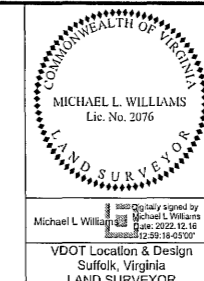


RIGHT OF WAY PLAN SHEET SHOWING PROPOSED RIGHT OF WAY & EASEMENTS

Conveyed By Deed To The
COMMONWEALTH OF VIRGINIA

Stonehouse Magisterial District
James City County, Virginia
Scale 1" = 25'
Plat By Michael L. Williams, L. S.
September 14, 2020



REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
12-17-2020 04-02-2021 10-06-2021 11-09-2021 12-16-2022	VA.	607	0607-047-630 R201,C501	3RW

- GENERAL NOTES:**
- Plat Is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
 - Property Line Information Is Based on Plats And Deeds Of Record. Limited Field Work Was Performed In The Creation Of This Plat.
 - Plat Was Prepared Without The Benefit Of A Title Report, Consequently Not All Encumbrances May Be Depicted.
 - All Property And/Or Easements Described Hereon Are Hereby Acquired By Correlated Deed.
 - 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.
 - The Property's Physical Improvements Are Not Shown Hereon.
 - This Survey Datum Is Based On NAD 83 (93) State Plane Grid Virginia South Zone.
 - Station And Offsets Are Based On The Construction Baseline.
 - Bearings And Distances In Parenthesis Are From Record Data.

A	B
Route 607 SB Curve SBC1 PI = 303+66.04 DELTA = 21° 40' 13.69" (RT) D = 2° 59' 48" T = 365.95' L = 723.16' R = 1,912.00' PC = 300+00.09 PT = 307+23.25	Route 607 NB Curve NBC1 PI = 203+62.22 DELTA = 21° 40' 13.75" (RT) D = 3° 01' 42" T = 362.12' L = 715.59' R = 1,892.00' PC = 200+00.09 PT = 207+15.69

NOW OR FORMERLY
CROSSWALK CHURCH HOLDINGS LLC
Inst. #150007309
Inst. #060013607 Plat
8.721 AC.
Tax# 2321100001B

NOW OR FORMERLY
ARC DBPORBR001 LLC
Inst. #140007584
1.77 AC.
Tax# 2321100001G

**JOHN HOBART SPEEGLE,
A THREE-QUARTERS UNDIVIDED INTEREST
AND MELISSA JANE SPEEGLE,
A ONE-QUARTER UNDIVIDED INTEREST**
WILL FILE 10690
Inst. # 180011183
PDB 365 PG 260
7.859 AC.
Tax# 2320100001

CITIZENS & FARMERS BANK
DB 243 PG 454
PB 68 PG 67
1.787 AC.
Tax# 23201000070

NORGE CENTER, INC.
DB 330 PG 494
PB 68 PG 67 (PLAT)
1.16 AC.
Tax# 2320100071A

AREA TABLE					
PARCEL #	R/W TAKE	PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	PERMANENT DRAINAGE EASEMENT	MAINTENANCE ACCESS EASEMENT
001	38,346 SF	3,396 SF	17,611 SF	N/A	2,276 SF
011	N/A	13,501 SF	N/A	N/A	N/A
012	N/A	7,829 SF	2,304 SF	N/A	N/A

LEGEND

- Computed Point
- Found Point (As Noted)
- RM-2 (5/8" Rebar w/Cap)
- Indicates Existing Right Of Way
- - - Indicates Proposed Temporary Easement
- - - Indicates Proposed Maintenance Access Easement
- - - Indicates Proposed Permanent Utility Easement

SCALE
0 12.5 25 50'

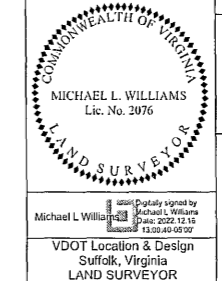
PROJECT: 0607-047-630
SHEET NO.: 3RW

Commonwealth of Virginia VDOT Inst. # 202302655 03/21/2023

GENERAL NOTES:

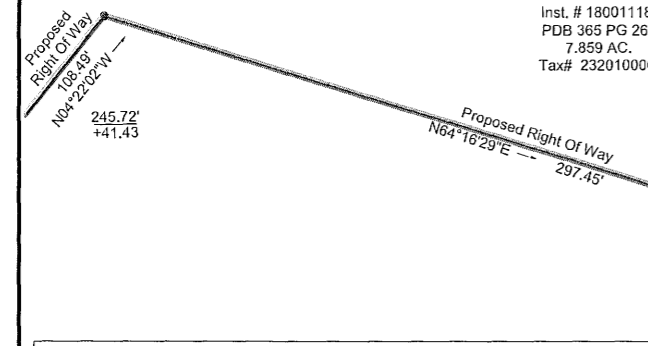
- Plat Is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
- Property Line Information Is Based on Plats And Deeds Of Record. Limited Field Work Was Performed In The Creation Of This Plat.
- Plat Was Prepared Without The Benefit Of A Title Report, Consequently Not All Encumbrances May Be Depicted.
- All Property And/Or Easements Described Hereon Are Hereby Acquired By Correlated Deed.
- 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.
- The Property's Physical Improvements Are Not Shown Hereon.
- This Survey Datum Is Based On NAD 83 (93) State Plane Grid Virginia South Zone.
- Station And Offsets Are Based On The Construction Baseline.
- Bearings And Distances In Parenthesis Are From Record Data.

- (A) Route 607 SB Curve SBC1**
 PI = 303+66.04
 DELTA = 21° 40' 13.69" (RT)
 D = 2° 59' 48"
 T = 365.95'
 L = 723.16'
 R = 1,912.00'
 PC = 300+00.09
 PT = 307+23.25
- (B) Route 607 NB Curve NBC1**
 PI = 203+62.22
 DELTA = 21° 40' 13.75" (RT)
 D = 3° 01' 42"
 T = 362.12'
 L = 715.59'
 R = 1,892.00'
 PC = 200+00.09
 PT = 207+15.69
- (C) Apartment Entrance Curve AC1**
 PI = 602+01.87
 DELTA = 28° 29' 20.99" (RT)
 D = 28° 38' 52"
 T = 50.77'
 L = 99.45'
 R = 200'
 PC = 601+51.09
 PT = 602+50.54



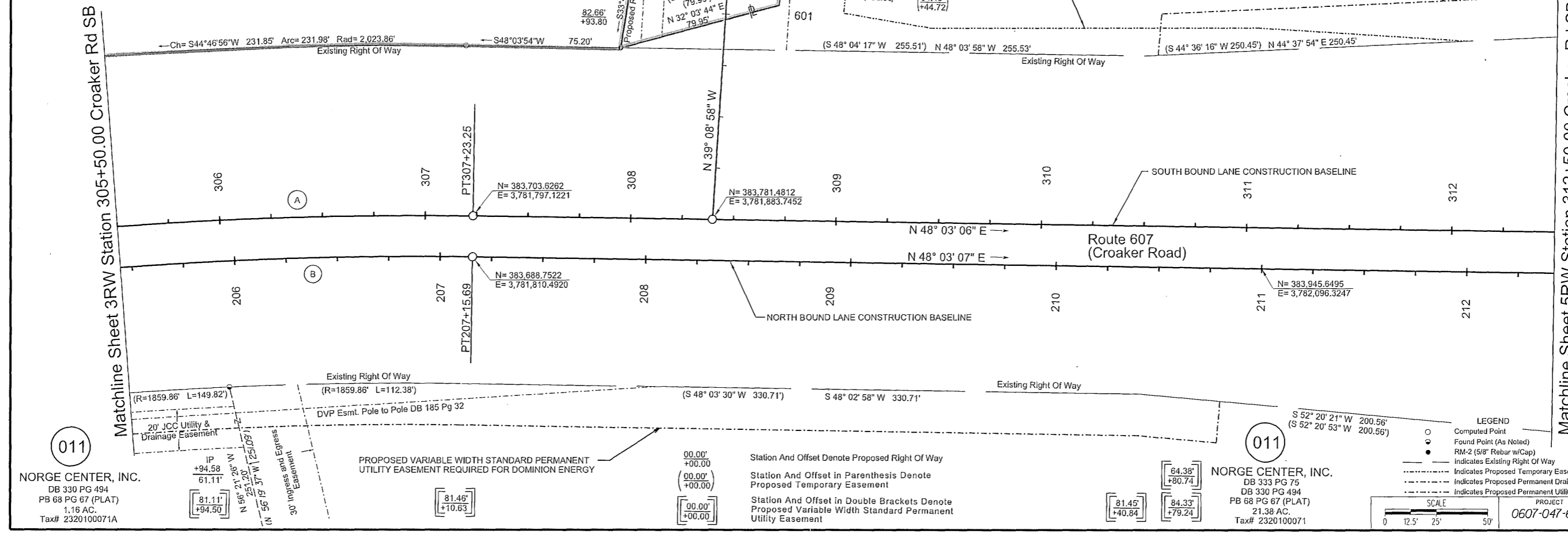
REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
12-17-2020 04-02-2021 05-13-2021 10-08-2021 11-09-2021 12-16-2022	VA.	607	0607-047-630 R201,C501	4RW

**RIGHT OF WAY PLAN SHEET SHOWING
 PROPOSED RIGHT OF WAY & EASEMENTS**
 Conveyed By Deed To The
COMMONWEALTH OF VIRGINIA
 Stonehouse Magisterial District
 James City County, Virginia
 Scale 1" = 25'
 Plat By Michael L. Williams, L. S.
 September 14, 2020



**JOHN HOBART SPEEGLE,
 A THREE-QUARTERS UNDIVIDED INTEREST
 AND MELISSA JANE SPEEGLE,
 A ONE-QUARTER UNDIVIDED INTEREST**
 WILL FILE 10690
 Inst. # 180011183
 PDB 365 PG 260
 7.859 AC.
 Tax# 2320100001

PARCEL #	RW TAKE	PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	PERMANENT DRAINAGE EASEMENT	MAINTENANCE ACCESS EASEMENT
001	38,346 SF	3,396 SF	17,611 SF	N/A	2,276 SF
002	N/A	6,115 SF	15,876 SF	N/A	N/A
011	N/A	13,501 SF	N/A	N/A	N/A



NORGE CENTER, INC.
 DB 330 PG 494
 PB 68 PG 67 (PLAT)
 1.16 AC.
 Tax# 2320100071A

NORGE CENTER, INC.
 DB 330 PG 75
 DB 330 PG 494
 PB 68 PG 67 (PLAT)
 21.38 AC.
 Tax# 2320100071

LEGEND

- Computed Point
- Found Point (As Noted)
- RM-2 (5/8" Rebar w/Cap)
- Indicates Existing Right Of Way
- Indicates Proposed Temporary Easement
- Indicates Proposed Permanent Drainage Easement
- Indicates Proposed Permanent Utility Easement

SCALE
 0 12.5' 25' 50'

PROJECT: 0607-047-630
 SHEET NO.: 4RW

Commonwealth of Virginia VDOT Inst # 202302655 03/21/2023

PROJECT MANAGER: Wall, Zarran, P.E. 1751 1956-3272 Hampton Roads District
SURVEYED BY: DATE Virginia Department of Transportation, Updated 12/2018
DESIGN BY: Johnson, Mirmiran & Thompson, J041 267-2246
SUBSURFACE UTILITY BY: DATE Johnson, Mirmiran & Thompson, Updated 1/2019

REVISED	STATE	ROUTE	PROJECT	SHEET NO.
04/02/21	VA.	607	0607-047-630 R201, C501	3
08/27/21				
10/06/21				
11/09/21				
12/16/22				

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

Johnson, Mirmiran & Thompson
Richmond, Virginia
HYDRAULIC ENGINEER

Johnson, Mirmiran & Thompson
Richmond, Virginia
ROADWAY ENGINEER

NOTE: See Sheet 1E(3) for Utility Owners Information

BEGIN PROJECT 0607-047-630 P101, C501
CROAKER ROAD SB @ STA. 300+48.50
BEGIN PROJECT 0607-047-630 R201
CROAKER ROAD SB @ STA. 300+58.84

- (A)** Route 607 SB
Curve SB(C)
PI • 303+66.04
DELTA • 27° 40' 13.69" (RT)
D • 2' 59' 48"
T • 365.95'
L • 723.16'
R • 1912.00'
PC • 300+00.09
PT • 307+23.25
e • 3.30%
V • 50 MPH
Lr • 119
Lt • 72
- (B)** Route 607 NB
Curve NB(C)
PI • 203+62.22
DELTA • 27° 40' 13.75" (RT)
D • 3' 01' 42"
T • 362.12'
L • 715.59'
R • 1892.00'
PC • 200+00.09
PT • 207+15.69
e • Match Existing
V • 45 MPH ULS (Existing)
Lr • Match Existing
Lt • Match Existing
- (I)** Bank Driveway
Curve BLBANK_3
PI • 700+96.51
DELTA • 28° 04' 41.75" (RT)
D • 76' 23' 40"
T • 183.75'
L • 36.75'
R • 75.00'
PC • 700+77.76
PT • 701+14.51
e • Match Existing
Lr • N/A
Lt • N/A
- (J)** Curve 3047900LT_3
PI • 1+06.42
DELTA • 10° 22' 30.05" (RT)
D • 286' 28' 44"
T • 24.42'
L • 35.39'
R • 20.00'
PC • 0+82.00
PT • 1+17.39

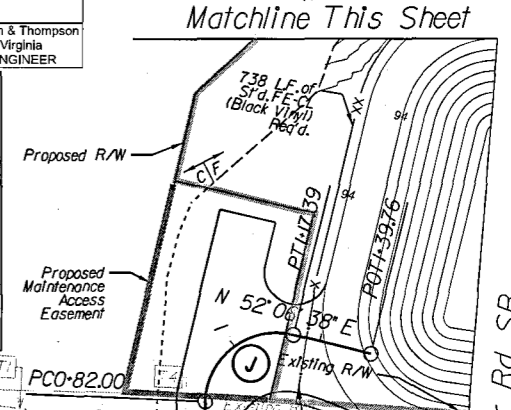
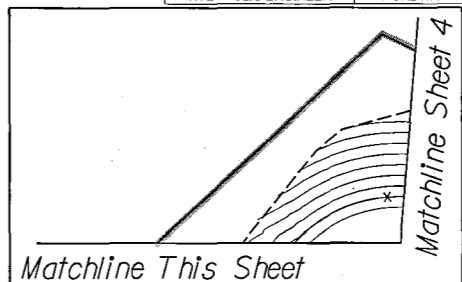
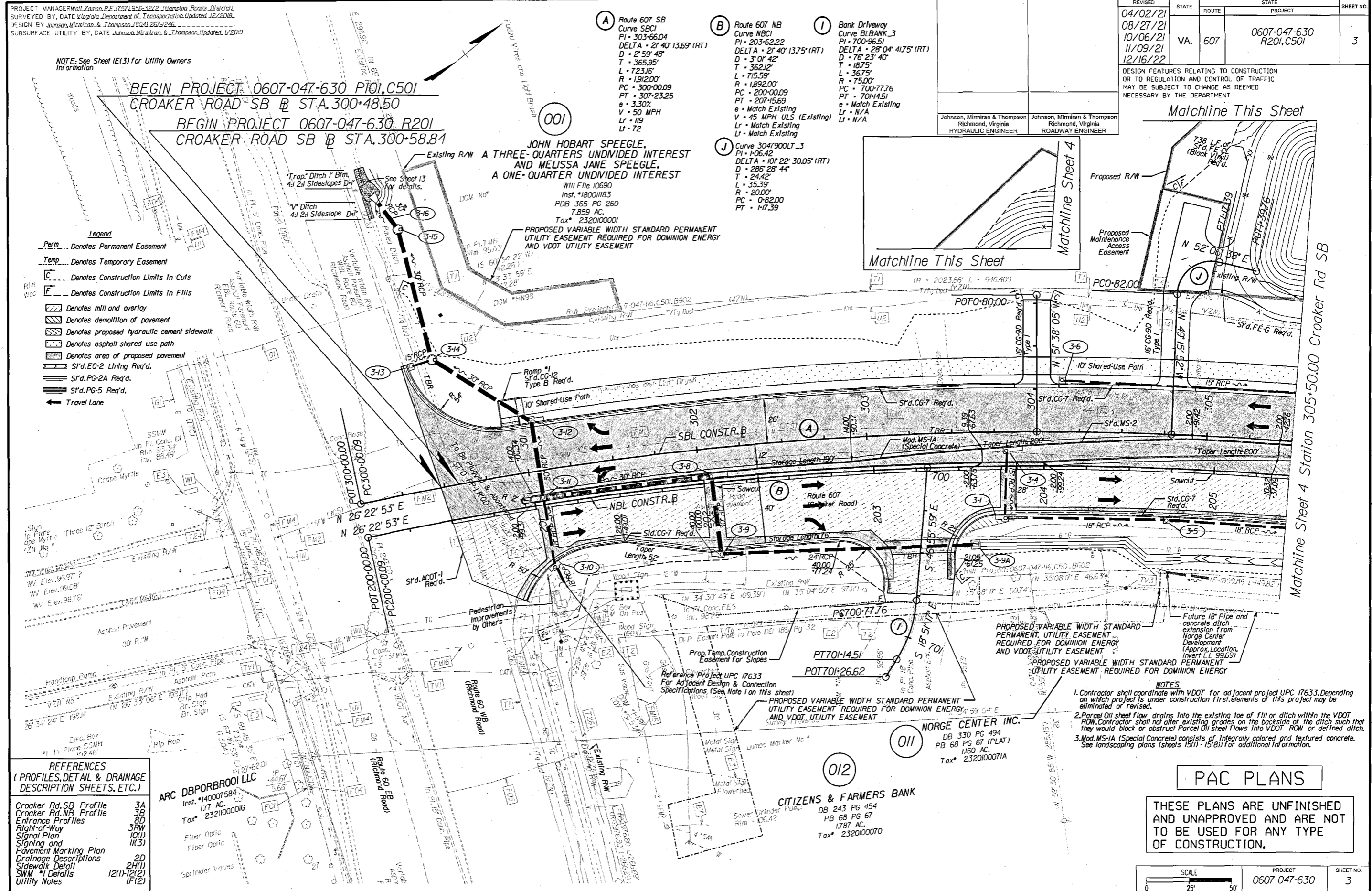
001

JOHN HOBART SPEEGLE,
A THREE-QUARTERS UNDIVIDED INTEREST
AND MELISSA JANE SPEEGLE,
A ONE-QUARTER UNDIVIDED INTEREST

Will File 10690
Inst. #18001183
PDB 365 PG 260
7.859 AC.
Tax# 2320100001

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

- Legend**
- Perm... Denotes Permanent Easement
 - Temp... Denotes Temporary Easement
 - C... Denotes Construction Limits In Cuts
 - F... Denotes Construction Limits In Fills
 - Denotes mill and overlay
 - Denotes demolition of pavement
 - Denotes proposed hydraulic cement sidewalk
 - Denotes asphalt shared use path
 - Denotes area of proposed pavement
 - Sr'd. EC-2 Lining Req'd.
 - Sr'd. PG-2A Req'd.
 - Sr'd. PG-5 Req'd.
 - Travel Lane



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

Croaker Rd. SB Profile	3A
Croaker Rd. NB Profile	3B
Entrance Profiles	8D
Right-of-Way	3RW
Signal Plan	10(1)
Signaling and	11(3)
Pavement Marking Plan	2D
Drainage Descriptions	24(1)
Sidewalk Detail	12(1)-12(2)
SWM *1 Details	1F(2)
Utility Notes	

ARC DBPORBROOK LLC
Inst. #14007584
177 AC.
Tax# 232100001G

CITIZENS & FARMERS BANK
DB 243 PG 454
PB 68 PG 67
1787 AC.
Tax# 2320100070

NORGE CENTER INC.
DB 330 PG 494
PB 68 PG 67 (PLAT)
1160 AC.
Tax# 2320100071A

- NOTES**
- Contractor shall coordinate with VDOT for adjacent project UPC 17633. Depending on which project is under construction first, elements of this project may be eliminated or revised.
 - Parcel Oil sheet flow drains into the existing toe of fill or ditch within the VDOT ROW. Contractor shall not alter existing grades on the backside of the ditch such that they would block or obstruct Parcel Oil sheet flows into VDOT ROW or defined ditch.
 - Mod. MS-1A (Special Concrete) consists of integrally colored and textured concrete. See landscaping plans (sheets 15(1) - 15(8)) for additional information.

PAC PLANS

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

SCALE	PROJECT	SHEET NO.
0 25' 50'	0607-047-630	3

PROJECT MANAGER: *Wall Zanon, P.E. 12571956-3272 Hampton Roads District*
SURVEYED BY, DATE: *Virginia Department of Transportation Updated 12/2016*
DESIGN BY: *Johnson, Mirmiran & Thompson, B.C. 41267-1246*
SUBSURFACE UTILITY BY, DATE: *Johnson, Mirmiran & Thompson, Updated 1/2019*

NOTE: See Sheet IE(3) for Utility Owners Information

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

Croaker Rd. SB Profile	4A
Croaker Rd. NB Profile	4B
Pond/Apartment	8C
Entrance Profiles	8D
Right-of-Way	4RW
Signing and	1K(4)
Pavement Marking Plan	
SWM #1 Details	12(1)-12(2)
Drainage Descriptions	2D
Sidewalk Detail	2H(1)
Utility Notes	1F(2)

A Route 607 SB Curve SBCI PI • 303+66.04 DELTA • 21° 40' 13.69" (RT) D • 2' 59' 48" T • 365.95' L • 723.16' R • 192.00' PC • 300+00.09 PT • 307+23.25 e • 3.30% V • 50 MPH Lr • 119 Ll • 72	C Apartment Entrance Curve ACI PI • 602+01.87 DELTA • 28° 29' 20.99" (RT) D • 28' 38' 52" T • 50.77' L • 99.45' R • 200' PC • 601+51.09 PT • 602+50.54 e • NC (ULS) V • 20 MPH Lr • N/A Ll • N/A	B Route 607 NB Curve NBCI PI • 203+62.22 DELTA • 21° 40' 13.75" (RT) D • 3' 01' 42" T • 362.12' L • 715.59' R • 1892.00' PC • 200+00.09 PT • 207+15.69 e • Match Existing V • 45 MPH ULS (Existing) Lr • Match Existing Ll • Match Existing
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001
JOHN HOBART SPEEGLE,
A THREE-QUARTERS UNDIVIDED INTEREST
AND MELISSA JANE SPEEGLE,
A ONE-QUARTER UNDIVIDED INTEREST

Will File 10690
Inst. #18001183
PDB 365 PG 260
7.859 AC.
Tax* 2320100001

REVISED	STATE	ROUTE	PROJECT	SHEET NO.
04/02/21 05/03/21 05/13/21 10/06/21 11/09/21 12/16/22	VA.	607	0607-047-630 R201,C501	4

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

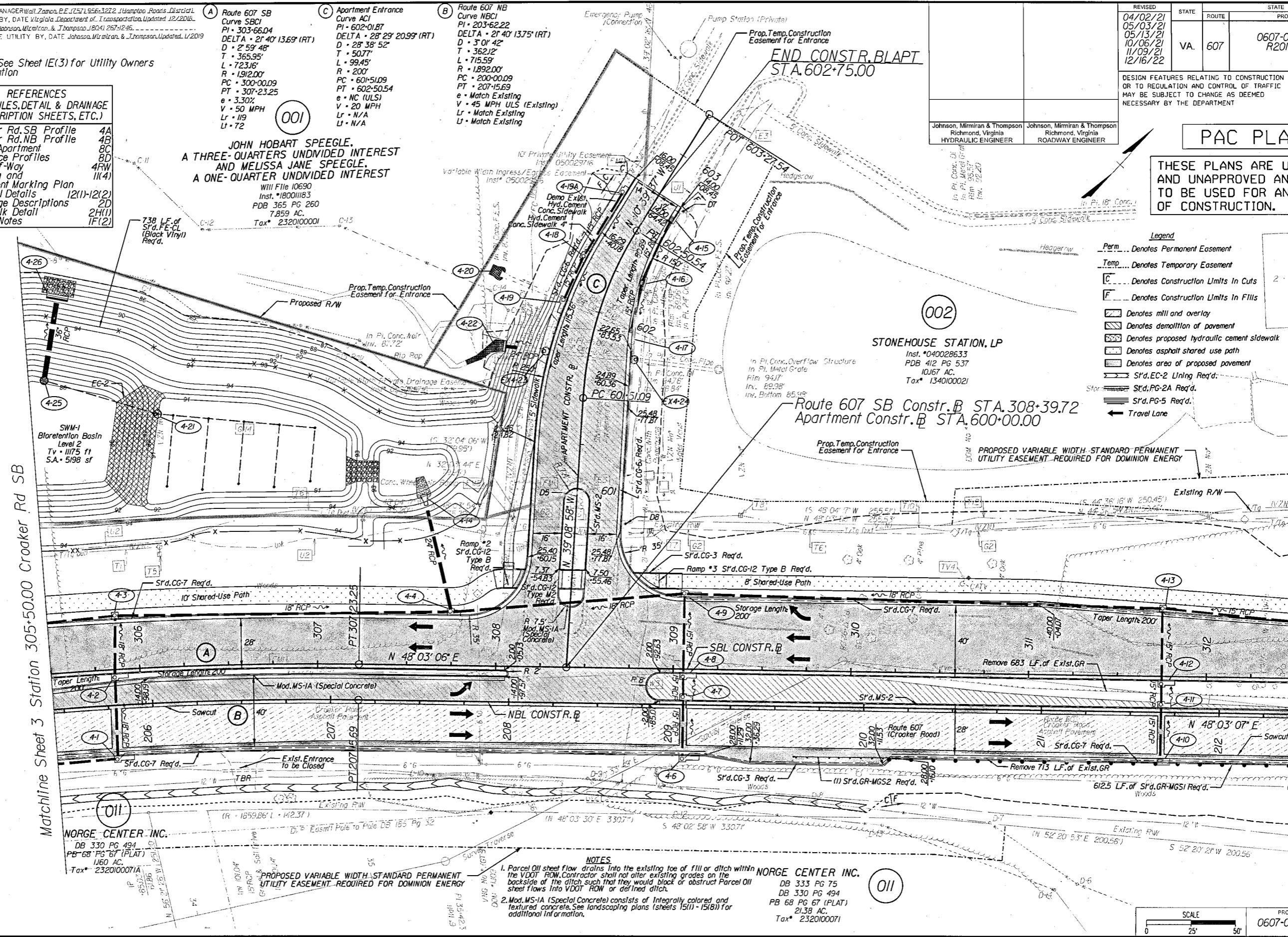
Johnson, Mirmiran & Thompson
Richmond, Virginia
HYDRAULIC ENGINEER

Johnson, Mirmiran & Thompson
Richmond, Virginia
ROADWAY ENGINEER

PAC PLANS

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

- Legend
- Perm... Denotes Permanent Easement
 - Temp... Denotes Temporary Easement
 - C... Denotes Construction Limits In Cuts
 - F... Denotes Construction Limits In Fills
 - [Symbol] Denotes mill and overlay
 - [Symbol] Denotes demolition of pavement
 - [Symbol] Denotes proposed hydraulic cement sidewalk
 - [Symbol] Denotes asphalt shared use path
 - [Symbol] Denotes area of proposed pavement
 - [Symbol] S'r'd. EC-2 Lining Req'd.
 - [Symbol] S'r'd. PG-2A Req'd.
 - [Symbol] S'r'd. PG-5 Req'd.
 - [Symbol] Travel Lane



Matchline Sheet 3 Station 305+50.00 Croaker Rd SB

Matchline Sheet 5 Station 312+50.00 Croaker Rd SB

011
NORGE CENTER INC.
DB 330 PG 494
PB 68 PG 67 (PLAT)
1160 AC.
Tax* 2320100071A

- NOTES
- Parcel Oil sheet flow drains into the existing toe of fill or ditch within the VDOT ROW. Contractor shall not alter existing grades on the backside of the ditch such that they would block or obstruct Parcel Oil sheet flows into VDOT ROW or defined ditch.
 - Mod. MS-1A (Special Concrete) consists of integrally colored and textured concrete. See landscaping plans (sheets 15(1) - 15(8)) for additional information.

011
NORGE CENTER INC.
DB 333 PG 75
DB 330 PG 494
PB 68 PG 67 (PLAT)
2138 AC.
Tax* 2320100071

SCALE	PROJECT	SHEET NO.
0 25' 50'	0607-047-630	4