

LEGEND

- 1 S'd. CG-6 Req'd.
 - 2 S'd. Rad. CG-6 Req'd.
 - 3 S'd. CG-2 Req'd.
 - 4 S'd. Rad. CG-2 Req'd.
 - 5 S'd. CG-9D Req'd.
 - 6 S'd. CG-II Req'd.
 - 7 4" Conc. Sidewalk Req'd.
 - 8 S'd. CG-12 Req'd. (Type A)
 - 9 S'd. CG-12 Req'd. (Type B)
- Denotes Demolition of Pavement
Denotes New Pavement
Denotes Proposed 1.5' & Variable Depth Overlay
- Denotes Construction Limits In Cuts
Denotes Construction Limits In Fills

COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
JOHN THOMAS DOWNER, JR.
Lic. No. 032730

COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
IAN D. JOHNSTON
Lic. No. 041863

John T Downer Jr.
2019.10.27 21:19:03 -04'00'
Hassan Water Resources
Malden, Virginia
HYDRAULIC ENGINEER

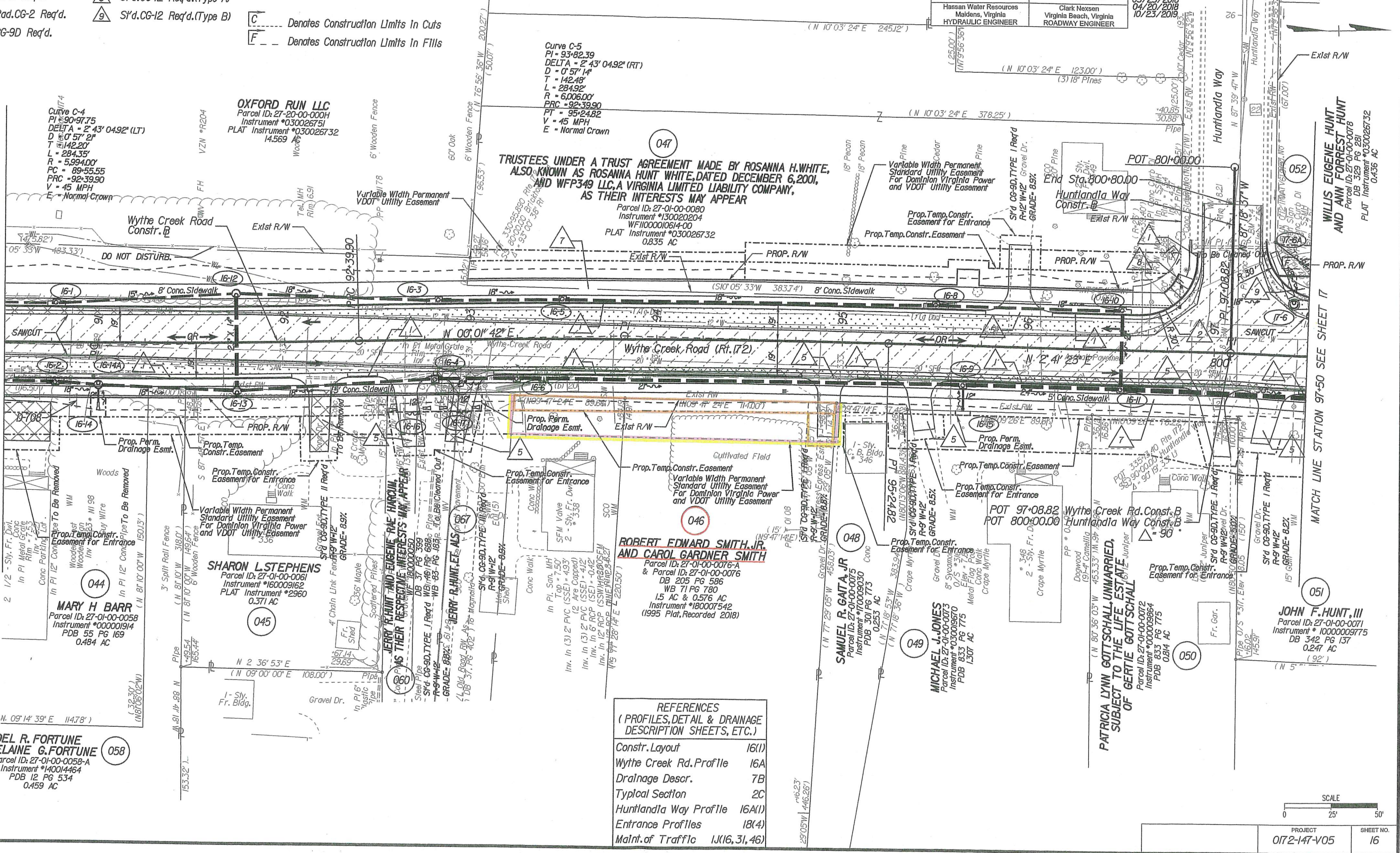
Ian D Johnston
2019.10.29 08:52:58 -04'00'
Clark Nexsen
Virginia Beach, Virginia
ROADWAY ENGINEER

REVISED	STATE	ROUTE	PROJECT	SHEET NO.
04/14/2017 05/10/2017 06/06/2017 06/14/2017 06/29/2017 07/19/2017 08/18/2017 01/31/2018	VA.	172	0172-147-V05, RW-201 C-501	16

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

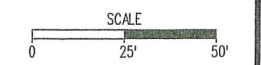
MATCH LINE STATION 90+50 SEE SHEET 15

MATCH LINE STATION 97+50 SEE SHEET 17



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

Constr. Layout	16(1)
Wythe Creek Rd. Profile	16A
Drainage Descr.	7B
Typical Section	2C
Huntlandia Way Profile	16A(1)
Entrance Profiles	18(4)
Maint. of Traffic	1J(16, 31, 46)



PROJECT	0172-147-V05
SHEET NO.	16

JOEL R. FORTUNE & DELAINE G. FORTUNE
Parcel ID: 27-01-00-0058-A
Instrument #140014464
PDB 12 PG 534
0.459 AC

SHARON L. STEPHENS
Parcel ID: 27-01-00-0061
Instrument #160009162
PLAT Instrument #2960
0.371 AC

ROBERT EDWARD SMITH, JR. AND CAROL GARDNER SMITH
Parcel ID: 27-01-00-0076-A & Parcel ID: 27-01-00-0076-B
DB 205 PG 586
WB 71 PG 780
1.5 AC & 0.576 AC
Instrument #180007542
(1995 Plat, Recorded 2018)

JOHN F. HUNT, III
Parcel ID: 27-01-00-0071
Instrument #1000009775
DB 342 PG 137
0.247 AC

PATRICIA LYNN GOTTSCHALL, UNMARRIED, SUBJECT TO THE LIFE ESTATE OF GERTIE GOTTSCHALL
Parcel ID: 27-01-00-0072
Instrument #000009864
PDB 833 PG 175
0.814 AC

MICHAEL J. JONES
Parcel ID: 27-01-00-0073
Instrument #030009870
PDB 833 PG 175
1.307 AC

SAMUEL R. GAITA, JR.
Parcel ID: 27-01-00-0075
Instrument #100009030
PDB 301 PG 773
0.253 AC

Curve C-4
PI = 90+97.75
DELTA = 2' 43" 04.92' (LT)
D = 0' 57" 21"
T = 142.20'
L = 284.35'
R = 5,994.00'
PC = 89+55.55
PT = 92+39.90
V = 45 MPH
E = Normal Crown

OXFORD RUN LLC
Parcel ID: 27-20-00-000H
Instrument #030026751
PLAT Instrument #030026732
14.569 AC

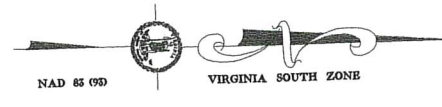
TRUSTEES UNDER A TRUST AGREEMENT MADE BY ROSANNA H. WHITE, ALSO KNOWN AS ROSANNA HUNT WHITE, DATED DECEMBER 6, 2001, AND WFP349 LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AS THEIR INTERESTS MAY APPEAR
Parcel ID: 27-01-00-0080
Instrument #130020204
WF10001064-00
PLAT Instrument #030026732
0.835 AC

MARY H BARR
Parcel ID: 27-01-00-0058
Instrument #000001914
PDB 55 PG 169
0.484 AC

JOEL R. FORTUNE & DELAINE G. FORTUNE
Parcel ID: 27-01-00-0058-A
Instrument #140014464
PDB 12 PG 534
0.459 AC

PROPERTY FOR COMMONWEALTH OF VIRGINIA

City Of Poquoson, Virginia
Scale 1" = 25'
Surveyed By R. Dean Minnix, L.S.
October 23, 2006 &
Updated June 22, 2012



05/10/17
06/06/17
06/29/17
07/19/17
01/31/18
03/23/18
04/20/18
10/23/19

VA. 172 0172-147-V05, RW-201, C-501 16RW

R. DEAN MINNIX
Lic. No. 1535-B
LAND SURVEYOR

R. Dean Minnix
2019.10.23 06:51:41 -04'00"
WOOLPERT, INC.
CHESAPEAKE, VIRGINIA
LAND SURVEYOR B

- GENERAL NOTES:**
- Plat 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 # 0172-147-V05, RW-201, UPC # 13427
 - Oct. 2019: VDOT Revision Request To Include Instrument #180007542, Plat Sealed By LSB # 1402 June 20, 1995 But Not Recorded Until April 26, 2019 After Previous Revision Dated 04/20/18 On This RW Plan Sheet #16RW.

- LINE LEGEND**
- DENOTES PERMANENT EASEMENTS
 - DENOTES TEMPORARY EASEMENTS
 - DENOTES EXISTING MONUMENTATION AS NOTED
 - DENOTES PROPOSED R/W
 - DENOTES PROPOSED PERMANENT DRAINAGE EASEMENT
 - DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT
 - DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
 - DENOTES PROPOSED PERMANENT VARIABLE WIDTH STANDARD EASEMENT REQUIRED FOR DOMINION VIRGINIA POWER AND VDOT UTILITY
 - DENOTES VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT

NOW OR FORMERLY OXFORD RUN LLC
Parcel ID: 27-20-00-000H
Instrument *030026732
PLAT Instrument *030026732
14,569 AC

Parcel 060 Area Calculations
Proposed Right of Way 32 Sq. Ft. / 0.0007 Acre
Proposed Temporary Construction Easement 341 Sq. Ft. / 0.008 Acre
Proposed Temporary Construction Easement For Entrances 777 Sq. Ft. / 0.018 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement 794 Sq. Ft. / 0.018 Acre
Proposed Permanent Drainage Easement 344 Sq. Ft. / 0.008 Acre

Parcel 067 Area Calculations
Proposed Right of Way 0.3 Sq. Ft. / 0.000 Acre
Proposed Temporary Construction Easement 261 Sq. Ft. / 0.006 Acre
Proposed Temporary Construction Easement For Entrances 237 Sq. Ft. / 0.005 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement 638 Sq. Ft. / 0.015 Acre
Proposed Permanent Drainage Easement 115 Sq. Ft. / 0.003 Acre

WYTHE CREEK ROAD CONSTRUCTION
PI - 93*82.39
DELTA - 2' 43" 05" (RT)
D - 0' 57" 14"
L - 284.92'
R - 6,006.00'
PC - 92*39.90
PT - 95*24.82

TRUSTEES UNDER A TRUST AGREEMENT MADE BY ROSANNA H. WHITE, ALSO KNOWN AS ROSANNA HUNT WHITE, DATED DECEMBER 6, 2001, AND WFP349 LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AS THEIR INTERESTS MAY APPEAR

Parcel 047 Area Calculations
Proposed Right of Way 2,417 Sq. Ft. / 0.055 Acre
Proposed Temporary Construction Easement 3,476 Sq. Ft. / 0.080 Acre
Proposed Temporary Construction Easement For Entrances 396 Sq. Ft. / 0.009 Acre
Proposed Permanent VDOT Utility Easement 6,612 Sq. Ft. / 0.152 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement 4,420 Sq. Ft. / 0.102 Acre

MATCH LINE STATION 90+50 SEE SHEET 15RW

MATCH LINE STATION 97+50 SEE SHEET 17RW

Parcel 044 Area Calculations
Proposed Right of Way 813 Sq. Ft. / 0.019 Acre
Proposed Permanent Drainage Easement 131 Sq. Ft. / 0.003 Acre
Proposed Temporary Construction Easement 1,089 Sq. Ft. / 0.025 Acre
Proposed Temporary Construction Easement For Entrances 1,288 Sq. Ft. / 0.030 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement 2,333 Sq. Ft. / 0.054 Acre

MARY H BARR
Parcel ID: 27-01-00-0058
Instrument *000001914
PDB 55 PG 169
0.484 AC

JOEL R. FORTUNE & DELAINE G. FORTUNE
Parcel ID: 27-01-00-0058-A
Instrument *14001464
PDB 12 PG 534
0.459 AC

Parcel 045 Area Calculations
Proposed Right of Way 384 Sq. Ft. / 0.009 Acre
Proposed Temporary Construction Easement 1,134 Sq. Ft. / 0.026 Acre
Proposed Temporary Construction Easement For Entrances 486 Sq. Ft. / 0.011 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement 2,184 Sq. Ft. / 0.050 Acre

SHARON L. STEPHENS
Parcel ID: 27-01-00-0061
Instrument *160009162
PLAT Instrument *2960
0.371 AC

JERRY R. HUNT AND EUGENE RAE HARCUM, AS THEIR RESPECTIVE INTERESTS MAY APPEAR
Parcel 046 Area Calculations
Proposed Temporary Construction Easement 1,137 Sq. Ft. / 0.026 Acre
Proposed Temporary Construction Easement For Entrances 249 Sq. Ft. / 0.006 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement 3,620 Sq. Ft. / 0.083 Acre

ROBERT EDWARD SMITH, JR. AND CAROL GARDNER SMITH
Parcel ID: 27-01-00-0076-A & Parcel ID: 27-01-00-0076
DB 205 PG 586
WB 71 PG 780
15 AC & 0.576 AC
Instrument *180007542
(1995 Plat, Recorded 2018)

Parcel 046 Area Calculations
Proposed Temporary Construction Easement 1,137 Sq. Ft. / 0.026 Acre
Proposed Temporary Construction Easement For Entrances 249 Sq. Ft. / 0.006 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement 3,620 Sq. Ft. / 0.083 Acre

SAMUEL R. GAITA, JR.
Parcel ID: 27-01-00-0075
Instrument *1700009030
PDB 301 PG 773
0.253 AC

Parcel 048 Area Calculations
Proposed Temporary Construction Easement 182 Sq. Ft. / 0.004 Acre
Proposed Temporary Construction Easement For Entrances 123 Sq. Ft. / 0.003 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement 566 Sq. Ft. / 0.013 Acre

MICHAEL J. JONES
Parcel ID: 27-01-00-0073
Instrument *030019670
PDB 833 PG 775
1.307 AC

Parcel 049 Area Calculations
Proposed Permanent Drainage Easement 18 Sq. Ft. / 0.0004 Acre
Proposed Temporary Construction Easement 226 Sq. Ft. / 0.005 Acre
Proposed Temporary Construction Easement For Entrances 263 Sq. Ft. / 0.006 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement 2,076 Sq. Ft. / 0.048 Acre

Parcel 050 Area Calculations
Proposed Temporary Construction Easement 178 Sq. Ft. / 0.004 Acre
Proposed Temporary Construction Easement For Entrances 464 Sq. Ft. / 0.011 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement 1,836 Sq. Ft. / 0.042 Acre

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CH LENGTH
C1	01°06'29" (RT)	6023.50'	116.46'	S 01°36'29" W	116.46'
C2	00°11'25" (RT)	6023.50'	20.00'	S 00°57'32" W	20.00'
C3	02°09'24" (RT)	6038.50'	227.30'	N 01°36'41" E	227.29'
C4	00°53'31" (RT)	6038.50'	93.77'	S 00°28'04" W	93.77'
C5	00°24'26" (LT)	5976.50'	42.49'	S 00°18'52" W	42.49'
C6	89°48'59" (RT)	25.00'	39.19'	S 47°28'42" W	35.30'
C7	00°08'21" (LT)	5976.50'	14.51'	S 00°02'29" W	14.51'

LEGEND

- Monumentation Found (As Noted)
- RM-1 (Concrete Monument) Found
- RM-2 (5/8" Rebar w/Cap) Found
- Computed Point

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

PROJECT: 0172-147-V05
SHEET NO.: 16RW