

AN ORDINANCE No. 86-283-258

ADOPTED NOV 24 1986

To authorize the acquisition in the manner prescribed by Section 18.03 of the Charter of the City of Richmond of a drainage easement, thirty feet in width in two parcels of land (designated as parcels 7 and 8) lying on the east right of way line of Blithewood Drive, north of Meeks Lane and south of Riverside Drive, shown shaded on DPW Drawing No. O-21520 and containing in aggregate 6,675 square feet, more or less, for the purpose of the construction of a drainage control facility.

Patron - City Manager

Approved as to form and legality
by City Attorney

WHEREAS, by Ordinance No. 86-164-163, adopted June 23, 1986, the Council declared that a public necessity existed for the construction, operation and maintenance of permanent drainage facilities along Kenmore Ridge east of Blithewood Drive between Riverside Drive and Meeks Lane, and authorized negotiations for the acquisition of the necessary easements in land for the purpose by gift, purchase, condemnation or otherwise, but provided that no concluded action should be taken toward the acquisition of the property by purchase of said easements until the price at which said easements can be acquired shall have been reported to and the purchase authorized by the Council; nor shall the property be acquired by condemnation proceedings unless so authorized by Council and the condemnation award therefor has been approved by Council; and

WHEREAS, it has been reported to Council that a bona fide effort has been made to agree with owners of some of the property in which the drainage easement is to be constructed on the terms of purchase, but the City has been unable to agree with such owners on such terms; NOW, THEREFORE, THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the City Attorney is hereby authorized to acquire easements in two parcels of land, designated parcels 7 and 8, shown shaded on DPW Drawing No. O-21520, entitled: "Proposed 30' Drainage Easement East of Blithewood Drive Between Riverside Drive and Meeks Lane.", said easements containing 6,675 square feet, more or less, which said drawing is on file in the office of the Director of Public Works and a copy of which drawing is attached to the draft of this ordinance, by condemnation proceedings in the manner prescribed by Section 18.03 of the Charter of the City of Richmond for the purpose of constructing a drainage control facility.

§ 2. That the Director of General Services is hereby authorized to act for and on behalf of the City of Richmond in agreeing or disagreeing with the owners of the property in which said drainage control easement is to be located upon the compensation to be paid therefor.

easement on a curve deflecting to the left having a radius of 45.00 feet, a delta of 52° 00' 00" for a length of 40.84 feet to a point of tangency; thence continuing along the western line of a permanent easement N 19° 01' 00" W a distance of 44.05 feet to a point on the common division line between parcel 8 and parcel 9; thence along said common division line S 60° 32' 23" E a distance of 45.25 feet to a point on the eastern line of a proposed permanent drainage easement; thence S 19° 01' 00" E along the eastern line of the proposed permanent drainage easement a distance of 10.17 feet to a point of curve; thence continuing along the eastern line of the proposed permanent drainage easement on a curve deflecting to the right having a radius of 75.00 feet, a delta of 52° 00' 00" for a length of 68.07 feet to a point designated P.T.; thence S 32° 59' 00" W along the eastern line of the proposed permanent drainage easement, said line being parallel with the eastern right of way line of Blithewood Drive, a distance of 141.12 feet to a point on the common division line between parcel 7 and parcel 8; thence N 57° 01' 00" W along the said division line a distance of 30.00 feet to the point of BEGINNING, containing 6,675.00 square feet, more or less, and shown shaded and designated parcels 7 and 8 on DPW Drawing No. O-21520, entitled: "Proposed 30' Drainage Easement East of Blithewood Drive Between Riverside Drive and Meeks Lane."

§ 5. This ordinance shall be in force and effect upon adoption.

ORDINANCE OR RESOLUTION SUMMARY
CITY OF RICHMOND, VIRGINIA

Resolution Ordinance No.	86-283	Subject	
Requested by	City Manager		Aquisition of a 30 ft. Drainage Easement/Blithewood Drive
Received City Manager's Office	--		
Summarized	11/17/86		

SUMMARY

This Ordinance would authorize the acquisition of a drainage easement 30 feet in width in 2-parcels of land (designated as parcels 7 and 8) located at 3439 Blithewood Drive for the purpose of the construction of a drainage control facility.

"By Ordinance 86-164-163, June 23, 1986, Council declared that a public necessity existed for the construction, operation and maintenance of permanent drainage facilities along Kenmore Ridge east of Blithewood Drive between Riverside Drive and Meeks Lane, and authorized negotiation for the acquisition of the necessary easement by gift, purchase, condemnation or otherwise..."

The City has been unable to come to an agreement with the owner of parcels #7 and 8, Mr. Cornelius W. McGraw and
Lena W. McGraw
3439 Blithewood Drive
Richmond, VA 23225

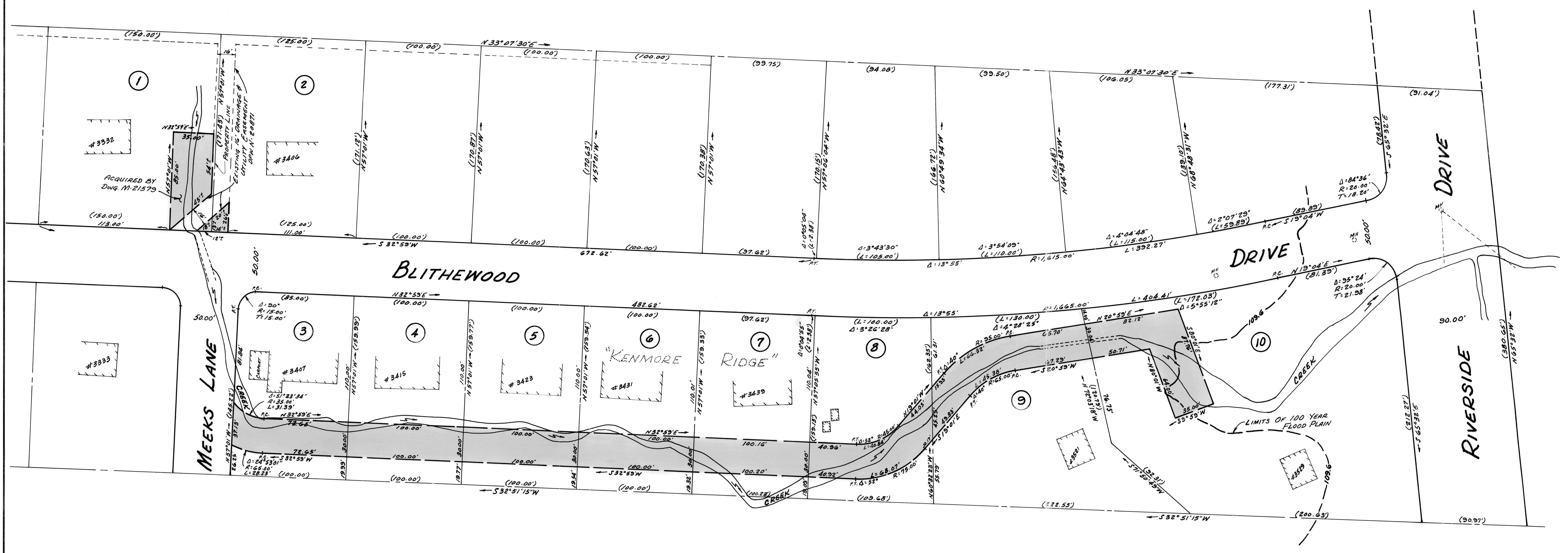
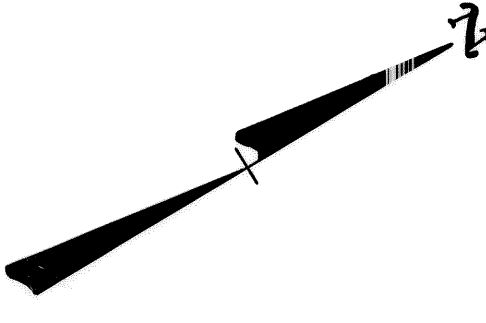
Just compensation -- \$100.00 - area approximately 6,675 sq. ft.
All other parties have dedicated.

COUNCIL ACTION

On Docket	11/14/86
Amended	
Adopted	
Rejected	

PROPERTY OWNERS

PARCEL No.	NAME OF OWNER	ADDRESS OF OWNER	DEED BOOK	PAGE No.	AREA OF DRAINAGE EASEMENT
1	JOE H. & JEANNE B. YOUNG	3332 BLITHEWOOD DR. 23225	489	221 R.C.C.	2,511 [±] sq. ft.
2	GARY L. & JANET M. DARDEN	3406 BLITHEWOOD DR. 23225	577	275 R.C.C.	273 [±] sq. ft.
3	FRANK S. & LORETTA W. LAZURE	3407 BLITHEWOOD DR. 23225	601	1961 R.C.C.	3,055 [±] sq. ft.
4	EDWARD V. MELTON, JR. AND MARY R. & MORELLE G. MELTON	3321 NAHART RD. 23113	638	464 C.C.C.	3,000 [±] sq. ft.
5	GORDON E. SMITH, JR. ET UX	3423 BLITHEWOOD DR. 23225	552	74 C.C.C.	3,000 [±] sq. ft.
6	ALBERT K. & NANCY L. LOGAN	3431 BLITHEWOOD DR. 23225	516	95 R.C.C.	3,000 [±] sq. ft.
7	CORNELIUS W. & LENA A. McCRAW	3439 BLITHEWOOD DR. 23225	862	441 C.C.C.	3,000 [±] sq. ft.
8	CORNELIUS W. & LENA A. McCRAW	3439 BLITHEWOOD DR. 23225	438	54 R.C.C.	3,675 [±] sq. ft.
9	SCOTT L. & JOHANNA D. BRUDVIG	3521 BLITHEWOOD DR. 23225	25	1216 R.C.C.	4,657 [±] sq. ft.
10	BRENDA S. McNUTT	3529 BLITHEWOOD DR. 23225	52	1440 R.C.C.	4,648 [±] sq. ft.



NOTES:
 1. ALL BEARINGS & DISTANCES REFER TO A SUBDIVISION PLAN OF "KENMORE RIDGE" DESIGNATED AS D.P.W. DWG. NO. CC-362.
 2. THE AREAS NECESSARY FOR A PERMANENT DRAINAGE EASEMENT ARE SHOWN SHADED. INDIVIDUAL AREAS ARE LISTED WITH PROPERTY OWNERS.

NOTES
 1. Cuts and fills shown represent the difference in elevation of ground at property line and the sidewalk grade.
 2. Fences, walks, steps, or coping walls adjacent to the street line, affected by the grading of streets, will not be replaced or repaired at the City's expense unless otherwise shown on plan.
 3. Lot dimensions in parentheses are from deeds.
 4. Property owners correct as of 4/15/86.

REVISIONS

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LEGEND:

Existing Curb & Gutter	Existing Door or Window (on plan)	Proposed Alley Crossing/Driveway	Castings: Water Valve
Existing Sidewalk	Existing Entrance Walk (on profile)	Existing Alley Crossing/Driveway	Water Meter
Existing Catch Basin	Proposed Sewer	Proposed Wheelchair Ramps	Gas Drip
Existing Sewer	Existing Sewer Manhole	Existing Wheelchair Ramps	Gas Valve
Existing Sewer Manhole	Existing Catch Basin	Proposed Fire Hydrant	Telephone Manhole
Existing Gas	Existing Curb & Gutter	Existing Fire Hydrant	Electric Manhole
Existing Water	Existing Sidewalk	Existing Water Meter	
Existing Conduit	Existing Roadway Paving	Existing Gas Drip	
Existing Tree	Existing Alley Paving	Existing Gas Valve	
Existing Shrubs	Future Curb	Existing Telephone Manhole	
Existing Entrance Walk	Existing Curb & Gutter	Existing Electric Manhole	
Existing Coping			

DESIGNED BY: *Robert E. Smith*
 DRAWN BY: *KWT*
 CHECKED BY: *MTE*
 DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA

PROPOSED 30' DRAINAGE EASEMENT EAST OF BLITHEWOOD DRIVE BETWEEN RIVERSIDE DRIVE AND MECKS LANE.
 AUTHORITY: DIRECTOR'S 7807, 7885-86 C.I.P.
 SURVEYS ADMINISTRATOR: *Robert E. Smith*
 STREETS & SEWERS ADMINISTRATOR: *Robert E. Smith*
 PERMITS & ENGR. SERVICES ADMINISTRATOR: *Robert E. Smith*
 CHIEF, BUREAU OF ENGINEERING: *Robert E. Smith*
 DIRECTOR OF PUBLIC WORKS: *Robert E. Smith*
 SCALE: 1" = 40'
 DATE: 4-15-86
 PROJECT: 4-1-81-5
 SHEET: OF
 DRAWING NO.: 0-21520