

**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

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

ANDREW THOMAS
BRADY
Lic. No. 003071
LAND SURVEYOR

11/04/2020
VDOT Survey
Stafford, Virginia
LAND SURVEYOR

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

OLD POINT NATIONAL BANK
Inst. # 980003453
1.44 AC.
Tax # 2320100070
Parcel 003 Area Calculations

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

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

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

Proposed Right of Way
Proposed Temporary Construction Easement Sq. Ft. 2,098 / 0.05 Acre
Proposed Permanent Utility Easement For VDOT Sq. Ft. 1,015 / 0.02 Acre

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

Route 60 Construction

Curve RTE60BL_3
PI = 106+82.63
DELTA = 20°46'25.25" (RT)
D = 53'22"
T = 555.81'
L = 1,099.42'
R = 3,032.30'
PC = 101+26.82
PT = 112+26.24

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)

NOTE: All Stations and Offsets Are From The Construction Baseline
Bearings And Distances In Parenthesis 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 DOMINION ENERGY AND VDOT UTILITY EASEMENT
- (D) VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT

LINE LEGEND

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

SCALE
0 12.5 25 50

PROJECT: BW00-047-103
SHEET NO.: 4RW

- 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 # BW00-047-103-R201C501, UPC # 17633

PROJECT MANAGER: NANCY MARSHALL (757) 956-3266 (Hampton Roads District)
 SURVEYED BY: BOB HARMON, L.S. (757) 925-2662 (Hampton Roads District) (1/13/2012, Updated 10/8/2019)
 DESIGN BY: QAWN HARRIS, E.L.T. (757) 956-3209 (Hampton Roads District) ---
 SUBSURFACE UTILITY BY: JMT, INC. (757) 499-0994 (Virginia Beach, VA) (1/25/2019)

RW PLANS

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

REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
	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

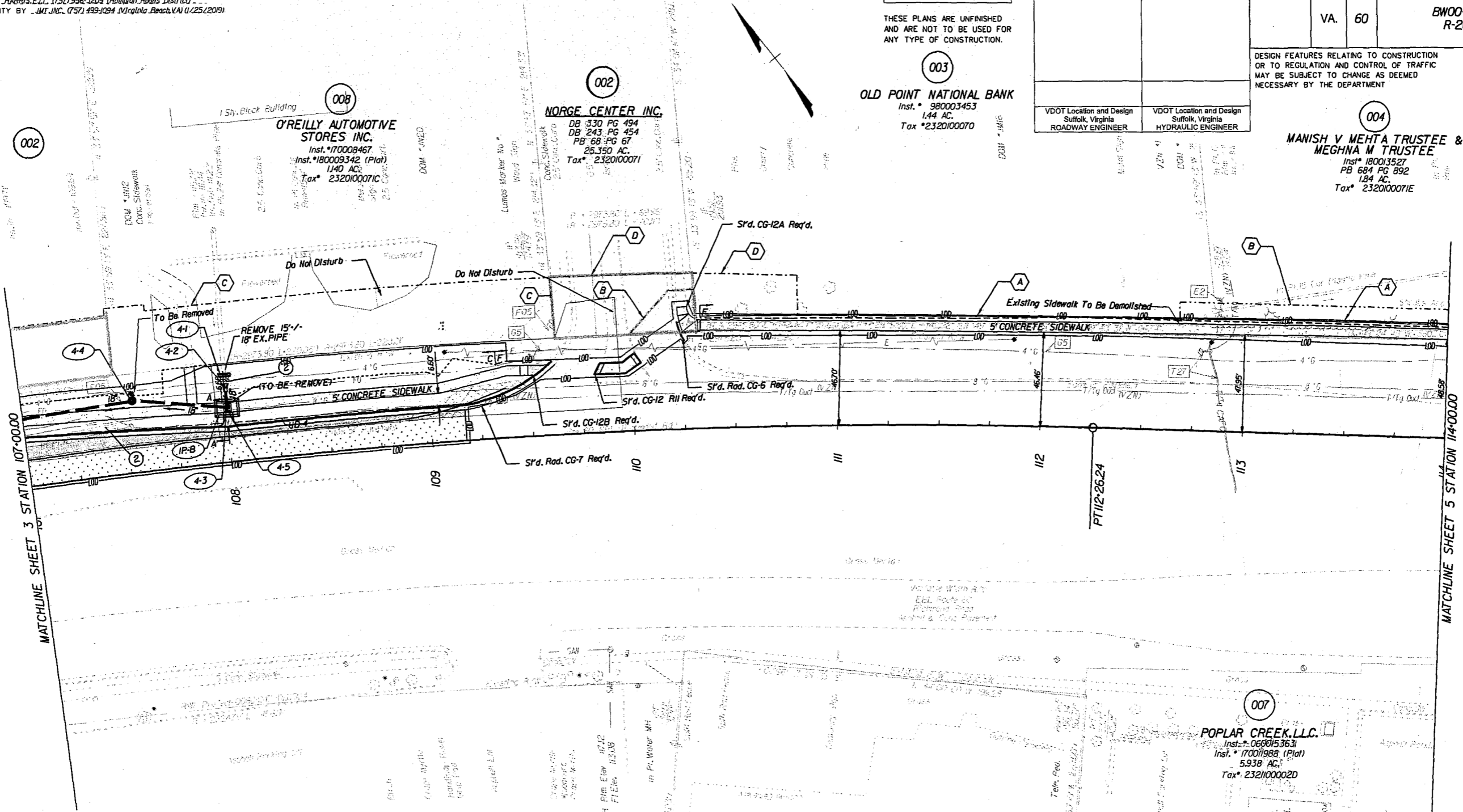
004
**MANISH V MEHTA TRUSTEE &
 MEGHNA M TRUSTEE**
 Inst. # 180013527
 PB 684 PG 892
 1.84 AC
 Tax # 2320100071E

002
NORGE CENTER INC.
 DB 530 PG 494
 DB 243 PG 454
 PB 68 PG 67
 25.350 AC
 Tax # 2320100071

003
OLD POINT NATIONAL BANK
 Inst. # 980003453
 1.44 AC
 Tax # 2320100070

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

007
POPLAR CREEK, LLC.
 Inst. # 069015363
 Inst. # 17001988 (Plat)
 5.938 AC
 Tax # 232100002D



- INCIDENTAL LEGEND**
- [C] DENOTES CONSTRUCTION LIMITS IN CUTS
 - [F] DENOTES CONSTRUCTION LIMITS IN FILLS
 - [Pattern] DENOTES AREAS OF PROPOSED CONCRETE SIDEWALK
 - [Pattern] DENOTES AREA OF PAVEMENT TO BE DEMOLISHED
 - [Pattern] DENOTES AREA OF PROPOSED PAVEMENT
 - [Pattern] DENOTES AREA OF RESURFACING
 - (O) 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

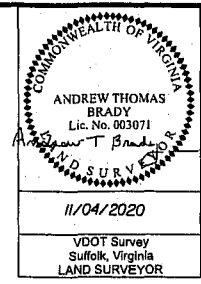
SCALE 0 25' 50'	PROJECT BW00-047-103	SHEET NO. 4
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James City County, Virginia
Scale 1" = 25'
Surveyed By Andrew T. Brady, L.S.
April 13, 2020



REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
	VA.	60	BW00-047-103 R-201, C-501	3RW

001

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

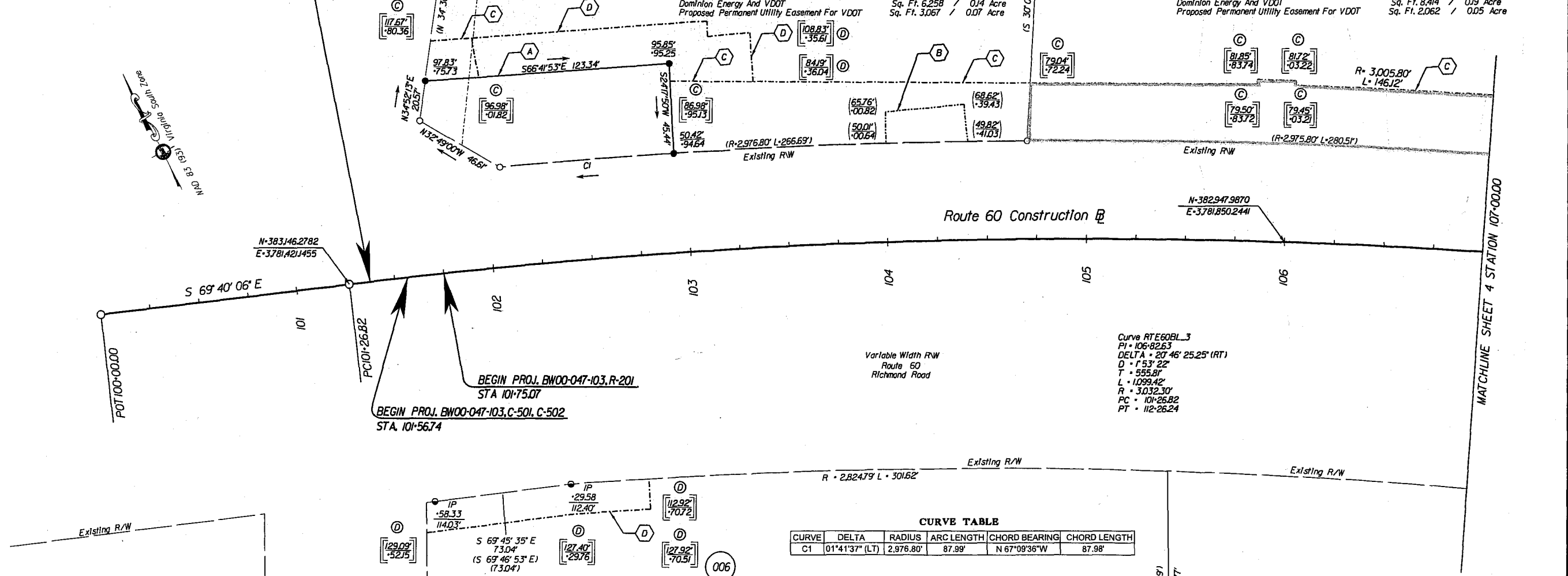
Parcel 001 Area Calculations
Proposed Right of Way Sq. Ft. 5,268 / 0.12 Acre
Proposed Temporary Construction Easement Sq. Ft. 695 / 0.02 Acre
Proposed Permanent Utility Easement For Dominion Energy And VDOT Sq. Ft. 6,258 / 0.14 Acre
Proposed Permanent Utility Easement For VDOT Sq. Ft. 3,067 / 0.07 Acre

002

NORGE CENTER INC.
DB 406 PG 97
DB 333 PG 75
PB 68 PG 67
1560 AC.
Tax* 2320100071B

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

BEGIN CONSTRUCTION
BEGIN PROJ. BW00-047-103, P-101 STA 101+37.54



CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	01°41'37" (LT)	2,976.80'	87.99'	N 67°09'36"W	87.98'

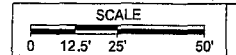
- LINE LEGEND**
- 00.00 DENOTES EXISTING MONUMENTATION AS NOTED
 - 00.00 DENOTES PROPOSED R/W
 - 00.00 DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT
 - 00.00 DENOTES PERMANENT UTILITY EASEMENT

- 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

N/F
KTP DEVELOPMENT LLC
Inst. *060015359
Inst. *060013607 Plat
14,348 AC.
Tax* 232100001C

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

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



PROJECT	SHEET NO.
BW00-047-103	3RW

PROJECT MANAGER: NANCY MARSHALL (757) 956-3265 (Hampton Roads District)
 SURVEYED BY: BOB HARMON, L.S. (757) 925-2662 (Hampton Roads District) (1/13/2012, Updated 10/8/2019)
 DESIGN BY: DAWN HARRIS, E.I.T. (757) 956-3209 (Hampton Roads District)
 SUBSURFACE UTILITY BY: JMT, INC. (757) 499-1094 (Virginia Beach, VA) (1/25/2019)

Utility Owners:
Cable Television & Telephone:
 Cox Communications (COX)
 1323 W. Pembroke Avenue
 Hampton, Virginia 23661
 Contact: Charlie Hardy
 Telephone: 757-369-6403
 E-mail: charlie.hardy@cox.com

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

Gas:
 Virginia Natural Gas (VNG)
 544 S. Independence Boulevard
 Virginia Beach, Virginia 23452
 Contact: Kevin Starke
 Telephone: 757-616-7529
 E-mail: kstarke@southernco.com

Fiber Optic:
 TELCOM Systems (TSL)
 808 Newtown Road
 Virginia Beach, Virginia 23462
 Contact: Josh Edwards
 Telephone: 757-216-2068
 E-mail: N/A

AT&T (ATT)
 4900 Winchester Boulevard
 Frederick, Maryland 21703
 Contact: Gary Wofield
 Telephone: 301-874-1180
 E-mail: gwofield@att.com

Fiber Optic (cont.)
 James City Information (JCI)
 101 Mounts Bay Road, Building F
 Williamsburg, Virginia 23185
 Contact: Patrick Page
 Telephone: 757-253-6667
 E-mail: Patrick.page@jamescitycountyva.gov

Level 3 Communications (LTC)
 C/O CenturyLink
 1025 Eldorado Boulevard
 Broomfield, Colorado 80021
 Contact: Patrick Provost
 Telephone: 720-888-4686
 E-mail: Patrick.provost@centurylink.com

Fiber Optic (cont.)
 Metro Fiber Networks, Inc. (MFI)
 435 Redoubt Road
 Yorktown, Virginia 23692
 Contact: Mike Bowler
 Telephone: 757-890-0143
 E-mail: mbowler@cableassocatesinc.com

Sprint (USS)
 484 Williamsport Pike
 Martinsburg, West Virginia 25404
 Contact: Wesley Carpenter
 Telephone: 304-282-2810
 E-mail: wesley.carpenter@ericsson.com

Water & Sanitary Sewer/Force Main:
 James City Service Authority (JCS)
 119 Tawning Road
 Williamsburg, VA 23188
 Contact: Jared Nuss
 Telephone: 757-259-4126
 E-mail: jared.nuss@jamescitycountyva.gov

Force Main:
 Hampton Roads Sanitation District (HRSD)
 2389 G Avenue
 Newport News, VA 23602
 Contact: Chris Everton
 Telephone: 757-234-7441
 E-mail: cevert@hrsd.com

Telephone:
 Verizon Virginia LLC (VZN)
 2920 Elmhurst Lane
 Portsmouth, VA 23701
 Contact: Jim Fulton
 Telephone: 757-663-6721
 E-mail: jfulton@verizon.com

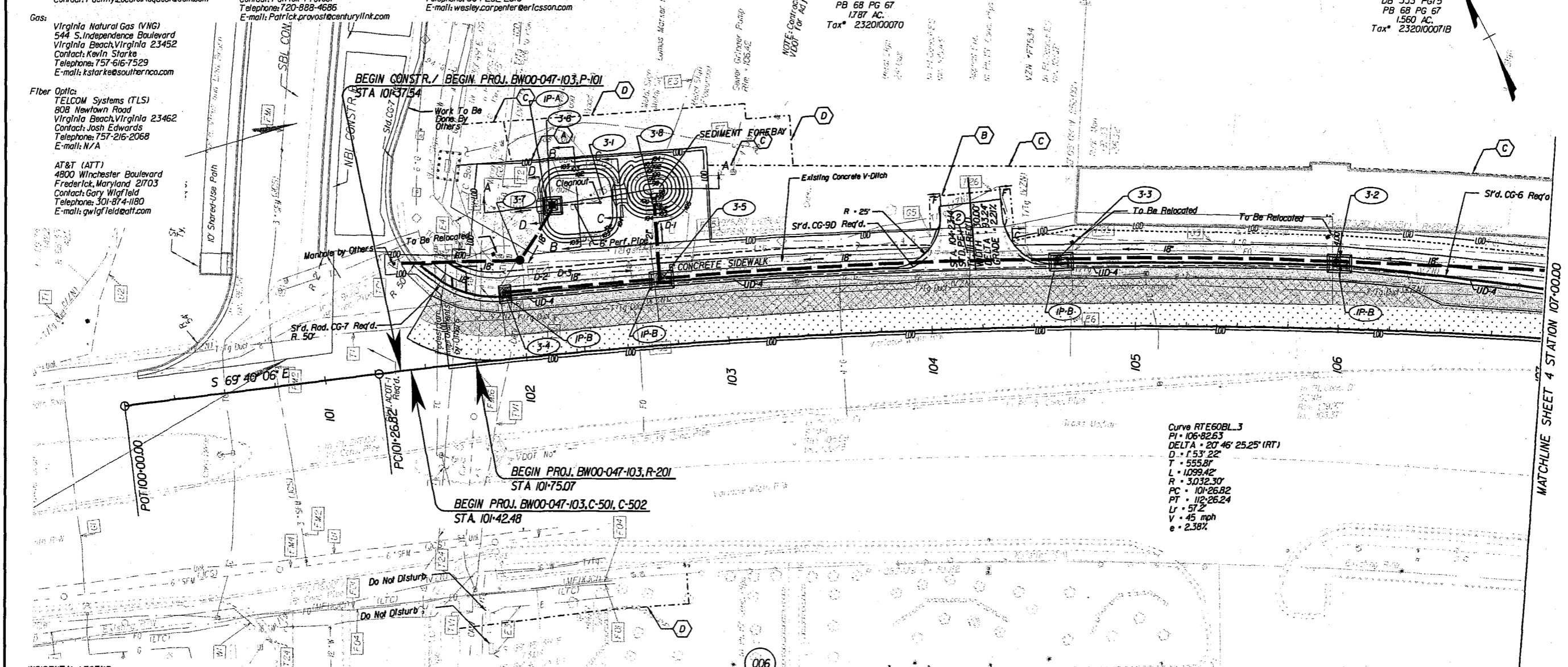
RW PLANS
 THESE PLANS ARE UNFINISHED
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REVISED	STATE	ROUTE	PROJECT	SHEET NO.
	VA.	60	BW00-047-103 P-101, R-201, C-501	3

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

002
NORGE CENTER INC.
 DB 406 PG 97
 DB 333 PG75
 DB 68 PG 67
 1.560 AC
 Tax# 232100071B

001
CITIZENS & FARMERS BANK
 DB 243 PG 454
 PB 68 PG 67
 1.1787 AC
 Tax# 2321000070



- INCIDENTAL LEGEND**
- 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
 - 1 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

ARC DBPORBROO1 LLC
 Inst. #140007584
 177 AC
 Tax# 2321000016

- SHEET NOTES:**
- SEE GENERAL NOTES FOR E&S LEGEND.
 - 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
Drainage Descr.	2B(1)
E&S Legend	2

SCALE 0 25' 50'	PROJECT BW00-047-103	SHEET NO. 3
--------------------	-------------------------	----------------

PROJECT MANAGER: NANCY MARSHALL (757) 956-3266 (Hampton Roads District)
 SURVEYED BY: BOB HARWILL (757) 925-2662 (Hampton Roads District) (1/13/2012, Updated 10/8/2019)
 DESIGN BY: DAWN HARRIS, E.I.T. (757) 956-3209 (Hampton Roads District)
 SUBSURFACE UTILITY BY: JMT, INC. (757) 499-1094 (Virginia Beach, VA) (1/25/2019)

Utility Owners:

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

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

Gas:
 Virginia Natural Gas (VNG)
 544 S. Independence Boulevard
 Virginia Beach, Virginia 23452
 Contact: Kevin Sparks
 Telephone: 757-616-7529
 E-mail: kstarke@southernco.com

Fiber Optic:
 TELCOM Systems (TLS)
 808 Newtown Road
 Virginia Beach, Virginia 23462
 Contact: Josh Edwards
 Telephone: 757-216-2068
 E-mail: jled@tls.com

AT&T (ATT)
 4900 Winchester Boulevard
 Frederick, Maryland 21703
 Contact: Gary Wigfield
 Telephone: 301-874-1180
 E-mail: gwigfield@att.com

Fiber Optic (cont.)
 James City Information (JCI)
 101 Mounts Bay Road, Building F
 Williamsburg, Virginia 23185
 Contact: Patrick Page
 Telephone: 757-253-6667
 E-mail: Patrick.page@jamescitycountyva.gov

Level 3 Communications (LTC)
 C/O CenturyLink
 1025 Eldorado Boulevard
 Broomfield, Colorado 80021
 Contact: Patrick Provost
 Telephone: 720-888-4686
 E-mail: Patrick.provost@centurylink.com

Fiber Optic (cont.)
 Metro Fiber Networks, Inc. (MFI)
 435 Redoubt Road
 Yorktown, Virginia 23692
 Contact: Mike Bowler
 Telephone: 757-890-0143
 E-mail: mbowler@cablessolatesinc.com

Sprint (USS)
 484 Williamsport Pike
 Martinsburg, West Virginia 25404
 Contact: Wesley Carpenter
 Telephone: 304-262-2890
 E-mail: wesley.carpenter@earthlink.net

Water & Sanitary Sewer/Force Mains:
 James City Service Authority (JCS)
 119 Twining Road
 Williamsburg, VA 23188
 Contact: Jared Nuss
 Telephone: 757-259-4126
 E-mail: jared.nuss@jamescitycountyva.gov

Force Mains:
 Hampton Roads Sanitation District (HRS/D)
 2389 G Avenue
 Newport News, VA 23602
 Contact: Chris Everton
 Telephone: 757-234-7441
 E-mail: cevertan@hrsd.com

Telephone:
 Verizon Virginia LLC (VZN)
 2920 Elmhurst Lane
 Portsmouth, VA 23701
 Contact: Jim Fulton
 Telephone: 757-663-6721
 E-mail: jfulton@verizon.com

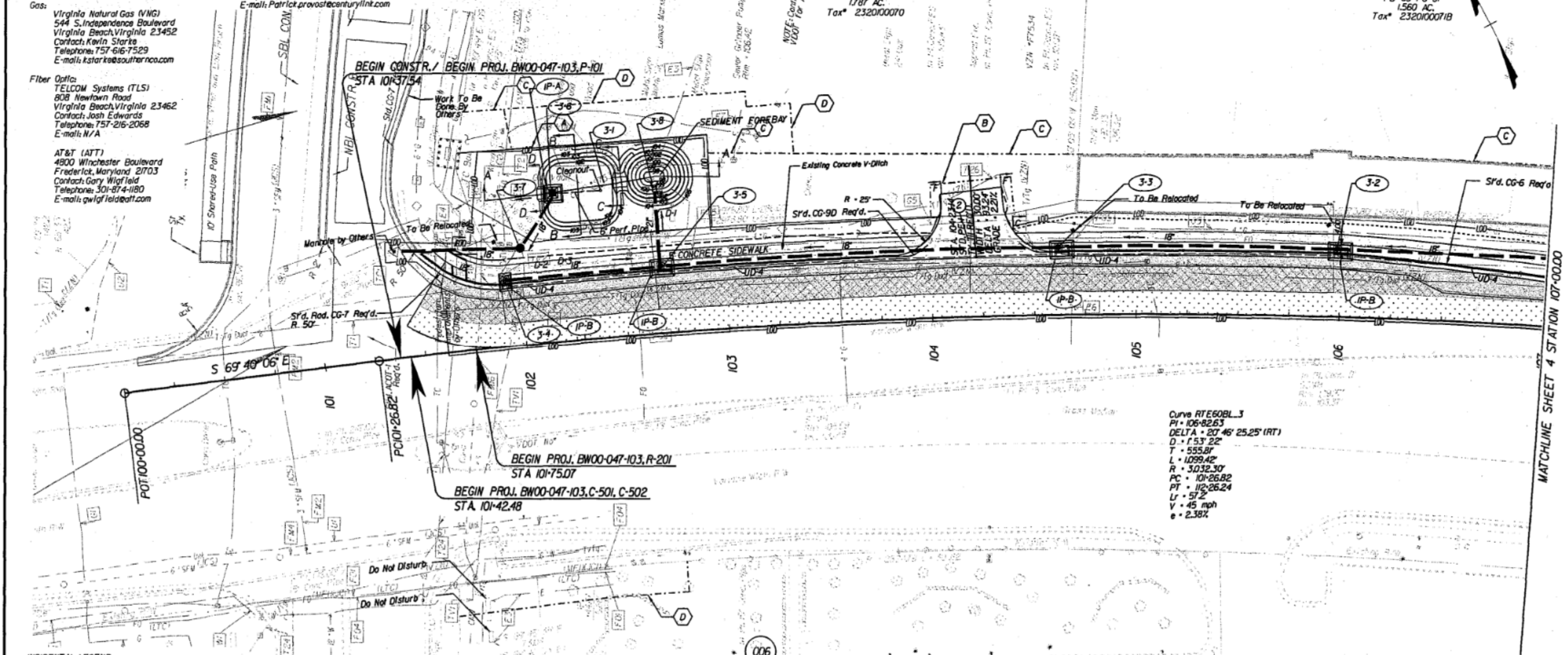
RW PLANS

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

REVISED	STATE	ROUTE	PROJECT	SHEET NO.
	VA.	60	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
NORGE CENTER INC.
 DB 406 PG 97
 DB 333 PG 75
 PB 69 PG 67
 1,560 AC
 Tax# 2320100071B



- INCIDENTAL LEGEND**
- 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
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- A** PROPOSED RIGHT OF WAY LINE
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ARC DBPORBROO LLC
 Inst. #140007584
 177 AC.
 Tax# 232100001G

- SHEET NOTES:**
- SEE GENERAL NOTES FOR E&S LEGEND.
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REFERENCES
 (PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)

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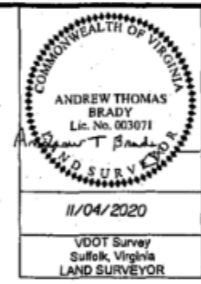
SCALE	PROJECT	SHEET NO.
0 25' 50'	BW00-047-103	3

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COMMONWEALTH OF VIRGINIA**

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



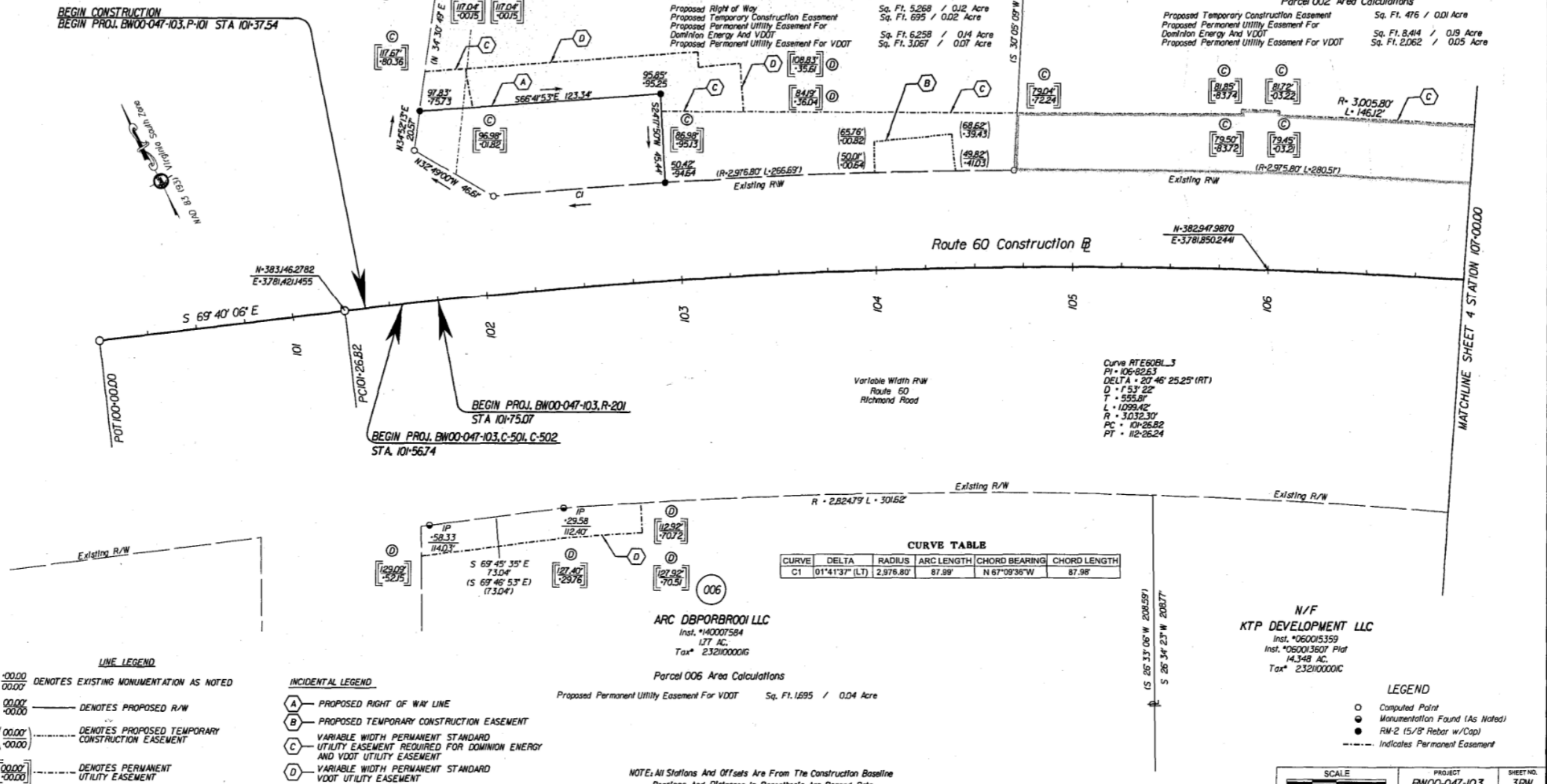
REVISED	STATE	ROUTE	PROJECT	SHEET NO.
	VA.	60	BW00-047-103 R-201, C-501	3RW

001

CITIZENS & FARMERS BANK
DB 243 PG 454
PB 68 PG 67
1787 AC.
Tax# 2320100070
Parcel 001 Area Calculations

002

NORGE CENTER INC.
DB 406 PG 97
DB 333 PG75
PB 68 PG 67
1560 AC.
Tax# 2320100071B
Parcel 002 Area Calculations



CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	01°41'37" (LT)	2,976.80'	87.99'	N 67°09'36"W	87.98'

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- 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

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

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	SHEET NO.
BW00-047-103	3RW

PROJECT MANAGER, NANCY MARSHALL (757) 956-3296 (Hampton Roads District)
 SURVEYED BY BOB HARMON, L.S. (757) 925-2662 (Hampton Roads District) 01/13/2012, Updated 10/8/2019
 DESIGN BY DAWN HARRIS, E.L.T. (757) 956-3209 (Hampton Roads District) ...
 SUBSURFACE UTILITY BY JMT, INC. (757) 499-0394 (Norfolk Beach, VA) 01/25/2019

RW PLANS

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	VA.	60	BW00-047-103 R-201, C-501	4

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 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

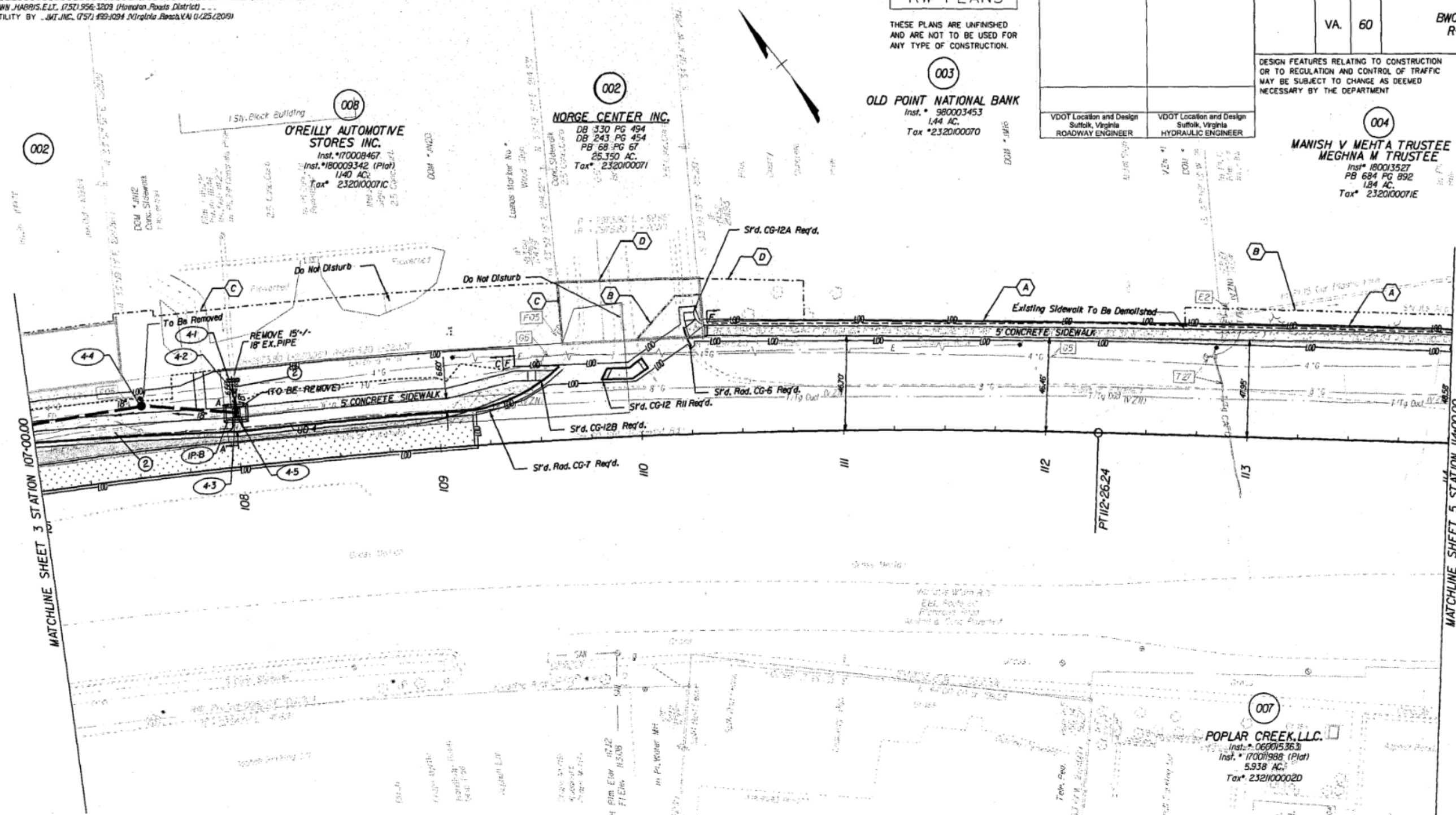
004
**MANISH V MEHTA TRUSTEE &
 MEGHNA M TRUSTEE**
 Inst. # 180013527
 PB 684 PG 892
 1.94 AC.
 Tax # 2320100071E

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

003
OLD POINT NATIONAL BANK
 Inst. # 980003453
 1.44 AC.
 Tax # 2320100070

007
POPLAR CREEK, LLC.
 Inst. # 060015363
 Inst. # 17001988 (Plat)
 5.938 AC.
 Tax # 2321000020



- INCIDENTAL LEGEND**
- [C] DENOTES CONSTRUCTION LIMITS IN CUTS
 - [F] DENOTES CONSTRUCTION LIMITS IN FILLS
 - [Hatched Box] DENOTES AREAS OF PROPOSED CONCRETE SIDEWALK
 - [Cross-hatched Box] DENOTES AREA OF PAVEMENT TO BE DEMOLISHED
 - [Dotted Box] DENOTES AREA OF PROPOSED PAVEMENT
 - [Stippled Box] DENOTES AREA OF RESURFACING
 - (O) 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.

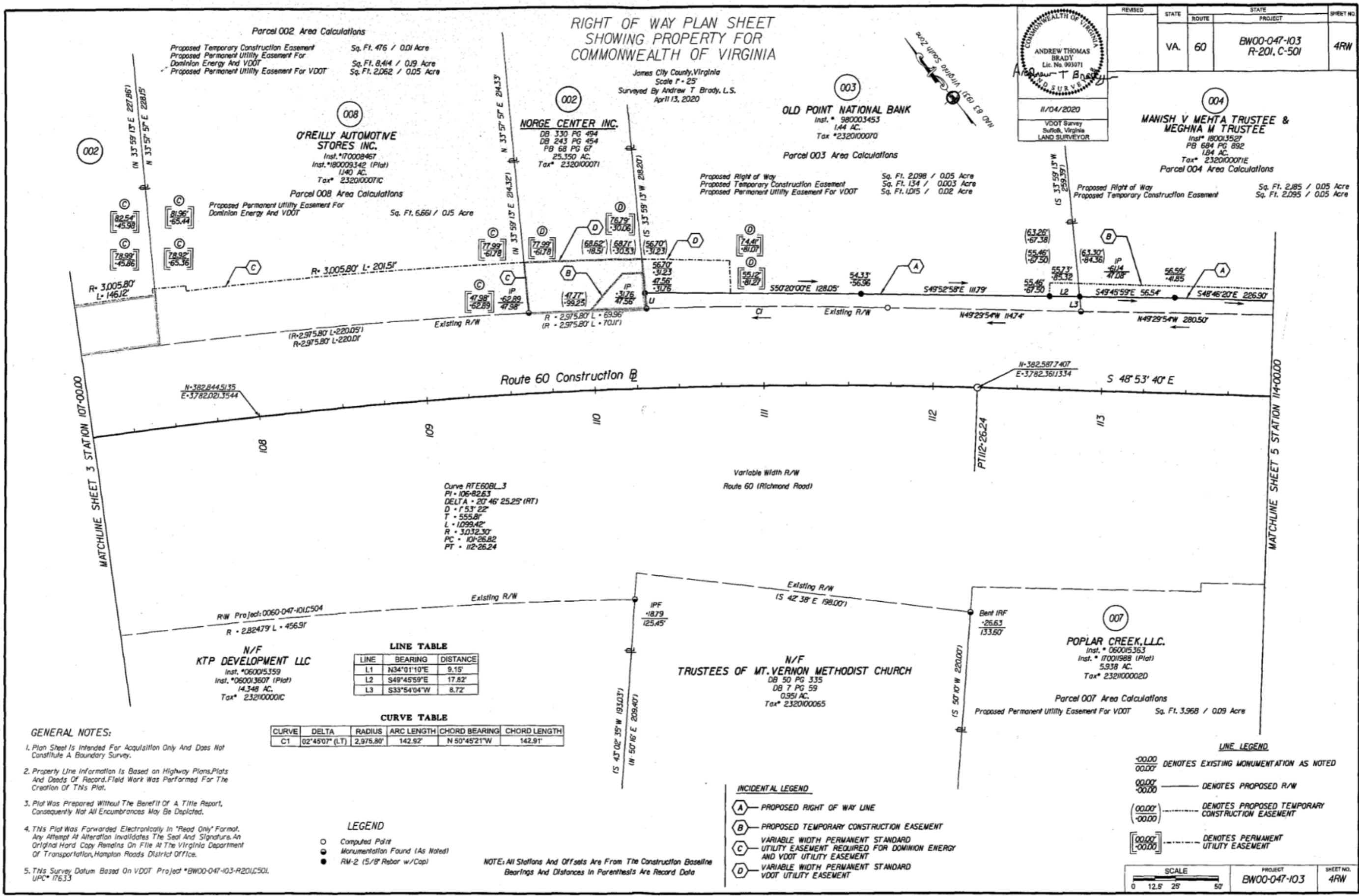
- LINE LEGEND**
- (A) PROPOSED RIGHT OF WAY LINE
 - (B) PROPOSED TEMPORARY CONSTRUCTION EASEMENT
 - (C) VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR DOMINION ENERGY AND VDOT UTILITY EASEMENT
 - (D) VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT

- 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

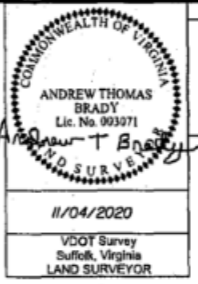
SCALE 0 25' 50'	PROJECT BW00-047-103	SHEET NO. 4
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Parcel 002 Area Calculations
 Proposed Temporary Construction Easement Sq. Ft. 476 / 0.01 Acre
 Proposed Permanent Utility Easement For Dominion Energy And VDOT Sq. Ft. 8,414 / 0.19 Acre
 Proposed Permanent Utility Easement For VDOT Sq. Ft. 2,062 / 0.05 Acre

**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.
	VA.	60	BW00-047-103 R-201, C-501	4RW

008
O'REILLY AUTOMOTIVE STORES INC.
 Inst. #170008467
 Inst. #180009342 (Plat)
 1140 AC.
 Tax # 2320100071C

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

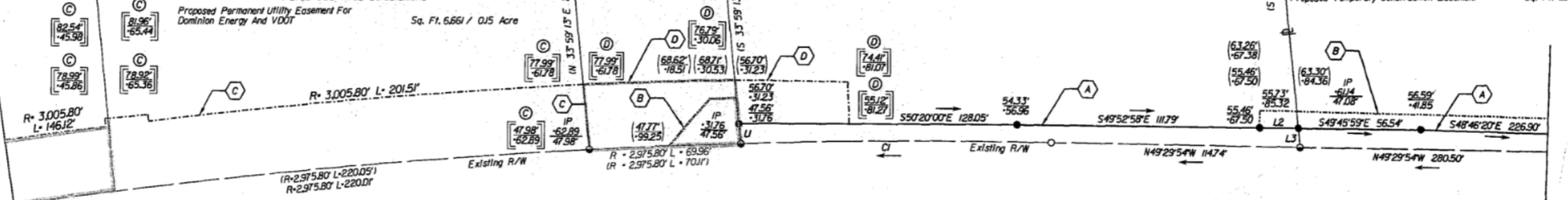
003
OLD POINT NATIONAL BANK
 Inst. # 980003453
 1.44 AC.
 Tax # 2320100070

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

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



Route 60 Construction

Curve RTE60BL3
 PI = 106+82.63
 DELTA = 20°46'25.25" (RT)
 D = 53'22"
 T = 555.8'
 L = 1099.42'
 R = 3032.30'
 PC = 101+26.82
 PT = 112+26.24

N/F
KTP DEVELOPMENT LLC
 Inst. #060015359
 Inst. #060013607 (Plat)
 14.348 AC.
 Tax # 232100001C

LINE TABLE

LINE	BEARING	DISTANCE
L1	N34°01'19"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'

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

007
POPLAR CREEK, LLC.
 Inst. # 060015363
 Inst. #17001988 (Plat)
 5.938 AC.
 Tax # 232100002D

Parcel 007 Area Calculations
 Proposed Permanent Utility Easement For VDOT Sq. Ft. 3,968 / 0.09 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 # BW00-047-103-R201(C501). UPC # 17633

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

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

SCALE: 0 12.5 25 50

PROJECT	BW00-047-103
SHEET NO.	4RW