Kimley»Horn

# MEMORANDUM

**Subject: Rural Rustic Road and Rural Addition Assessment and Prioritization Project**

**Date: November 2, 2015**

The Engineering Division of Isle of Wight County recently completed the ***Rural Rustic Road and Rural Addition Assessment and Prioritization Projec***t. The purpose of the project was to develop a tool to objectively rank and prioritize roadways in the County for inclusion in the Rural Rustic Road and Rural Addition programs using multiple design criteria. The planning level, prioritization tool was developed in Microsoft Excel and was initially tested on the eight Rural Rustic Road projects and nine Rural Addition projects currently on the County's project list.

The prioritization tool was created to develop a numeric score for each project based on eleven different evaluation criteria, with the maximum possible score being 100. The following is a list of each of the evaluation criteria, a brief description of the criteria, and the total amount of points for each criterion:

- **Project Cost/Household (Possible points from 1-30):** This criterion is the ratio of the total estimated cost of the proposed improvements to the number of households directly impacted by the project. The lower the project costs and the greater the number households adjacent to the project, the higher the score and the greater amount of points assigned. This criterion has been assigned the largest amount of total possible points a project can receive (30 points) because it objectively identifies two metrics critical to prioritizing these types of roadway projects. The criterion has been broken out into ranges of cost per household and points are assigned between 1

- **Existing Roadway Width (Possible points 0 or 5):** This criterion evaluates the existing roadway widths against the current design standards. Where the existing roadway width meets or exceeds current design standards, the projects are assigned the maximum number of points (5). Projects that do not meet current design standards receive a score of 0. Projects that meet current design standards for project width are more likely to be considered for implementation and acceptance by VDOT.

- **Traffic Volumes (Possible points from 0 to 10):** Current **t**raffic counts will be required for each project, whether they are calculated using HCM formulas, based off of VDOT provided traffic counts, or actual traffic counts collected in the field. The prioritization tool includes ranges of traffic volumes and points are provided from 0 to 10 based on where a potential project falls within the traffic volume ranges. Projects with higher traffic volumes are assigned more points since they serve a larger amount of residents within the County.

- **Public or Private Road (Possible points 0 or 5):** Projects are awarded points based on whether the project is a public roadway (5 points) (Rural Rustic Road) or private roadway (0 points) (Rural Addition).

- **Right-of-Way Acquisition (Possible points from 0 to 15):** This criterion assigns 15 points to projects where right-of-way acquisition is not required and a 50' right-of-way exists. A project is awarded 10 points if no right-of-way acquisition is required but the existing right-of-way is less than the minimum 50' in width. This often applies to projects with prescriptive right-of-way. A project is assigned zero points for this criterion if right-of-way acquisition is required. This is because right-of-way acquisition is typically an added expense to projects and oftentimes negatively impacts a project schedule. In addition, VDOT's policy is to not accept a roadway into their Secondary Road system without a minimum 50' right-of-way.

- **Utility Relocation Impacts (Possible points from 0 to 10):** This criterion includes evaluating if existing utilities will need to be relocated as part of the proposed improvements. Projects with no impacts to existing utilities will be assigned 10 points. Projects with minor impacts receive 2 points and projects with major impacts receive 0 points. Utility relocations increase project costs and extend project schedules and oftentimes projects that require utility relocations also require additional right-of-way or easements.

- **Drainage and Stormwater Management Improvements (Possible points 0 to 5):** This criterion evaluates the need for minor or major drainage improvements as part of the proposed project improvements. Projects requiring minor or no drainage improvements are assigned 5 points. Projects requiring major drainage improvements such as inlets, pipes, and cross culverts are assigned 0 points. Major drainage improvements often require specific hydraulic studies and increase project costs and complexities.

- **Proposed Improvements Address Current Safety Issue (Possible points 0 or 5):** If a proposed project addresses an existing safety issue, that project is awarded points for this criterion (5 points). Examples of safety improvements for the traveling public include adding or updating guardrail, additional roadway signage, and roadside clearing for improved sight distances. Projects that don't address current safety issues are still important but are not awarded points under this criterion.

- **Environmental Concerns (Possible points from 0 to 5):** Depending on types of funding, each roadway project will be required to comply with either state or federal environmental compliance standards. Once environmental due diligence is performed, if no environmental issues are brought forth, a No-Permit Required letter is typically issued. Projects that receive a No-Permit required letter are assigned 5 points for this criterion. Projects where environmental due diligence is performed and additional environmental documentation or even mitigation and compensation is required are assigned zero points for this criterion.

- **Professional Investment (Possible points 0 to 5):** Projects are assigned 5 points if input or investment has been provided by either public or private stakeholders. Professional

investment is measured in both time and money dedicated to project related items such as survey information, geotechnical information, funding assistance, or right-of-way dedications. These efforts reduce the project risk for the County to administer the project and provide increased confidence to the County regarding the proposed project. If no professional investment has been provided, a project does not receive any points for this criterion.

Each individual project is given a score based on these evaluation criteria. Projects are then ranked and prioritized based on total results.

# RURAL RUSTIC ROAD/ RURAL ADDITION

## Assessment and Prioritization Project

**JUNE 2015**







**PREPARED FOR**

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA

**PREPARED BY**

Kimley»Horn

## RURAL RUSTIC ROAD PROJECT

| | | | |
|---|---|---|---|
| **Road Name** | *Tings Road* | **Location** | *West of US 258 between Windsor and Smithfield* |
| **State Route Number** | *SR 647* | | |
| **From** | *SR 637 (Central Hill Rd)* | **Project Length** | *2.1 Miles* |
| **To** | *SR 620 (Foursquare Rd)* | | |
| **Turnaround** | N/A | **Residences Served** | *5* |



| | | | |
|---|---|---|---|
| **Design Considerations** | Existing road is in good condition. Tie to existing pavement at SR 637 and SR 620. | **Exist. Width** | *16' - 22'* |
| **Safety Considerations** | N/A | | |
| **Drainage Considerations** | Roadway has existing culverts. Ditch establishment required in mutliple locations. | | |
| **Environmental Considerations** | Stream Crossing @ 1.4 miles north of SR 637 with existing culvert. | | |

**Estimated Project Costs** **$ 911,100**

| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|---|---|---|---|---|
| **TINGS ROAD - APPROXIMATELY 2.1 MILES** | | | | |
| ITEM | UNIT | QUANTITY | UNIT PRICE | TOTAL PRICE |
| Mobilization | LS | 1 | $ 45,000 | $ 45,000 |
| Earthwork | LS | 1 | $ 10,000 | $ 10,000 |
| Aggregate Base Material, No 21B | TON | 9400 | $ 35 | $ 329,000 |
| Blotted Seal Coat, Type D | SY | 25600 | $ 10 | $ 256,000 |
| PE-1, TYPE I, Crusher Run Material | TON | 40 | $ 30 | $ 1,200 |
| Aggregate Material, No 3 | TON | 20 | $ 40 | $ 800 |
| Install Ground Mounted Sign | EA | 2 | $ 1,000 | $ 2,000 |
| Erosion and Sediment Control Measures | LS | 1 | $ 5,000 | $ 5,000 |
| Maintenance of Traffic | LS | 1 | $ 10,000 | $ 10,000 |
| | | | **SUBTOTAL** | **$ 659,000** |
| Contingency (20%) | | | | $ 131,800 |
| Engineering | | | | $ 10,000 |
| Pavement Testing | | | | $ 3,360 |
| CEI Costs (10%) | | | | $ 65,900 |
| Project Administration (5%) | | | | $ 32,950 |
| VDOT | | | | $ 8,000 |
| | | | **TOTAL PRICE THIS PROJECT** | **$ 911,010** |

*An 18' wide paved section was assumed for estimating pavement costs for this project. A 20' wide section was used to estimate aggregate base material, which would include both the pavement sections and shoulders. The pavement section was assumed to be equivalent to the pavement section provided by VDOT on previous Rural Rustic Road jobs: 6" of Agrregate Base 21A or 21B and a Blotted Seal Coat surface.

## RURAL RUSTIC ROAD PROJECT

| | | | |
|---|---|---|---|
| **Road Name** | *Rattlesnake Trail* | **Location** | *Northeast of Ivor* |
| **State Route Number** | *SR 646* | | |
| **From** | *SR 637 (Jones Town Dr)* | **Project Length** | *2.1 Miles* |
| **To** | *SR 622 (Ramsey Rd)* | | |
| **Turnaround** | N/A | **Residences Served** | *11* |



| | | | |
|---|---|---|---|
| **Design Considerations** | Existing road is in good condition with consistent ditches along project. Tie into existing pavement at SR 637, existing pavement at SR 622, and existing gravel roadway continuing on Rattlesnake Trail, west of SR 622. | **Exist. Width** | 13' - 18' |
| **Safety Considerations** | N/A | | |
| **Drainage Considerations** | Existing culverts along project with two major culvert crossings at low point in project limits. Erosion concerns within ditches due to steep longitudinal slopes along project. | | |
| **Environmental Considerations** | Cementary adjacent to the roadway. Two stream crossings with existing culverts at low point in the road. | | |

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|---|---|
| **Estimated Project Costs** | **$ 878,500** |

| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|---|---|---|---|---|
| **RATTLESNAKE TRAIL - APPROXIMATELY 2.1 MILES** | | | | |
| ITEM | UNIT | QUANTITY | UNIT PRICE | TOTAL PRICE |
| Mobilization | LS | 1 | $ 45,000 | $ 45,000 |
| Earthwork | LS | 1 | $ 10,000 | $ 10,000 |
| Aggregate Base Material, No 21B | TON | 8900 | $ 35 | $ 311,500 |
| Blotted Seal Coat, Type D | SY | 24100 | $ 10 | $ 241,000 |
| PE-1, TYPE I, Crusher Run Material | TON | 70 | $ 30 | $ 2,100 |
| Aggregate Material, No 3 | TON | 20 | $ 40 | $ 800 |
| Replace Existing Driveway Culvert (15") | EA | 3 | $ 2,500 | $ 7,500 |
| Install Ground Mounted Sign | EA | 2 | $ 1,000 | $ 2,000 |
| Erosion and Sediment Control Measures | LS | 1 | $ 5,000 | $ 5,000 |
| Maintenance of Traffic | LS | 1 | $ 10,000 | $ 10,000 |
| | | | **SUBTOTAL** | **$ 634,900** |
| Contingency (20%) | | | | $ 127,000 |
| Engineering | | | | $ 10,000 |
| Pavement Testing | | | | $ 3,360 |
| CEI Costs (10%) | | | | $ 63,490 |
| Project Administration (5%) | | | | $ 31,745 |
| VDOT | | | | $ 8,000 |
| | | | **TOTAL PRICE THIS PROJECT** | **$ 878,495** |

*A 17' wide paved section was assumed for estimating pavement costs for this project. A 19' wide section was used to estimate aggregate base material, which would include both the pavement sections and shoulders. The pavement section was assumed to be equivalent to the pavement section provided by VDOT on previous Rural Rustic Road jobs: 6" of Agrregate Base 21A or 21B and a Blotted Seal Coat surface.

## RURAL RUSTIC ROAD PROJECT

| | | | |
|---|---|---|---|
| **Road Name** | *Morgart's Beach Road (West)* | **Location** | *Smithfield* |
| **State Route Number** | *SR 673* | | |
| **From** | *SR 674 (Blounts Corner Rd)* | **Project Length** | *1.3 Miles* |
| **To** | *SR 10 (Old Stage Hwy)* | | |
| **Turnaround** | N/A | **Residences Served** | *12* |



| | | | |
|---|---|---|---|
| **Design Considerations** | Existing road is in good condition with consistent ditches along project. Tie to existing pavement at SR 10 and SR 674. Tie to Mogart's Beach Rd (East) project. | **Exist. Width** | 16' - 18' |
| **Safety Considerations** | N/A | | |
| **Drainage Considerations** | Existing culvert pipes with outfalls exist along project. Consistent roadside ditch exists along project. Long stretch of roadside ditch with no outfall. Ditch re-establishment required in multiple locations. | | |
| **Environmental Considerations** | Small pool of standing water adjacent to roadway which appears to be a potential wetland area. | | |

**Estimated Project Costs** **$ 586,500**

| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|---|---|---|---|---|
| **MOGART'S BEACH RD (WEST) - APPROXIMATELY 1.3 MILES** | | | | |
| ITEM | UNIT | QUANTITY | UNIT PRICE | TOTAL PRICE |
| Mobilization | LS | 1 | $ 32,000 | $ 32,000 |
| Earthwork | LS | 1 | $ 10,000 | $ 10,000 |
| Aggregate Base Material, No 21B | TON | 5800 | $ 35 | $ 203,000 |
| Blotted Seal Coat, Type D | SY | 15800 | $ 10 | $ 158,000 |
| PE-1, TYPE I, Crusher Run Material | TON | 40 | $ 30 | $ 1,200 |
| Aggregate Material, No 3 | TON | 20 | $ 40 | $ 800 |
| Install Ground Mounted Sign | EA | 2 | $ 1,000 | $ 2,000 |
| Erosion and Sediment Control Measures | LS | 1 | $ 5,000 | $ 5,000 |
| Maintenance of Traffic | LS | 1 | $ 7,500 | $ 7,500 |
| | | | **SUBTOTAL** | **$ 419,500** |
| Contingency (20%) | | | | $ 83,900 |
| Engineering | | | | $ 10,000 |
| Pavement Testing | | | | $ 2,080 |
| CEI Costs (10%) | | | | $ 41,950 |
| Project Administration (5%) | | | | $ 20,975 |
| VDOT | | | | $ 8,000 |
| | | | **TOTAL PRICE THIS PROJECT** | **$ 586,405** |

*An 18' wide paved section was assumed for estimating pavement costs for this project. A 20' wide section was used to estimate aggregate base material, which would include both the pavement sections and shoulders. The pavement section was assumed to be equivalent to the pavement section provided by VDOT on previous Rural Rustic Road jobs: 6" of Agrregate Base 21A or 21B and a Blotted Seal Coat surface.

## RURAL RUSTIC ROAD PROJECT

| | | | |
|---|---|---|---|
| **Road Name** | *Morgart's Beach Road (East)* | **Location** | *Smithfield* |
| **State Route Number** | *SR 673* | | |
| **From** | *SR 674 (Blounts Corner Rd)* | **Project Length** | *1.05 Miles* |
| **To** | SR 705 (Fort Boykin Trail) | | |
| **Turnaround** | N/A | **Residences Served** | 9 |



| | | | |
|---|---|---|---|
| **Design Considerations** | Existing roadway is in good condition. Tie to existing pavement at SR 674 and at project end to SR 673. Tie to existing gravel roadway at Mount Castle Lane. Tie to Mogart's Beach Road (West) project. | **Exist. Width** | 16' - 20' |
| **Safety Considerations** | Confirm existing guardrail at Lake Tormentor meets VDOT height requirements after proposed pavement is installed. | | |
| **Drainage Considerations** | Ditches required to be constructed in multiple locations along project, and for long stretches (from SR 674 to 0.3 miles east). Existing drainage infrastructure is lacking. | | |
| **Environmental Considerations** | Project crosses Lake Tormentor and stream with existing culvert at roadway low point (0.4 miles from SR 705). | | |

**Estimated Project Costs** **$ 512,500**

| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|---|---|---|---|---|
| **MOGART'S BEACH RD (EAST) - APPROXIMATELY 1.05 MILES** | | | | |
| ITEM | UNIT | QUANTITY | UNIT PRICE | TOTAL PRICE |
| Mobilization | LS | 1 | $ 28,000 | $ 28,000 |
| Earthwork | LS | 1 | $ 10,000 | $ 10,000 |
| Aggregate Base Material, No 21B | TON | 4500 | $ 35 | $ 157,500 |
| Blotted Seal Coat, Type D | SY | 12100 | $ 10 | $ 121,000 |
| PE-1, TYPE I, Crusher Run Material | TON | 40 | $ 30 | $ 1,200 |
| Aggregate Material, No 3 | TON | 20 | $ 40 | $ 800 |
| Remove and Replaec Exist. Guardrail | LS | 1 | $ 32,000 | $ 32,000 |
| Install Ground Mounted Sign | EA | 2 | $ 1,000 | $ 2,000 |
| Erosion and Sediment Control Measures | LS | 1 | $ 5,000 | $ 5,000 |
| Maintenance of Traffic | LS | 1 | $ 7,500 | $ 7,500 |
| | | | **SUBTOTAL** | **$ 365,000** |
| Contingency (20%) | | | | $ 73,000 |
| Engineering | | | | $ 10,000 |
| Pavement Testing | | | | $ 1,680 |
| CEI Costs (10%) | | | | $ 36,500 |
| Project Administration (5%) | | | | $ 18,250 |
| VDOT | | | | $ 8,000 |
| | | | **TOTAL PRICE THIS PROJECT** | **$ 512,430** |

*A 17' wide paved section was assumed for estimating pavement costs for this project. A 19' wide section was used to estimate aggregate base material, which would include both the pavement sections and shoulders. The pavement section was assumed to be equivalent to the pavement section provided by VDOT on previous Rural Rustic Road jobs: 6" of Agrregate Base 21A or 21B and a Blotted Seal Coat surface.

## RURAL RUSTIC ROAD PROJECT

| | | | |
|---|---|---|---|
| **Road Name** | *Maynard's Store Road* | **Location** | *Carrsville* |
| **State Route Number** | *SR 631* | | |
| **From** | *SR 611 (Joyners Bridge Rd)* | **Project Length** | *0.6 Miles* |
| **To** | *SR 630 (Lawrence Dr)* | | |
| **Turnaround** | N/A | **Residences Served** | *2* |



| | | | |
|---|---|---|---|
| **Design Considerations** | Existing roadway in good condition, with lots of existing aggregate composing roadway surface. | **Exist. Width** | 18' |
| **Safety Considerations** | Potential for high speeds in long, flat straightaway. | | |
| **Drainage Considerations** | No existing drainage pipes. Ditch establishment required in multiple locations. | | |
| **Environmental Considerations** | N/A | | |
| **Notes** | Gas pipeline crossing within project limits | | |

**Estimated Project Costs** **$ 304,400**

| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|---|---|---|---|---|
| **MAYNARD'S STORE ROAD - APPROXIMATELY 0.6 MILES** | | | | |
| ITEM | UNIT | QUANTITY | UNIT PRICE | TOTAL PRICE |
| Mobilization | LS | 1 | $ 18,000 | $ 18,000 |
| Earthwork | LS | 1 | $ 10,000 | $ 10,000 |
| Aggregate Base Material, No 21B | TON | 2700 | $ 35 | $ 94,500 |
| Blotted Seal Coat, Type D | SY | 7300 | $ 10 | $ 73,000 |
| PE-1, TYPE I, Crusher Run Material | TON | 20 | $ 30 | $ 600 |
| Aggregate Material, No 3 | TON | 20 | $ 40 | $ 800 |
| Install Ground Mounted Sign | EA | 2 | $ 1,000 | $ 2,000 |
| Erosion and Sediment Control Measures | LS | 1 | $ 5,000 | $ 5,000 |
| Maintenance of Traffic | LS | 1 | $ 7,500 | $ 7,500 |
| | | | **SUBTOTAL** | **$ 211,400** |
| Contingency (20%) | | | | $ 42,300 |
| Engineering | | | | $ 10,000 |
| Pavement Testing | | | | $ 960 |
| CEI Costs (10%) | | | | $ 21,140 |
| Project Administration (5%) | | | | $ 10,570 |
| VDOT | | | | $ 8,000 |
| | | | **TOTAL PRICE THIS PROJECT** | **$ 304,370** |

*An 18' wide paved section was assumed for estimating pavement costs for this project. A 20' wide section was used to estimate aggregate base material, which would include both the pavement sections and shoulders. The pavement section was assumed to be equivalent to the pavement section provided by VDOT on previous Rural Rustic Road jobs: 6" of Agrregate Base 21A or 21B and a Blotted Seal Coat surface.

## RURAL RUSTIC ROAD PROJECT

| | | | |
|---|---|---|---|
| **Road Name** | *Woody Acres Way* | **Location** | *West of Smithfield* |
| **State Route Number** | *SR 699* | | |
| **From** | *SR 679 (Bethel Church Ln)* | **Project Length** | *0.6 Miles* |
| **To** | *SR 713 (Blairs Creek Way)* | | |
| **Turnaround** | N/A | **Residences Served** | *1 (Plus Residences along Blairs Creek Way)* |



| | | | |
|---|---|---|---|
| **Design Considerations** | Existing road is in good condition and has sufficient width. Extra shoulder width can be provided. Tie to existing pavement at SR 679, existing gravel road at project end, and to the Blairs Creek Way project. | **Exist. Width** | 23' - 26' |
| **Safety Considerations** | Guardrail required at bend in the road due to severe dropoff (>7.5') within clear zone. | | |
| **Drainage Considerations** | No drainage improvements required. Existing ditches, culverts, and drainage pipes identified in the field. | | |
| **Environmental Considerations** | Stream crossing with existing culvert within project limits. | | |

**Estimated Project Costs** **$ 347,000**

| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|---|---|---|---|---|
| **WOODY ACRES WAY - APPROXIMATELY 0.6 MILES** | | | | |
| ITEM | UNIT | QUANTITY | UNIT PRICE | TOTAL PRICE |
| Mobilization | LS | 1 | $ 18,000 | $ 18,000 |
| Earthwork | LS | 1 | $ 10,000 | $ 10,000 |
| Aggregate Base Material, No 21B | TON | 2700 | $ 35 | $ 94,500 |
| Blotted Seal Coat, Type D | SY | 7300 | $ 10 | $ 73,000 |
| PE-1, TYPE I, Crusher Run Material | TON | 10 | $ 30 | $ 300 |
| Aggregate Material, No 3 | TON | 20 | $ 40 | $ 800 |
| Install Ground Mounted Sign | EA | 2 | $ 1,000 | $ 2,000 |
| Install Guadrail and End Treatments | LS | 1 | $ 30,000 | $ 30,000 |
| Erosion and Sediment Control Measures | LS | 1 | $ 5,000 | $ 5,000 |
| Maintenance of Traffic | LS | 1 | $ 7,500 | $ 7,500 |
| | | | **SUBTOTAL** | **$ 241,100** |
| Contingency (20%) | | | | $ 48,300 |
| Engineering | | | | $ 10,000 |
| Pavement Testing | | | | $ 3,360 |
| CEI Costs (10%) | | | | $ 24,110 |
| Project Administration (5%) | | | | $ 12,055 |
| VDOT | | | | $ 8,000 |
| | | | **TOTAL PRICE THIS PROJECT** | **$ 346,925** |

*An 18' wide paved section was assumed for estimating pavement costs for this project. A 20' wide section was used to estimate aggregate base material, which would include both the pavement sections and shoulders. The pavement section was assumed to be equivalent to the pavement section provided by VDOT on previous Rural Rustic Road jobs: 6" of Agrregate Base 21A or 21B and a Blotted Seal Coat surface.

## RURAL RUSTIC ROAD PROJECT

| | | | |
|---|---|---|---|
| **Road Name** | *Blairs Creek Road* | **Location** | *West of Smithfield* |
| **State Route Number** | *SR 713* | | |
| **From** | *SR 699 (Woody Acres Way)* | **Project Length** | *0.5 Miles* |
| **To** | *Dead End* | | |
| **Turnaround** | None existing but sufficient space at dead end for proposed turnaround | **Residences Served** | *12* |



| | | | |
|---|---|---|---|
| **Design Considerations** | Existing roadway is in good condition, with existing, wide typical section allowing for extra shoulder width. | **Exist. Width** | 20' - 24' |
| **Safety Considerations** | N/A | | |
| **Drainage Considerations** | Existing roadside ditches and concrete culvert identified in the field | | |
| **Environmental Considerations** | N/A | | |

**Estimated Project Costs** **$ 266,300**

| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|---|---|---|---|---|
| **BLAIRS CREEK RD - APPROXIMATELY 0.5 MILES** | | | | |
| ITEM | UNIT | QUANTITY | UNIT PRICE | TOTAL PRICE |
| Mobilization | LS | 1 | $ 15,000 | $ 15,000 |
| Earthwork | LS | 1 | $ 10,000 | $ 10,000 |
| Aggregate Base Material, No 21B | TON | 2300 | $ 35 | $ 80,500 |
| Blotted Seal Coat, Type D | SY | 6100 | $ 10 | $ 61,000 |
| PE-1, TYPE I, Crusher Run Material | TON | 50 | $ 30 | $ 1,500 |
| Aggregate Material, No 3 | TON | 20 | $ 40 | $ 800 |
| Install Ground Mounted Sign | EA | 2 | $ 1,000 | $ 2,000 |
| Erosion and Sediment Control Measures | LS | 1 | $ 5,000 | $ 5,000 |
| Maintenance of Traffic | LS | 1 | $ 7,500 | $ 7,500 |
| | | | **SUBTOTAL** | **$ 183,300** |
| Contingency (20%) | | | | $ 36,700 |
| Engineering | | | | $ 10,000 |
| Pavement Testing | | | | $ 800 |
| CEI Costs (10%) | | | | $ 18,330 |
| Project Administration (5%) | | | | $ 9,165 |
| VDOT | | | | $ 8,000 |
| | | | **TOTAL PRICE THIS PROJECT** | **$ 266,295** |

*An 18' wide paved section was assumed for estimating pavement costs for this project. A 20' wide section was used to estimate aggregate base material, which would include both the pavement sections and shoulders. The pavement section was assumed to be equivalent to the pavement section provided by VDOT on previous Rural Rustic Road jobs: 6" of Agrregate Base 21A or 21B and a Blotted Seal Coat surface.

## RURAL RUSTIC ROAD PROJECT

| | | | |
|---|---|---|---|
| **Road Name** | *Strawberry Plains Road* | **Location** | *Northeast of Ivor* |
| **State Route Number** | *SR 681* | | |
| **To** | *SR 620 (Broadwater Rd)* | **Project Length** | *2.1 Miles* |
| **From** | *SR 637 (Racetrack Rd)* | | |
| **Turnaround** | N/A | **Residences Served** | *13* |





| | | | |
|---|---|---|---|
| **Design Considerations** | Existing roadway is in good condition. Tie to existing pavement at SR 620. Remove and replace entire failing paved intersection between Strawberry Plains Rd and SR 637. | **Exist. Width** | 16' - 19' |
| **Safety Considerations** | Add advanced warning signage at the bend in the road due to high speeds and abrupt curve. | | |
| **Drainage Considerations** | Driveway culverts required at multiple locations. Erosion issues are evident within existing roadside ditches. | | |
| **Environmental Considerations** | Existing stream both running adjacent to road and stream crossing with existing culvert pipe within project limits. | | |

**Estimated Project Costs** **$ 976,900**

| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|---|---|---|---|---|
| **STRAWBERRY PLAINS ROAD - APPROXIMATELY 2.1 MILES** | | | | |
| ITEM | UNIT | QUANTITY | UNIT PRICE | TOTAL PRICE |
| Mobilization | LS | 1 | $ 48,000 | $ 48,000 |
| Earthwork | LS | 1 | $ 10,000 | $ 10,000 |
| Remove Exist. Flexible Pavement | SY | 1000 | $ 15 | $ 15,000 |
| Aggregate Base Material, No 21B | TON | 9800 | $ 35 | $ 343,000 |
| Blotted Seal Coat, Type D | SY | 26400 | $ 10 | $ 264,000 |
| PE-1, TYPE I, Crusher Run Material | TON | 80 | $ 30 | $ 2,400 |
| Aggregate Material, No 3 | TON | 20 | $ 40 | $ 800 |
| Install Ground Mounted Sign | EA | 2 | $ 1,000 | $ 2,000 |
| Replace Existing Driveway Culvert (15") | EA | 3 | $ 2,500 | $ 7,500 |
| Erosion and Sediment Control Measures | LS | 1 | $ 5,000 | $ 5,000 |
| Maintenance of Traffic | LS | 1 | $ 10,000 | $ 10,000 |
| | | | **SUBTOTAL** | **$ 707,700** |
| Contingency (20%) | | | | $ 141,600 |
| Engineering | | | | $ 10,000 |
| Pavement Testing | | | | $ 3,360 |
| CEI Costs (10%) | | | | $ 70,770 |
| Project Administration (5%) | | | | $ 35,385 |
| VDOT | | | | $ 8,000 |
| | | | **TOTAL PRICE THIS PROJECT** | **$ 976,815** |

*A 17' wide paved section was assumed for estimating pavement costs for this project. A 19' wide section was used to estimate aggregate base material, which would include both the pavement sections and shoulders. The pavement section was assumed to be equivalent to the pavement section provided by VDOT on previous Rural Rustic Road jobs: 6" of Agrregate Base 21A or 21B and a Blotted Seal Coat surface.

## RURAL ADDITION PROJECT

| | | | |
|---|---|---|---|
| **Road Name** | *Gayle Way* | **Location** | *Carrollton* |
| **From** | *End of Paved SR 693 (Gayle Way)* | **Project Length** | *0.4 Miles* |
| **To** | *Dead End* | | |
| | | **Easement Width** | *50'* |
| **Turnaround** | None existing and limited space to accommodate | **Residences Served** | *9* |



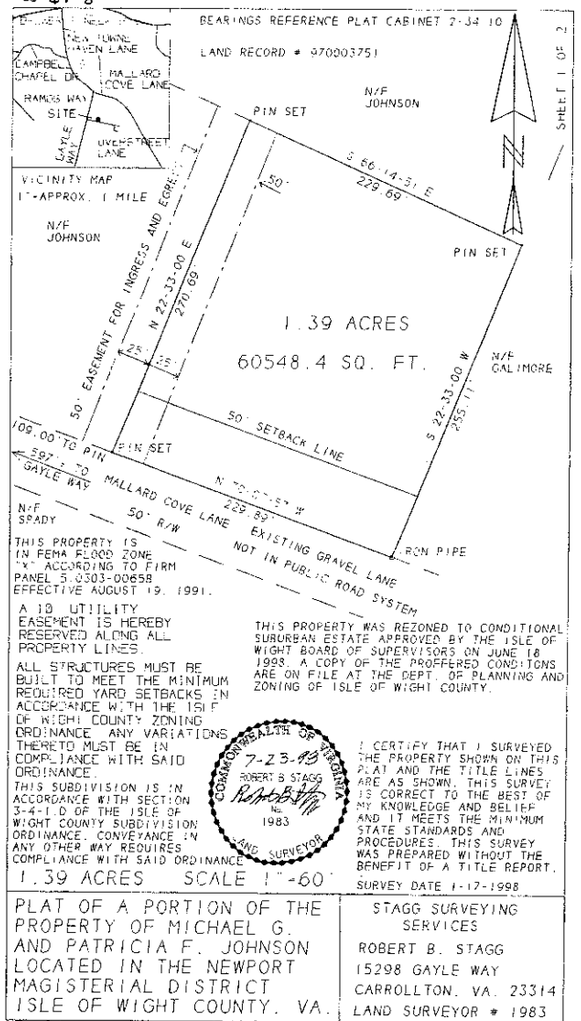

| | | | |
|---|---|---|---|
| **Design Considerations** | Tie to proposed pavement on SR 693 and existing gravel roadway on Brewers Farm Lane. Widening of Gayle Way required to meet current VDOT standards. Proposed widening would impact adjacent properties. | **Exist. Width** | 12' |
| **Safety Considerations** | N/A | | |
| **Drainage Considerations** | No existing drainage pipes or roadside ditches. Drainage improvements required with proposed roadway widening. | | |
| **Environmental Considerations** | N/A | | |

**Estimated Project Costs** **$ 339,000**

| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|---|---|---|---|---|
| **GAYLE WAY - APPROXIMATELY 0.4 MILES** | | | | |
| ITEM | UNIT | QUANTITY | UNIT PRICE | TOTAL PRICE |
| Mobilization | LS | 1 | $ 18,000 | $ 18,000 |
| Earthwork | LS | 1 | $ 50,000 | $ 50,000 |
| Aggregate Base Material, No 21B | TON | 1800 | $ 35 | $ 63,000 |
| Blotted Seal Coat, Type D | SY | 4900 | $ 10 | $ 49,000 |
| PE-1, TYPE I, Crusher Run Material | TON | 50 | $ 30 | $ 1,500 |
| Aggregate Material, No 3 | TON | 20 | $ 40 | $ 800 |
| Install Ground Mounted Sign | EA | 2 | $ 1,000 | $ 2,000 |
| Install Driveway Culvert (15") | EA | 10 | $ 2,500 | $ 25,000 |
| Erosion and Sediment Control Measures | LS | 1 | $ 15,000 | $ 15,000 |
| Maintenance of Traffic | LS | 1 | $ 10,000 | $ 10,000 |
| | | | **SUBTOTAL** | **$ 234,300** |
| Contingency (20%) | | | | $ 46,900 |
| Engineering | | | | $ 14,000 |
| Pavement Testing | | | | $ 640 |
| CEI Costs (10%) | | | | $ 23,430 |
| Project Administration (5%) | | | | $ 11,715 |
| VDOT | | | | $ 8,000 |
| | | | **TOTAL PRICE THIS PROJECT** | **$ 338,985** |

*Opinion of Probable Costs assumes a minimum allowable paved width of 18'. Further coordination with VDOT is required to determine if paved width can be reduced. The pavement section was assumed to be equivalent to the pavement section provided by VDOT on previous Rural Rustic Road jobs: 6" of Agrregate Base 21A or 21B and a Blotted Seal Coat surface.

2-61-8




1.39 ACRES SCALE 1"=60'

PLAT OF A PORTION OF THE PROPERTY OF MICHAEL G. AND PATRICIA F. JOHNSON LOCATED IN THE NEWPORT MAGISTERIAL DISTRICT ISLE OF WIGHT COUNTY, VA.

STAGG SURVEYING SERVICES
ROBERT B. STAGG
15298 GAYLE WAY
CARROLLTON, VA. 23314
LAND SURVEYOR # 1983

2-61-8

2-61-8

THE ROADS IN THIS SUBDIVISION DO NOT MEET VDOT REQUIREMENTS AND WILL NOT BE MAINTAINED BY EITHER THE COUNTY OR VDOT AND WILL HAVE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH VDOT REQUIREMENTS AS ARE IN EFFECT AT THE TIME OF THE REQUEST BY THE OWNERS PRIOR TO REQUESTING ACCITION OF THE ROAD INTO THE STATE SECONDARY ROAD SYSTEM OF ISLE OF WIGHT COUNTY, VIRGINIA. IT IS NOT THE POLICY OF THE POLICY OF THE BOARD OF SUPERVISORS OF ISLE OF WIGHT COUNTY, VIRGINIA OR VDOT TO ACCEPT OR MAINTAIN PRIVATE ROADS UNTIL THE ROADS ARE CONSTRUCTED PURSUANT TO THE SPECIFICATIONS FOR CONSTRUCTION OF SECONDARY ROADS AS PROMULGATED BY VDOT. IT IS NOT THE POLICY OF THE SCHOOL BOARD OF ISLE OF WIGHT COUNTY, VIRGINIA TO ALLOW SCHOOL BUSES TO TRAVEL ON OTHER THAN PUBLICLY MAINTAINED ROADS.

WHERE SEPTIC TANKS ARE TO BE INSTALLED ON INDIVIDUAL LOTS THERE SHALL BE AN APPROVAL OF THE PRIMARY DRAINFIELD AND 100% RESERVE DRAINFIELD BY THE HEALTH DEPARTMENT AT THE TIME APPLICATION IS MADE FOR THE SEPTIC TANK PERMIT

APPROVAL OF THIS PLAT BY THE PLATTING AUTHORITY DOES NOT INDICATE THAT THE INDIVIDUAL LOT IS SUITABLE FOR APPROVAL OF A PRIMARY AND 100% RESERVE DRAINFIELD

ANY NEW STRUCTURES MUST BE BUILT TO MEET MINIMUM REQUIRED YARD SETBACKS IN ACCORDANCE WITH THE ISLE OF WIGHT COUNTY ZONING ORDINANCE

ANY VARIATIONS THERETO MUST BE IN COMPLIANCE WITH SAID ORDINANCES

A COPY OF THE PROFERRED CONDITIONS ARE ON FILE AT THE DEPARTMENT OF PLANNING AND ZONING.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS MADE AT THE DIRECTION OF THE OWNER AND IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY MICHAEL G. JOHNSON AND PATRICIA F. JOHNSON, THE LAST INSTRUMENT OF TITLE BEING IN [illegible] PLAT CABINET 2-34-10 (ISLE OF WIGHT COUNTY CLERKS OFFICE)

MAY

OWNERS CONSENT

MICHAEL G. JOHNSON AND PATRICIA F. JOHNSON

HEREBY CERTIFY THAT WE AM/ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THIS SUBDIVISION IS WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES

WITNESS MY HAND AND SEAL THIS ___ DAY OF _____ 1998

Michael G Johnson Patricia F. Johnson (OWNERS)

STATE OF VIRGINIA COUNTY OF ISLE OF WIGHT, TO WIT:

SUBSCRIBED AND SWORN BEFORE ME Beverly H. Walker, A NOTARY PUBLIC IN AND FOR THE COUNTY OF ISLE OF WIGHT, STATE OF VIRGINIA. THIS 2nd DAY OF October 1998.

CERTIFICATE OF APPROVAL

THIS PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

_____ N/A
DATE HIGHWAY ENGINEER

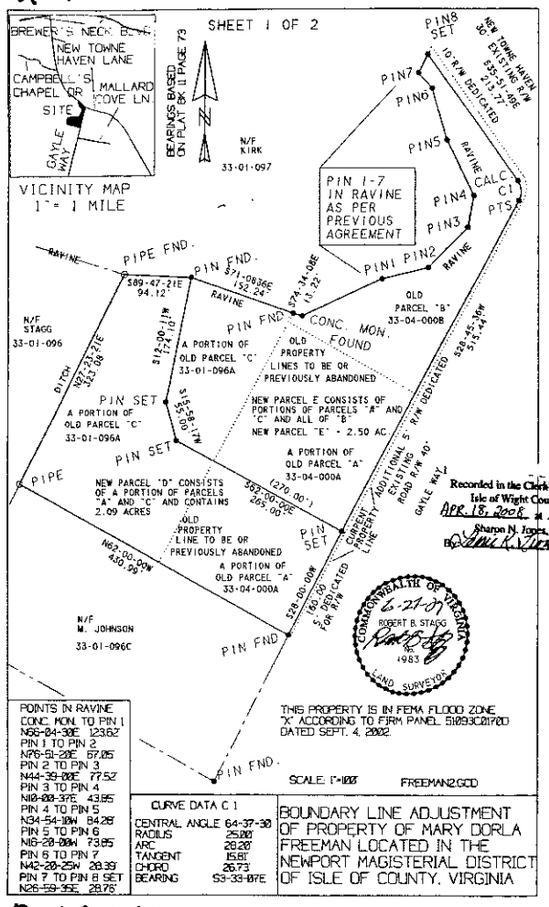
12/4/98 Jonathan L. Hadley
DATE AGENT OR REPRESENTATIVE OF GOVERNING BODY

SHEET 2 OF 2

2-61-8

RECORDED IN THE CLERK'S OFFICE OF ISLE OF WIGHT COUNTY ON Dec 4, 1998 AT 11:55 P.M
WILLIAM E. LAINE, JR., CLERK
BY Janice R. Dean D.C.

2-185-12




2-185-12

2-185-12

SHEET 2 OF 2

THIS BOUNDARY LINE ADJUSTMENT IS BEING MADE AT THE DIRECTION AND WITH THE CONSENT OF THE CURRENT OWNER, MARY DORLA FREEMAN.

NEW PARCEL D CONTAINS PORTIONS OF PARCELS A AND C AND CONTAINS 2.09 ACRES.
NEW PARCEL E CONTAINS PORTIONS OF PARCELS A, B, AND C AND CONTAINS 2.50 ACRES

GAYLE WAY CURRENT R/W IS 40 FEET. AN ADDITIONAL 5 FEET OF R/W HEREBY DEDICATED.
NEW TOWNE HAVEN CURRENT R/W IS 30 FEET. AN ADDITIONAL 10 FEET OF R/W HERBY DEDICATED.

ALL PARCELS ARE CURRENTLY ZONED RURAL AGRICULTURAL CONSERVATION.

ALL CURRENT STRUCTURES MEET THE MINIMUM REQUIRED YARD SETBACKS OF ISLE OF WIGHT COUNTY.

ANY NEW STRUCTURES MUST BE BUILT TO MEET MINIMUM REQUIRED YARD SETBACKS IN ACCORDANCE WITH THE ISLE OF WIGHT COUNTY ZONING ORDINANCE. ANY VARIATIONS THERETO MUST BE IN COMPLIANCE WITH SAID ORDINANCES.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS MADE AT THE DIRECTION OF THE OWNER AND IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY MARY DORLA FREEMAN . THE LAST INSTRUMENT OF TITLE BEING DEED BOOK 350 PAGE 569, (ISLE OF WIGHT COUNTY CLERKS OFFICE)

I CERTIFY THAT I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT TITLE LINES ARE AS SHOWN. I CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF LAND SURVEYORS. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS PLAT BASED UPON FIELD SURVEY WORK PERFORMED DURING APRIL - JUNE OF 2007.

FOR ADDITIONAL PARCEL INFORMATION SEE PLAT BOOK 4 PAGE 229.

Recorded in the Clerk's Office of Isle of Wight County on APR 18, 2008 at 1:23 pm
Sharon N. Ivins, Clerk
By Diane K. Hurst DC

OWNERS CONSENT

I/WE

HEREBY CERTIFY THAT I AM/ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THIS SUBDIVISION IS WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES.

WITNESS MY HAND AND SEAL THIS 25 DAY OF JUNE 2007.

Mary Dorla Freeman (OWNERS)

STATE OF VIRGINIA COUNTY OF ISLE OF WIGHT, TO WIT:

SUBSCRIBED AND SWORN BEFORE ME Dora De Kohlhim Diane K. Kohlhim A NOTARY PUBLIC IN AND FOR THE COUNTY OF ISLE OF WIGHT, STATE OF VIRGINIA THIS 27 DAY OF June 2007.

CERTIFICATE OF APPROVAL

THIS PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

07-10-07 DATE — Michael Robert P.E. AGENT OR REPRESENTATIVE OF VDOT

4/17/08 DATE — AGENT OR REPRESENTATIVE OF GOVERNING BODY

STAGG SURVEYING SERVICES PC
15298 GAYLE WAY
CARROLLTON, VA.
23314

2-185-12

2-10-17

I HEREBY CERTIFY THAT THIS PLAT & SUBDIVION WAS MADE BY ME AT THE DIRECTION OF THE OWNER & IS INTIRELY WITHIN THE BOUNDARIES OF LAND OWNED BY RONNIE M. & DARLENE M. SAUNDERS, THE LAST INSTRUMENT OF TITLE BEING IN DEED BOOK 355 PAGE 641-642

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF ISLE OF WIGHT, VIRGINIA. REGARDING THE PLATTING OF SUBDIVISIONS HAS BEEN COMPLIED WITH.

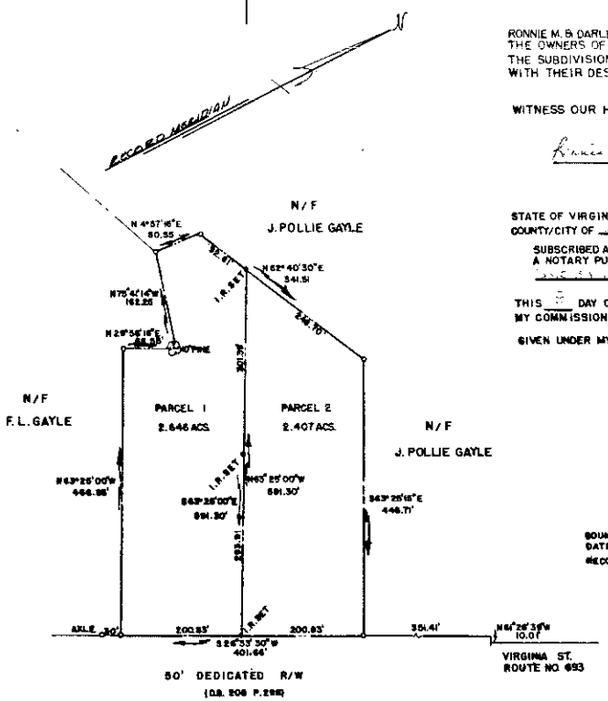
GIVEN UNDER MY HAND THIS 26TH. DAY OF OCT. 1993

Vincent D. McManus Jr.
STATE REGISTERED SURVEYOR

WHERE SEPTIC TANKS ARE TO BE INSTALLED ON INDIVIDUAL LOTS, THERE SHALL BE AN APPROVAL OF THE PRIMARY DRAINFIELD AND 100% RESERVE DRAINFIELD BY THE HEALTH DEPARTMENT. BOTH DRAINFIELDS SHALL BE LOCATED ENTIRELY OUTSIDE OF THE RESOURCE PROTECTION AREA. APPROVAL OF THIS PLAT BY THE PLATTING AUTHORITY DOES NOT INDICATE THAT THE INDIVIDUAL LOT IS SUITABLE FOR APPROVAL OF A PRIMARY AND 100% RESERVE DRAINFIELD.

ALL NEW STRUCTURES SHALL BE LOCATED OUTSIDE OF THE RESOURCE PROTECTION AREA AND ITS 100' BUFFER AREA UNLESS THE DEPARTMENT OF COMMUNITY DEVELOPMENT ALLOWS MODIFICATION OF THE 100' BUFFER AREA. IN NO CASE SHALL THIS MODIFICATION EXTEND GREATER THAN 50' INTO THE BUFFER AREA.

IF MODIFICATION OF THE BUFFER AREA IS PERMITTED THEN WATER QUALITY BEST MANAGEMENT PRACTICES MAY BE REQUIRED.




BOUNDARY PLAT BY M. ATSBARN
DATED FEB. 27, 1975
RECORD PB. 6 P. 61

THIS PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITED TO RECORD

11-12-93
DATE

MacFarland Neblett
HIGHWAY ENGINEER

11-18-93
DATE

AGENT OR REPRESENTATIVE OF GOVERNING BODY

VIRGINIA: Clerk's Office of the Circuit Court of the County of Isle of Wight, December 17, 1993, at 11:26 o'clock A.M. this Plat was received and with the certificate annexed, admitted to record.
TESTE: W. E. Laine, Jr., CLERK, by, Clerk, D.C.

COMMONWEALTH OF VIRGINIA
V. D. McMANUS, JR.
CERTIFICATE NO.
01112
LAND SURVEYOR

VINCENT D. McMANUS, JR.
HAMPTON, VIRGINIA.
2-10-17

2-10-17

RONNIE M. & DARLENE M. SAUNDERS HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THE SUBDIVISION IS WITH THEIR FREE CONSENT & IN ACCORDANCE WITH THEIR DESIRES.

WITNESS OUR HANDS AND SEALS THIS 6 DAY OF Dec. 1993

Ronnie M Saunders  Darlene M Saunders
OWNERS

STATE OF VIRGINIA
COUNTY/CITY OF _____ TO-WIT

SUBSCRIBED AND SWORNED BEFORE ME _____, A NOTARY PUBLIC IN AND FOR THE COUNTY/CITY OF _____, STATE OF VIRGINIA.

THIS 6 DAY OF _____, 1993.
MY COMMISSION EXPIRES _____

GIVEN UNDER MY HAND THIS 6 DAY OF _____, 1993

_____
NOTARY PUBLIC

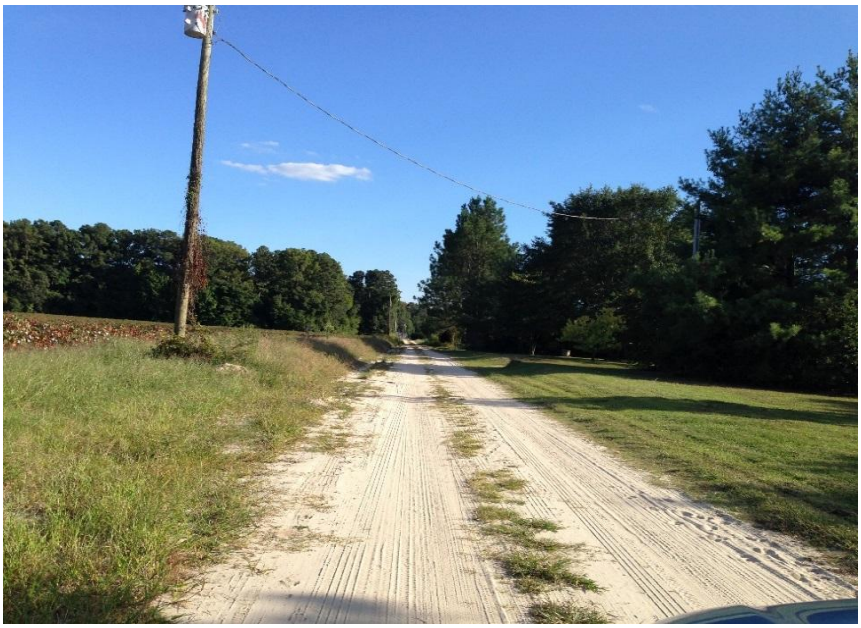
PLAT SHOWING SUBDIVISION OF A PACEL OF LAND STANDING IN THE NAME OF
RONNIE M. & DARLENE M. SAUNDERS
NEPORT MAGISTERIAL DIST. ISLE OF WIGHT COUNTY, VIRGINIA.
26 OCTOBER 1993 SCALE 1"=100'

● DENOTES IRON PIPES OR RODS UNLESS OTHERWISE NOTED

2-10-17

## RURAL ADDITION PROJECT

| | | | |
|---|---|---|---|
| **Road Name** | *Sandy Point Lane* | **Location** | *Northeast of Windsor* |
| **From** | *SR 603 (Everets Road)* | **Project Length** | *0.35 Miles* |
| **To** | *Continuation of Sandy Point Lane* | | |
| | | **Easement Width** | *30'* |
| **Turnaround** | None existing and limited space to accommodate | **Residences Served** | *7* |



| | | | |
|---|---|---|---|
| **Design Considerations** | Tie to proposed pavement on SR 603 and existing gravel on continuation of Sandy Point Lane. Widening required to meet current VDOT standards. Proposed widening would impact adjacent properties and existing overhead utilities. | **Exist. Width** | 10' - 12' |
| **Safety Considerations** | N/A | | |
| **Drainage Considerations** | No existing drainage pipes or roadside ditches. Drainage improvements required with proposed roadway widening. | | |
| **Environmental Considerations** | N/A | | |

**Estimated Project Costs** **$ 328,400**

| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|---|---|---|---|---|
| **SANDY POINT LANE - APPROXIMATELY 0.35 MILES** | | | | |
| ITEM | UNIT | QUANTITY | UNIT PRICE | TOTAL PRICE |
| Mobilization | LS | 1 | $ 18,000 | $ 18,000 |
| Earthwork | LS | 1 | $ 50,000 | $ 50,000 |
| Aggregate Base Material, No 21B | TON | 1800 | $ 35 | $ 63,000 |
| Blotted Seal Coat, Type D | SY | 4900 | $ 10 | $ 49,000 |
| PE-1, TYPE I, Crusher Run Material | TON | 40 | $ 30 | $ 1,200 |
| Aggregate Material, No 3 | TON | 20 | $ 40 | $ 800 |
| Install Ground Mounted Sign | EA | 2 | $ 1,000 | $ 2,000 |
| Install Driveway Culvert (15") | EA | 7 | $ 2,500 | $ 17,500 |
| Erosion and Sediment Control Measures | LS | 1 | $ 15,000 | $ 15,000 |
| Maintenance of Traffic | LS | 1 | $ 10,000 | $ 10,000 |
| | | | **SUBTOTAL** | **$ 226,500** |
| Contingency (20%) | | | | $ 45,300 |
| Engineering | | | | $ 14,000 |
| Pavement Testing | | | | $ 560 |
| CEI Costs (10%) | | | | $ 22,650 |
| Project Administration (5%) | | | | $ 11,325 |
| VDOT | | | | $ 8,000 |
| | | | **TOTAL PRICE THIS PROJECT** | **$ 328,335** |

*Opinion of Probable Costs assumes a minimum allowable paved width of 18'. Further coordination with VDOT is required to determine if paved width can be reduced. The pavement section was assumed to be equivalent to the pavement section provided by VDOT on previous Rural Rustic Road jobs: 6" of Agrregate Base 21A or 21B and a Blotted Seal Coat surface.

39

39

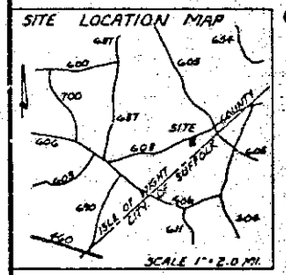
39

NOTES:

1. WHERE SEPTIC TANKS ARE TO BE INSTALLED, THERE MUST BE AN APPROVAL ON AN INDIVIDUAL LOT BASIS BY THE HEALTH DEPARTMENT AT THE TIME THAT APPLICATION IS MADE FOR A SEPTIC TANK PERMIT. COUNTY APPROVAL OF THIS PLAT DOES NOT INDICATE THAT THE LAND IS SUITABLE FOR APPROVAL OF A SEPTIC TANK PERMIT.
2. THE ROAD IN THIS SUBDIVISION DOES NOT MEET VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION REQUIREMENTS AND WILL NOT BE MAINTAINED BY EITHER THE COUNTY OR THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION AND WILL HAVE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION REQUIREMENTS IN EFFECT AT THE TIME OF THE REQUEST BY THE PROPERTY OWNERS PRIOR TO REQUESTING ADDITION OF THE ROAD.
3. IT IS NOT THE PRESENT POLICY OF THE SCHOOL BOARD OF ISLE OF WIGHT COUNTY, VIRGINIA, TO ALLOW SCHOOL BUSES TO TRAVEL ON OTHER THAN PUBLICLY MAINTAINED HIGHWAYS.
4. LOTS D, E AND F BEING TRANSFERRED TO IMMEDIATE FAMILY MEMBERS IN ACCORDANCE WITH SECTION 15.1-465 PARAGRAPH K OF THE CODE OF VIRGINIA, AS AMENDED.
5. o - DENOTES 3/4" x 24" IRON PIPE SET OR FOUND.
6. IT IS NOT THE POLICY OF THE BOARD OF SUPERVISORS OF ISLE OF WIGHT COUNTY OR THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION TO ACCEPT OR MAINTAIN PRIVATE ROADS UNTIL THE ROADS ARE CONSTRUCTED PURSUANT TO THE SPECIFICATIONS FOR CONSTRUCTION OF VIRGINIA SECONDARY ROADS AS PROMULGATED BY THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION.

MAR. 1965 P.B.4-254

SITE LOCATION MAP




I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNER AND IS ENTIRELY WITHIN THE BOUNDARIES OF LAND OWNED BY RICHARD LEE GRIGGS, THE LAST INSTRUMENT OF TITLE BEING IN D.B. 272 PG. 631.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF ISLE OF WIGHT, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

GIVEN UNDER BY HAND THIS 27TH DAY OF NOV., 1985.

G. R. Jenkins
PROFESSIONAL LAND SURVEYOR NO. 1236

Richard Lee Griggs SR., HEREBY CERTIFIED THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THIS SUBDIVISION IS WITH HIS FREE CONSENT AND IN ACCORDANCE WITH HIS DESIRES.

WITNESS MY HAND AND SEAL THIS 1 DAY OF Jan., 19 86

Richard Lee Griggs Sr.
OWNER

STATE OF VIRGINIA
COUNTY OF ISLE OF WIGHT, TO-WIT:

SUBSCRIBED AND SWORN TO BEFORE ME Juanita L. Byrum, A NOTARY PUBLIC IN AND FOR THE COUNTY OF ISLE OF WIGHT, STATE OF VIRGINIA, THIS 9TH DAY OF January, 1986.

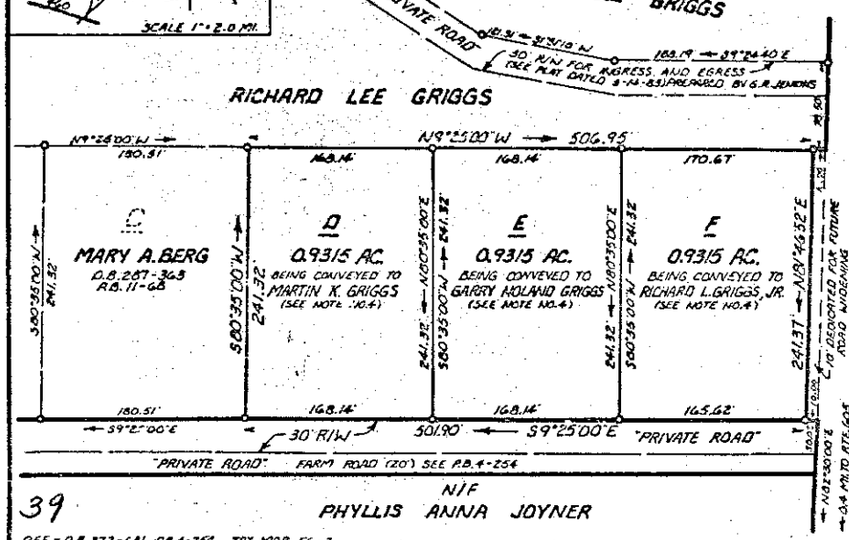
Juanita L. Byrum
NOTARY PUBLIC

THIS SUBDIVISION KNOWN AS _____
IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

1/9/86 — HIGHWAY ENGINEER

2/26/86 — AGENT OR REPRESENTATIVE OF GOVERNING BODY

VIRGINIA: Clerk's Office of the Circuit Court of the County of Isle of Wight, February 26, 1986, at 4:35 o'clock P M, this Plat was received and with the certificate annexed, admitted to
TESTE: W. E. Laine, Jr., CLERK, By: Kathryn R. Wills D.C.




SUBDIVISION
OF A PORTION OF THE PROPERTY OF
RICHARD LEE GRIGGS
NEWPORT MAGISTERIAL DISTRICT
ISLE OF WIGHT COUNTY, VIRGINIA
SCALE 1"=100' NOVEMBER 27, 1985
G.R JENKINS
LAND SURVEYOR NO. 1236
SUFFOLK, VIRGINIA

COMMONWEALTH OF VIRGINIA
G. R. JENKINS
G.R. Jenkins
No. 1236
LAND SURVEYOR

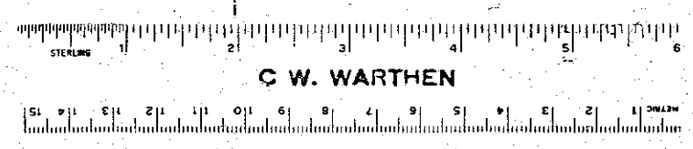
REVISED 2-24-86
REVISED 1-8-86

39

REF.-D.B. 272-631 P.B.4-254 TAX MAP 56-3

20-22

For Deed to Parcel D See: D B 311-166
For Deed to Parcel E See: D B 311-164
For Deed to Parcel F See: D B 311-168



68

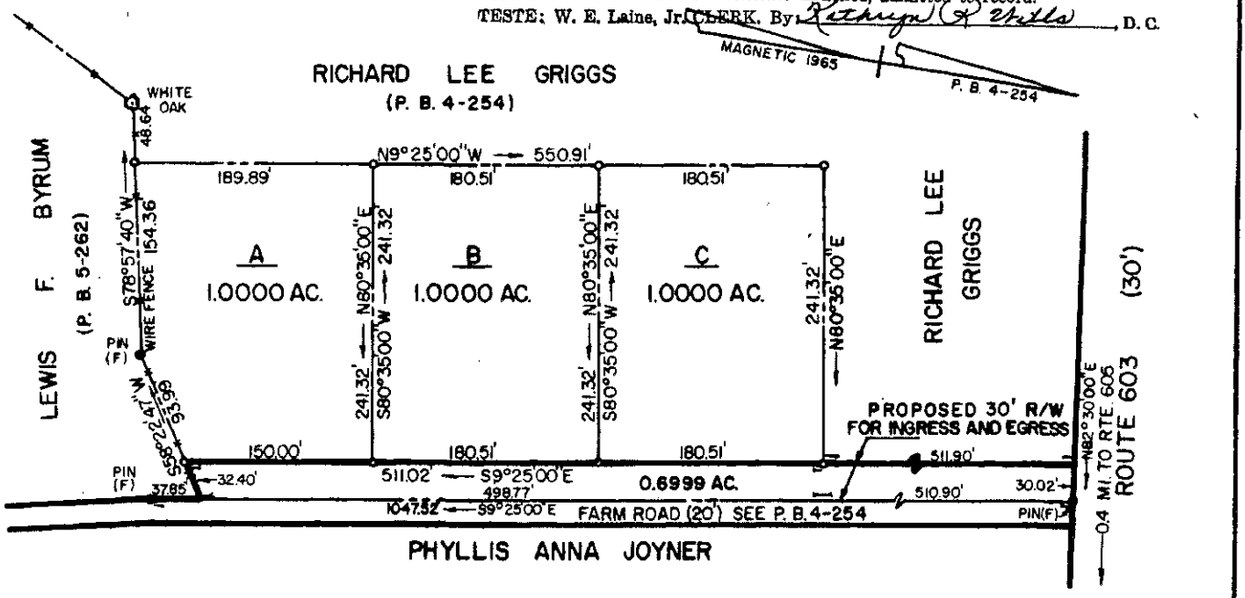
NOTES-

1. WHERE SEPTIC TANKS ARE TO BE INSTALLED, THERE MUST BE AN APPROVAL ON AN INDIVIDUAL LOT BASIS BY THE HEALTH DEPARTMENT AT THE TIME THAT APPLICATION IS MADE FOR A SEPTIC TANK PERMIT. COUNTY APPROVAL OF THIS PLAT DOES NOT INDICATE THAT THE LAND IS SUITABLE FOR APPROVAL OF A SEPTIC TANK PERMIT.
2. THE BOARD OF SUPERVISORS OF ISLE OF WIGHT COUNTY AND THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION WILL NOT ASSUME ANY RESPONSIBILITY IN THE MAINTENANCE OF THE PROPOSED RIGHT OF WAY SHOWN ON THIS PLAT.
3. IT IS NOT THE PRESENT POLICY OF THE SCHOOL BOARD OF ISLE OF WIGHT COUNTY, VIRGINIA, TO ALLOW SCHOOL BUSES TO TRAVEL ON OTHER THAN PUBLICLY MAINTAINED HIGHWAYS.

o-DENOTES 3/4"X24" IRON PIPE SET

For Deed to Lot A See: DB 287-359 68
Lot B See: DB 287-361
Lot C See: DB 287-363

VIRGINIA: Clerk's Office of the Circuit Court of the County of Isle of Wight, June 3, 1983, at 4:00 o'clock P M, this Plat was received and with the certificate annexed, admitted to record.
TESTE: W. E. Laine, Jr. CLERK. By Kathryn A Wells, D. C.




SUBDIVISION
OF A PORTION OF THE PROPERTY OF

# RICHARD LEE GRIGGS

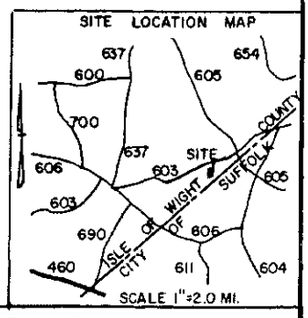
NEWPORT MAGISTERIAL DISTRICT
ISLE OF WIGHT COUNTY, VIRGINIA

SCALE 1"= 100'  JANUARY 27, 1983

COMMONWEALTH OF VIRGINIA
G. R. JENKINS
LICENSE No.
1236
G. R. Jenkins
LAND SURVEYOR

G. R. JENKINS
LAND SURVEYOR NO. 1236
SUFFOLK, VIRGINIA

20-22




I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNER AND IS ENTIRELY WITHIN THE BOUNDARIES OF LAND OWNED BY RICHARD LEE GRIGGS, THE LAST INSTRUMENT OF TITLE BEING IN D. B. 272 PG. 631

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF ISLE OF WIGHT, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 27th DAY OF JANUARY, 1983.

G. R. Jenkins C.L.S. NO. 1236
PROFESSIONAL LAND SURVEYOR

Richard Lee Griggs, Sr., HEREBY CERTIFIED THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THIS SUBDIVISION IS WITH HIS FREE CONSENT AND IN ACCORDANCE WITH HIS DESIRES.

WITNESS MY HAND AND SEAL THIS 25th DAY OF May, 1983.

Richard Lee Griggs, Sr.
OWNER

STATE OF VIRGINIA,
COUNTY OF ISLE OF WIGHT, TO-WIT:

SUBSCRIBED AND SWORN TO BEFORE ME Bessie J. Hill, A NOTARY PUBLIC IN AND FOR THE COUNTY OF ISLE OF WIGHT, STATE OF VIRGINIA, THIS 25th DAY OF May, 1983.

MY COMMISSION EXPIRES August 16, 1983

Bessie J. Hill
NOTARY PUBLIC

THIS SUBDIVISION KNOWN AS _____ IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

N/A TDL
HIGHWAY ENGINEER

68 ~~JUNE~~ JUNE 3, 1983
DATE

J. W. Owen 68
AGENT OR REPRESENTATIVE OF GOVERNING BODY

## RURAL ADDITION PROJECT

| | | | |
|---|---|---|---|
| **Road Name** | *Meadow Drive* | **Location** | *South of Carrollton* |
| **From** | *SR 600 (Oliver Dr)* | **Project Length** | *0.6 Miles* |
| **To** | *Dead End* | | |
| | | **Easement Width** | *50'* |
| **Turnaround** | None existing and limited space to accommodate | **Residences Served** | *14* |

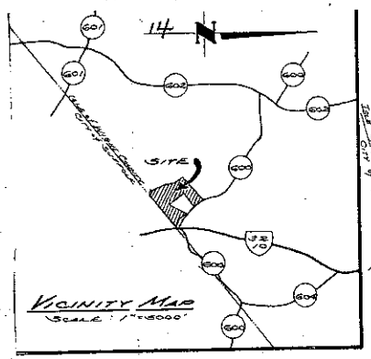


| | | | |
|---|---|---|---|
| **Design Considerations** | Tie to proposed pavement on SR 600. Widening required to meet current VDOT standards. Proposed widening would impact adjacent properties. | **Exist. Width** | 11' - 16' |
| **Safety Considerations** | N/A | | |
| **Drainage Considerations** | Some existing driveway pipes, culvert pipes and roadside ditches identified in the field. Drainage improvements required with proposed roadway widening. | | |
| **Environmental Considerations** | N/A | | |

**Estimated Project Costs** **$ 439,000**

| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|---|---|---|---|---|
| **MEADOW DRIVE - APPROXIMATELY 0.6 MILES** | | | | |
| ITEM | UNIT | QUANTITY | UNIT PRICE | TOTAL PRICE |
| Mobilization | LS | 1 | $ 21,000 | $ 21,000 |
| Earthwork | LS | 1 | $ 60,000 | $ 60,000 |
| Aggregate Base Material, No 21B | TON | 2700 | $ 35 | $ 94,500 |
| Blotted Seal Coat, Type D | SY | 7300 | $ 10 | $ 73,000 |
| PE-1, TYPE I, Crusher Run Material | TON | 60 | $ 30 | $ 1,800 |
| Aggregate Material, No 3 | TON | 20 | $ 40 | $ 800 |
| Install Ground Mounted Sign | EA | 2 | $ 1,000 | $ 2,000 |
| Install Driveway Culvert (15") | EA | 12 | $ 2,500 | $ 30,000 |
| Erosion and Sediment Control Measures | LS | 1 | $ 15,000 | $ 15,000 |
| Maintenance of Traffic | LS | 1 | $ 10,000 | $ 10,000 |
| | | | **SUBTOTAL** | **$ 308,100** |
| Contingency (20%) | | | | $ 61,700 |
| Engineering | | | | $ 14,000 |
| Pavement Testing | | | | $ 960 |
| CEI Costs (10%) | | | | $ 30,810 |
| Project Administration (5%) | | | | $ 15,405 |
| VDOT | | | | $ 8,000 |
| | | | **TOTAL PRICE THIS PROJECT** | **$ 438,975** |

*Opinion of Probable Costs assumes a minimum allowable paved width of 18'. Further coordination with VDOT is required to determine if paved width can be reduced. The pavement section was assumed to be equivalent to the pavement section provided by VDOT on previous Rural Rustic Road jobs: 6" of Agrregate Base 21A or 21B and a Blotted Seal Coat surface.







VIRGINIA: Clerk's Office of the Circuit Court of the County of Isle of Wight, June 6, 1977, at 2:40 o'clock PM, this. Plat and with the certificate annexed, admitted to record.
TESTE: W. E. Laine, Jr. CLERK. By: Sharon H. Jones D.C.
Recorded June 6, 1977

75-699

CURVE DATA

| NO. | RAD. | DELTA. | TAN. | ARC. | CHORD | CHORD BRNG. |
|---|---|---|---|---|---|---|
| A | 25 00 | 76 37 11 | 19 75 | 33 43 | 31 00 | N 7 11 25 E |
| B | 25 00 | 103 22 47 | 31 64 | 45 11 | 39 23 | N 82 48 59 W |
| C | 25 00 | 82 32 31 | 21 94 | 36 02 | 32 96 | S 9 03 11 W |
| D | 75 00 | 82 32 31 | 65 82 | 108 04 | 98 94 | N 9 03 11 E |
| E | 325 00 | 21 40 00 | 61 38 | 122 35 | 121 57 | N 79 10 00 W |
| F | 300 00 | 21 40 00 | 56 41 | 113 45 | 112 77 | S 79 10 00 E |
| G | 25 00 | 60 00 00 | 14 43 | 26 18 | 25 00 | S 21 40 00 E |
| H | 25 00 | 60 00 00 | 14 43 | 26 18 | 25 00 | N 21 40 00 E |
| I | 75 00 | 300 00 00 | | 392 70 | | |
| J | 100 00 | 41 04 19 | 37 46 | 71 68 | 70 16 | S 50 32 09 E |
| K | 456 42 | 22 18 28 | 89 98 | 177 70 | 176 59 | S 79 07 56 E |

PLAT of THE PROPERTY of
MANUEL J. QUENO AND ISABELL W. QUENO
&
G. BAXTER STANTON AND FRANCES W. STANTON

# PARCELS of LAND

CONTAINING
85.969 ACRES
ISLE of WIGHT COUNTY, VA.

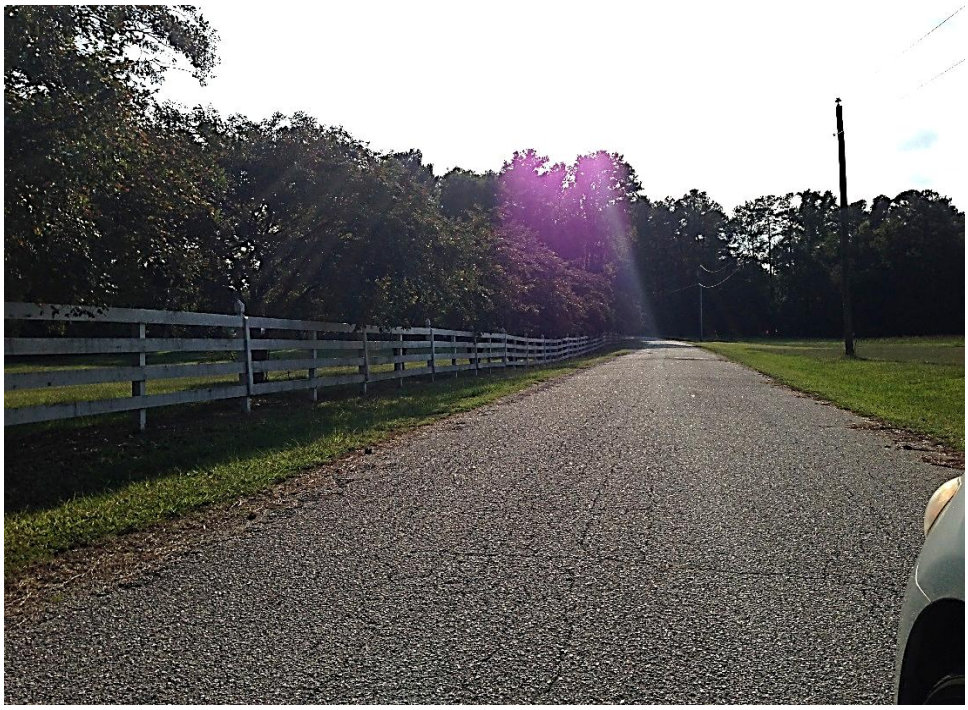
SCALE: 1" = 200' DATE: 2 JUNE 1977

E.J. KELLER, INC.
NEWPORT NEWS, VA.

COMMONWEALTH OF VIRGINIA
EDWARD J. KELLER
CERTIFICATE No. 1018
CERTIFIED LAND SURVEYOR

## RURAL ADDITION PROJECT

| | | | |
|---|---|---|---|
| **Road Name** | *Mokete Trail* | **Location** | *Northwest of Smithfield* |
| **From** | *F-662 (Kings Landing Ln)* | **Project Length** | *0.5 Miles* |
| **To** | *Existing Cul-de-sac* | | |
| | | **Easement Width** | *50'* |
| **Turnaround** | Existing paved Cul-de-sac | **Residences Served** | *6* |

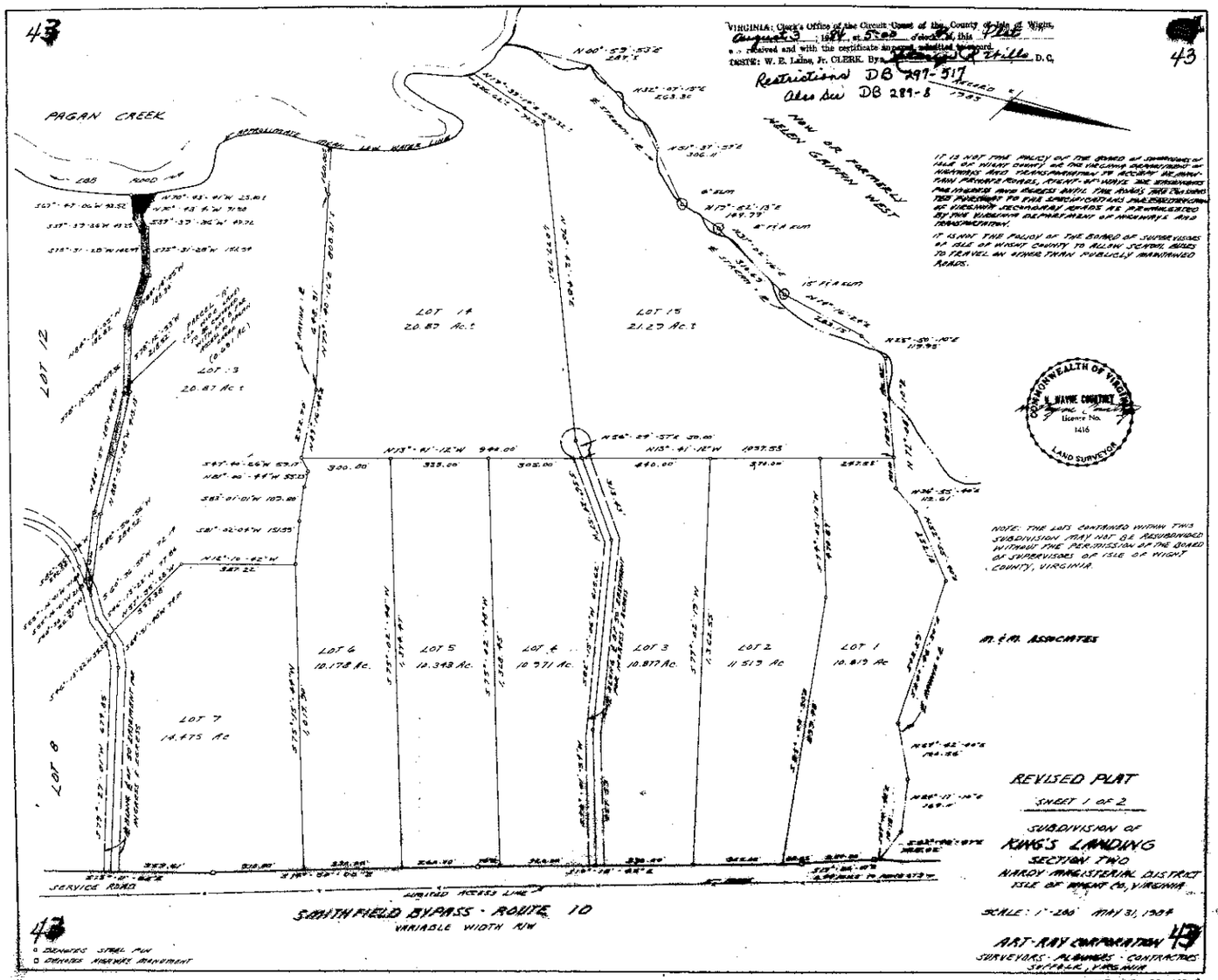


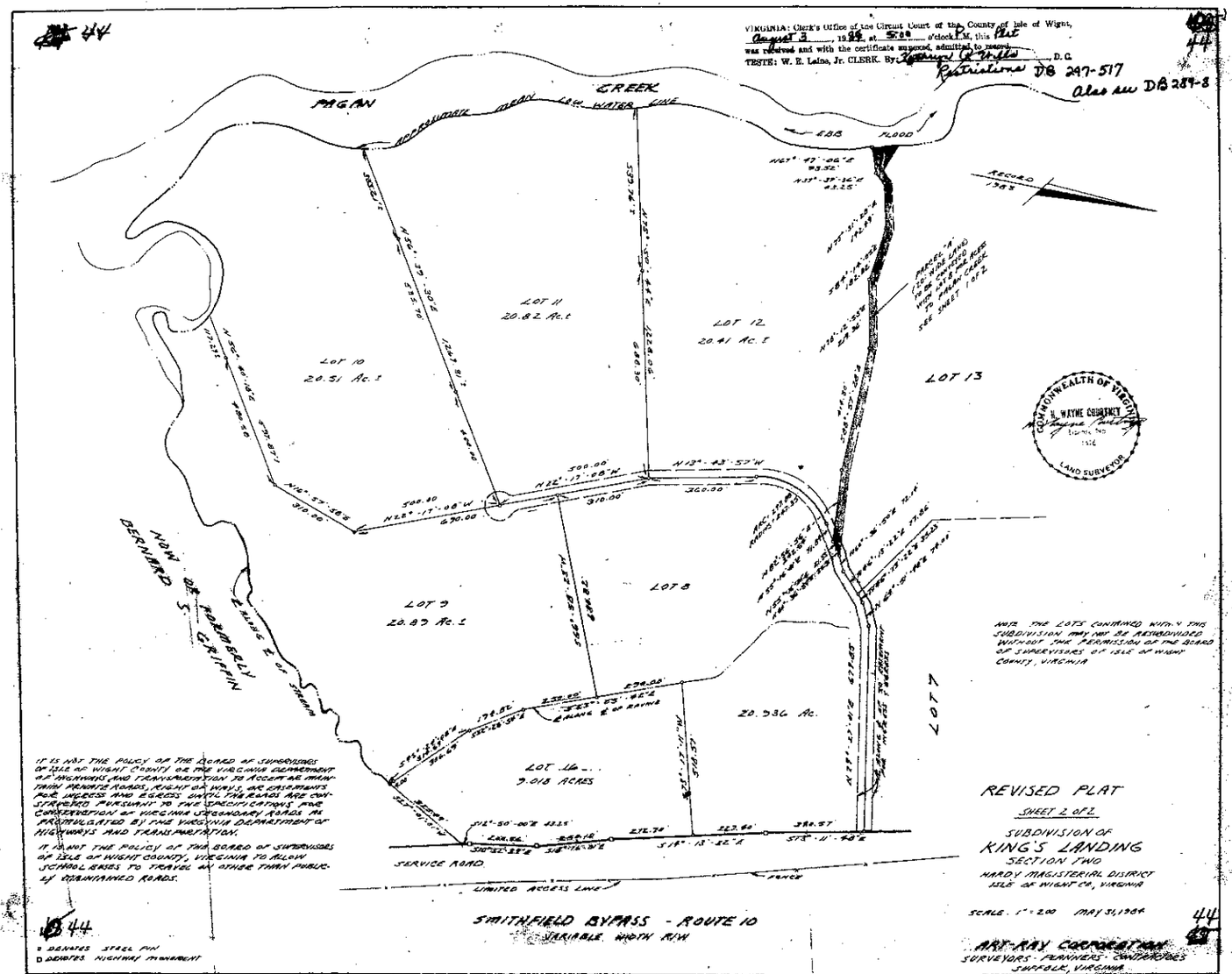
| | | | |
|---|---|---|---|
| **Design Considerations** | Existing roadway is paved and in good condition with existing paved turnaround. Minor roadway widening required to meet VDOT standards. | **Exist. Width** | 15' - 16' (PAVED) |
| **Safety Considerations** | N/A | | |
| **Drainage Considerations** | Existing driveway pipes, culvert pipes and roadside ditches identified in the field. Modifications required based on widening requirements. | | |
| **Environmental Considerations** | N/A | | |

**Estimated Project Costs** **$ 173,500**

| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|---|---|---|---|---|
| **MOKETE TRAIL - APPROXIMATELY 0.5 MILES** | | | | |
| ITEM | UNIT | QUANTITY | UNIT PRICE | TOTAL PRICE |
| Mobilization | LS | 1 | $ 12,000 | $ 12,000 |
| Earthwork | LS | 1 | $ 25,000 | $ 25,000 |
| Aggregate Base Material, No 21B | TON | 600 | $ 35 | $ 21,000 |
| Blotted Seal Coat, Type D | SY | 1100 | $ 10 | $ 11,000 |
| PE-1, TYPE I, Crusher Run Material | TON | 60 | $ 30 | $ 1,800 |
| Aggregate Material, No 3 | TON | 20 | $ 40 | $ 800 |
| Install Ground Mounted Sign | EA | 2 | $ 1,000 | $ 2,000 |
| Install Driveway Culvert (15") | EA | 6 | $ 2,500 | $ 15,000 |
| Erosion and Sediment Control Measures | LS | 1 | $ 15,000 | $ 15,000 |
| Maintenance of Traffic | LS | 1 | $ 10,000 | $ 10,000 |
| | | | **SUBTOTAL** | **$ 113,600** |
| Contingency (20%) | | | | $ 22,800 |
| Engineering | | | | $ 12,000 |
| CEI Costs (10%) | | | | $ 11,360 |
| Project Administration (5%) | | | | $ 5,680 |
| VDOT | | | | $ 8,000 |
| | | | **TOTAL PRICE THIS PROJECT** | **$ 173,440** |

*Opinion of Probable Costs assumes a minimum allowable paved width of 18'. Further coordination with VDOT is required to determine if existing paved width is acceptable. Costs shown above include minimal widening from the existing paved width to the required 18' width. The pavement section was assumed to be equivalent to the pavement section provided by VDOT on previous Rural Rustic Road jobs: 6" of Agrregate Base 21A or 21B and a Blotted Seal Coat surface.


PAGAN CREEK
LOT 12
LOT 8
LOT 1A
20.87 Ac.±
LOT 1B
21.27 Ac.±
LOT 3
20.87 Ac.±
LOT 7
14.475 Ac
LOT 6
10.178 Ac.
LOT 5
10.343 Ac.
LOT 4
10.971 Ac.
LOT 3
10.877 Ac.
LOT 2
11.513 Ac
LOT 1
10.819 Ac
HELEN GRIFFIN WEST
SERVICE ROAD
LIMITED ACCESS LINE
SMITHFIELD BYPASS - ROUTE 10
VARIABLE WIDTH R/W
VIRGINIA: Clerk's Office of the Circuit Court of the County of Isle of Wight,
August 3 1984 at 5:00 o'clock P.M. this PLAT
was received and with the certificate annexed admitted to record.
TESTE: W. R. Laine, Jr. CLERK. By [illegible] D.C.
Restrictions DB 297-517
Also see DB 289-8
IT IS NOT THE POLICY OF THE BOARD OF SUPERVISORS OF ISLE OF WIGHT COUNTY, OR THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION, TO ACCEPT OR MAINTAIN PRIVATE ROADS, AND IT IS NOT HOPED THAT SUBDIVISIONS FOR HOMES WILL BE BUILT UNTIL THE ROADS ARE CONSTRUCTED PURSUANT TO THE SPECIFICATIONS AND ARE CONSTRUCTED TO STANDARDS SECONDARY ROADS AS DETERMINED BY THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION.
IT IS NOT THE POLICY OF THE BOARD OF SUPERVISORS OF ISLE OF WIGHT COUNTY TO ALLOW SCHOOL BUSES TO TRAVEL ON ROADS THAN PUBLICLY MAINTAINED ROADS.
COMMONWEALTH OF VIRGINIA
L. WAYNE COURTNEY
License No. 1416
LAND SURVEYOR
NOTE: THE LOTS CONTAINED WITHIN THIS SUBDIVISION MAY NOT BE RESUBDIVIDED WITHOUT THE PERMISSION OF THE BOARD OF SUPERVISORS OF ISLE OF WIGHT COUNTY, VIRGINIA.
M. & M. ASSOCIATES
REVISED PLAT
SHEET 1 OF 2
SUBDIVISION OF
KING'S LANDING
SECTION TWO
HARDY MAGISTERIAL DISTRICT
ISLE OF WIGHT CO, VIRGINIA
SCALE: 1"=200' MAY 31, 1984
ART-RAY CORPORATION
SURVEYORS - PLANNERS - CONTRACTORS
SUFFOLK, VIRGINIA
JOB NO. 83-167A
o DENOTES STEEL PIN
□ DENOTES HIGHWAY MONUMENT


VIRGINIA: Clerk's Office of the Circuit Court of the County of Isle of Wight,
August 3, 1984 at 5:20 o'clock P.M. this Plat
was delivered and with the certificate annexed, admitted to record.
TESTE: W. E. Laine, Jr. CLERK. By: Richard G. Wills D.C.
Restrictions DB 247-517
Also see DB 284-8
PAGAN CREEK
ACCRETION MEAN LOW WATER LINE
EBB FLOOD
RECORD
LOT 11
20.82 Ac.±
LOT 12
20.41 Ac.±
LOT 10
20.51 Ac.±
LOT 13
PARCEL "A"
1.5 AC. MORE OR LESS
SEE SHEET 1 OF 2
COMMONWEALTH OF VIRGINIA
H. WAYNE COURTNEY
LAND SURVEYOR
LOT 9
20.83 Ac.±
LOT 8
20.936 Ac.
LOT 7
LOT 14
9.018 ACRES
NOW OR FORMERLY
BERNARD S. GRIFFIN
HEIRS OF SHARPE
IRON PIN FOUND
SERVICE ROAD
LIMITED ACCESS LINE
FENCE
SMITHFIELD BYPASS - ROUTE 10
VARIABLE WIDTH R/W
NOTE: THE LOTS CONTAINED WITHIN THIS SUBDIVISION MAY NOT BE RESUBDIVIDED WITHOUT THE PERMISSION OF THE BOARD OF SUPERVISORS OF ISLE OF WIGHT COUNTY, VIRGINIA
IT IS NOT THE POLICY OF THE BOARD OF SUPERVISORS OF ISLE OF WIGHT COUNTY OR THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION TO ACCEPT OR MAINTAIN PRIVATE ROADS, RIGHT OF WAYS, OR EASEMENTS FOR INGRESS AND EGRESS UNTIL THE ROADS ARE CONSTRUCTED PURSUANT TO THE SPECIFICATIONS FOR CONSTRUCTION OF VIRGINIA SECONDARY ROADS AS PROMULGATED BY THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION.
IT IS NOT THE POLICY OF THE BOARD OF SUPERVISORS OF ISLE OF WIGHT COUNTY, VIRGINIA TO ALLOW SCHOOL BUSES TO TRAVEL ON OTHER THAN PUBLICLY MAINTAINED ROADS.
B 44
⊙ DENOTES STEEL PIN
□ DENOTES HIGHWAY MONUMENT
REVISED PLAT
SHEET 2 OF 2
SUBDIVISION OF
KING'S LANDING
SECTION TWO
HARDY MAGISTERIAL DISTRICT
ISLE OF WIGHT CO., VIRGINIA
SCALE: 1" = 200' MAY 31, 1984
ART-RAY CORPORATION
SURVEYORS · PLANNERS · CONSULTANTS
SUFFOLK, VIRGINIA

## RURAL ADDITION PROJECT

| | | | |
|---|---|---|---|
| **Road Name** | *Booker T Drive* | **Location** | *Carrollton* |
| **From** | *US 258 (Brewers Neck Blvd)* | **Project Length** | *0.1 Miles* |
| **To** | *Dead End* | | |
| | | **Easement Width** | *50'* |
| **Turnaround** | None Existing. Limited space without R/W dedication | **Residences Served** | *3* |



| | | | |
|---|---|---|---|
| **Design Considerations** | Existing roadway is paved and in good condition. Minor roadway widening required to meet VDOT standards. | **Exist. Width** | 14' (PAVED) |
| **Safety Considerations** | N/A | | |
| **Drainage Considerations** | Existing driveway pipes, culvert pipes and roadside ditches identified in the field. Modifications required based on widening requirements. | | |
| **Environmental Considerations** | N/A | | |

**Estimated Project Costs** **$ 160,700**

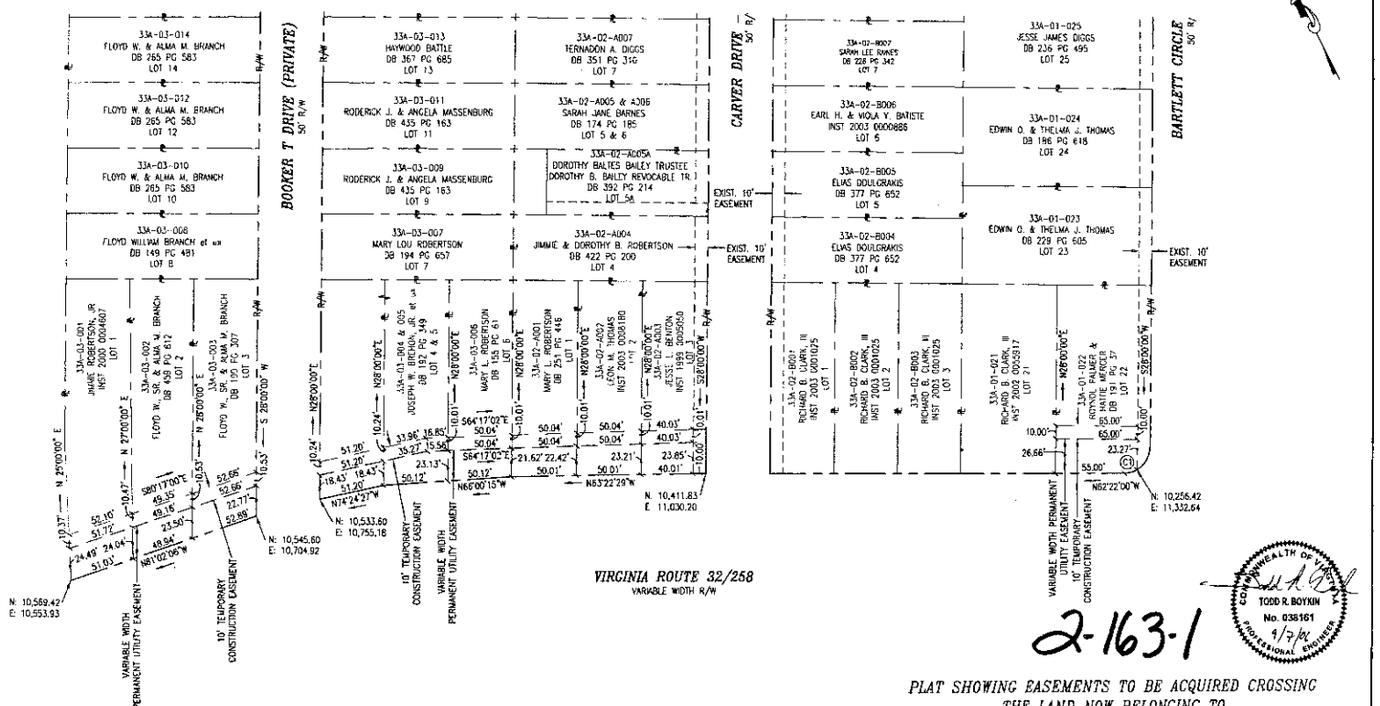
| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|---|---|---|---|---|
| **BOOKER T DRIVE - APPROXIMATELY 0.1 MILES** | | | | |
| ITEM | UNIT | QUANTITY | UNIT PRICE | TOTAL PRICE |
| Mobilization | LS | 1 | $ 12,000 | $ 12,000 |
| Earthwork | LS | 1 | $ 25,000 | $ 25,000 |
| Aggregate Base Material, No 21B | TON | 200 | $ 35 | $ 7,000 |
| Blotted Seal Coat, Type D | SY | 300 | $ 10 | $ 3,000 |
| PE-1, TYPE I, Crusher Run Material | TON | 60 | $ 30 | $ 1,800 |
| Aggregate Material, No 3 | TON | 20 | $ 40 | $ 800 |
| Install Ground Mounted Sign | EA | 2 | $ 1,000 | $ 2,000 |
| Install Driveway Culvert (15") | EA | 12 | $ 2,500 | $ 30,000 |
| Erosion and Sediment Control Measures | LS | 1 | $ 15,000 | $ 15,000 |
| Maintenance of Traffic | LS | 1 | $ 7,500 | $ 7,500 |
| | | | **SUBTOTAL** | **$ 104,100** |
| Contingency (20%) | | | | $ 20,900 |
| Engineering | | | | $ 12,000 |
| CEI Costs (10%) | | | | $ 10,410 |
| Project Administration (5%) | | | | $ 5,205 |
| VDOT | | | | $ 8,000 |
| | | | **TOTAL PRICE THIS PROJECT** | **$ 160,615** |

*Opinion of Probable Costs assumes a minimum allowable paved width of 18'. Further coordination with VDOT is required to determine if existing paved width is acceptable. Costs shown above include minimal widening from the existing paved width to the required 18' width. The pavement section was assumed to be equivalent to the pavement section provided by VDOT on previous Rural Rustic Road jobs: 6" of Agrregate Base 21A or 21B and a Blotted Seal Coat surface.

2-163-1

2-163-1

NOTE: BEARINGS BASED ON "SUBDIVISION PLAT BOOKER T. ESTATES, SECTION THREE BURTIS B. BAILEY", P.B. 4, PG. 217, PROVIDED BY S. V. CAMP, III & ASSOCIATES, DATED MAY 29, 1964. PROJECT BASED ON ASSUMED COORDINATES.




2-163-1

COMMONWEALTH OF VIRGINIA
TODD R. BOYKIN
No. 038161
9/7/06
PROFESSIONAL ENGINEER

Recorded in the Clerk's Office of Isle of Wight County on September 20 2006 3:20 pm
William E. Laine, Jr., Clerk
By Deborah D. Szymanski

*PLAT SHOWING EASEMENTS TO BE ACQUIRED CROSSING THE LAND NOW BELONGING TO VARIOUS OWNERS WITHIN THE BOOKER T. ESTATES SUBDIVISION NEWPORT DISTRICT, ISLE OF WIGHT COUNTY, VIRGINIA*

SCALE: 1"=50'

R. STUART ROYER & ASSOCIATES, INC.
CONSULTING ENGINEERS and SURVEYORS
RICHMOND, VIRGINIA

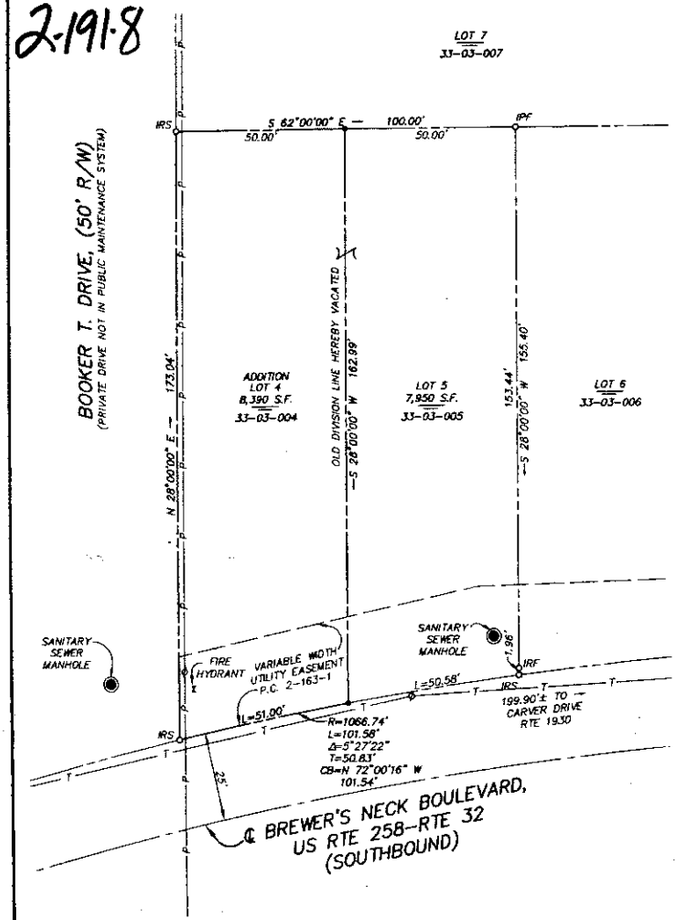
DATE: SEPTEMBER 6, 2006

COUNTY PROJECT NO. 123.2.B
R.S.R PROJECT NO. 0635

PLAT 1

2-163-1

2-191-8




RECORD MERIDIAN P.B. 3/210

LEGEND

- IRS — IRON ROD SET
- IRF — IRON ROD FOUND
- IPF — IRON PIPE FOUND
- COMPUTED POINT
- OLD DIVISION LINE HEREBY VACATED
- P — P — POWER POLE AND LINE
- T — T — TELEPHONE POLE AND LINE

NOTE: UTILITIES UNDERGROUND

NOTE: THIS PROPERTY LIES IN ZONE X WHICH IS NOT CONSIDERED A FLOOD HAZARD ZONE. COMMUNITY PANEL NUMBER 510303 0160 D EFFECTIVE DATE: SEPTEMBER 4, 2002

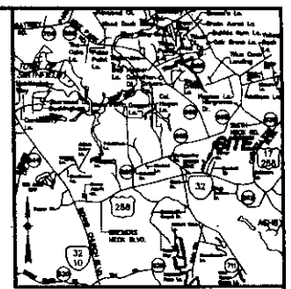
Recorded in the Clerk's Office of Isle of Wight County on October 24 2008 at 12:03 pm.
Teste: Beverly M. Jones, Clerk
by: Deborah D. Johnson DC

NOTE 1: THE PURPOSE OF THIS PLAT IS TO ADD ALL OF LOT 4 TO LOT 5 LEAVING LOT 5.

AREA TABLE

| | |
|---|---|
| FORMER AREA OF TAX PARCEL 33A-03-005 | 0.18 AC |
| PLUS ADDITION (LOT 4) | 0.19 AC |
| NEW AREA OF TAX PARCEL 33A-03-005 | =0.37 AC |

THESE PARCELS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER SYSTEM.




VICINITY MAP
SCALE 1"=1 MILE

2-191-8

(1) I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNER AND IS ENTIRELY WITHIN THE BOUNDARIES OF LAND OWNED BY FLOYD W. BRANCH, SR. AND ALMA M. BRANCH THE LAST INSTRUMENT OF TITLE BEING IN LOT 4 I.N. 070001694 . LOT 5 I.N. 070001694

(2) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF ISLE OF WIGHT, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 6th DAY OF AUGUST 2008.

EMIN B. HOLLEY, JR. CLS No. 1088

FLOYD W. BRANCH, SR. AND ALMA M. BRANCH HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THIS SUBDIVISION IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES.

WITNESS MY HAND AND SEAL THIS 18th DAY OF October 2008

OWNER — OWNER

STATE OF VIRGINIA
COUNTY OF ISLE OF WIGHT, TO-WIT: 4-7/17/14

SUBSCRIBED AND SWORN TO BEFORE ME Vicki L. Hinton A NOTARY PUBLIC IN AND FOR THE COUNTY OF ISLE OF WIGHT, STATE OF VIRGINIA, THIS 18th DAY OF October, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES Feb 28 2011

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REQUIREMENTS AND MAY BE COMMITTED TO RECORD.

| | |
|---|---|
| DATE | N/A HIGHWAY ENGINEER |
| 10/22/08 DATE | AGENT OR REPRESENTATIVE OF GOVERNING BODY |

2-191-8

THIS PROPERTY ZONED S-R
FRONT BSBL 35'
MIN SIDE BSBL 10'
BOTH SIDES 25'
REAR BSBL 25'

2-191-8

THIS SUBDIVISION IS A SALE OR EXCHANGE BETWEEN ADJOINING LANDOWNERS NOT CREATING ADDITIONAL BUILDING SITES. SALE OR CONVEYANCE OF THE SUBDIVIDED PARCEL SEPARATE FROM THE ADJOINING LAND WILL REQUIRE FULL COMPLIANCE WITH THE SUBDIVISION ORDINANCE AT THE TIME OF SUCH SALE OR CONVEYANCE.

| | | |
|---|---|---|
| PLAT OF ADDITION TO LOT 5 | EMIN B. HOLLEY, JR. CERTIFIED LAND SURVEYOR SMITHFIELD, VIRGINIA | COMMONWEALTH OF VIRGINIA EMIN B. HOLLEY, JR. CERTIFICATE No. 1088 CERTIFIED LAND SURVEYOR |
| BEING LOT 4 AND LOT 5 OF BOOKER T. ESTATES SECTION 1, P.B. 3/210, LOCATED IN NEWPORT MAGISTERIAL DISTRICT, ISLE OF WIGHT COUNTY, VIRGINIA. | SCALE: 1"=20' | |
| | AUGUST 6, 2008 | |

FILE: BOOK1-4

## RURAL ADDITION PROJECT

| | | | |
|---|---|---|---|
| **Road Name** | *Dodge Lane* | **Location** | *North of Zuni* |
| **From** | *SR 649 (Tomlin Hill Dr)* | **Project Length** | *0.5 Miles* |
| **To** | *Dead End* | | |
| | | **Easement Width** | *50'* |
| **Turnaround** | None Existing. Limited space without R/W dedication | **Residences Served** | *6* |



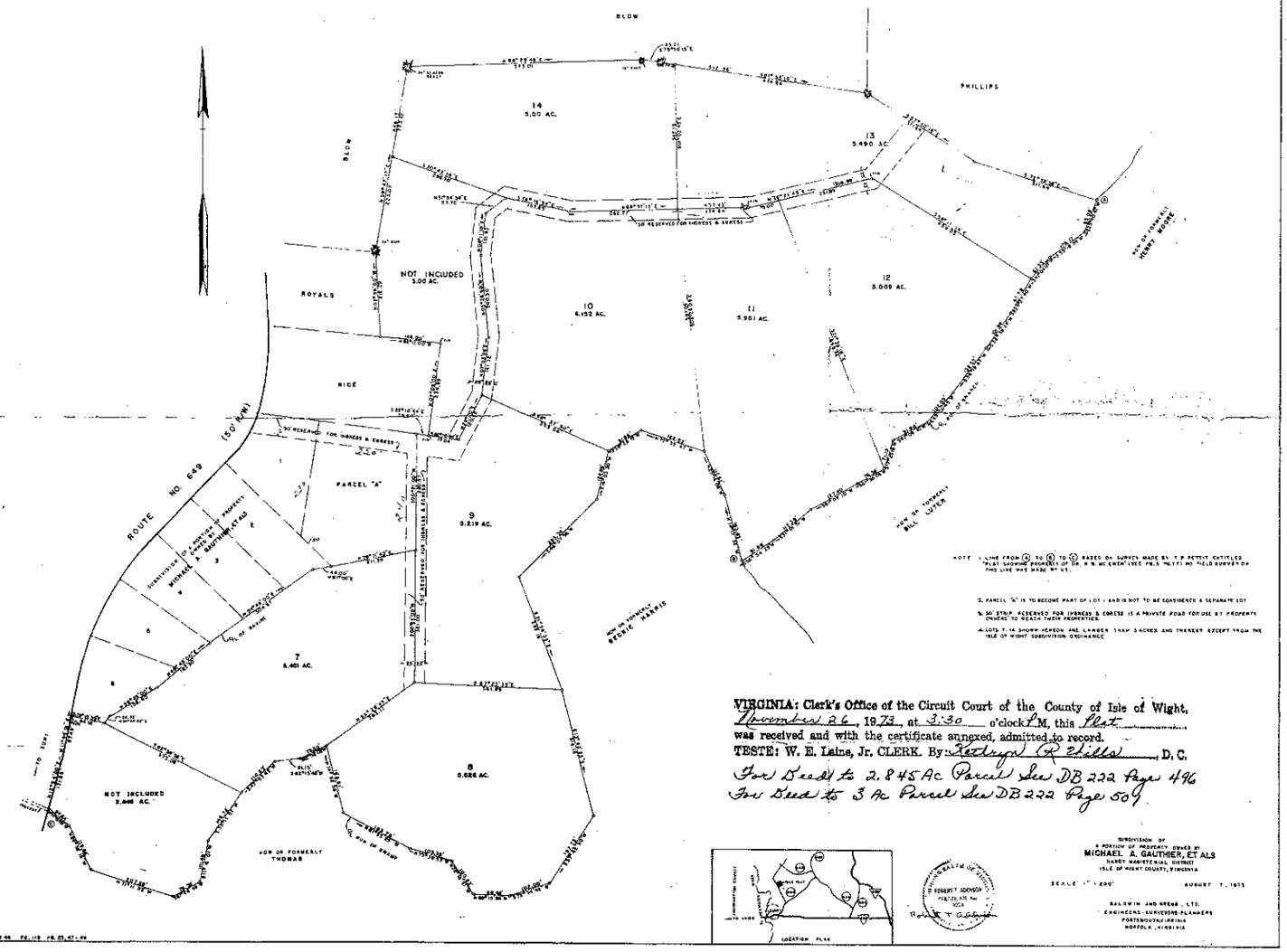
| | | | |
|---|---|---|---|
| **Design Considerations** | Tie to existing pavement on SR 649 and existing gravel section on Haven Ln. Widening required to meet current VDOT standards. Proposed widening would impact adjacent properties and require extensive grading and removal of existing vegetation and trees. | **Exist. Width** | 9' - 11' |
| **Safety Considerations** | Poor sight distance on horizontal curves due to existing vegetation and trees. | | |
| **Drainage Considerations** | Existing driveway pipes, culvert pipes and roadside ditches identified in the field. Modifications required based on widening requirements. | | |
| **Environmental Considerations** | N/A | | |

**Estimated Project Costs** **$ 390,300**

JUNE, 2015

| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|---|---|---|---|---|
| **DODGE LANE - APPROXIMATELY 0.5 MILES** | | | | |
| ITEM | UNIT | QUANTITY | UNIT PRICE | TOTAL PRICE |
| Mobilization | LS | 1 | $ 21,000 | $ 21,000 |
| Earthwork | LS | 1 | $ 50,000 | $ 50,000 |
| Aggregate Base Material, No 21B | TON | 2300 | $ 35 | $ 80,500 |
| Blotted Seal Coat, Type D | SY | 6100 | $ 10 | $ 61,000 |
| PE-1, TYPE I, Crusher Run Material | TON | 60 | $ 30 | $ 1,800 |
| Aggregate Material, No 3 | TON | 20 | $ 40 | $ 800 |
| Install Ground Mounted Sign | EA | 2 | $ 1,000 | $ 2,000 |
| Install Driveway Culvert (15") | EA | 12 | $ 2,500 | $ 30,000 |
| Erosion and Sediment Control Measures | LS | 1 | $ 15,000 | $ 15,000 |
| Maintenance of Traffic | LS | 1 | $ 10,000 | $ 10,000 |
| | | | **SUBTOTAL** | **$ 272,100** |
| Contingency (20%) | | | | $ 54,500 |
| Engineering | | | | $ 14,000 |
| Pavement Testing | | | | $ 800 |
| CEI Costs (10%) | | | | $ 27,210 |
| Project Administration (5%) | | | | $ 13,605 |
| VDOT | | | | $ 8,000 |
| | | | **TOTAL PRICE THIS PROJECT** | **$ 390,215** |

*Opinion of Probable Costs assumes a minimum allowable paved width of 18'. Further coordination with VDOT is required to determine if paved width can be reduced. The pavement section was assumed to be equivalent to the pavement section provided by VDOT on previous Rural Rustic Road jobs: 6" of Agrregate Base 21A or 21B and a Blotted Seal Coat surface.




NOTE: 1. LINE FROM (A) TO (B) TO (C) BASED ON SURVEY MADE BY T.P. POTTIT, ENTITLED "PLAT SHOWING PROPERTY OF DR. R.W. MCEWEN LYEE PHS. POTTIT NO FIELD SURVEY OF THIS LINE WAS MADE BY US.

2. PARCEL "A" IS TO BECOME PART OF LOT 1 AND IS NOT TO BE CONSIDERED A SEPARATE LOT

3. 50' STRIP RESERVED FOR INGRESS & EGRESS IS A PRIVATE ROAD FOR USE BY PROPERTY OWNERS TO REACH THESE PROPERTIES.

4. LOTS 7, 14 SHOWN HEREON ARE 5 MARSH 1 WAY 3 ACRES AND THEREBY EXCEPT FROM THE ISLE OF WIGHT SUBDIVISION ORDINANCE

VIRGINIA: Clerk's Office of the Circuit Court of the County of Isle of Wight,
November 26, 1973, at 3:30 o'clock P.M, this Plat
was received and with the certificate annexed, admitted to record.
TESTE: W. E. Laine, Jr. CLERK. By: Kathryn R. Hilliard, D. C.
For Deed to 2.845 Ac. Parcel See DB 222 Page 496
For Deed to 3 Ac. Parcel See DB 222 Page 509



SUBDIVISION OF
A PORTION OF PROPERTY OWNED BY
MICHAEL A. GAUTHIER, ET ALS
NANSY HAMPTON MAGISTERIAL DISTRICT
ISLE OF WIGHT COUNTY, VIRGINIA
SCALE: 1" = 200' AUGUST 7, 1973

BALDWIN AND GREEN, LTD.
ENGINEERS - SURVEYORS - PLANNERS
PORTSMOUTH, VIRGINIA
NORFOLK, VIRGINIA

2581

## RURAL ADDITION PROJECT

| | | | |
|---|---|---|---|
| **Road Name** | *Haynes Lane* | **Location** | *Carrollton* |
| **From** | *SR 665 (Smiths Neck Rd)* | **Project Length** | *0.4 Miles* |
| **To** | *Dead End* | | |
| | | **Easement Width** | *50'* |
| **Turnaround** | None Existing. Limited space without R/W dedication | **Residences Served** | *15* |



| | | | |
|---|---|---|---|
| **Design Considerations** | Tie to existing pavement on SR 665 and existing gravel section on Titus Cove Landing. Widening required to meet current VDOT standards. Proposed widening would impact adjacent properties and require extensive grading and removal of vegetation. | **Exist. Width** | 11' - 14' |
| **Safety Considerations** | N/A | | |
| **Drainage Considerations** | Existing ditches and culverts identified in the field. Modifications to existing draiange infrastructure required with proposed roadway widening. | | |
| **Environmental Considerations** | Required widening could potentially impact existing stream to the south of Haynes Lane at existing stream crossing. | | |

**Estimated Project Costs** **$ 355,700**

JUNE, 2015

| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|---|---|---|---|---|
| **HAYNES LANE - APPROXIMATELY 0.4 MILES** | | | | |
| ITEM | UNIT | QUANTITY | UNIT PRICE | TOTAL PRICE |
| Mobilization | LS | 1 | $ 20,000 | $ 20,000 |
| Earthwork | LS | 1 | $ 55,000 | $ 55,000 |
| Aggregate Base Material, No 21B | TON | 1800 | $ 35 | $ 63,000 |
| Blotted Seal Coat, Type D | SY | 4900 | $ 10 | $ 49,000 |
| PE-1, TYPE I, Crusher Run Material | TON | 60 | $ 30 | $ 1,800 |
| Aggregate Material, No 3 | TON | 20 | $ 40 | $ 800 |
| Install Ground Mounted Sign | EA | 2 | $ 1,000 | $ 2,000 |
| Install Driveway Culvert (15") | EA | 12 | $ 2,500 | $ 30,000 |
| Erosion and Sediment Control Measures | LS | 1 | $ 15,000 | $ 15,000 |
| Maintenance of Traffic | LS | 1 | $ 10,000 | $ 10,000 |
| | | | **SUBTOTAL** | **$ 246,600** |
| Contingency (20%) | | | | $ 49,400 |
| Engineering | | | | $ 14,000 |
| Pavement Testing | | | | $ 640 |
| CEI Costs (10%) | | | | $ 24,660 |
| Project Administration (5%) | | | | $ 12,330 |
| VDOT | | | | $ 8,000 |
| | | | **TOTAL PRICE THIS PROJECT** | **$ 355,630** |

*Opinion of Probable Costs assumes a minimum allowable paved width of 18'. Further coordination with VDOT is required to determine if paved width can be reduced. The pavement section was assumed to be equivalent to the pavement section provided by VDOT on previous Rural Rustic Road jobs: 6" of Agrregate Base 21A or 21B and a Blotted Seal Coat surface. This Opinion of Probable Costs does not include potential environmental mitigation costs due to impacts to existing wetland areas.

(1) I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNER AND IS ENTIRELY WITHIN THE BOUNDARIES OF LAND OWNED BY DORIS R. BACKLEY THE LAST INSTRUMENT OF TITLE BEING IN WILL BOOK 44, P 537.

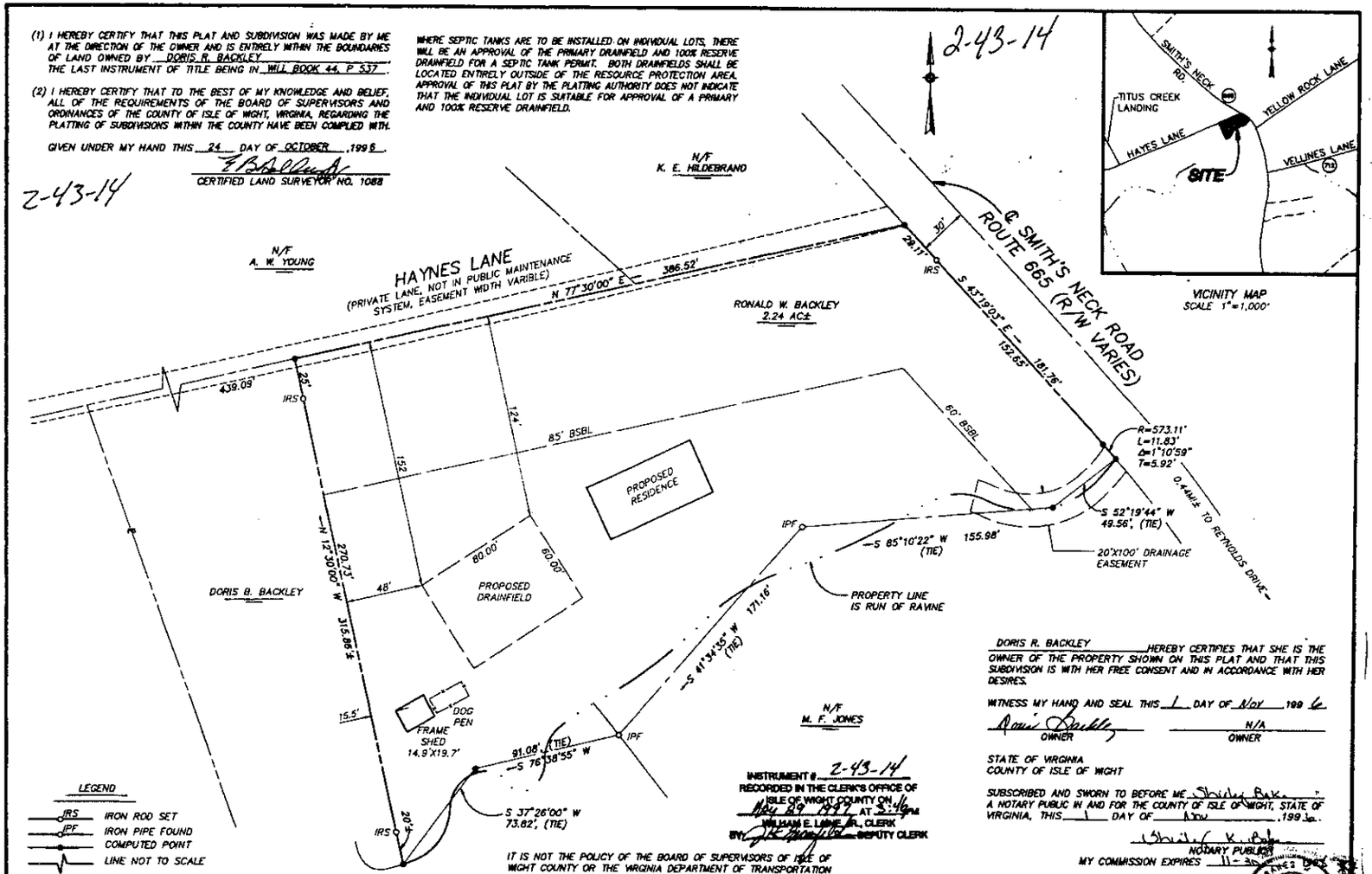
(2) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF ISLE OF WIGHT, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 24 DAY OF OCTOBER, 1996.

CERTIFIED LAND SURVEYOR NO. 1088

2-43-14

WHERE SEPTIC TANKS ARE TO BE INSTALLED ON INDIVIDUAL LOTS, THERE WILL BE AN APPROVAL OF THE PRIMARY DRAINFIELD AND 100% RESERVE DRAINFIELD FOR A SEPTIC TANK PERMIT. BOTH DRAINFIELDS SHALL BE LOCATED ENTIRELY OUTSIDE OF THE RESOURCE PROTECTION AREA. APPROVAL OF THIS PLAT BY THE PLATTING AUTHORITY DOES NOT INDICATE THAT THE INDIVIDUAL LOT IS SUITABLE FOR APPROVAL OF A PRIMARY AND 100% RESERVE DRAINFIELD.







VICINITY MAP
SCALE 1"=1,000'

LEGEND

- IRS — IRON ROD SET
- IPF — IRON PIPE FOUND
- COMPUTED POINT
- LINE NOT TO SCALE

DORIS R. BACKLEY HEREBY CERTIFIES THAT SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THIS SUBDIVISION IS WITH HER FREE CONSENT AND IN ACCORDANCE WITH HER DESIRES.

WITNESS MY HAND AND SEAL THIS 1 DAY OF Nov 1996

OWNER _____ OWNER N/A

STATE OF VIRGINIA
COUNTY OF ISLE OF WIGHT

SUBSCRIBED AND SWORN TO BEFORE ME Shirley B. K. A NOTARY PUBLIC IN AND FOR THE COUNTY OF ISLE OF WIGHT, STATE OF VIRGINIA, THIS 1 DAY OF Nov, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-30-98

INSTRUMENT # 2-43-14
RECORDED IN THE CLERK'S OFFICE OF ISLE OF WIGHT COUNTY ON Nov 29 1996 AT 2:46 PM
WILLIAM E. LAWS, JR., CLERK
BY _____ DEPUTY CLERK

IT IS NOT THE POLICY OF THE BOARD OF SUPERVISORS OF ISLE OF WIGHT COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO ACCEPT OR MAINTAIN PRIVATE ROADS IN SUBDIVISIONS UNTIL PRIVATE ROADS ARE CONSTRUCTED PURSUANT TO THE SPECIFICATIONS FOR CONSTRUCTION OF VIRGINIA DEPARTMENT OF TRANSPORTATION.

IT IS NOT THE POLICY OF THE SCHOOL BOARD OF ISLE OF WIGHT COUNTY, VIRGINIA TO ALLOW SCHOOL BUSES TO TRAVEL ON OTHER THAN PUBLICLY MAINTAINED ROADS.

I, DORIS R. BACKLEY HEREBY CERTIFY THAT THE SUBDIVISION OF THIS LOT OR PARCEL IS FOR THE SOLE PURPOSE OF SALE OR GIFT TO RONALD W. BACKLEY WHO IS A MEMBER OF MY IMMEDIATE FAMILY AS SETFORTH IN SECTION 7-28-1 OF THE ISLE OF WIGHT COUNTY SUBDIVISION ORDINANCE. CONVEYANCE TO ANY PERSON OR PERSONS OTHER THAN THE AFOREMENTIONED FAMILY MEMBER OR MEMBERS SHALL BE IN COMPLIANCE WITH SAID ORDINANCE.

NOTE: THIS RESIDENCE LIES IN ZONE X WHICH IS NOT CONSIDERED A FLOOD HAZARD ZONE. COMMUNITY FLOOD PANEL NUMBER 510303 0055 B EFFECTIVE DATE: 8-19-91

2-43-14

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REQUIREMENTS AND MAY BE COMMITTED TO RECORD.

11/22/96 DATE — HIGHWAY ENGINEER

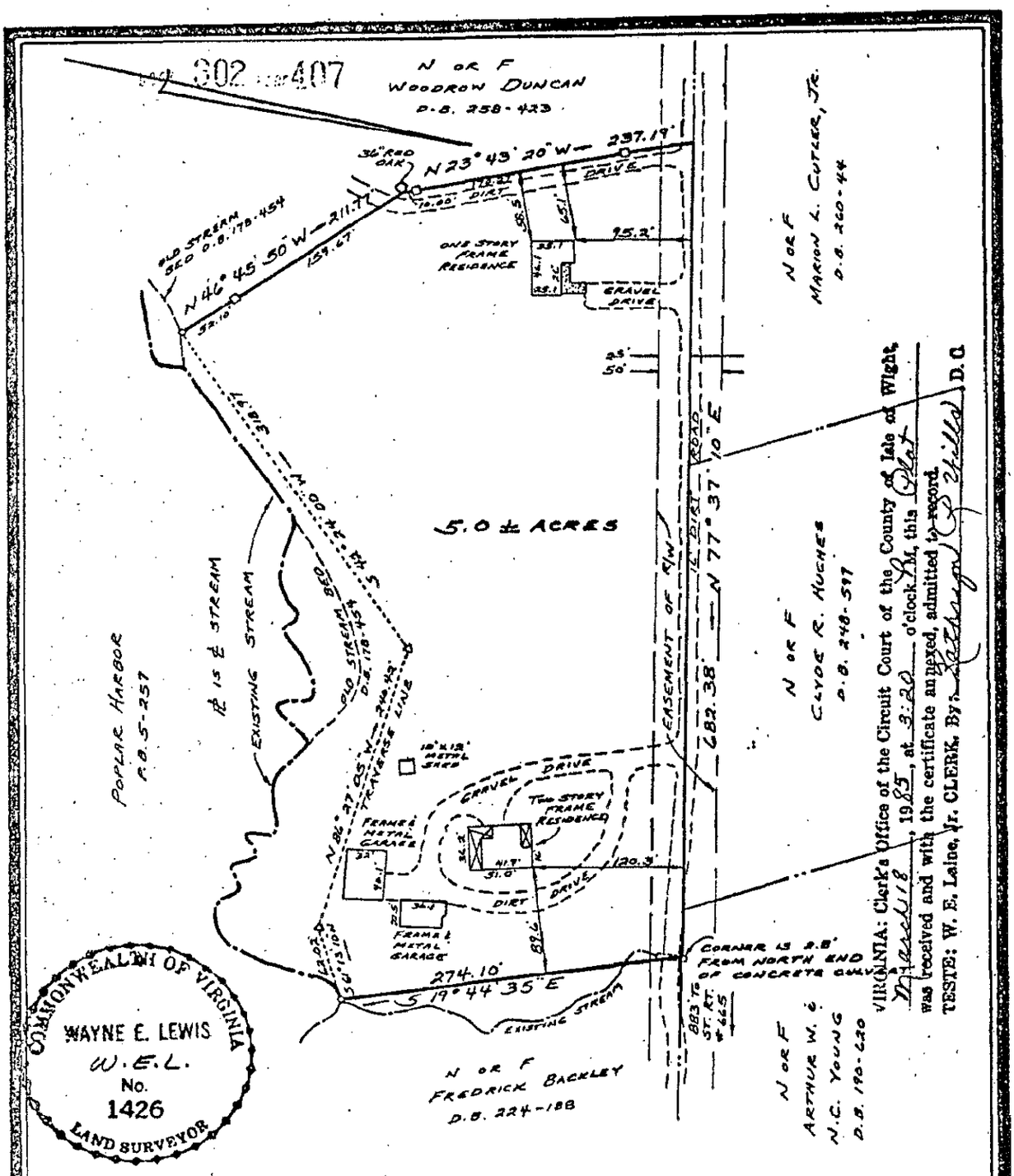
12/3/96 DATE — AGENT OR REPRESENTATIVE OF GOVERNING BODY

| | |
|---|---|
| PLAT OF THE PROPERTY OF RONALD W. BACKLEY | EMIN B. HOLLEY, JR. CERTIFIED LAND SURVEYOR SMITHFIELD, VIRGINIA |
| FORMERLY PART OF THE PROPERTY OF DORIS R. BACKLEY, WILL BOOK 44/537, LOCATED IN NEWPORT MAGISTERIAL DISTRICT, ISLE OF WIGHT COUNTY, VIRGINIA | SCALE: 1"=40' |
| | OCTOBER 24, 1996 |

EMIN B. HOLLEY, JR. CERTIFICATE No. 1088 CERTIFIED LAND SURVEYOR

EN E. FLOWER-A

2-43-14




COMMONWEALTH OF VIRGINIA
WAYNE E. LEWIS
W.E.L.
No.
1426
LAND SURVEYOR

VIRGINIA: Clerk's Office of the Circuit Court of the County of Isle of Wight,
March 18, 1985, at 3:20 o'clock PM, this Plat
was received and with the certificate annexed, admitted to record.
TESTE: W. E. Laine, Jr. CLERK. By: Katherine G. Hill D.C.

**SYMBOLS DENOTE**

- PIPE FOUND
- PIPE SET
- ROD FOUND
- CONC. MONUMENT

REFERENCES:
D.B. 268-467
D.B. 178-454
D.B. 285-506

ADDRESS: # RT. 1 Box 163 C HAYNES LANE

I, Wayne E. Lewis HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE ON THIS DATE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS UNLESS SHOWN HEREON.

E. J. KELLER, INC.
LAND SURVEYORS & PLANNERS
NEWPORT NEWS, VIRGINIA

PLAT OF THE PROPERTY OF:
JOSEPH E. & BETTY J. SULLIVAN

# PARCEL OF LAND

CONTAINING 5.0 ± ACRES

NEWPORT DISTRICT

ISLE OF WIGHT COUNTY, VIRGINIA

| WAL | CODE: 85-139 | SCALE: 1"=100' | TO: BLALOCK | DATE: 3-12-85 |
|---|---|---|---|---|

## RURAL ADDITION PROJECT

| | | | |
|---|---|---|---|
| **Road Name** | *Easy Street* | **Location** | *West of Smithfield* |
| **From** | *SR 680 (Magnet Dr)* | **Project Length** | *0.15 Miles* |
| **To** | *Dead End* | | |
| | | **Easement Width** | *50'* |
| **Turnaround** | None Existing. Limited space without R/W dedication | **Residences Served** | *7* |



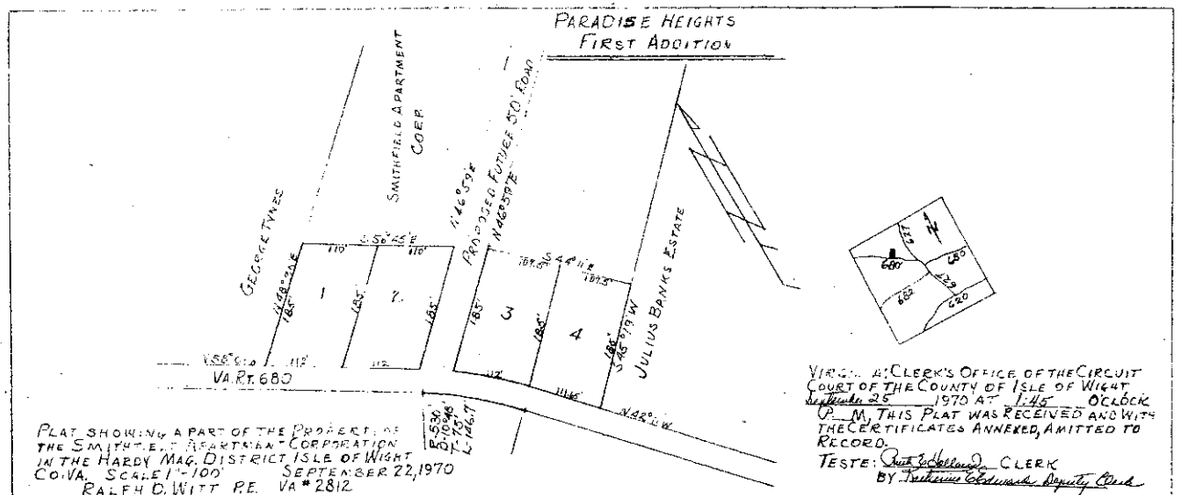
| | | | |
|---|---|---|---|
| **Design Considerations** | Existing pavement is in poor condition. Project shall include removal and replacement of pavement but no widening shall be required given existing roadway width. | **Exist. Width** | 20' - 22' (PAVED) |
| **Safety Considerations** | N/A | | |
| **Drainage Considerations** | Existing ditches and culverts identified in the field. | | |
| **Environmental Considerations** | N/A | | |

**Estimated Project Costs** **$ 180,300**

JUNE, 2015

| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|---|---|---|---|---|
| **EASY STREET - APPROXIMATELY 0.15 MILES** | | | | |
| ITEM | UNIT | QUANTITY | UNIT PRICE | TOTAL PRICE |
| Mobilization | LS | 1 | $ 10,000 | $ 10,000 |
| Earthwork | LS | 1 | $ 10,000 | $ 10,000 |
| Remove Exist. Flexible Pavement | SY | 2000 | $ 15 | $ 30,000 |
| Aggregate Base Material, No 21B | TON | 700 | $ 35 | $ 24,500 |
| Blotted Seal Coat, Type D | SY | 1900 | $ 10 | $ 19,000 |
| PE-1, TYPE I, Crusher Run Material | TON | 40 | $ 30 | $ 1,200 |
| Aggregate Material, No 3 | TON | 20 | $ 40 | $ 800 |
| Install Ground Mounted Sign | EA | 2 | $ 1,000 | $ 2,000 |
| Erosion and Sediment Control Measures | LS | 1 | $ 15,000 | $ 15,000 |
| Maintenance of Traffic | LS | 1 | $ 7,500 | $ 7,500 |
| | | | **SUBTOTAL** | **$ 120,000** |
| Contingency (20%) | | | | $ 24,000 |
| Engineering | | | | $ 10,000 |
| Pavement Testing | | | | $ 240 |
| CEI Costs (10%) | | | | $ 12,000 |
| Project Administration (5%) | | | | $ 6,000 |
| VDOT | | | | $ 8,000 |
| | | | **TOTAL PRICE THIS PROJECT** | **$ 180,240** |

*Opinion of Probable Costs assumes a minimum allowable paved width of 18'. Further coordination with VDOT is required to determine if paved width can be reduced. The pavement section was assumed to be equivalent to the pavement section provided by VDOT on previous Rural Rustic Road jobs: 6" of Agrregate Base 21A or 21B and a Blotted Seal Coat surface. Any savings in the proposed pavement section allowed by VDOT based on existing stone depth would decrease the estimated construction costs.




PLAT SHOWING A PART OF THE PROPERTY OF THE SMITHFIELD APARTMENT CORPORATION IN THE HARDY MAG. DISTRICT ISLE OF WIGHT CO. VA. SCALE 1"=100' SEPTEMBER 22, 1970
RALPH D. WITT P.E. VA # 2812

I HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AT THE REQUEST OF THE OWNER AND THAT LAND IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY THE SMITHFIELD APARTMENT CORPORATION THE LAST INSTRUMENT OF TITLE BEING IN DEED BOOK 200 PAGE 625
Ralph D. Witt P.E.

THIS PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD

Sept 25, 1970 — DATE — H. M. Sprinkle — HEALTH OFFICER

Sept 25, 1970 — DATE — Jeanette L. Rogers — AGENT FOR BOARD OF SUPERVISORS ISLE OF WIGHT CO.

THE SMITHFIELD APARTMENT CORPORATION HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THIS PLAT IS MADE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES.

WITNESS MY HAND AND SEAL THIS 25 DAY OF September 1970
B.B. Bailey Jr.

SUBSCRIBED AND SWORN BEFORE ME B.B. Bailey Jr. A NOTARY PUBLIC FOR THE COUNTY OF Isle of Wight STATE OF VIRGINIA THIS 25 DAY OF September 1970
MY COMMISSION EXPIRES 3-24-74
B.B. Bailey Jr.
NOTARY PUBLIC

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT September 25 1970 AT 1:45 O'CLOCK P.M. THIS PLAT WAS RECEIVED AND WITH THE CERTIFICATES ANNEXED, AMITTED TO RECORD.
TESTE: Curtis McClenny CLERK
BY Katherine Grabowski Deputy Clerk

## RURAL ADDITION PROJECT

| | | | |
|---|---|---|---|
| **Road Name** | *Orchard Lane/Peachtree Lane* | **Location** | *East of Carrollton* |
| **From** | *Laurelwood Drive* | **Project Length** | *0.3 Miles* |
| **To** | *Dead End* | | |
| | | **Easement Width** | *50'* |
| **Turnaround** | None Existing. Limited space without R/W dedication | **Residences Served** | *10* |



| | | | |
|---|---|---|---|
| **Design Considerations** | Tie to existing pavement at Laurelwood Drive. Widening required to meet current VDOT standards. Proposed widening could be accomplished with little impact to properties along Orchard Lane and Peachtree Lane. | **Exist. Width** | 16' - 18' (Orchard)<br>12'-13' (Peachtree) |
| **Safety Considerations** | N/A | | |
| **Drainage Considerations** | Existing ditches and culverts identified in the field along Orchard Ln and Peachtree Ln. Modifications to existing draiange infrastructure required with proposed roadway widening. | | |
| **Environmental Considerations** | N/A | | |
| **NOTES** | Property owner mentioned drainage/sanitary sewer issue within the project limits. | | |

**Estimated Project Costs** **$ 232,200**

JUNE, 2015

| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|---|---|---|---|---|
| **ORCHARD LANE/PEACHTREE LANE - APPROXIMATELY 0.3 MILES** | | | | |
| ITEM | UNIT | QUANTITY | UNIT PRICE | TOTAL PRICE |
| Mobilization | LS | 1 | $ 10,000 | $ 10,000 |
| Earthwork | LS | 1 | $ 30,000 | $ 30,000 |
| Aggregate Base Material, No 21B | TON | 1400 | $ 35 | $ 49,000 |
| Blotted Seal Coat, Type D | SY | 3700 | $ 10 | $ 37,000 |
| PE-1, TYPE I, Crusher Run Material | TON | 50 | $ 30 | $ 1,500 |
| Aggregate Material, No 3 | TON | 20 | $ 40 | $ 800 |
| Install Ground Mounted Sign | EA | 2 | $ 1,000 | $ 2,000 |
| Erosion and Sediment Control Measures | LS | 1 | $ 15,000 | $ 15,000 |
| Maintenance of Traffic | LS | 1 | $ 10,000 | $ 10,000 |
| | | | **SUBTOTAL** | **$ 155,300** |
| Contingency (20%) | | | | $ 31,100 |
| Engineering | | | | $ 14,000 |
| Pavement Testing | | | | $ 480 |
| CEI Costs (10%) | | | | $ 15,530 |
| Project Administration (5%) | | | | $ 7,765 |
| VDOT | | | | $ 8,000 |
| | | | **TOTAL PRICE THIS PROJECT** | **$ 232,175** |

*Opinion of Probable Costs assumes a minimum allowable paved width of 18'. Further coordination with VDOT is required to determine if paved width can be reduced. The pavement section was assumed to be equivalent to the pavement section provided by VDOT on previous Rural Rustic Road jobs: 6" of Agrregate Base 21A or 21B and a Blotted Seal Coat surface.




THE LAURELS

PROPERTY of P. N. DAVIS,
NEWPORT, DIST, ISLE of WIGHT, CO, VA.
Original Survey by J.C. Sheppard in 1946.
Scale 1" = 200' - Date Jany 1956.
Concrete Monuments at all Street Corners.

Not here offering this plat
See D. B. [illegible], page [illegible]
[illegible]

| RURAL RUSTIC ROAD PROJECTS | |
|---|---|
| **Project** | **Cost** |
| TINGS ROAD | $ 911,100 |
| RATTLESNAKE TRAIL | $ 878,500 |
| MORGART'S BEACH (WEST) | $ 586,500 |
| MORGART'S BEACH (EAST) | $ 512,500 |
| MAYNARD'S STORE ROAD | $ 304,400 |
| WOODY ACRES WAY | $ 347,000 |
| BLAIRS CREEK ROAD | $ 266,300 |
| STRAWBERRY PLAINS ROAD | $ 976,900 |
| **TOTAL** | **$ 4,783,200** |

| RURAL ADDITION PROJECTS | |
|---|---|
| **OPINION OF PROBABLE PROJECT COSTS** | |
| **Project** | **Cost** |
| GAYLE WAY | $ 339,000 |
| SANDY POINT LANE | $ 328,400 |
| MEADOW DRIVE | $ 439,000 |
| MOKETE TRAIL | $ 173,500 |
| BOOKER T DRIVE | $ 160,700 |
| DODGE LANE | $ 390,300 |
| HAYNES LANE | $ 355,700 |
| EASY STREET | $ 180,300 |
| ORCHARD LN/PEACHTREE LN | $ 232,200 |
| **TOTAL** | **$ 2,599,100** |

