---------- Forwarded message ---------
From: **Basham, Stuart L** <slbasham@ncdot.gov>
Date: Tue, Jan 23, 2024 at 1:54 PM
Subject: RE: [External] Property Access
To: tim kornegay <timkornegay10@gmail.com>

Tim,

In the post-construction condition, this property will have a median along NC 16 for the entire width of the frontage of this property. The access will be right in right out only. Left turns into and out of the property will not be permitted. For vehicles leaving the property that desire to travel toward Waxhaw, there will be a left turn lane that will accommodate a U-turn for passenger vehicles or pickup trucks at Prescott Glen Parkway. For larger vehicles such as box trucks, those vehicles will need to travel further north to a U-turn bulb on the north side of the Kensington Drive intersection.

For those vehicles traveling south on Providence Road, they will need to go past the property to make a U-turn at Rustic Oak Boulevard (passenger cars) or for larger vehicles such as pickup trucks and box trucks they will need to go just a little further south to Alma Boulevard to make a U-turn and then proceed north toward the property.

I have attached a pdf set of the plan sheets that show this area. The property you are working with is shown on sheet 8 of the plan set. They are in a pdf format so you should be able to open them.

If you have any further questions, please let me know.

Thanks.

Stuart Basham
DM-STIP Program Manager
Division 10 Project Development Unit
North Carolina Department of Transportation

704 983 4457 office
slbasham@ncdot.gov

716 West Main St
Albemarle, NC 28001

NC_State_Seal_Gold_Email

Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: tim kornegay <timkornegay10@gmail.com>
Sent: Tuesday, January 23, 2024 11:30 AM
To: Basham, Stuart L <slbasham@ncdot.gov>
Cc: tim kornegay <timkornegay10@gmail.com>
Subject: [External] Property Access

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Stuart,

I hate to bother you, but I think you can help me with my one last issue.

The drawings that Don provided so far, only shows the driveway cuts into the property. However they do not share the left turns in or out.

Will you please send me a drawing of the section necessary to convey the location/method of the left turn in/out , including U-turns proposed for use. If necessary, 25% drawing will suffice.

Thank you Tim kornegay

I

Timothy Kornegay

Metro Land Brokers

Owner

704-333-5263

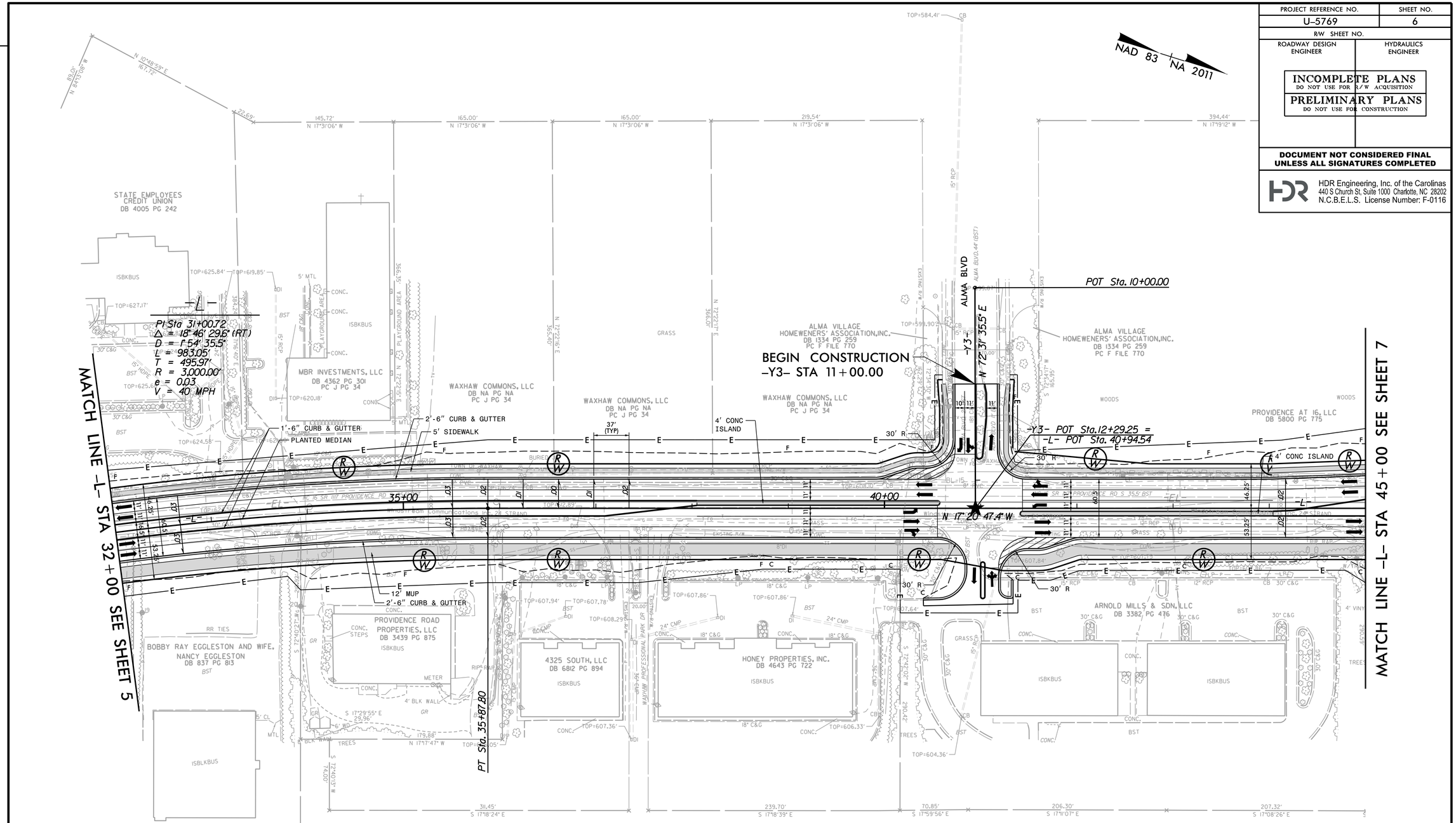
PROJECT REFERENCE NO.	SHEET NO.
U-5769	6
R/W SHEET NO.	
ROADWAY DESIGN ENGINEER	HYDRAULICS ENGINEER

INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

HDR Engineering, Inc. of the Carolinas
440 S Church St, Suite 1000 Charlotte, NC 28202
N.C.B.E.L.S. License Number: F-0116



2017 ADT / 2040 ADT (ADT IN 100's)	(-Y3-) ALMA BLVD		
	10/14		
NC 16 (-L-) 173/322	4/5	6/9	181/336 NC 16 (-L-)
	5/5	11/15	
		16/20	
	ALMA BLVD (-Y3-)		

SEE SHEET NO. 33 & 34 FOR -L- PROFILE
SEE SHEET NO. 46 FOR -Y3- PROFILE

REVISIONS

PLOT DRIVER: PDF.pltcfg
USER: DATAYLOR
FILE: \

DATE: 8/23/2019
PENTABLE: NCDOT_pshpfl.tbl
TIME: 12:22:59 PM

PROJECT REFERENCE NO.	SHEET NO.
U-5769	7
R/W SHEET NO.	
ROADWAY DESIGN ENGINEER	HYDRAULICS ENGINEER

INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION

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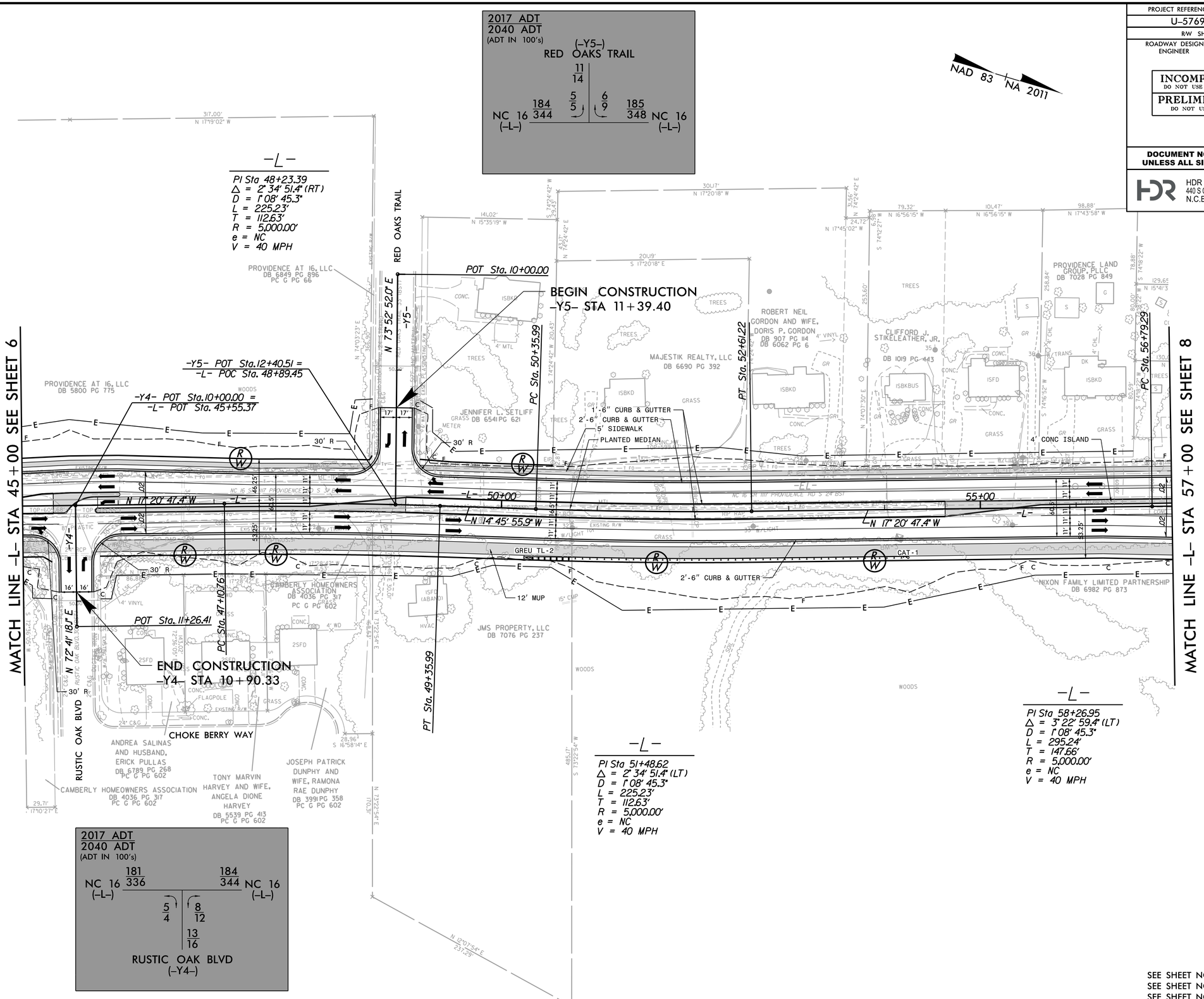
N.C.B.E.L.S. License Number: F-0116



SEE SHEET NO. 34 FOR -L- PROFILE
SEE SHEET NO. 46 FOR -Y4- PROFILE
SEE SHEET NO. 47 FOR -Y5- PROFILE

REVISIONS

PLOT DRIVER: PDF.pltcfg
USER: DATAYLOR
FILE: \

DATE: 8/23/2019
PENTABLE: NCDOT_pshpfl.tbl
TIME: 12:23:10 PM

PROJECT REFERENCE NO.	SHEET NO.
U-5769	8
R/W SHEET NO.	
ROADWAY DESIGN ENGINEER	HYDRAULICS ENGINEER

INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

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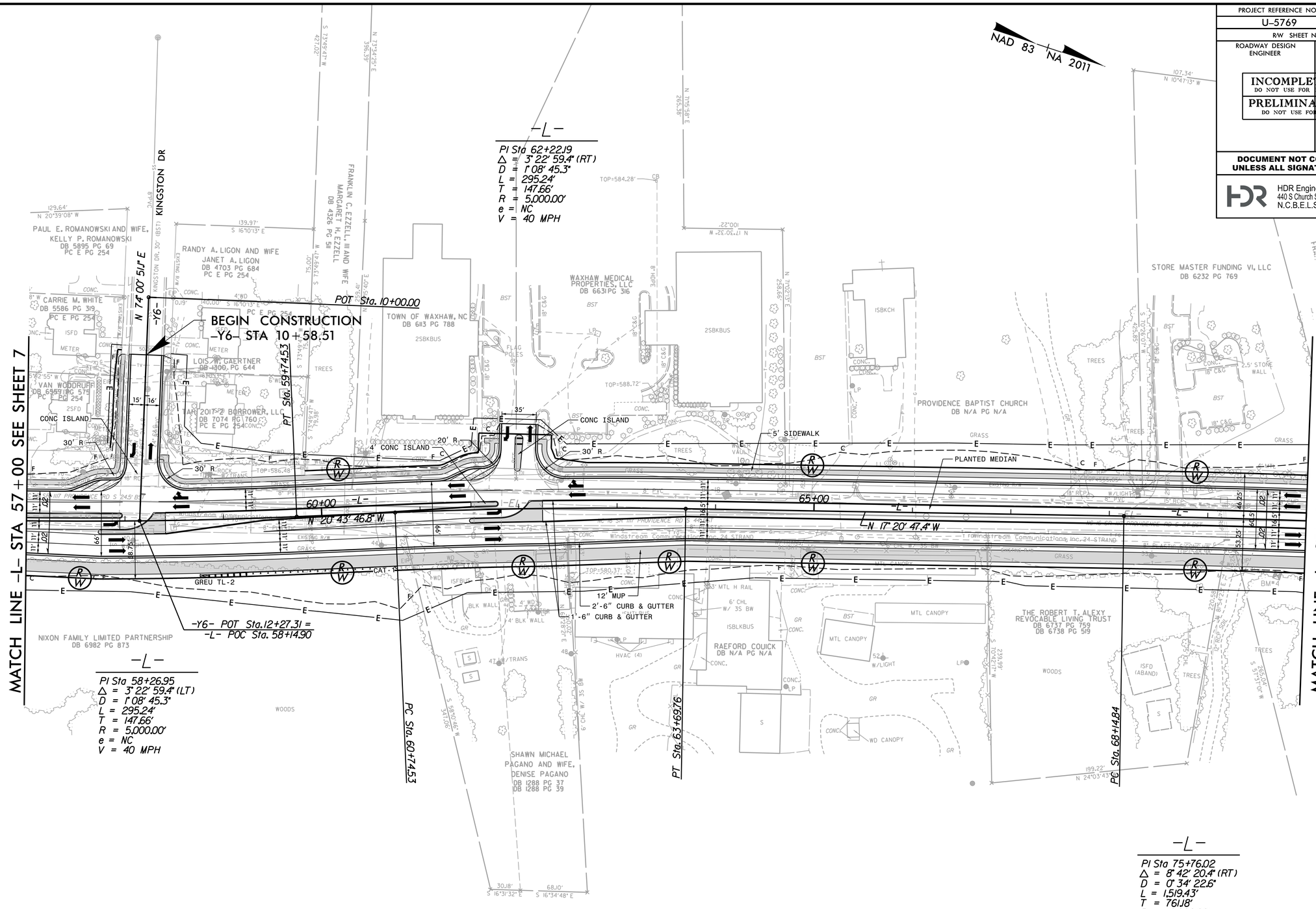
440 S Church St, Suite 1000 Charlotte, NC 28202
N.C.B.E.L.S. License Number: F-0116



SEE SHEET NO. 34 & 35 FOR -L- PROFILE
SEE SHEET NO. 47 FOR -Y6- PROFILE

REVISIONS

PLOT DRIVER: PDF.pltcfg
USER: DATAYLOR
FILE: \

DATE: 8/23/2019
PENTABLE: NCDOT_pshpfl.tbl
TIME: 12:23:16 PM

PROJECT REFERENCE NO.	SHEET NO.
U-5769	9
R/W SHEET NO.	
ROADWAY DESIGN ENGINEER	HYDRAULICS ENGINEER

INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

HDR Engineering, Inc. of the Carolinas
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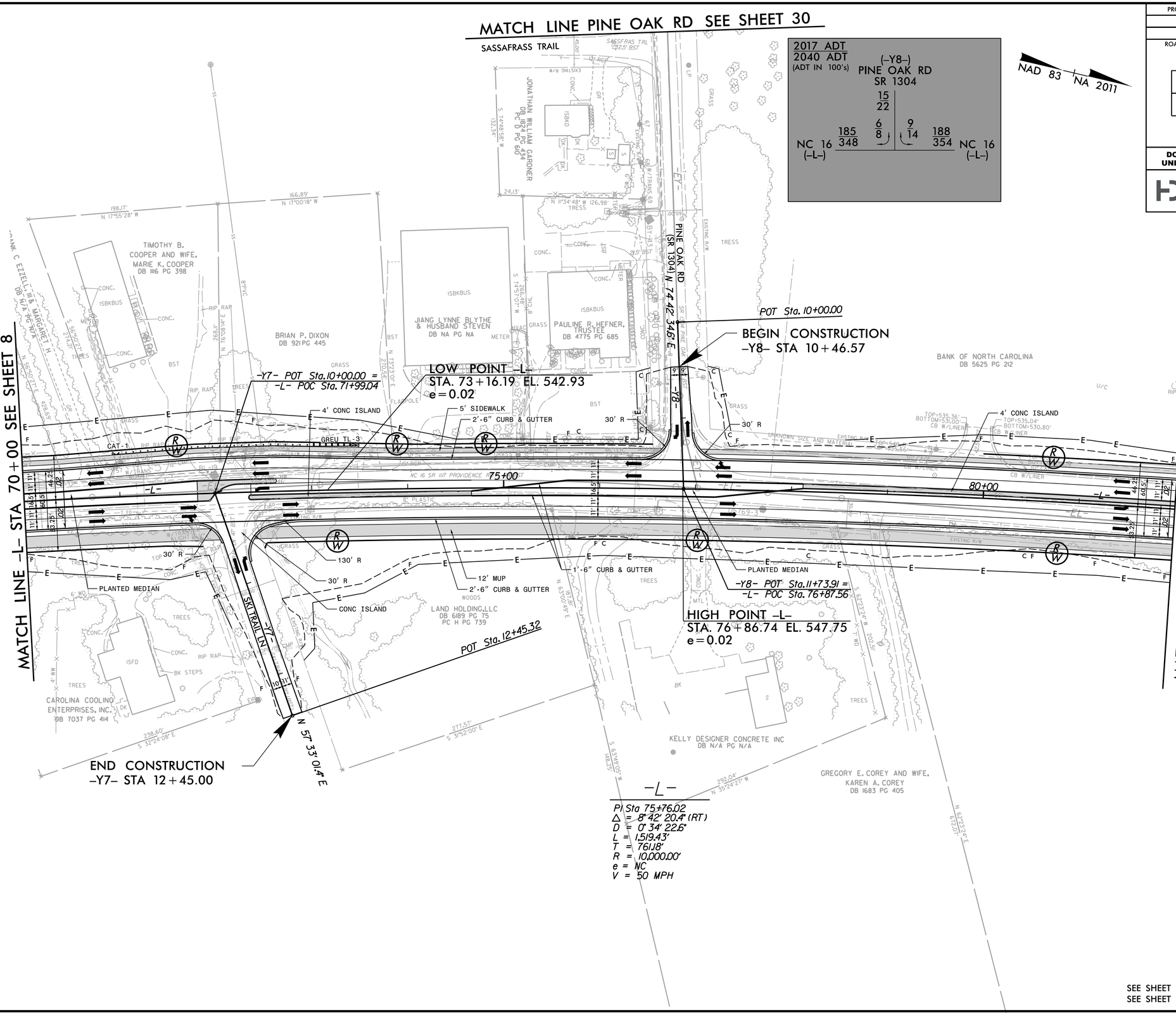
N.C.B.E.L.S. License Number: F-0116



SEE SHEET NO. 35 FOR -L- PROFILE
SEE SHEET NO. 47 FOR -Y7- & -Y8- PROFILES

REVISIONS

PENTABLE: NCDOT.pshpfl.tbl
TIME: 12:23:23 PM
DATE: 8/23/2019
PLOT DRIVER: PDF.pltcfg
USER: DATAYLOR
FILE: \

PROJECT REFERENCE NO.	SHEET NO.
U-5769	10
R/W SHEET NO.	
ROADWAY DESIGN ENGINEER	HYDRAULICS ENGINEER

INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

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HDR Engineering, Inc. of the Carolinas
440 S Church St, Suite 1000 Charlotte, NC 28202
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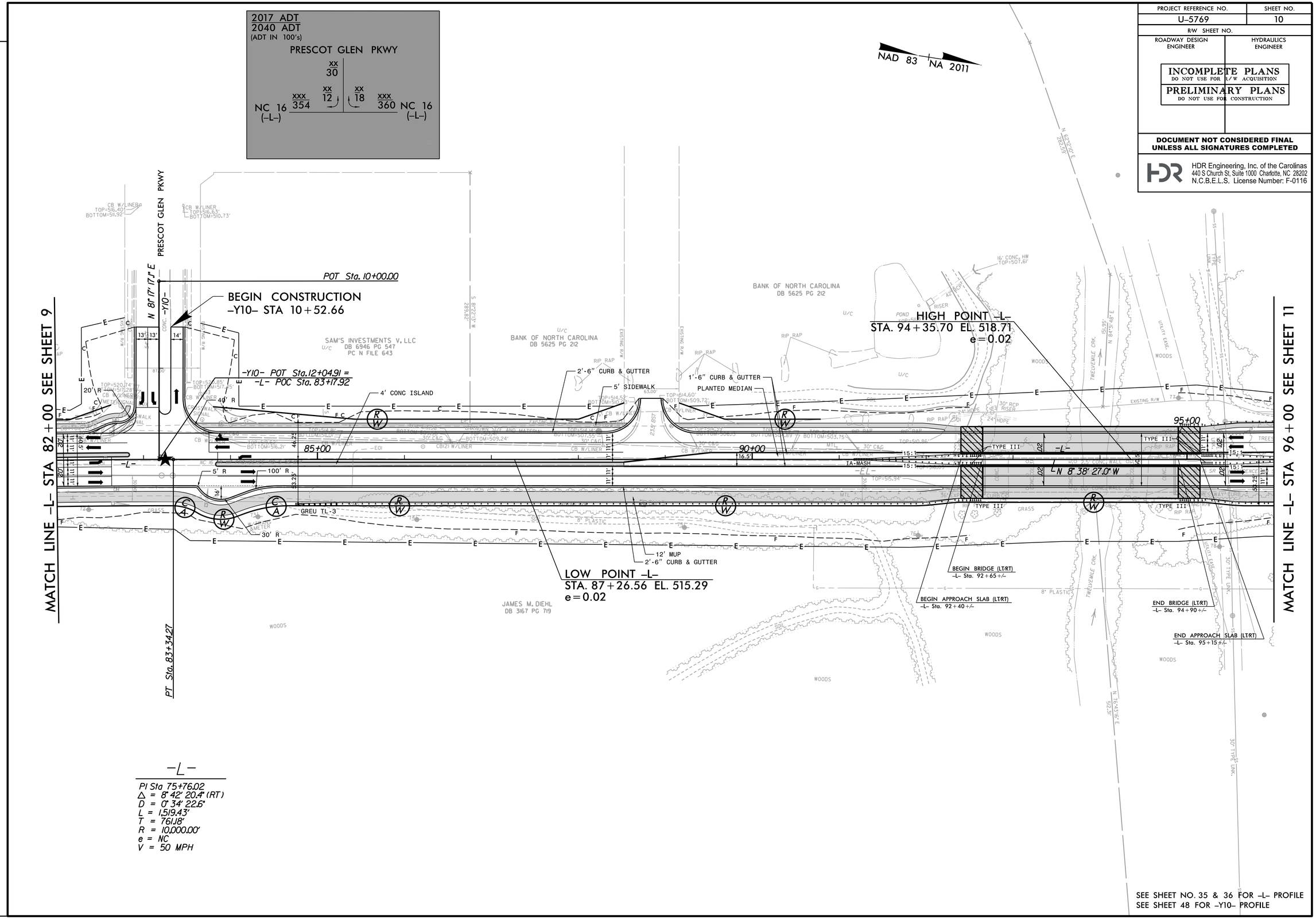

SEE SHEET NO. 35 & 36 FOR -L- PROFILE
SEE SHEET 48 FOR -Y10- PROFILE

REVISIONS

PLOT DRIVER: PDF.pltcfg
USER: DATAYLOR
FILE: \

DATE: 8/23/2019
PENTABLE: NCDOT_pshpfl.tbl
TIME: 12:23:32 PM

PROJECT REFERENCE NO.	SHEET NO.
U-5769	11
R/W SHEET NO.	
ROADWAY DESIGN ENGINEER	HYDRAULICS ENGINEER

INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

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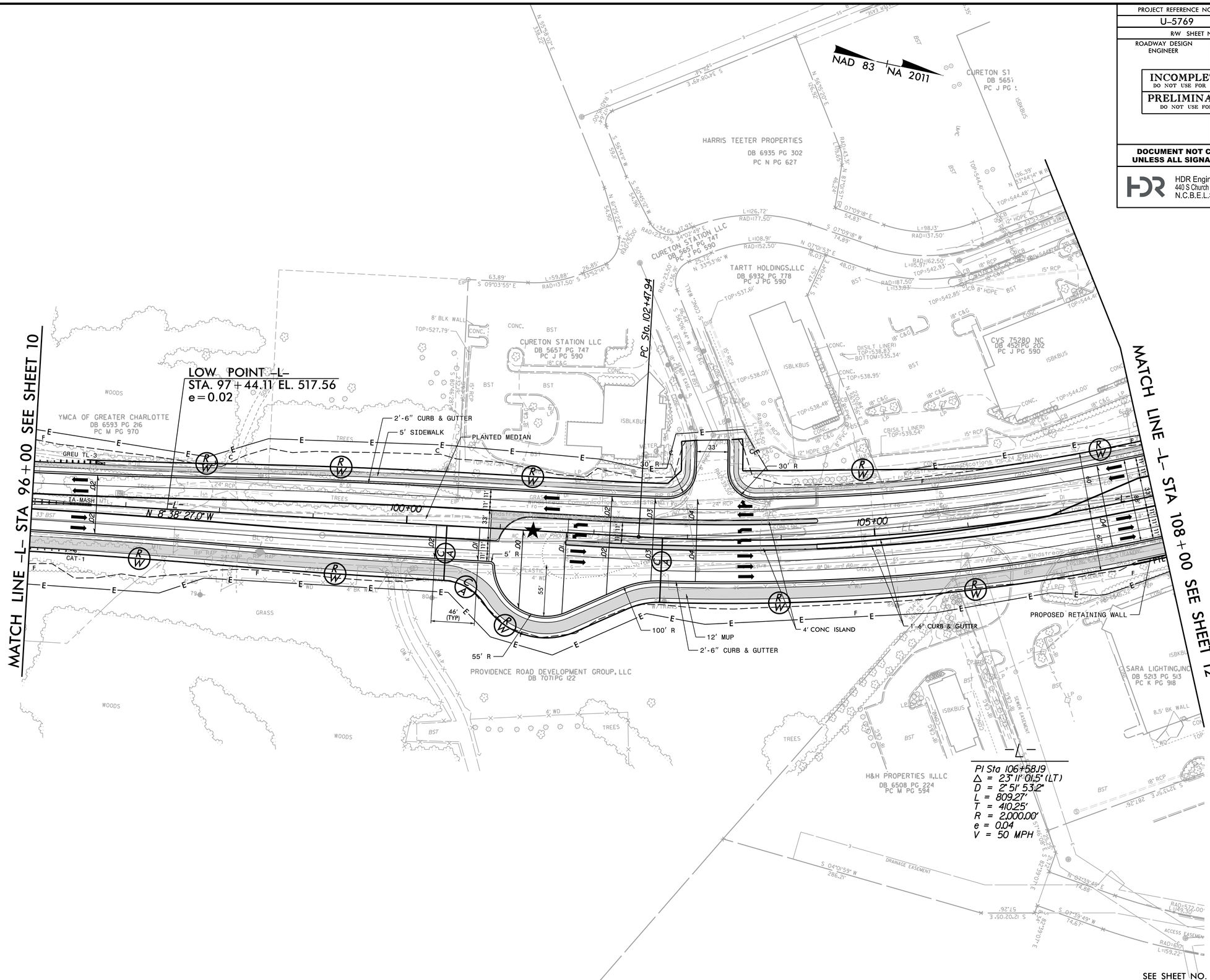
440 S Church St, Suite 1000 Charlotte, NC 28202
N.C.B.E.L.S. License Number: F-0116



REVISIONS

PENTABLE: NCDOT_pshpfl.tbl
TIME: 12:23:36 PM
DATE: 8/23/2019
PLOT DRIVER: PDF.pltcfg
USER: DATAYLOR
FILE: \

PROJECT REFERENCE NO.	SHEET NO.
U-5769	12
R/W SHEET NO.	
ROADWAY DESIGN ENGINEER	HYDRAULICS ENGINEER

INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

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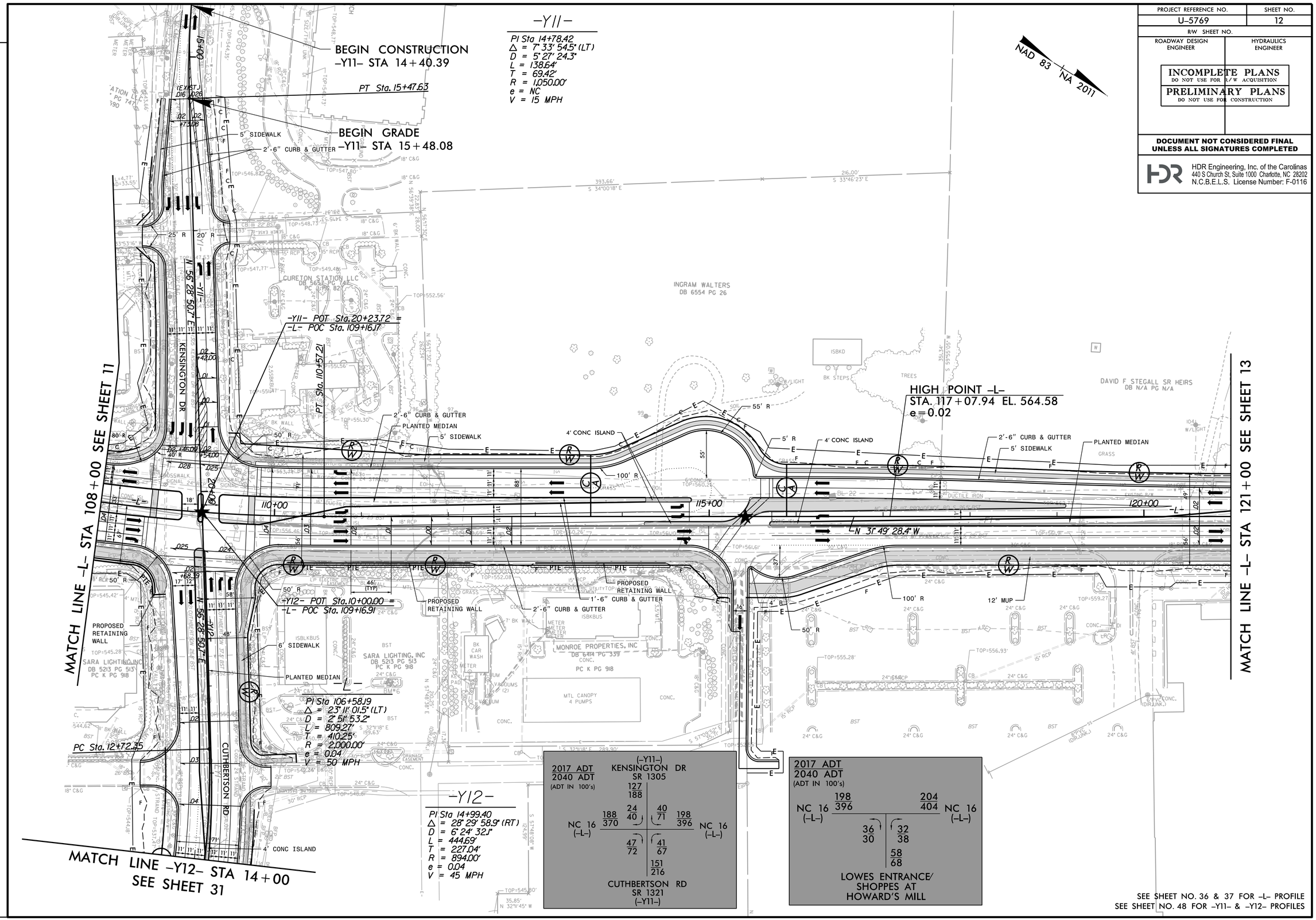


SEE SHEET NO. 36 & 37 FOR -L- PROFILE
SEE SHEET NO. 48 FOR -Y11- & -Y12- PROFILES

REVISIONS

PLOT DRIVER: PDF.pltcfg
USER: DATAYLOR
FILE: \

DATE: 8/23/2019
PENTABLE: NCDOT_pshpfl.tbl
TIME: 12:23:51 PM

Gmail

tim kornegay <timkornegay10@gmail.com>

Widening impact on parcels on Hwy 16

11 messages

tim kornegay <timkornegay10@gmail.com> Wed, Dec 20, 2023 at 3:26 PM
To: "Basham, Stuart L" <slbasham@ncdot.gov>, tim kornegay <timkornegay10@gmail.com>

Hi Stewart,
Thank you for talking with me today.

Please find the attached map of the two parcels I mentioned. Any tentative information would be appreciated regarding the impact on the buildings . FYI, it appears that a wider ROW is in place in front of the new commercial development just south of the subject parcels.

Comments on the access and utilities would also be helpful, but is secondary to the projected impact on the building.

As we agreed, I will qualify to prospective buyers that this information is uncertain and unreliable at this time.

Thanks, Tim

--

Timothy Kornegay
Metro Land Brokers
Owner
704-333-5263

3 attachments

Plot plan both tracts.pdf
98K

Map with Adjacent properties.pdf
202K

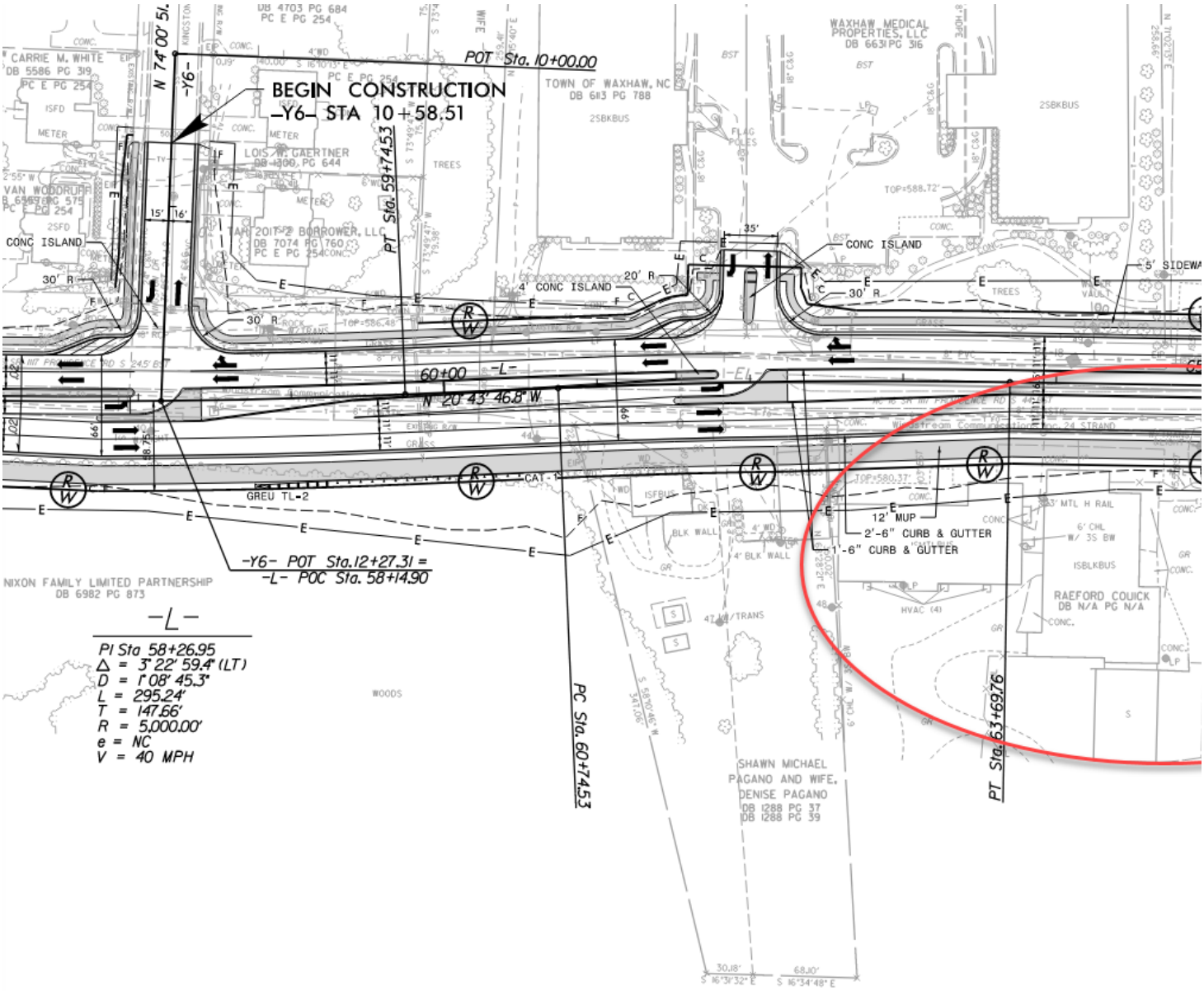
Aerial Map both tracts.pdf
305K

Griffith (A. Morton Thomas and Associates, Inc.), Donald C <ext-dcgriffith@ncdot.gov>
To: "timkornegay10@gmail.com" <timkornegay10@gmail.com>
Cc: "Basham, Stuart L" <slbasham@ncdot.gov>

Tim,

Based on the 25% plans we anticipate there being a pretty significant impact to the property. Below is a screen capture of the preliminary (25%) plans that show an easement p
mentioned below theses are not the final plans, but I don't expect there to be much change in this area. A few comments on access and utilities are we will require the contractc
that it will be in the final condition, but none the less guaranteed access during construction. The utilities will be relocated after all ROW and Easements are acquired with the sa
utility owner prior to the project construction and any wet utilities (water, sewer) will be handled by the contractor during project construction. Do not hesitate to reach out if you r

Thanks,



Donald C Griffith

Embedded Project Engineer

Division 10 Project Development

North Carolina Department of Transportation

(704) 983-4400 office

ext-dcgriffith@ncdot.gov

716 W. Main Street

Albemarle, North Carolina 28001

From: Basham, Stuart L <slbasham@ncdot.gov>
Sent: Friday, December 22, 2023 10:39 AM
To: Griffith (A. Morton Thomas and Associates, Inc.), Donald C <ext-dcgriffith@ncdot.gov>
Subject: FW: [External] Widening impact on parcels on Hwy 16

Donald,

Per our discussion yesterday, attached is the email and information from the broker who called me about the properties on the U-5769 project. It turns out that it is the boat repa summer. Please take a look at this regarding impacts to these parcels and we will huddle up later today.

Thanks.

Stuart Basham

DM-STIP Program Manager

Division 10 Project Development Unit

North Carolina Department of Transportation

704 983 4457 office

slbasham@ncdot.gov

716 West Main St

Albemarle, NC 28001

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From: tim kornegay <timkornegay10@gmail.com>
Sent: Wednesday, December 20, 2023 3:27 PM
To: Basham, Stuart L <slbasham@ncdot.gov>; tim kornegay <timkornegay10@gmail.com>
Subject: [External] Widening impact on parcels on Hwy 16

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[Quoted text hidden]

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tim kornegay <timkornegay10@gmail.com> Sat, Dec 23, 2023 at 7:43 AM
To: Matthew Kornegay <mgkornegay15@gmail.com>, tim kornegay <timkornegay10@gmail.com>

Hi Matt,
This is the feedback from the NCDOT regarding the future road widening.

Dad

[Quoted text hidden]

--

Timothy Kornegay

Metro Land Brokers

Owner

704-333-5263

---

tim kornegay <timkornegay10@gmail.com> Wed, Dec 27, 2023 at 3:08 PM
To: "Griffith (A. Morton Thomas and Associates, Inc.), Donald C" <ext-dcgriffith@ncdot.gov>
Cc: tim kornegay <timkornegay10@gmail.com>

Thanks Don,

I am not sure exactly what else is currently known or available for this project, but any additional help would be appreciated:
Can you please reply by email, to the following.

- Can you please send me drawings for a longer area on Providence Road (maybe a half mile or so north and south. I would like to get a clear understanding of the "left-turn" access to the property.
- Will driveway cuts be installed at the current locations?
- How much land (acres) will be taken. by deed?
- How much land (acres) will be taken by easement?
- Will any of the buildings have to be demolished?
- Where will the driveway cuts be?
- Will the front parking be eliminated? If so, how will we access the front doors (and front bay doors) of both buildings ?
- Will the property owner later have to install turn-lanes when they develop the property? How will this be possible if buildings are close to the right of way?
- Will the future utilities run over the buildings?
- Who and how (generally) determines the settlement value of the diminished property?
- Proposed schedule:
    - Start ROW acquisition
    - Start Construction
    - Finish Construction

Thanks, Tim

[Quoted text hidden]

--

Timothy Kornegay

Metro Land Brokers

Owner

704-333-5263

Griffith (A. Morton Thomas and Associates, Inc.), Donald C <ext-dcgriffith@ncdot.gov> Tue, Jan 2, 2024 at 12:10 PM
To: tim kornegay <timkornegay10@gmail.com>
Cc: "Basham, Stuart L" <slbasham@ncdot.gov>

Tim,

Answers to your questions are below in red beside each bullet. Some questions could not be answered completely, but have been answered the best we can at this point in the process. Let me know if you need anything else.

Thanks,

Donald C Griffith

Embedded Project Engineer

Division 10 Project Development

North Carolina Department of Transportation

(704) 983-4400 office

ext-dcgriffith@ncdot.gov

716 W. Main Street

Albemarle, North Carolina 28001

From: tim kornegay <timkornegay10@gmail.com>
Sent: Wednesday, December 27, 2023 3:09 PM
To: Griffith (A. Morton Thomas and Associates, Inc.), Donald C <ext-dcgriffith@ncdot.gov>
Cc: tim kornegay <timkornegay10@gmail.com>
Subject: Re: [External] Widening impact on parcels on Hwy 16

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Thanks Don,

I am not sure exactly what else is currently known or available for this project, but any additional help would be appreciated:

Can you please reply by email, to the following.

- Can you please send me drawings for a longer area on Providence Road (maybe a half mile or so north and south. I would like to get a clear understanding of the "left-turn" access to the property. Additional plan sheets attached. Keep in mind they are only 25% plans and do not have all of the details the final plans will have. We can share more as the plans are further developed.
- Will driveway cuts be installed at the current locations? Driveway cuts are put back in the same general location
- How much land (acres) will be taken. by deed? To be determined by more developed (75% ROW) plans
- How much land (acres) will be taken by easement? To be determined by more developed (75% ROW) plans
- Will any of the buildings have to be demolished? To be determined by more developed (75% ROW) plans, but likely to have a negative impact on the building(s).
- Where will the driveway cuts be? See the response to the second bullet as this appears to be the same question.
- Will the front parking be eliminated? If so, how will we access the front doors (and front bay doors) of both buildings ? Very likely along with potential building impacts. More detail for this at or before 75% plans
- Will the property owner later have to install turn-lanes when they develop the property? How will this be possible if buildings are close to the right of way? Improvements required for development are determined by NCDOT District 3 office in Monroe (704) 218-5100.
- Will the future utilities run over the buildings? Utility coordination is currently under way and the needs for relocation will be determined at a later date. This is also information we can share once the details are finalized.
- Who and how (generally) determines the settlement value of the diminished property? Values are determined by the NCDOT ROW Agent using a Claim Report or by a certified appraiser. Either way this will be shared with the property owner when an offer is made.
- Proposed schedule:
    - Start ROW acquisition Scheduled for Fall/Winter 2024
    - Start Construction Scheduled for Summer/Fall 2028
    - Finish Construction We anticipate this project taking around 3 years to construct.

Thanks, Tim

[Quoted text hidden]
[Quoted text hidden]

U-5769_25 Roadway Plans_Rev2_Plan Sheets 7-9.pdf
1171K

tim kornegay <timkornegay10@gmail.com> Wed, Jan 3, 2024 at 1:07 PM
To: "Griffith (A. Morton Thomas and Associates, Inc.), Donald C" <ext-dcgriffith@ncdot.gov>, tim kornegay <timkornegay10@gmail.com>

Hi Don.
Could I please get a reply to my questions below.
I am about to advertise this property for sale and need to legally disclose it.
Thanks, Tim
[Quoted text hidden]
--

Timothy Kornegay
Metro Land Brokers
Owner
704-333-5263

Griffith (A. Morton Thomas and Associates, Inc.), Donald C <ext-dcgriffith@ncdot.gov>
To: tim kornegay <timkornegay10@gmail.com>
Cc: "Basham, Stuart L" <slbasham@ncdot.gov>

Tim,

I answered all of the questions in the attached email that was sent to you yesterday. Please review.

Thanks,

Donald C Griffith

Embedded Project Engineer

Division 10 Project Development

North Carolina Department of Transportation

(704) 983-4400 office

ext-dcgriffith@ncdot.gov

716 W. Main Street

Albemarle, North Carolina 28001

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---------- Forwarded message ----------
From: "Griffith (A. Morton Thomas and Associates, Inc.), Donald C" <ext-dcgriffith@ncdot.gov>
To: tim kornegay <timkornegay10@gmail.com>
Cc: "Basham, Stuart L" <slbasham@ncdot.gov>
Bcc:
Date: Tue, 2 Jan 2024 17:10:56 +0000
Subject: RE: [External] Widening impact on parcels on Hwy 16

Tim,

Answers to your questions are below in red beside each bullet. Some questions could not be answered completely, but have been answered the best we can at this point in the

Thanks,

Donald C Griffith

Embedded Project Engineer

Division 10 Project Development

North Carolina Department of Transportation

(704) 983-4400 office

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716 W. Main Street

Albemarle, North Carolina 28001

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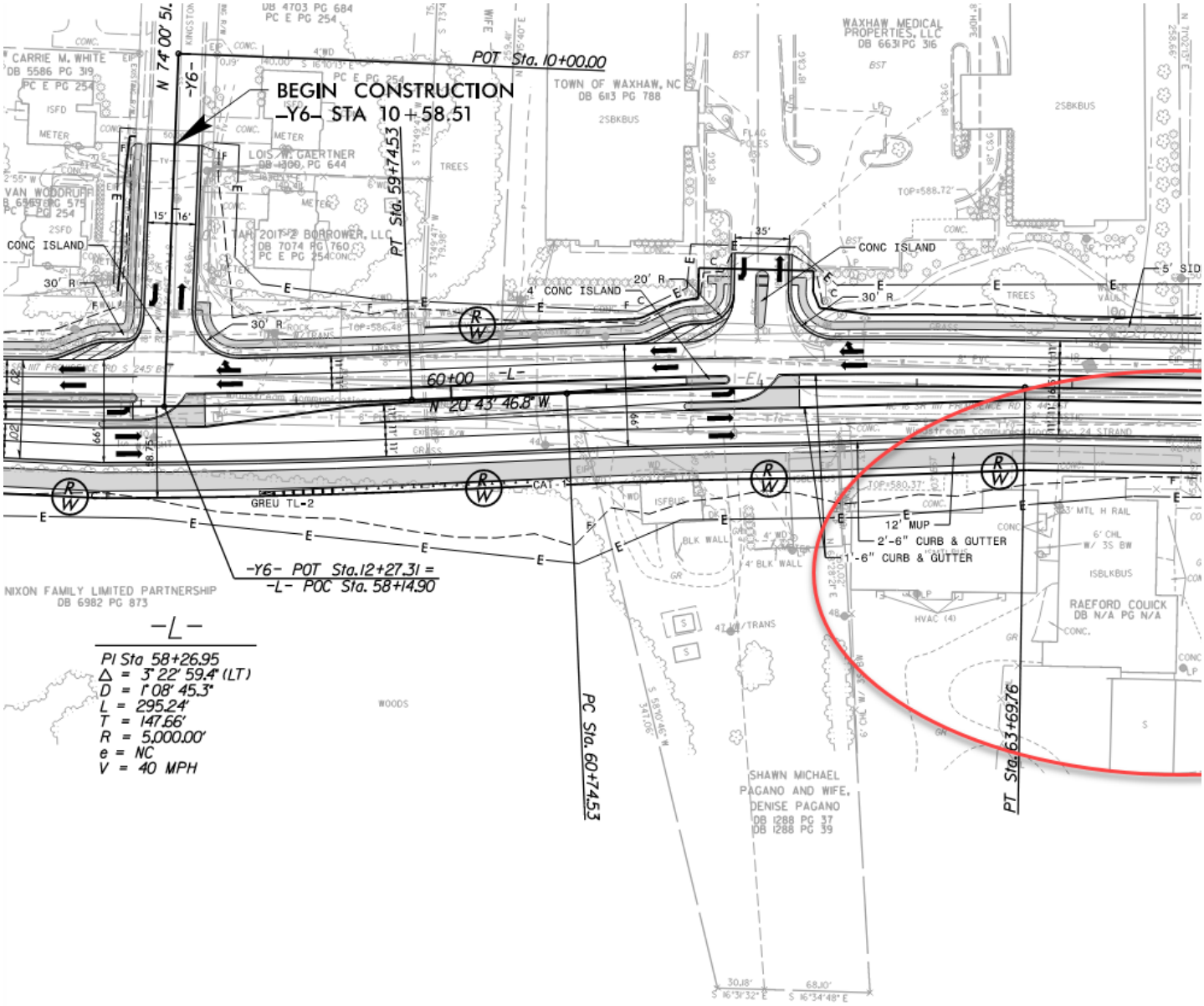
    - Finish Construction We anticipate this project taking around 3 years to construct.

Thanks, Tim

On Fri, Dec 22, 2023 at 11:44 AM Griffith (A. Morton Thomas and Associates, Inc.), Donald C <ext-dcgriffith@ncdot.gov> wrote:

> Tim,
>
> Based on the 25% plans we anticipate there being a pretty significant impact to the property. Below is a screen capture of the preliminary (25%) plans that show an easemer mentioned below theses are not the final plans, but I don't expect there to be much change in this area. A few comments on access and utilities are we will require the contra that it will be in the final condition, but none the less guaranteed access during construction. The utilities will be relocated after all ROW and Easements are acquired with the utility owner prior to the project construction and any wet utilities (water, sewer) will be handled by the contractor during project construction. Do not hesitate to reach out if yc
>
> Thanks,



Donald C Griffith

Embedded Project Engineer

Division 10 Project Development

North Carolina Department of Transportation

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Albemarle, North Carolina 28001

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Sent: Friday, December 22, 2023 10:39 AM
To: Griffith (A. Morton Thomas and Associates, Inc.), Donald C <ext-dcgriffith@ncdot.gov>
Subject: FW: [External] Widening impact on parcels on Hwy 16

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Thanks.

Stuart Basham

DM-STIP Program Manager

Division 10 Project Development Unit

North Carolina Department of Transportation

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To: Basham, Stuart L <slbasham@ncdot.gov>; tim kornegay <timkornegay10@gmail.com>
Subject: [External] Widening impact on parcels on Hwy 16

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook me

Hi Stewart,

Thank you for talking with me today.

Please find the attached map of the two parcels I mentioned. Any tentative information would be appreciated regarding the impact on the buildings . FYI, it appears that a v

Comments on the access and utilities would also be helpful, but is secondary to the projected impact on the building.

As we agreed, I will qualify to prospective buyers that this information is uncertain and unreliable at this time.

Thanks, Tim

--

Timothy Kornegay
Metro Land Brokers
Owner
704-333-5263

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Timothy Kornegay
Metro Land Brokers
Owner
704-333-5263

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2 attachments

U-5769_25 Roadway Plans_Rev2_Plan Sheets 7-9.pdf
1171K

RE: [External] Widening impact on parcels on Hwy 16.eml
2393K

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tim kornegay <timkornegay10@gmail.com> Thu, Jan 4, 2024 at 10:55 AM
To: "Griffith (A. Morton Thomas and Associates, Inc.), Donald C" <ext-dcgriffith@ncdot.gov>

thank you Don,
I received this one

[Quoted text hidden]
--

Timothy Kornegay
Metro Land Brokers
Owner
704-333-5263

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tim kornegay <timkornegay10@gmail.com> Thu, Jan 4, 2024 at 11:03 AM
To: "Griffith (A. Morton Thomas and Associates, Inc.), Donald C" <ext-dcgriffith@ncdot.gov>

Don,:
I'm so sorry to keep bothering you, but I have two remaining questions:

- Roughly when will the 75% drawing be available for our review?
- Unfortunately I was unable to pull up the longer road plan on my computer. Would you please send me this by attachment.

Thanks Tim
I was
[Quoted text hidden]

--

Timothy Kornegay
Metro Land Brokers
Owner
704-333-5263

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tim kornegay <timkornegay10@gmail.com> Tue, Jan 9, 2024 at 8:06 AM
To: "Griffith (A. Morton Thomas and Associates, Inc.), Donald C" <ext-dcgriffith@ncdot.gov>, tim kornegay <timkornegay10@gmail.com>

Don ,
I would greatly appreciate your reply asap.
Thanks, Tim
[Quoted text hidden]
--

Timothy Kornegay
Metro Land Brokers
Owner
704-333-5263

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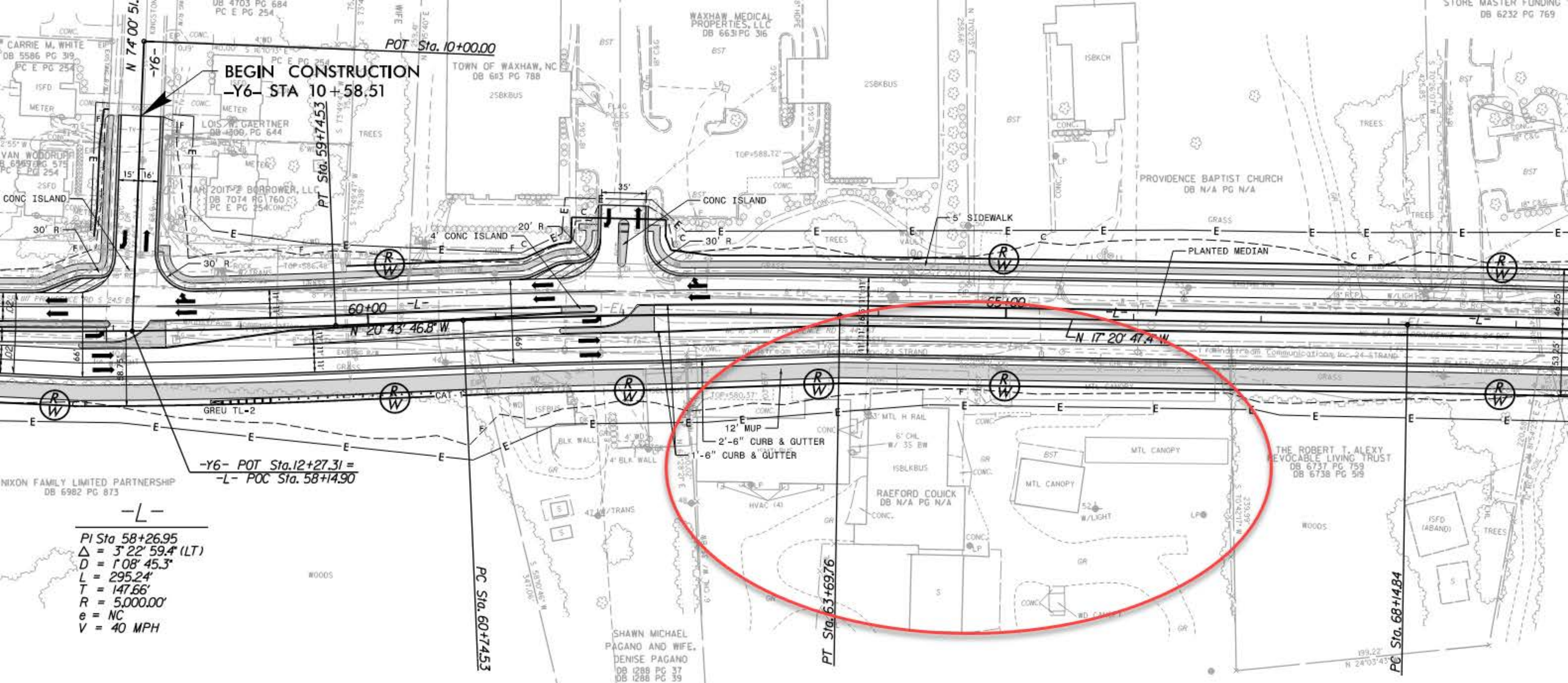
tim kornegay <timkornegay10@gmail.com> Wed, Jan 10, 2024 at 10:16 PM
To: "Griffith (A. Morton Thomas and Associates, Inc.), Donald C" <ext-dcgriffith@ncdot.gov>, tim kornegay <timkornegay10@gmail.com>

Don,
So sorry to bother you.
Could I please get the last information ASAP.
Thanks, Tim
[Quoted text hidden]
--

Timothy Kornegay
Metro Land Brokers
Owner
704-333-5263



-L-

PI Sta 58+26.95
Δ = 3° 22' 59.4" (LT)
D = 1° 08' 45.3"
L = 295.24'
T = 147.66'
R = 5,000.00'
e = NC
V = 40 MPH

-L-

PI Sta 75+76.02
Δ = 8° 42' 20.4" (RT)
D = 0° 34' 22.6"
L = 1,519.43'
T = 761.18'
R = 10,000.00'
e = NC
V = 50 MPH