

# RIGHT OF WAY PLAN SHEET

## SHOWING PROPERTY FOR COMMONWEALTH OF VIRGINIA

JAMES CITY COUNTY, VIRGINIA  
 SCALE: 1" = 25' DATE: OCTOBER 17, 2018  
 SURVEYED BY WOOLPERT, INC.  
 (HOWARD A. SPENCE, L.S. # 2690 ON 10/11/2013 & JUDY G. BEALE, L.S. # 2519 ON 08/10/2018)

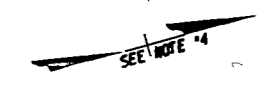
COMMONWEALTH OF VIRGINIA  
 LAND SURVEYOR

Judy G. Beale  
 Lic. No. 002519

I hereby certify that I am duly qualified and licensed as a Land Surveyor in the State of Virginia.  
 Signed: Judy G. Beale, Date: 10/17/2018  
 Expired: 12/31/2027

WOOLPERT, INC.  
 Chesapeake, VIRGINIA  
 LAND SURVEYOR

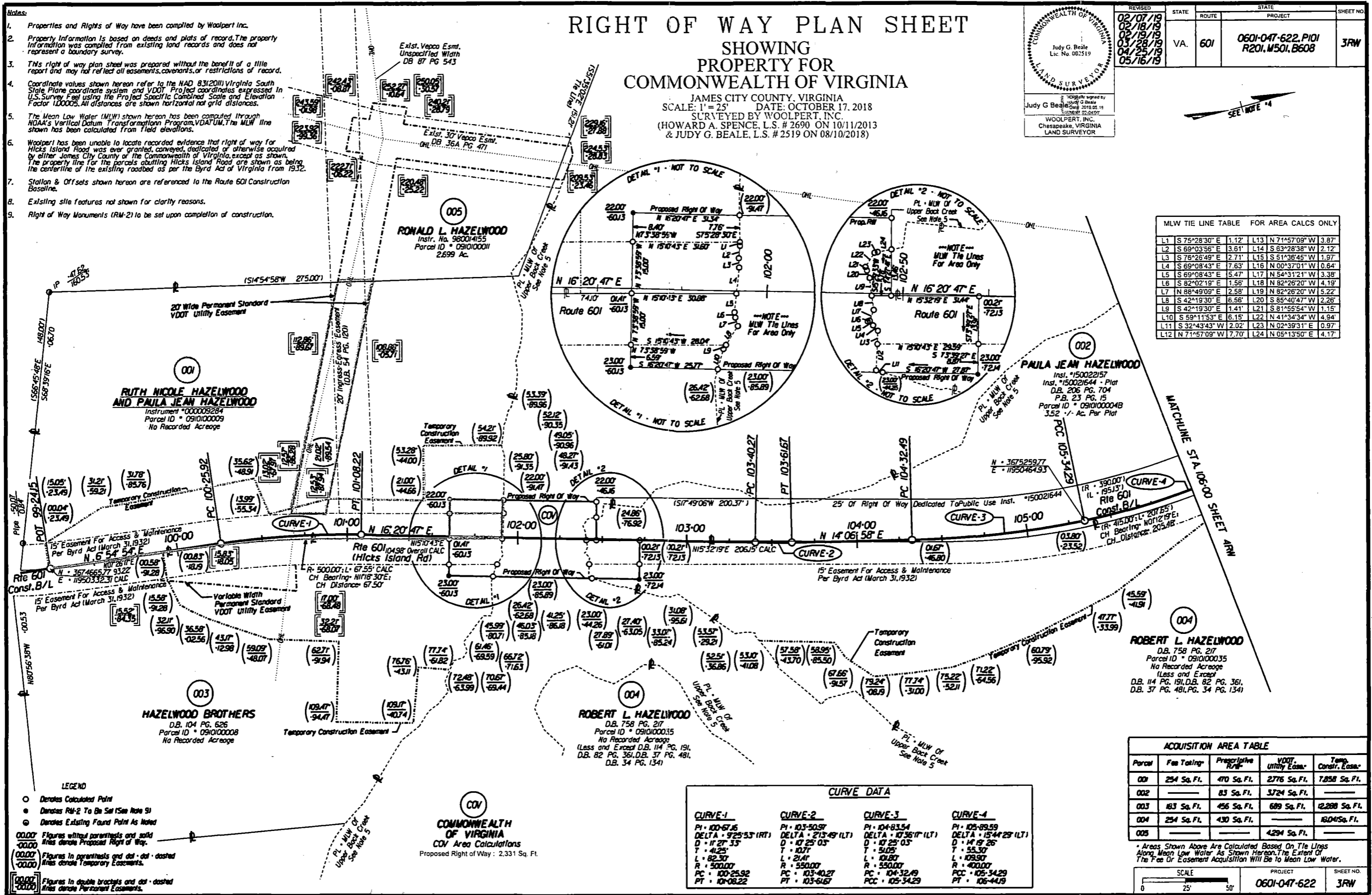
REVISED	STATE	ROUTE	PROJECT	SHEET NO.
02/07/19	VA.	601	0601-047-622, P101	3RW
02/18/19			R201, M501, B608	
02/19/19				
03/28/19				
04/25/19				
05/16/19				



- Notes:**
1. Properties and Rights of Way have been compiled by Woolpert Inc.
  2. Property Information is based on deeds and plats of record. The property information was compiled from existing land records and does not represent a boundary survey.
  3. This right of way plan sheet was prepared without the benefit of a title report and may not reflect all easements, covenants, or restrictions of record.
  4. Coordinate values shown herein refer to the NAD 83(2011) Virginia South State Plane coordinate system and VDOT Project coordinates expressed in U.S. Survey Feet using the Project Specific Combined Scale and Elevation Factor 1.00005. All distances are shown horizontal not grid distances.
  5. The Mean Low Water (MLW) shown herein has been computed through NOAA's Vertical Datum Transformation Program, VDATUM. The MLW line shown has been calculated from field elevations.
  6. Woolpert has been unable to locate recorded evidence that right of way for Hicks Island Road was ever granted, conveyed, dedicated or otherwise acquired by either James City County or the Commonwealth of Virginia, except as shown. The property line for the parcels abutting Hicks Island Road are shown as being the centerline of the existing road as per the Byrd Act of Virginia from 1932.
  7. Station & Offsets shown herein are referenced to the Route 601 Construction Baseline.
  8. Existing site features not shown for clarity reasons.
  9. Right of Way Monuments (RM-2) to be set upon completion of construction.

MLW TIE LINE TABLE FOR AREA CALCS ONLY

L1	S 75°28'30" E	1.12'	L13	N 71°57'09" W	3.87'
L2	S 69°03'56" E	3.61'	L14	S 83°28'38" W	2.12'
L3	S 76°26'49" E	2.71'	L15	S 51°36'45" W	1.97'
L4	S 69°08'43" E	7.63'	L16	N 00°37'01" W	0.64'
L5	S 69°08'43" E	5.47'	L17	N 54°31'21" W	3.38'
L6	S 82°02'19" E	1.56'	L18	N 82°26'20" W	4.19'
L7	N 88°49'09" E	2.58'	L19	N 82°26'20" W	5.22'
L8	S 42°19'30" E	6.56'	L20	S 85°40'47" W	2.26'
L9	S 42°19'30" E	1.41'	L21	S 81°55'54" W	1.15'
L10	S 59°11'53" E	6.15'	L22	N 41°34'34" W	4.94'
L11	S 32°43'43" W	2.02'	L23	N 02°39'31" E	0.97'
L12	N 71°57'09" W	7.70'	L24	N 05°13'50" E	4.17'



**CURVE DATA**

CURVE-1	CURVE-2	CURVE-3	CURVE-4
PI • 100-67.6	PI • 103-50.97	PI • 104-83.54	PI • 105-89.59
DELTA • 92°53' (RT)	DELTA • 213°49' (LT)	DELTA • 107°36' (LT)	DELTA • 15°44' 29" (LT)
D • 1127.35	D • 10725.03	D • 10725.03	D • 1419.26
T • 412.5	T • 1077	T • 510.5	T • 55.30
L • 82.50	L • 10.80	L • 10.80	L • 109.90
R • 500.00	R • 500.00	R • 500.00	R • 400.00
PC • 100-25.92	PC • 103-40.27	PC • 104-32.49	PC • 105-34.29
PT • 101-08.22	PT • 103-61.67	PCC • 105-34.29	PT • 106-44.9

**ACQUISITION AREA TABLE**

Parcel	Fee Takin <sup>g</sup>	Prescriptive R/W	VDOT Utility Eas <sup>m</sup>	Temp. Constr. Eas <sup>m</sup>
001	254 Sq. Ft.	470 Sq. Ft.	2776 Sq. Ft.	7858 Sq. Ft.
002	—	83 Sq. Ft.	3724 Sq. Ft.	—
003	183 Sq. Ft.	456 Sq. Ft.	689 Sq. Ft.	12,288 Sq. Ft.
004	254 Sq. Ft.	430 Sq. Ft.	—	16,041 Sq. Ft.
005	—	—	4294 Sq. Ft.	—

\* Areas Shown Above Are Calculated Based On Tie Lines Along Mean Low Water As Shown Hereon. The Extent Of The Fee Or Easement Acquisition Will Be To Mean Low Water.

- LEGEND**
- Denotes Calculated Point
  - Denotes RM-2 To Be Set (See Note 9)
  - Denotes Existing Found Point As Noted
  - 0.000' Figures without parenthesis and solid lines denote Proposed Right of Way.
  - 0.000' Figures in parenthesis and dot-dash lines denote Temporary Easements.
  - 0.000' Figures in double brackets and dot-dash lines denote Permanent Easements.

COV  
**COMMONWEALTH OF VIRGINIA**  
 COV Area Calculations  
 Proposed Right of Way: 2,331 Sq. Ft.

SCALE	PROJECT	SHEET NO.
0 25 50	0601-047-622	3RW

PROJECT MANAGER - Nancy Marshall (757) 925-2482 (Hampton Roads District)  
 SURVEYED BY - Howard A. Spence, L.S. (757) 492-5388 (Woodport Line)  
 DESIGN SUPERVISED BY - PRIME AE GROUP (571) 205-8908  
 DESIGNED BY - PRIME AE GROUP (703) 865-0606

# FINAL ROADWAY PLAN - 1

REVISED	STATE		SHEET NO.
	ROUTE	PROJECT	
	VA. 601	0601-047-622, P101 R201, M501, B608	3

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

PRIME AE GROUP  
Richmond, VIRGINIA  
(ROADWAY ENGINEER)

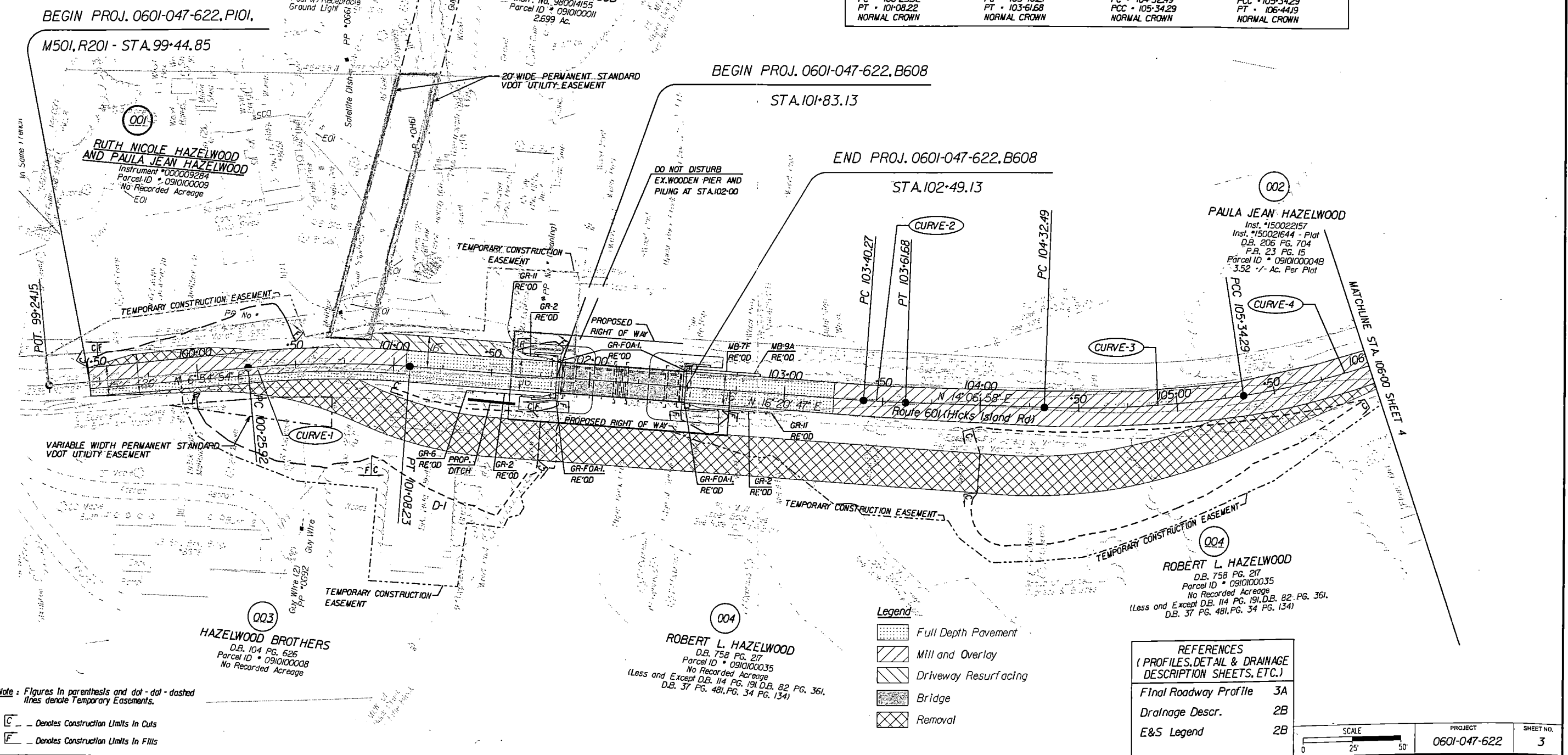
## RW PLANS

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

CURVE DATA			
<b>CURVE-1</b>	<b>CURVE-2</b>	<b>CURVE-3</b>	<b>CURVE-4</b>
PI • 100-67.16 DELTA • 9° 25' 52.96" (RT) D • 11+ 27' 33" T • 41.25' L • 82.30' R • 500.00' PC • 100-25.92 PT • 101-08.22 NORMAL CROWN	PI • 103-50.97 DELTA • 2° 13' 48.60" (LT) D • 10+ 25' 03" T • 10.71' L • 21.41' R • 550.00' PC • 103-40.27 PT • 103-61.68 NORMAL CROWN	PI • 104-83.54 DELTA • 10° 36' 16.90" (LT) D • 10+ 25' 03" T • 51.05' L • 101.80' R • 550.00' PC • 104-32.49 PCC • 105-34.29 NORMAL CROWN	PI • 105-89.59 DELTA • 15° 44' 29.26" (LT) D • 14+ 19' 26" T • 55.30' L • 109.90' R • 400.00' PCC • 105-34.29 PT • 106-44.19 NORMAL CROWN

**Utility Owners**

<b>Electric:</b>	<b>Cables:</b>
Dominion Virginia Power 701 East Cary Street Richmond, VA 23219 Telephone: 804-771-4795	Cox Communications 5200 Cleveland Street Virginia Beach, VA 23434 Telephone: 757-222-2027
<b>Communications:</b>	<b>Water:</b>
Verizon 2920 Elmhurst Lane Portsmouth, VA 23701 Telephone: 757-667-2697	Newport News Waterworks 700 Town Centre Drive Newport News, VA 23606 Telephone: 757-926-1000
AT&T 10 N. Jefferson Street, Suite 308 Frederick, MD 21701 Telephone: 301-228-2502	



Note: Figures in parenthesis and dot-dot-dashed lines denote Temporary Easements.  
 [C] - Denotes Construction Limits In Cuts  
 [F] - Denotes Construction Limits In Fills

**Legend**

[Pattern]	Full Depth Pavement
[Pattern]	Mill and Overlay
[Pattern]	Driveway Resurfacing
[Pattern]	Bridge
[Pattern]	Removal

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

Final Roadway Profile	3A
Drainage Descr.	2B
E&S Legend	2B

SCALE	PROJECT	SHEET NO.
0 25 50	0601-047-622	3

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