



**City Of Richmond, Virginia
Office of the City Clerk**

Request to Withdraw Legislation

Paper Number: Ord. 2023-340

Chief Patron: Mayor Levar Stoney (By Request)

Introduction Date: November 13, 2023

Chief Patron Signature:  03/22/2024

For Office Use Only

Attestation: 

Effective Date: _____

INTRODUCED: November 13, 2023

AN ORDINANCE No. 2023-340

To close, to public use and travel, an unimproved portion of West 20th Street located between Semmes Avenue and Sioux Falls Alley, consisting of 10,486 ± square feet, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 11 2023 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That an unimproved portion of West 20th located between Semmes Avenue and Sioux Falls Alley, consisting of approximately 10,486 square feet, is hereby closed to public use and travel as a right-of-way of the City of Richmond, as shown enclosed with bold lines on a drawing prepared by the Department of Public Works, designated as DPW Drawing No. N-29057, dated September 8, 2023, and entitled “Proposed Closing to Public Use and Travel of a Portion of W 20th Street Located South of Semmes Avenue and North of Sioux Falls Alley,” hereinafter referred to as “the Drawing,” a copy of which drawing is attached to this ordinance.

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

§ 2. That this ordinance, as to the closing of the right-of-way identified above, shall be in force as provided in section 4.09 of the Charter of the City of Richmond (2020), as amended, and shall become effective only when, within 24 months from the day this ordinance is adopted:

(a) The applicant obtains consent to the closing from each of the owners of land, buildings or structures from whom consent is required under section 24-314 of the Code of the City of Richmond (2020), as amended, which consents shall be in writing, approved as to form by the City Attorney, and filed in the office of the City Clerk.

(b) The applicant makes arrangements satisfactory to public utility or public service corporations whose properties or facilities are in the right-of-way area to be closed either for the removal, relocation or abandonment thereof or for the construction, reconstruction, maintenance and repair thereof, evidence of which shall be in writing, approved as to form by the City Attorney, and filed in the office of the City Clerk. If the applicant submits to the Chief Administrative Officer a writing indicating the applicant's decision not to relocate the utilities in the right-of-way area to be closed, the applicant shall grant to the City an easement over the subject area, which easement shall be defined on a plat provided by the applicant and approved by the Director of Public Works. In such case, the Chief Administrative Officer shall be authorized to accept the dedication of such easement, provided that the easement shall be approved as to form by the City Attorney.

(c) The applicant bears all costs associated with the closing, including, but not limited to, realignment, relocation or removal of utilities or infrastructure, installation of new utilities or infrastructure, new or revised street name or directional signs, streetlights, and similar infrastructure, as required by City agencies, and agrees in writing with the City that, for itself, its successors and its assigns, they shall indemnify, reimburse, and keep and hold the City free and harmless from liability on account of injury or damage to persons, firms, corporations or property,

which may result directly or indirectly from the closing of the right-of-way to public use and travel by this ordinance and from the interference with the drainage, flow or overflow of surface or subsurface water resulting directly or indirectly therefrom; and in the event that any suit or proceeding is brought against the City at law or in equity, either independently or jointly with the owner or owners of all the property abutting the aforesaid alleys, or any of them, on account thereof, they shall defend the City in any such suit or proceeding at their cost; and in the event of a final judgment or decree being obtained against the City, either independently or jointly with the property owner or owners granting consent for the aforesaid right-of-way to be closed to public use and travel, they shall pay such judgment or comply with such decree including payment of all costs and expenses or whatsoever nature and hold the City harmless therefrom.

(d) The applicant shall provide evidence that they have identified any public or private utilities that may have a vested interest in or facilities located within the subject right-of-way and worked out arrangements with the owners of any such utilities to protect the owner's rights. All affected owners of private and public infrastructure must provide written acknowledgement that they are satisfied with the resolution of their facilities within the proposed closing area for this Ordinance to be valid.

(e) The applicant submits and obtains approval by the Director of Planning and Development Review a plan of development pursuant to Chapter 30, Article X, Division 4 of the Code of the City of Richmond (2020), as amended, for the construction of the improvements on the site, or, if no plan of development is required, the applicant must apply for and be issued a building permit pursuant to the Virginia Uniform Statewide Building code. Should approval of the plan of development or building permit be denied, this closure of the public right of way shall not go into effect. The plan of development or the plans submitted

with the application for a building permit shall provide for pedestrian connectivity through the site to Semmes Avenue; the final location, width, and boundaries of the pedestrian connectivity improvements shall be subject to the approval of the Director of Planning and Development Review in accordance with applicable laws and regulations and shall be depicted within the final approved plan of development or the final approved plans submitted with the application for the building permit.

(f) The applicant agrees in a writing approved as to form by the City Attorney that, if the applicant removes any cobblestones from the right-of-way area to be closed, the applicant shall deliver all such cobblestones in an undamaged and cleaned condition to a location to be determined by the Director of Public Works.

(g) The applicant shall cause the dedication of a public easement for vehicular and pedestrian cross access between Cowardin Avenue, beginning generally at the southern boundary of Tax Parcel No. S000-0301/007 and West 20th St, and crossing Tax Parcel Nos. S000-0248/002 and S000-0248/007; the final location, width and boundaries of the public easement, together with the improvements for vehicular and pedestrian travel to be constructed therein, shall all be subject to the approval of the Department of Public Works in connection with review and approval of the plan of development or the building permit application. The Chief Administrative Officer is hereby authorized to accept dedication of such easement, provided that the easement shall be granted and conveyed by deeds satisfactory to and approved as to form by the City Attorney.

(h) The applicant pays the City the sum of \$5,000.00 for the right-of-way area to be closed; such sum may be adjusted based upon the actual area of the retained and dedicated easements to be provided to the City. This condition is satisfied when all abutting property owners

execute an agreement to purchase the right-of-way area to be closed, with such agreement being in accordance with section 15.2-2008 of the Code of Virginia (1950), as amended, and approved as to form and legality by the City Attorney. If any property owner fails to make the payment for such owner's fractional portion within 24 months of the date of adoption of this ordinance, then the closing shall be null and void.

(i) The applicant satisfies all terms and conditions requisite for the closing of the right-of-way area to be closed by this ordinance and provides the Department of Planning and Development Review, the Office of the City Attorney, and the Office of the City Clerk with written evidence that all terms and conditions of this ordinance have been satisfied.

§ 3. That, at such time as this ordinance becomes effective, the City shall have no further right, title or interest in the closed right-of-way areas other than that expressly retained under provisions of this ordinance or granted to satisfy the terms and conditions set out in this ordinance.

§ 4. This ordinance shall be in force and effect only upon the satisfaction of the terms and conditions set out above.



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Master

File Number: Admin-2023-1666

File ID: Admin-2023-1666

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department:

Cost:

File Created: 09/26/2023

Subject:

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 11/13/2023

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: ADMIN-2023-1666 Williams Mullen Ltr Req W 20th St Closure 2023-03-15, ADMIN-2023-1666 DPW Drwg N29057 Signed

Enactment Number:

Contact:

Introduction Date:

Drafter: Joseph.DavenportJr@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/26/2023	M.S. Khara	Approve	9/28/2023
1	2	9/26/2023	Joseph Davenport - FYI	Notified - FYI	
1	3	10/3/2023	Bobby Vincent	Approve	9/28/2023
1	4	10/3/2023	Joseph Davenport - FYI	Notified - FYI	
1	5	10/3/2023	Robert Steidel	Approve	10/5/2023
1	6	10/3/2023	Joseph Davenport - FYI	Notified - FYI	
1	7	10/27/2023	Lincoln Saunders	Approve	10/12/2023
1	8	10/27/2023	Joseph Davenport - FYI	Notified - FYI	
1	9	11/9/2023	Mayor Stoney	Approve	11/16/2023
1	10	11/9/2023	Joseph Davenport - FYI	Notified - FYI	

History of Legislative File

Text of Legislative File Admin-2023-1666

O&R REQUEST

DATE: September 26, 2023 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Robert Steidel, Deputy Chief Administrative Officer

THROUGH: Bobby Vincent Jr., Director
Department of Public Works

THROUGH: M.S. Khara, P.E., City Engineer
Department of Public Works

FROM: Joseph Davenport, P.E., Right-of-Way Manager
Department of Public Works

**RE: PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF AN
UNIMPROVED PORTION OF THE W 20TH STREET RIGHT OF WAY
BETWEEN SEMMES AVENUE AND SIOUX FALLS ALLEY**

ORD. OR RES No.

—

PURPOSE: To close to public use and travel an unimproved portion of the W. 20th Street right-of-way consisting of approx. 10,486 sq. ft. as shown on DPW Drawing No. N-29057 dated 9/08/2023 and entitled “PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF A PORTION OF W 20TH STREET LOCATED SOUTH OF SEMMES AVENUE AND NORTH OF SIOUX FALLS ALLEY” at the request of the applicant.

REASON: A letter of request dated March 15, 2023, from T. Preston Lloyd, Jr., with Williams Mullen on behalf of Manchester Town Center 2, LLC, and 1802 Semmes LLC, the only property owners adjacent to the proposed closing area.

RECOMMENDATIONS: The Department of Public Works offers no objections to the proposed right-of-way closing and request that any approvals be subject to, and including without limitation, the following terms and conditions:

The applicant(s)/owner(s)/successor(s) shall be responsible for any and all costs associated with the proposed closing, including without limitation, realignment, relocation, or removal of utilities, or infrastructures, installment of new utilities or infrastructures, new or revised street name or directional signs, streetlights, etc., as required or directed by City Agencies.

The applicant(s)/owner(s)/successor(s) shall provide evidence that they have identified any public or private utilities that may have a vested interest in or facilities located within the subject right-of-way and worked out arrangements with the owners of any such utilities to protect the owner's rights. All affected owners of private and public infrastructure must provide written acknowledgement that they are satisfied with the resolution of their facilities within the proposed closing area for this Ordinance to be valid.

The applicant(s)/owner(s)/successor(s) shall be responsible for surface storm water overflow in the area to be closed.

The applicant(s)/owner(s)/successor(s) shall be responsible for obtaining the written consent of all abutting landowners to the closing and other property owners within the block affected by the closing.

A twenty-four (24) month expiration clause shall be included whereby all conditions must be satisfied by the applicant(s)/owner(s)/successor(s) within twenty-four (24) months of the ordinance adoption date and approved by the City before the ordinance can go into effect.

A Plan of Development (POD) for the construction of the improvements on the site, or, if no POD is required, a building permit, must be submitted and approved by the City within twenty-four (24) months of ordinance adoption. Should approval of the Plan of Development, or building permit, be denied, this closure of the public right of way will not go into effect.

The Plan of Development, or building permit plans, shall provide for pedestrian connectivity through the site to Semmes Avenue; the final location, width and boundaries of the pedestrian connectivity improvements to be as approved by the Director of Planning and Development Review and depicted within the final approved Plan of Development, or building permit plans.

The Applicant shall cause the dedication of a public easement for vehicular and pedestrian cross access between Cowardin Ave, beginning generally at the southern boundary of Parcel No. S0000301007 and W. 20th St, and crossing Parcel Nos. S0000248002 and S0000248007; the final location, width and boundaries of the public easement, together with the improvements for vehicular and pedestrian travel to be constructed therein, shall all be as approved by the Department of Public Works in connection with review and approval of the Plan of Development, or building permit application; the Chief Administrative Officer is hereby authorized to accept dedication of such easement so long as the easement shall be granted and

conveyed by deeds satisfactory to and approved as to form by the City Attorney.

If any existing utility is located within the proposed closing area, the applicant has the option to relocate the utility as directed by and approved by the appropriate City agency; or, the City will retain an easement over the subject area which shall be defined on a plat provided by the applicant and approved by the Department of Public Works; the Chief Administrative Officer is hereby authorized to accept dedication of such easement so long as the easement shall be granted and conveyed by deeds satisfactory to and approved as to form by the City Attorney.

The applicant(s)/owner(s)/successor(s) of the property must agree to preserve any existing cobblestones within the vacated right-of-way; or, should any found cobblestones be removed at a future date, the applicant(s)/owner(s)/successor(s) shall agree to return the cobblestones to the City at a location designated by the Department of Public Works.

The applicant(s)/owner(s)/successor(s) agrees to pay the City of Richmond for this public right-of-way vacation the sum of \$5,000.00.

The applicant(s)/owner(s)/successor(s) is responsible for providing the Law Department with written evidence within twenty-four (24) months of the ordinance adoption that all conditions of the ordinance have been satisfied. Should this written evidence not be submitted to the said offices prior to the expiration date after final approval of the ordinance, the ordinance will become null and void automatically.

BACKGROUND:

The subject property is a currently vacant, former manufacturing and distribution/warehouse site. The present zoning of B-6 Mixed-Use Business District contemplates urban residential and commercial uses, including multifamily, retail, personal service, and institutional uses. The owner is requesting the vacation of the unimproved portion of the W. 20th St public right-of-way to allow greater flexibility in accommodating the future design of a higher-density development consistent with the spirit and intent of the previously approved Belle Heights Special Use Permit (Ordinance No. 2019-013). This may include multifamily buildings and accompanying surface parking with appropriate amenities.

Moreover, the applicant has proposed the dedication of a public access easement that will provide vehicle and pedestrian access from W 20th St to Cowardin Ave. The exchange of the unimproved portion of W 20th St right-of-way being vacated with the proposed public access easement will improve circulation through the existing Belle Heights subdivision and the future property development, all to the benefit of the public.

The value of the right of way to be vacated (approx. 10,486 sq. ft.) has been determined to be \$74,563 (\$7.1107/sq. ft.) and is based on the assessed land values of the immediately adjacent parcels. The value of the right-of-way being vacated is fully offset by the public access easement area to be dedicated (approx. 22,100 sq. ft.) as a condition of the right-of-way vacation. While the value of the right-of-way to be vacated is fully offset by the easement dedication, the applicant has agreed to pay a fee of \$5,000 for the City administrative burden to facilitate the right-of-way vacation. This amount is due to the City as a condition of this ordinance.

The proposed right-of-way closing will not negatively impact the local City transportation network.

Other reviewing administrative agencies offered no objections to the right-of-way closing request.

FISCAL IMPACT/COST: None; the City is not currently receiving State Maintenance Funds for the unimproved portion of W 20th Street that is being proposed to be closed; therefore, no fiscal impact/cost to City.

FISCAL IMPLICATIONS: None anticipated.

BUDGET AMENDMENT NECESSARY: No amendment necessary at this time.

REVENUE TO CITY: \$300 application and processing fee; \$5,000 administrative fee.

DESIRED EFFECTIVE DATE: Upon Adoption.

REQUESTED INTRODUCTION DATE: November 13, 2023

CITY COUNCIL PUBLIC HEARING DATE: December 11, 2023

REQUESTED AGENDA: Consent Agenda

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: Planning Commission

AFFECTED AGENCIES: Public Works; Public Utilities; City Attorney's Office; Planning and Development Review; Economic and Community Development; Assessor; Finance; Fire Department; Police Department, Mayor's Office, CAO's Office

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

REQUIRED CHANGES TO WORK PROGRAM(S): None.

ATTACHMENTS: Applicant's request letter dated March 15, 2023 (Williams Mullen)
DPW Dwg. No. N-29057 (dated 9/08/2023)

STAFF:

Prepared for Bobby Vincent, Jr., Director DPW

Prepared by Joseph Davenport, Right-of-Way Manager, DPW

Research and Drawing Coordinated By: James Flannery, Engineering Specialist, DPW

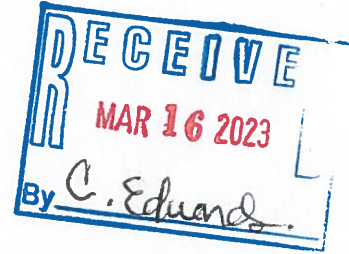
Department of Public Works / 646-0435

WILLIAMS MULLEN

Direct Dial: 804.420.6615
plloyd@williamsmullen.com

COPY

March 15, 2023



VIA FEDERAL EXPRESS

City of Richmond Department of Public Works
900 E. Broad Street, #700
Richmond, Virginia 23219
Attn. Bobby Vincent, Jr., Director

Re. Application for Closure and Vacation of Right of Way | Portion of W. 20th Street Adjacent to Property of Manchester Town Center 2, LLC, and 1802 Semmes, LLC

Ladies and Gentlemen:

This firm is counsel to Manchester Town Center 2, LLC, a Virginia limited liability company ("Manchester Town Center 2"), and 1802 Semmes, LLC, a Virginia limited liability company ("1802 Semmes" and, together with Manchester Town Center 2, "Owners"). Owners own certain real estate neighboring Belle Heights subdivision ("Belle Heights"), located in the City of Richmond (the "City"), and identified as Parcel ID Nos. S0000360011, S0000301007T, and S0000248002 (collectively, the "Property").

The Property fronts the eastbound lane of Semmes Avenue and is bounded by Cowardin Avenue to the east and W. 21st Street to the west, as depicted on that certain plat entitled "W. 20TH STREET RIGHT OF WAY CLOSING", dated February 13, 2023, a copy of which is attached hereto as Exhibit A (the "Plat"). The Property is bisected by an unimproved portion of W. 20th Street comprising approximately 0.241 acres and extending approximately 262 feet to the south from Semmes Avenue, shown and depicted as "Parcel A" on the Plat (the "Subject Right of Way").

On behalf of Owners, we request that the City close to public travel and vacate the Subject Right of Way for the reasons set forth below, as authorized pursuant to City Code Section 90-326.

BACKGROUND ISSUES FOR CONSIDERATION BY DPW AND REVIEWING CITY STAFF

- 1. Transaction History and Proposed Public Access Easement:** Owners' affiliates developed and subdivided Belle Heights. In the initial phase of development for Belle Heights, the City required Owners' affiliates to provide two points of access from the residential parcels in Belle Heights to a public right of way, which at that time could only be accomplished via direct access to Semmes Avenue. Owners' affiliates and the City originally desired for Belle Heights to have such access to Coward Avenue via a right of way over Parcel ID No. S0000248002 (the "Corner Parcel"). The Corner Parcel is now a part of the Property; however, when the City granted the special use permit for Belle Heights, the Corner Parcel was owned by an unaffiliated party. Accordingly, Owners'

WILLIAMS MULLEN

City of Richmond Department of Public Works
March 15, 2023
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affiliates were required to dedicate the Subject Right of Way to provide secondary access to Belle Heights. In the intervening period, Manchester Town Center 2 acquired the Corner Parcel, enabling access from Belle Heights to Cowardin Avenue. As a condition of the vacation of the Subject Right of Way, Owners propose to dedicate a variable width public access easement over the Property from W. 20th Street to Cowardin Avenue, as depicted on the Plat (the "Proposed Public Access Easement"). The dedication of the Proposed Public Access Easement would realize the City's and Owners' original intent for public access to Belle Heights.

2. **Support of Affected Owners:** Owners own all privately owned land abutting the Subject Right of Way. Belle Heights Homeowners Association Inc., a Virginia corporation (the "Association"), governs Belle Heights. The Board of Directors of the Association approved the vacation of the Subject Right of Way by written consent, a copy of which is attached hereto as Exhibit B. The Proposed Public Access Easement crosses property owned by Owners and 324 Cowardin Ave LLC, a Virginia limited liability ("324 Cowardin"). 324 Cowardin is an affiliate under common control with Owners. Therefore, all parties with an interest in the Subject Right of Way or Proposed Public Access Easement have consented to the instant request.
3. **Current Use of the Property:** The Property currently includes a collection of vacant warehouse and light industrial structures not suitable for commercial use. The Property is used for temporary outdoor storage in connection with neighboring development projects.
4. **Utility Use:** Owners propose to dedicate to the City appropriate easements over the Property for any sewer, water, and gas lines necessary to service future improvements to the Property and neighboring developments, including the Belle Heights subdivision. No public utilities are located within the Subject Right of Way.
5. **Emergency Services:** Access by Emergency Services to Belle Heights and the Property will not be affected by the vacation of the Subject Right of Way, as the Proposed Public Access Easement will provide equivalent access to and from such parcels to public rights of way.
6. **Refuse Collection Service:** Refuse collection services for Belle Heights and the Property will not be affected by the vacation of the Subject Right of Way, as the Proposed Public Access Easement will provide equivalent access to and from such parcels to public rights of way.
7. **Impact to Pedestrian and Vehicular Traffic:** The Subject Right of Way is **unimproved** and therefore does not provide effective ingress or egress to any property other than the Property. The Proposed Public Access Easement is consistent with the City's original preference for access to the Property and, upon completion of road improvements, will improve circulation through Belle Heights and the Property, and promote safe vehicular and pedestrian ingress and egress.

WILLIAMS MULLEN

City of Richmond Department of Public Works
March 15, 2023
Page 3

PURPOSE OF REQUEST

Owners intend to market the Property for development consistent with its B-6 designation. The bisection of the Property by the Subject Right of Way compromises its marketability, developability, and potential benefit to residents of Belle Heights and surrounding property. Moreover, the replacement of the Subject Right of Way with the Proposed Public Access Easement will improve circulation through Belle Heights and the Property to the benefit of the public. Owners therefore request that the City vacate the Subject Right of Way in exchange for the dedication of the Proposed Public Right of Way.

Together with this letter of request and Exhibits thereto, we enclose a check made payable to the City of Richmond in the amount of Three Hundred and No/100 Dollars (\$300.00) as non-refundable application and processing fee. Please acknowledge your receipt of these materials and kindly notify the undersigned of any additional materials required in connection with your review.

Thank you for your assistance.

Very truly yours,



T. Preston Lloyd, Jr.

Enclosures

cc. Will Allen, Harper Associates (via email)
Samuel Lee, Williams Mullen (via email)
Diane Linderman, VHB (via email)

PARCEL A
0.241 ACRES
RIGHT-OF-WAY TO BE VACATED

LINE	BEARING	DISTANCE
L48	N26°53'55"W	262.21
L49	N43°00'28"E	40.00
L50	S26°53'55"E	262.24
L51	S43°00'05"W	40.00

PARCEL B
1.535 ACRES
MANCHESTER TOWN CENTER 2 LLC
RIGHT-OF-WAY TO BE VACATED

LINE	BEARING	DISTANCE
L31	N26°53'55"W	5.58
L32	N56°14'28"E	118.28
L33	N61°42'28"E	75.54
L34	N54°08'12"E	74.57

LINE	BEARING	DISTANCE
L35	S77°02'28"E	118.16
L36	S45°21'41"W	181.14
L37	N26°53'55"W	262.24
L38	S43°00'26"W	40.00

PARCEL C
2.227 ACRES
1803 SEMMES LLC
RIGHT-OF-WAY TO BE VACATED

LINE	BEARING	DISTANCE
L39	N26°53'55"W	239.24
L40	N15°46'00"E	30.98
L41	N48°03'28"E	180.08
L42	N54°25'03"E	48.25
L43	S26°53'55"E	5.58

LINE	BEARING	DISTANCE
L44	S26°53'55"E	262.21
L45	S18°06'05"W	9.90
L46	S43°00'05"W	235.00
L47	N71°53'55"W	9.90

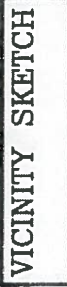
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	512.54	49.07	5.49	24.55	N68°59'02"E	49.05
C2	511.81	50.90	5.48	25.47	N68°58'58"E	50.88
C3	2531.00	282.97	6.63	146.65	S12°29'21"W	282.80

Legend

RIGHT-OF-WAY TO BE CLOSED WITH CITY ROADWAY

FOR USE IN PUBLIC ACCESS LADDERWAY TO BE DEDICATED TO A PUBLIC PURPOSE OR PARCELS A, B, & C

PROPERTY LINE INFORMATION
DEPICTED IN THIS EXHIBIT IS BASED ON COMPILED INFORMATION FROM CITY GIS, PLANS OF RECORDS AND VARIOUS SURVEYS.



Semmes Avenue
Variable Width Right of Way

W 21st Street
Variable Width Right of Way

W 20th Street
Variable Width Right of Way

Cowardin Avenue

Semmes Avenue
Variable Width Right of Way

MANCHESTER TOWN CENTER 2 LLC
PARCEL C2 (SUBPARCEL)

324 COWARDIN AVE LLC
PARCEL C3 (SUBPARCEL)

324 COWARDIN AVE LLC
PARCEL C4 (SUBPARCEL)

3620 COWARDIN LLC
PARCEL C5 (SUBPARCEL)

MANCHESTER TOWN CENTER LLC
PARCEL C6 (SUBPARCEL)

C.S.K. TRANSPORTATION INC
TAX DEPARTMENT #190
PARCEL C7 (SUBPARCEL)

- NOTES**
1. Property owners correct as of
 2. Ordinance
 3. Adopted
 4. Accepted

REFERENCES:

REVISIONS:



Surveys Division, Room 600 City Hall
900 E. Broad Street, Richmond, Va. 23219

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA



DRAWN BY: CC
CHECKED BY: EG

FIELD NOTE

SCALE: 1"=60'

DATE: February 13, 2023

PROJECT: 36224.00

DWG: SHEET 1 OF 1

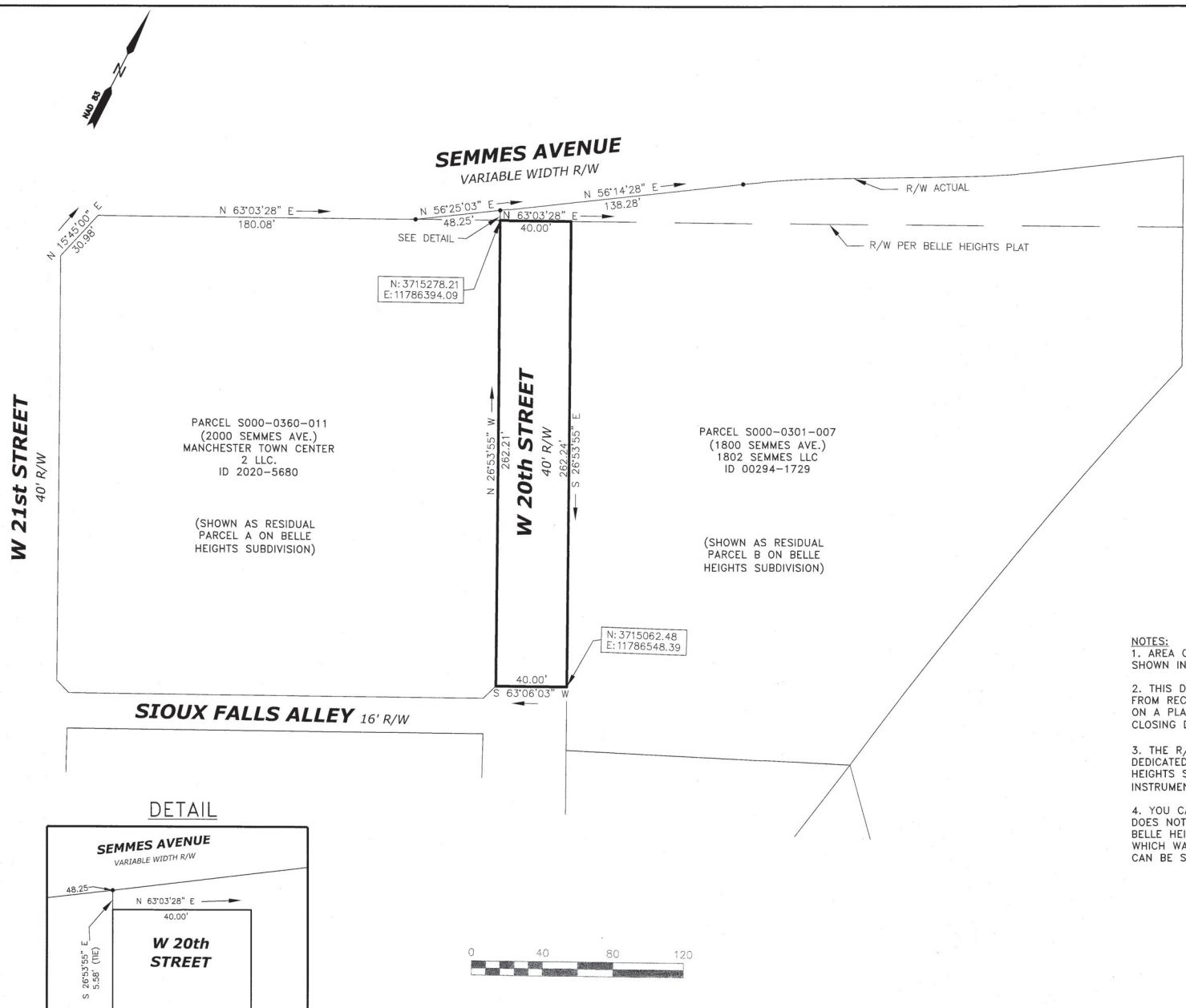
W. 20th Street Right of Way Closing

Block No.

6th Council District

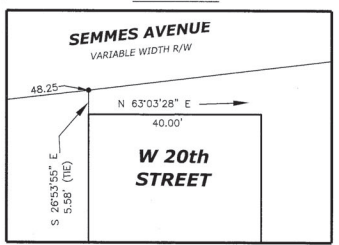


VICINITY SKETCH
(SCALE 1"=1000')



- NOTES:
1. AREA OF RIGHT OF WAY PROPOSED TO BE CLOSED SHOWN IN BOLD 10486 SQ. FT.
 2. THIS DRAWING IS BASED ON A COMPILATION OF DATA FROM RECORD SOURCES AND A RECENT FIELD SURVEY SHOWN ON A PLAT BY VHB TITLED W. 20TH STREET RIGHT OF WAY CLOSING DATED 8/2/2023
 3. THE R/W WHICH IS PROPOSED TO BE CLOSED IS DEDICATED TO THE CITY OF RICHMOND AS PART OF THE BELLE HEIGHTS SUBDIVISION WHICH WAS RECORDED AS INSTRUMENT NO. 190027594 ON 12/30/2019.
 4. YOU CAN NOTICE ON THIS PLAT THAT THE END OF W 20TH ST DOES NOT CONNECT WITH SEMMES AVE. THIS IS BECAUSE THE BELLE HEIGHTS PLAT DID NOT INCLUDE A PORTION OF SEMMES AVENUE WHICH WAS VACATED BY COUNCIL ORDINANCE # 92-64-72 AND CAN BE SEEN ON DPW DWG. #0-22025.

DETAIL



Council District 5 Block No. S-360, S-301

<p>NOTES</p> <ol style="list-style-type: none"> 1. Property owners correct as of Sep. 5, 2023 2. Ordinance No: _____ 3. Adopted: _____ 4. Accepted: _____ 	<p>Engineering Specialist: <i>[Signature]</i></p>		<p>PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF A PORTION OF W 20TH STREET LOCATED SOUTH OF SEMMES AVENUE AND NORTH OF SIOUX FALLS ALLEY</p>					
	<p>Ops Mgr For Surveys: <i>[Signature]</i></p>			<p>Surveys Division, Room 600 City Hall 900 E. Broad Street, Richmond, Va. 23219 DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA</p>	<p>Requested By: T. Preston Lloyd Jr.</p>			
<p>REFERENCES: BL 12SE, 0-22025, SD-28914</p>	<p>Right Of Way Manager: <i>[Signature]</i></p>	<p>Drawn By: J.F. Checked By: M.W.A.</p>	<table border="1"> <tr> <td>FIELD NOTE</td> <td>SCALE 1"=40'</td> <td>DATE 9/08/2023</td> <td>PROJECT S-360/ S-301-SC</td> <td>DRAWING NO. N-29057</td> </tr> </table>	FIELD NOTE	SCALE 1"=40'	DATE 9/08/2023	PROJECT S-360/ S-301-SC	DRAWING NO. N-29057
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<p>REVISIONS</p>								