

INTRODUCED: May 9, 2022

AN ORDINANCE No. 2022-141

To declare a public necessity for the acquisition of and to authorize the Chief Administrative Officer to accept from a certain property owner a 20± foot wide limited access easement located at 3B Manchester Road and the dedication as public right-of-way of a portion of 3A Manchester Road, consisting of 3,710.92± square feet, for the purpose of providing for vehicular access by the City across and generally following the northern boundary of 3B Manchester Road and for the widening of the Manchester Road public right-of-way on a portion of the property known as 3A Manchester Road.

\_\_\_\_\_  
Patron – Mayor Stoney

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: MAY 23 2022 AT 6 P.M.

WHEREAS, in the opinion of the Council of the City of Richmond, a public necessity exists for the (i) acquisition of an approximately 20-foot wide limited access easement located at 3B Manchester Road, with Tax Parcel No. S000-0101/003 in the 2022 records of the City Assessor, for vehicular access by the City, and (ii) acceptance of the dedication as public right-of-way of a portion of the property known as 3A Manchester Road, with Tax Parcel No. S000-0101/028 in the records of the City Assessor, consisting of approximately 3,710.92 square feet, as shown on the drawings prepared by Shadrach & Associates, LLC, for the Department of Public

AYES:            8            NOES:            0            ABSTAIN:            \_\_\_\_\_

ADOPTED:      MAY 23 2022      REJECTED:    \_\_\_\_\_    STRICKEN:    \_\_\_\_\_

Works, and entitled “Survey Plat Showing a 20’ Limited Access Easement for Official City Vehicle Use Across Tax Parcel 000-0101/003, City of Richmond, Virginia,” and dated April 1, 2020, and entitled “Survey Plat Showing a Boundary Line Adjustment Across Tax Parcels S000-0101/027, S000-0101/003 & S000-0101/009, City of Richmond, Virginia,” and dated March 9, 2020, copies of which are attached to this ordinance, from the owner of the properties known as 3B Manchester Road and 3A Manchester Road, with Tax Parcel Nos. S000-0101/003 and S000-0101/028, respectively, in the 2022 records of the City Assessor, for the purpose of providing for vehicular access by the City across and generally following the northern boundary of the property known as 3B Manchester Road, with Tax Parcel No. S000-0101/003 in the 2022 records of the City Assessor, and for the widening of the Manchester Road public right-of-way on a portion of the property known as 3A Manchester Road, with Tax Parcel No. S000-0101/028 in the records of the City Assessor, consisting of approximately 3,710.92 square feet;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a public necessity exists for the (i) acquisition of an approximately 20-foot wide limited access easement located at 3B Manchester Road, with Tax Parcel No. S000-0101/003 in the 2022 records of the City Assessor, for vehicular access by the City, and (ii) acceptance of the dedication as public right-of-way of a portion of the property known as 3A Manchester Road, with Tax Parcel No. S000-0101/028 in the records of the City Assessor, consisting of approximately 3,710.92 square feet, as shown on drawings prepared Shadrach & Associates, LLC, for the Department of Public Works, entitled “Survey Plat Showing a 20’ Limited Access Easement for Official City Vehicle Use Across Tax Parcel 000-0101/003, City of Richmond, Virginia,” and dated April 1, 2020, and entitled “Survey Plat Showing a Boundary Line

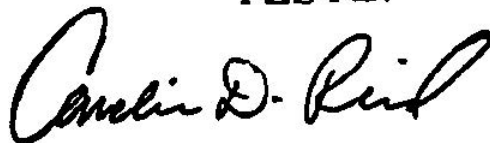
Adjustment Across Tax Parcels S000-0101/027, S000-0101/003 & S000-0101/009, City of Richmond, Virginia,” and dated March 9, 2020, copies of which are attached to this ordinance, from the owner of the properties known as 3B Manchester Road and 3A Manchester Road, with Tax Parcel Nos. S000-0101/003 and S000-0101/028, respectively, in the 2022 records of the City Assessor, for the purpose of providing for vehicular access by the City across and generally following the northern boundary of the property known as 3B Manchester Road, with Tax Parcel No. S000-0101/003 in the 2022 records of the City Assessor, and for the widening of the Manchester Road public right-of-way on a portion of the property known as 3A Manchester Road, with Tax Parcel No. S000-0101/028 in the records of the City Assessor, consisting of approximately 3,710.92 square feet.

§ 2. That the Chief Administrative Officer is authorized to accept the limited access easement and the dedication as public right-of-way of the properties described in section 1 of this ordinance and to execute the deeds and other documents necessary to complete the dedication and acceptance of such properties described in section 1 of this ordinance, provided that all such deeds and other documents first must be approved as to form by the City Attorney or the designee thereof.

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

**A TRUE COPY:**

**TESTE:**

A handwritten signature in black ink, appearing to read "Camelin D. Reed". The signature is written in a cursive, flowing style.

**City Clerk**



**CITY OF RICHMOND**  
**Intra-City Correspondence**

**O&R REQUEST**

**DATE:** April 8, 2022 **EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor *Levar M. Stoney*

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

**THROUGH:** Robert Steidel, Deputy Chief Administrative Officer *Robert Steidel*

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

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

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

**RE: DEDICATION OF PUBLIC RIGHT-OF-WAY ADJACENT TO MANCHESTER ROAD AND ACCEPTANCE OF AN ACCESS EASEMENT FOR OFFICIAL CITY VEHICLE USE ACROSS TAX PARCEL S000-0101/003**

**ORD. OR RES No.** \_\_\_\_\_

**PURPOSE:** To authorize the Chief Administrative Officer (CAO) to accept dedication of 3,710.92 sq. ft. (0.085 acres) to be used for widening of the Manchester Road right-of-way, and also to accept the granting of an approximately 20 ft. wide (9,463.01 sq. ft.) access easement for Official City Vehicle Use across and generally following the northern boundary of the property designated as Tax Parcel S000-0101/003, from South Falls East, LLC, as referenced on the plats prepared by Shadrach & Associates, LLC dated March 9, 2020 and entitled "SURVEY PLAT SHOWING A BOUNDARY LINE ADJUSTMENT ACROSS TAX PARCELS S000-0101/027, S000-0101/003 & S000-0101/009, CITY OF RICHMOND, VIRGINIA" and another dated April 1, 2020 and entitled "SURVEY PLAT SHOWING A 20' LIMITED ACCESS EASEMENT FOR OFFICAL CITY VEHICLE USE ACROSS TAX PARCEL 000-0101/003, CITY OF RICHMOND, VIRGINIA" at the request of the applicant and to authorize the CAO to execute all documents necessary to complete the dedication and acceptance.

**REASON:** Dedication of right-of-way and granting of access easement as required and stipulated within the approved Plan of Development (POD) and/or noted within the POD approval letter for “The Hydro” apartment building and site development.

**RECOMMENDATIONS:** The Department of Public Works requests acceptance of this right-of-way dedication and access easement.

**BACKGROUND:** The parcels being developed (new apartment building, “The Hydro”) are bounded by Hull Street to the west, Manchester Road to the north, City-owned parcels to the east and Walker Creek to the south. There is a sole improved public right-of-way (Manchester Road) for access to the new apartment building; beyond the new apartment building is an unimproved gravel service road that connects to Maury Street. The gravel service road receives very little vehicular traffic.

To be consistent with the City standard for a typical local street, the right-of-way width of Manchester Road should be 50 feet, to accommodate two (2) travel lanes, the potential for on-street parking, concrete curb and gutter, and sidewalks on both sides. The existing Manchester Road right-of-way is sub-standard, its width varies along its length, being approximately 30 feet wide fronting the parcels being developed for the new apartment complex. As an initial step to achieving a standard 50 foot right-of-way width, the developer is dedicating sufficient property such that there will be approximately a 25 foot width for the southern half of Manchester Road (road centerline to The Hydro property line), adjacent to the parcels being developed.

(Note: there is a future development proposed for the north side of Manchester Road whose developer has also agreed to dedicate additional right-of-way to ultimately achieve a 50’ right-of-way width per our typical section.)

Additionally, to provide an additional emergency access route to the new apartment building, the developer shall be granting an access easement through their property so as to connect the previously mentioned gravel service road to Manchester Road to provide a secondary means of ingress/egress for emergency services and official City vehicles from Maury Street. This was a condition of the approved Plan of Development (POD) and the final certificate of occupancy will not be issued until the easement is secured

All improvements to the public right-of-way will be complete and approved by the Department prior to the recording of the deed.

**FISCAL IMPACT/COST:** None

**FISCAL IMPLICATIONS:** None anticipated

**BUDGET AMENDMENT NECESSARY:** No amendment necessary at this time

**REVENUE TO CITY:** None (assessed land value of dedicated right-of-way is \$78,000; the value of the right-of-way improvements are estimated as \$113,000)

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** May 9, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** May 23, 2022

**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):** Additional public right-of-way will result in de minimis increase in future maintenance costs

**ATTACHMENTS:** Survey plat prepared by Shadrach & Associates, LLC dated March 9, 2020.  
Survey plat prepared by Shadrach & Associates, LLC dated April 1, 2020.

**STAFF:**

Prepared for Bobby Vincent, Jr., Director, DPW

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

Research and Drawing Coordinated by Shenouda Guergues, DPW

Department of Public Works / 646-0435



Portion of S000-0101/027 to Parcel 3  
 0.019 Acres  
 825.53 Sq. Ft.

Portion of S000-0101/003 to Parcel 3  
 0.044 Acres  
 1914.96 Sq. Ft.

Portion of S000-0101/009 to Parcel 3  
 0.022 Acres  
 970.43 Sq. Ft.

N/F RIVERFRONT SILOS, LLC  
 Instrument No. 2004-21682  
 Tax Parcel S000-0101/006  
 #2 Manchester Road

N/F City of Richmond Public Works  
 Deed Book 193, Page 250  
 Tax Parcel S000-0101/015  
 #5 Manchester Road

Manchester Road  
 (Portion Not Open)

N/F City of Richmond Public Works  
 Deed Book 193, Page 250  
 Tax Parcel S000-0101/015  
 #5 Manchester Road

South Falls East, LLC  
 Instrument No. 2019-11104  
 Instrument No. 2019-11105  
 Tax Parcel S000-0101/009  
 #3A Manchester Road

Manchester Road  
 (30' Public R/W)

[NEW AREA]  
**Parcel 1**  
 0.235 Acres

[NEW AREA]  
**Parcel 3**  
 0.085 Acres

[NEW AREA]  
**Parcel 2**  
 2.917± Acres

South Falls East, LLC  
 Instrument No. 2019-11104  
 Instrument No. 2019-11105  
 Tax Parcel S000-0101/003  
 #3B Manchester Road

Little Building, LLC  
 Instrument No. 2019-21209  
 Tax Parcel S000-0101/027  
 #3 Manchester Road

N/F South Falls East, LLC  
 Instrument No. 2019-11104  
 Instrument No. 2019-11105  
 Tax Parcel S000-0101/007  
 #3D Manchester Road  
 (Parcel 4)

N/F City of Richmond  
 Deed Book 424, Page 808  
 Tax Parcel S000-0100/020  
 #7 Manchester Road

R=471.67'  
 Δ=15°07'42"  
 L=125'±

N/F City of Richmond Public Works  
 Deed Book 205, Page 218  
 Tax Parcel S000-0101/010  
 #2 Decatur Street

N/F City of Richmond Public Works  
 Deed Book 205, Page 218  
 Tax Parcel S000-0101/010  
 #2 Decatur Street

Former Hydroelectric Station  
 Above Canal

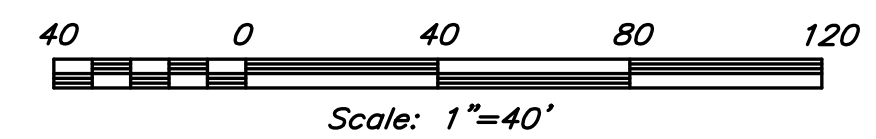
LINE TABLE

LINE	BEARING	DIST.
L1		
L2	S85°51'18"W	8.93'
L3	N03°08'42"W	24.22'
L4	N68°48'42"W	24.30'
L5	S48°37'34"W	15.10'
L6	N17°04'34"E	28.00'

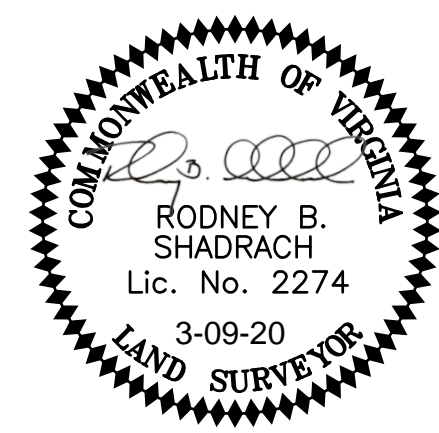
THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINES OF THE TAX PARCELS SHOWN HEREON

SURVEY PLAT  
 SHOWING A BOUNDARY LINE ADJUSTMENT  
 ACROSS TAX PARCELS S000-0101/027,  
 S000-0101/003 & S000-0101/009

CITY OF RICHMOND, VIRGINIA  
 DATE: MARCH 9, 2020



**Shadrach & Associates, LLC**  
 LAND SURVEYING  
 430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236  
 Phone: (804)379-9300 • Fax: (804)379-9301



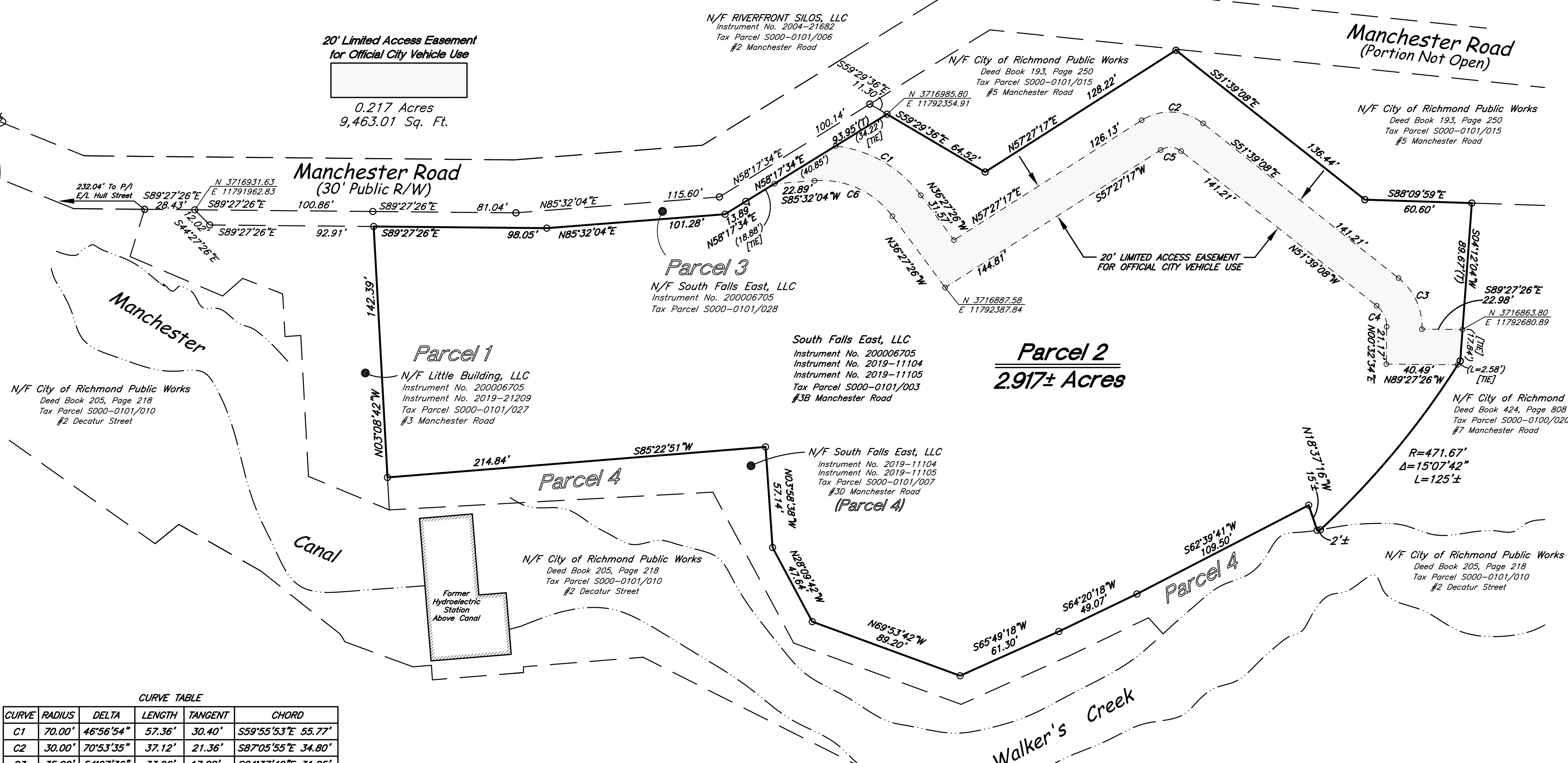
I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, Certified Interior Designers and Landscape Architects.

- Notes:**
- The subject property is partially located in a Special Flood Hazard Area, and appears to be located in Zones (AE-Base Flood Elevation Determined) and (X\*-Area Protected by Levees from 1% Annual Chance Flood) as defined by the Federal Insurance Administration Community Panel No. 510129-0043-D, effective date July 16, 2014
  - This survey plat represents a current and accurate field transit boundary survey of the premises shown hereon. Date of physical survey: March 15, 2019.
  - This survey was made with the benefit of a Title Report issued by Fidelity National Title Insurance Company, dated May 17, 2019. (Commitment No. 19-15091)

20' Limited Access Easement  
for Official City Vehicle Use

0.217 Acres  
9,463.01 Sq. Ft.

Manchester Road  
(30' Public R/W)



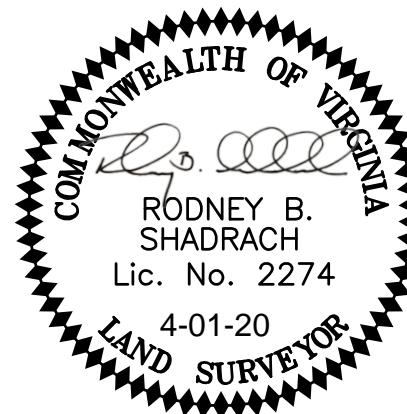
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C1	70.00'	46°56'54"	57.36'	30.40'	S59°55'53"E 55.77'
C2	30.00'	70°53'35"	37.12'	21.36'	S87°05'55"E 34.80'
C3	35.00'	54°07'36"	33.06'	17.88'	S24°37'42"E 31.85'
C4	15.00'	52°11'42"	13.66'	7.35'	N25°33'17"W 13.20'
C5	10.00'	70°53'35"	12.37'	7.12'	N87°05'55"W 11.60'
C6	50.00'	58°00'30"	50.62'	27.72'	N65°27'41"W 48.49'

Notes:

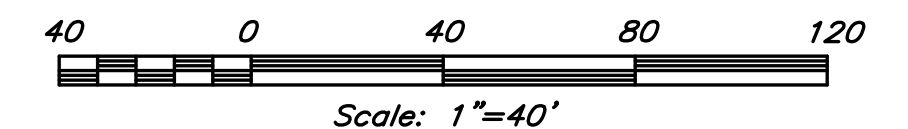
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SURVEY PLAT  
SHOWING A 20' LIMITED ACCESS EASEMENT  
FOR OFFICIAL CITY VEHICLE USE  
ACROSS TAX PARCEL 000-0101/003  
CITY OF RICHMOND, VIRGINIA

DATE: APRIL 1, 2020



**Shadrach & Associates, LLC**

LAND SURVEYING  
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236  
Phone: (804)379-9300 • Fax: (804)379-9301