

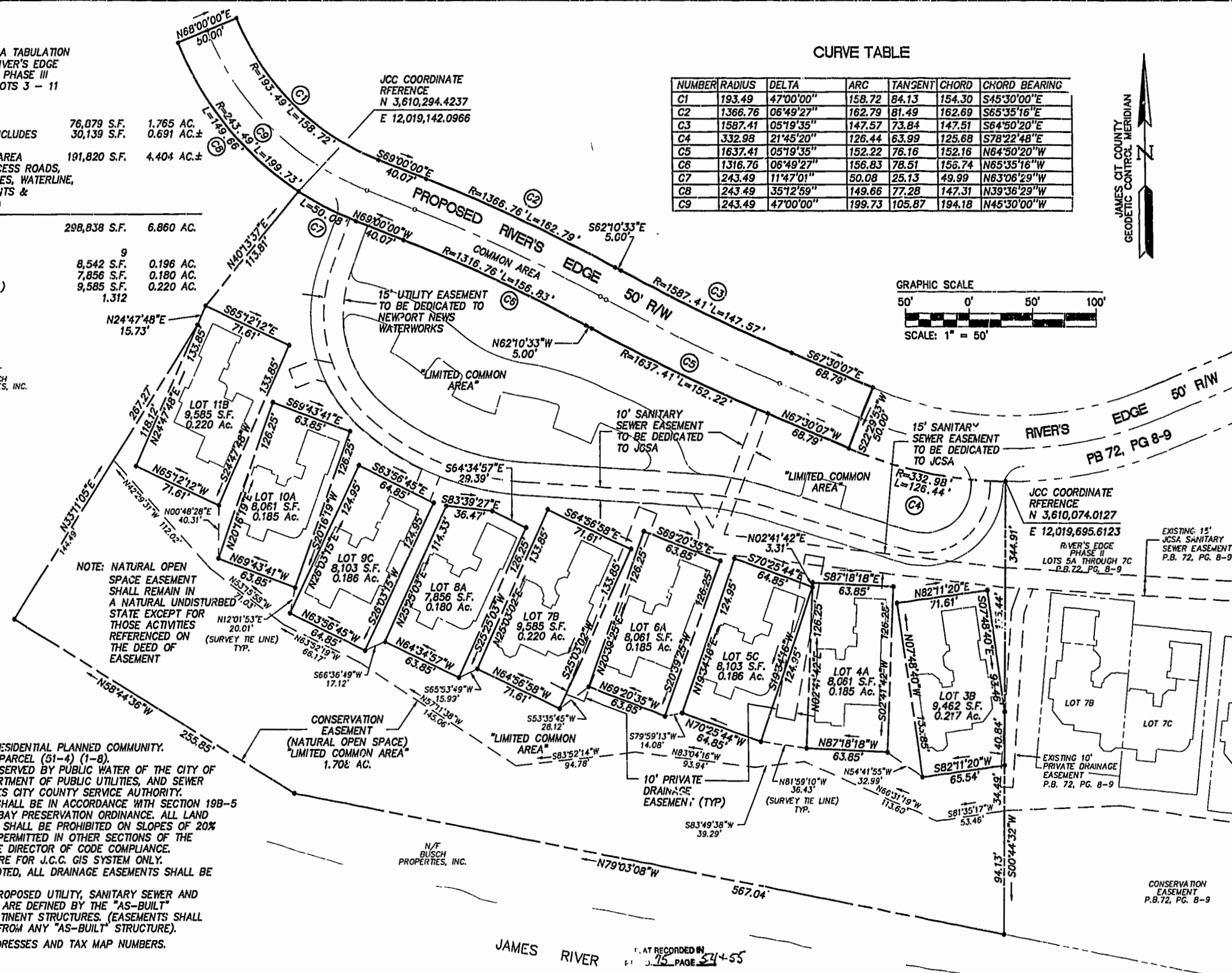
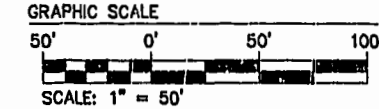
**AREA TABULATION**  
RIVER'S EDGE  
PHASE III  
LOTS 3 - 11

AREA OF RESIDENTIAL LOTS	76,079 S.F.	1.765 AC.
AREA OF COMMON AREA (INCLUDES PROPOSED RIVER'S EDGE)	30,139 S.F.	0.691 AC.±
AREA OF LIMITED COMMON AREA (INCLUDES VEHICULAR ACCESS ROADS, VEHICULAR PARKING SPACES, WATERLINE, SANITARY SEWER EASEMENTS & CONSERVATION EASEMENT)	191,820 S.F.	4.40± AC.±
<b>TOTAL AREA SUBDIVIDED</b>	<b>298,838 S.F.</b>	<b>6.860 AC.</b>
NUMBER OF LOTS	9	
AVERAGE LOT SIZE	8,542 S.F.	0.196 AC.
SMALLEST LOT (LOT 8)	7,856 S.F.	0.180 AC.
LARGEST LOT (LOTS 7 & 11)	9,585 S.F.	0.220 AC.
LOTS PER ACRE	1.312	

**CURVE TABLE**

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	193.49	47°00'00"	158.72	84.13	154.30	S45°30'00"E
C2	1366.76	06°49'27"	162.79	81.49	162.69	S65°35'16"E
C3	1587.41	05°19'35"	147.57	73.84	147.51	S64°50'20"E
C4	332.98	21°45'20"	126.44	63.99	125.68	S78°22'48"E
C5	1637.41	05°19'35"	152.22	76.16	152.16	N64°50'20"W
C6	1316.76	06°49'27"	156.83	78.51	156.74	N65°35'16"W
C7	243.49	11°47'01"	50.08	25.13	49.99	N63°06'29"W
C8	243.49	35°12'59"	149.66	77.28	147.31	N39°36'29"W
C9	243.49	47°00'00"	199.73	105.87	194.18	N45°30'00"W

JAMES CITY COUNTY  
GEODETIC CONTROL MERIDIAN



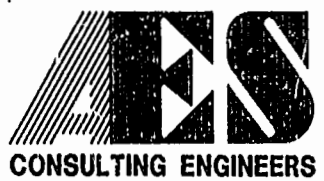
NOTE: NATURAL OPEN SPACE EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT

**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.
- 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 STRUCTURES. (EASEMENTS SHALL BE A MINIMUM OF 5' FROM ANY "AS-BUILT" STRUCTURE).
- SEE SHEET 1 FOR ADDRESSES AND TAX MAP NUMBERS.

11.03.99-12.57 KMS3P01.dwg PVM

JAMES RIVER  
RECORDED IN BOOK 75 PAGE 54-55



2548 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

PLAT OF SUBDIVISION  
**RIVER'S EDGE**  
PHASE III  
LOTS 3B THROUGH 11B  
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
		10:00 AM 30 days 7 Nov. 1999	
		Recorded 99-02-24966	
		<i>[Signature]</i> Clerk	

Designed CAH	Drawn PVM
Scale 1"=50'	Date 11/8/99
Project No. 7753-5-3	
Drawing No. 2 OF 2	