

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

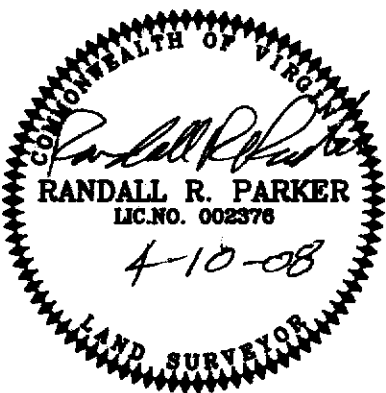
#1630100003  
EMIL J. KISH, JR.  
D.B.182, PG.193

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

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