

VICINITY MAP 1"=2000'

NOTES:

- PARCEL A: 1630100004A
- CURRENT OWNER OF BOTH 6111 & 6113 RIVERVIEW ROAD IS RAYMOND N. & VIRGINIA MAE MINOR RECORDED IN D.B.302, PG.130
- ON 13 NOVEMBER 2007, THE JAMES CITY COUNTY BOARD OF SUPERVISORS APPROVED THE SPECIAL USE PERMIT (SUP-0028-2007) WHICH IS REQUIRED FOR THIS PROJECT PURSUANT TO SECTION 24-214(d) OF THE ZONING ORDINANCE
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE
- THIS SUBDIVISION LIES OUTSIDE THE PRIMARY SERVICE AREA OF JAMES CITY COUNTY, THEREFORE PARCELS WILL BE SERVED BY PRIVATE SEPTIC & WELLS
- THIS FAMILY SUBDIVISION IS ZONED A-1
- ALL UTILITIES TO BE CONSTRUCTED ARE TO BE LOCATED UNDERGROUND
- SEPTIC TANK & SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- THESE PARCELS ARE WITHIN THE YORK RIVER (DIRECT) WATERSHED OF THE COUNTY.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE
- PURSUANT TO SECTION 19-17(4) OF THE SUBDIVISION ORDINANCE, THERE SHALL BE A SHARED ALL-WEATHER-SURFACE DRIVEWAY OF NO LESS THAN 10' WIDE, PLACED IN AN INGRESS/EGRESS EASEMENT OF NO LESS THAN 20' WIDE, TO SERVE THE LOTS OF THIS SUBDIVISION.
- FLOOD INSURANCE RATE MAP
ZONE: X
PANEL NO. 0020B
COMMUNITY NO. 510201
PANEL DATE: 2-6-91
INDEX DATE: 2-6-91
- REF: D.B.302, PG.130
D.B.255, PG.431 (PLAT)

#1630100004B
6113 RIVERVIEW RD.
RAYMOND N. &
VIRGINIA M. MINOR
D.B.302, PG.130

10'R/W DEDICATION
TO THE COMMONWEALTH OF VIRGINIA
FOR FUTURE RIGHT OF WAY PURPOSES
1,500 SQ.FT./0.034 ACRES

#1540100011
C.M.CHANDLER
D.B.42, PG.216

D.B.255, PG.431

#1630100005
SIDNEY G. JENNINGS, II
D.B.701, PG.770
D.B.196, PG.200

#1630100004A
6111 RIVERVIEW RD.
RAYMOND N. &
VIRGINIA M. MINOR
D.B.302, PG.130

(NEW)
PARCEL A-1
100,905 SQ.FT.
2.317 ACRES

(OLD)
PARCEL A
145,965 SQ.FT.
3.351 ACRES

(NEW)
PARCEL A-2
43,560 SQ.FT.
1.000 ACRES

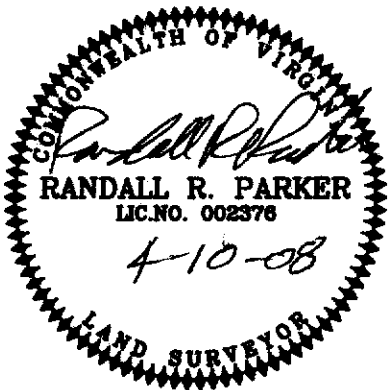
#1630100003
EMIL J. KISH, JR.
D.B.182, PG.193

RIVERVIEW ROAD
ROUTE 606, 30' R/W

SHEET 2 OF 2

JCC-S-0065-2007 / SUP-0028-2007

6111 RIVERVIEW ROAD



PARKER SURVEYING, INC.
101 DAWSON CRESCENT
SEAFORD, VIRGINIA 23696
PHONE: 757-833-7758

MINOR FAMILY SUBDIVISION PLAT

DIVISION OF PARCEL A (3.351 ACRES)
SHOWN ON PLAT ENTITLED
MALCOLM MARTIN
D.B.255, PG.431
JAMES CITY COUNTY, VIRGINIA

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|------------------|---------------|-------------------|------------|---------------------|-----------------|
| JOB #: 07-163 | DRAWN: RRP | F.B.-PG: 21-44 | TO: CBX | SCALE: 1" = 100' | DATE: 9-5-07 |
|------------------|---------------|-------------------|------------|---------------------|-----------------|