

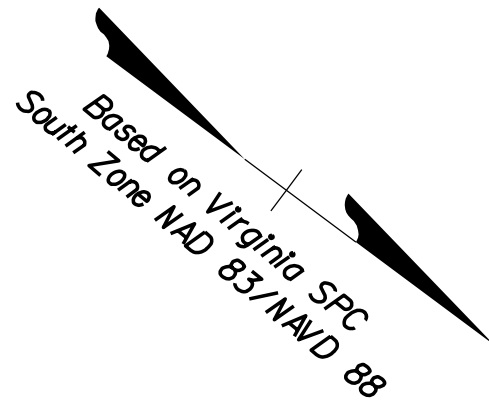
PROJECT MANAGER M. STUMBAUGH, P.E. (434) 872-4501
SURVEYED BY, DATE H&B SURVEY & MAPPING LLC, 01/28/2022
DESIGN SUPERVISED BY S. HOLTZ, P.E.
DESIGNED BY S. HOLTZ, P.E., KIMLEY-HORN & ASSOCIATES, INC.
SUBSURFACE UTILITY BY, DATE ACCUMARK, 02/17/2022



REVISED	STATE	ROUTE	PROJECT	SHEET NO.
RI - 09/06/24	VA.	852	0852-002-R70 RW-201	8RW

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

H&B Surveying and Mapping
Richmond, Virginia
LAND SURVEYOR



Parcel Number	Prop. R/W Take (Ac. or SF)	Prop. Water Utility Easement (Ac. or SF)	Proposed Temporary Construction Easement (Ac. or SF)
021	440 SF		4,099 SF
022	234 SF		1,282 SF
023	363 SF		1,165 SF
027			533 SF
028	438 SF		1,383 SF

Curve DOM J
PI = 302+91.82
DELTA = 17° 58' 53.03" (RT)
D = 4' 50' 57"
T = 186.95'
L = 370.82'
R = 1181.57'
PC = 301+04.87
PT = 304+75.69

MOHSEN AMIR AZIMI
DB 2453 PG 167, DB 337 PG 337(PLAT)
0.33 Ac.
TAX MAP* 061M0-00-01-00100

STEVEN L. FIELDS and CATRINA A. FIELDS
DB 2371 PG 165, DB 337 PG 337(PLAT)
0.37 Ac.
TAX MAP* 061M0-00-01-00200

VINCENT L. KOIS and GINNY M. KOIS
DB 1412 PG 212, DB 337 PG 337(PLAT)
0.37 Ac.
TAX MAP* 061M0-00-01-00300

SHAHNAZ AKHTAR
WB 128 PG 175, DB 337 PG 337(PLAT)
0.37 Ac.
TAX MAP* 061M0-00-01-00400

ROBERT LIVINGSTON DEEDS and JOYCE SHIPE DEEDS
DB 1004 PG 580, DB 337 PG 337(PLAT)
0.36 Ac.
TAX MAP* 061M0-00-01-00500

Virginia Telephone Co.
Pole Line Easement
DB 334 PG 114
(unable to show location)

Approx. Location
Vapco Pole Line Easement
DB 335 PG 38

SUE A. ALBRECHT
DB 3184 PG 709, DB 337 PG 377(PLAT)
0.48 Ac.
TAX MAP* 061M0-00-01-00600

Legend:

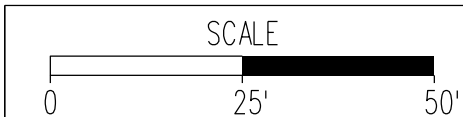
- 0.00' -00.00' — Proposed R/W
- (00.00') -00.00' — Proposed Temporary Construction Easements

Notes:

- This Right-of-Way Sheet is Based Upon a Field Run Perimeter Survey of the Existing and Proposed R/W Limits. All Other Adjoining/Departing Boundary Lines Shown are Compiled From Various Sources: Found Field Monumentation, Metes and Bounds Description and Recorded Plats. The Adjoining Lines Do Not Represent a Field Run Survey of the Adjoining Properties and are a Best Fit Based on Compiled Data. All Areas Shown for R/W Takes and Easements are Approximate Only. See Right-of-Way Sheet IB.
- All of the Properties Physical Improvements are not Shown Hereon.
- This Plan Sheet was Prepared With the Benefit of a Title Report and May Not Show All Easements Which May Affect the Property Shown Hereon.
- No Designation or Location of Subsurface Utilities were Performed During Preparation of This Plan Sheet.
- This Survey Datum is Based on Virginia SPC South Zone NAD 83/NAVD 88.
- No Cemetery Sites Were Observed on the Subject Properties. This Does Not Preclude Their Existence.
- I hereby Certify That This Plan Sheet is Correct to the Best of My Knowledge and Belief, and This Plan Sheet Complies With The Minimum Standards and Procedures as Established By The Virginia Department Of Transportation's Location and Design Division.
- Coordinate Values Shown Hereon Are State Plane Coordinates.
- All Monumentation to be Set Within 6 Months of the Completion of Construction.

Curve	Radius	Arc Length	Delta Angle	Tangent	Chord Bearing	Chord Length
C1	1045.30'	199.18'	10°55'03"	99.89'	N 42°03'07" W	198.87'
C2	1175.57'	223.42'	10°53'22"	112.05'	S 41°37'10" E	223.09'
C3	1045.30'	32.64'	1°47'22"	16.32'	N 48°24'19" W	32.64'

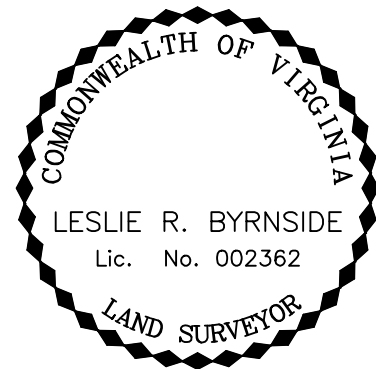
- IRF/IPF Existing Property Marker
- Existing Property Line
- Existing R/W Line
- Construction Baseline



PROJECT
0852-002-R70

SHEET NO.
8RW

PROJECT MANAGER M. STUMBAUGH, P.E. (14341872-4501)
SURVEYED BY, DATE H&B SURVEY & MAPPING LLC, 01/28/2022
DESIGN SUPERVISED BY S. HOLTZ, P.E.
DESIGNED BY S. HOLTZ, P.E., KIMLEY-HORN & ASSOCIATES, INC.
SUBSURFACE UTILITY BY, DATE ACCUMARK, 02/17/2022



H&B Surveying and Mapping
Richmond, Virginia
LAND SURVEYOR

REVISED	STATE	ROUTE	PROJECT	SHEET NO.
RI - 09/06/24	VA.	852	0852-002-R70 RW-201	9RW

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

Based on Virginia SPC
South Zone NAD 83/NAVD 88

Curve COM2.4
PI • 211.7472
DELTA • 23° 15' 13.49" (RT)
D • 17° 15' 28"
T • 68.31'
L • 134.74'
R • 332.00'
PC • 211.06.40
PCC • 212.4115

Curve DOM-1
PI • 302.9182
DELTA • 17° 58' 53.03" (RT)
D • 4° 50' 57"
T • 186.95'
L • 370.82'
R • 1,181.57'
PC • 301.04.87
PT • 304.75.69

Curve COM2.5
PI • 213.4328
DELTA • 24° 46' 29.84" (RT)
D • 12° 19' 18"
T • 102.13'
L • 201.07'
R • 465.00'
PCC • 212.4115
PT • 214.42.21

LAKEITA VANESE JONES
DB 5147 PG 767, DB 337 PG 336(PLAT)
0.60 Ac.
TAX MAP# 061M0-00-04-00200

DONALD T. SHORT and
PATRICIA A. SHORT
DB 686 PG 636, DB 669 PG 130(PLAT)
0.49 Ac.
TAX MAP# 061M0-00-04-00100

THOMAS M. PARKER
PATTI A. PRICE
DB 1265 PG 476, DB 669 PG 131(PLAT)
0.49 Ac.
TAX MAP# 061M0-00-10-01200

GLENN E. BRANHAM and
VICTORIA C. BRANHAM
DB 2748 PG 422, DB 360 PG 144A(PLAT)
0.43 Ac.
TAX MAP# 061M0-00-01-00700

SUE A. ALBRECHT
DB 3184 PG 709, DB 337 PG 377(PLAT)
0.48 Ac.
TAX MAP# 061M0-00-01-00600

DANNI SCHREFFLER &
RORY LEE-WASHINGTON
DB 5366 PG 796
DB 337 PG 337(PLAT)
0.44 Ac.
TAX MAP# 061M0-00-02-00200

Curve	Radius	Arc Length	Delta Angle	Tangent	Chord Bearing	Chord Length
C4	35.00'	54.98'	90°00'00"	35.00'	S 08°21'02" W	49.50'

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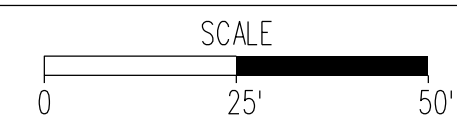
Line	Bearing	Distance
LI	S 46°04'09" E	25.55'

Legend:

- 0.00' - 00.00' • Proposed R/W
- 00.00' - 00.00' • Proposed Temporary Construction Easements

Parcel Number	Prop. R/W Take (Ac. or SF)	Prop. Water Utility Easement (Ac. or SF)	Proposed Temporary Construction Easement (Ac. or SF)
027			533 SF
028	438 SF		1,383 SF

- IRF / IPF • Existing Property Marker
- Existing Property Line
- Existing R/W Line
- Construction Baseline



PROJECT
0852-002-R70

SHEET NO.
9RW