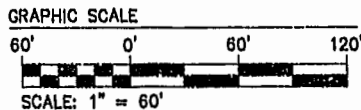


GENERAL NOTES

1. SITE IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
2. SITE IS PART OF TAX PARCEL (51-3) (1-4).
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).
8. SEE SHEET 1 FOR ADDRESSES AND TAX MAP NUMBERS.

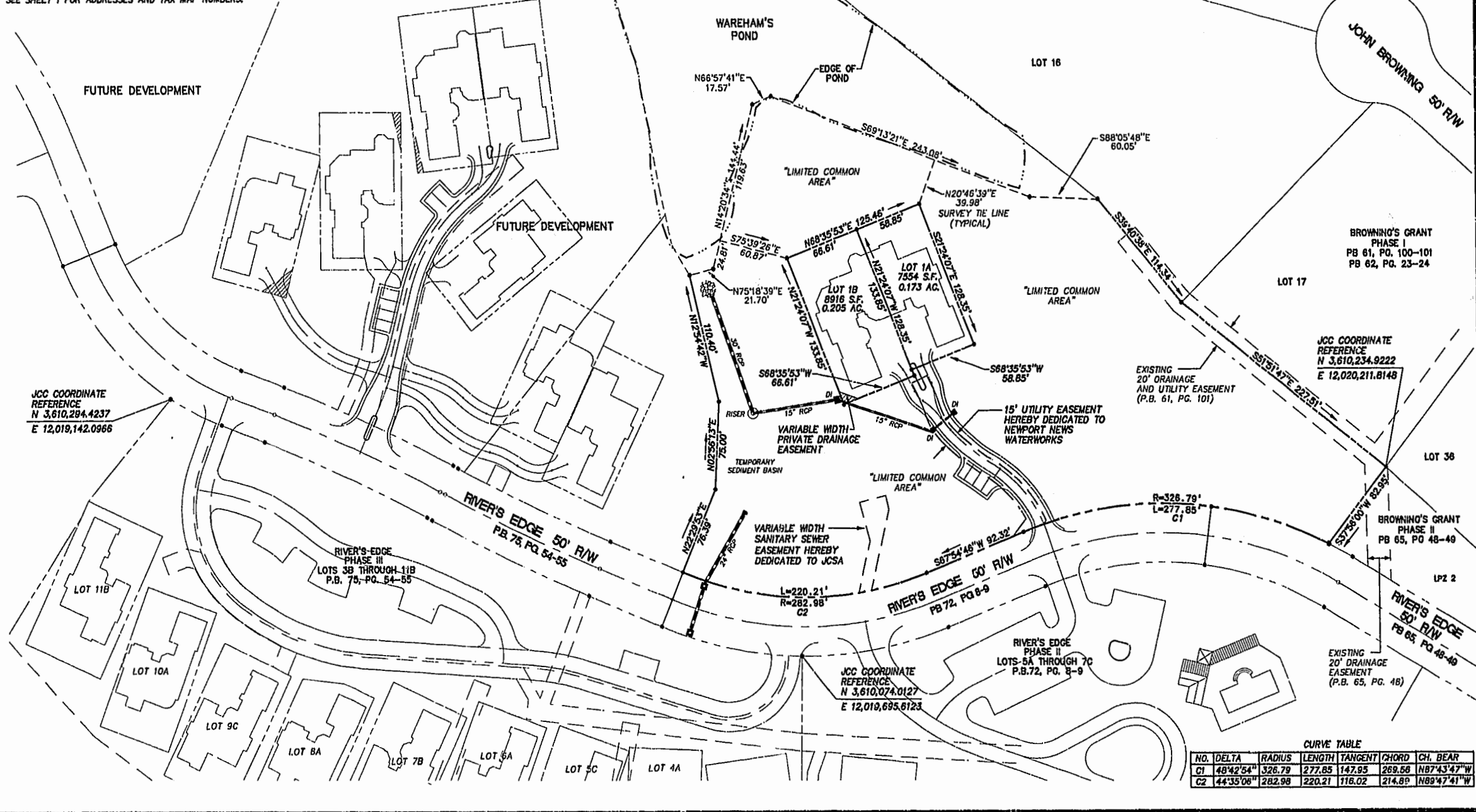


KINGSMILL RECORD MERIDIAN

P.B. 72, PG. 8-9

AREA TABULATION
RIVER'S EDGE
PHASE III
LOTS 1A AND 1B

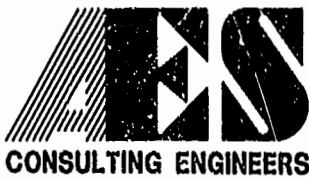
AREA OF RESIDENTIAL LOTS	16,470 S.F.	0.378 AC.
AREA OF LIMITED COMMON AREA (INCLUDES VEHICULAR ACCESS ROADS, VEHICULAR PARKING SPACES, WATERLINE, SANITARY SEWER EASEMENTS & CONSERVATION EASEMENT)	139,383 S.F.	3.20 AC.
TOTAL AREA SUBDIVICED	155,853 S.F.	3.578 AC.
NUMBER OF LOTS	2	
AVERAGE LOT SIZE	8,235 S.F.	0.189 AC.
SMALLEST LOT (LOT 1A)	7,554 S.F.	0.173 AC.
LARGEST LOT (LOT 1B)	8,916 S.F.	0.205 AC.
LOTS PER ACRE	0.56	



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR
C1	48°42'54"	326.79	277.65	147.95	269.58	N87°43'47"W
C2	44°35'08"	282.98	220.21	118.02	214.89	N89°47'41"W

10.24.00-15:49 41453P06.DWG JFS



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 1A AND 1B

PLAT RECORDED IN
P.B. NO. _____ PAGE _____

OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



Williamsburg/James City County

No.	DATE	REVISION / COMMENT / NOTE	BY

11:45 AM
10/23/00
BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT

Designed AES	Drawn JFS
Scale 1"=60'	Date 10/23/00
Project No. 7753-5-3	
Drawing No. 2 OF 2	