

PROJECT MANAGER: NANCY MARSHALL (757) 956-3266 (Hampton Roads District)  
 SURVEYED BY: BOB HARVILL (757) 925-2662 (Hampton Roads District) (11/13/2012, Updated 10/8/2019)  
 DESIGN BY: DAVID HARRIS, E.L.T. (757) 956-3203 (Hampton Roads District)  
 SUBSURFACE UTILITY BY: JMT, INC. (757) 499-1094 (Virginia Beach, VA) (1/25/2019)

**PAC PLANS**

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

REVISED	STATE	ROUTE	PROJECT	SHEET NO.
4/23/2021	VA.	60	BW00-047-103 R-201, C-501	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

**004**  
**MANISH V MEHTA TRUSTEE &  
 MEGHNA M TRUSTEE**  
 Inst. # 180013527  
 PB 684 PG 892  
 1.84 AC.  
 Tax # 2320100071E

**003**  
**OLD POINT NATIONAL BANK**  
 Inst. # 980003453  
 1.44 AC.  
 Tax # 2320100071D

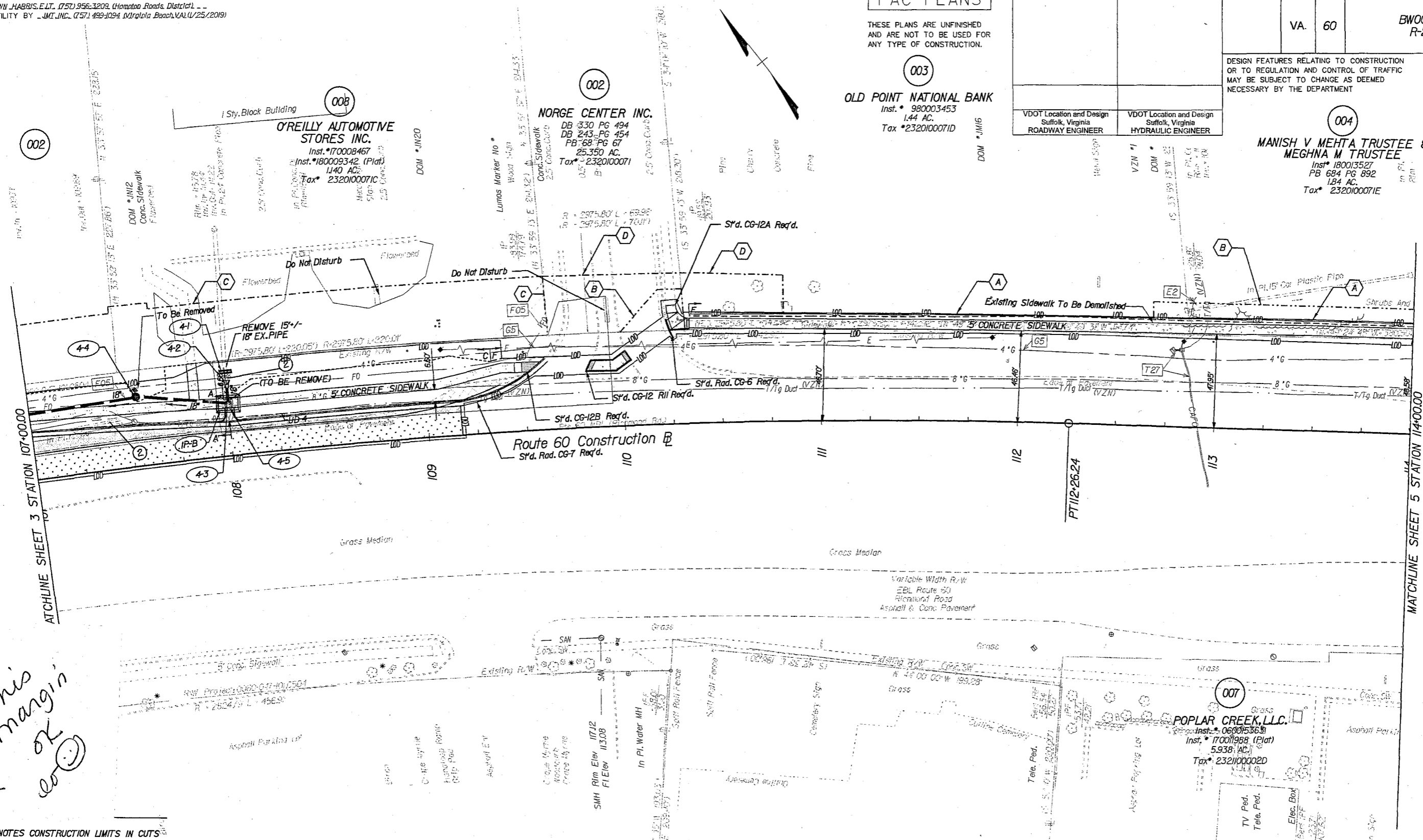
**002**  
**NORGE CENTER INC.**  
 DB 330 PG 494  
 DB 243 PG 454  
 PB 68 PG 67  
 25.350 AC.  
 Tax # 2320100071

**008**  
**O'REILLY AUTOMOTIVE  
 STORES INC.**  
 Inst. # 170008467  
 Inst. # 180009342 (Plat)  
 1.40 AC.  
 Tax # 2320100071C

**002**

ATCHLINE SHEET 3 STATION 107+00.00

MATCHLINE SHEET 5 STATION 114+00.00



*This margin OK*

- C** DENOTES CONSTRUCTION LIMITS IN CUTS
- F** 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 BE REMOVED.

- LINE LEGEND**
- A** PROPOSED RIGHT OF WAY LINE
  - B** PROPOSED TEMPORARY CONSTRUCTION EASEMENT
  - C** VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR DOMINION 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	4A
Drainage Descr.	2B(1)
E&S Legend	2

PROJECT MANAGER - NANCY MARSHALL (757) 956-3266 (Hampton Roads District)  
SURVEYED BY, DATE - BOB HARMON, L.S. (757) 925-2662 (Hampton Roads District) (1/13/2012, Updated 10/8/2019)  
DESIGN BY - DAWN HARRIS, E.L.T. (757) 956-3209 (Hampton Roads District)  
SUBSURFACE UTILITY BY, DATE - JIM JIN, (757) 499-1094 (Virginia Beach VA)

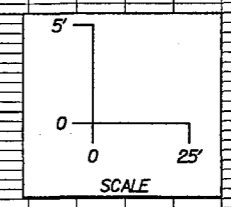
# RW PLANS

THESE PLANS ARE UNFINISHED  
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ANY TYPE OF CONSTRUCTION

REVISED	STATE	ROUTE	STATE	PROJECT	SHEET NO.
	VA.	60		BW00-047-103 R-201, C-501	4A

DESIGN FEATURES RELATING TO CONSTRUCTION  
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NECESSARY BY THE DEPARTMENT

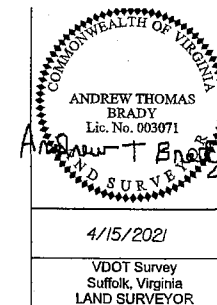
VDOT Location & Design  
Suffolk, Virginia  
ROADWAY ENGINEER



Old Point National Bank of Phoebus NA Instrument #210008578 4/29/2021 Plat Book 10 Page 540

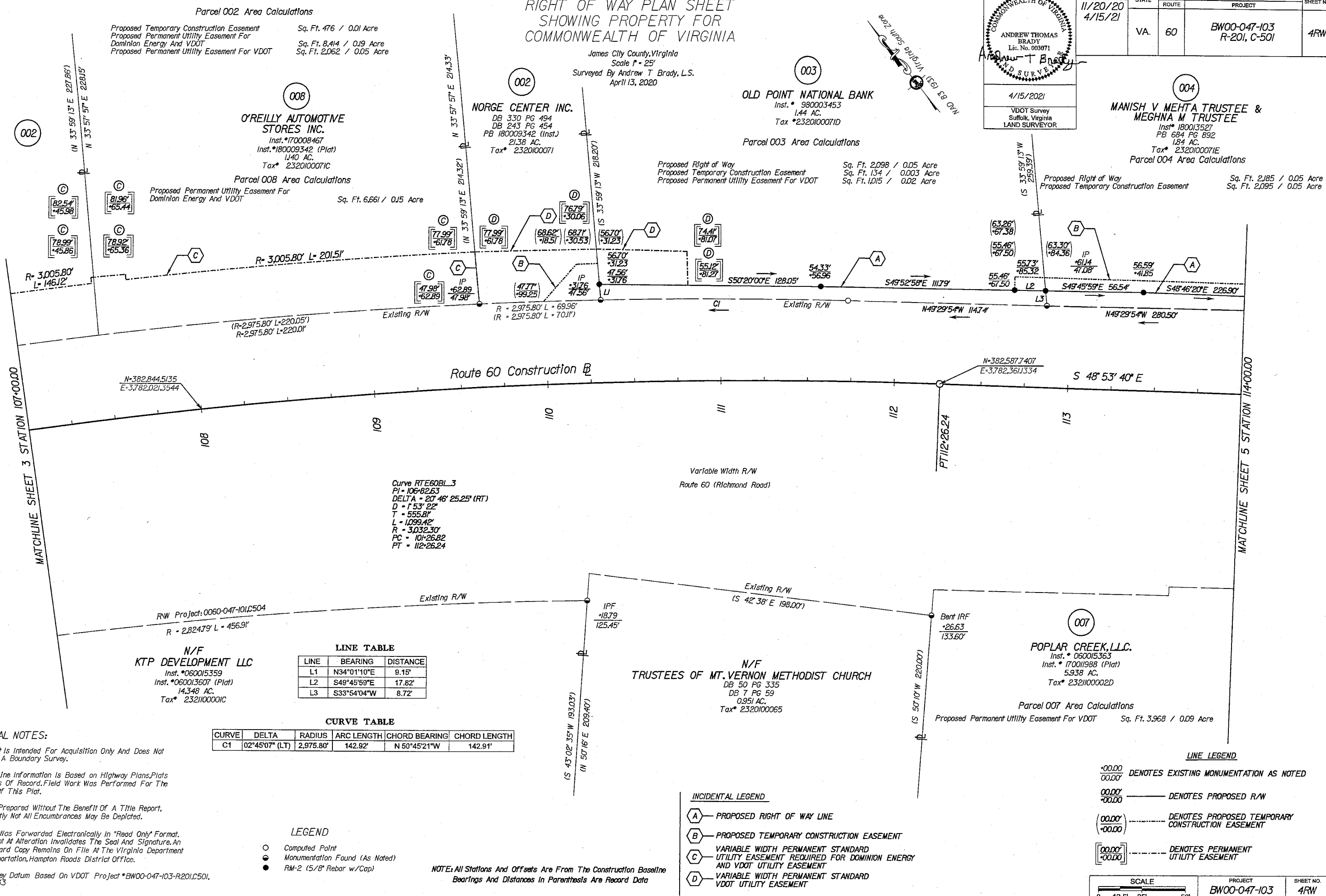
RIGHT OF WAY PLAN SHEET  
SHOWING PROPERTY FOR  
COMMONWEALTH OF VIRGINIA

James City County, Virginia  
Scale 1" = 25'  
Surveyed By Andrew T. Brady, L.S.  
April 13, 2020



REVISION	STATE	ROUTE	PROJECT	SHEET NO.
11/20/20 4/15/21	VA.	60	BW00-047-103 R-201, C-501	4RW

Old Point National Bank of Phoebus NA Instrument #210008578 4/29/2021 Plat Book 10 Page 541



**Parcel 002 Area Calculations**  
Proposed Temporary Construction Easement Sq. Ft. 476 / 0.01 Acre  
Proposed Permanent Utility Easement For Dominion Energy And VDOT Sq. Ft. 8,414 / 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. 134 / 0.003 Acre  
Proposed Permanent Utility Easement For VDOT Sq. Ft. 1,015 / 0.02 Acre

**Parcel 004 Area Calculations**  
Proposed Right of Way Sq. Ft. 2,185 / 0.05 Acre  
Proposed Temporary Construction Easement Sq. Ft. 2,095 / 0.05 Acre

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

**Curve RTE60BL3**  
PI = 106+02.63  
DELTA = 20°46'25.25" (RT)  
D = 1'53" 22"  
T = 555.81'  
L = 1099.42'  
R = 3032.30'  
PC = 10+26.82  
PT = 112+26.24

**N/F  
KTP DEVELOPMENT LLC**  
Inst. \*060015359  
Inst. \*060013607 (Plat)  
14.348 AC.  
Tax\* 2321100001C

**N/F  
TRUSTEES OF MT. VERNON METHODIST CHURCH**  
DB 50 PG 335  
DB 7 PG 59  
0.951 AC.  
Tax\* 2320100065

**N/F  
POPLAR CREEK, LLC.**  
Inst. \*060015363  
Inst. \*17001988 (Plat)  
5.938 AC.  
Tax\* 2321100002D

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N34°01'10"E	9.15'
L2	S49°45'59"E	17.82'
L3	S33°54'04"W	8.72'

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	02°45'07" (LT)	2,975.80'	142.92'	N 50°45'21"W	142.91'

- LEGEND**
- Computed Point
  - Monumentation Found (As Noted)
  - RM-2 (5/8" Rebar w/Cap)

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

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

- GENERAL NOTES:**
- Plan Sheet Is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
  - Property Line Information Is Based on Highway Plans, Plats And Deeds Of Record. Field Work Was Performed For The Creation Of This Plat.
  - 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

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 BW00-047-103	SHEET NO. 4RW
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PROJECT MANAGER: RANK, KARSWALL, 757-256-3326 (karswall@pac-plans.com)  
 SURVEYED BY: BOB KARPIN, L.S., 757-256-3326 (karpin@pac-plans.com) 11/13/2021 Updated 10/18/2021  
 DESIGN BY: DANIEL J. HARRIS, L.S., 757-256-3326 (harris@pac-plans.com)  
 SUBSURFACE UTILITY BY: JACQUELINE, 757-256-3326 (jacqueline@pac-plans.com)

**PAC PLANS**

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 ANY TYPE OF CONSTRUCTION.

**OLD POINT NATIONAL BANK**  
 Inst. # 900003453  
 1.44 AC.  
 Tax # 2320000710

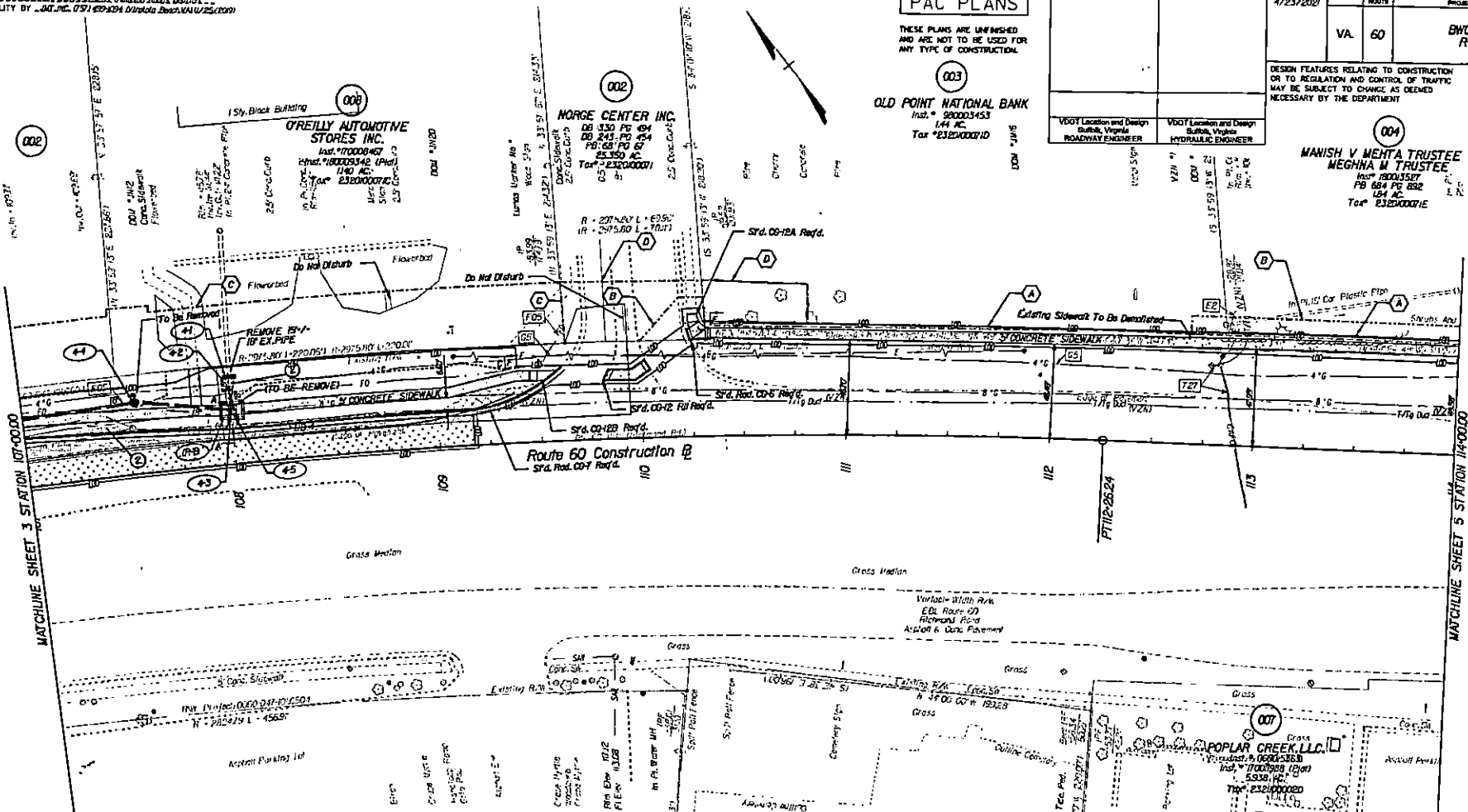
REVISED	DATE	ROUTE	PROJECT	SHEET NO.
1/23/2021	VA	60	BW00-047-103 R-201, C-501	4

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  
 Building, Virginia  
**ROADWAY ENGINEER**

VDOT Location and Design  
 Building, Virginia  
**HYDRAULIC ENGINEER**

**MANISH V. MEHTA TRUSTEE & MEGHNA M. TRUSTEE**  
 Inst. # 20001557  
 PB 684 PG 682  
 1.84 AC.  
 Tax # 232000071E



- 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 EXISTING STRUCTURE AND PIPE TO BE CLEANED OUT.
  - DENOTES EXISTING STRUCTURE AND PIPE TO BE REMOVED.

- LIFE LEGEND**
- PROPOSED RIGHT OF WAY LINE
  - PROPOSED TEMPORARY CONSTRUCTION EASEMENT
  - VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR DOMINANT ENERGY AND VOLT UTILITY EASEMENT
  - VARIABLE WIDTH PERMANENT STANDARD VOLT 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.

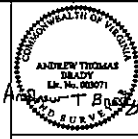
**REFERENCES**  
 (PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)

Mainline Profile	4A
Drainage Descr.	2B(1)
E&S Legend	2

SCALE	PROJECT	SHEET NO.
0 25' 50'	BW00-047-103	4

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

James City County, Virginia  
Scale P = 25'  
Surveyed By Andrew T. Brody, L.S.  
April 13, 2020



REVISED	STATE	ROUTE	STATE	PROJECT	SHEET NO
11/20/20 4/15/21	VA	60		BH00-047-103 R-201, C-501	4RW

**Parcel 002 Area Calculations**  
Proposed Temporary Construction Easement Sq. Ft. 476 / 0.01 Acre  
Proposed Permanent Utility Easement For  
Dominion Energy And VDOT Sq. Ft. 8,414 / 0.19 Acre  
Proposed Permanent Utility Easement For VDOT Sq. Ft. 2,052 / 0.05 Acre

**O'REILLY AUTOMOTIVE  
STORES INC.**  
Inst. #170008467  
Inst. #180009342 (Pilot)  
1140 AC  
Tax# 232000074

Proposed Permanent Utility Easement For  
Dominion Energy And VDOT Sq. Ft. 6,661 / 0.15 Acre

**MORGE CENTER INC.**  
DB 330 PG 494  
DB 243 PG 454  
PB 180009342 (Inst.)  
2636 AC  
Tax# 232000071

**OLD POINT NATIONAL BANK**  
Inst. # 990003453  
144 AC  
Tax #232000070

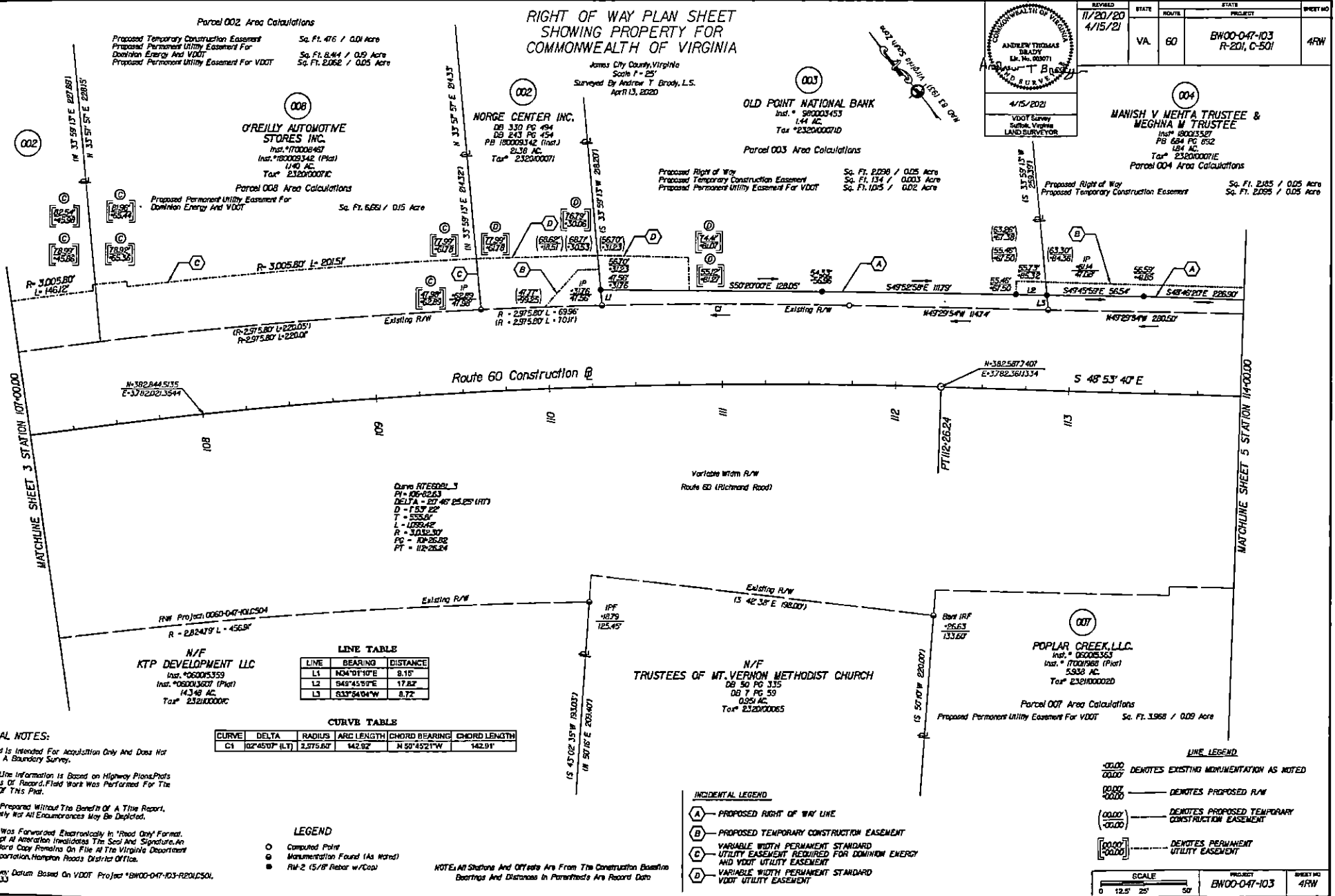
**Parcel 003 Area Calculations**

Proposed Right of Way Sq. Ft. 2,298 / 0.05 Acre  
Proposed Temporary Construction Easement Sq. Ft. 134 / 0.003 Acre  
Proposed Permanent Utility Easement For VDOT Sq. Ft. 1095 / 0.02 Acre

**MANISH V MEHTA TRUSTEE &  
MEGHNA W TRUSTEE**  
Inst. # 8002357  
PB 684 PG 052  
184 AC  
Tax# 232000070E

**Parcel 004 Area Calculations**

Proposed Right of Way Sq. Ft. 2,185 / 0.05 Acre  
Proposed Temporary Construction Easement Sq. Ft. 2,095 / 0.05 Acre



Curve RT6008L3  
PI = 105.643  
DELTA = 87.46 (S.25°17'17")  
D = 113.92'  
T = 33.64'  
L = 105.64'  
R = 310.3230'  
PC = 124.8538  
PT = 112.2624

**N/F  
KTP DEVELOPMENT LLC**  
Inst. #06005359  
Inst. #060003601 (Pilot)  
14348 AC  
Tax# 232100000C

**LINE TABLE**

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L3	S33°54'04"W	8.72'

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

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- DENOTES EXISTING MONUMENTATION AS NOTED
  - DENOTES PROPOSED R/W
  - DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT
  - DENOTES PERMANENT UTILITY EASEMENT

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  - This Survey Datum Based On VDOT Project #BH00-047-103-R201C501, UTM 17633

SCALE 0 12.5 25 50	PROJECT BH00-047-103	SHEET NO 4RW
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