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	STATE ROUTE	STATE PROJECT	SHEET NO.
R1 - 9/06/24 R2 - 9/23/24	VA.	852	0852-002-R70 RW-201	5RW

COMMONWEALTH OF VIRGINIA
LESLIE R. BYRNSIDE
Lic. No. 002362
LAND SURVEYOR

Leslie R Byrnside 2024.09.23 22:12:07-04'00'

H&B Surveying and Mapping
Richmond, 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

Notes:

1. 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 1B.
2. All of the Properties Physical Improvements are not Shown Hereon.
3. 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.
4. No Designation or Location of Subsurface Utilities were Performed During Preparation of This Plan Sheet.
5. This Survey Datum Is Based on Virginia SPC South Zone NAD 83/NAVD 88
6. No Cemetery Sites Were Observed on the Subject Properties. This Does Not Preclude Their Existence.
7. 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.
8. Coordinate Values Shown Hereon Are State Plane Coordinates.
9. All Monumentation to be Set Within 6 Months of the Completion of Construction.

Based on Virginia SPC South Zone NAD 83/NAVD 88

Parcel Number	Prop. R/W Take	Prop. Perm. ACSA Waterline Easement	Proposed Temporary Construction Easement
	(Ac. or SF)	(Ac. or SF)	(Ac. or SF)
010			394 SF
011			500 SF
012	31 SF	541 SF	

Line	Bearing	Distance
L3	N 41°28'38" E	16.00'
L4	S 48°34'04" E	1.90'
L5	S 41°25'56" W	16.00'
L6	N 48°34'04" W	1.91'

POSITIVE, LLC
DB 4786 PG 677
DB 5430 PG 618 (PLAT)
1.149 AC
PARCEL ID# 61W-03-14
2118 Commonwealth Drive

SEMPF CHARLESTON LLC
DB 4788 PG 714
DB 816 PG 134 (PLAT)
4.50 AC
PARCEL ID# 61W-03-15
2217 Commonwealth Drive

SEMPF CHARLESTON LLC
DB 4788 PG 714
4.50 AC
PARCEL ID# 61W-03-01
2403 Peyton Drive

120 — Fd. Iron Rod — 121 — 122 — 123 — Fd. Iron Rod — 124 — 125 — 126

R/W Per DB.816, Pg.134

R/W Per DB.4788, Pg.714

Fd. Iron Rod

POT 100+00.00
100

PEYTON DRIVE CONSTR.℄

STA.124+55.64 ROUTE 1315 (COMMONWEALTH DRIVE) CONSTR.℄
PEYTON DRIVE CONSTR.℄ STA.101+00.00
Δ= 73° 48' 23" RT

(70' Width R/W)

ROUTE 1315 (COMMONWEALTH DRIVE) CONSTR.℄

POT 100+00.00
100

101

N= 3,913,385.095
E= 11,485,297.446

N 41° 28' 34" E

S 64° 43' 03" E

N= 3,913,763.938
E= 11,485,632.337

R/W Per DB.704, Pg.517

R = 25.00'
L = 22.63'

Fd. Iron Rod

PROP. TEMP. CONSTR. EASE.

34.51' · 61.63

44.08' · 61.64

34.45' · 41.34

44.00' · 61.01

010

011

Fd. Iron Rod

049 — 050 — 051

R/W Per DB.704, Pg.517

INDUSTRY ACCESS ROAD CONSTR.℄

S 48° 31' 26" E

101

POT 101+50.00

(60' Width R/W)

R/W Per DB.704, Pg.517

R = 25.00'
L = 21.66'
S 41°28'38" W 23.71'

L3
L4
L5

PROP. R/W

34.80' · 72.95
36.71' · 72.95
34.80' · 88.95
36.69' · 88.95
34.78' · 00.22
43.77' · 00.26

Fd. Iron Rod

STA.120+96.59 ROUTE 1315 (COMMONWEALTH DRIVE) CONSTR.℄
STA.100+00.00 INDUSTRY ACCESS ROAD CONSTR.℄
Δ= 90° 00' 00" RT

PROP. PERM. ACSA WATERLINE EASE.

43.60' · 30.19
34.79' · 49.24

BEGIN CONNECTION
STA.100+20.46
INDUSTRY ACCESS ROAD CONSTR.℄

END CONNECTION
STA.100+54.79
INDUSTRY ACCESS ROAD CONSTR.℄

N 41°28'38" E 229.25'

R/W Per DB.745, Pg.330

Fd. Iron Rod

R/W Per DB.1528, Pg.439

POT 102+00.00
102

END PROJ.0852-002-R70 PE-101, C-201
STA.123+07.28 ROUTE 1315 (COMMONWEALTH DRIVE) CONSTR.℄

END PROJ.0852-002-R70 RW-201
STA.122+10.24 ROUTE 1315 (COMMONWEALTH DRIVE) CONSTR.℄

012

R/W Per DB.745, Pg.330

(60' Width R/W)

R/W Per DB.1528, Pg.439

49
HUA LIN
YUEFANG SUN
DB 4572 PG 145, DB 704 PG 517 (PLAT)
9004 SQ.FT.
TAX MAP# 061W0-03-00-07400

50
NICOLE N. KENNEY
DB 2049 PG 666, DB 704 PG 517 (PLAT)
11,744 SQ.FT.
TAX MAP# 061W0-03-00-07500

51
RICHARD K. SISSON
INSTR.#202300003387
DB 704 PG 517 (PLAT)
17,033 SQ.FT.
TAX MAP# 061W0-03-00-07600

52
SEMF CHARLESTON, LLC
DB 4788 PG 714, DB 745 PG 330 (PLAT)
1.563 Ac.
TAX MAP# 061W0-03-00-01600

53
VAN DER LINDE HOUSING, INC.
DB 1567 PG 70
DB 1528 PG 439 (PLAT)
DB 1566 PG 387 (PLAT)
1.33 Ac. (Tax Assessors)
TAX MAP# 061W0-03-00-00400

Legend:

0.00' · 00.00 — Proposed R/W

(00.00' · 00.00) — Proposed Temporary Construction Easements

[00.00' · 00.00] — Proposed Permanent Utility Easement

IRF/IPF — Existing Property Marker
Existing Property Line
Existing R/W Line
103 — Construction Baseline

SCALE	PROJECT	SHEET NO.
0 25' 50'	0852-002-R70	5RW