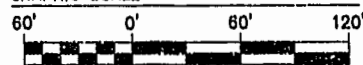


GENERAL NOTES

1. SITE IS ZONED R-4, RESIDENTIAL PLANN'D 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-3 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE. ALL AND 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.

GRAPHIC SCALE



SCALE: 1" = 60'

KINGSMILL RECORD MERIDIAN

P.B. 72 PG. 8-9

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

AREA OF RESIDENTIAL LOTS	18,470 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.	3.21 AC.
TOTAL AREA SUBDIVIDED	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 (LOTS 1B)	8,916 S.F.	0.205 AC.
LOTS PER ACRE	0.58	

JOHN BROWNING 50' R/W

BROWNING'S GRANT
PHASE I
PB 61, PG. 100-101
PB 62, PG. 23-24

JCC COORDINATE
REFERENCE
N 3,610,234.9222
E 12,020,211.8148

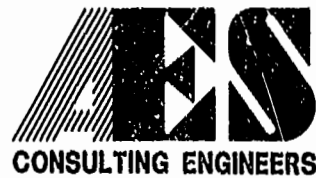
BROWNING'S GRANT
PHASE II
PB 65. PQ 48-49

LP2 2

RIVER'S
50'

EXISTING
20' DRAINAGE
EASEMENT
(P.B. 65, PG.

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR
C1	48°42'54"	326.79	277.85	147.95	269.58	N87°43'47"W
C2	44°35'08"	282.98	220.21	116.02	214.89	N89°47'41"W



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

PLAT OF SUBDIVISION

RIVER'S EDGE

PHASE III

OWNER/DEVELOPER: BUSCH PROPERTIES, INC.

ROBERTS DISTRICT

JAMES CITY COUNTY

VIRGINIA



Williamsburg/James City County

		11-42-77		
		Index	2	Nov 20 2000
		DOCUMENT #	0000	11/21/97
		①	Woolridge	Clerk
		BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT		
No.	DATE	REVISION / COMMENT / NOTE		B

Designed AES	Drawn JFS
Scale 1"=60'	Date 10/23/0
Project No. 7753-5-3	
Drawing No. 2 OF 2	