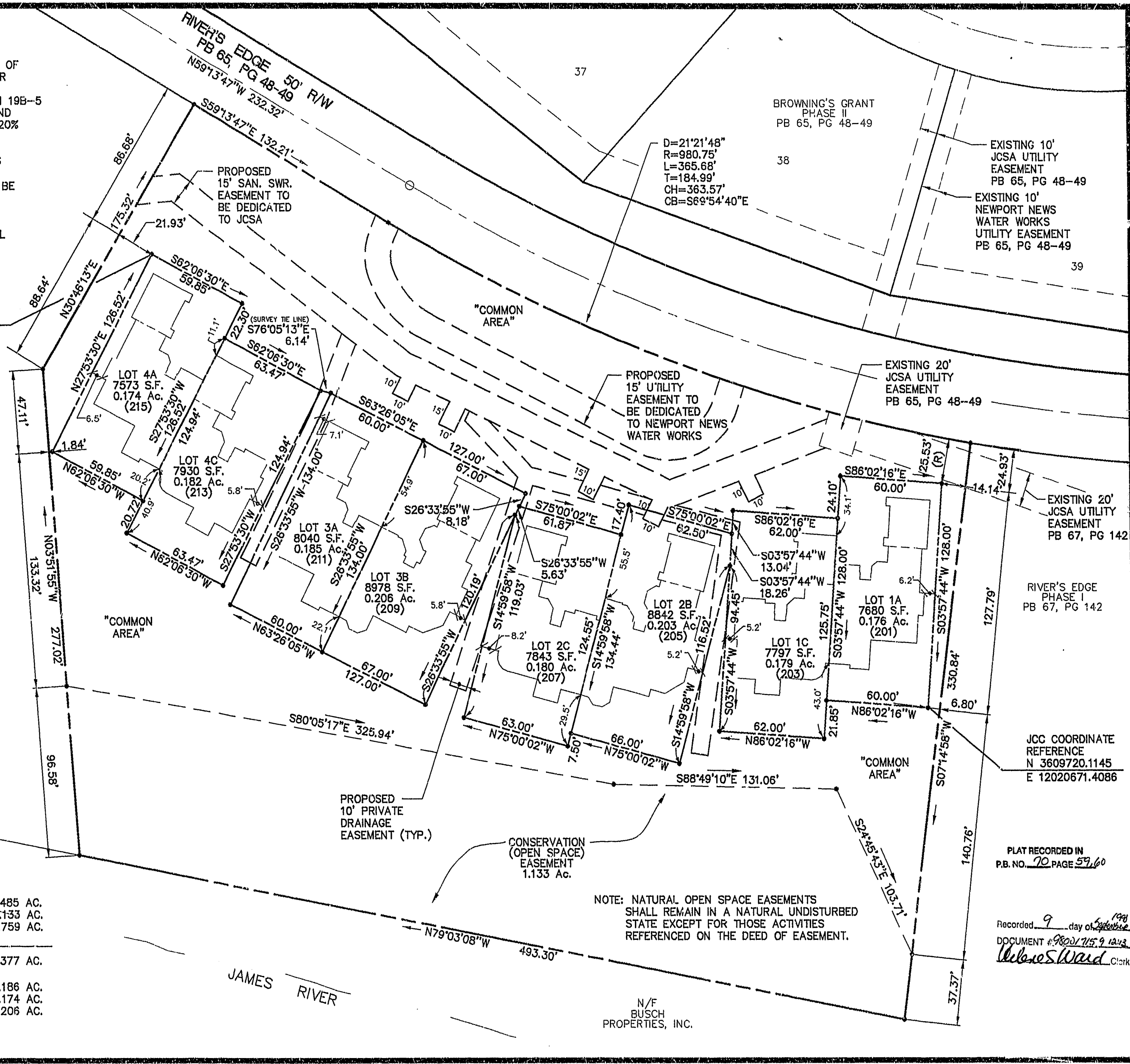
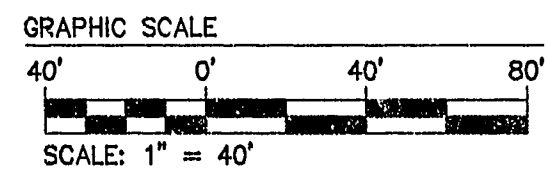
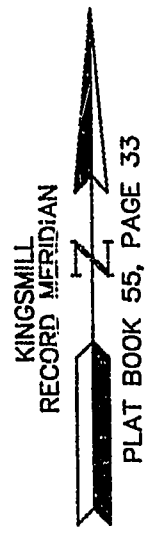


GENERAL NOTES

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 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.
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.
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 3' FROM ANY "AS-BUILT" STRUCTURE).



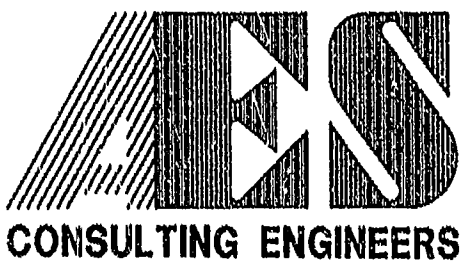
AREA TABULATION
RIVER'S EDGE
PHASE II
LOTS 1A - 4C

AREA OF RESIDENTIAL LOTS	64,683 S.F.	1.485 AC.
AREA OF CONSERVATION EASEMENT	49,344 S.F.	1.133 AC.
AREA OF COMMON AREA (INCLUDES ROADS, PARKING AND UTILITIES)	76,621 S.F.	1.759 AC.
TOTAL AREA SUBDIVIDED	190,648 S.F.	4.377 AC.
NUMBER OF LOTS	8	
AVERAGE LOT SIZE	8,085 S.F.	0.186 AC.
SMALLEST LOT (LOT 4A)	7,573 S.F.	0.174 AC.
LARGEST LOT (LOT 3B)	8,978 S.F.	0.206 AC.
LOTS PER ACRE	1.828	

NOTE: NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

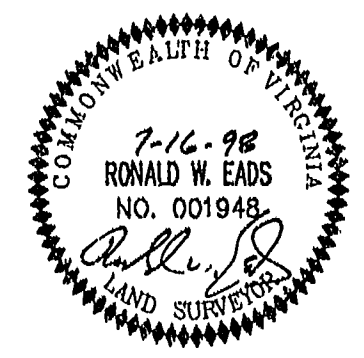
PLAT RECORDED IN
P.B. NO. 70 PAGE 59, 60

Recorded 9 day of September 1998
DOCUMENT # 98020715.9 1A-13
Debra Ward Clerk



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 1A THROUGH 4C
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

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