

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
A	22°49'46"	332.98'	132.68'	67.23'	131.80'	N 79°19'39" E
B	52°51'27"	276.79'	255.35'	137.57'	246.39'	N 85°39'30" W
C	23°11'39"	276.79'	112.05'	56.80'	111.29'	S 70°49'36" E
D	22°56'23"	332.98'	133.32'	67.56'	132.43'	N 77°47'16" W

R/W CURVE TABLE						
R1	R2	R3	R4	DELTA	RADIUS	CHORD
				45°46'09"	282.98'	220.09'
				29°39'48"	326.79'	167.30'
				29°39'48"	276.79'	141.71'
				45°46'09"	332.98'	258.98'

KINGSMILL RECORD MERIDIAN
PLAT BOOK 55, PAGE 33

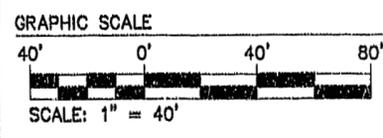
GENERAL NOTES

- SITE IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
- SITE IS PART OF TAX PARCEL (51-4) (1-8).
- 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.
- SLOPE RESTRICTIONS SHALL BE IN ACCORDANCE WITH SECTION 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.
- J.C.C. COORDINATES ARE FOR J.C.C. GIS SYSTEM ONLY. METES AND BOUNDS ARE BASED ON KINGSMILL RECORD MERIDIAN.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
- CENTERLINE OF ALL PROPOSED UTILITY, SANITARY SEWER AND DRAINAGE EASEMENTS ARE DEFINED BY THE "AS-BUILT" LOCATION OF THE PERTINENT STRUCTURE (EASEMENTS SHALL BE A MINIMUM OF 5' FROM ANY "AS-BUILT" STRUCTURE).

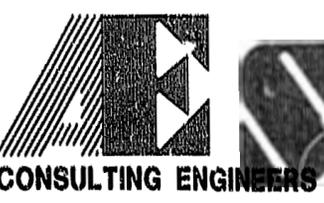
AREA TABULATION
RIVER'S EDGE
PHASE II
LOTS 5A - 7C

AREA OF RESIDENTIAL LOTS	48,080 S.F.	1.104 Ac.
AREA OF CONSERVATION EASEMENT	50,491 S.F.	1.159 Ac.
AREA OF COMMON AREA (INCLUDES ROADS, PARKING AND UTILITIES)	113,594 S.F.	2.608 Ac.
AREA RIGHT OF WAY	24,730 S.F.	0.568 Ac.
TOTAL AREA SUBDIVIDED	236,895 S.F.	5.438 Ac.

NUMBER OF LOTS	6
AVERAGE LOT SIZE	8,013 S.F. 0.184 Ac.
SMALLEST LOT (LOT 6A)	6,989 S.F. 0.160 Ac.
LARGEST LOT (LOT 5B)	8,836 S.F. 0.203 Ac.
LOTS PER ACRE	1.103



SCL



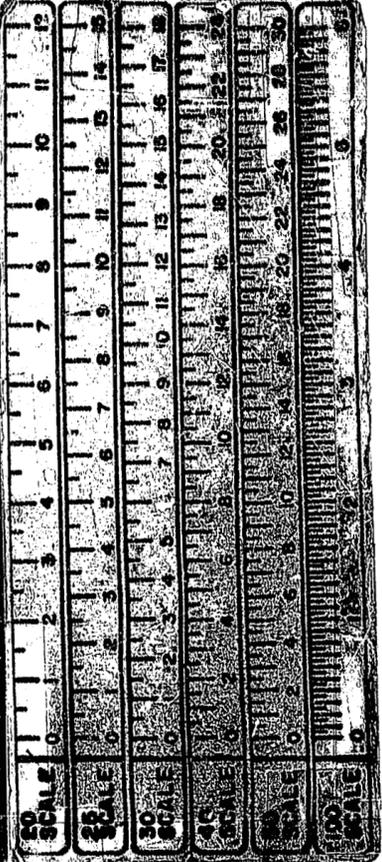
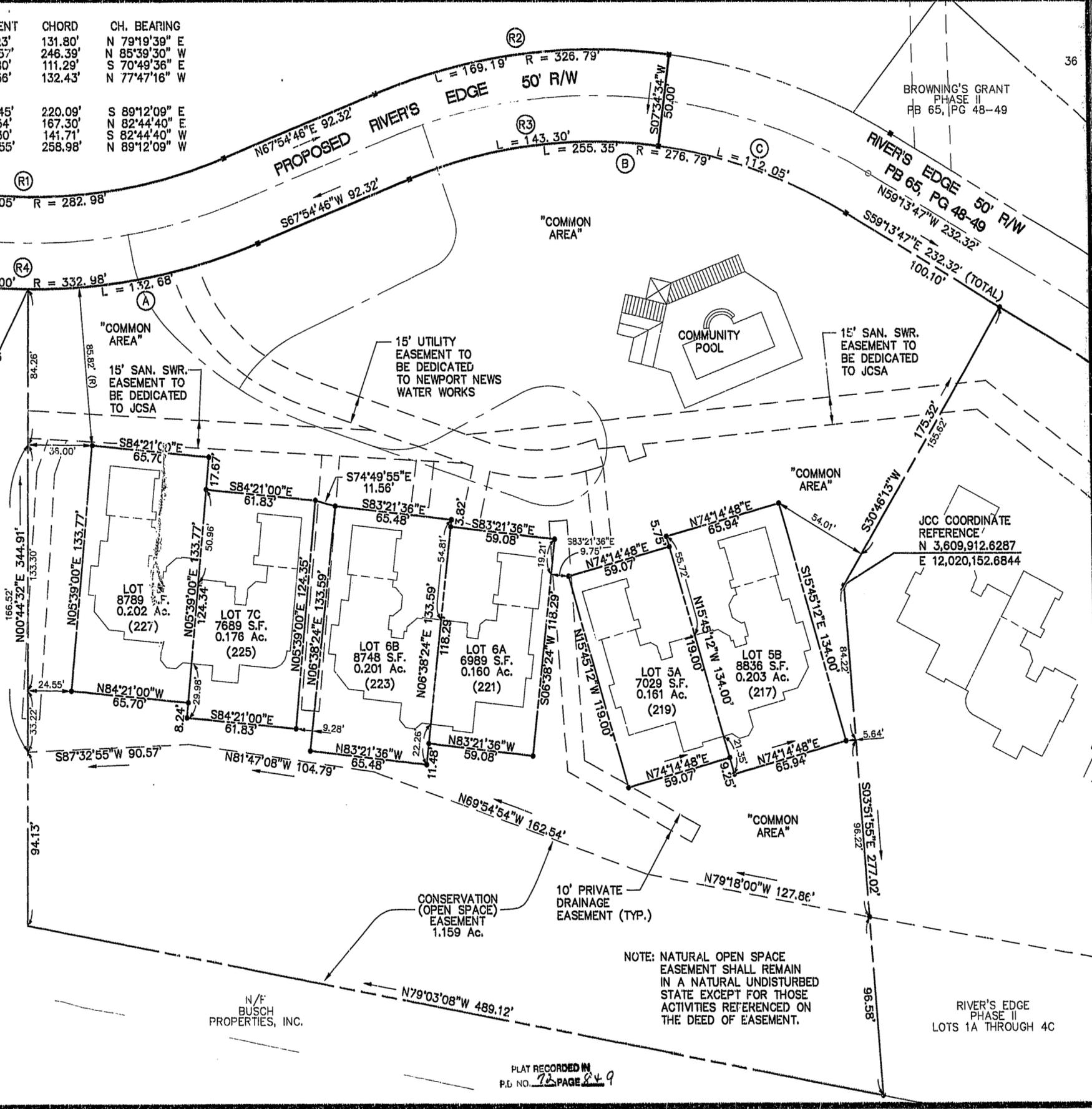
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
RIVER'S EDGE
PHASE II
LOTS 5A THROUGH 7C
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed CAH	Drawn SCL
Scale 1"=40'	Date 7/98
Project No. 7753-5-2	
Drawing No. 2 OF 2	



KMS2BP01.DWG

08.04.98-14:07