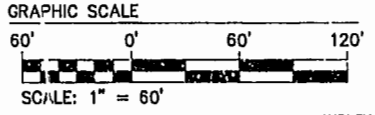


GENERAL NOTES

1. SITE IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
2. SITE IS PART OF TAX PARCEL (51-4) (1-8).
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.
9. THE NATURAL OPEN SPACE EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.



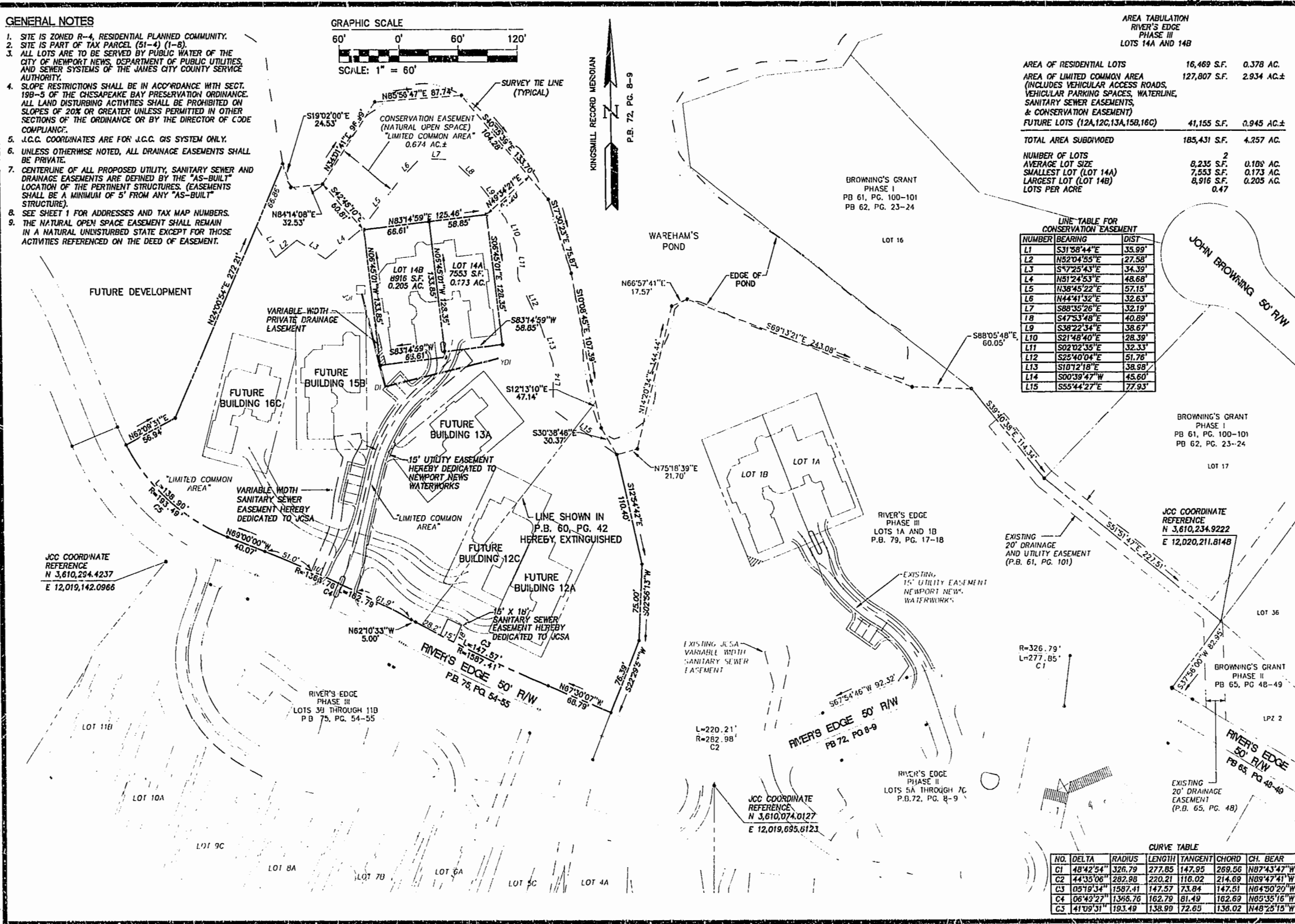
AREA TABULATION
RIVER'S EDGE
PHASE III
LOTS 14A AND 14B

AREA OF RESIDENTIAL LOTS	16,469 S.F.	0.378 AC.
AREA OF LIMITED COMMON AREA (INCLUDES VEHICULAR ACCESS ROADS, VEHICULAR PARKING SPACES, WATERLINE, SANITARY SEWER EASEMENTS, & CONSERVATION EASEMENT)	127,807 S.F.	2.934 AC.±
FUTURE LOTS (12A,12C,13A,15B,16C)	41,155 S.F.	0.945 AC.±
TOTAL AREA SUBDIVIDED	185,431 S.F.	4.257 AC.

NUMBER OF LOTS	2
AVERAGE LOT SIZE	8,235 S.F. 0.188 AC.
SMALLEST LOT (LOT 14A)	7,553 S.F. 0.173 AC.
LARGEST LOT (LOT 14B)	8,916 S.F. 0.205 AC.
LOTS PER ACRE	0.47

LINE TABLE FOR
CONSERVATION EASEMENT

NUMBER	BEARING	DIST
L1	S31°58'44"E	35.99'
L2	N52°04'55"E	27.58'
L3	S7°25'43"E	34.39'
L4	N51°24'53"E	48.68'
L5	N38°45'22"E	57.15'
L6	N44°41'32"E	32.63'
L7	S88°35'26"E	32.19'
L8	S47°53'48"E	40.89'
L9	S38°22'34"E	38.67'
L10	S21°48'40"E	28.39'
L11	S02°02'35"E	32.33'
L12	S25°40'04"E	51.76'
L13	S10°12'18"E	38.98'
L14	S00°39'47"W	45.60'
L15	S55°44'27"E	77.93'



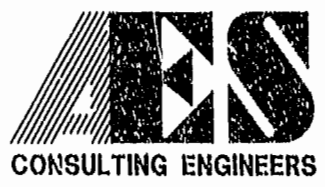
JCC COORDINATE
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N 3,610,294.4237
E 12,019,142.0966

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

JCC COORDINATE
REFERENCE
N 3,610,074.0127
E 12,019,695.6123

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR
C1	48°42'54"	326.79	277.85	147.95	269.56	N87°43'47"W
C2	44°35'06"	282.98	220.21	116.02	214.69	N89°47'41"W
C3	05°19'34"	1587.41	147.57	73.84	147.51	N64°50'20"W
C4	06°43'27"	1386.76	162.79	81.49	162.69	N83°35'16"W
C5	41°09'51"	193.49	138.99	72.65	138.02	N48°25'15"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
LOTS 14A AND 14B
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



Williamsburg/James City County

3:08 PM	15 day of March 2008
PLAT RECORDED BY	010004467
P.B. NO. 20	PAGE 64 of 65
DATE	REVISION / COMMENT / NOT
BY	

Designed	Drawn
AES	JFS
Scale	Date
1"=60'	2/22/01
Project No.	
7753-5-3	
Drawing No.	
2 OF 2	