COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
1401 EAST BROAD STREET
RICHMOND, VIRGINIA 23219-2000

Stephen C. Brich, P.E.
COMMISSIONER

February 17, 2021

Andrew Reitelbach
Senior Planner
Albemarle County Community Development Department
401 McIntire Road
Charlottesville, Virginia 22902

RIGHT OF WAY - VDOT Lands Acquired From Forest Lakes Associates
RST Residences Zoning Application (ZMA 2020-00007)

Dear Mr. Reitelbach:

The Virginia Department of Transportation ("VDOT") has been requested to provide Albemarle County ("County") information regarding VDOT's right of way and Tax Map Parcel 46B5-1D, as it relates to the proposed project known as "RST Residences" ("RST") and a proposed connection to Ashwood Boulevard. The County has requested clarification regarding RST's right and ability to construct an access to Ashwood Boulevard, as shown on the application plan, across those lands owned by VDOT.

VDOT acquired Parcel 46B5-1D in 2001 from Forest Lakes Associates for the purpose of constructing a Route 29 Western Bypass. The Bypass project was subsequently rescinded by the Commonwealth Transportation Board by resolution dated July 16, 2014. As a part of the initiative to return those lands acquired for the Bypass project, back to private ownership, VDOT reviewed Tax Parcel 46B5-1D to determine its need for current or future highway purposes. During the review it was noted the County comprehensive plan showed an extension of Ashwood Boulevard to Berkmar Drive. As a result, VDOT determined that a portion of the property, fronting Route 29, containing approximately 1.44 acres (marked in RED – Attachment 1) could be released for sale, and the remainder, located along Ashwood Blvd (marked in BLUE – Attachment 1), should be reserved for right of way purposes, allowing for future modifications and improvements within those limits.

The process to adjust right of way limits, on lands already owned by VDOT, is an internal administrative process (see attachment 2). As a result, VDOT has a requested RST to depict the proposed right of way limits for Ashwood Boulevard on their site plan, showing that portion of Parcel 46B5-1D being retained by VDOT as "Proposed Right of Way" and VDOT will formally acknowledge this designation as a part of the RST site plan review process. This will also be supported by VDOT's request to the County Assessor to revise the boundaries and acreage of Parcel 46B5-1D to depict the proposed right of way limits, and reflecting only that 1.44 acre portion of the parcel which will be offered to the public.

The acknowledgement and designation of this area as right of way provides for RST to construct the proposed connection and any improvements (i.e. sidewalk, curb and gutter, etc) that may be required by the County or VDOT as a part of the site plan review process, along Ashwood Boulevard and clarify any questions as to the legal rights of access across those lands owned by VDOT. After this area is designated as right of way, RST's property would then abut the Ashwood Boulevard right of way. As such, the proposed connection would not cross a separate County tax map parcel to reach the Ashwood Boulevard right of way, allowing the proposed connection to be constructed within the right of way limits pursuant under VDOT's access permitting procedures. No portion of the proposed connection would be built on a tax map parcel, owned by VDOT. All improvements and any proposed connection will still require review and approval by the County and VDOT to ensure they meet all zoning, land use, and highway standards and requirements.

If you have any further questions regarding this matter, please do not hesitate to contact me.

Sincerely yours,

Kim Leckner

Kimberly M. Leckner
Assistant Program Manager
Right of Way and Utilities Division

cc: Adam J. Moore, P.E., Area Land Use Engineer, Charlottesville Residency

Attachments 2 (1 – Acquisition Project Plans, 2 – Real Estate Certification)

Design File = c:\documents\cfms_local\view\16160\d16160v8560.dgn Levels On = 1-20,22-50,52-63
Ref. File = c:\documents\cfms_local\sheetlay.dgn Levels On = 1-63
Ref. File = c:\documents\cfms_local\ref\29border.dgn Levels On = 1-63
Ref. File = c:\documents\cfms_local\ref\4626_p7.dgn Levels On = 2-9,11,12,14-62
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LIMITED ACCESS HIGHWAY

By Resolution of Commonwealth Transportation Board dated April 17, 1997

REVISED	REVISED	FHWA REGION	STATE	FEDERAL AID PROJECT	STATE ROUTE	STATE PROJECT	SHEET NO.
5-16-00 9-6-00 9-26-00 2-14-01	9-30-99 11-8-99 3-22-00 4-3-00 5-8-00	3	VA.	NH - 037 - 2 [130]	29	6029 - 002 - F22 RW 202, C 501	35

Rev. Prop. R/W lines are depicted as the Prop. Right of Way lines shown on the plans for Project 0029-002-135, R-201

*Prop. Perm. Slope Easement lines are depicted as shown on the plans for Project 0029-002-135, R-201

*Prop. Perm. Ingress/Egress Easement lines are depicted as shown on the plans for Project 0029-002-135, R-201

Attachment # 1
2 Pages

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

ROUTE 29 BYPASS SB
CONSTR.BL
PI = 261+41.988 (1)
DELTA = 34°3'25.7"LT.
T = 185.562
L = 372.484
R = 450.000
LSIN = 95.00
LSOUT = 95.00
TS = 259+56.425 (1)
SC = 260+51.425 (1)
CS = 262+23.909 (1)
ST = 263+18.909 (1)
V = 100 km/h
E = 7.90%

ROUTE 29 BYPASS NB
CONSTR.BL
PI = 264+53.672
DELTA = 3°24' 6.7"RT.
T = 157.660
L = 129.226
R = 400.000
LSIN = 90.00
LSOUT = 90.00
TS = 262+96.012
SC = 263+86.012
CS = 265+15.238
ST = 266+05.238
V = 100 km/h
E = 8.00%

EURE COMMUNICATIONS, INC. (D.B.988, P.283) (D.B.748, P.571-PLAT) (10.375 ac)

MARY E. BROOKS & PHILIP H. BEASLEY (D.B.529, P.536) (D.B.472, P.532-PLAT) (D.B.529, P.541-PLAT) (0.988 ac)

SIX STAR ASSOCIATES (D.B.670, P.629) (D.B.748, P.571) (D.B.94, P.404-PLAT) (D.B.735, P.112-PLAT) (10.794 ac)

NYC LAND TRUST (D.B.1586, P.696) (D.B.472, P.532-PLAT) (D.B.529, P.541-PLAT) (1.000 ac)

RIVER HEIGHTS ASSOCIATES LIMITED PARTNERSHIP (D.B.1757, P.504) (D.B.234, P.344-PLAT) (3.000 ac)

RIVER HEIGHTS ASSOCIATES LIMITED PARTNERSHIP (D.B.1755, P.87) (D.B.344, P.202-PLAT) (33.500 ac)

FOREST LAKES ASSOCIATES (D.B.1116, P.435) (D.B.1041, P.549) (D.B.527, P.177-PLAT) (D.B.955, P.431-PLAT) (D.B.1307, P.940-PLAT) (D.B.1486, P.465-PLAT) (D.B.1916, P.583-PLAT) (4.75 ac)

RIDGEWOOD MOTEL & MANOR LP (D.B.1883, P.295) (D.B.527, P.180-PLAT) (3.947 ac)

HP PARK LP (D.B.1683, P.298) (D.B.527, P.180-PLAT) (15.558 ac)

CEMETERY - HEIRS, DEVISEES & ASSIGNS OF RUTH H. OWEN & J.W. OWEN, SR. (D.B.33, P.90) (0.50 ac)

PORTION OF PARCEL X

Limits Established and Reserved for Future Improvements

Limits Established by 29 Alternative Project 6029-002-F22, RW-202

Limits as Acquired and Established by 29 Western Bypass Project

Note: Two (2) fiber-optic CATV cables in same trench.

Proposed Work by others under Project No. 6029-002-021

Rev. Exist. R/W (8/28/2020)

Prop. Future R/W (08/28/20)

Begin Prop R/W & Limited Access Line

End Prop R/W

Limited Access Line

Prop. R/W & Limited Access Line

Prop. Var. Width Perm Utility Ease.

Prop. Temp. Drain. Ease. For Erosion/Sediment Control

Prop. Acquisition Line

Rte. 29 BYPASS SBL

Rte. 29 BYPASS NBL

SB RTE. 29 BUSINESS

NB RTE. 29 BUSINESS

ASHWOOD BLVD.

ASPHALT ROAD

GRAVEL DRIVE

1 STORY FRAME MOTEL

Match Line SB Sta. 258+80 Sheet 30H

North Line NB Sta. 264+00 Sheet 34

Match Line NB Sta. 267+40 Sheet 36

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

Rte. 29 Bypass NB Profile	35A
Rte. 29 Bypass SB Profile	35B
Utility Companies	(X)
Drainage Descriptions	XX

3 Underdrain UD-4, Req'd

19 Asphalt Concrete Curb TY. MC-3B, and Asphalt Concrete Curb Backup Material, Req'd

31 Guardrail GR-2, Req'd

35 Guardrail Terminal GR-6, Req'd

Notes:

Denotes Proposed Pavement

Denotes Demolition of Pavement

C ..... Denotes Construction Limits in Cuts

F ..... Denotes Construction Limits in Fills

Proposed right-of-way on the western side of the roadway is based on the southbound construction baseline.

Proposed right-of-way on the eastern side of the roadway is based on the northbound construction baseline.

Figures in brackets [ ] and dot-dashed lines denote permanent easements.

Figures in parenthesis ( ) and dot-dot-dashed lines denote temporary easements.

Figures in double brackets [[ ]] and dot-dashed lines denote permanent utility easements.

** Proposed variable width permanent utility easement for Virginia Power and Centel/Sprint.

METRIC SCALE 1:500
0 10 m 20 m

VDOT METRIC

SURVEYED BY _ROUSE-SIRINE ASSOCIATES,LTD.
SUPERVISED BY_PAT'SY NAPIER (804)786-2566
DESIGNED BY_PARSONS, BRINCKERHOFF, QUADE & DOUGLAS
CADD OPERATOR:C:\Documents\cfms_local\view\16560\d16560v8560035.dgn
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PLAN NO.	PROJECT	FILE NO.	SHEET NO.
A	6029 - 002 - F22		35

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Ref.File = c:\documents\cfms_local\ref\29border.dgn Levels On = 1-63
Ref.File = c:\documents\cfms_local\ref\4626_j27.dgn Levels On = 2-9,11,12,14-63
Ref.File = eop.dgn Levels On = 3-6
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Ref.File = c:\documents\cfms_local\ref\4626_s7.dgn Levels On = 1-63
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Ref.File = c:\documents\cfms_local\ref\totalway.dgn Levels On = 1-27,29-50,52-63

LIMITED ACCESS HIGHWAY

By Resolution of Commonwealth Transportation Board dated April 17, 1997

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

REVISED	REVISED	FHWA REGION	STATE	FEDERAL AID PROJECT	STATE ROUTE	STATE PROJECT	SHEET NO.
9-26-00 2-14-01	9-30-99 3-22-00 6-5-00 6-20-00 9-6-00	3	VA.	NH - 037 - 2 [130]	29	6029 - 002 - F22 RW 202, C 501	34

Notes:

- Denotes Proposed Pavement
- Denotes Demolition of Pavement
- C_____ Denotes Construction Limits in Cuts
- F_ _ _ Denotes Construction Limits in Fills

Figures in brackets [ ] and dot - dashed lines denote permanent easements.

Figures in parenthesis ( ) and dot-dot-dashed lines denote temporary easements.

Figures in double brackets [[ ]] and dot-dashed lines denote permanent utility easements.

** Proposed variable width permanent utility easement for Virginia Power and Centel/Sprint.

* Proposed variable width permanent utility easement for Albemarle County Service Authority.

REFERENCES (PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)	
Rte. 29 Bypass NB Profile	34A
Utility Companies	(X)
Drainage Descriptions	2S
SWM Basin 34 Details	2T( )

Proposed right-of-way on the western side of the roadway is based on the southbound construction baseline.

Proposed right-of-way on the eastern side of the roadway is based on the northbound construction baseline.

Match Line See Sheet 33B

Match Line See Sheet 33B

Match Line See Sheet 30H

Match Line NB Sta.260+80 Sheet 33

Match Line NB Sta.264+00 Sheet 35

ROUTE 29 BYPASS NB
CONSTR.BL
PI = 259+84.391
DELTA = 91°32'54.2"LT.
T = 467.060
L = 565.107
R = 410.000
LSIN = 90.00
LSOUT = 90.00
TS = 255+17.331
SC = 256+07.331
CS = 261+72.437
ST = 262+62.437
V = 110 km/h
E = 8.00%

SWM 34-1 BOTTOM EL.=

109 CROCKETT CORPORATION (D.B.731, P.690) (D.B. 411, P.523-PLAT) (D.B.699, P.720-PLAT) (194.741 ac)

111 FOREST LAKES ASSOCIATES (D.B.1116, P.435) (D.B.1041, P.549) (D.B.527, P.177-PLAT) (D.B.955, P.431-PLAT) (D.B.1307, P.9.40-PLAT) (D.B.1486, P.465-PLAT) (D.B.1916, P.583-PLAT) (4.75[ac)

165 FOREST LAKES ASSOCIATES (D.B.1116, P.435) (D.B.1041, P.549) (D.B.527, P.177-PLAT) (D.B.1307, P.9.40-PLAT) (D.B.1486, P.465-PLAT) (12.52 ac±.

RTE. 29 BYPASS NBL

NB ROUTE 29 BUSINESS

ASPHALT ROAD

GUARDRAIL

Note: Per records, Jom W to EXIST. R/W.

TRAFFIC CONTROL BOX

TCHH

CONC. HEADWALL 0.77 CMP INV.=130.357

CONC. HEADWALL 1.52 X 1.52 BOX CULVERT INV.=129.40

20' SANITARY SEWER ESMT. D.B.1400, P.462 D.B.1510, P.482

20' STORM DRAIN ESMT. D.B.1916, P.583

SMH RIM=127.020 INV.=125.243(NE) INV.=125.209(SE)

SMH RIM=130.021 INV.=128.838(E) INV.=128.577(SW)

SMH RIM=131.436 INV.=129.333(NE) INV.=129.333(SE) INV.=129.309(W)

SMH RIM=125.541 INV.=124.118(NW) INV.=124.069(SE)

SMH RIM=125.359 INV.=122.280(N) INV.=122.240(SE)

SMH RIM=126.40 INV.=122.966(NW) INV.=122.966(NE) INV.=122.954(S)

SMH RIM=138.536 INV.=136.671(NW)

SMH RIM=133.691 INV.=132.998(SE) INV.=131.153(W)

SMH RIM=32.576 INV.=130.226(NE) INV.=130.087(SW)

SMH RIM=36.906 INV.=135.428(SE) INV.=135.413(SW)

SMH RIM=140.911 INV.=138.015(SE) INV.=137.863(NW)

FES INV.=130.786

TOP [D.B.1916, P.583-PLAT] =134.70 CANNOT GET INV.

INV.=131.019

Prop. R/W & Limited Access Line

Prop.Var.Width Perm Utility Ease.

Prop. Temp. Drain. Ease. For Erosion/Sediment Control

Prop. Future R/W (8/28/20)

Prop. Acquisition Line

EXIST. R/W

Paved Shoulder 1.5m

Paved Shoulder 3.0m

Paved Shoulder 0.9m

Paved Shoulder 2.4m

7.2m Ewb

End Curb -80

Begin Curb -88

Water Discharge Pipe

Dense mature vegetation in location of WV's house must be removed. Correct location shown on base mapping shall be removed.

3 Underdrain UD-4, Req'd

8 Endwall EW-12, Req'd

19 Asphalt Concrete Curb TY. MC-3B, and Asphalt Concrete Curb Backup Material, Req'd

31 Guardrail GR-2, Req'd

METRIC SCALE 1 : 500

0 10 m 20 m

VDOT METRIC

SURVEYED BY _ ROUSE-SIRINE ASSOCIATES, LTD.
SUPERVISED BY _ PATSY MAPIER (804) 786-2566
DESIGNED BY _ PARSONS, BRINCKERHOFF, QUADE & DOUGLAS
CADD OPERATOR _ c:\documents\cfms_local\view\V6I60\d16I60V6I60003.dgn
REVISED BY _____

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PLAN NO.	PROJECT	FILE NO.	SHEET NO.
A	6029 - 002 - F22		34

Attachment 2
4 pages

Real Estate Certification

The following land and/or property interest that was formerly a portion of road right of way is no longer deemed necessary for uses of the State Highway System or Secondary Highway System.

Location of Property or Property Interest PMI 6638	
Route : 29	County : Albemarle
Acquired for Project	6029-002-F22, RW-202
Acquired from	Forest Lakes Associates
Location	Shown on Sheet 9, 10 and 10E of the plans for Route 29, State Highway Project 0029-002-135,RW201, lying northeast of the intersection of Ashwood Boulevard and Route 29, north of and adjacent to north existing and proposed right of way line of Ashwood Boulevard and east of and adjacent to the east existing right of way line of Route 29; from a point 176.03 feet opposite Station 102+77.56 (Ashwood Boulevard Construction Baseline to a point 90.98 feet opposite Station 2657+32.02 (Route 29 Mainline Construction Baseline).
Size (area)	1.4473 acre

Reason for Change	
	Roadway abandoned
	Roadway changes resulting from a new project
X	Reduction of right of way width, for area no longer needed (no further need was reviewed and concurred in by Planning, Operation, and Maintenance.
	Easement no longer needed (no further need was reviewed and concurred in by Planning, Operation, and Maintenance.
X	The plans have been revised at the request of the County and District to accommodate a future project to widen and extend Ashwood Blvd.. If approved for sale, the limited access rights as shown on the plans will be released.

I certify that the above described real property or property interest is no longer needed for uses of the State Highway System or Secondary Highway System and authorize the disposal in accordance with State statues.

Richard Walton Jr.
Chief of Policy

Digitally signed by Richard Walton Jr
Date: 2020.08.28 08:46:47 -04'00'

Date

PROJECT MANAGER Dave Covington, P.E. (434) 422-9373
SURVEYED BY, DATE Rinker Design Associates, P.C. (703) 368-7373
DESIGN BY John A. Giometti, P.E. - Rinker Design Associates (703) 334-0060
SUBSURFACE UTILITY BY, DATE So-Deep, Inc. (703) 361-6005

Rinker Design Associates, P.C.
Civil Engineering - Surveying - Land Planning
Transportation - Environmental
Right of Way Services
www.RDAcivil.com

Office Locations
9385 Discovery Boulevard, Suite 200, Manassas, VA 20109, Phone: (703) 368-7373, Fax: (703) 257-5443
4301 Dominion Boulevard, Suite 100, Glen Allen, VA 23060, Phone: (804) 612-0685, Fax: (804) 612-0688
927 Maple Grove Drive, Suite 105, Fredericksburg, VA 22407, Phone: (540) 548-4470, Fax: (540) 548-4471

CULPEPER DISTRICT


REVISED	STATE	ROUTE	PROJECT	SHEET NO.
09/21/15 11/23/15	VA.	29	0029-002-135 · R-201, C-501	9RW

COMMONWEALTH OF VIRGINIA
RYAN J. DREELIN
Lic. No. 003186
LAND SURVEYOR

Ryan J Dreelin
2015.11.23 11:59:28 -05'00'

Rinker Design Associates, P.C.
Manassas, Virginia
LAND SURVEYOR

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



PARCEL NUMBERS	TOTAL	FEE TAKING		REMAINDER	PERM.SLOPE ESMT		PERM.SWM ESMT		PERM.DRAINAGE ESMT		PERM.INGRESS/EGRESS ESMT		PERM.SIGNAL ESMT		TEMP.CONSTR.ESMT		TEMP.(ENTRANCES)	
	ACRES	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES
104	10.794	-	-	10.794	6861	0.1575	-	-	8,125	0.1865	-	-	-	-	-	-	-	-
105	4.7514	-	-	4.7514	2,990	0.0686	69,379	1.5927	-	-	-	-	125	0.0029	-	-	-	-
106	2.1521	0.0293	1,277	2.1228	3,462	0.0795	-	-	-	-	22,791	0.5232	-	-	-	-	-	-
107	15.588	-	-	15.588	-	-	-	-	-	-	-	-	-	-	-	-	17,186	0.3945

LEGEND

IPF/IRF ⊙	EXISTING PROPERTY MARKER
℄	EXISTING PROPERTY LINE
	EXISTING R/W LINE
15	CONSTRUCTION BASELINE
+00.00 / 00.00'	EXISTING MONUMENTATION
00.00' / +00.00	PROPOSED RIGHT-OF-WAY
(00.00' / +00.00)	PROPOSED TEMPORARY EASEMENT
[00.00' / +00.00]	PROPOSED PERMANENT EASEMENT
⊙	PROPOSED RM-2 MONUMENT SET
(N=637587.93) (E=3287643.99)	VDOT PROJECT COORDINATES

GENERAL NOTES:

1. ALL ADJOINING/DEPARTING BOUNDARY LINES SHOWN ARE COMPILED FROM VARIOUS SOURCES: FOUND FIELD MONUMENTATION, METES AND BOUNDS DESCRIPTIONS, AND RECORDED PLATS. THEY DO NOT REPRESENT A FIELD RUN SURVEY AND ARE A BEST FIT BASED ON COMPILED DATA.
2. ALL AREAS SHOWN FOR EASEMENTS ARE APPROXIMATE ONLY.
3. THE PROPERTY LINE INFORMATION SHOWN ON THIS PLAN SHEET IS COMPILED FROM RECORDED DATA AND LIMITED FIELD MEASUREMENTS PERFORMED BY DEWBERRY AND PROVIDED BY VDOT WITH PORTIONS UPDATED BY RINKER DESIGN ASSOCIATES, P.C. AND DO NOT REPRESESNT A BOUNDARY SURVEY.
4. THIS PLAN SHEET WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY HEREON.
5. BEARINGS AND DISTANCES IN PARENTHESES ARE FROM RECORDED PLATS OR DEEDS.
6. RIGHT OF WAY MONUMENTATION TO BE SET UPON COMPLETION OF CONSTRUCTION.
7. NONE OF THE PROPERTY'S PHYSICAL IMPROVEMENTS ARE SHOWN HEREON.
8. NO CEMETERY SITES WERE OBSERVED ON THE SUBJECT PROPERTY. THIS DOES NOT PRECLUDE THEIR EXISTENCE.
9. THIS SURVEY DATUM IS BASED ON VDOT PROJECT: #0029-002-135 R-201, C-501 UPC #77383.

11/23/2015
11:47:16 AM

d7738301ORW.dgn
Plotted By: localuser

Office Locations
Corporate Headquarters
207 Mary Grove Drive
Suite 100
Warrenton, VA 20187
Phone: (540) 349-4411
Fax: (540) 349-4411

Northern Virginia
4301 Dominion Boulevard
Suite 300, VA 22960
Phone: (703) 378-0629
Fax: (703) 378-0688

Richmond
Phone: (703) 361-6005
Fax: (703) 361-6005

Civil Engineering · Surveying · Environmental
Transportation · Right-of-Way Services

Rinker Design Associates, P.C.

PROJECT MANAGER Dave Covington, P.E. (434) 422-9373
SURVEYED BY, DATE Rinker Design Associates, P.C. (703) 368-7373
DESIGN BY John A. Giametti, P.E. - Rinker Design Associates (703) 334-0060
SUBSURFACE UTILITY BY, DATE Sa-Deep, Inc. (703) 361-6005

LEGEND

IPF/IRF ○	EXISTING PROPERTY MARKER
℄	EXISTING PROPERTY LINE
	EXISTING R/W LINE
15	CONSTRUCTION BASELINE
·00.00 / 00.00'	EXISTING MONUMENTATION
00.00' / ·00.00	PROPOSED RIGHT-OF-WAY
(00.00' / ·00.00)	PROPOSED TEMPORARY EASEMENT
[00.00' / ·00.00]	PROPOSED PERMANENT EASEMENT
⊙	PROPOSED RM-2 MONUMENT SET
(N·637587.93) (E·3287643.99)	VDOT PROJECT COORDINATES

GENERAL NOTES:

1. ALL ADJOINING/DEPARTING BOUNDARY LINES SHOWN ARE COMPILED FROM VARIOUS SOURCES. FOUND FIELD MONUMENTATION, METES AND BOUNDS DESCRIPTIONS, AND RECORDED PLATS. THEY DO NOT REPRESENT A FIELD RUN SURVEY AND ARE A BEST FIT BASED ON COMPILED DATA.
2. ALL AREAS SHOWN FOR EASEMENTS ARE APPROXIMATE ONLY.
3. THE PROPERTY LINE INFORMATION SHOWN ON THIS PLAN SHEET IS COMPILED FROM RECORDED DATA AND LIMITED FIELD MEASUREMENTS PERFORMED BY DEWBERRY AND PROVIDED BY VDOT WITH PORTIONS UPDATED BY RINKER DESIGN ASSOCIATES, P.C. AND DO NOT REPRESESNT A BOUNDARY SURVEY.
4. THIS PLAN SHEET WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY HEREON.
5. BEARINGS AND DISTANCES IN PARENTHESES ARE FROM RECORDED PLATS OR DEEDS.
6. RIGHT OF WAY MONUMENTATION TO BE SET UPON COMPLETION OF CONSTRUCTION.
7. NONE OF THE PROPERTY'S PHYSICAL IMPROVEMENTS ARE SHOWN HEREON.
8. NO CEMETERY SITES WERE OBSERVED ON THE SUBJECT PROPERTY. THIS DOES NOT PRECLUDE THEIR EXISTENCE.
9. THIS SURVEY DATUM IS BASED ON VDOT PROJECT: "0029-002-135 R-201, C-501 UPC "77383.

COMMONWEALTH OF VIRGINIA
RYAN J. DREELIN
Lic. No. 003186
LAND SURVEYOR

Ryan J Dreelin
2015.11.23 12:00:42 -05'00'
Rinker Design Associates, P.C.
Manasssas, Virginia
LAND SURVEYOR

REVISED	STATE	STATE ROUTE	STATE PROJECT	SHEET NO.
09/02/15 09/21/15 ▽ 10/26/15 11/23/15	VA.	29	0029-002-135 · R-201, C-501	10RW

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

136
"UNKOWN OWNERSHIP"
30' Access Road (DB 472 PG 532)
Privately Maintained per Plat (DB 529 PG 541)
Ingress & Egress Easement per (DB 748 PG 566)

108
PARCEL • 04600-00-00-014D0
LOT "C"
M. CLIFTON McCLURE AND ROBERT M. CALLAGHAN, TRUSTEES OF THE NYC LAND TRUST
1.00 Acres
DB 529 PG 536
DB 1586 PG 696

110
PARCEL • 04600-00-00-01100
RIVER HEIGHTS ASSOCIATES LIMITED PARTNERSHIP
32.125 ACRES
DB 344 PG 202
DB 1755 PG 87

PARCEL • 04600-00-00-014A0
SIX STAR ASSOCIATES & WENDELL W. WOOD
104
10.794 ACRES
DB 670 PG 629
DB 735 PG 110
DB 748 PG 566

PARCEL NUMBERS	TOTAL ACRES	FEE TAKING ACRES	FEE TAKING SQ.FT.	REMAINDER ACRES	PERM. SLOPE ESMT SQ.FT.	PERM. SLOPE ESMT ACRES	PERM. SWM ESMT SQ.FT.	PERM. SWM ESMT ACRES	PERM. DRAINAGE ESMT SQ.FT.	PERM. DRAINAGE ESMT ACRES	PERM. INGRESS/EGRESS ESMT SQ.FT.	PERM. INGRESS/EGRESS ESMT ACRES	TEMP. CONSTR. ESMT SQ.FT.	TEMP. CONSTR. ESMT ACRES	TEMP. (ENTRANCES) SQ.FT.	TEMP. (ENTRANCES) ACRES
104	10.794	-	-	10.794	6861	0.1575	-	-	8,125	0.1865	-	-	-	-	-	-
106	2.1521	0.0293	1,277	0.1228	3,462	0.0795	-	-	-	-	22,791	0.5232	-	-	-	-
107	15.588	-	-	15.588	-	-	-	-	-	-	-	-	-	-	17,186	0.3945
108	1.00	-	-	1.00	6,238	0.1432	-	-	-	-	-	-	-	-	-	-
110	32.125	-	-	32.125	1,403	0.0322	-	-	2,355	0.0541	-	-	-	-	-	-
111	3.947	-	-	3.947	1,253	0.0288	-	-	8,459	0.1942	-	-	-	-	8,273	0.1900
136	N/A	-	-	N/A	772	0.0177	-	-	-	-	-	-	-	-	-	-

Route 29 (Southbound)
Route 29 (Northbound)
Rte. 29 ML Constr. ℄
N 27° 17' 13" E
Station 2655+50 Match Line Sheet 9RW
Station 2662+50 Match Line Sheet 11RW
2656 2657 2658 2659 2660 2661 2662

N76°29'05"W (N70°23'50"W 159.57')
S76°29'05"E (S70°23'50"E 216.28')
S76°34'02"E (N70°28'W 122.10')
S76°34'02"E 122.03'
·23.65 / 195.81
IRF
℄L
101.01' / ·24.73
108.28' / ·04.26
Prop. Perm. Slope Easement
85.08' / ·11.13
78.89' / ·23.64
N27°16'53"E 431.33'
N27°16'53"E (N33°21'00"E 238.63')
Existing R/W Hwy. Plans 1602-05
N27°16'53"E 238.65'
N27°16'53"E 30.81'
(N33°19'E 199.3')
N27°16'53"E 199.16'
·83.26 / 77.73'
·17.98 / 77.32'
·22.04 / 77.40'
·52.89 / 77.27'
77.29' / ·18.95
77.29' / ·39.01

Existing R/W Hwy. Plans 1602-05
N27°15'43"E 287.29'
91.16' / ·37.52
·32.02 / 90.98'
91.11' / ·32.00
(91.11' / ·32.00)
S27°14'55"W 128.55'
Prop. Temp. Easement for Entrance Constr.
Prop. Perm. Ingress/Egress Easement
Prop. Temp. Easement for Entrance Constr.
(91.03' / ·60.55)
46.30'
(113.48' / ·27.75)
114.27' / ·37.43
Prop. Perm. Slope Easement
Prop. Perm. Ingress/Egress Easement
CL Vepco & Virginia Telegraph & Telegraph Esm't DB 1 PG 272 DB 165 PG 276
N87°38'05"W (N82°36'20"W 150.26')
S54°27'15"E (S49°25'30"E
S33°40'15"W (S38°42'00"W 100.92')
Match Line Sheet 10ERW
178.55' / ·37.17
Exist. Limited Access Line as per Project 6029-002-F22, RW-202
106
PARCEL • 046B5-00-00-00ID0
PORTION OF PARCEL X
COMMONWEALTH OF VIRGINIA
2.1521 ACRES
DB 2063 PG 665
248.40' / ·17.02
Matchline Sheet 10ERW
107
PARCEL • 04600-00-00-10900
HP PARK LP
15.558 ACRES
DB 1883 PG 298
N54°27'15"W (N49°25'30"W 216.52')
℄L
Existing R/W Hwy. Plans 1602-05
S27°13'43"W 626.73'
(90.87' / ·19.62)
Prop. Temp. Easement for Entrance Constr.
(121.31' / ·16.36)
(155.52' / ·41.46)
(162.72' / ·48.88)
(190.32' / ·22.40)
Prop. Temp. Easement for Entrance Constr.
111
PARCEL • 04600-00-00-10800
RIDGEWOOD MOTEL & MANOR, LP
3.947 ACRES
DB 527 PG 177
DB 1883 PG295
CL Vepco & Virginia Telephone & Telegrpah Esm't DB 1 PG 272 DB 165 PG 276
SCALE 0 25' 50'
VDOT Proj 0029-002-135, R-201, C-501

	PROJECT	SHEET NO.
	0029-002-135	10RW

R.W PLANS

CULPEPER DISTRICT

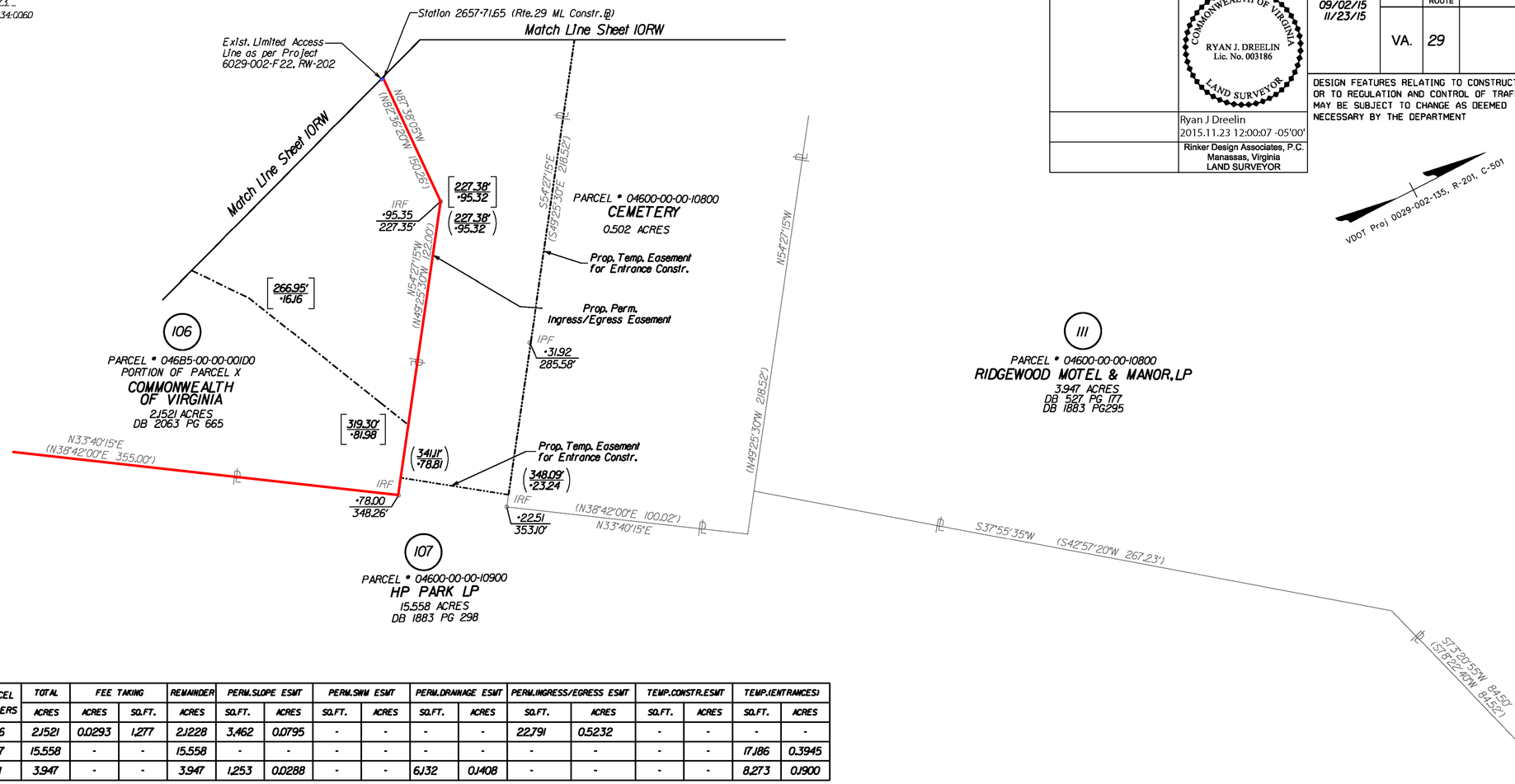
Office Locations
Corporate Headquarters
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420 Dominion Boulevard
Suite 100, VA 22060
Phone: (540) 338-5873
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Tidewater Area
857 Main Street Drive
Suite 100
Virginia Beach, VA 23457
Phone: (757) 363-4442
Fax: (540) 338-5952

Rinker Design Associates, P.C.
Civil Engineering · Surveying · Environmental
Transportation · Planning · Right-of-Way Services
www.RinkerDesign.com

PROJECT MANAGER Dave Covington, P.E. (434) 422-9373
SURVEYED BY, DATE Rinker Design Associates, P.C. (703) 368-7373
DESIGN BY John A. Glametti, P.E. - Rinker Design Associates (703) 334-0060
SUBSURFACE UTILITY BY, DATE Sa-Deep, Inc. (703) 361-6005



PARCEL NUMBERS	TOTAL ACRES	FEE TAKING ACRES	FEE TAKING SQ.FT.	REMAINDER ACRES	PERM.SLOPE ESMT SQ.FT.	PERM.SLOPE ESMT ACRES	PERM.SWM ESMT SQ.FT.	PERM.SWM ESMT ACRES	PERM.DRAINAGE ESMT SQ.FT.	PERM.DRAINAGE ESMT ACRES	PERM.INGRESS/EGRESS ESMT SQ.FT.	PERM.INGRESS/EGRESS ESMT ACRES	TEMP.CONSTR.ESMT SQ.FT.	TEMP.CONSTR.ESMT ACRES	TEMP.(ENTRANCES) SQ.FT.	TEMP.(ENTRANCES) ACRES
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107	15.558	-	-	15.558	-	-	-	-	-	-	-	-	-	-	17,186	0.3945
111	3.947	-	-	3.947	1,253	0.0288	-	-	6,132	0.1408	-	-	-	-	8,273	0.1900

LEGEND

IPF/IRF ○	EXISTING PROPERTY MARKER
℄	EXISTING PROPERTY LINE
—— ——	EXISTING R/W LINE
——+—— /5	CONSTRUCTION BASELINE
00.00' / 00.00'	EXISTING MONUMENTATION
00.00' / •00.00	PROPOSED RIGHT-OF-WAY
(00.00' / •00.00)	PROPOSED TEMPORARY EASEMENT
[00.00' / •00.00]	PROPOSED PERMANENT EASEMENT
⊙	PROPOSED RM-2 MONUMENT SET
(N=637587.93) (E=328643.99)	VDOT PROJECT COORDINATES

GENERAL NOTES:

1. ALL ADJOINING/DEPARTING BOUNDARY LINES SHOWN ARE COMPILED FROM VARIOUS SOURCES. FOUND FIELD MONUMENTATION, METES AND BOUNDS DESCRIPTIONS, AND RECORDED PLATS. THEY DO NOT REPRESENT A FIELD RUN SURVEY AND ARE A BEST FIT BASED ON COMPILED DATA.
2. ALL AREAS SHOWN FOR EASEMENTS ARE APPROXIMATE ONLY.
3. THE PROPERTY LINE INFORMATION SHOWN ON THIS PLAN SHEET IS COMPILED FROM RECORDED DATA AND LIMITED FIELD MEASUREMENTS PERFORMED BY DEWBERRY AND PROVIDED BY VDOT WITH PORTIONS UPDATED BY RINKER DESIGN ASSOCIATES, P.C. AND DO NOT REPRESESNT A BOUNDARY SURVEY.
4. THIS PLAN SHEET WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY HEREON.
5. BEARINGS AND DISTANCES IN PARENTHESES ARE FROM RECORDED PLATS OR DEEDS.
6. RIGHT OF WAY MONUMENTATION TO BE SET UPON COMPLETION OF CONSTRUCTION.
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8. NO CEMETERY SITES WERE OBSERVED ON THE SUBJECT PROPERTY. THIS DOES NOT PRECLUDE THEIR EXISTENCE.
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COMMONWEALTH OF VIRGINIA
RYAN J. DREELIN
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LAND SURVEYOR

Ryan J Dreelin
2015.11.23 12:00:07 -05'00'

Rinker Design Associates, P.C.
Manassas, Virginia
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REVISED	STATE	STATE ROUTE	STATE PROJECT	SHEET NO.
09/02/15 11/23/15	VA.	29	0029-002-135 · R-201, C-501	10E:RW

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VDOT Proj 0029-002-135, R-201, C-501

SCALE
0 25' 50'

PROJECT	SHEET NO.
0029-002-135	10E:RW

CULPEPER DISTRICT

R.W PLANS