

Exempt Parcel
.083 Acres
 Give to County or sell to CSX or Dominion

LEGEND

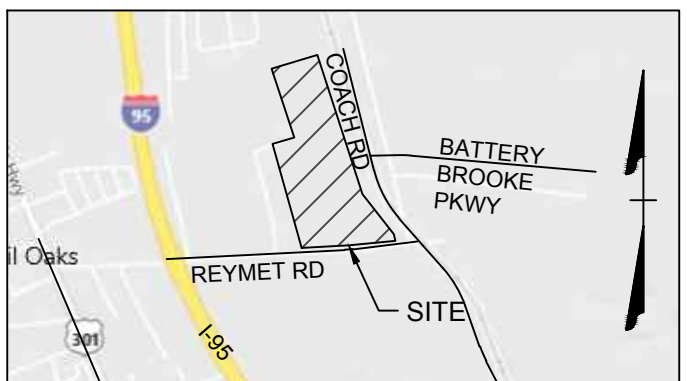
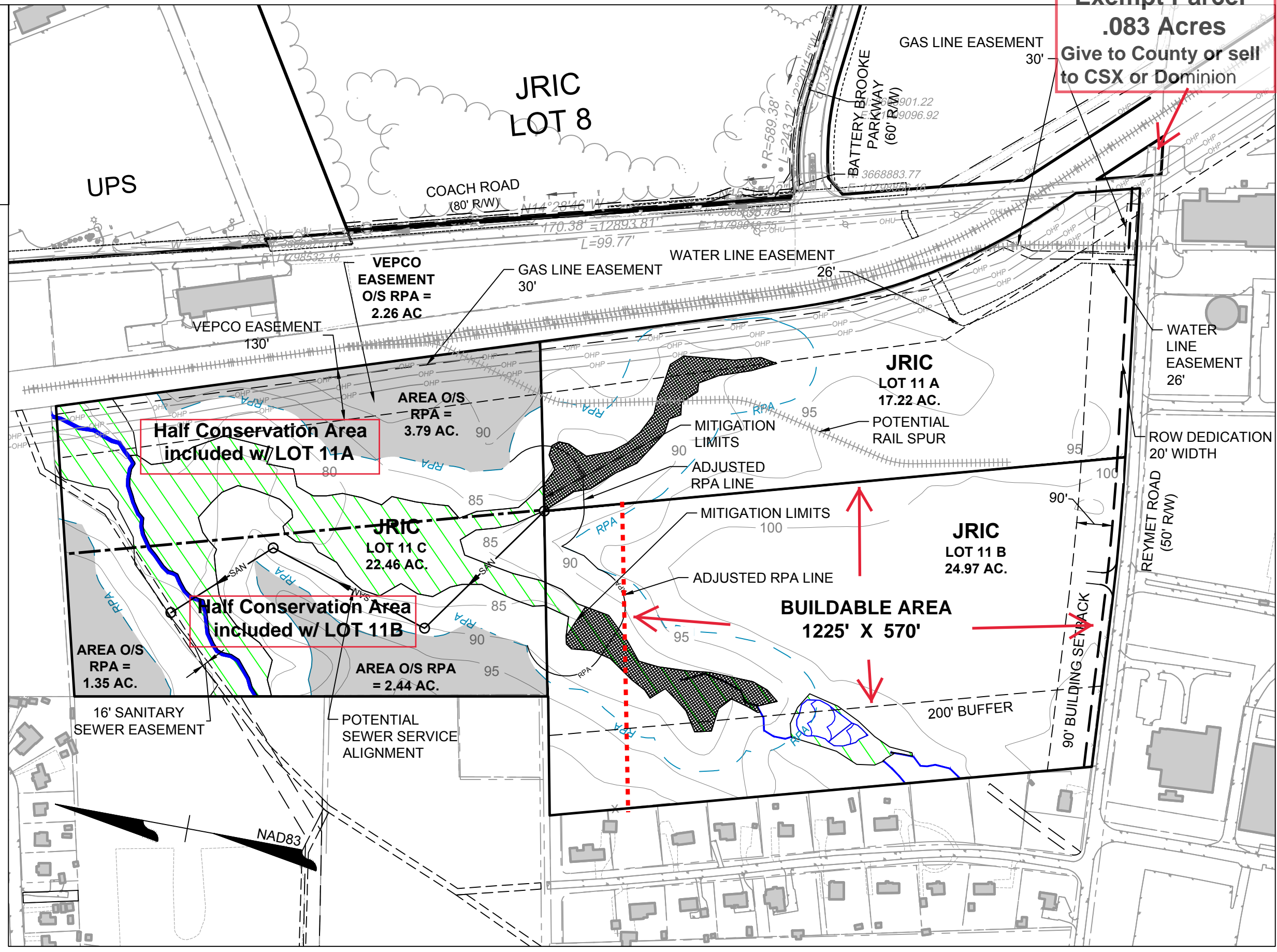
CURRENT	IMPACTED
WETLAND	WETLAND
STREAM	STREAM
OPEN WATER	OPEN WATER
RESOURCE PROTECTION AREA	

LOT 11A = 17.22 AC
 GAS AND WATERLINE EASEMENT = 0.424 AC
 WETLAND = 1.00 AC
 RPA/ WETLANDS = 4.41 AC
 VEPCO EASEMENT = 4.83 AC
 USEABLE AREA = 12.81 AC BEFORE MITIGATION
 USEABLE AREA = 16.90 AC AFTER MITIGATION
 DELTA IN USEABLE AREA = 4.09 AC

LOT 11B = 24.97 AC
 WETLAND = 1.70 AC
 200' BUFFER AREA = 6.35 AC
 WATERS OF THE U.S. = 852.89 LF
 RPA/ WETLANDS = 5.12 AC
 USEABLE AREA = 14.29 AC BEFORE MITIGATION
 USEABLE AREA = 17.17 AC AFTER MITIGATION
 DELTA IN USEABLE AREA = 3.06 AC

LOT 11C = 22.46 AC
 WETLAND = 6.43 AC
 WATERS OF THE U.S. = 967 LF
 RPA/ WETLANDS = 14.89 AC
 16' SANITARY EASEMENT = 0.26 AC
 VEPCO EASEMENT = 3.66 AC
 USEABLE AREA = 7.58 AC

TOTAL LOT 11 = 64.67 AC
 WETLAND = 9.21 AC
 WATERS OF THE U.S. = 1820 LF
 RPA/ WETLANDS = 24.45 AC
 16' SANITARY EASEMENT = 0.26 AC
 VEPCO EASEMENT = 8.49 AC

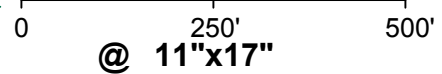


VICINITY MAP
 SCALE: 1" = 2000'

Location: Chesterfield County, VA
 Owner: Reynolds Real Estate Ventures, LLC
 Contact: Bob Gunst | Cell: (804) 301-6953
 bobgunst@bobgunst.com

JRIC LOT 11 LAND BAY

SCALE 1"=250'



1/29/2026

@ 11"x17"

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