

INTRODUCED: June 27, 2016

AN ORDINANCE No. 2016-190

To declare that a public necessity exists and to authorize the acquisition by gift, purchase, condemnation, or otherwise of certain fee simple interests, temporary construction easements, permanent drainage easements, and permanent utility easements, for the purpose of constructing transportation improvements as part of the East Riverfront Transportation Improvement Program project in the Transportation category of the Fiscal Year 2016-2017 Capital Budget.

Patron – Mayor Jones

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JULY 25 2016 AT 6 P.M.

WHEREAS, in the opinion of the Council of the City of Richmond, a public necessity exists for the acquisition of certain fee simple interests, temporary construction easements, permanent drainage easements, and permanent utility easements, on properties identified as Parcel Nos. 001, 002, 003, 004, 005, 006, 007, 010, 011, 012, 013, 014, 016, and 019 on sheet 1 of a drawing designated as DPW Drawing No. O-28708, dated May 25, 2016, and entitled “East Riverfront Transportation Improvement,” as described and shown on sheets 1 through 7 of such drawing, for the purpose of constructing transportation improvements as part of the East Riverfront

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JULY 25 2016 REJECTED: _____ STRICKEN: _____

Transportation Improvement Program project in the Transportation category of the Capital Budget for the fiscal year commencing July 1, 2016, and ending June 30, 2017;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a public necessity exists for the acquisition of certain fee simple interests, temporary construction easements, permanent drainage easements, and permanent utility easements, on properties identified as Parcel Nos. 001, 002, 003, 004, 005, 006, 007, 010, 011, 012, 013, 014, 016, and 019 on sheet 1 of a drawing designated as DPW Drawing No. O-28708, dated May 25, 2016, and entitled “East Riverfront Transportation Improvement,” as described and shown on sheets 1 through 7 of such drawing, for the purpose of constructing transportation improvements as part of the East Riverfront Transportation Improvement Program project in the Transportation category of the Capital Budget for the fiscal year commencing July 1, 2016, and ending June 30, 2017.

§ 2. That the Chief Administrative Officer or the designee thereof is hereby authorized and directed to, within the constraints imposed by this ordinance, (i) acquire, by gift, purchase, condemnation or otherwise, the aforementioned fee simple interests, temporary construction easements, permanent drainage easements, and permanent utility easements (ii) act for and on behalf of the City of Richmond in agreeing or disagreeing with the owners of the properties from whom such fee simple interests, temporary construction easements, permanent drainage easements, and permanent utility easements must be acquired upon the compensation to be paid therefor, and (iii) to execute the deeds and other documents necessary to complete the acquisition and acceptance of such fee simple interests, temporary construction easements, permanent

drainage easements, and permanent utility easements provided that all such deeds and other documents first must be approved as to form by the City Attorney or the designee thereof.

§ 3. That in the event the City cannot agree with any owner of such a fee simple interest, temporary construction easement, permanent drainage easement, or permanent utility easement to be acquired pursuant to this ordinance on the terms of purchase thereof, the City Attorney is authorized to acquire such fee simple interest, temporary construction easement, permanent drainage easement, or permanent utility easement by undertaking appropriate condemnation proceedings to exercise the City's power of eminent domain for the purpose of constructing transportation improvements as part of the East Riverfront Transportation Improvement Program project in the Transportation category of the Capital Budget for the fiscal year commencing July 1, 2016, and ending June 30, 2017.

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



CITY OF RICHMOND
INTRACITY CORRESPONDENCE

4-5244
O & R REQUEST

JUN 1 2016

Chief Administration Office
City of Richmond

O&R REQUEST

RECEIVED

JUN 10 2016

OFFICE OF CITY ATTORNE

DATE: May 26, 2016 EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Dwight C. Jones, Mayor

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: John J. Buturla, Interim Deputy Chief Administrative Officer

THROUGH: Emmanuel Adediran, Director of Public Works

THROUGH: M. S. Khara PE, City Engineer

FROM: Lamont Benjamin, PE, Capital Projects Administrator

RE: TO DECLARE THAT A PUBLIC NECESSITY EXISTS AND TO AUTHORIZE THE CHIEF ADMINISTRATIVE OFFICER (CAO) OR DESIGNEE THEREOF, TO ACQUIRE CERTAIN FEE SIMPLE INTERESTS, AND PERMANENT, TEMPORARY AND UTILITY EASEMENTS, BY VOLUNTARY CONVEYANCE OR BY CONDEMNATION PROCEEDINGS, FOR THE CONSTRUCTION OF EAST RIVERFRONT TRANSPORTATION IMPROVEMENT PROJECT

ORD. OR RES. NO:

PURPOSE: To declare that a public necessity exists and to authorize the Chief Administrative Officer or designee thereof, to acquire certain fee simple interests, permanent, temporary and utility easements, by voluntary conveyance or condemnation proceedings for the construction of East Riverfront Transportation Improvement Project as illustrated on plans prepared by Whitman, Requardt and Associates (WRA) and designated as DPW Dwg. No. O-28708, sheets 1 to 7 dated May 25, 2016 entitled "East Riverfront Transportation Improvement".

REASON: Additional right of way and easements are required to construct these improvements.

RECOMMENDATIONS: Department of Public Works recommends approval of this Ordinance.

BACKGROUND: For many years, the East Riverfront area has been cited for future development to help unveil the City's riverfront properties. Most recently, the City and developers have

presented plans that will spur the development of the East Riverfront area over the next several years. In FY16 the East Riverfront Transportation Improvements project was adopted by City Council. The project includes the relocation of Dock Street from Peach Street to Pebbles Street; the installation of a roundabout at the intersection of relocated Dock Street and East Main Street; widening and streetscape improvements along East Main Street to allow for parking, pedestrians, bike lanes, and two (2) Bus Rapid Transit stations; signal installation at the intersection of East Main and Nicholson Street; streetscape improvements along Nicholson Street; and the closure of Water Street from Ash Street to Nicholson Street.

The project is funded in the FY16-FY20 Capital Improvement Program in the amount of \$7.9 million. Design was funded in FY16 (\$800,000) and the Right of Way and Construction phases are funded in FY17 and FY18 (\$7.1 million).

The project improvements will require additional right-of-way, temporary easements, permanent easements and utility easements from a total of nineteen (19) parcels, as part of this project. Of the nineteen 19 parcels, five (5) belongs to the City of Richmond, two (2) belongs to Economic Development Authority (EDA) and twelve (12) are privately owned parcels.

These acquisitions are shown in the attached plans prepared by Whitman, Requardt and Associates (WRA) designated as DPW Dwg. No. O-28708, sheets 1 to 7. The estimated cost of the ROW acquisition is approximately \$420,500 based on assessed property values which is budgeted in FY17 CIP in project award number 500627. The project construction is scheduled to start in the spring of 2017 and finish in the fall of 2017 in order to accommodate the grand opening of the Bus Rapid Transit (October 2017).

There are no relocation of businesses or residences required with this project. Property rights will be purchased using fair market value and negotiations. However, if we are unable to negotiate with property owners the department will request that the Chief Administrative Officer exercise the authority delegated through Council to perform condemnation action of fee simple and all easements required under City code section 18.03. If condemnation is required, the City will continue negotiations with the property owners during the condemnation process. This will allow the project to maintain the schedule.

The approval of this paper is imperative for the department to meet the project schedule of construction. The East Riverfront Project is schedule to be advertised in December 2016.

FISCAL IMPACT: \$420,500 Anticipated. Actual acquisition cost to be determined through negotiations.

FISCAL IMPLICATIONS: None.

BUDGET AMENDMENT NECESSARY: No.

COST TO CITY: \$420,500 Anticipated. The actual acquisition cost is to be negotiated by the right-of-way Consultant, and will be set at fair market value as determined by appropriate state and local regulations. The Cost is budgeted in Project Award account number 500267.

REVENUE TO CITY: None.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: June 27, 2016

CITY COUNCIL PUBLIC HEARING DATE: July 25, 2016

REQUESTED AGENDA: Consent.

SUGGESTED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER ENTITIES: City Planning Commission (July18, 2016)

AFFECTED AGENCIES: Public Works, Law Department, Planning & Community Development, Economic Development, Public Utilities, Finance Department, Budget and Strategic Planning. Copies also sent to: City Mayor (Honorable Dwight C. Jones); Chief Administrative Officer and City Attorney (2).

RELATIONSHIP TO EXISTING ORD. OR RES: None

REQUIRED CHANGES TO WORK PROGRAMS: None

ATTACHMENTS: DPW Dwg. No. O-28708, sheets 1 to 7.

STAFF: M. S. Khara, P.E., City Engineer, 646-5413
Lamont L. Benjamin, P.E., Capital Project Administrator, 646-6339
Adel Edward, P.E., Engineer III, 646-6584 (Project Manager)

PRELIMINARY
RIGHT OF WAY DATA SHEET

NOT FINAL

City/County: CITY OF RICHMOND, VIRGINIA
UPC No.:

PARCEL NO.	LANDOWNER	SHEET NO.	TOTAL	AREA		PREScriptive R/W	FEE REMINDER	EASEMENTS		TEMPORARY	TEMPORARY(ENTRANCES)	PROFFERS
				ACRES OR SQUARE FEET	FEET TIMING			PERMANENT	UTILITY			
			ACRES OR SQUARE FEET	ACRES OR SQUARE FEET	ACRES OR SQUARE FEET	ACRES OR SQUARE FEET	ACRES OR SQUARE FEET	ACRES OR SQUARE FEET	ACRES OR SQUARE FEET	ACRES OR SQUARE FEET	ACRES OR SQUARE FEET	YES / NO
001	ROPPOLA SOUTH/NEW RANDOLPH CO.	2	36,590	0.0217				0.0299		0.0439		
002	USP EDHO HARBOR LLC FORMERLY USP ROCKETS LLC TRACT A	2, 3	182,604					0.0318			0.0323	
003	CHEAPAKEE & OHIO RAILWAY CAROLYN JAMES/MS. JAMES/CEFERI	2, 3	53,717	0.1307				0.0787		0.1216		
004	CORNWALL & DAVIS DISTRICT FOR CAROLYN JAMES/MS. JAMES/CEFERI	3	2,100	0.044				0.014				
005	ELIZABETH C. ANDERSON	3	4,888	0.0979				0.0253				
006	USP EDHO HARBOR LLC 3005 E.MANN STREET	3	2,084	0.048				0.0205				
007	USP EDHO HARBOR LLC 3007 E.MANN STREET	3	3,081	0.0707				0.0346		0.1590		
008	CITY OF RICHMOND RECREATION & PARKS 300 E.MANN	3, 4	54,732	0.1408				0.0838		0.046		
009	CITY OF RICHMOND PUBLIC UTILITIES 3000 E.MANN	4	42,288	0.0583				0.2276		0.0778		
010	ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF RICHMOND, VIRGINIA	4, 5	138,441	0.0343						0.3187		
011	ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF RICHMOND, VIRGINIA	4, 5, 6	86,271	0.0501						0.1966		
012	CENTRAL VIRGINIA INVESTMENTS/ROCKETS LANDHOLDING SHELF CORP.	5, 6	76,230	0.1428				0.2394		0.0108		
013	CENTRAL VIRGINIA INVESTMENTS/ROCKETS LANDHOLDING SHELF CORP.	6	79,383					0.2327		0.0954		
014	CENTRAL VIRGINIA INVESTMENTS/ROCKETS LANDHOLDING SHELF CORP.	6, 7	84,221	0.0439						0.0423		
015	CITY OF RICHMOND VIRGINIA 303 WHARF ST	5	190,835									
016	USP EDHO HARBOR LLC 308 ODEK STREET TRACT B	5	5,434	0.1235				0.0325				
017	CITY OF RICHMOND VIRGINIA 3025 E.MANN STREET	3	4,480	0.0980								
018	CITY OF RICHMOND RECREATION & PARKS 300 E.MANN	3	7,424	0.1703								
019	CSL TRANSPORTATION INC.	7						0.0706				

DESIGNED BY: LCK
SUPERVISED BY: MSV
APPROVED BY: JCK

NOTES:
1. All dimensions in parentheses are face to face.
2. Priority easement shown as of 1/1/00.
3. Easement holder.
4. Easement holder.
5. Easement holder.
6. Easement holder.
7. Easement holder.
8. Easement holder.
9. Easement holder.
10. Easement holder.

City/County: CITY OF RICHMOND, VIRGINIA
UPC No.:

Administrative/Utility
Department/Division:
City/County: CITY OF RICHMOND, VIRGINIA

Department of Public Works
RICHMOND, VIRGINIA

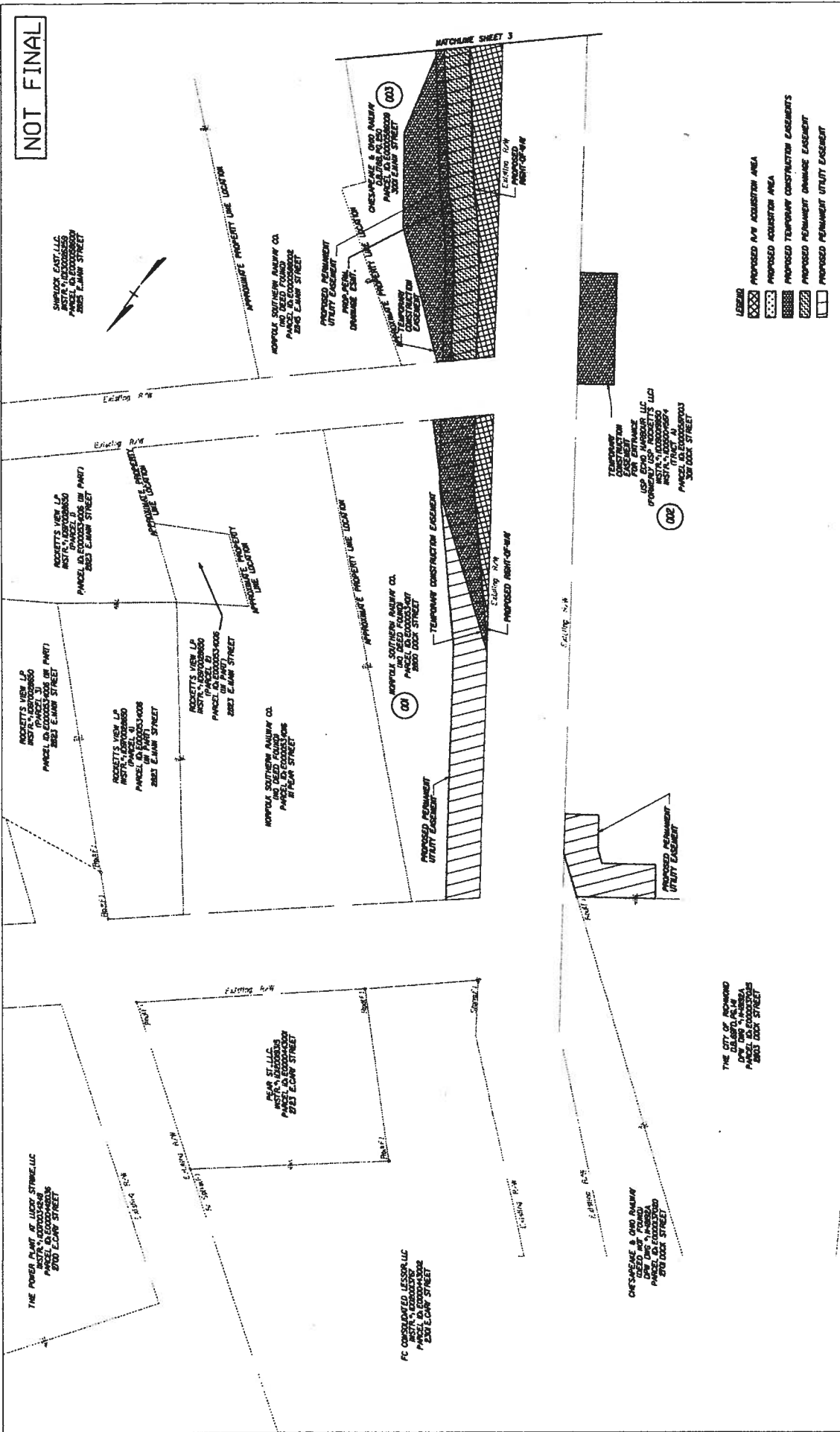
Project Name:
Project No.:
Project Date:
Project Status:
Project Location:
Project Description:

Scale:
Date:
Sheet No. of 10

East Riverfront Transportation Improvement
RIGHT-OF-WAY DATA

Sheet No. 1 of 1
Date: 0-28708

NOT FINAL



- LEGEND**
- PROPOSED NEW ACQUISITION AREA
 - PROPOSED ACQUISITION AREA
 - PROPOSED TEMPORARY CONSTRUCTION EASEMENTS
 - PROPOSED PERMANENT CONDUIT EASEMENT
 - PROPOSED PERMANENT UTILITY EASEMENT

EAST RIVERFRONT TRANSPORTATION IMPROVEMENT
RIGHT-OF-WAY PLAN

DATE: 01/15/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	01/15/2011	[Name]

PROJECT NO.	001-11-0000
PROJECT NAME	EAST RIVERFRONT TRANSPORTATION IMPROVEMENT
CLIENT	CITY OF RICHMOND
DATE	01/15/2011



DESIGNED BY	MSV
CHECKED BY	[Name]
DATE	01/15/2011

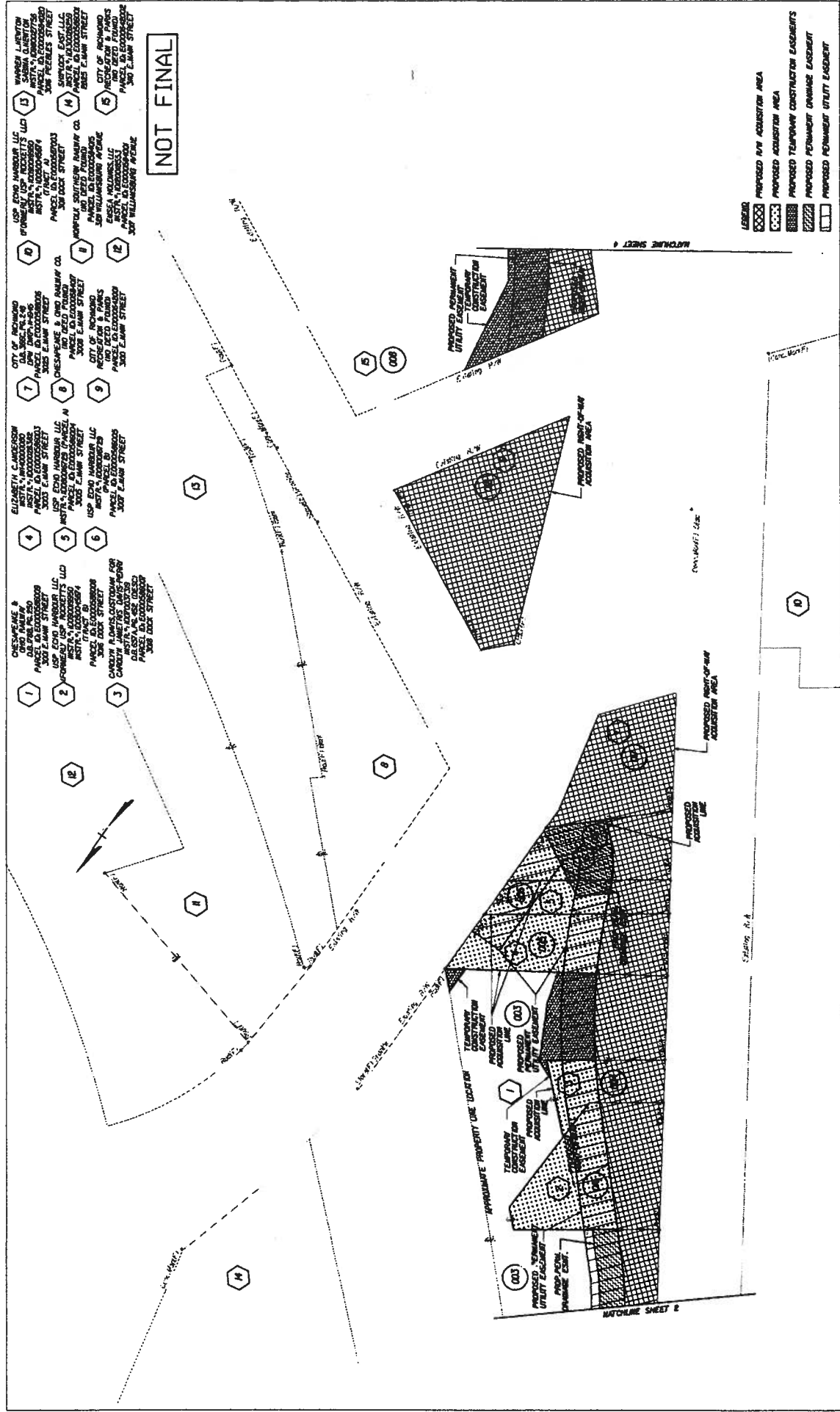
PROJECT NO.	001-11-0000
PROJECT NAME	EAST RIVERFRONT TRANSPORTATION IMPROVEMENT
CLIENT	CITY OF RICHMOND
DATE	01/15/2011

DATE	01/15/2011
PROJECT NO.	001-11-0000
PROJECT NAME	EAST RIVERFRONT TRANSPORTATION IMPROVEMENT
CLIENT	CITY OF RICHMOND
DATE	01/15/2011

SURVEYED BY: CITY OF RICHMOND
 SUPERVISED BY: MSV
 DESIGNED BY: BCK

SURVEYED BY: CITY OF RICHMOND.
 SUPERVISED BY: MSY
 DESIGNED BY: GOK

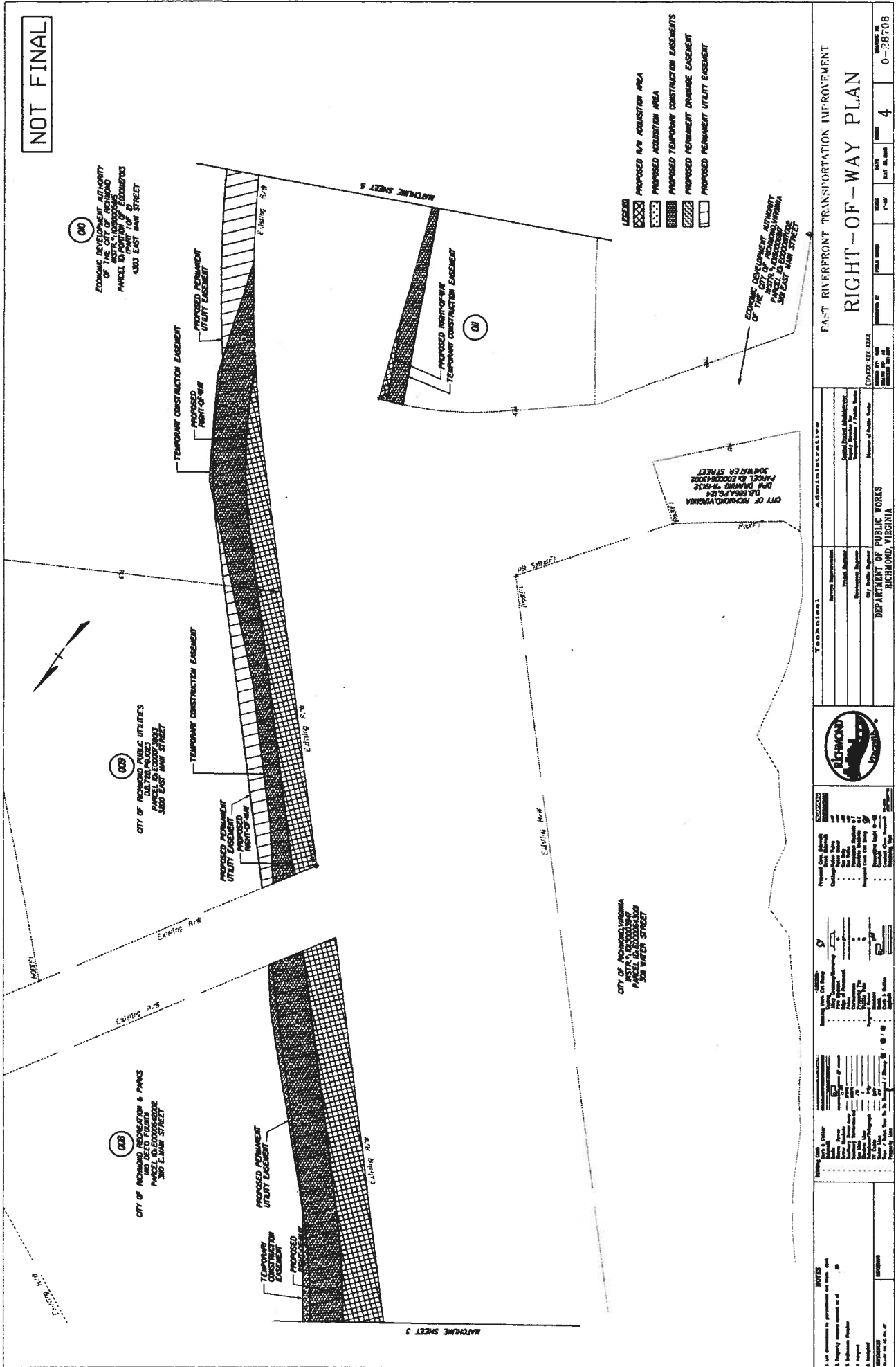
NOT FINAL



- LEGEND
- PROPOSED NEW ACQUISITION AREA
 - PROPOSED ACQUISITION AREA
 - PROPOSED TEMPORARY CONSTRUCTION EASEMENTS
 - PROPOSED PERMANENT UTILITY EASEMENT
 - PROPOSED PERMANENT UTILITY EASEMENT

<p>NOTES</p> <p>1. All dimensions are given in feet and inches.</p> <p>2. Property lines shown are as of 1/1/00.</p> <p>3. Easements shown are as of 1/1/00.</p> <p>4. All dimensions are given in feet and inches.</p> <p>5. All dimensions are given in feet and inches.</p>		<p>DATE: 11/11/00</p> <p>SCALE: 1" = 40'</p> <p>PROJECT NO.: 0-1870B</p>	
<p>PROJECT TITLE: EAST RIVERFRONT TRANSPORTATION IMPROVEMENT</p> <p>PROJECT LOCATION: RICHMOND, VIRGINIA</p>		<p>DATE: 11/11/00</p> <p>SCALE: 1" = 40'</p> <p>PROJECT NO.: 0-1870B</p>	
<p>DEPARTMENT OF PUBLIC WORKS</p> <p>RICHMOND, VIRGINIA</p>		<p>DATE: 11/11/00</p> <p>SCALE: 1" = 40'</p> <p>PROJECT NO.: 0-1870B</p>	

NOT FINAL



003
 ECONOMIC DEVELOPMENT AUTHORITY
 OF THE CITY OF RICHMOND
 PARCEL IN PORTION OF EIGHTH
 4303 EAST MAIN STREET

003
 CITY OF RICHMOND PUBLIC UTILITIES
 PARCEL IN PORTION OF
 3800 EAST MAIN STREET

003
 CITY OF RICHMOND RECREATION & PARKS
 PARCEL IN PORTION OF
 3800 EAST MAIN STREET

CITY OF RICHMOND, VIRGINIA
 PARCEL IN PORTION OF
 3800 EAST MAIN STREET

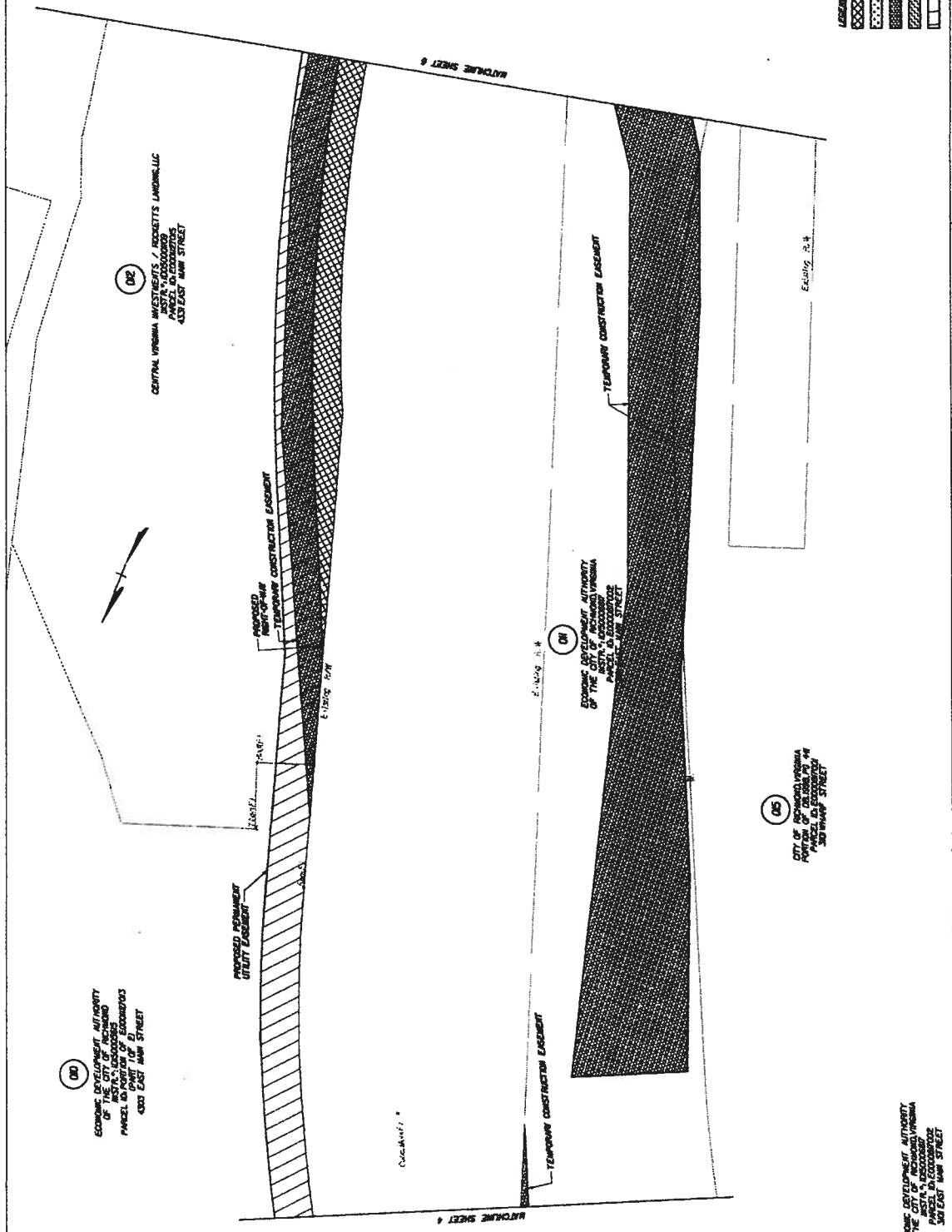
ECONOMIC DEVELOPMENT AUTHORITY
 OF THE CITY OF RICHMOND
 PARCEL IN PORTION OF EIGHTH
 4303 EAST MAIN STREET

- LEGEND
- PROPOSED R/W ACQUISITION AREA
 - PROPOSED ACQUISITION AREA
 - PROPOSED TEMPORARY CONSTRUCTION EASEMENTS
 - PROPOSED PERMANENT DRAINAGE EASEMENT
 - PROPOSED PERMANENT UTILITY EASEMENT

<p>NOTES</p> <p>1. See documents in parentheses on this sheet.</p> <p>2. Property owner records as of 10/1/88.</p> <p>3. Utility easements shown as of 10/1/88.</p> <p>4. Surveyed by: MSY.</p> <p>5. Designed by: BCK.</p>		<p>DATE: 10/1/88</p> <p>SCALE: 1" = 40'</p> <p>SHEET: 4</p> <p>PROJECT: EAST RIVERFRONT TRANSPORTATION IMPROVEMENT</p> <p>DATE: 10/1/88</p> <p>PROJECT NO: 0-28708</p>	
<p>ADMINISTRATIVE</p> <p>City Engineer: [Signature]</p> <p>City Manager: [Signature]</p> <p>City Clerk: [Signature]</p> <p>City Auditor: [Signature]</p> <p>City Treasurer: [Signature]</p> <p>City Attorney: [Signature]</p> <p>City Health Officer: [Signature]</p> <p>City Public Works Director: [Signature]</p> <p>City Public Works Administrator: [Signature]</p> <p>City Public Works Supervisor: [Signature]</p> <p>City Public Works Inspector: [Signature]</p> <p>City Public Works Assistant: [Signature]</p>		<p>TECHNICAL</p> <p>Project Engineer: [Signature]</p> <p>Project Designer: [Signature]</p> <p>Project Checker: [Signature]</p> <p>Project Surveyor: [Signature]</p> <p>Project Draftsman: [Signature]</p> <p>Project Assistant: [Signature]</p>	

SURVEYED BY: CITY OF RICHMOND,
 SUPERVISED BY: MSY,
 DESIGNED BY: BCK

NOT FINAL



04
 ECONOMIC DEVELOPMENT AUTHORITY
 OF THE CITY OF RICHMOND
 PARCEL IN ACCORDANCE WITH
 PART 1 OF 2
 4303 EAST MAIN STREET

02
 CENTRAL VIRGINIA INVESTMENTS / JOCKETS LANDING, LLC
 PARCEL IN ACCORDANCE WITH
 PART 1 OF 2
 4303 EAST MAIN STREET

PROPOSED PERMANENT UTILITY EASEMENT

PROPOSED TEMPORARY CONSTRUCTION EASEMENT

MATCHLINE SHEET 4

MATCHLINE SHEET 6

PROPOSED TEMPORARY CONSTRUCTION EASEMENT

01
 ECONOMIC DEVELOPMENT AUTHORITY
 OF THE CITY OF RICHMOND
 PARCEL IN ACCORDANCE WITH
 PART 1 OF 2
 4303 EAST MAIN STREET

PROPOSED TEMPORARY CONSTRUCTION EASEMENT

03
 CITY OF RICHMOND, VIRGINIA
 PARCEL IN ACCORDANCE WITH
 PART 1 OF 2
 4303 EAST MAIN STREET

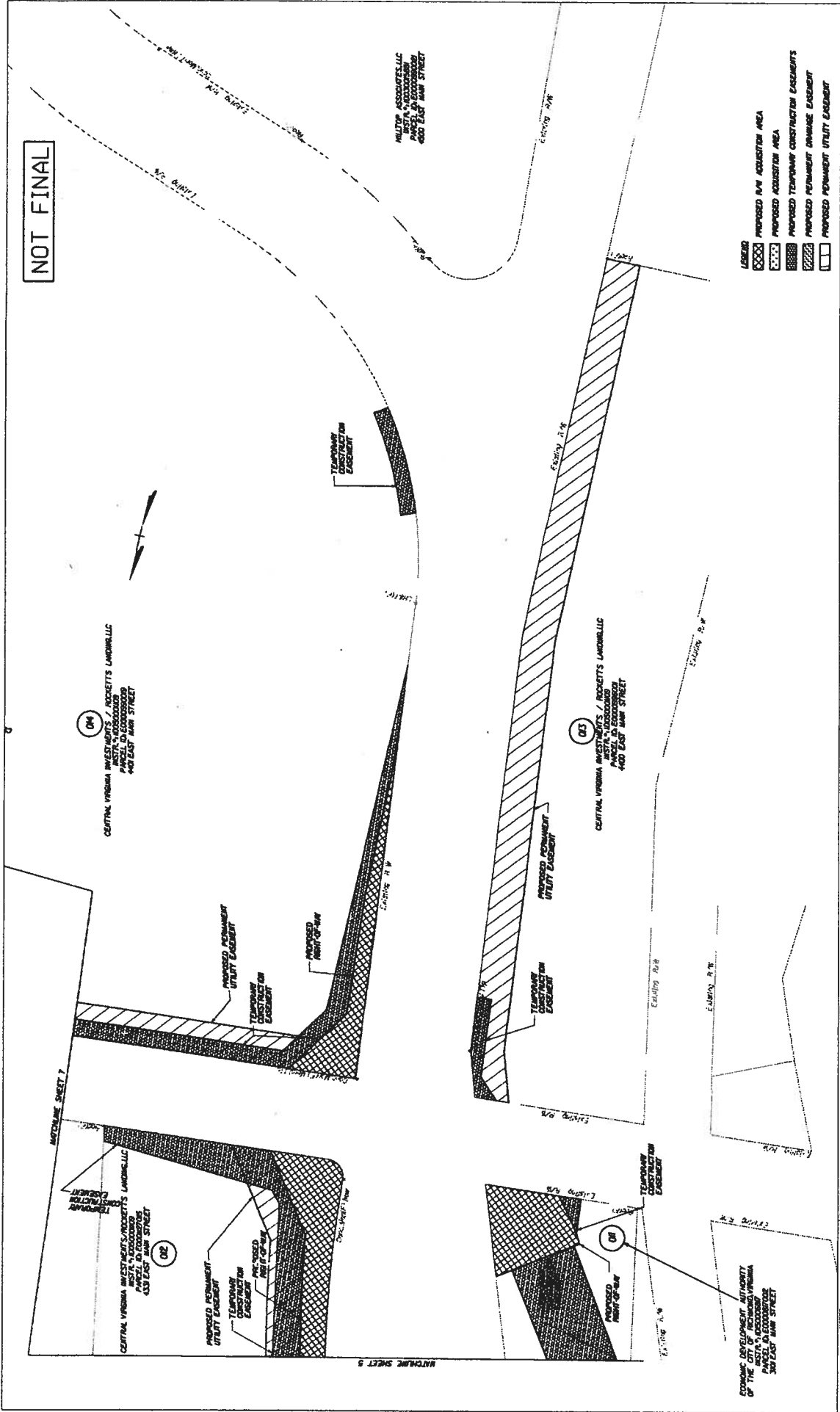
ECONOMIC DEVELOPMENT AUTHORITY
 OF THE CITY OF RICHMOND
 PARCEL IN ACCORDANCE WITH
 PART 1 OF 2
 4303 EAST MAIN STREET

- LEGEND
- PROPOSED PERMANENT UTILITY EASEMENT
 - PROPOSED PERMANENT CONSTRUCTION EASEMENT
 - PROPOSED TEMPORARY CONSTRUCTION EASEMENT
 - PROPOSED TEMPORARY DRAINAGE EASEMENT
 - PROPOSED PERMANENT UTILITY EASEMENT

SHEET NO. 5 DATE 1/15/10 DRAWN BY CHECKED BY APPROVED BY		EAST RIVERFRONT TRANSPORTATION IMPROVEMENT RIGHT-OF-WAY PLAN		SHEET NO. 5 DATE 1/15/10 DRAWN BY CHECKED BY APPROVED BY
PROJECT TITLE EAST RIVERFRONT TRANSPORTATION IMPROVEMENT		PROJECT NO. 0-28708		SHEET NO. 5 DATE 1/15/10 DRAWN BY CHECKED BY APPROVED BY
CLIENT DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA		PROJECT LOCATION EAST RIVERFRONT TRANSPORTATION IMPROVEMENT		SHEET NO. 5 DATE 1/15/10 DRAWN BY CHECKED BY APPROVED BY
DESIGNER ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF RICHMOND		DATE 1/15/10		SHEET NO. 5 DATE 1/15/10 DRAWN BY CHECKED BY APPROVED BY
PROJECT NO. 0-28708		SHEET NO. 5		SHEET NO. 5 DATE 1/15/10 DRAWN BY CHECKED BY APPROVED BY
PROJECT LOCATION EAST RIVERFRONT TRANSPORTATION IMPROVEMENT		PROJECT TITLE EAST RIVERFRONT TRANSPORTATION IMPROVEMENT		SHEET NO. 5 DATE 1/15/10 DRAWN BY CHECKED BY APPROVED BY

SURVEYED BY: CITY OF RICHMOND
 SUPERVISED BY: MSY
 DESIGNED BY: CGK

NOT FINAL



LEGEND
 [Hatched Box] PROPOSED R/W ACQUISITION AREA
 [Dotted Box] PROPOSED ACQUISITION AREA
 [Cross-hatched Box] PROPOSED TEMPORARY CONSTRUCTION EASEMENTS
 [Diagonal Lines Box] PROPOSED PERMANENT DRAINAGE EASEMENT
 [White Box] PROPOSED PERMANENT UTILITY EASEMENT

EAST RIVERFRONT TRANSPORTATION IMPROVEMENT
RIGHT-OF-WAY PLAN

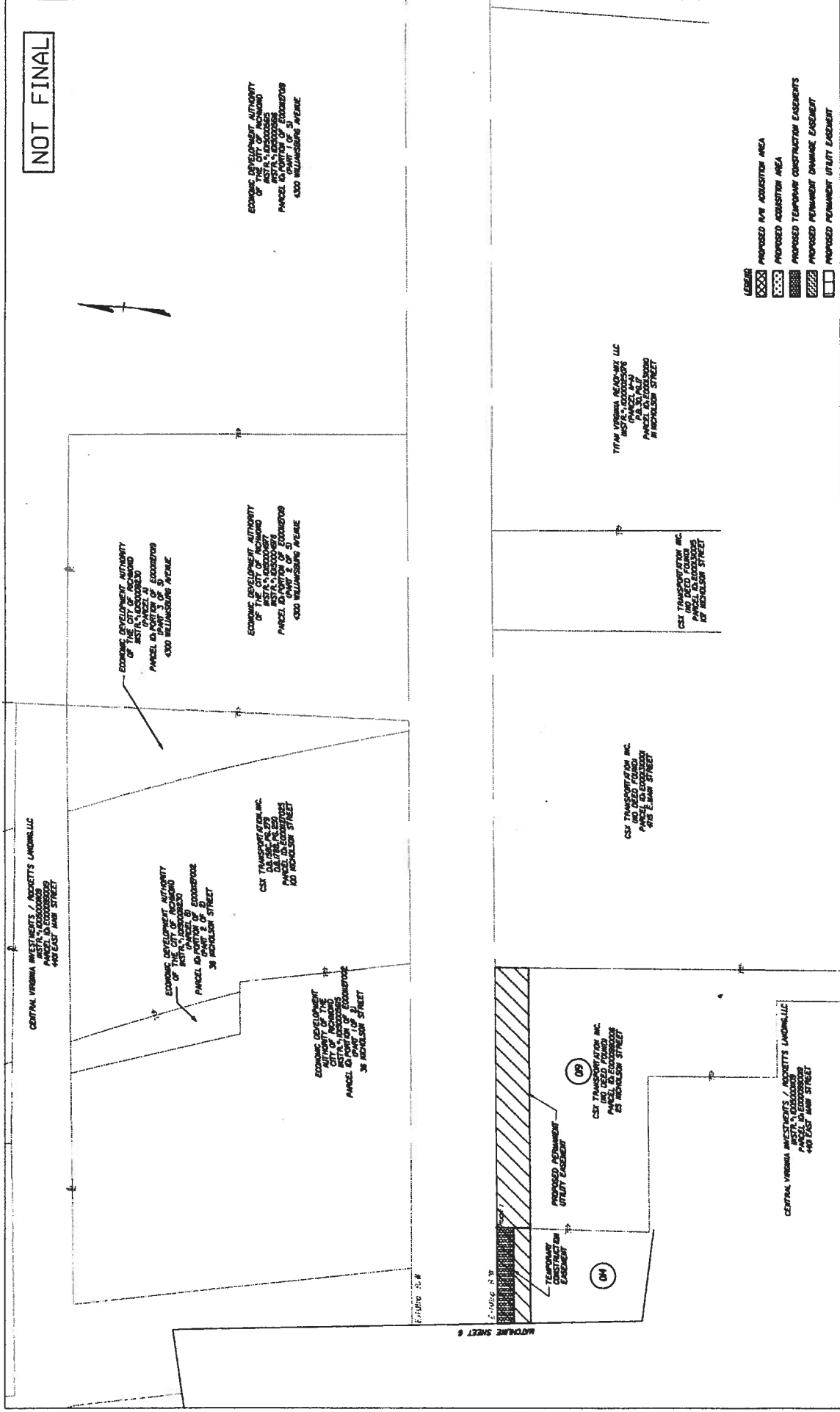
DATE: 0-2-2010
 SHEET NO.: 6
 TOTAL SHEETS: 6

DESIGNED BY: CCK
 SUPERVISED BY: MSV
 SURVEYED BY: CITY OF RICHMOND.

ADMINISTRATIVE
 Project Name: EAST RIVERFRONT TRANSPORTATION IMPROVEMENT
 Project Number: 100-000000-000
 City: RICHMOND, VIRGINIA
 Department: DEPARTMENT OF PUBLIC WORKS

NOTES
 1. All dimensions to centerline unless otherwise noted.
 2. All easements are shown in accordance with the applicable codes and regulations.
 3. All easements are shown in accordance with the applicable codes and regulations.
 4. All easements are shown in accordance with the applicable codes and regulations.

NOT FINAL



<p>NOTES</p> <p>1. See Attachments to specifications for these items.</p> <p>2. Property owners named in all.</p> <p>3. Reference number.</p> <p>4. Address.</p> <p>5. Owner.</p>		<p>LEGEND</p> <p>PROPOSED R/W ACQUISITION AREA</p> <p>PROPOSED ACQUISITION AREA</p> <p>PROPOSED TEMPORARY CONSTRUCTION EASEMENTS</p> <p>PROPOSED PERMANENT DRAINAGE EASEMENT</p> <p>PROPOSED PERMANENT UTILITY EASEMENT</p>	
<p>PROJECT INFORMATION</p> <p>Project Name: EAST RIVERFRONT TRANSPORTATION IMPROVEMENT</p> <p>Project Number: 00-1870B</p> <p>Project Location: RICHMOND, VIRGINIA</p>		<p>DATE</p> <p>DATE PREPARED: 7/1/00</p> <p>DATE REVISION: 7/1/00</p> <p>DATE PLOTTED: 7/1/00</p>	
<p>DESIGNER</p> <p>DESIGNED BY: GSK</p> <p>SUPERVISED BY: MSK</p>		<p>APPROVED BY</p> <p>APPROVED BY: [Signature]</p> <p>TITLE: [Title]</p>	
<p>CLIENT</p> <p>CITY OF RICHMOND</p> <p>DEPARTMENT OF PUBLIC WORKS</p>		<p>SCALE</p> <p>SCALE: 1" = 40'</p>	
<p>PROJECT LOCATION</p> <p>440 EAST MAIN STREET</p>		<p>PROJECT NUMBER</p> <p>00-1870B</p>	

SURVEYED BY: CITY OF RICHMOND.
SUPERVISED BY: MSK
DESIGNED BY: GSK