

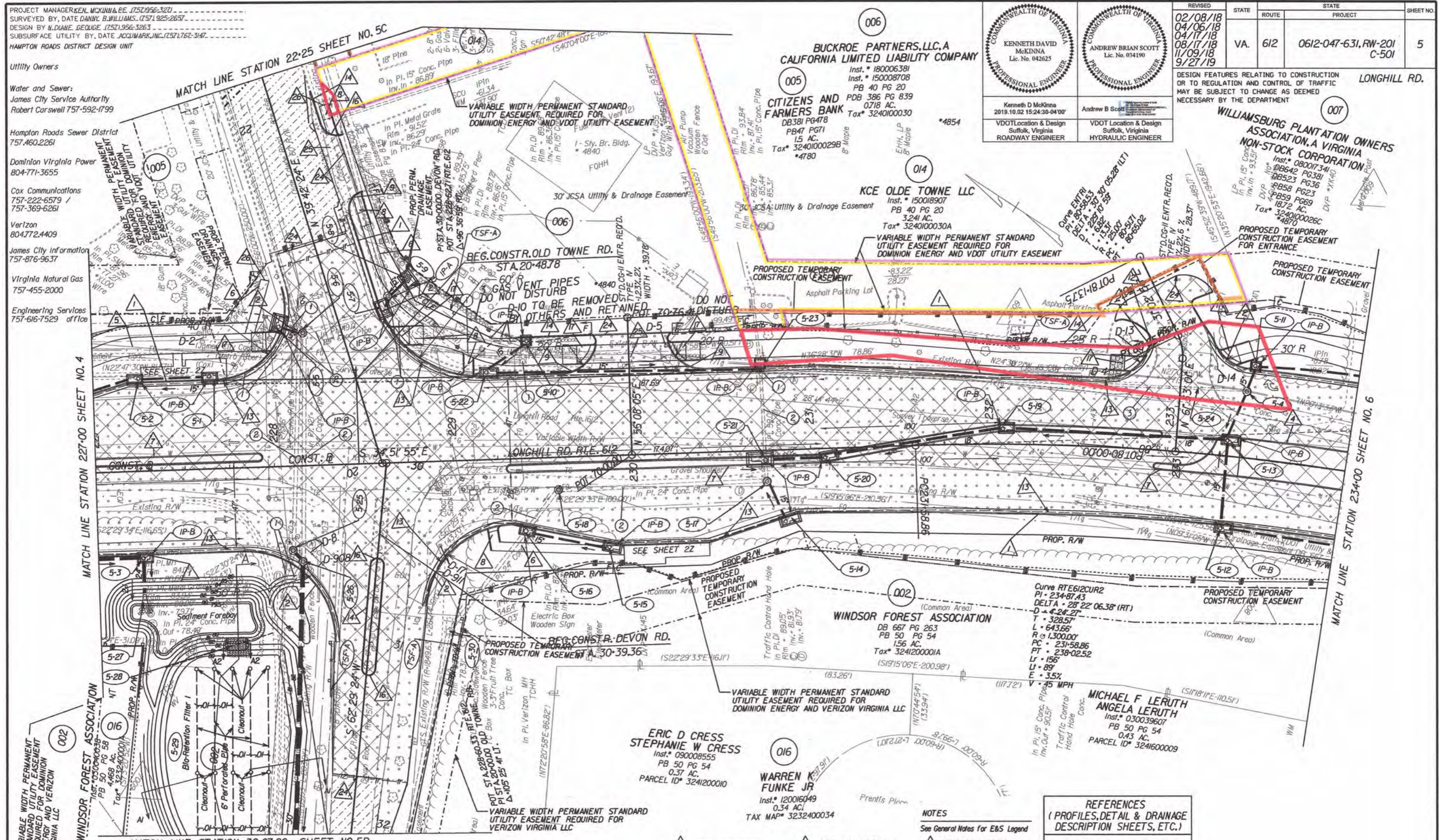
PROJECT MANAGER: KEN MCKINNA, EE (757) 956-3271
SURVEYED BY: DATE DANNE B. WILLIAMS (757) 925-2657
DESIGN BY: N. DIANE GEORGE (757) 956-3263
SUBSURFACE UTILITY BY: DATE ACCUMARK, INC. (757) 762-3167
HAMPTON ROADS DISTRICT DESIGN UNIT

Utility Owners

- Water and Sewer:
James City Service Authority
Robert Carswell 757-592-1799
- Hampton Roads Sewer District
757.460.2261
- Dominion Virginia Power
804-771-3655
- Cox Communications
757-222-6579 /
757-369-6261
- Verizon
804-772-4409
- James City Information
757-876-9637
- Virginia Natural Gas
757-455-2000
- Engineering Services
757-616-7529 office

REVISED	STATE	ROUTE	PROJECT	SHEET NO.
02/08/18 04/06/18 04/17/18 08/17/18 11/09/18 9/27/19	VA.	612	0612-047-631, RW-201 C-501	5

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



MATCH LINE STATION 22+25 SHEET NO. 5C
MATCH LINE STATION 27+00 SHEET NO. 4
MATCH LINE STATION 32+07.20 SHEET NO. 5B

- LEGEND**
- Denotes Drainage Structure Number
 - Denotes Construction Limits In Cuts
 - Denotes Construction Limits in Fills
 - ⊠ Denotes Areas of Demolition of Flexible Pavement.
 - 00-00 Figures without parenthesis or brackets and solid lines denote Proposed Right of Way.
 - 00-00 Figures in parenthesis and dot-dot-dashed lines denote Temporary Easements.
 - 00-00 Figures in double brackets and dot-dot-dashed lines denote Permanent Utility Easements.
 - ① Denotes existing structure & pipe to be removed.
 - ② Denotes existing structure & pipe to be cleaned out.
 - ③ Denotes existing structure & pipe to be abandoned.
 - ⊠ Denotes Prop. Pavement
 - ⊠ Denotes Pavement to be Milled and Overlay

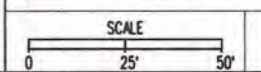
- 1 ST'D. CG-7 REQ'D.
- 2 RAD. CG-7 REQ'D.
- 4 ST'D. MS-2 REQ'D.
- 5 10' SHARED USE PATH
- 6 5' CEM. CONC. SIDEWALK
- 7 ST'D. MS-1A REQ'D.
- 8 ST'D. CG-12 TYPE B REQ'D.
- 9 RAD. CG-3 REQ'D.
- 12 ST'D. UD-2 REQ'D.
- 13 ST'D. UD-4 REQ'D.

NOTES
See General Notes for E&S Legend

REFERENCES
(PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)

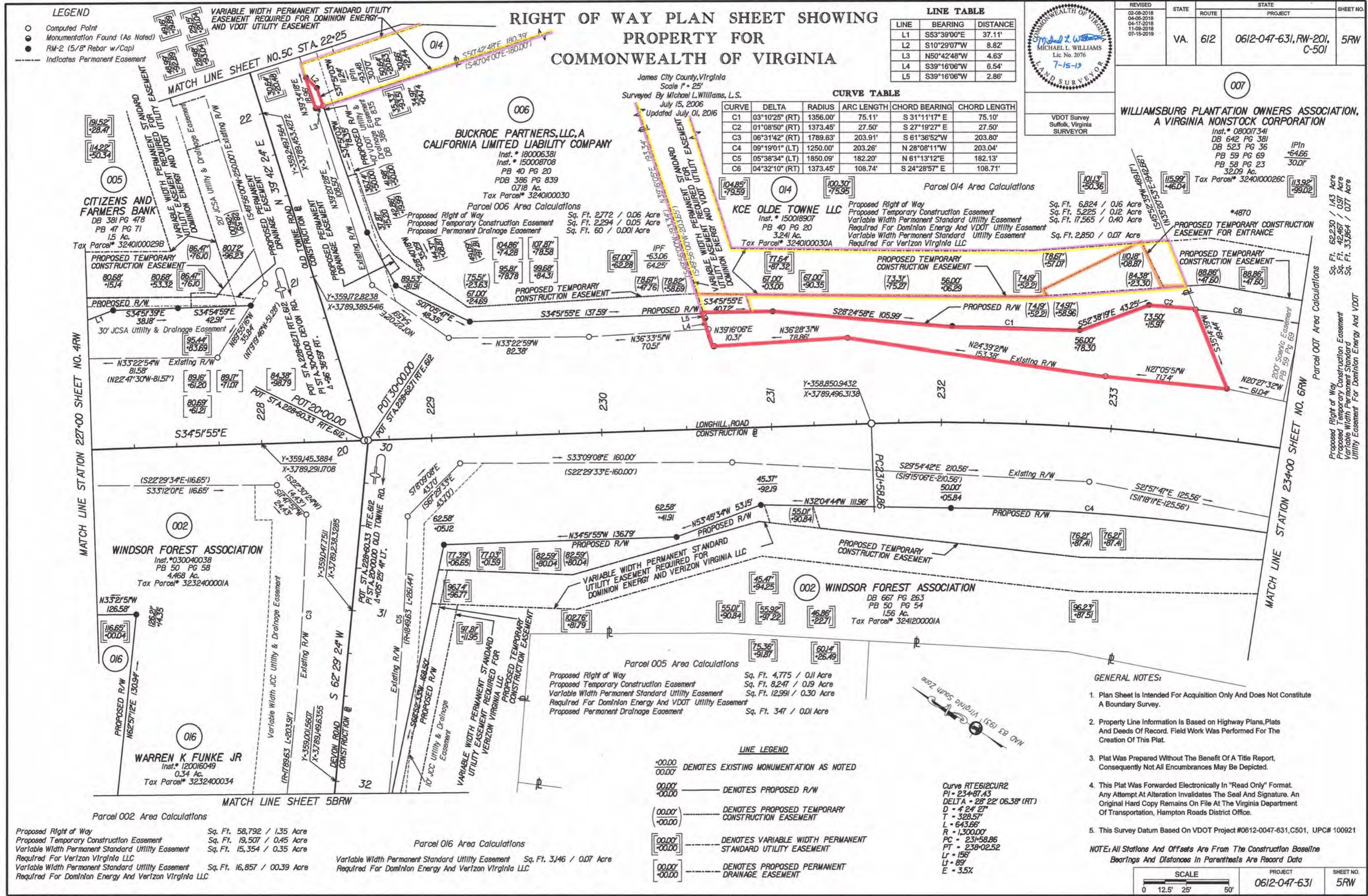
Mainline Profile	5A
Drainage Descr.	2J & 2K
Conn. Profiles	5A & 5D
Entrance Profiles	9
SWM Details	2L
SWM E&S	2R
Concrete Staking	5E
Radial Offsets	2AA

- 25 DEMOLITION OF PAVEMENT RIGID
- 26 SAW CUT HYDRAULIC CEMENT CONCRETE ITEMS - SIDEWALK REQ'D.



PROJECT	0612-047-631
SHEET NO.	5

KCE OLDE TOWNE LLC
INST# 200000348 01/08/2020 State Hwy Book #10 page 476



LEGEND

- Computed Point
- Monumentation Found (As Noted)
- RM-2 (5/8" Rebar w/Cap)
- Indicates Permanent Easement

**RIGHT OF WAY PLAN SHEET SHOWING
PROPERTY FOR
COMMONWEALTH OF VIRGINIA**

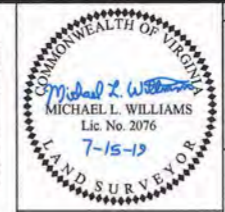
James City County, Virginia
Scale P = 25'
Surveyed By Michael L. Williams, L.S.
July 15, 2006
Updated July 01, 2016

LINE TABLE

LINE	BEARING	DISTANCE
L1	S53°39'00"E	37.11'
L2	S10°29'07"W	8.82'
L3	N50°42'48"W	4.63'
L4	S39°16'06"W	6.54'
L5	S39°16'06"W	2.86'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	03°10'25" (RT)	1356.00'	75.11'	S 31°11'17" E	75.10'
C2	01°08'50" (RT)	1373.45'	27.50'	S 27°19'27" E	27.50'
C3	06°31'42" (RT)	1789.63'	203.91'	S 61°36'52" W	203.80'
C4	09°19'01" (LT)	1250.00'	203.26'	N 28°08'11" W	203.04'
C5	05°38'34" (LT)	1850.09'	182.20'	N 61°13'12" E	182.13'
C6	04°32'10" (RT)	1373.45'	108.74'	S 24°28'57" E	108.71'



REVISED	STATE	ROUTE	PROJECT	SHEET NO.
02-08-2018 04-05-2018 04-17-2018 11-09-2018 07-15-2019	VA.	612	0612-047-631, RW-201, C-501	5RW

**WILLIAMSBURG PLANTATION OWNERS ASSOCIATION,
A VIRGINIA NONSTOCK CORPORATION**
Inst. # 080017341
DB 642 PG 381
DB 523 PG 36
PB 59 PG 69
PB 58 PG 23
32.09 Ac.
Tax Parcel# 3240100026C
IPIn
+64.66
30.01'

CITIZENS AND FARMERS BANK
DB 381 PG 478
PB 47 PG 71
15 Ac.
Tax Parcel# 3240100029B

BUCKROE PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
Inst. # 180006381
Inst. # 150008708
PB 40 PG 20
PDB 386 PG 839
0.718 Ac.
Tax Parcel# 3240100030

KCE OLDE TOWNE LLC
Inst. # 150018907
PB 40 PG 20
3.241 Ac.
Tax Parcel# 3240100030A

PROPOSED TEMPORARY CONSTRUCTION EASEMENT
S34°51'39"E 38.18'
S34°54'59"E 42.91'
S34°51'55"E 137.59'

PROPOSED TEMPORARY CONSTRUCTION EASEMENT
S34°51'55"E 137.59'

PROPOSED TEMPORARY CONSTRUCTION EASEMENT
S34°51'55"E 137.59'

PROPOSED TEMPORARY CONSTRUCTION EASEMENT
S34°51'55"E 137.59'

PROPOSED TEMPORARY CONSTRUCTION EASEMENT
S34°51'55"E 137.59'

PROPOSED TEMPORARY CONSTRUCTION EASEMENT
S34°51'55"E 137.59'

PROPOSED TEMPORARY CONSTRUCTION EASEMENT
S34°51'55"E 137.59'

PROPOSED TEMPORARY CONSTRUCTION EASEMENT
S34°51'55"E 137.59'

PROPOSED R/W
S34°51'39"E 38.18'
S34°54'59"E 42.91'
S34°51'55"E 137.59'

PROPOSED R/W
S34°51'55"E 137.59'

PROPOSED R/W
S34°51'55"E 137.59'

PROPOSED R/W
S34°51'55"E 137.59'

PROPOSED R/W
S34°51'55"E 137.59'

PROPOSED R/W
S34°51'55"E 137.59'

PROPOSED R/W
S34°51'55"E 137.59'

PROPOSED R/W
S34°51'55"E 137.59'

WINDSOR FOREST ASSOCIATION
Inst. # 030040038
PB 50 PG 58
4.468 Ac.
Tax Parcel# 3232400001A

WINDSOR FOREST ASSOCIATION
Inst. # 030040038
PB 50 PG 58
4.468 Ac.
Tax Parcel# 3232400001A

WINDSOR FOREST ASSOCIATION
Inst. # 030040038
PB 50 PG 58
4.468 Ac.
Tax Parcel# 3232400001A

WINDSOR FOREST ASSOCIATION
Inst. # 030040038
PB 50 PG 58
4.468 Ac.
Tax Parcel# 3232400001A

WINDSOR FOREST ASSOCIATION
Inst. # 030040038
PB 50 PG 58
4.468 Ac.
Tax Parcel# 3232400001A

WINDSOR FOREST ASSOCIATION
Inst. # 030040038
PB 50 PG 58
4.468 Ac.
Tax Parcel# 3232400001A

WINDSOR FOREST ASSOCIATION
Inst. # 030040038
PB 50 PG 58
4.468 Ac.
Tax Parcel# 3232400001A

WINDSOR FOREST ASSOCIATION
Inst. # 030040038
PB 50 PG 58
4.468 Ac.
Tax Parcel# 3232400001A

WARREN K FUNKE JR
Inst. # 120016049
0.34 Ac.
Tax Parcel# 3232400034

WARREN K FUNKE JR
Inst. # 120016049
0.34 Ac.
Tax Parcel# 3232400034

WARREN K FUNKE JR
Inst. # 120016049
0.34 Ac.
Tax Parcel# 3232400034

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0.34 Ac.
Tax Parcel# 3232400034

WARREN K FUNKE JR
Inst. # 120016049
0.34 Ac.
Tax Parcel# 3232400034

WARREN K FUNKE JR
Inst. # 120016049
0.34 Ac.
Tax Parcel# 3232400034

Parcel 002 Area Calculations
Proposed Right of Way Sq. Ft. 58,792 / 1.35 Acre
Proposed Temporary Construction Easement Sq. Ft. 19,507 / 0.45 Acre
Variable Width Permanent Standard Utility Easement Required For Dominion Energy And VDOT Utility Easement Sq. Ft. 15,354 / 0.35 Acre
Variable Width Permanent Standard Utility Easement Required For Dominion Energy And Verizon Virginia LLC Sq. Ft. 16,857 / 0.39 Acre

Parcel 006 Area Calculations
Proposed Right of Way Sq. Ft. 2,772 / 0.06 Acre
Proposed Temporary Construction Easement Sq. Ft. 2,294 / 0.05 Acre
Proposed Permanent Drainage Easement Sq. Ft. 60 / 0.001 Acre

Parcel 005 Area Calculations
Proposed Right of Way Sq. Ft. 4,775 / 0.11 Acre
Proposed Temporary Construction Easement Sq. Ft. 8,241 / 0.19 Acre
Variable Width Permanent Standard Utility Easement Required For Dominion Energy And VDOT Utility Easement Sq. Ft. 12,991 / 0.30 Acre
Proposed Permanent Drainage Easement Sq. Ft. 347 / 0.01 Acre

Parcel 014 Area Calculations
Proposed Right of Way Sq. Ft. 6,824 / 0.16 Acre
Proposed Temporary Construction Easement Sq. Ft. 5,225 / 0.12 Acre
Variable Width Permanent Standard Utility Easement Required For Dominion Energy And VDOT Utility Easement Sq. Ft. 17,565 / 0.40 Acre
Variable Width Permanent Standard Utility Easement Required For Verizon Virginia LLC Sq. Ft. 2,850 / 0.07 Acre

Parcel 016 Area Calculations
Variable Width Permanent Standard Utility Easement Required For Dominion Energy And Verizon Virginia LLC Sq. Ft. 3,446 / 0.07 Acre

- GENERAL NOTES:**
1. Plan Sheet Is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
 2. Property Line Information Is Based on Highway Plans, Plats And Deeds Of Record. Field Work Was Performed For The Creation Of This Plat.
 3. Plat Was Prepared Without The Benefit Of A Title Report, Consequently Not All Encumbrances May Be Depicted.
 4. This Plat Was Forwarded Electronically In "Read Only" Format. Any Attempt At Alteration Invalidates The Seal And Signature. An Original Hard Copy Remains On File At The Virginia Department Of Transportation, Hampton Roads District Office.
 5. This Survey Datum Based On VDOT Project #0612-0047-631, C501, UPC# 100921
- NOTE: All Stations And Offsets Are From The Construction Baseline Bearings And Distances In Parenthesis Are Record Data

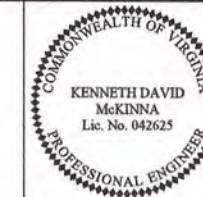
SCALE
0 12.5' 25' 50'

PROJECT
0612-047-631

SHEET NO.
5RW

Curve RTE612CUR2
PI = 234+87.43
DELTA = 28°22'06.38" (RT)
D = 424.27'
L = 328.57'
L = 643.88'
L = 1300.00'
PC = 231+58.86
PT = 238+02.52
Lr = 158'
Lr = 89'
E = 3.5%

PROJECT MANAGER: KEN MCKINNA, P.E. (757) 956-3271
SURVEYED BY: DATE DANNY B WILLIAMS, L.S. (757) 925-2657
DESIGN BY: N. DIANE GEORGE, L.S. (757) 956-3263
SUBSURFACE UTILITY BY: DATE ACCUMARK, INC. (757) 727-3147



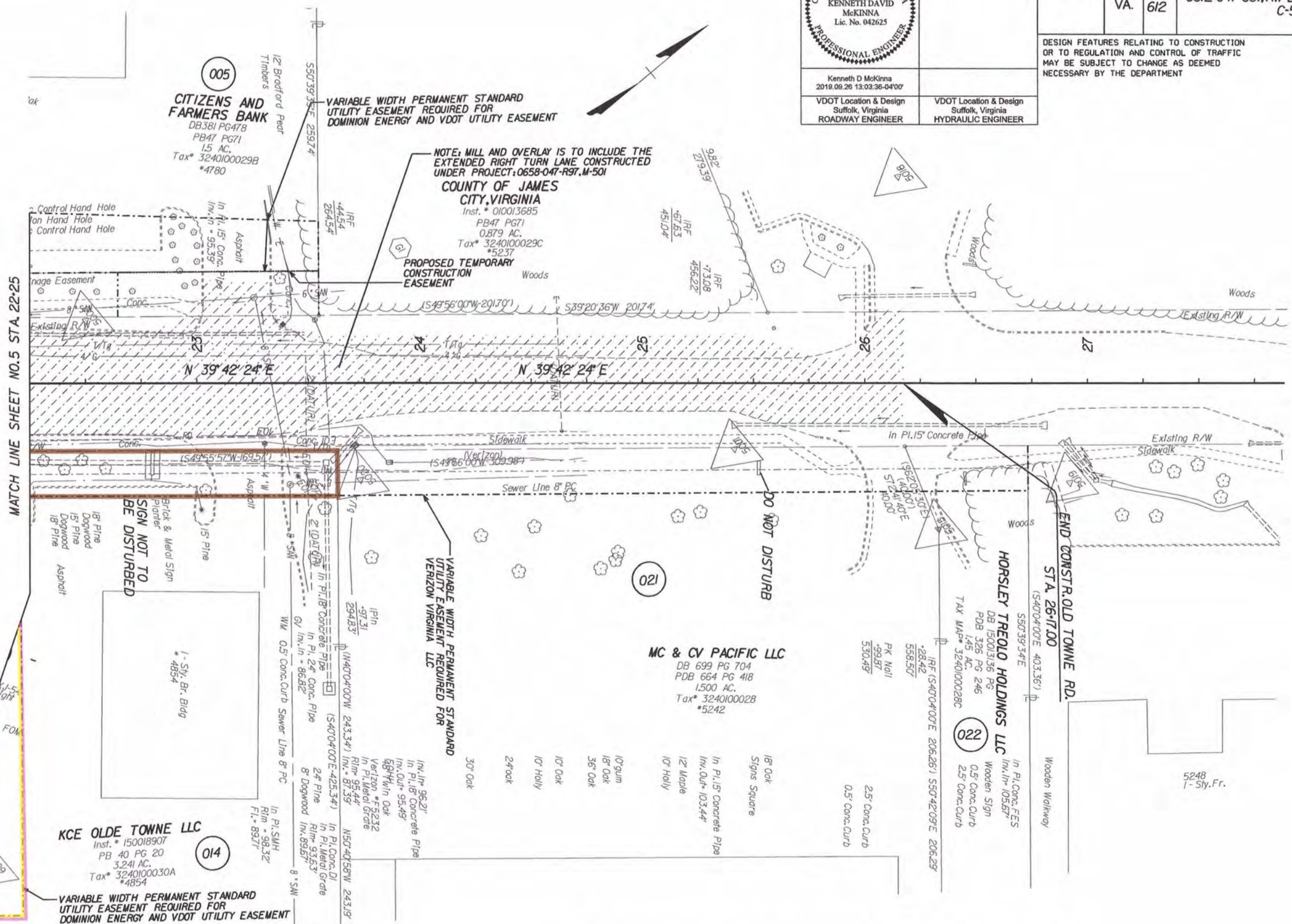
Kenneth D McKinna
2019.09.26 13:03:36-0400'

VDOT Location & Design
Suffolk, Virginia
ROADWAY ENGINEER

REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
04/06/18 09/19/19	VA	612	0612-047-631, RW-201 C-501	5C

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

VDOT Location & Design
Suffolk, Virginia
HYDRAULIC ENGINEER



LEGEND
 ○ Denotes Drainage Structure Number
 [C] Denotes Construction Limits In Cuts
 [F] Denotes Construction Limits In Fills
 [X] Denotes Areas Of Demolition of Flexible Pavement.

00' -00' Figures without parenthesis or brackets and solid lines denote Proposed Right of Way.
 (00') Figures in parenthesis and dot-dashed lines denote Temporary Easements.
 [00]-[00] Figures in double brackets and dot-dashed lines denote Permanent Utility Easements.

① Denotes existing structure & pipe to be removed.
 ② Denotes existing structure & pipe to be cleaned out.
 ③ Denotes existing structure & pipe to be abandoned.
 [] Denotes Prop. Pavement
 [] Denotes Pavement to be Mill and Overlay w/1.5" SM-9.5D

- 1 ST'D. CG-7 REQ'D.
- 2 RAD. CG-7 REQ'D.
- 3 ST'D. CG-3 REQ'D.
- 4 ST'D. MS-2 REQ'D.
- 5 10' SHARED USE PATH
- 6 5' CEM. CONC. SIDEWALK
- 7 RAD. CG-2 REQ'D.
- 8 ST'D. CG-12 REQ'D.
- 9 MOD. CG-12B REQ'D.
- 12 ST'D. RAD. CG-3 REQ'D.

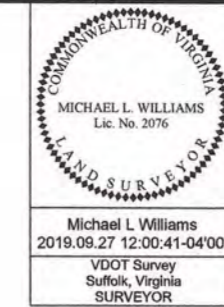
REFERENCES
(PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)

Mainline Profile
Drainage Descr.

SCALE 0 25' 50'	PROJECT 0612 - 047 - 631	SHEET NO. 5C
--------------------	-----------------------------	-----------------

RIGHT OF WAY PLAN SHEET SHOWING PROPERTY FOR COMMONWEALTH OF VIRGINIA

James City County, Virginia
Scale 1" = 25'
Surveyed By Michael L. Williams, L.S.
July 15, 2006
Updated July 01, 2016



REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
11-30-17 04-06-18 07-15-19 09-27-19	VA.	612	0612-047-631, RW-201, C-501	5CRW

Michael L. Williams
2019.09.27 12:00:41-04'00"
VDOT Survey
Suffolk, Virginia
SURVEYOR

- LINE LEGEND**
- 00.00' DENOTES EXISTING MONUMENTATION AS NOTED
 - 00.00' DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT
 - 00.00' DENOTES VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT



VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR DOMINION ENERGY AND VDOT UTILITY EASEMENT

005
CITIZENS AND FARMERS BANK
DB 381 PG 478
PB 47 PG 71
1.5 Ac.
Tax Parcel# 3240100029B
*4780

[72.02']
-54.43'
[50.02']
-54.58'

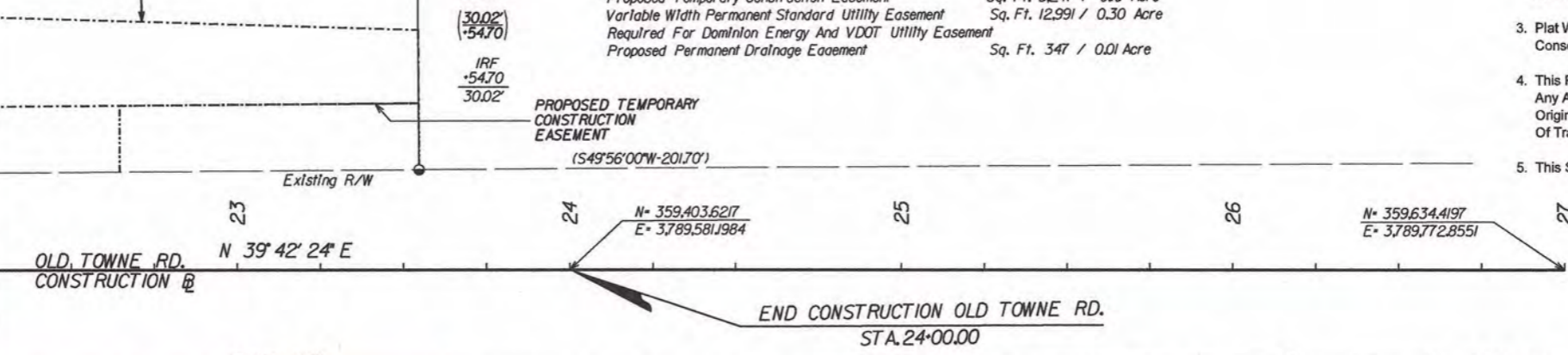
Parcel 005 Area Calculations

Proposed Right of Way Sq. Ft. 4,775 / 0.11 Acre
Proposed Temporary Construction Easement Sq. Ft. 8,247 / 0.19 Acre
Variable Width Permanent Standard Utility Easement Sq. Ft. 12,991 / 0.30 Acre
Required For Dominion Energy And VDOT Utility Easement
Proposed Permanent Drainage Easement Sq. Ft. 347 / 0.01 Acre

GENERAL NOTES:

1. Plan Sheet Is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
2. Property Line Information Is Based on Highway Plans, Plats And Deeds Of Record. Field Work Was Performed For The Creation Of This Plat.
3. Plat Was Prepared Without The Benefit Of A Title Report, Consequently Not All Encumbrances May Be Depicted.
4. This Plat Was Forwarded Electronically In "Read Only" Format. Any Attempt At Alteration Invalidates The Seal And Signature. An Original Hard Copy Remains On File At The Virginia Department Of Transportation, Hampton Roads District Office.
5. This Survey Datum Based On VDOT Project #0612-0047-631, C501, UPC# 100921

MATCH LINE SHEET NO. 5 STA. 22+25



NOTE: All Stations And Offsets Are From The Construction Baseline Bearings And Distances In Parenthesis Are Record Data

014
KCE OLDE TOWNE LLC
Inst. # 150018907
PB 40 PG 20
*4854 3.241 Ac.
Tax Parcel# 3240100030A

021
MC & CV PACIFIC LLC
DB 699 PG 704
PDB 664 PG 418
1.500 Ac.
Tax Parcel# 3240100028
*5242

022
HORSLEY TREOLO HOLDINGS LLC
DB 150013136 PG
PDB 326 PG 246
1.45 Ac.
Tax Parcel# 3240100028C

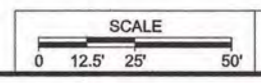
Parcel 014 Area Calculations
Proposed Right of Way Sq. Ft. 6,824 / 0.16 Acre
Proposed Temporary Construction Easement Sq. Ft. 5,225 / 0.12 Acre
Variable Width Permanent Standard Utility Easement Required For Dominion Energy And VDOT Utility Easement Sq. Ft. 17,565 / 0.40 Acre
Variable Width Permanent Standard Utility Easement Required For Verizon Virginia LLC Sq. Ft. 2,850 / 0.07 Acre

Parcel 021 Area Calculations
Variable Width Permanent Standard Utility Easement Required For Verizon Virginia LLC Sq. Ft. 5,181 / 0.12 Acre

Parcel 022 Area Calculations
Variable Width Permanent Standard Utility Easement Required For Verizon Virginia LLC Sq. Ft. 1,023 / 0.02 Acre

LEGEND

- Computed Point
- Monumentation Found (As Noted)
- RM-2 (5/8" Rebar w/Cap)
- Indicates Permanent Easement



SCALE	PROJECT	SHEET NO.
0 12.5' 25' 50'	0612-047-631	5CRW

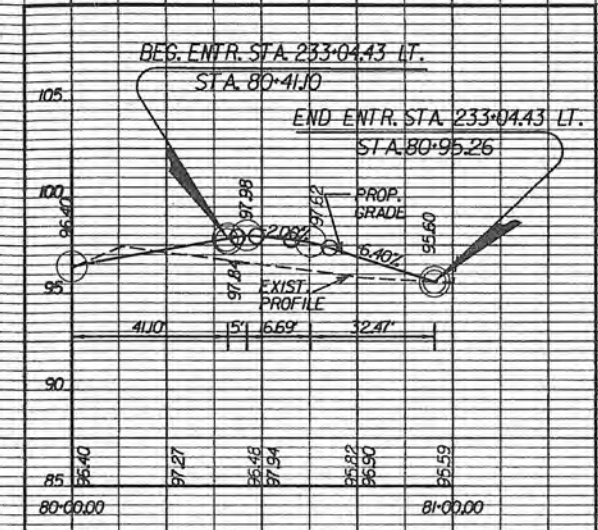
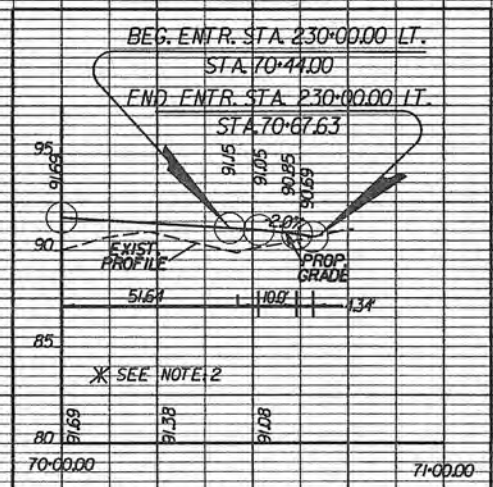
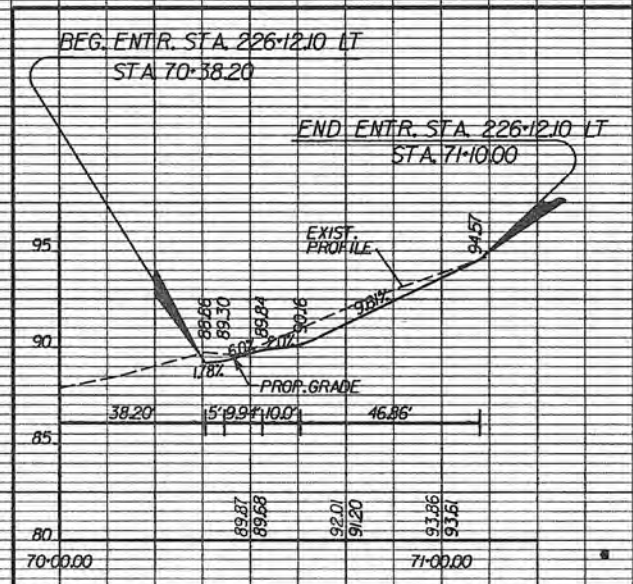
PROJECT MANAGER Ken McKinnis (757) 925-2906
 SURVEYED BY DATE Dorey Williams, L.S. (757) 925-2657
 DESIGN BY N. Dilana George (757) 925-3629
 SUBSURFACE UTILITY BY DATE ACCUMARK, INC. (757) 767-3367

REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
	VA.	612	0612-047-631, RW-201 C-501	9

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

VDOT Location & Design
Suffolk, Virginia
HYDRAULIC ENGINEER

VDOT Location & Design
Suffolk, Virginia
ROADWAY ENGINEER

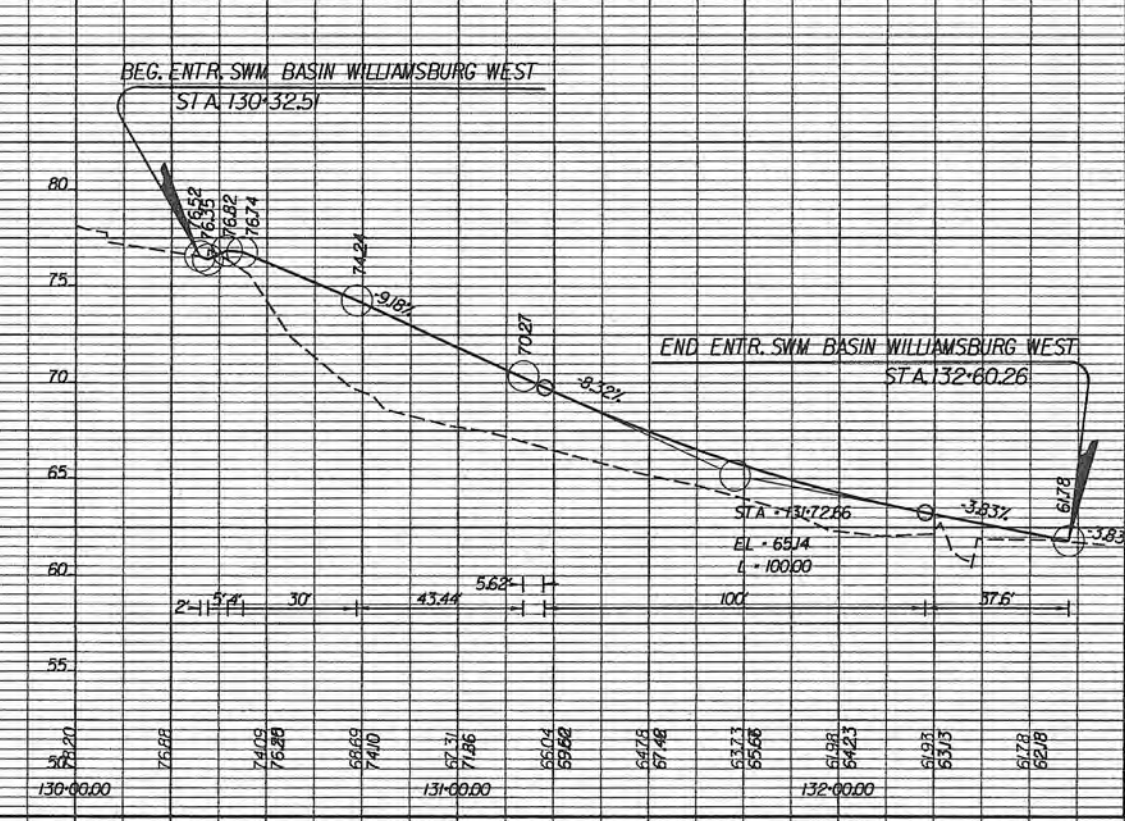
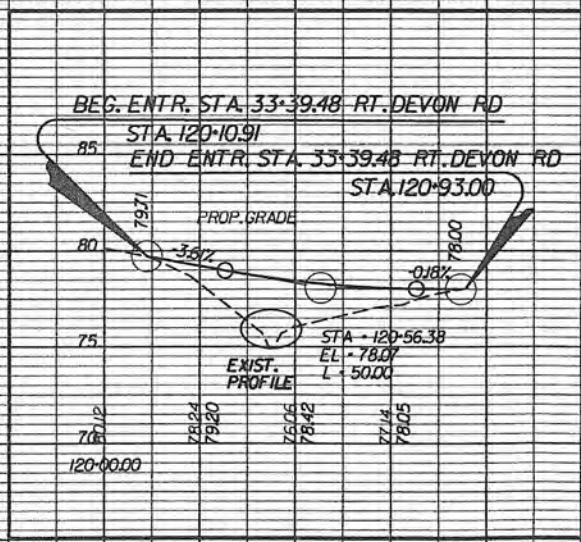
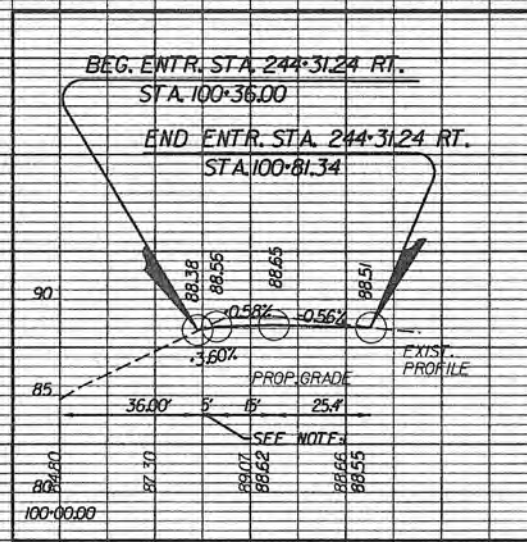


SHEET NOTES

NOTE 1: WHERE THE PEDESTRIAN ACCESS ROUTE CROSSES THE ENTRANCE THE CROSS SLOPE SHALL BE 2%.

NOTE 2: THE DEPTH FOR SIDEWALK & CURB RAMPS FOR THE SPECIFIED ENTRANCE SHALL BE INCREASED TO 7". (SEE CG-13)

STA. 130+32.41



THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

KCE OLDE TOWNE LLC INST # 200000348 01/08/2020 State Hwy book #10 Page 479