

N/F  
BUSCH PROPERTIES, INC.  
VISUAL ESMT. W/  
VERTICAL RESTRICTION  
ABOVE ELEV. 71.0  
(ESMT. LINES EXTEND  
TO THE SHORELINE  
OF THE JAMES RIVER)

AREA TABULATION  
RIVER'S EDGE  
PHASE I  
LOTS 1A - 5B

AREA OF RESIDENTIAL LOTS	77,351 S.F.	1.77 AC.±
AREA OF CONSERVATION EASEMENT	65,241 S.F.	1.50 AC.±
AREA OF COMMON AREA (INCLUDES ROADS, PARKING AND UTILITIES)	84,458 S.F.	1.94 AC.±
TOTAL AREA SUBDIVIDED	227,050 S.F.	5.21 AC.±
NUMBER OF LOTS	9	
AVERAGE LOT SIZE	8,595 S.F.	0.20 AC.±
SMALLEST LOT (LOT 1A)	7,600 S.F.	0.17 AC.±
LARGEST LOT (LOT 2)	10,313 S.F.	0.24 AC.±
LOTS PER ACRE	1.73	

N/F  
BUSCH PROPERTIES, INC.

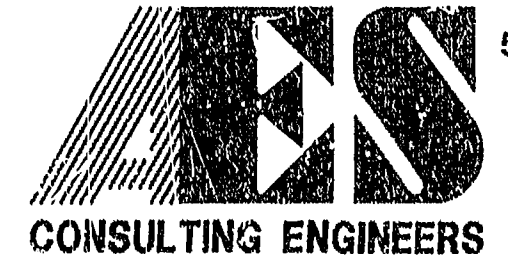
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recorded day of July 1999  
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Clerk

PLAT RECORDED IN  
P.B. NO. 67 PAGE 142

**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 SECTION 19B 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. METES AND BOUNDS ARE BASED ON KINGSMILL RECORD MERIDIAN.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.

05.12.97-14:50 KM050P01



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23186  
(804) 253-0040  
Fax (804) 220-8994

PLAT OF SUBDIVISION  
**RIVER'S EDGE  
PHASE I**  
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed CAH	Drawn KEG
Scale 1"=40'	Date 4/22/97
Project No. 7753-5	
Drawing No. 2 OF 2	

