



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

P. O. BOX 184
SALUDA, 23149

DAVID R. GEHR
COMMISSIONER

May 14, 1998

W. W. WOODWARD, JR.
RESIDENT ENGINEER

Jamtak International, Inc.
137 Fifth Avenue, 9th Floor
New York, N 10010

Attn: James E. C. Norris, M. D.

RE: Capahosic Landing
Route 618
Gloucester County

Dear Mr. Norris:

Thank you for the information provided in your May 8, 1998, letter regarding possible access through state property at the Capahosic Public Boat Landing on Route 618 in Gloucester County. The sketch provided was quite helpful in my review of the site.

I also enjoyed our conversation by telephone on May 11, 1998, the date of our receipt of your letter. I am sorry about the access dispute you are experiencing with one of the nearby property owners.

My findings, after reviewing our property at the landing, indicate the acreage at the site is 0.22 acre. The site is very narrow and very small. The width is only approximately 42' and the length is only 101.50'. The length is measured from the existing highway monument on your sketch, to a point parallel and west of the dirt access road to your property. The width is measured from your property line to the top of the rip rap near the water's edge. There is also a concrete boat ramp and a small picnic area within the 0.22 acre.

A very limited area for parking is provided with room for no more than two vehicles with trailers. Due to the location of trees and the picnic table, vehicles with trailers must park in the southern part of the area, nearest to and parallel with your access road. This is the area through which you suggested the property owner, Aray B. Laws, be granted access to Route 618.

As an agency, the Virginia Department of Highways has the responsibility for providing safe transportation, including management of access to its transportation system. At this particular location, we are also charged with maintaining a public boat landing and providing parking for vehicles and trailers using the landing. The picnic area also requires some space for parking.

Normally, as long as access can be provided in a manner that protects safety and does not adversely affect the public, we will allow such access. However, provision of access through the 0.22 acre at this site would severely impact our ability to provide parking to the users of the public landing.

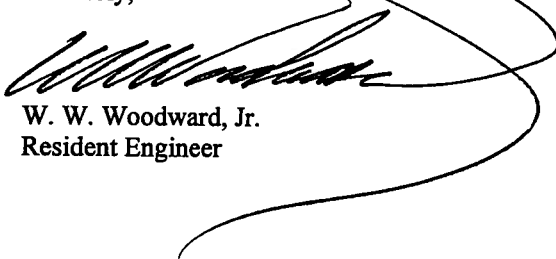
As I noted earlier, the width of the site is only approximately 42'. Considering that at least 20' width would be required for an access road to the Law's property, plus width impact of existing trees, and to a lesser extent, the picnic table, there would be insufficient space remaining for parking vehicles with trailers. Therefore, if we were to eliminate the parking are for boaters and picnickers, we would be defeating the

Mr. James Norris
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purpose of having a public boat landing.

Unfortunately, restrictions caused by the physical layout of the 0.22 acres at this site and the need for vehicular parking for the public, in my opinion, outweighs the benefit of providing direct access for the Laws' property to Route 618. Historically, there has been access to this property through the dirt road owned by you. While the current dispute is unfortunate and stressful, I feel a solution to this access issue should be obtained by the parties involved and should not impact the operational function of the existing public boat landing.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'W. W. Woodward, Jr.', is written over the typed name and title. The signature is fluid and cursive, with a large loop at the end.

W. W. Woodward, Jr.
Resident Engineer

cc: Mr. M. S. Mackenzie, P.E.
Mr. G. W. Williams

CARD LAMINATE



Note: The bearings for this landing were taken from the records in the Clerk's Office Plat Book

17°40' W.

770.878' Due West

572.0' W

North

60° 15' N
129.8' N 22° 45' E

82° 11'

568.50' W
Old Stone 230'

Public Landing

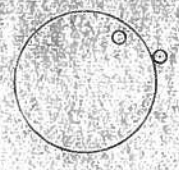
51.7'

Old Stone

98° 25'

261.0' Old Stone
568.050' W
250.0' W
250.0' W

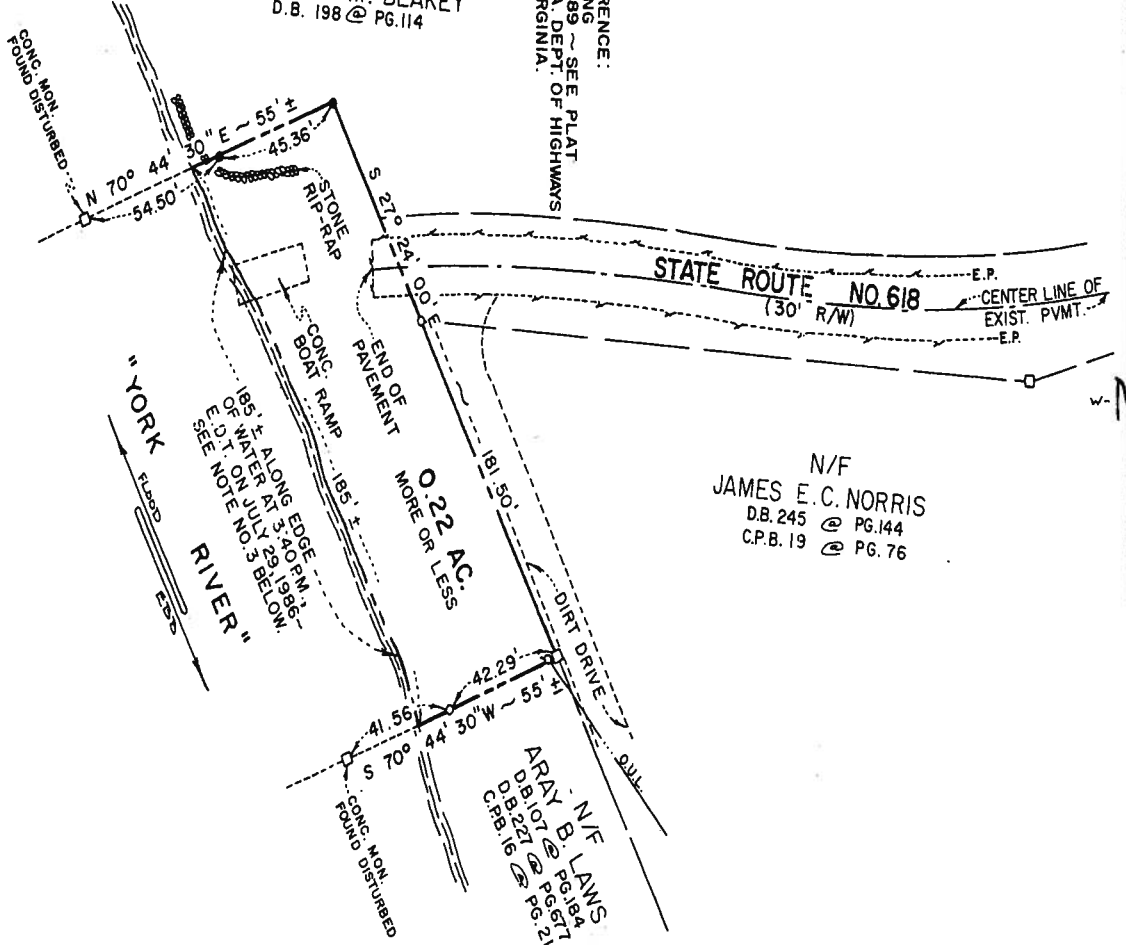
Ko-k River



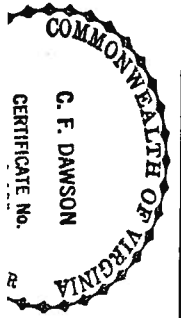
NOTES:
1. SURVEY REFERENCE:
PUBLIC LANDING
S.P.B. 2 @ PG. 89 ~ SEE PLAT
ON FILE AT VA. DEPT. OF HIGHWAYS
IN SULLDA, VIRGINIA.

N/F
THELMA M. BLAKEY
D.B. 198 @ PG. 114

N/F
JAMES E. C. NORRIS
D.B. 245 @ PG. 144
C.P.B. 19 @ PG. 76



PLAT
SHOWING SURVEY OF
CAPAHOSIC PUBLIC LANDING
LOCATED IN THE PETERSWORTH DISTRICT OF
GLOUCESTER COUNTY, VIRGINIA
SCALE: 1" = 50'
AUGUST 15, 1986



I CERTIFY THAT THIS SURVEY IS COMPLETE AND THE BESS OF MY KNOWLEDGE AND BELIEF SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.

- IRON ROD FOUND
 - CONC. MON. FOUND
 - IRON PIPE FOUND
 - T.P. OR ROD SET
 - POWER MON. LE
 - TUB-TILE MARK
 - O/M-OLD MARK
 - N/F-NOW OR FORMERLY
 - OUL-OVERHEAD UTILITY LINE
 - BRL-BLDG. RESTRICTION LINE
2. THE LAND DELINEATED HEREON IS LOCATED ON COUNTY TAX MAP NO. 29 AS PARCEL NO. 74A