

PROJECT MANAGER: WALLZAMBA, P.E., (757) 956-3836, (Hampton Roads District)
 SURVEYED BY: JOHN HANRAHAN, L.S., (757) 956-3862, (Hampton Roads District) 10/13/2002, Updated: 10/18/2009
 ESOPN BY: DAVID HARRIS, E.J.T., (757) 956-3308, (Hampton Roads District) ...
 SURFACE UTILITY BY: JAC INC., (757) 899-8098, (Hampton Roads VA) 10/25/2009

Utility Owners:

Cable Television & Telephone:
 Cox Communications (COX)
 1323 W. Pamunoke Avenue
 Hampton, Virginia 23661
 Contact: Cheryl Hardy
 Telephone: 757-369-6403
 E-mail: cheryl.hardy@cox.com

Electric:
 Dominion Energy (DOM)
 (Automated request/delivery of records via e-mail)
 Contact: Facility Location Requests@dom.com

Gas:
 Virginia Natural Gas (VNG)
 544 S. Independence Boulevard
 Virginia Beach, Virginia 23462
 Contact: Kevin Starks
 Telephone: 757-967-7529
 E-mail: kstarks@southern.com

Fiber Optics:
 TELCOM Systems (TSL)
 808 Newtown Road
 Virginia Beach, Virginia 23462
 Contact: Josh Edwards
 Telephone: 757-266-2068
 E-mail: jve@telcom.com

AT&T (ATT)
 4800 Winchester Boulevard
 Fredericksburg, VA 22403
 Contact: Gary Wiegand
 Telephone: 301-874-1800
 E-mail: gwieg@att.net

Fiber Optics (cont.)
 James City Information (JCI)
 101 Mounts Bay Road, Building F
 Williamsburg, Virginia 23185
 Contact: Patrick Pope
 Telephone: 757-253-6667
 E-mail: cp@jci.com

Fiber Optics (cont.)
 Metro Fiber Networks, Inc. (MFI)
 435 Redford Road
 Yorktown, Virginia 23692
 Contact: Mike Bawler
 Telephone: 757-850-0843
 E-mail: mbawler@coastalstatesinc.com

Level 3 Communications (LTC)
 C/O CenturyLink
 1025 Eldorado Boulevard
 Broadmead, Colorado 80021
 Contact: Patrick Provost
 Telephone: 720-888-4636
 E-mail: Patrick.provost@centurylink.com

Force Melt:
 Hampton Roads Sanitation District (HRSD)
 2389 G Avenue
 Newport News, VA 23602
 Contact: Chris Everett
 Telephone: 757-254-7441
 E-mail: ce@hrsd.com

Sprint (USS)
 484 Williamsport Pike
 Martinsburg, West Virginia 25404
 Contact: Wesley Carpenter
 Telephone: 304-282-2800
 E-mail: wesley.carpenter@verizon.com

Water & Sanitary Sewer/Force Melt:
 James City Service Authority (JCS)
 19 Trembling Road
 Williamsburg, VA 23188
 Contact: Jared Rouse
 Telephone: 757-259-4126
 E-mail: jared.rouse@jamescitycountyva.gov

Telephone:
 Verizon Virginia LLC (VZVI)
 2820 Elnathurst Lane
 Portsmouth, VA 23701
 Contact: Jim Fulton
 Telephone: 757-663-6729
 E-mail: jfulton@vtr.com

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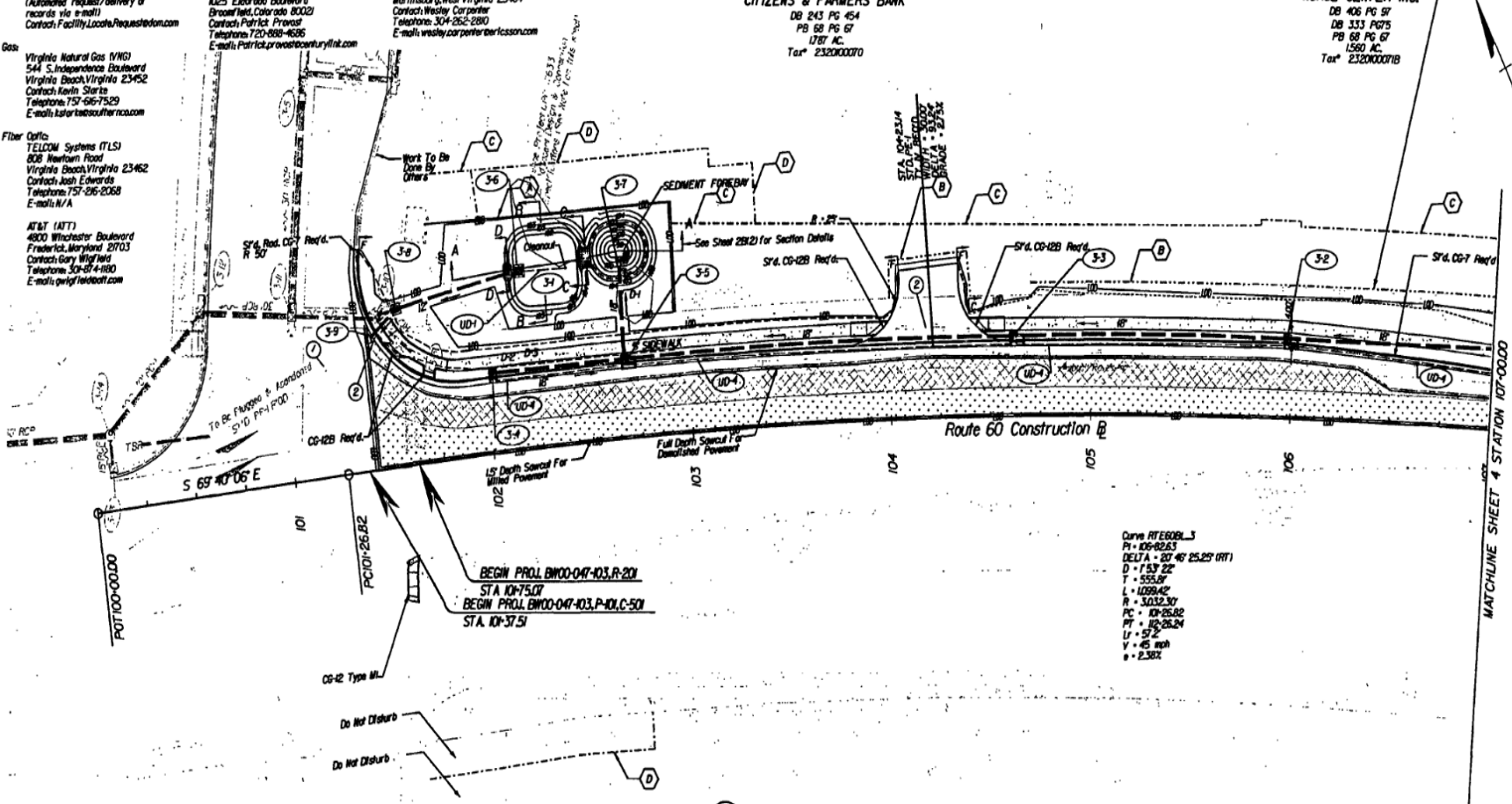
CITIZENS & FARMERS BANK
 DB 243 PG 454
 PB 68 PG 67
 1787 AC
 Tax# 232000070

REVISED	BY	ROUTE	STATE	PROJECT	SHEET NO.
09/09/22		60	VA	BW00-047-103 P-101, R-201, C-501	3

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

002 102

MORGE CENTER INC.
 DB 406 PG 97
 DB 333 PG 75
 PB 68 PG 67
 1560 AC
 Tax# 2320000718



Curve RT E60B-3
 P1 = 106+82.63
 DELTA = 87° 40' 25.25" (RT)
 D = 153.22'
 T = 555.87'
 L = 1099.42'
 R = 3032.30'
 PC = 106+82.62
 PT = 102+88.24
 U = 57.2
 V = 45 mph
 e = 2.38%

006
ARC DBPORBROOK LLC
 Inst. #140007584
 177 AC
 Tax# 232000006

- INCIDENTAL LEGEND**
- [---] DENOTES CONSTRUCTION LIMITS IN CUTS
 - [---] DENOTES CONSTRUCTION LIMITS IN FILLS
 - [---] DENOTES AREAS OF PROPOSED CONCRETE SIDEWALK
 - [---] DENOTES AREA OF PAVEMENT TO BE DEMOLISHED
 - [---] DENOTES AREA OF PROPOSED PAVEMENT
 - [---] DENOTES AREA OF RESURFACING
 - () DENOTES DRAINAGE STRUCTURE NUMBERS
 - ① DENOTES EXIST'G. STRUCTURE AND PIPE TO BE CLEANED OUT.
 - ② DENOTES EXIST'G. STRUCTURE AND PIPE TO

- LINE LEGEND**
- (A) PROPOSED RIGHT OF WAY LINE
 - (B) PROPOSED TEMPORARY CONSTRUCTION EASEMENT
 - (C) VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR COMMON ENERGY AND VDOT UTILITY EASEMENT
 - (D) VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT

- SHEET NOTES:**
- 1) SEE GENERAL NOTES FOR E&S LEGEND.
 - 2) IF EXISTING INCIDENTALS LABELED "DO NOT DISTURB" ARE DISTURBED DURING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETURN THEM TO THEIR ORIGINAL STATE.

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

Mainline Profile	3A
E&S Phase 1	3B
E&S Phase 2	3C
Drainage Descr.	2B(1)
E&S Legend	2
Signal Plan	7(1)A

SCALE	PROJECT	SHEET NO.
	BW00-047-103	3

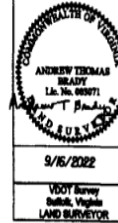
Commonwealth of Virginia Instrument # 202214133 State Hwy Plat 9/26/ 2022

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 #BMOO-047-103-R201C-501 UPC# 17633

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

James City County, Virginia
Scale P = 25'
Surveyed By Andrew T. Brady, L.S.
April 13, 2022



REVISION	DATE	BY	REASON	PROJECT	SHEET NO.
	9/22/2021			BMOO-047-103	3/4W
	9/16/2022	VA	60	R-201, C-501	

NORGE CENTER INC.
DB 406 PG 5F
DB 333 PG7S
PB 68 PG 6F
1580 AC
Tax# 23200007B

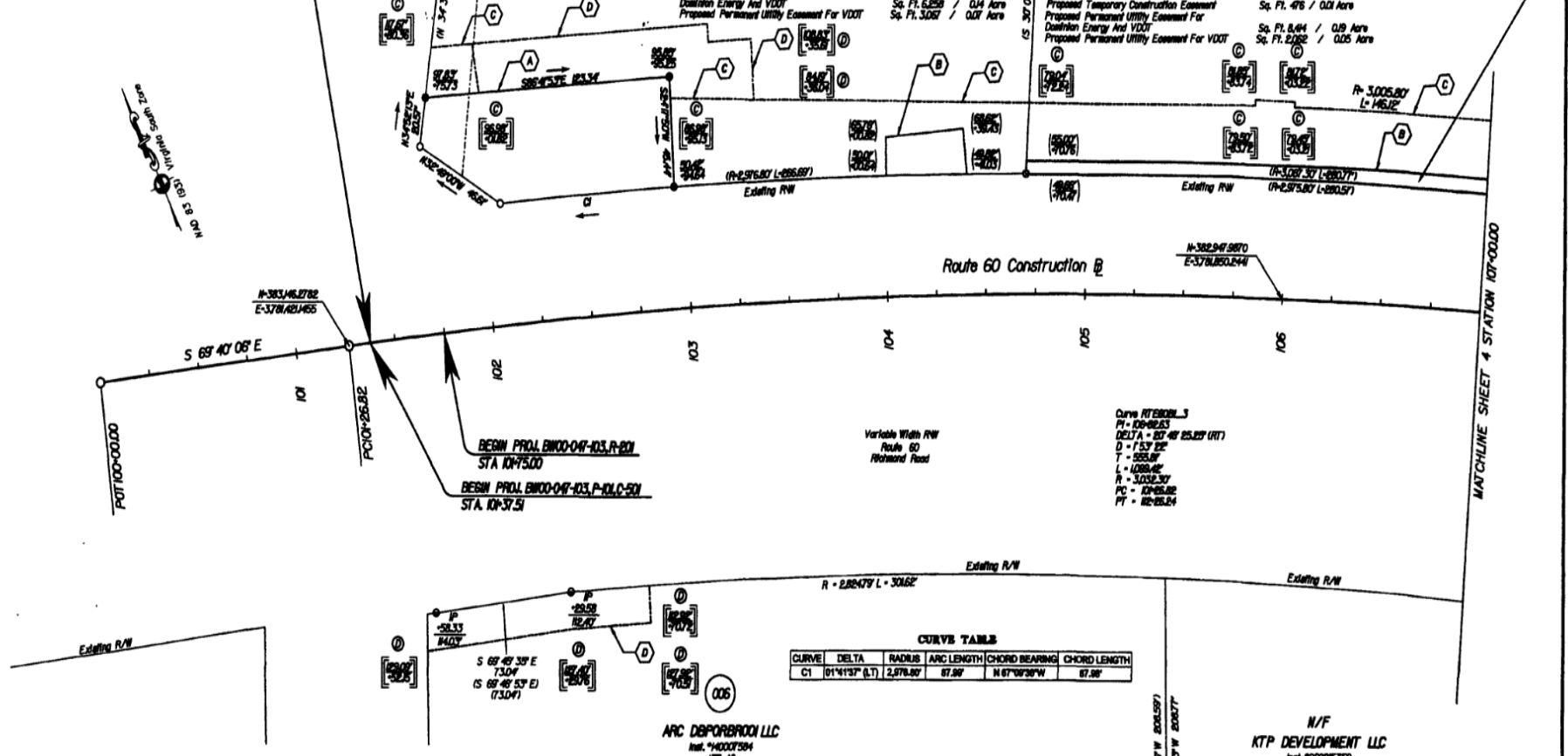
NORGE CENTER INC.
DB 406 PG 5F
DB 333 PG7S
PB 68 PG 6F
1580 AC
Tax# 23200007B

CITIZENS & FARMERS BANK
DB 843 PG 454
PB 68 PG 6F
1787 AC
Tax# 232000070

Proposed Right of Way
Proposed Temporary Construction Easement
Proposed Permanent Utility Easement For
Distribution Energy And VDOT
Proposed Permanent Utility Easement For VDOT

Proposed Temporary Construction Easement
Proposed Permanent Utility Easement For
Distribution Energy And VDOT
Proposed Permanent Utility Easement For VDOT

BEGIN CONSTRUCTION
BEGIN PROL BMOO-047-103, P-01 STA 10+37.51



CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	01°14'13" (L)	2,976.00'	87.98'	N 67°08'38" W	87.98'

- LINE LEGEND**
- 0000 DENOTES EXISTING MONUMENTATION AS NOTED
 - 0000 DENOTES PROPOSED R/W
 - 0000 DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT
 - 0000 DENOTES PERMANENT UTILITY EASEMENT

- INCIDENTAL LEGEND**
- A - PROPOSED RIGHT OF WAY LINE
 - B - PROPOSED TEMPORARY CONSTRUCTION EASEMENT
 - C - VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR COMMON ENERGY AND VDOT UTILITY EASEMENT
 - D - VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT

**N/F
KTP DEVELOPMENT LLC**
Inst. #08005359
Inst. #08003907 Plat
14,348 AC
Tax# 23200000C

Proposed Permanent Utility Easement For VDOT Sq. Ft. 1,695 / 0.04 Acre

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 BMOO-047-103	SHEET NO. 3/4W
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Commonwealth of Virginia Instrument # 202214133 State Hwy Plan 9/26/2022

PROJECT MANAGER: WALLZMAN, P.C. (P) 506-3398 (Planning Permit District)
 SURVEYED BY: BOB WARDEN, L.S. (P) 506-3392 (Planning Permit District) (11/13/2012, Updated 12/18/2019)
 DESIGN BY: DAWN J. HARRIS, E.C.T. (P) 506-3398 (Planning Permit District)
 SUBSURFACE UTILITY BY: J.T. INC. (P) 893-9284 (Virginia Beach, VA) (11/25/2019)

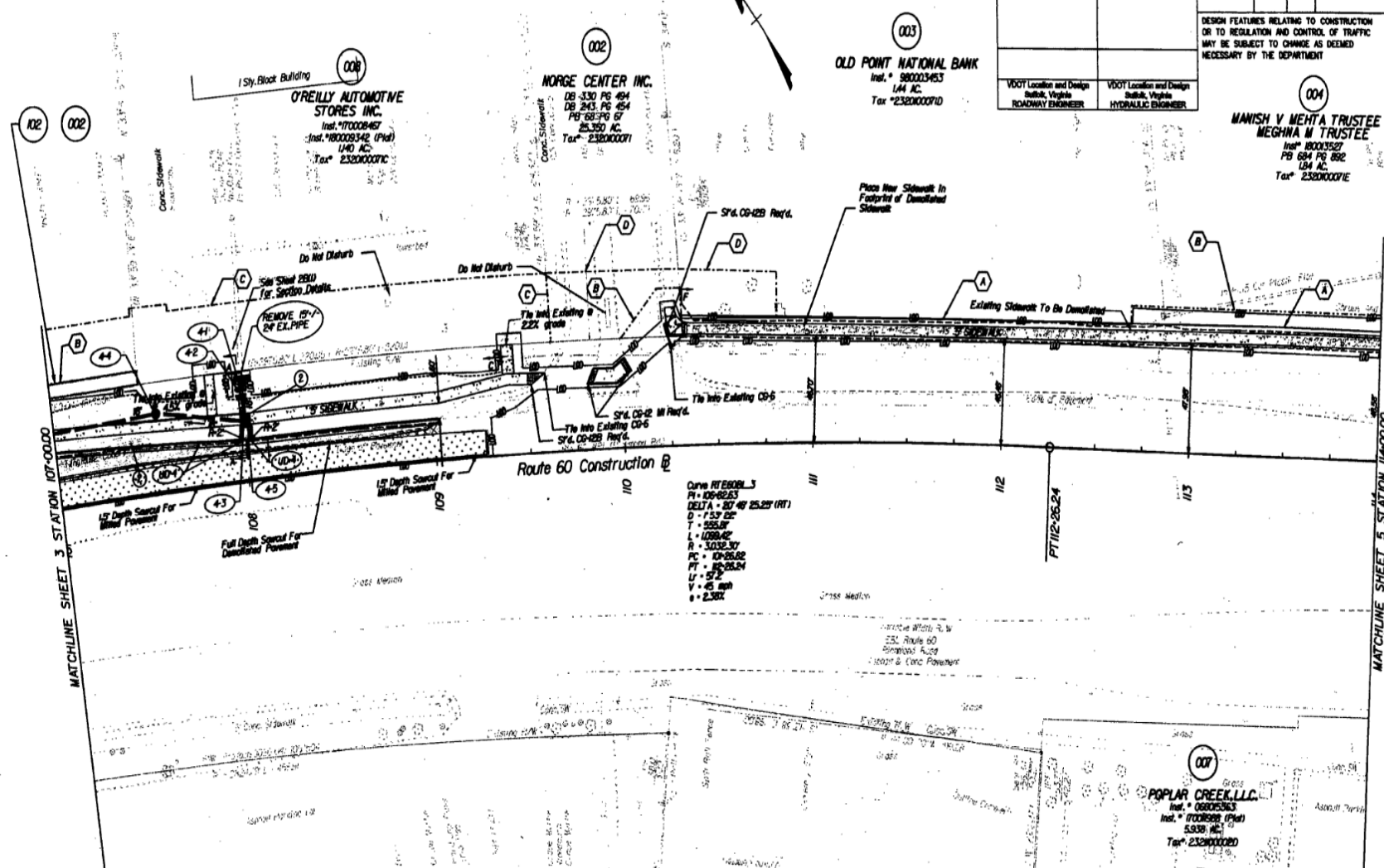
REVISED	DATE	ROUTE	PROJECT	SHEET NO.
4/23/2021	09/09/2022	60	EW00-047-103	4

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 and Design
 Suffolk, Virginia
 ROADWAY ENGINEER

VDOT Location and Design
 Suffolk, Virginia
 HYDRAULIC ENGINEER

MANISH V MEHTA TRUSTEE &
 MEGHNA M TRUSTEE
 Ins# 80043327
 PB 684 PG 492
 184 AC
 Tax# 232000071E



Curve RT E60B.3
 PI = 10942.63
 DELTA = 87.49 25.27 (HT)
 D = 1.59 C/S
 T = 555.67
 L = 1089.42
 R = 3032.37
 PC = 10466.82
 PT = 8526.24
 U = 57.2
 V = 45 mph
 e = 2.5%

INCIDENTAL LEGEND

- DENOTES CONSTRUCTION LIMITS IN CUTS
- DENOTES CONSTRUCTION LIMITS IN FILLS
- DENOTES AREAS OF PROPOSED CONCRETE SIDEWALK
- DENOTES AREA OF PAVEMENT TO BE DEMOLISHED
- DENOTES AREA OF PROPOSED PAVEMENT
- DENOTES AREA OF RESURFACING
- DENOTES DRAINAGE STRUCTURE NUMBERS
- DENOTES EXIST'G. STRUCTURE AND PIPE TO BE CLEARED OUT
- DENOTES EXIST'G. STRUCTURE AND PIPE TO BE REMOVED

LINE LEGEND

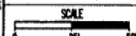
- PROPOSED RIGHT OF WAY LINE
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR COMMON ENERGY AND VDOT UTILITY EASEMENT
- VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT

SHEET NOTES

- 1) SEE GENERAL NOTES FOR EMS LEGEND.
- 2) IF EXISTING INCIDENTALS LABELED "DO NOT DISTURB" ARE DISTURBED DURING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETURN THEM TO THEIR ORIGINAL STATE.

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

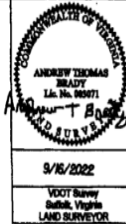
Mainline Profile	4A
E&S Phase 1	4B
E&S Phase 2	4C
Drainage Descr.	2B(1)
E&S Legend	2
Signal Plan	7(1)(A)



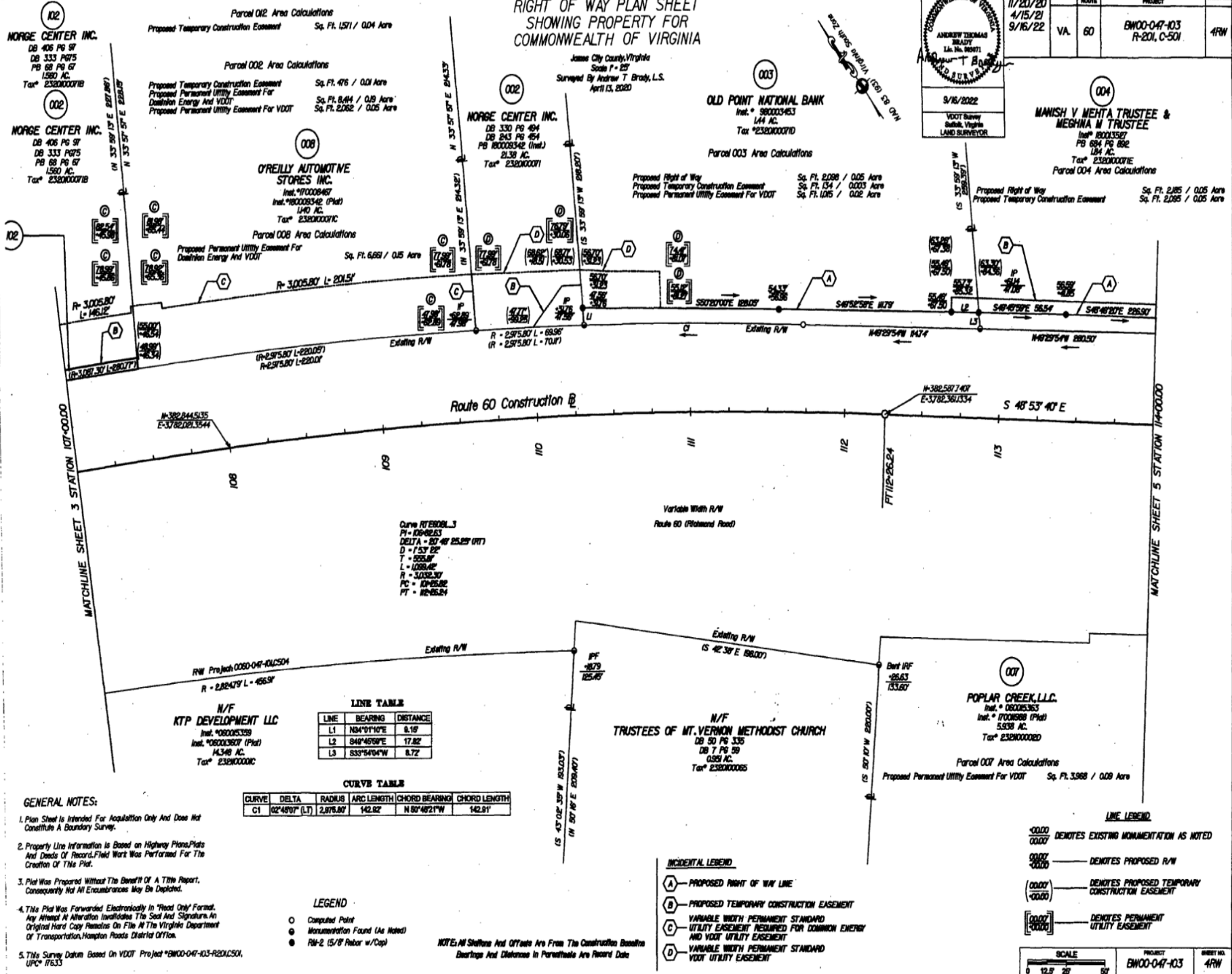
PROJECT	EW00-047-103
SHEET NO.	4

Commonwealth of Virginia Instrument # 202214133 State Hwy Plat 9/26/2022

RIGHT OF WAY PLAN SHEET
SHOWING PROPERTY FOR
COMMONWEALTH OF VIRGINIA



REVISION	DATE	BY	PROJECT	SHEET NO.
11/20/20	4/15/21	VA	BW00-047-103	4RW
9/16/22		60	R-201, C-501	



Parcel 012 Area Calculations
Proposed Temporary Construction Easement Sq. Ft. 1571 / 0.04 Acre

Parcel 002 Area Calculations
Proposed Temporary Construction Easement Sq. Ft. 476 / 0.01 Acre
Proposed Permanent Utility Easement For Distribution Energy And VDOT Sq. Ft. 8,494 / 0.19 Acre
Proposed Permanent Utility Easement For VDOT Sq. Ft. 2,062 / 0.05 Acre

Parcel 003 Area Calculations
Proposed Right of Way Sq. Ft. 2,098 / 0.05 Acre
Proposed Temporary Construction Easement Sq. Ft. 154 / 0.003 Acre
Proposed Permanent Utility Easement For VDOT Sq. Ft. 1,035 / 0.02 Acre

Parcel 004 Area Calculations
Proposed Right of Way Sq. Ft. 2,085 / 0.05 Acre
Proposed Temporary Construction Easement Sq. Ft. 2,085 / 0.05 Acre

Parcel 008 Area Calculations
Proposed Permanent Utility Easement For Distribution Energy And VDOT Sq. Ft. 6,661 / 0.15 Acre

Parcel 007 Area Calculations
Proposed Permanent Utility Easement For VDOT Sq. Ft. 3,368 / 0.08 Acre

Curve RT80BLJ
PI = 1098253
DELTA = 107.49 25.29 (RT)
D = 153.22'
T = 505.81'
L = 1098.42'
R = 3000.00'
PC = 1098252
PT = 1098254

LINE TABLE

LINE	BEARING	DISTANCE
L1	N84°01'10"E	8.19'
L2	S48°46'59"W	17.82'
L3	S33°54'04"W	8.72'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	02°48'07" (LT)	2,876.80'	142.82'	N 87°48'21"W	142.91'

- GENERAL NOTES:**
- Plan Sheet is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
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 - Plat Was Prepared Without The Benefit Of A Title Report. Consequently Not All Encumbrances May Be Depicted.
 - 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.
 - This Survey Datum Based On VDOT Project #BW00-047-103-R201C501, UPC# 17633

- LEGEND**
- Computed Point
 - ⊙ Monumentation Found (As Noted)
 - R/W-2 (5/8" Radius w/ Cap)

NOTE: All Stationing And Offsets Are From The Construction Baseline Bearings And Distances In Parentheses Are Record Data

- INCIDENTAL LEGEND**
- (A) PROPOSED RIGHT OF WAY LINE
 - (B) PROPOSED TEMPORARY CONSTRUCTION EASEMENT
 - (C) VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR COMMON ENERGY AND VDOT UTILITY EASEMENT
 - (D) VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT

- LINE LEGEND**
- 0000 DENOTES EXISTING MONUMENTATION AS NOTED
 - 0007 DENOTES PROPOSED R/W
 - 0007/0000 DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT
 - 0007/0000 DENOTES PERMANENT UTILITY EASEMENT

SCALE

0 12.5 25 50

PROJECT	BW00-047-103	SHEET NO.	4RW
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Commonwealth of Virginia Instrument # 202214133 State Hwy Plat 9/26/2022