

INTRODUCED: July 28, 2025

AN ORDINANCE No. 2025-184

To provide for the granting by the City of Richmond to the person, firm or corporation to be ascertained in the manner prescribed by law of an easement upon, over, under, and across certain property known as Thomas B. Smith Community Center and located at 2009 Ruffin Road for the construction, maintenance, and operation of improvements and associated appurtenances for the generation, distribution and transmission of electricity in accordance with a certain Right of Way Agreement.

Patron – Mayor Avula

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 22 2025 AT 6 P.M

WHEREAS, following the introduction of this ordinance, the City Clerk has caused to be advertised, once a week for two successive weeks in a newspaper of general circulation published in the city of Richmond, a descriptive notice of the Right of Way Agreement attached to this ordinance, which notice:

- 1. included a statement that a copy of the full text of the ordinance is on file in the office of the City Clerk;
- 2. invited bids for the easements offered to be granted in and by this ordinance, which bids were to be:

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

- (a) delivered in writing to the presiding officer of the Council of the City of Richmond at its regular meeting to be held on September 22, 2025, at 6:00 p.m., in open session;
 - (b) presented by the presiding officer to the Council; and
 - (c) then dealt with and acted upon in the mode prescribed by law;
- 3. required that all bids for the easement hereby offered to be granted shall be submitted in writing as required by law; and
 - 4. reserved the Council's right to reject any and all bids; and

WHEREAS, the deadline for the receipt of bids has passed, all bids have been received, and the Council is prepared to act in accordance with sections 15.2-2102 or 15.2103, or both, of the Code of Virginia (1950), as amended;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That there shall be granted in the manner prescribed Article VII, Section 9 of the Constitution of Virginia and Title 15.2, Chapter 21, Article 1, §§ 15.2-2100-15.2-2108.1:1 of the Code of Virginia (1950), as amended, an easement upon, over, under, and across certain property known as Thomas B. Smith Community Center located at 2009 Ruffin Road for the construction, maintenance, and operation of improvements and associated appurtenances for the generation, distribution and transmission of electricity on that property as described and under the conditions set forth in the Right of Way Agreement, a copy of which is attached to and incorporated into this ordinance, to the following grantee:

§ 2. That the Chief Administrative Officer, for and on behalf of the City of Richmond, be and is hereby authorized to execute the Right of Way Agreement between the City of Richmond

as grantor and the grantee identified in section 1 of this ordinance to grant an easement upon, over, under, and across certain real property known as Thomas B. Smith Community Center located at 2009 Ruffin Road and identified as Tax Parcel No. S008-0601/007 in the 2025 records of the City Assessor for the construction, maintenance, and operation of improvements and associated appurtenances for the generation, distribution and transmission of electricity by such grantee, provided that:

(a) The Right of Way Agreement has first been approved as to form by the City Attorney and is substantially in the form of the document attached to this ordinance;

(b) The grantee identified in section I of this ordinance has first executed a bond, with good and sufficient security, in favor of the City of Richmond, Virginia, in the amount of \$50.00 and conditioned upon the construction, maintenance, and operation of improvements and associated appurtenances for the generation, distribution and transmission of electricity as provided for in the granted easements, with such bond in a form acceptable to the Chief Administrative Officer and approved as to form by the City Attorney; and

(c) The grantee identified in section I of this ordinance has first paid all costs incurred in connection with the advertisement of this ordinance, as required by section 15.2-2101 of the Code of Virginia (1950), as amended.

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

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: June 10, 2025

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Daniel Avula, Mayor

THROUGH: Sharon Ebert, Interim Chief Administrative Officer

THROUGH: Gail Johnson, Director of General Services

FROM: Chris Nizamis, Real Estate Manager – Real Estate Strategies – DED/DGS

RE: Proposed easement at 2009 Ruffin Road for the construction, maintenance, and operation of improvements and associated appurtenances for the generation, distribution and transmission of electricity in support of a City-administered construction project known as the Thomas B. Smith Community Center.

ORD. OR RES No. _____

PURPOSE: To provide for the granting by the City of Richmond to the person, firm or corporation to be ascertained in the manner prescribed by law of an easement upon, over, under, and across certain property located at 2009 Ruffin Road and known as the Thomas B. Smith Community Center for the construction, maintenance, and operation of improvements and associated appurtenances for the generation, distribution and transmission of electricity in accordance with a certain Right of Way Agreement.

BACKGROUND: Thomas B. Smith Community Center is located in the south side of the City at 2009 Ruffin Road (Parcel ID No. S0080601007) & 2015 Ruffin Road (Parcel ID No. S0080601006). Work is underway to renovate and revamp the Community Center. The \$20 million project, funded largely by the Federal American Rescue Plan Act, will bring new life to the community center and the adjacent playground and athletic courts.

The new 30,000 square foot building is designed to elevate the community, with a focus centered on sports and health. Featuring both indoor and outdoor basketball courts, an elevated indoor walking track, multipurpose sports field, outdoor splash pad and playground. The space is designed to be functional and attractive with additional amenities including a teaching kitchen, community board room, walking trail with native grass meadows, a community food forest and open space with tree planting contributing to the park-like setting. Recently through a grant fund, solar power has been added and will feature a roof mounted solar array system that will help in providing power to the building.

The new community center building requires the power provider to upgrade the existing power pole that will serve the new facility with 3 phase power. This upgrade will require the provider to remove the existing pole that will serve the new facility on Ruffin Road, install a new pole and bore underneath Ruffin Road to extend QTY (2) 6-inch conduits approximate 330 feet to a new transformer that will feed power to the new facility. To provide sufficient power to the new facility, the power provider is requesting a Right of Way Agreement to run their facilities to the new community center building.

Construction is expected to be completed Spring 2025.

COMMUNITY ENGAGEMENT: None applicable for the Right of Way request. However, this request is in support of on-going efforts and follows various Department of Parks, Recreation and Community Facilities (PRCF) presentations at public meetings that offered public comment. PRCF has a tremendous following and community support throughout the city in delivering quality services, programs and activities that encourages a healthy and sustainable lifestyle.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: None

FISCAL IMPACT: None.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: July 28, 2025

CITY COUNCIL PUBLIC HEARING DATE: September 22, 2025

REQUESTED AGENDA: Consent Agenda

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing, and Transportation

AFFECTED AGENCIES: Public Utilities; Department of Parks, Recreation and Community Centers

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: WR# 10665259 - Plat Plan
Deed of Easement
Richmond Parcel Mapper Property Plan

STAFF:

Amira Albeitawi, Project Manager – Richmond AECOM
Travis Wolf, AVP, Program Manager – Richmond AECOM
Chris Frelke, Director – Dept. of Parks, Recreation and Community Facilities (PRCF)
Gail Johnson, Director - DGS
Christopher Nizamis, Real Estate Manager – Real Estate Strategies/DED

Right of Way Agreement

THIS RIGHT OF WAY AGREEMENT, is made and entered into as of this ____ day of _____, 2024__, by and between the CITY OF RICHMOND ("**GRANTOR**") and _____, ("**GRANTEE**").

W I T N E S S E T H:

1. That for and in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **GRANTOR** grants and conveys unto **GRANTEE**, its successors and assigns, a non-exclusive easement over, under, through, upon, above and across the property described herein, for the purpose of transmitting and distributing electric power by one or more circuits; for its own internal telephone and other internal communication purposes directly related to or incidental to the generation, distribution, and transmission of electricity; for fiber optic cables, wires, attachments, and other transmission facilities, and all equipment, accessories and appurtenances desirable in connection therewith, for the purpose of transmitting voice, text, data, internet services, and other communications services, including the wires and attachments of third parties; and for lighting purposes; including but not limited to the rights:

1.1 to lay, construct, operate and maintain one or more lines of underground conduits and cables including, without limitation, one or more lighting supports and lighting fixtures as **GRANTEE** may from time to time determine, and all wires, conduits, cables, transformers, transformer enclosures, concrete pads, manholes, handholes, connection boxes, accessories and appurtenances desirable in connection therewith.

2. The easement granted herein shall be of variable width and extend across the lands of **GRANTOR** situated in the city of Richmond, Virginia, as more fully described on Plat(s) Numbered 05-24-0059, dated 5/30/2024, attached to and made a part of this Right of Way Agreement; the location of the boundaries of said easement being shown in broken lines on said Plat(s), reference being made thereto for a more particular description thereof.

3. All facilities constructed hereunder shall remain the property of **GRANTEE**. **GRANTEE** shall have the right to inspect, reconstruct, remove, repair, improve, and relocate such facilities on and within the easement area, including but not limited to the airspace above the property controlled by **GRANTOR**, and make such changes, alterations, substitutions, additions to or extensions of its facilities as **GRANTEE** may from time to time deem advisable.

4. **GRANTEE** shall have the right to keep the easement clear of all buildings, structures, trees, roots, undergrowth and other obstructions which would interfere with its exercise of the rights granted hereunder, including, without limitation, the right to trim, top, retrim, re-top, cut and keep clear any trees or brush inside and outside the boundaries of the easement that may endanger the safe and proper operation of its facilities. All trees and limbs cut by **GRANTEE** shall remain the property of **GRANTOR**. In maintaining, trimming, cutting and removing trees, the Grantee shall comply with the Code of the City of Richmond, as it may be amended, and provide prior written notice, minimum thirty (30) days when practicable, to the City Division of Urban Forestry. Grantee shall follow accepted industry standards put forth by the American National Standards Institute (ANSI) and best management practices that are endorsed by the International Society of Arboriculture (ISA).

This Document Prepared by _____ and should be returned to:

Initials: _____

(Page 1 of 5 Pages)

ParcelID: 05-24-0059

FormNo. 728493-1 (Dec 2021)

Right of Way Agreement

5. For the purpose of exercising the right granted herein, GRANTEE shall have the right of ingress to and egress from this easement over such private roads as may now or hereafter exist on the property of GRANTOR. The right, however, is reserved to GRANTOR to shift, relocate, close or abandon such private roads at any time. If there are no public or private roads reasonably convenient to the easement, GRANTEE shall have such right of ingress and egress over the lands of GRANTOR adjacent to the easement. GRANTEE shall exercise such rights in such manner as shall occasion the least practicable damage and inconvenience to GRANTOR.

6. GRANTEE shall repair damage to roads, fences, or other improvements (a) inside the boundaries of the easement (subject, however, to GRANTEE's rights set forth in Paragraph 4 of this Right of Way Agreement) and (b) outside the boundaries of the easement and shall repair or pay GRANTOR, at GRANTEE's option, for other damage done to GRANTOR's property inside the boundaries of the easement (subject, however, to GRANTEE's rights set forth in Paragraph 4 of this Right of Way Agreement) and outside the boundaries of the easement caused by GRANTEE in the process of the construction, inspection, and maintenance of GRANTEE's facilities, or in the exercise of its right of ingress and egress; provided GRANTOR gives written notice thereof to GRANTEE within sixty (60) days after such damage occurs. GRANTOR shall deliver such notice to GRANTEE at the following address:

7. GRANTOR, its successors and assigns, may use the easement for any reasonable purpose not inconsistent with the rights hereby granted, provided such use does not interfere with GRANTEE's exercise of any of its rights hereunder. GRANTOR shall not have the right to construct any building, structure, or other above ground obstruction on the easement; provided, however, GRANTOR may construct on the easement fences, landscaping (subject, however, to GRANTEE's rights in Paragraph 4 of this Right of Way Agreement), paving, sidewalks, curbing, gutters, street signs, and below ground obstructions as long as said fences, landscaping, paving, sidewalks, curbing, gutters, street signs, and below ground obstructions do not interfere with GRANTEE's exercise of any of its rights granted hereunder. In the event such use does interfere with GRANTEE's exercise of any of its rights granted hereunder, GRANTEE may, in its reasonable discretion, relocate such facilities as may be practicable to a new site designated by GRANTOR and acceptable to GRANTEE. In the event any such facilities are so relocated, GRANTOR, subject to all necessary approvals, the appropriation of funds by Richmond City Council (the "Council"), any applicable terms of City of Richmond Ordinance No. 2024-009, and other applicable law, shall reimburse GRANTEE for the cost thereof and convey to GRANTEE an equivalent easement at the new site. Notwithstanding the above, where such relocation is due to any of the causes described in Section 2(b) of City of Richmond Ordinance No. 2024-009 (the "Ordinance"), responsibility for the cost of such relocation shall be governed by the Ordinance.

Initials: _____

(Page 2 of 5 Pages)

ParcelID: 05-24-0059

Form No. 728493-2 (Dec 2021)

Right of Way Agreement

8. GRANTEE'S right to assign or transfer its rights, privileges and easements, as granted herein, shall be strictly limited to the assignment or transfer of such rights, privileges and easements to any business which lawfully assumes any or all of GRANTEE'S obligations as a public service company or such other obligations as may be related to or incidental to GRANTEE'S stated business purpose as a public service company; and any such business to which such rights, privileges and easements may be assigned shall be bound by all of the terms, conditions and restrictions set forth herein.

9. If there is an Exhibit A attached hereto, then the easement granted hereby shall additionally be subject to all terms and conditions contained therein provided said Exhibit A is executed by GRANTOR contemporaneously herewith and is recorded with and as a part of this Right of Way Agreement.

10. Whenever the context of this Right of Way Agreement so requires, the singular number shall mean the plural and the plural the singular.

11. GRANTOR hereby represents to GRANTEE that, to the best of GRANTOR'S knowledge, (a) GRANTOR is seized of and has the right to convey this easement and the rights and privileges granted hereunder; and (b) GRANTEE shall have quiet and peaceable possession, use and enjoyment of the aforesaid easement, rights and privileges.

12. The individual executing this Right of Way Agreement on behalf of GRANTOR warrants that they have been duly authorized to execute this easement on behalf of said GRANTOR.

NOTICE TO LANDOWNER: You are conveying rights to a public service corporation. A public service corporation may have the right to obtain some or all these rights through exercise of eminent domain. To the extent that any of the rights being conveyed are not subject to eminent domain, you have the right to choose not to convey those rights and you could not be compelled to do so. You have the right to negotiate compensation for any rights that you are voluntarily conveying.

[SIGNATURES ON FOLLOWING PAGE]

Initials: _____

(Page 3 of 5 Pages)

ParcelID: 05-24-0059

FormNo. 728493-3 (Dec 2021)

IN WITNESS WHEREOF, GRANTOR has caused its name to be signed hereto by its authorized officer or agent, described below, on the date first above written.

CITY OF RICHMOND:

By: _____

Title: _____

State of _____

County/City of _____, to wit:

I, _____, a Notary Public in and for the State of Virginia at Large,
do hereby certify that this day personally appeared before me in my jurisdiction aforesaid

_____, _____, on behalf of _____
(Name of officer or agent) (Title of officer or agent)

County, Virginia, whose name is signed to the foregoing writing dated this _____ day of

_____, _____, and acknowledged the same before me.

Given under my hand _____, _____.


Notary Public (Print Name)

Notary Name (Signature)

Virginia Notary Reg. No. _____

My Commission Expires: _____

APPROVED AS TO FORM:

By:  _____

Title: Sr. Assistant City Attorney

Right of Way Agreement

Exhibit A

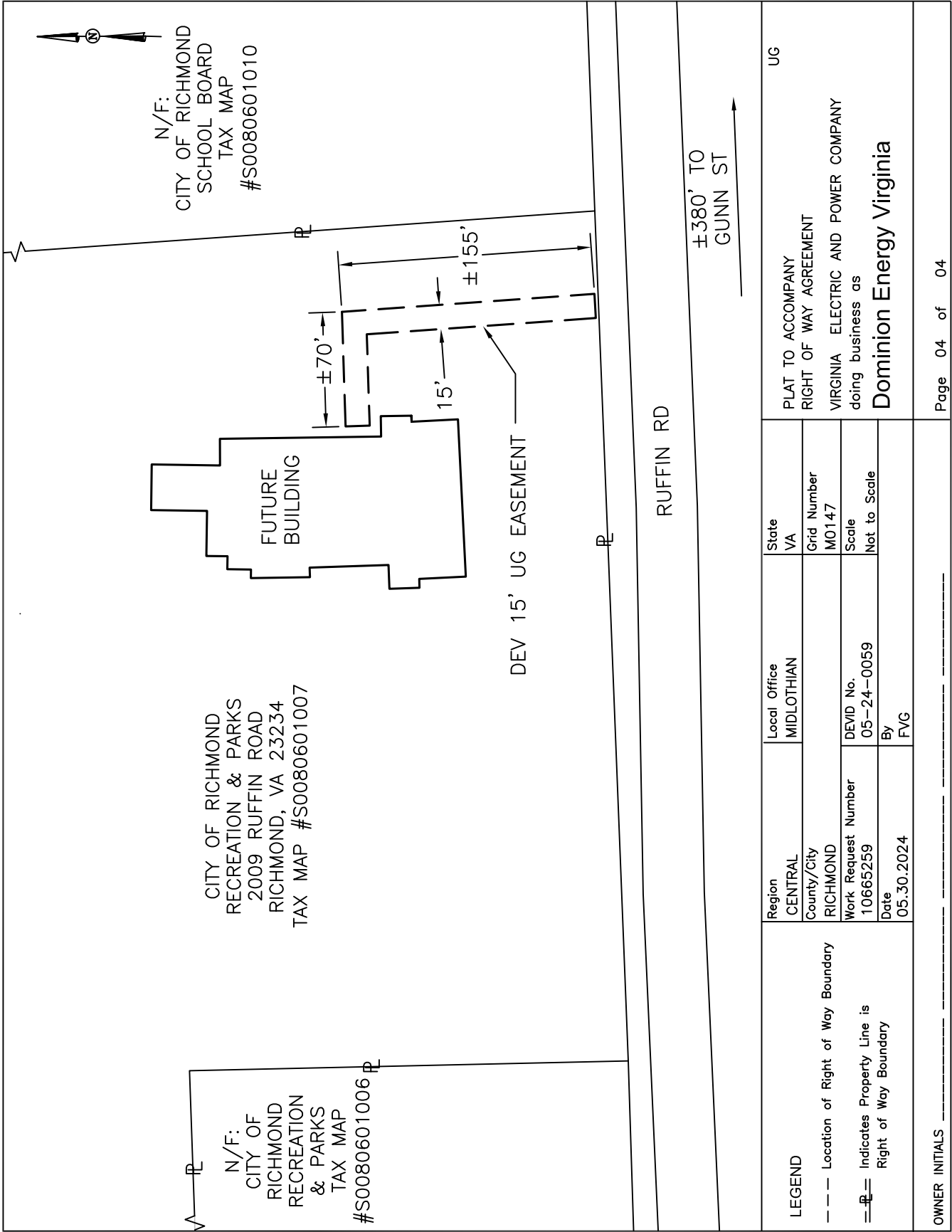
THIS RIGHT OF WAY AGREEMENT dated _____, _____, by and between the
CITY OF RICHMOND, a municipal corporation and political subdivision of the Commonwealth of Virginia
("GRANTOR"), and _____ ("GRANTEE") is hereby amended as follows:

1. This Right of Way Agreement shall be limited in duration and shall remain in force for a term of forty (40) years, except for any air rights together with easements for columns for support granted hereunder, in which case such air rights together with easements for columns for support shall exist for a term of sixty (60) years. At the end of any such term, this Right of Way Agreement shall expire unless **GRANTOR** agrees to renew this Right of Way Agreement for an additional term of years.
2. Unless stated otherwise in those terms concerning relocation of **GRANTEE's** facilities set forth in Section 7 of this Right of Way Agreement, in the event that GRANTOR terminates this Agreement, or then **GRANTOR** agrees that it will pay the cost of removing **GRANTEE's** wires and facilities, and, if appropriate, the cost of replacing **GRANTEE's** wires and facilities. Upon such termination of this Right of Way Agreement, **GRANTOR** agrees to provide **GRANTEE**, if needed by **GRANTEE**, a suitable substitute easement subject to the same terms provided for herein for **GRANTEE's** wires and facilities. In the event that this Right of Way Agreement is revoked or terminated, all facilities constructed hereunder shall remain the property of **GRANTEE**.
3. **GRANTOR** covenants that in the event **GRANTOR** transfers the real property on which **GRANTEE's** wires and facilities are located by this Right of Way Agreement before the expiration of this Right of Way Agreement, a condition of such transfer shall be conveyance of a reasonably suitable permanent easement to **GRANTEE** where permitted by law. If such permanent easement is not in the same location as the easement granted by this Right of Way Agreement, an additional condition of such transfer shall be payment to **GRANTEE** for the reasonable cost of relocating **GRANTEE's** wires and facilities to the permanent easement.
4. All payments and other performances by **GRANTOR** under this Right of Way Agreement are subject to annual appropriations by the Richmond City Council, all necessary approvals, and applicable law. It is understood and agreed between **GRANTEE** and **GRANTOR** that **GRANTOR** will be bound under this Right of Way Agreement only to the extent of the funds available or which may hereafter become available for the purpose of this Right of Way Agreement. Under no circumstances shall **GRANTOR's** total liability under this Right of Way Agreement exceed the total amount of funds appropriated by the City Council for the payments under this Right of Way Agreement for the performance of **GRANTOR**.

GRANTOR (CITY OF RICHMOND):

By: _____

Its: _____



Property: 2009 Ruffin Road Parcel ID: S0080601007

Parcel

Street Address: 2009 Ruffin Road Richmond, VA 23234-
Owner: CITY OF RICHMOND RECREATION & PARKS
Mailing Address: 1209 ADMIRAL ST, RICHMOND, VA 23220
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 360 - Davee Gardens/Castlewood/Summerhill
Property Class: 105 - R Park/Playground/Cmn Area
Zoning District: R-4 - Residential (Single Family)
Exemption Code: 106 - Parks & Recreation

Current Assessment

Effective Date: 01/01/2024
Land Value: \$590,000
Improvement Value: \$7,000
Total Value: \$597,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 334489.25
Acreage: 7.679
Property Description 1: 0450.64X0570.00 IRG0000.000
State Plane Coords(?): X= 11791697.000003 Y= 3700249.614356
Latitude: 37.47987809 , **Longitude:** -77.43556077

Description

Land Type: Homesite
Topology:
Front Size: 450
Rear Size: 570
Parcel Square Feet: 334489.25
Acreage: 7.679
Property Description 1: 0450.64X0570.00 IRG0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11791697.000003 Y= 3700249.614356
Latitude: 37.47987809 , **Longitude:** -77.43556077

Other

Street improvement:
Sidewalk:

Assessments

| Assessment Year | Land Value | Improvement Value | Total Value | Reason |
|-----------------|------------|-------------------|-------------|--------------|
| 2024 | \$590,000 | \$7,000 | \$597,000 | Reassessment |
| 2023 | \$590,000 | \$7,000 | \$597,000 | Reassessment |
| 2022 | \$590,000 | \$7,000 | \$597,000 | Reassessment |
| 2021 | \$590,000 | \$7,000 | \$597,000 | Reassessment |
| 2020 | \$590,000 | \$7,000 | \$597,000 | Reassessment |
| 2019 | \$590,000 | \$7,000 | \$597,000 | Reassessment |
| 2018 | \$590,000 | \$7,000 | \$597,000 | Reassessment |
| 2017 | \$590,000 | \$7,000 | \$597,000 | Reassessment |
| 2016 | \$590,000 | \$7,000 | \$597,000 | Reassessment |
| 2015 | \$590,000 | \$7,000 | \$597,000 | Reassessment |
| 2014 | \$590,000 | \$7,000 | \$597,000 | Reassessment |
| 2013 | \$590,000 | \$7,000 | \$597,000 | Reassessment |
| 2012 | \$590,000 | \$7,000 | \$597,000 | Reassessment |
| 2011 | \$590,000 | \$7,000 | \$597,000 | CarryOver |
| 2010 | \$590,000 | \$7,000 | \$597,000 | Reassessment |
| 2009 | \$590,100 | \$7,000 | \$597,100 | Reassessment |
| 2008 | \$590,100 | \$7,000 | \$597,100 | Reassessment |
| 2007 | \$562,000 | \$7,000 | \$569,000 | Reassessment |
| 2006 | \$165,400 | \$7,000 | \$172,400 | Reassessment |
| 2005 | \$157,500 | \$6,700 | \$164,200 | Reassessment |

Transfers

| Transfer Date | Consideration Amount | Grantor Name | Deed Reference | Verified Market Sale Description |
|---------------|----------------------|--------------|----------------|----------------------------------|
|---------------|----------------------|--------------|----------------|----------------------------------|

Planning

Master Plan Future Land Use: OS
Zoning District: R-4 - Residential (Single Family)
Planning District: Broad Rock
Traffic Zone: 1211
City Neighborhood Code: DVGD
City Neighborhood Name: Davee Gardens
Civic Code:
Civic Association Name:
Subdivision Name: NONE
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

| Census Year | Block | Block Group | Tract |
|-------------|-------|-------------|--------|
| 2000 | 1003 | 0608001 | 060800 |
| 1990 | 104 | 0608981 | 060898 |

Schools**Elementary School:** Broad Rock**Middle School:** Boushall**High School:** Wythe**Public Safety****Police Precinct:** 2**Police Sector:** 213**Fire District:** 21**Dispatch Zone:** 136A**Public Works Schedules****Street Sweep:** TBD**Leaf Collection:** TBD**Refuse Collection:** Thursday**Bulk Collection:** TBD**Government Districts****Council District:** 8**Voter Precinct:** 806**State House District:** 79**State Senate District:** 15**Congressional District:** 4

Extension 1 Details

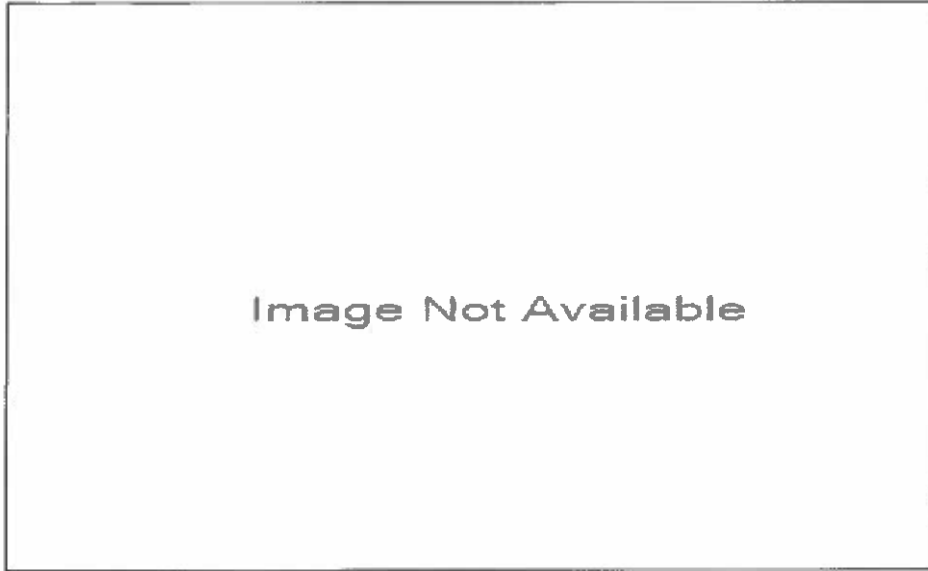
Extension Name: C01 -
Year Built: 1900
Stories: 0
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: normal for age
Foundation Type:
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style:
Roof Material:
Interior Wall:
Floor Finish:
Heating Type:
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Miscellaneous
Yard Items) :

Extension 1 Dimensions

Finished Living Area: 0 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

Property Images

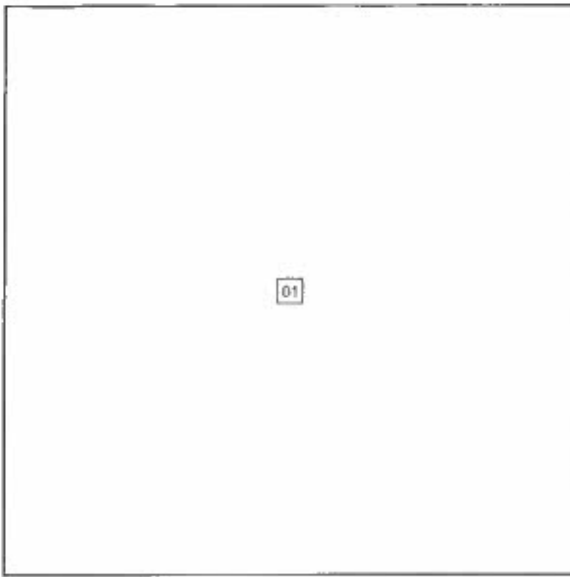
Name: Desc:



[Click here for Larger Image](#)

Sketch Images

Name:S0080601007 Desc:C01





Richmond Parcel Mapper

provided by the Office of the Assessor of Real Estate

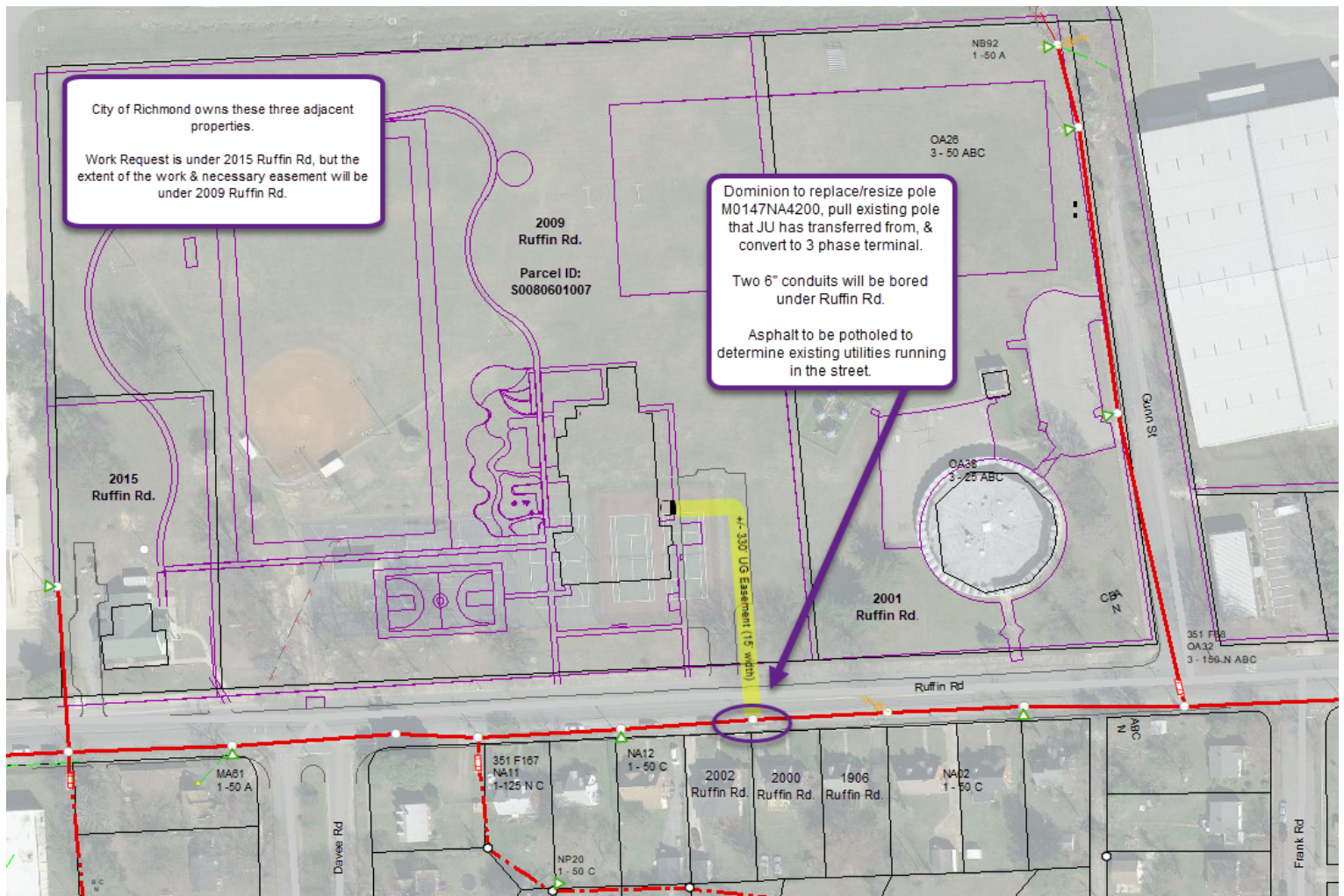


2015 Ruffin Road, 23234

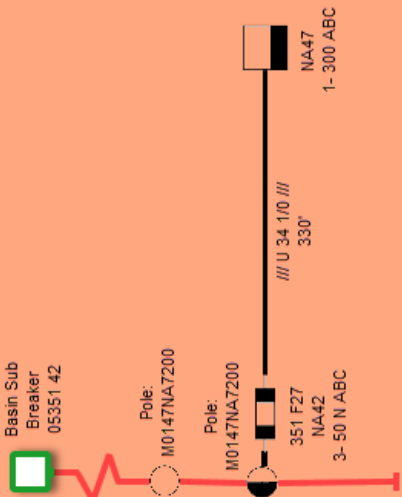


Show search results for 2015 Ruffin R...





One Line Diagram



Replace existing 45-3 pole NA42 with 50-1 to provide adequate spacing & install 3 phase terminal. Pull old cut pole which JU has transferred from. Bore 1/0 primary 80' under Ruffin Rd. to green space meeting end of customer-installed 6" conduit which is run 250' from tx with spare. Total primary to be pulled: 330'. All secondary to be privately installed in ductbank to 2000 amp switch gear CT compartment.

Customer POC: Amira Albeitawi (571) 309-7890

Customer to mark any private facilities conflicting with proposed route.

Secondary will be installed by customer in private ductbank to 2000 amp switchgear with CT compartment. Specified to be six 4" conduits with 5 sets of 600 kcmil. Dominion to provide 1500:5 window CTs.

Customer to install two 6" conduits (one spare) near end of bore shot running 250' with sweeping 90 to tx.

Splice pit here. Use as pull point to transfer from bore shot to customer-installed 6" conduit.

WL 1
M0147 NA42
45' Class 3 - JU
INSTALL:
P501
FDDEP3 (BH= 4")
DESHOEB (6)
X10DEFGHD (BH= 8")
PWIREXFERB (6)
X10FG (BH= 36")
CO27LINE1 (3)
F6220503
TMT310J3 (BH= 60")
AR27TMMOVP
S1 (3) (BH= 48"+4"+4")
SWIREXFERB
SWIREXFERA (2)
TIE36SPOOL
RSP4
U310J3OP (330)
KTUNNEL6 (160)
CND6HDPECOIL (160)
KCND6TUNNEL (160)
KCBLCND1 (240)
KLOCCND
KXHOLEAO
CND6S4 (500)
KCBLCND1 (750)
KXHOLEAC
GRODCUOHF
GROD6CUOH (10)
KPPOTP
KPPOTPADD (2)
KASPHALTRP (3)
LABOHSV (2)
LABUGLN (2)
FLAGOHLN (2)
SCRAP:
P453
P453NG
X10WB
FRP3
TIE47POST (3)
S1 (2)
STSK
TIE36SPOOL
TMT310J3
AR27OHMOVP (3)
Rods: ____
Ohms: ____

WL 2
M0147 NA47
INSTALL:
TD3530020R
MCT3W1500 (3)
MS3
M3DVRTSS
GRODCUUGF
GROD6CUUG (10)
Rods: ____
Ohms: ____

Bore 80' under road & pothole asphalt to determine existing utilities running in the street.

VICINITY MAP



CONSTRUCTION NOTES

-Transformer NA47 to be located in gated utility area with meter base near internal mechanical room. Dominion will have 24/7 access.

-Customer opted for field-poured pad & privately run secondary.

-Tree located across from new terminal pole NA42 to be removed prior to construction.

LEGEND

| Existing | Proposed | Replace | Return |
|---|----------|---------|--------|
| Manhole | | | |
| Vault | | | |
| Splice Box | | | |
| Secondary Ped | | | |
| Conduit | | | |
| Clear Conduit Span | | | |
| Duct Bank | | | |
| Street Light | | | |
| Watch Light | | | |
| OH Fault Indicator | | | |
| Existing/Proposed UG Sec. Current Limiting Fuses | | | |
| Existing/Proposed Open Points | | | |
| Exist./Pro. OV Arrestor | | | |
| Push Brace | | | |
| Down Guy & Anchor | | | |
| Span Guy | | | |
| OH or UG Conductors See Sketch for: Voltage, Phase, Number & Size | | | |
| Dominion Pole | | | |
| Foreign Pole | | | |
| OH Transformer | | | |
| OH Step Transformer | | | |
| UG Transformer | | | |
| Dummy Transformer | | | |
| UG Step Transformer | | | |
| Fuse | | | |
| Recloser | | | |
| Voltage Regulator | | | |
| Sectionalizer | | | |
| OH Switch | | | |
| Capacitor | | | |
| UG Switch | | | |

PROJECT DATA

| | | | |
|--|--------------------------|-------------------------------|-----------------------|
| Volts: 120/208 | Amps: 2000 | Phase: ABC | Est. Demand: ~187 kVA |
| Volt. Drop: <3% | Flicker: N/A | Fault Current: 55,644 amps | |
| Sub Station: Basin | | | |
| Circuit #: 05351 | Facility ID: M0147NA4700 | TRS #: 05351 42 | |
| Tax District: 37500 | Easement #: N/A | Premise ID: 503381679 | |
| Project Designer: David Rainer | | EID: DAV1007 | |
| Phone #: 804-291-7880 | | Scale: 1 inch = 125 feet | |
| VIRGINIA ELECTRIC AND POWER COMPANY doing business as Dominion Energy Virginia or Dominion Energy North Carolina | | | |
| Work Description: NEW RICHMOND COMMUNITY CENTER | | | |
| Location: 2015 RUFFIN RD RICHMOND VA | | Designer: David Rainer | Date: 5/9/2024 |
| WR#: 10665259 | | | |