

PROJECT MANAGER Wall, Zama, P.E. 07571 956-3272 (Hampton, Roads District)
 SURVEYED BY, DATE Virginia Department of Transportation, Updated 12/2018
 DESIGN BY Johnson, Mirmiran & Thompson, 08041 267-1246
 SUBSURFACE UTILITY BY, DATE Johnson, Mirmiran & Thompson, Updated 12/2019

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

- Legend**
- Perm Denotes Permanent Easement
 - Temp Denotes Temporary Easement
 - C Denotes Construction Limits In Cuts
 - E 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

REVISED	STATE	ROUTE	PROJECT	SHEET NO.
04/02/21 06/15/21	VA.	607	0607-047-630 R201, C501	6C

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

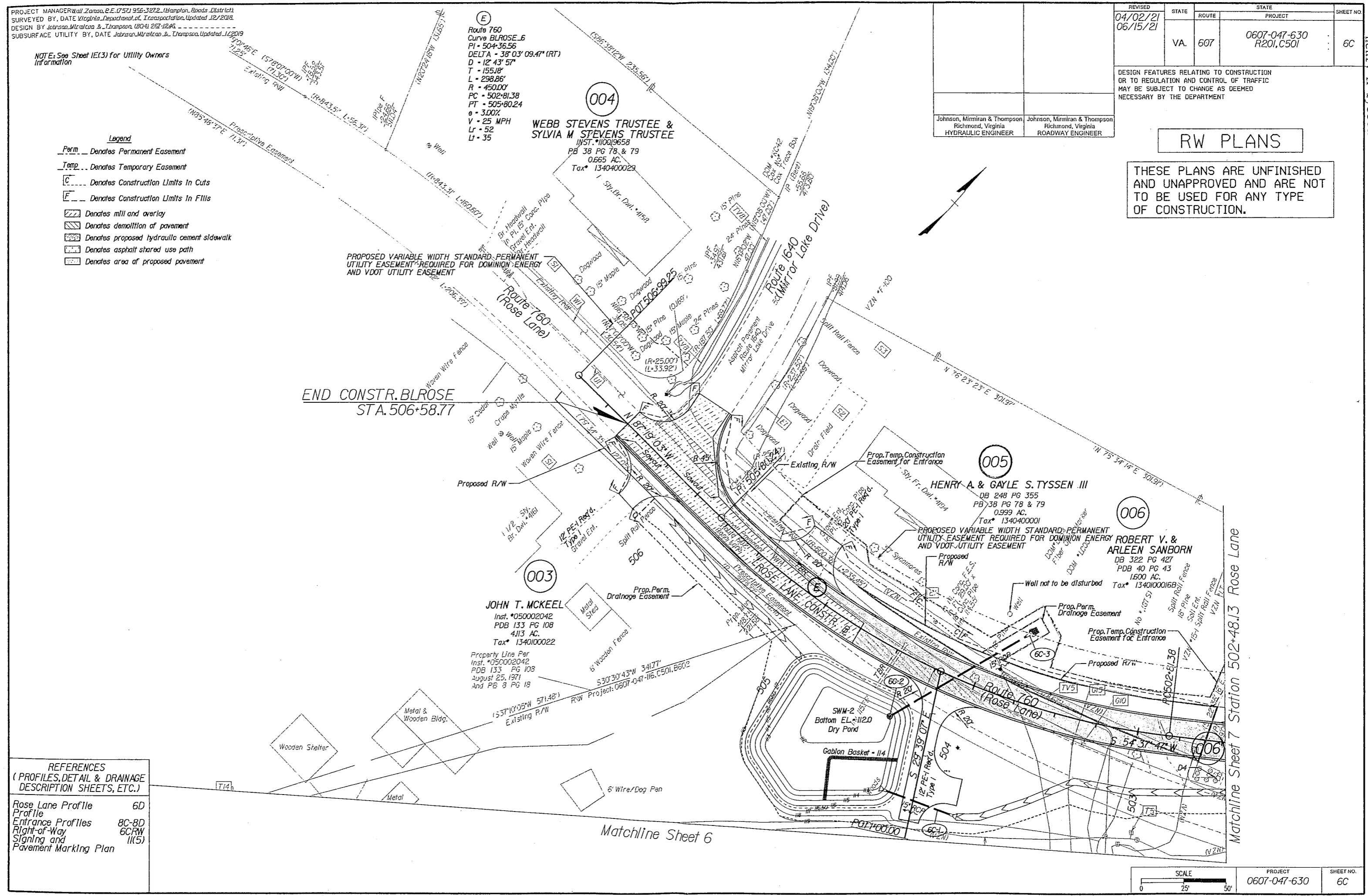
RW PLANS

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

Johnson, Mirmiran & Thompson
 Richmond, Virginia
 HYDRAULIC ENGINEER

Johnson, Mirmiran & Thompson
 Richmond, Virginia
 ROADWAY ENGINEER

Henry A Tyssen
 Instrument No. 210018507 09/13/2021 State Hwy Plat Book 11 Page 35



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

Rose Lane Profile	6D
Profile	
Entrance Profiles	8C-8D
Right-of-Way	6C RW
Signaling and Pavement Marking Plan	1(5)

SCALE	PROJECT	SHEET NO.
0 25' 50'	0607-047-630	6C

GENERAL NOTES:

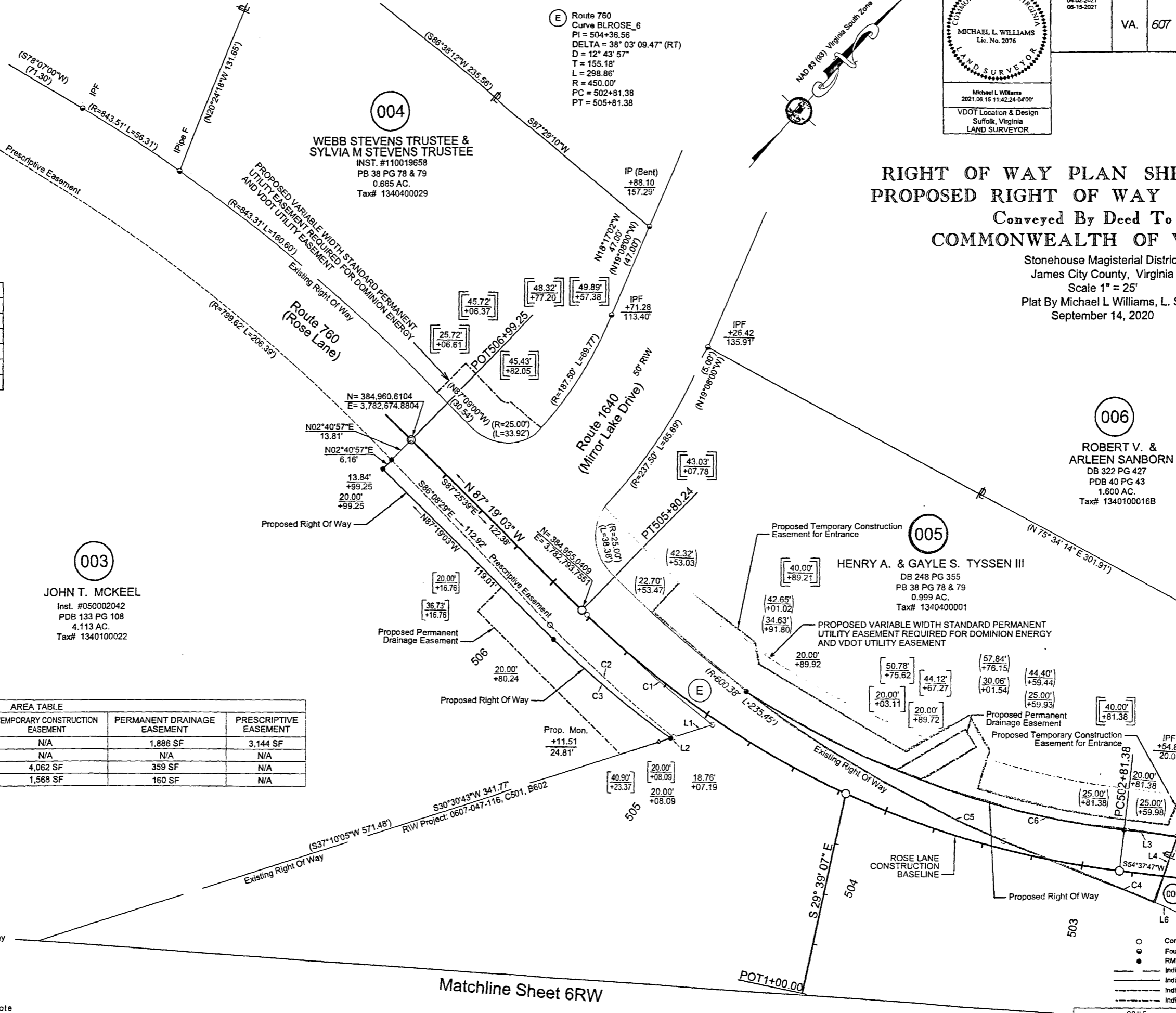
1. Plat Is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
2. Property Line Information Is Based on Plats And Deeds Of Record. Limited Field Work Was Performed In The Creation Of This Plat.
3. Plat Was Prepared Without The Benefit Of A Title Report, Consequently Not All Encumbrances May Be Depicted.
4. All Property And/Or Easements Described Hereon Are Hereby Acquired By Correlated Deed.
5. 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.
6. The Property's Physical Improvements Are Not Shown Hereon.
7. This Survey Datum Is Based On NAD 83 (93) State Plane Grid Virginia South Zone.
8. Station And Offsets Are Based On The Construction Baseline.
9. Bearings And Distances In Parenthesis Are From Record Data.

CURVE TABLE

CURVE	BEARING	CHORD	ARC	RADIUS
C1	N89°08'55"E	81.97'	82.02'	686.07'
C2	S89°48'36"E	81.95'	82.01'	640.38'
C3	S88°05'20"W	75.28'	75.36'	470.00'
C4	S69°32'06"W	79.47'	79.47'	1,612.02'
C5	S77°54'44"W	145.91'	146.27'	600.38'
C6	N67°54'21"E	197.49'	199.27'	430.00'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S30°30'43"W	20.19'
L2	S30°30'43"W	1.55'
L3	N54°37'47"E	26.52'
L4	S21°47'18"E	33.70'
L5	N54°37'47"E	58.47'
L6	S72°19'18"W	56.94'



003
JOHN T. MCKEEL
 Inst. #050002042
 PDB 133 PG 108
 4.113 AC.
 Tax# 1340100022

004
WEBB STEVENS TRUSTEE & SYLVIA M STEVENS TRUSTEE
 INST. #110019658
 PB 38 PG 78 & 79
 0.665 AC.
 Tax# 1340400029

005
HENRY A. & GAYLE S. TYSSSEN III
 DB 248 PG 355
 PB 38 PG 78 & 79
 0.999 AC.
 Tax# 1340400001

006
ROBERT V. & ARLEEN SANBORN
 DB 322 PG 427
 PDB 40 PG 43
 1.600 AC.
 Tax# 1340100016B

AREA TABLE

PARCEL #	R/W TAKE	PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	PERMANENT DRAINAGE EASEMENT	PRESCRIPTIVE EASEMENT
003	797 SF	N/A	N/A	1,886 SF	3,144 SF
004	N/A	939 SF	N/A	N/A	N/A
005	2,948 SF	6,584 SF	4,062 SF	359 SF	N/A
006	2,420 SF	1,170 SF	1,568 SF	160 SF	N/A

- Station And Offset Denote Proposed Right Of Way
- Station And Offset In Parenthesis Denote Proposed Temporary Easement
- Station And Offset In Brackets Denote Proposed Permanent Drainage Easement
- Station And Offset In Double Brackets Denote Proposed Variable Width Standard Permanent Utility Easement

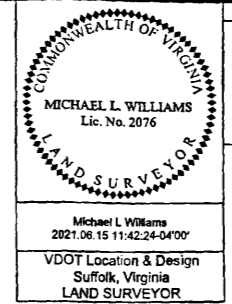
LEGEND

- 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
 6CRW



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

Henry A Tyssen Instrument No. 210018507 9/13/2021 State Hwy Plat Book 11 Page 36

Matchline Sheet 6RW

Matchline Sheet 7RW Station 502+48.13 Rose Lane

06/15/21	VA. 607	0607-047-630 R201, C501	7
DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT			

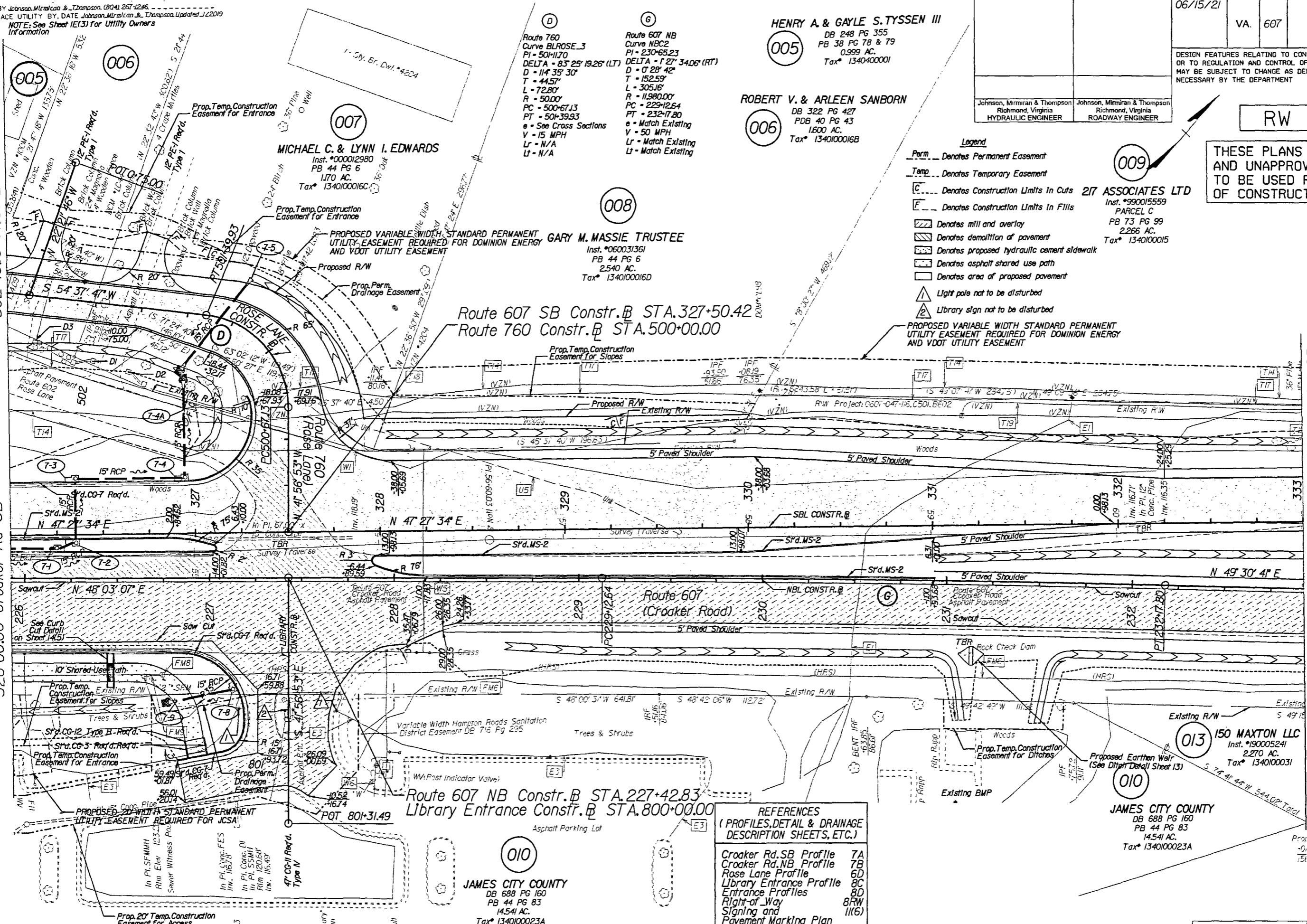
RW PLANS

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Matchline Sheet 6C Station 502+48.13 Rose Lane

Matchline Sheet 6 Station 326+00.00 Croaker Rd SB

Matchline Sheet 8 Station 333+00.00 Croaker Rd SB



HENRY A. & GAYLE S. TYSSEN III
 DB 248 PG 355
 PB 38 PG 78 & 79
 0.999 AC.
 Tax* 1340400001

ROBERT V. & ARLEEN SANBORN
 DB 322 PG 427
 PDB 40 PG 43
 1.600 AC.
 Tax* 1340100016B

MICHAEL C. & LYNN I. EDWARDS
 Inst. *000012980
 PB 44 PG 6
 1.170 AC.
 Tax* 1340100016C

GARY M. MASSIE TRUSTEE
 Inst. *060031361
 PB 44 PG 6
 2.540 AC.
 Tax* 1340100016D

150 MAXTON LLC
 Inst. *190005241
 2.270 AC.
 Tax* 1340100031

JAMES CITY COUNTY
 DB 688 PG 160
 PB 44 PG 83
 14.541 AC.
 Tax* 1340100023A

- Legend**
- Perm. Denotes Permanent Easement
 - Temp. Denotes Temporary Easement
 - [Symbol] Denotes Construction Limits In Cuts
 - [Symbol] 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] Light pole not to be disturbed
 - [Symbol] Library sign not to be disturbed
- PROPOSED VARIABLE WIDTH STANDARD PERMANENT UTILITY EASEMENT REQUIRED FOR DOMINION ENERGY AND VDOT UTILITY EASEMENT

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

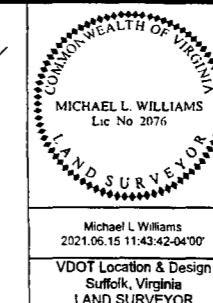
Croaker Rd. SB Profile	7A
Croaker Rd. NB Profile	7B
Rose Lane Profile	6D
Library Entrance Profile	8C
Entrance Profiles	8D
Right-of-Way	8RW
Signaling and	11(6)
Pavement Marking Plan	

Henry A. Tyssen Instrument No. 210018507 9/13/2021 State Hwy Plat Book 11 Page 37

HENRY A. & GAYLE S. TYSSSEN III
DB 248 PG 355
PB 38 PG 78 & 79
0.999 AC.
Tax# 1340400001

ROBERT V. & ARLEEN SANBORN
DB 322 PG 427
PDB 40 PG 43
1.600 AC.
Tax# 13401000168

AREA TABLE					
PARCEL #	R/W TAKE	PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	PERMANENT DRAINAGE EASEMENT	PRESCRIPTIVE EASEMENT
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006	2,420 SF	1,170 SF	1,568 SF	160 SF	N/A
007	9,541 SF	3,793 SF	1,052 SF	2,001 SF	N/A
008	3,106 SF	5,821 SF	1,973 SF	N/A	N/A
009	N/A	18,215 SF	N/A	N/A	N/A
010	N/A	898 SF	52,086 SF	472 SF	N/A
013	N/A	4,773 SF	N/A	N/A	N/A



STATE	ROUTE	PROJECT	SHEET NO
VA.	607	0607-047-630 R201, C501	7RW

RIGHT OF WAY PLAN SHEET SHOWING PROPOSED RIGHT OF WAY & EASEMENTS Conveyed By Deed To The COMMONWEALTH OF VIRGINIA

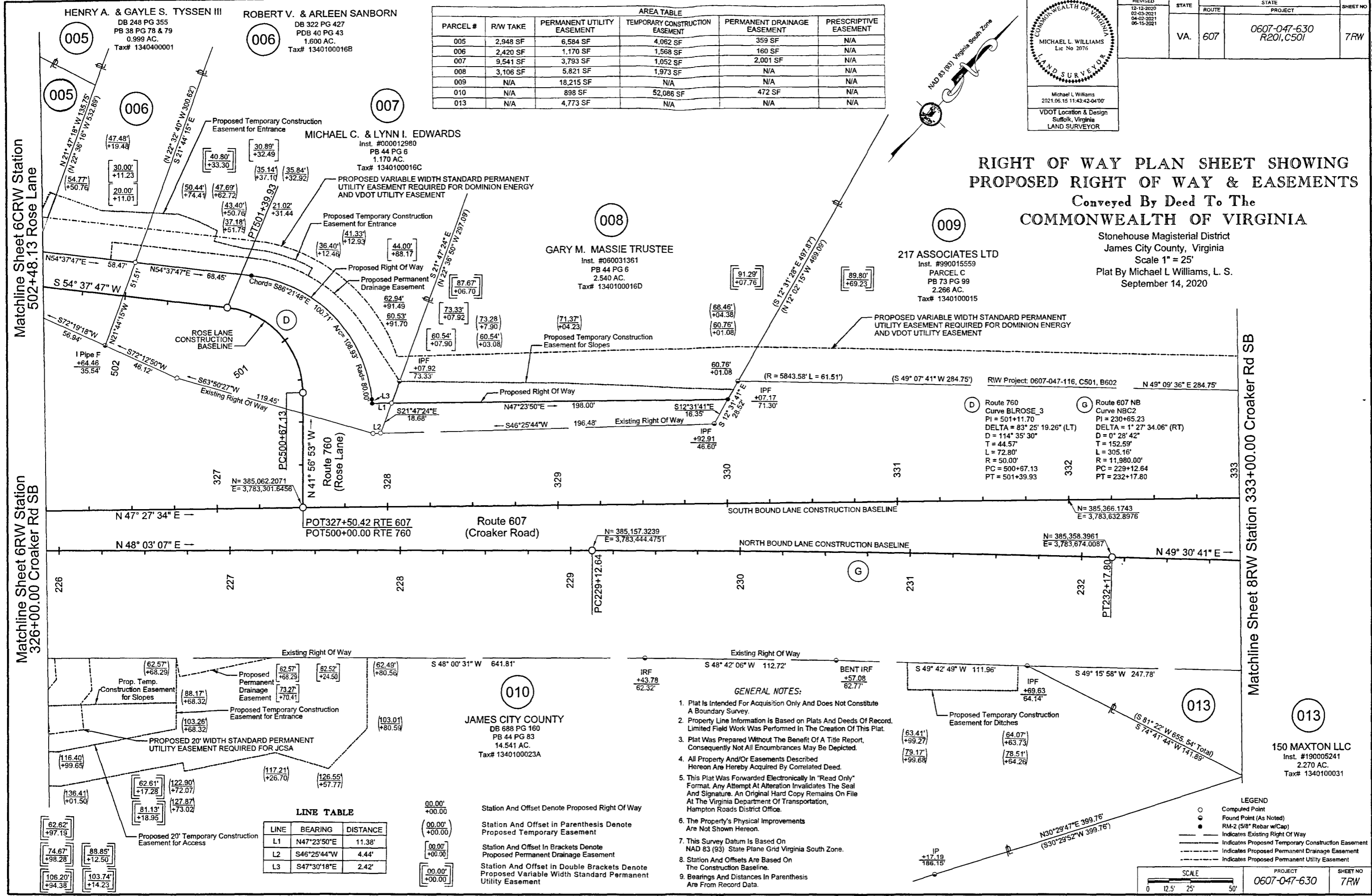
Stonehouse Magisterial District
James City County, Virginia
Scale 1" = 25'
Plat By Michael L Williams, L. S.
September 14, 2020

Matchline Sheet 6CRW Station
502+48.13 Rose Lane

Matchline Sheet 6RW Station
326+00.00 Croaker Rd SB

Matchline Sheet 8RW Station 333+00.00 Croaker Rd SB

Henry A Tyssen Instrument No. 210018507 9/13/2021 State Hwy Plat Book 11 Page 38



MICHAEL C. & LYNN I. EDWARDS
Inst. #000012980
PB 44 PG 6
1.170 AC.
Tax# 1340100016C

GARY M. MASSIE TRUSTEE
Inst. #060031361
PB 44 PG 6
2.540 AC.
Tax# 1340100016D

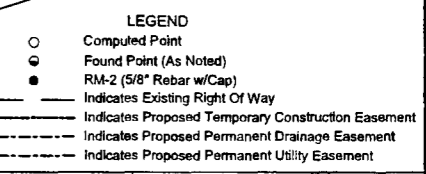
217 ASSOCIATES LTD
Inst. #990015559
PARCEL C
PB 73 PG 99
2.266 AC.
Tax# 1340100015

JAMES CITY COUNTY
DB 688 PG 160
PB 44 PG 83
14.541 AC.
Tax# 1340100023A

150 MAXTON LLC
Inst. #190005241
2.270 AC.
Tax# 1340100031

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N47°23'50"E	11.38'
L2	S46°25'44"W	4.44'
L3	S47°30'18"E	2.42'

- GENERAL NOTES:**
- Plat Is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
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SCALE	PROJECT	SHEET NO
0 12.5' 25' 50'	0607-047-630	7RW

PROJECT MANAGER: Wall, Zepan, P.E. (257) 956-3272 (Hampton Roads District)
 SURVEYED BY, DATE: Virginia Department of Transportation, Updated 12/2018
 DESIGN BY: Johnson, Mirman & Thompson, (804) 267-1254
 SUBSURFACE UTILITY BY, DATE: Johnson, Mirman & Thompson, Updated 11/2019

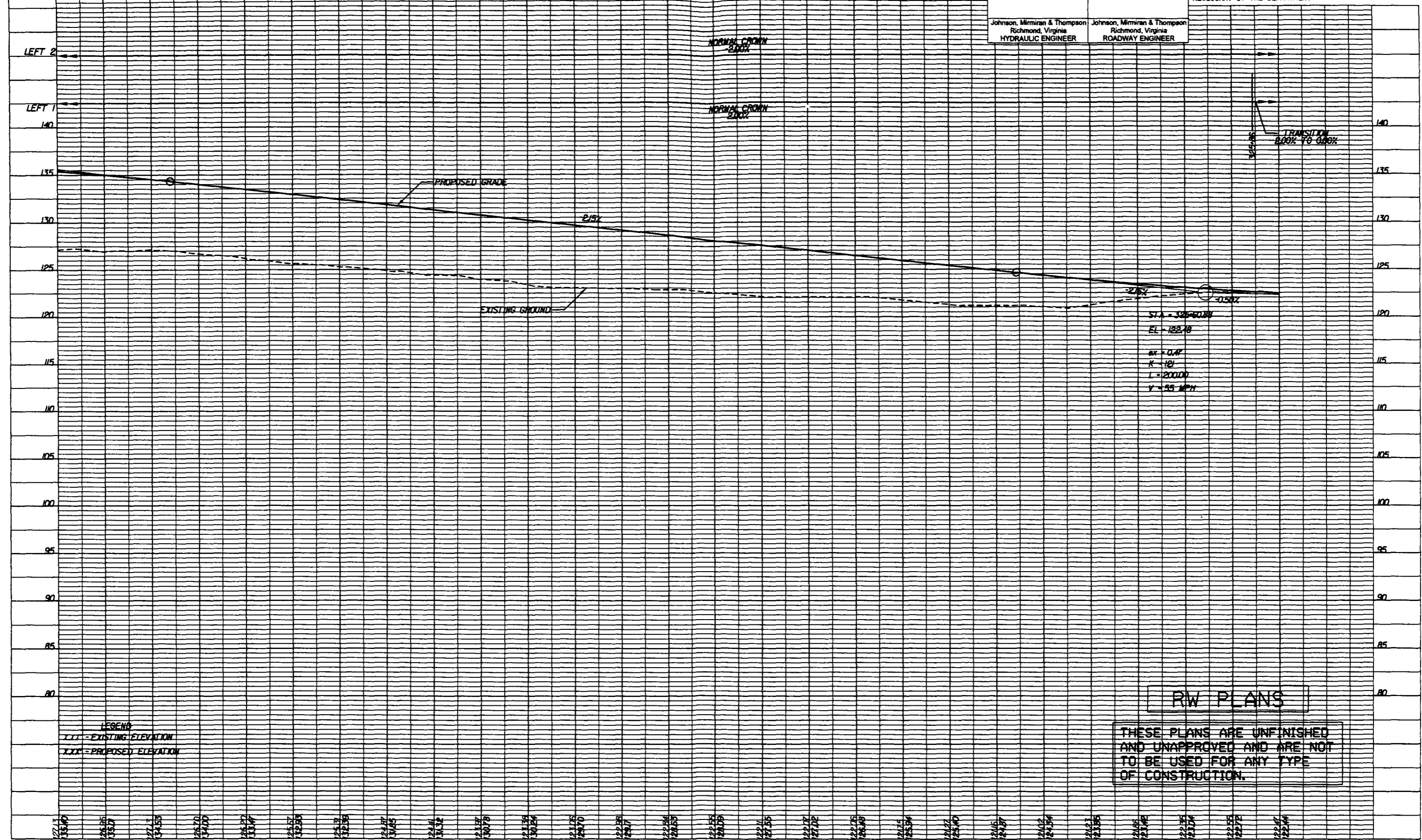
REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
	VA.	607	0607-047-630 R201, C501	6A

CROAKER ROAD SOUTHBOUND PROFILE

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Johnson, Mirman & Thompson
 Richmond, Virginia
 HYDRAULIC ENGINEER

Johnson, Mirman & Thompson
 Richmond, Virginia
 ROADWAY ENGINEER



LEGEND
 XXX - EXISTING ELEVATION
 XXX - PROPOSED ELEVATION

RW PLANS

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320+00.00 321+00.00 322+00.00 323+00.00 324+00.00 325+00.00 326+00.00

PROJECT	SHEET NO.
0607-047-630	6A

PROJECT MANAGER: Wal Zeman, P.E. (757) 956-3272, (Hampton, Roads, District)
 SURVEYED BY, DATE: Virginia Department of Transportation, Updated 12/2018
 DESIGN BY: Johnson, Mirmiran, & Thompson, (B04) 267-1264
 SUBSURFACE UTILITY BY, DATE: Johnson, Mirmiran, & Thompson, Updated 1/2019

REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
	VA.	607	0607-047-630 R201, C501	6D

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

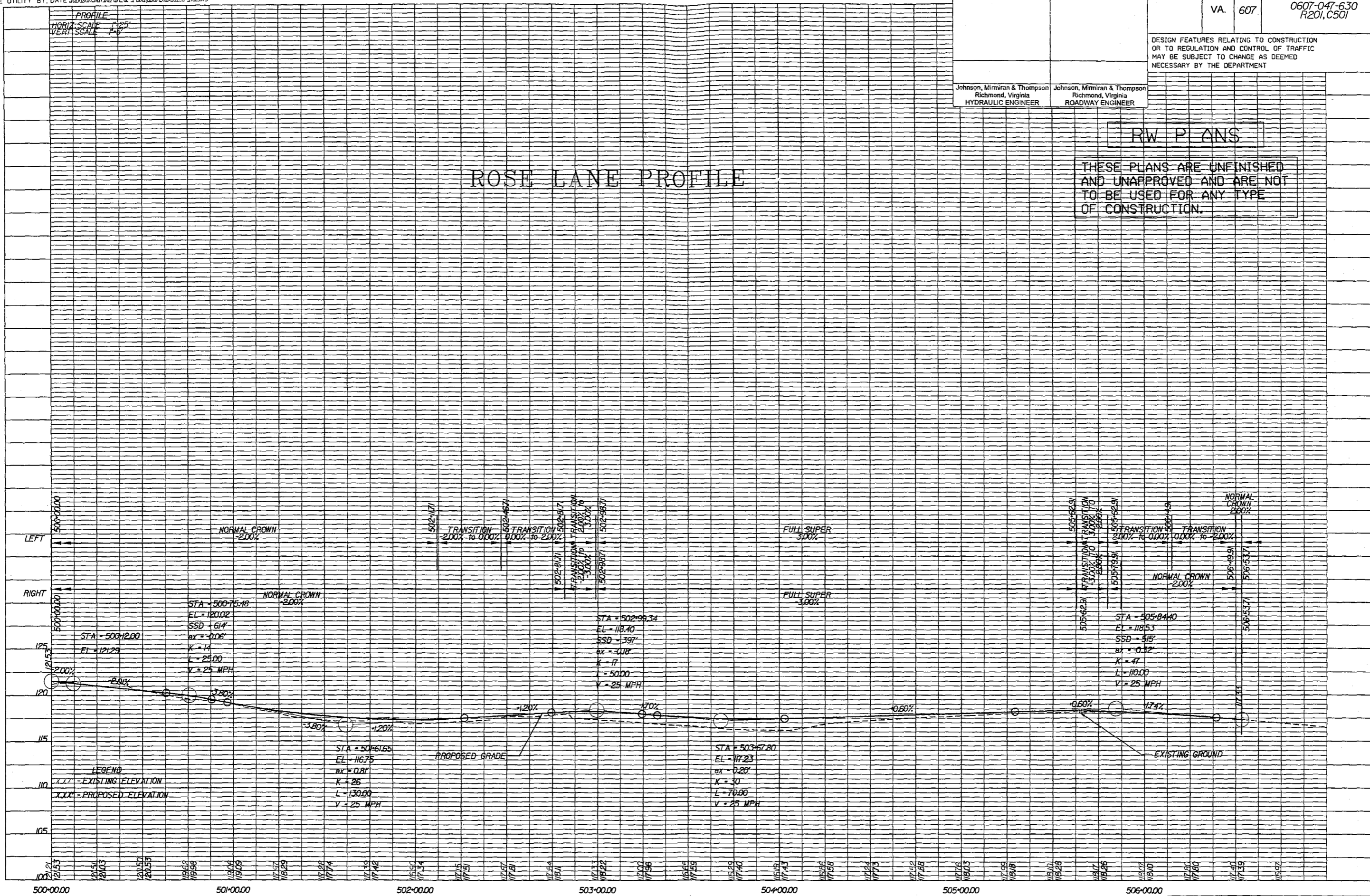
Johnson, Mirmiran & Thompson
 Richmond, Virginia
 HYDRAULIC ENGINEER

Johnson, Mirmiran & Thompson
 Richmond, Virginia
 ROADWAY ENGINEER

RW PLANS

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ROSE LANE PROFILE



Henry A Tyssen Instrument No. 210018507 9/13/2021, State Hwy Plat Book 11 Page 40

PROJECT MANAGER: *Wail Zaman, P.E. (757) 956-3272 (Hampton, Roads District)*
 SURVEYED BY, DATE: *Virginia Department of Transportation, Updated 12/2018*
 DESIGN BY: *Johnson, Mirmiran & Thompson, (804) 267-1264*
 SUBSURFACE UTILITY BY, DATE: *Johnson, Mirmiran & Thompson, Updated 1/2019*

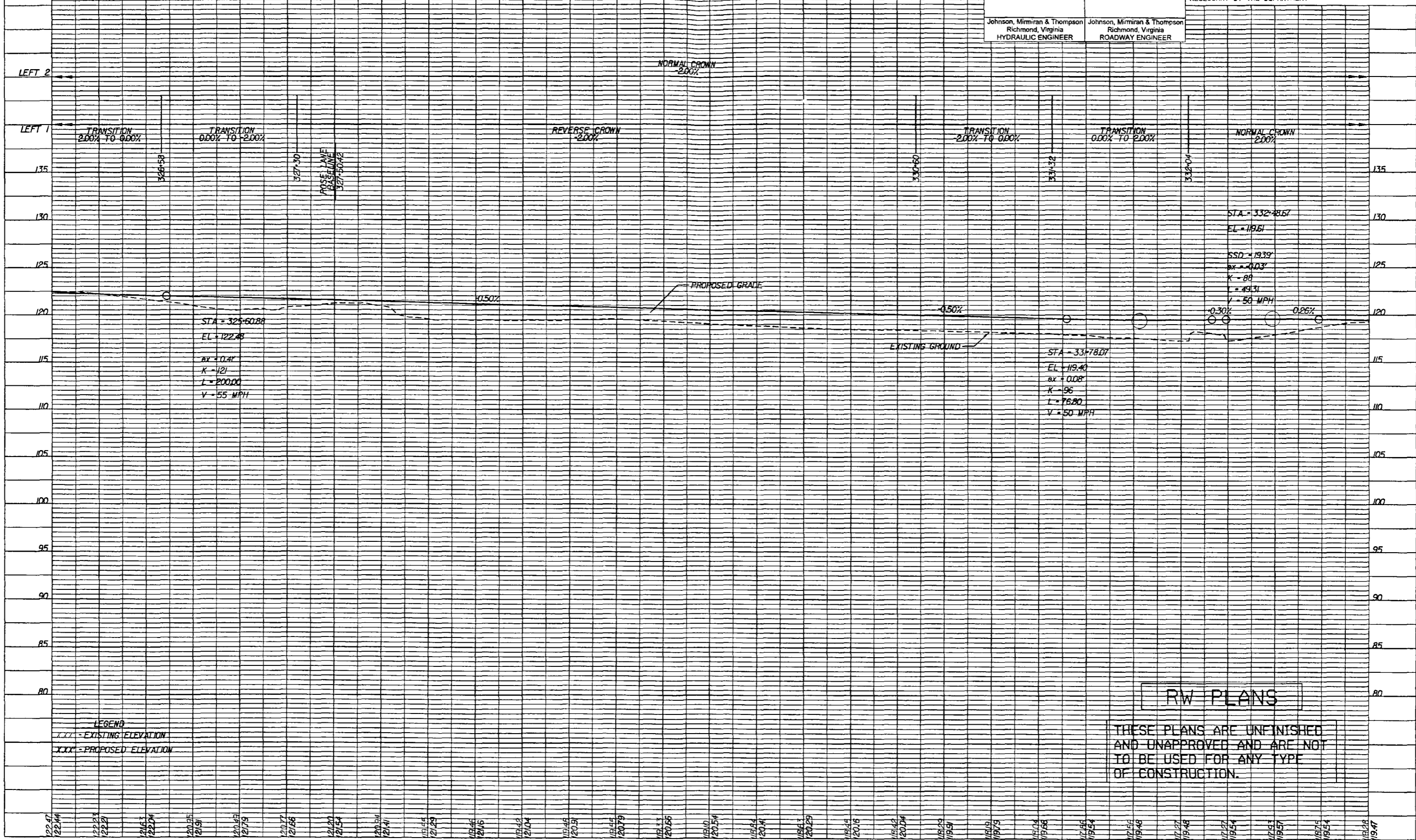
REVISED	STATE	ROUTE	PROJECT	SHEET NO
	VA.	607	0607-047-630 R201, C501	7A

CROAKER ROAD SOUTHBOUND PROFILE

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Johnson, Mirmiran & Thompson
 Richmond, Virginia
 HYDRAULIC ENGINEER

Johnson, Mirmiran & Thompson
 Richmond, Virginia
 ROADWAY ENGINEER



LEGEND
 --- EXISTING ELEVATION
 - - - - PROPOSED ELEVATION

RW PLANS

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326+00.00 327+00.00 328+00.00 329+00.00 330+00.00 331+00.00 332+00.00 333+00.00

PROJECT	0607-047-630	SHEET NO	7A
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Henry A Tyssen Instrument No. 210018507 9/13/2021 State Hwy Plat Book 11 Page 41

REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO
	VA.	607	0607-047-630 R201.C501	8D

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

Johnson, Mirman & Thompson
 Richmond, Virginia
 HYDRAULIC ENGINEER

Johnson, Mirman & Thompson
 Richmond, Virginia
 ROADWAY ENGINEER

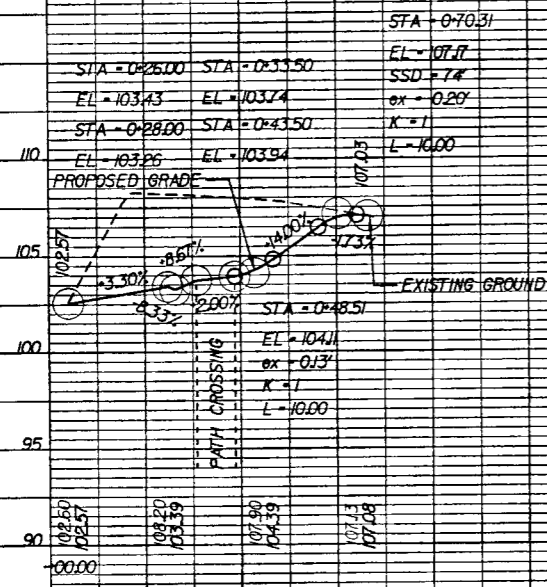
ENTRANCE PROFILES

PROFILE
 HORIZ. SCALE 1"=25'
 VERT. SCALE 1"=5'

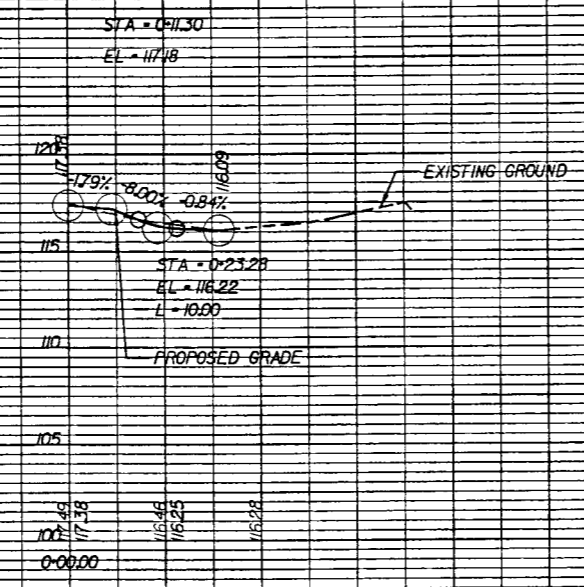
RW PLANS

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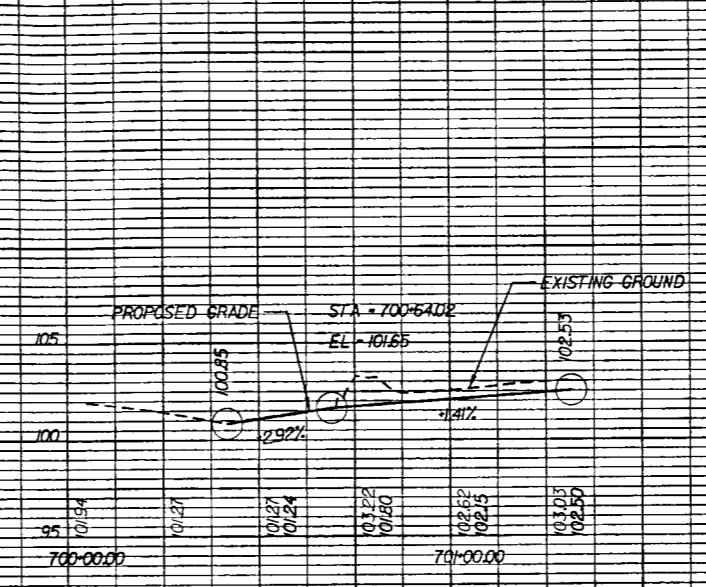
ENTR. 304+00.00 LT
 CROAKER SOUTHBOUND



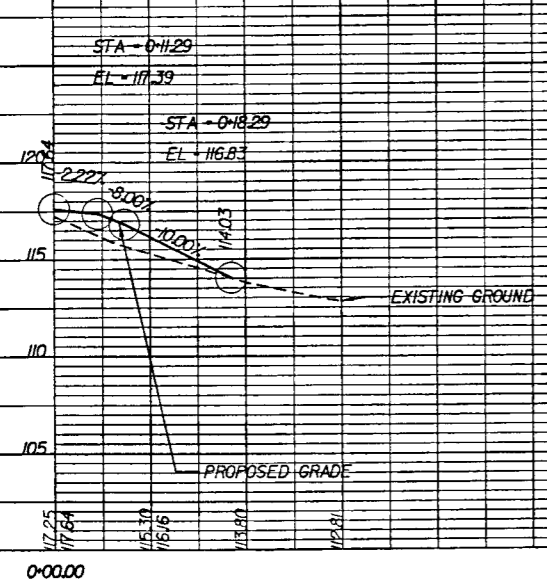
ENTR. 501+80.09 RT
 ROSE LANE



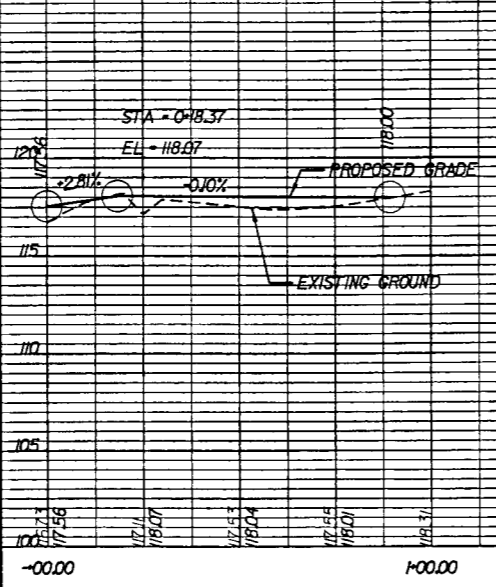
BANK DRIVEWAY
 STA 203+31.35 NB CONSTR. BL



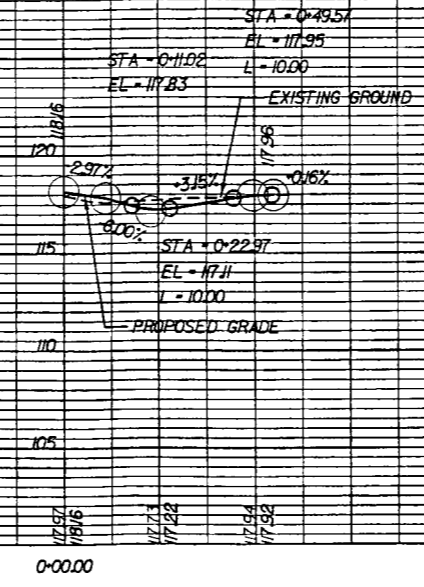
ENTR. 502+36.06 RT
 ROSE LANE



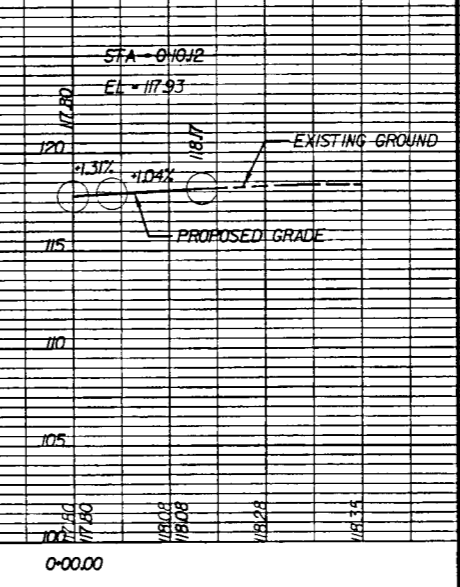
ENTR. 504+21.48 LT
 ROSE LANE



ENTR. 505+22.06 RT
 ROSE LANE



ENTR. 506+25.87 LT
 ROSE LANE



LEGEND
 X.XX - EXISTING ELEVATION
 X.XX - PROPOSED ELEVATION