERTINENT STRUCTURES. (EASEMENTS SHALL BE A MINIMUM OF 5' FROM ANY "AS-BUILT" STRUCTURE). DRAINAGE STRUCTURES AS SHOWN ARE PER APPROVED AES SITE PLAN UNLESS OTHERWISE NOTED.
8. SEE SHEET 1 FOR ADDRESSES AND TAX MAP NUMBERS.
9. THE NATURAL OPEN SPACE EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

GRAPHIC SCALE

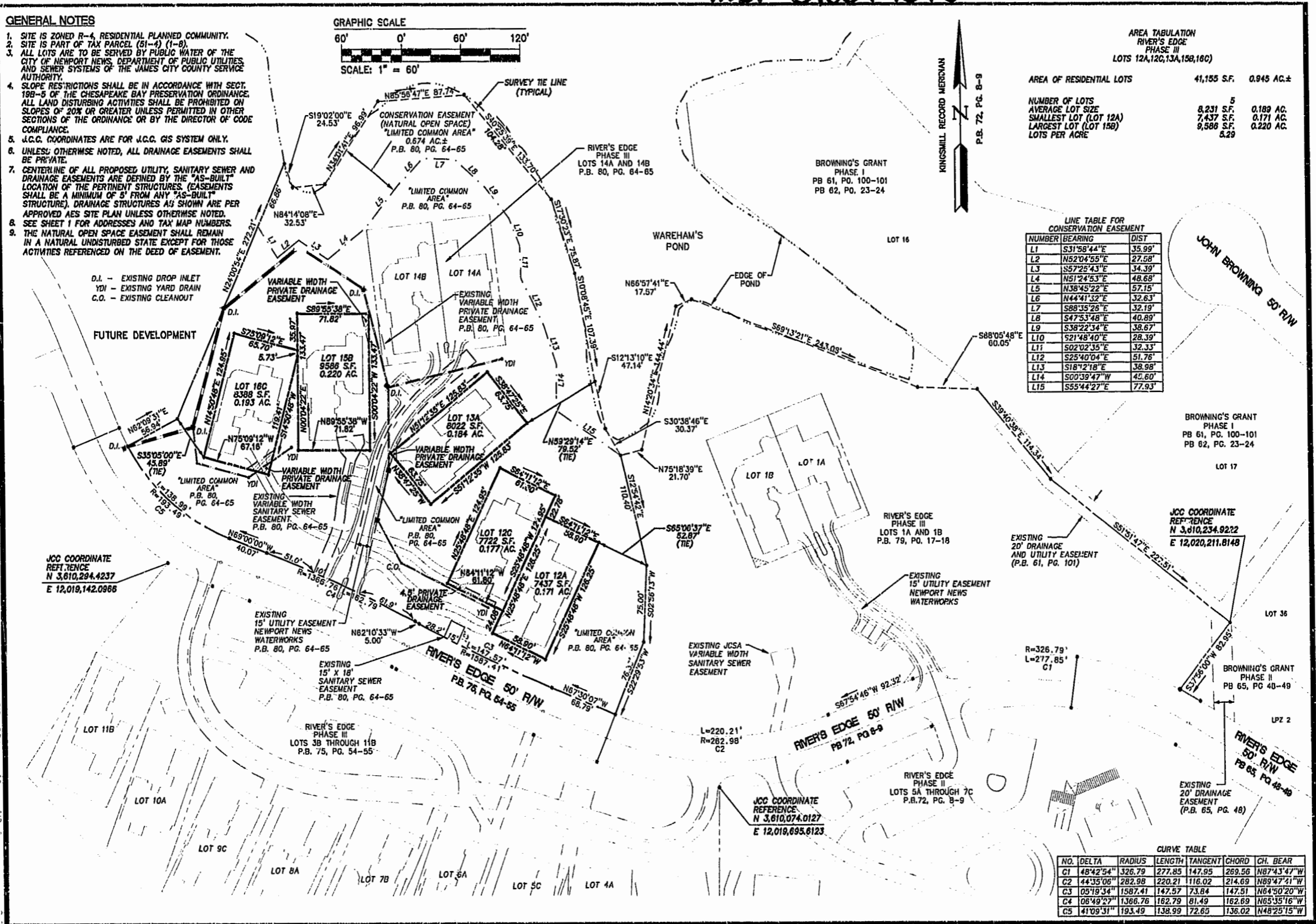


**AREA TABULATION
RIVER'S EDGE
PHASE III
LOTS 12A, 12C, 13A, 15B, 16C)**

AREA OF RESIDENTIAL LOTS	41,155 S.F.	0.945 AC.±
NUMBER OF LOTS	5	
AVERAGE LOT SIZE	8,231 S.F.	0.189 AC.
SMALLEST LOT (LOT 12A)	7,437 S.F.	0.171 AC.
LARGEST LOT (LOT 15B)	9,586 S.F.	0.220 AC.
LOTS PER ACRE	5.29	

**LINE TABLE FOR
CONSERVATION EASEMENT**

NUMBER	BEARING	DIST
L1	S31°58'44"E	35.99'
L2	N52°04'55"E	27.98'
L3	S57°25'43"E	34.39'
L4	N51°24'53"E	48.68'
L5	N38°45'22"E	57.15'
L6	N44°11'32"E	32.63'
L7	S88°35'26"E	32.19'
L8	S47°53'48"E	40.89'
L9	S38°22'34"E	38.67'
L10	S21°48'40"E	28.39'
L11	S02°02'35"E	32.33'
L12	S25°04'04"E	51.76'
L13	S18°12'18"E	38.98'
L14	S00°39'47"W	45.60'
L15	S55°44'27"E	77.93'



D.I. - EXISTING DROP INLET
YDI - EXISTING YARD DRAIN
C.O. - EXISTING CLEANOUT

FUTURE DEVELOPMENT

JCC COORDINATE REFERENCE
N 3,610,294.4237
E 12,019,142.0966

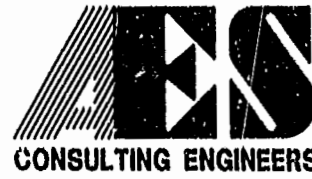
BROWNING'S GRANT
PHASE I
PB 61, PG. 100-101
PB 62, PG. 23-24

JCC COORDINATE REFERENCE
N 3,610,234.9222
E 12,020,211.8148

JCC COORDINATE REFERENCE
N 3,610,074.0127
E 12,019,695.6123

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR
C1	48°42'54"	326.79	277.85	147.95	269.56	N87°43'47"W
C2	44°35'06"	282.98	220.21	116.02	214.69	N89°47'21"W
C3	05°19'34"	1587.41	147.57	73.84	147.51	N64°50'20"W
C4	06°49'27"	1366.76	182.79	81.49	162.69	N65°35'16"W
C5	41°09'31"	193.49	138.99	72.65	136.02	N48°25'15"W



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
RIVER'S EDGE
PHASE III
LOTS 12A, 12C, 13A, 15B AND 16C
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
19 OCT 2001
at 3:26 PM, PB 62 PG 70-71
DOCUMENT # 010019018
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Dep. Clerk

Designed AES	Drawn JFS
Scale 1"=60'	Date 9/18/01
Project No. 7753-5-3	
Drawing No. 2 OF 2	