

INTRODUCED: February 8, 2016

AN ORDINANCE No. 2016-027

To declare that a public necessity exists and to authorize the acquisition of certain fee simple interests, permanent and temporary easements, and dedicated rights-of-way for the public purpose of constructing multimodal transportation and drainage improvements along Commerce Road between its intersection with Bells Road and its intersection with Bellemeade Road.

Patron – Mayor Jones

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 22 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, permanent drainage easements, temporary construction easements, a permanent property access easement, and dedicated rights-of-way as shown on plats prepared by Johnson, Mirmiran & Thompson, designated as DPW Drawing No. C-28681, dated November 17, 2015, and consisting of Sheet 1, entitled “Plat Showing Dedicated Right of Way and Proposed Permanent Drainage Easement across the Property of Hambell LLC, City Parcel ID#S0090396013, City of Richmond, Virginia,” Sheet 2, entitled “Plat Showing Proposed Permanent Drainage Easement & Proposed Temporary

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: FEB 22 2016 REJECTED: _____ STRICKEN: _____

Construction Easement across the Property of K Associates Commerce RD LLC, City Parcel ID#S0080822072, City of Richmond, Virginia,” Sheet 3, entitled “ Plat Showing Proposed Temporary Construction Easement across the Property of Zimri DM LLC, City Parcel ID#S0080601028, City of Richmond, Virginia,” Sheet 4, entitled “Plat Showing Proposed Temporary Construction Easement across the Property of Waccamaw Transport Inc., City Parcel ID#S0080601025, City of Richmond, Virginia,” and Sheet 5, entitled “Plat Showing Proposed Temporary Construction Easement across the Property of Alleghany Warehouse Co. Inc., City Parcel ID#S0080601051, City of Richmond, Virginia,” for the public purpose of constructing multimodal transportation and drainage improvements along Commerce Road between its intersection with Bells Road and its intersection with Bellemeade Road;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a public necessity exists for the acquisition of certain fee simple interests, permanent drainage easements, temporary construction easements, a permanent property access easement, and dedicated rights-of-way as shown on plats prepared by Johnson, Mirmiran & Thompson, designated as DPW Drawing No. O-28681, dated November 17, 2015, and consisting of Sheet 1, entitled “Plat Showing Dedicated Right of Way and Proposed Permanent Drainage Easement across the Property of Hambell LLC, City Parcel ID#S0090396012, City of Richmond, Virginia,” Sheet 2, entitled “Plat Showing Proposed Permanent Drainage Easement & Proposed Temporary Construction Easement across the Property of K Associates Commerce RD LLC, City Parcel ID#S0080822072, City of Richmond, Virginia,” Sheet 3, entitled “Plat Showing Proposed Temporary Construction Easement Across the Property of Zimri DM LLC, City Parcel ID#S0080601028, City of Richmond, Virginia,” Sheet 4, entitled “Plat Showing

Proposed Temporary Construction Easement across the Property of Waccamaw Transport Inc., City Parcel ID#S0080601025, City of Richmond, Virginia,” and Sheet 5, entitled “Plat Showing Proposed Temporary Construction Easement across the Property of Alleghany Warehouse Co. Inc., City Parcel ID#S0080601051, City of Richmond, Virginia,” for the public purpose of constructing multimodal transportation and drainage improvements along Commerce Road between its intersection with Bells Road and its intersection with Bellemeade Road.

§ 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, permanent drainage easements, temporary construction easements, permanent property access easement, and dedicated rights-of-way, (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, permanent drainage easements, temporary construction easements, permanent property access easement, and dedicated rights-of-way 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, permanent drainage easements, temporary construction easements, permanent property access easement, and dedicated rights-of-way, 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 none of the aforementioned fee simple interests, permanent drainage easements, temporary construction easements, permanent property access easement, and dedicated rights-of-way may be acquired by condemnation proceedings unless and until such condemnation proceedings have been authorized by ordinance adopted by this Council.

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

RECEIVED

JAN 06 2016

4-4697
O & R REQUEST

DEC 15 2015



OFFICE OF CITY ATTORNEY
CITY OF RICHMOND
INTRACITY CORRESPONDENCE

Chief Administration Office
City of Richmond

O&R REQUEST

DATE: December 1, 2015 **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 CAO of Operations

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 ACCEPT IN FEE SIMPLE ACQUISITION OF PROPERTY FOR RIGHT OF WAY PURPOSES AND TO ALL EASEMENTS REQUIRED FOR CONSTRUCTION OF MULTIMODAL IMPROVEMENTS ON COMMERCE ROAD FROM BELLS ROAD TO BELLEMEADE ROAD.

ORD. OR RES. NO:

PURPOSE: To declare that a public necessity exists for the acquisition of right-of-way and easements for the construction of multimodal improvements on Commerce Road from Bells Road to Bellemeade Road, as shown in plats prepared by (JMT) Johnson, Mirmiran and Thompson Inc. and designated as DPW Dwg. No. C-28681, sheets 1 to 6.

REASON: Commerce Road from Bells Road to Bellemeade Road is a multimodal improvement project that is funded with VDOT (Urban) and RSTP (Regional Surface Transportation Program) funds. Additional right of way and easements are required to construct these improvements.

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

BACKGROUND: Commerce Road is an urban minor arterial road serving regional traffic and the surrounding neighborhoods and the surrounding businesses. It connects Bells Road to Bellemeade road and serves as a significant industrial corridor. This project will provide a safe, multi-modal corridor for all users.

The project is funded through coordination with the Virginia Department of Transportation VDOT (Urban) program. These improvements were designed by (JMT) Johnson, Mirmiran and Thompson Inc. and construction plans so noted as DPW Dwg. No. 0-28682.

This project will provide pavement rehabilitation, drainage improvements, and railroad crossing upgrades. The improvements will consist of a center raised median with trees, left turn lanes, curb and gutter, the installation of a (5) five foot sidewalk on the west side only, streetlights, and landscaping along both sides of the road.

In addition the project will improve both connector roads under I95, replace the Goode's Creek deficient bridge, and provide intersection improvements at the Commerce/Bellmeade intersection. The connector roads improvements will improve access to the Port of Richmond by maximizing clearance under I-95 at both the Deepwater Terminal Connector (Prop. 14'-6") and Bells Road Connector (Prop. 14'-11").

In FY06 the city received funds from VDOT in the amount of \$5,908,000 for the city to administer the project. In FY14 the city transferred \$6,352,405 from the Route 5 Relocation Project (042-294-8751) to this project to provide funding for right of way and construction. The FY15-19 CIP budgeted an additional \$1,500,000 the city received from the RRTPO (Richmond Regional Transportation Planning Organization (formerly MPO)) in RSTP funds in FY15. The FY16-20 CIP budgeted an additional \$500,000 the city received from the RRTPO in RSTP funds in FY16. Total funding for the project is \$14,260,405.

These improvements require additional right-of-way, temporary easements and permanent easements from six (6) parcels, as part of the project. These acquisitions are shown in the attached plats prepared by (JMT) Johnson, Mirmiran and Thompson Inc. and designated as DPW Dwg. No. C-28681, sheets 1 to 6. The estimated cost of the ROW acquisition is approximately \$120,000 (costs include consultant fees) based on assessed property values. Most of the property rights needed are temporary or permanent easements. The project construction is scheduled for fall 2016.

FISCAL IMPACT: None. All funding required for the project have been previously budgeted by the City.

FISCAL IMPLICATIONS: None.

BUDGET AMENDMENT NECESSARY: No.

COST TO CITY: 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 Federal, State and local regulations. Acquisition cost is 100% reimbursable.

REVENUE TO CITY: None.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: January 11, 2015

CITY COUNCIL PUBLIC HEARING DATE: January 25, 2016

REQUESTED AGENDA: Consent.

SUGGESTED COUNCIL COMMITTEE: Land Use, Housing, and Transportation Standing Committee meeting (January 20, 2015).

CONSIDERATION BY OTHER ENTITIES: None

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: Establishing a new fund in the Capital Improvement Program Budget called the Urban Construction Program Fund was authorized by City Council on June 28, 2004 (Ordinance No. 2004-187-177).

REQUIRED CHANGES TO WORK PROGRAMS: None

ATTACHMENTS:

1. DPW Dwg. No. C-28681, sheets 1 to 6.

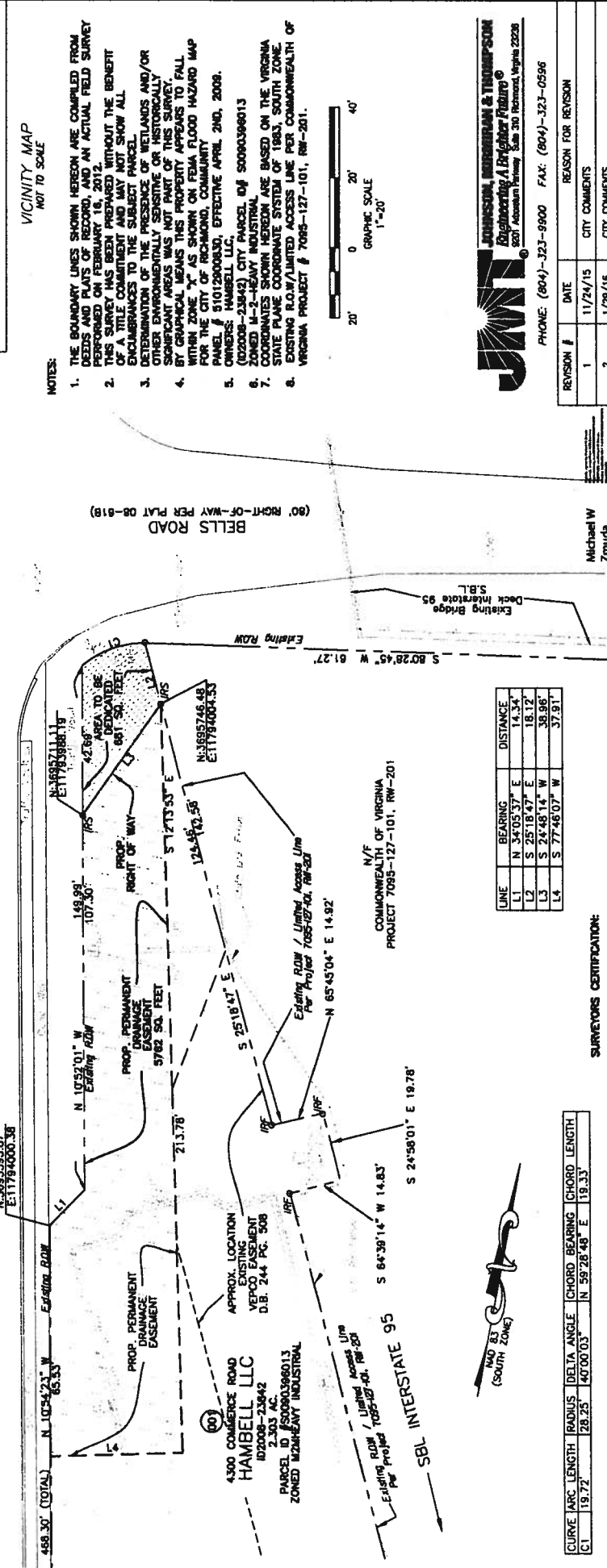
STAFF: M. S. Khara, P.E., City Engineer, 646-5413
Lamont L. Benjamin, P.E., Capital Project Administrator, 646-6339
Kevin T. Newcomb, P.E., Engineer III, 646-0302 (Project Manager)

- LEGEND**
- RS = IRON ROD SET
 - RF = IRON ROD FOUND
 - PP = POWER POLE
 - LP = LIGHT POLE
 - WM = MANHOLE
 - TLP = TRAFFIC LIGHT POLE
 - [Symbol] = DEDICATED RIGHT OF WAY
 - [Symbol] = PERMANENT DRAINAGE EASEMENT

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT DRAINAGE EASEMENT	TEMP. CONSTRUCTION EASEMENT
				SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.
(001)	S0090396013	HAMBELL LLC	2008-23842	2,303	681	5,762	

COMMERCE ROAD
(VARIABLE WIDTH RIGHT-OF-WAY PER PLAT 08-618)



LINE	BEARING	DISTANCE
L1	N 34°05'37" E	14.34'
L2	S 25°18'47" E	18.12'
L3	S 24°48'14" W	38.96'
L4	S 77°48'07" W	37.91'

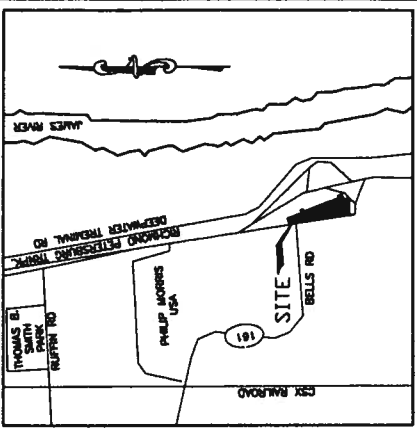
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.72'	28.25'	40°00'03"	N 59°28'48" E	19.33'

OWNERS CERTIFICATION:
I, WE, HAMBELL LLC, AFFIRM THAT I/WE ARE THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT AND DO HEREBY AFFIRM THAT THIS PLAT REFLECTS A DEDICATED RIGHT OF WAY AND PROPOSED PERMANENT DRAINAGE EASEMENT ONLY; AND IS NOT FOR PURPOSES OF CREATING A PARCEL FOR RESIDENTIAL USE.

SURVYORS CERTIFICATION:

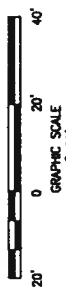
THIS PLAT SHOWING A DEDICATED RIGHT OF WAY AND PROPOSED PERMANENT DRAINAGE EASEMENT ACROSS THE PROPERTY OF HAMBELL LLC, CITY OF RICHMOND, VIRGINIA, WAS PREPARED BY MICHAEL W. ZMUDA FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 16, 2012; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

Michael W. Zmuda
MICHAEL W. ZMUDA L.S. #002078 DATE



NOTES:

- THE BOUNDARY LINES SHOWN HEREON ARE COMPILED FROM DEEDS AND PLATS OF RECORD, AND AN ACTUAL FIELD SURVEY PERFORMED ON FEBRUARY 16, 2012.
- THE PROPERTY LINES SHOWN HEREON MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAP FOR THE CITY OF RICHMOND, COMMUNITY PANEL # 51012900830, EFFECTIVE APRIL 2ND, 2008.
- OWNER: HAMBELL LLC.
- (02008-23842) CITY PARCEL OF 50090396013 (ZONED M-2-HEAVY INDUSTRIAL)
- SHOWN HEREON USE BASED ON THE VIRGINIA COORDINATE AND GRID SYSTEM OF 1854 SOUTH ZONE.
- EXISTING ROAD/LIMITED ACCESS LINE PER COMMONWEALTH OF VIRGINIA PROJECT # 7085-127-101, RW-201.



JMT JOHNSON, MERRIMAN & THOMPSON
Engineering & Planning
2001 Albemarle Parkway, Suite 210 Richmond, Virginia 23228
PHONE: (804)-323-9800 FAX: (804)-323-0596

REVISION #	DATE	REASON FOR REVISION
1	11/24/15	CITY COMMENTS
2	1/29/16	CITY COMMENTS

PLAT SHOWING DEDICATED RIGHT OF WAY AND PROPOSED PERMANENT DRAINAGE EASEMENT ACROSS THE PROPERTY OF HAMBELL LLC
CITY PARCEL ID# S0090396013
CITY OF RICHMOND, VIRGINIA

DRAWN BY: WCA PROJECT# C-28681 SHEET 1 of 6
CHECKED BY: MWZ CONTRACT# JMT/E 09-1030-001
DATE: 11/17/15 SCALE: 1"=20' FB XXX PG XX-XX



LEGEND

- RS = IRON ROD SET
- RF = IRON ROD FOUND
- LP = LIGHT POLE
- MH = MANHOLE
- DI = DRAIN INLET
- FH = FIRE HYDRANT
- WV = WATER VALVE

= TEMPORARY CONSTRUCTION EASEMENT
 = PERMANENT DRAINAGE EASEMENT

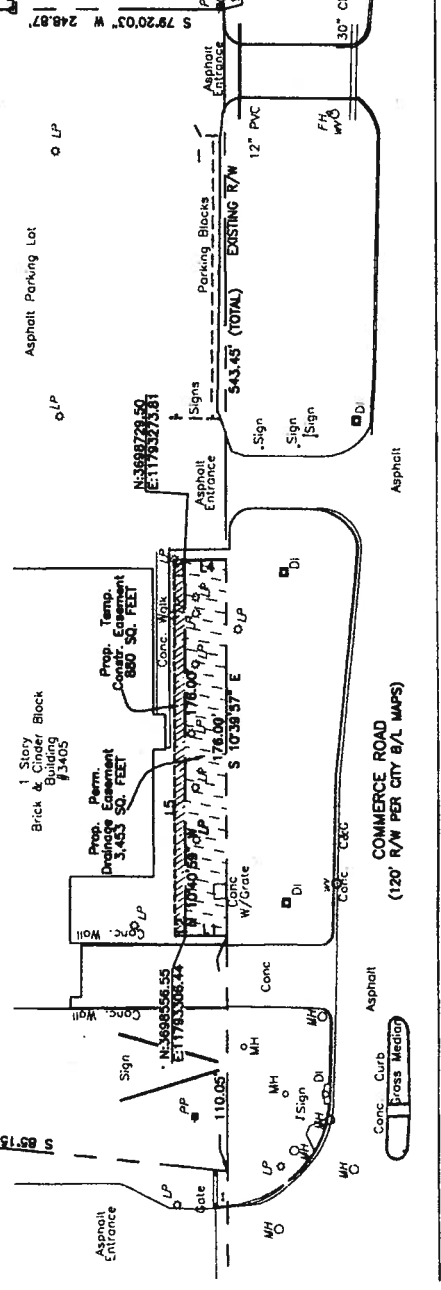
AREA TABULATION		RIGHT OF WAY ACQUISITION		PERMANENT DRAINAGE EASEMENT		TEMP. CONSTRUCTION EASEMENT	
PARCEL NUMBER	PARCEL ID	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES
002	S0080822072	3,462	3.462	3,463	3.463	880	880

PARCEL ID: S0080822072
 3405 COMMERCE ROAD
 K ASSOCIATES COMMERCE RD LLC
 ID 2005-3188
 3.462 ACRES
 ZONED M-1-LIGHT INDUSTRIAL

PARCEL ID: S0080822071
 43401 COMMERCE ROAD
 EASTERN TERMINALS, INC
 DB, 592 PG. 1233
 DB, 176 PG. 256
 1.458 ACRES
 ZONED M-1-LIGHT INDUSTRIAL

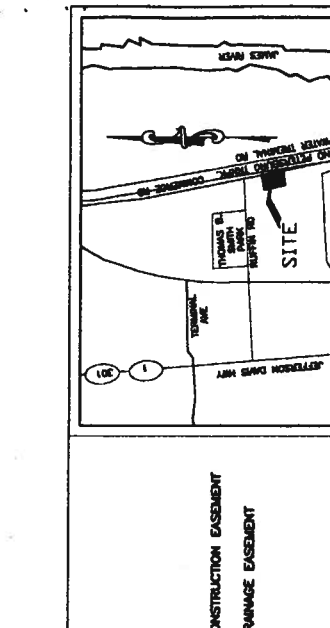
PARCEL ID: S008103801
 4107 COMMERCE ROAD
 PHILIP MORRIS & CO. LTD. INC.
 DB165 PG.136
 42.90 AC.
 ZONED M-2-HEAVY INDUSTRIAL

1 Story Brick & Chimney Building #3405
 Prop. Perm. Easement 3,463 SQ. FEET
 Prop. Temp. Easement 880 SQ. FEET

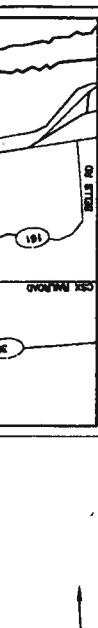


LINE	BEARING	DISTANCE
L1	S 78°19'01" W	19.59'
L2	S 78°19'01" W	5.00'
L3	N 78°19'01" E	5.00'
L4	N 78°19'01" E	19.64'
L5	N 107°40'59" W	176.00'

--- SBL INTERSTATE 95
 R/W
 COMMONWEALTH OF VIRGINIA
 PROJECT 7095-127-101, RW-201



NOTES:
 1. THE BOUNDARY LINES SHOWN HEREON ARE COMPILED FROM DEEDS AND PLATS OF RECORD, AND AN ACTUAL FIELD SURVEY PERFORMED ON FEBRUARY 16, 2012.
 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL CLAIMS OR INTERESTS IN THE SUBJECT PROPERTY.
 3. DETERMINATION OF THE SUBJECT PROPERTY'S ZONING AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "C" AS SHOWN ON FEMA FLOOD HAZARD MAP FOR THE CITY OF RICHMOND, COMMUNITY PANEL # 5101200081D, EFFECTIVE APRIL 2ND, 2009.
 4. OWNERS: K ASSOCIATES COMMERCE RD LLC.
 5. ZONED M-1-LIGHT INDUSTRIAL.
 6. STATE PLANS SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANS DRAWING SYSTEM OF THE SURVEYING BOARD OF THE COMMONWEALTH OF VIRGINIA.
 7. EXISTING R.O.W./LIMITED ACCESS LINE PER COMMONWEALTH OF VIRGINIA PROJECT # 7095-127-101, RW-201.



JMT
 PROFESSIONAL ENGINEERING & SURVEYING
 1201 American Parkway, Suite 310, Richmond, Virginia 23268
 PHONE: (804)-323-9900 FAX: (804)-323-0596

REVISION #	DATE	CITY COMMENTS	REASON FOR REVISION
1	11/24/15		

Michael W Zmuda
 LAND SURVEYOR
 COMMONWEALTH OF VIRGINIA
 MICHAEL W ZMUDA
 LIC. NO. 002078

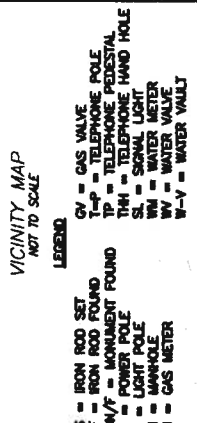
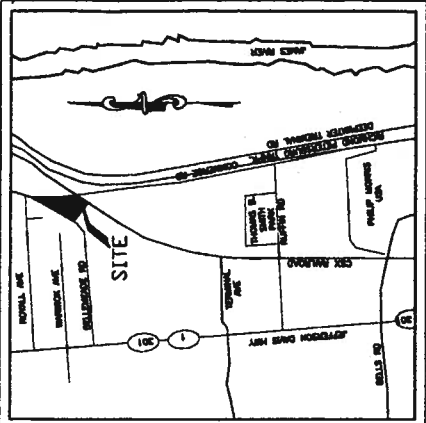
Michael W Zmuda
 PRESIDENT
 DATE: 11/17/15 SCALE: 1"=40'

PLAT SHOWING PROPOSED PERMANENT DRAINAGE EASEMENT & PROPOSED TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF K ASSOCIATES COMMERCE RD LLC
 K ASSOCIATES COMMERCE RD LLC
 CITY PARCEL ID# S0080822072
 CITY OF RICHMOND, VIRGINIA

OWNERS CERTIFICATION:
 I, WE, K ASSOCIATES COMMERCE RD LLC, AFFIRM THAT WE ARE THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT AND DO HEREBY AFFIRM THAT THIS PLAT WAS PREPARED BY A LICENSED SURVEYOR AND THAT WE HAVE A TEMPORARY CONSTRUCTION EASEMENT ONLY AND NOT FOR PURPOSES OF CREATING A PARCEL FOR RESIDENTIAL USE.

SURVEYORS CERTIFICATION:
 THIS PLAT SHOWING A PROPOSED PERMANENT DRAINAGE EASEMENT AND PROPOSED TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF K ASSOCIATES COMMERCE RD LLC, CITY OF RICHMOND, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 16, 2012; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

Michael W Zmuda
 MICHAEL W. ZMUDA L.S. #002078
 DATE



- LEGEND**
- RS = IRON ROD SET
 - RF = IRON ROD FOUND
 - MM/P = MONUMENT FOUND
 - PP = POWER POLE
 - LP = LIGHT POLE
 - GH = GROUND HOLE
 - CV = GAS VALVE
 - T-P = TELEPHONE POLE
 - TH = TELEPHONE HAND HOLE
 - SL = SIGNAL LIGHT
 - WM = WATER METER
 - W-V = WATER VALVE
 - MI = GAS METER

VICINITY MAP
NOT TO SCALE

OWNERS CERTIFICATION:
WE, THE CITY OF RICHMOND PUBLIC WORKS, AFFIRM THAT THE AREAS THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAN AND TO HEREBY AFFIRM THAT THIS PLAN REFLECTS A DEDICATED RIGHT OF WAY, PROPOSED PERMANENT PROPERTY ACCESS EASEMENT, PROPOSED PERMANENT DRAINAGE EASEMENT, AND PROPOSED PERMANENT CSX MAINTENANCE EASEMENT AGREEMENT ONLY, AND IS NOT FOR PURPOSES OF CREATING A PARCEL FOR RESIDENTIAL USE.

JWMT
JANUSSEN, JENSEN & THOMPSON
Engineering & Drafting Firm
207 Atlantic Parkway, Suite 310 Richmond, Virginia 23260
PHONE: (804)-323-9900 FAX: (804)-323-0596

REVISION #	DATE	REASON FOR REVISION
1	11/24/15	CITY COMMENTS

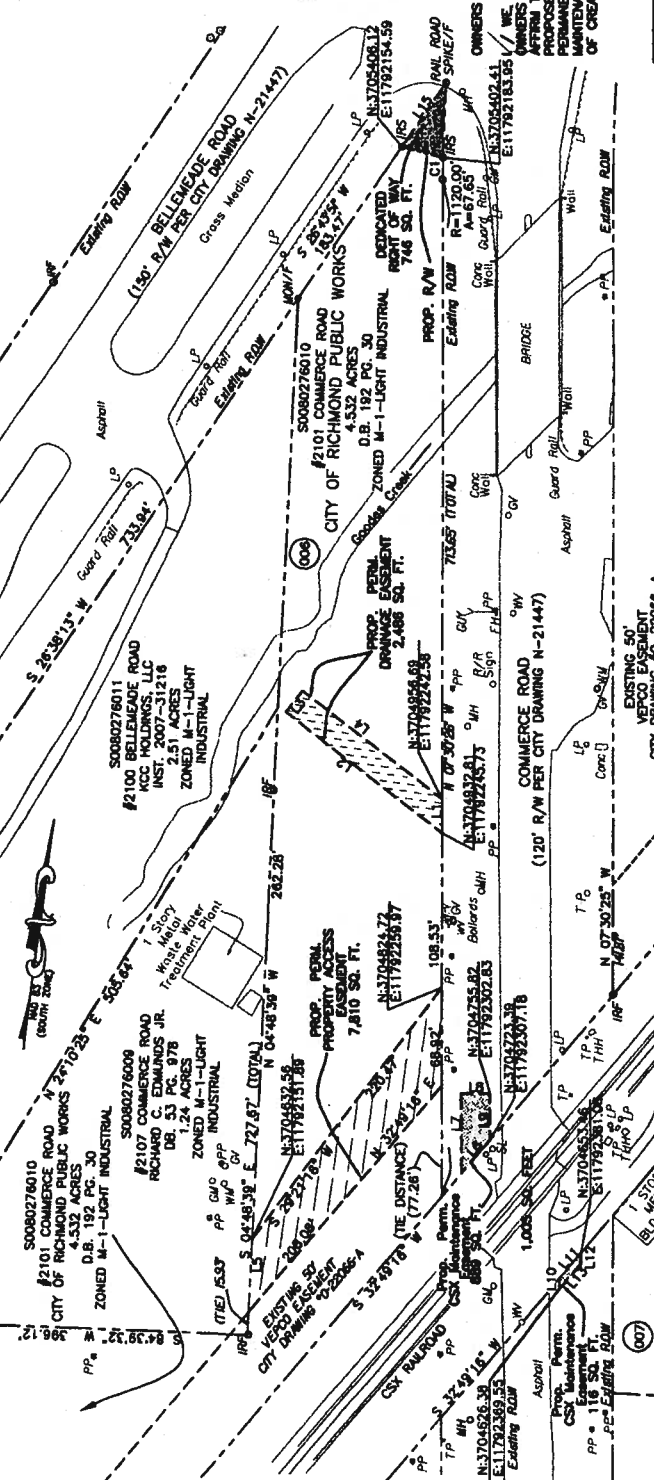
PLAT SHOWING DEDICATED RIGHT OF WAY, PROPOSED PERMANENT PROPERTY ACCESS EASEMENT, PROPOSED PERMANENT DRAINAGE EASEMENT, AND PROPOSED PERMANENT CSX MAINTENANCE EASEMENT

ACROSS THE PROPERTY OF
CITY OF RICHMOND PUBLIC WORKS
CITY PARCEL ID# S0080276010

DRAWN BY: WCA	PROJECT: C-20641	SHEET: 6 of 6
CHECKED BY: LMZ	CONTRACT: 14	DATE: 11/17/15
SCALE: 1"=60'	DATE: 11/17/15	DATE: 11/17/15

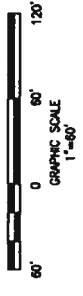
- DEDICATED RIGHT OF WAY
- PERMANENT DRAINAGE EASEMENT
- PERMANENT ACCESS EASEMENT
- PERMANENT CSX EASEMENT

PARCEL NUMBER	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT DRAINAGE EASEMENT	PERMANENT PROPERTY ACCESS EASEMENT	PERMANENT CSX MAINTENANCE EASEMENT	SO. FT. ACRES
006	CITY OF RICHMOND PUBLIC WORKS	DB, 192 PG. 30	4,532	748	2,486	7,810		
007	CSX TRANSPORTATION INC.	DB, 102 PG. 1913	8,558				1,005	



LINE	BEARING	DISTANCE
L1	S 07°30'26" E	24.09
L2	N 59°33'58" W	138.23
L3	N 30°26'07" E	19.00
L4	S 59°33'58" E	123.42
L5	N 04°48'39" W	51.21
L6	S 32°19'18" W	30.82
L7	N 07°38'47" W	56.16
L8	N 82°21'13" E	20.90
L9	S 07°38'12" E	32.72
L10	N 07°38'12" W	7.71
L11	N 32°50'40" E	23.15
L12	S 07°38'12" E	7.70
L13	S 32°19'18" W	23.16
L14	N 07°47'48" W	29.59
L15	N 26°43'51" E	54.31

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	1120.00'	52.45'	7.60'	S 07°07'06" E	15.20'
C2	1120.00'	52.45'	26.23'	S 05°23'17" E	52.45'



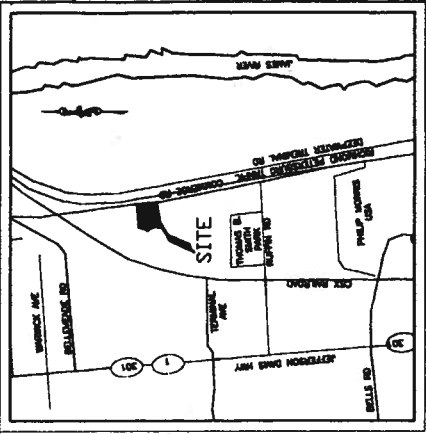
SURVEYORS CERTIFICATION:
THIS PLAT SHOWING A DEDICATED RIGHT OF WAY, PROPOSED PERMANENT PROPERTY ACCESS EASEMENT, PROPOSED PERMANENT DRAINAGE EASEMENT, AND PROPOSED PERMANENT CSX MAINTENANCE EASEMENT, AND PROPERTY OF CITY OF RICHMOND PUBLIC WORKS, CITY OF RICHMOND, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND PERSONAL SUPERVISION OF MICHAEL W. ZMUDA, FROM AN ACTUAL SURVEY OF THE PROPERTY. MICHAEL W. ZMUDA, FROM AN ACTUAL SURVEY OF THE PROPERTY, HAS DETERMINED THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

Michael W. Zmuda
LAND SURVEYOR
LIC. NO. 002078

- NOTES:**
- THE BOUNDARY LINES SHOWN HEREIN ARE COMPILED FROM DEEDS AND PLATS OF RECORD, AND AN ACTUAL FIELD SURVEY PERFORMED ON FEBRUARY 16, 2012.
 - THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
 - DETERMINATION OF THE PRESENCE OF RETAINING WALLS AND/OR SOMEWHAT AREAS WAS NOT PART OF THIS SURVEY.
 - BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAP FOR THE CITY OF RICHMOND, COMALANTY PARCEL # 61012900810, EFFECTIVE APRIL 2ND, 2009.
 - OWNERS: CITY OF RICHMOND PUBLIC WORKS, (D.B. 192 PG. 30) CITY PARCEL ID# S0080276010
 - ZONED M-1-LIGHT INDUSTRIAL
 - COORDINATES SHOWN HEREIN ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE. EXISTING R.O.W./LIMITED ACCESS LINE PER COMMONWEALTH OF VIRGINIA PROJECT # 7065-127-101, RE-201.

Michael W. Zmuda L.S. #002078

DATE



VICINITY MAP
NOT TO SCALE

- NOTES:
1. THE BOUNDARY LINES SHOWN HEREON ARE COMPILED FROM DEEDS AND PLATS OF RECORD, AND AN ACTUAL FIELD SURVEY PERFORMED ON FEBRUARY 16, 2012.
 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
 3. DETERMINATION OF THE EXISTENCE OF EASEMENTS AND/OR CONVEYANCES TO THE SUBJECT PARCEL OR ADJACENTLY ADJACENT AREAS WAS NOT PART OF THIS SURVEY.
 4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "C" AS SHOWN ON FEMA FLOOD HAZARD MAP FOR THE CITY OF RICHMOND, COMMUNITY PANEL # 5101200081D, EFFECTIVE APRIL 2ND, 2009.
 5. OWNER: WACCAMAW TRANSPORT INC., (02018-10861) CITY PARCEL ID# S0080601025
 6. ZONED M-1-LIGHT INDUSTRIAL
 7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
 8. EXISTING R.O.W./LIMITED ACCESS LINE PER COMMONWEALTH OF VIRGINIA PROJECT # 7095-127-101, RW-201.



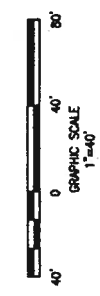
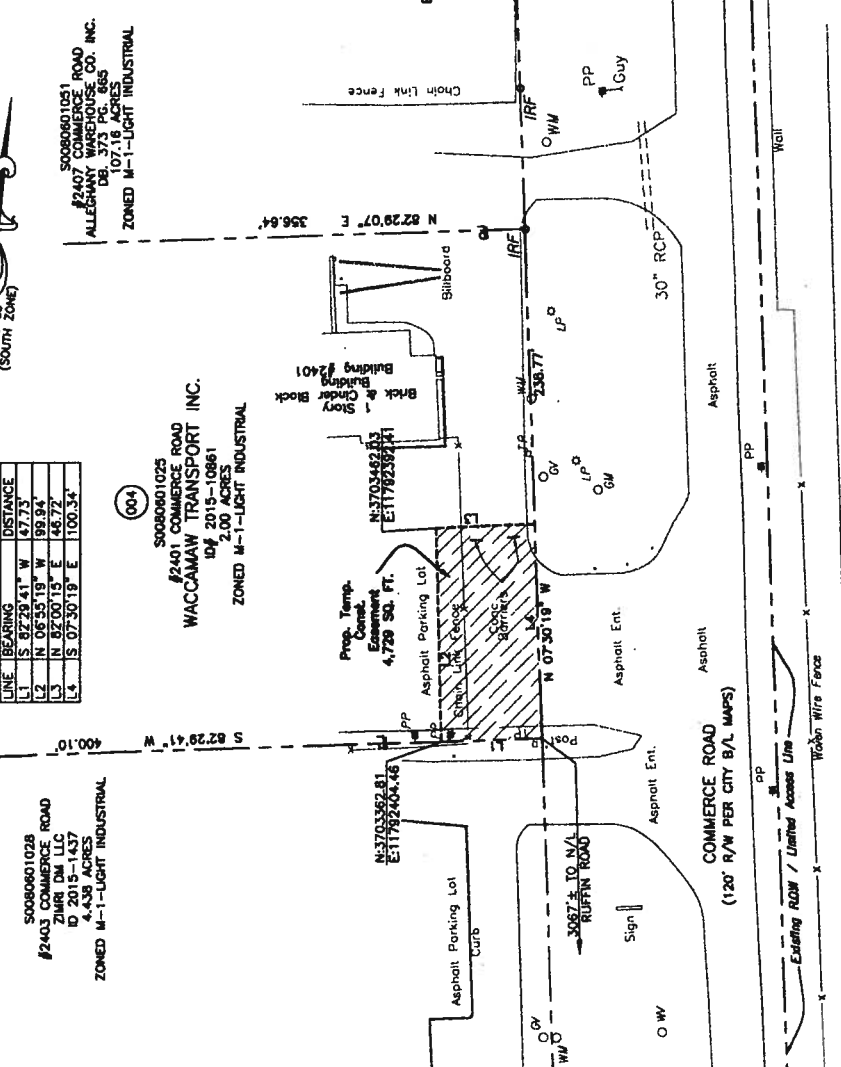
REVISION #	DATE	REASON FOR REVISION
1	11/24/15	CITY COMMENTS

PLAT SHOWING PROPOSED TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF WACCAMAW TRANSPORT INC. CITY PARCEL ID#S0080601025 CITY OF RICHMOND, VIRGINIA

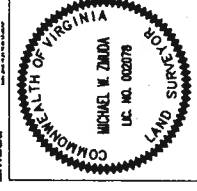
- LEGEND
- IRF - IRON ROD SET
 - IRP - IRON ROD FOUND
 - PP - POWER POLE
 - LP - LIGHT POLE
 - OP - OVERHEAD POWER
 - CE - TELEPHONE PEDESTAL
 - CM - CURB MARKER
 - GM - GAS MARKER
 - WM - WATER VALVE
 - WM - WATER METER
 - TEMPORARY CONSTRUCTION EASEMENT

AREA TABULATION

PARCEL NUMBER	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT DRAINAGE EASEMENT		TEMP. CONSTRUCTION EASEMENT	
			SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES
004	WACCAMAW TRANSPORT INC.	2015-10816	2.00							4.726



Michael W Zmuda
Lic. No. 002078



SURVEYORS CERTIFICATION:
THIS PLAT SHOWING A PROPOSED TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF WACCAMAW TRANSPORT INC., CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE SUPERVISION AND ACTUAL FIELD SURVEY OF MICHAEL W. ZMUDA, LICENSED SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, MY SUPERVISION OF THIS SURVEYING PROJECT WAS LIMITED TO THE SUPERVISION OF THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 16, 2012; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

Michael W Zmuda
MICHAEL W. ZMUDA L.S. #002078

OWNERS CERTIFICATION:
I / WE, WACCAMAW TRANSPORT INC., AFFIRM THAT I/WE ARE THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT AND DO HEREBY AFFIRM THAT THIS PLAT REFLECTS A PROPOSED TEMPORARY CONSTRUCTION EASEMENT ONLY; AND IS NOT FOR PURPOSES OF CREATING A PARCEL FOR RESIDENTIAL USE.

PRESIDENT _____ DATE _____

N/F COMMONWEALTH OF VIRGINIA PROJECT 7095-127-101, RW-201

SBL INTERSTATE 95

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT DRAINAGE EASEMENT		TEMP. CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
003	S0080601028	ZIMRI DM LLC	2015-1437	4,438	0.102	4,438	0.102				2,728

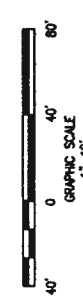
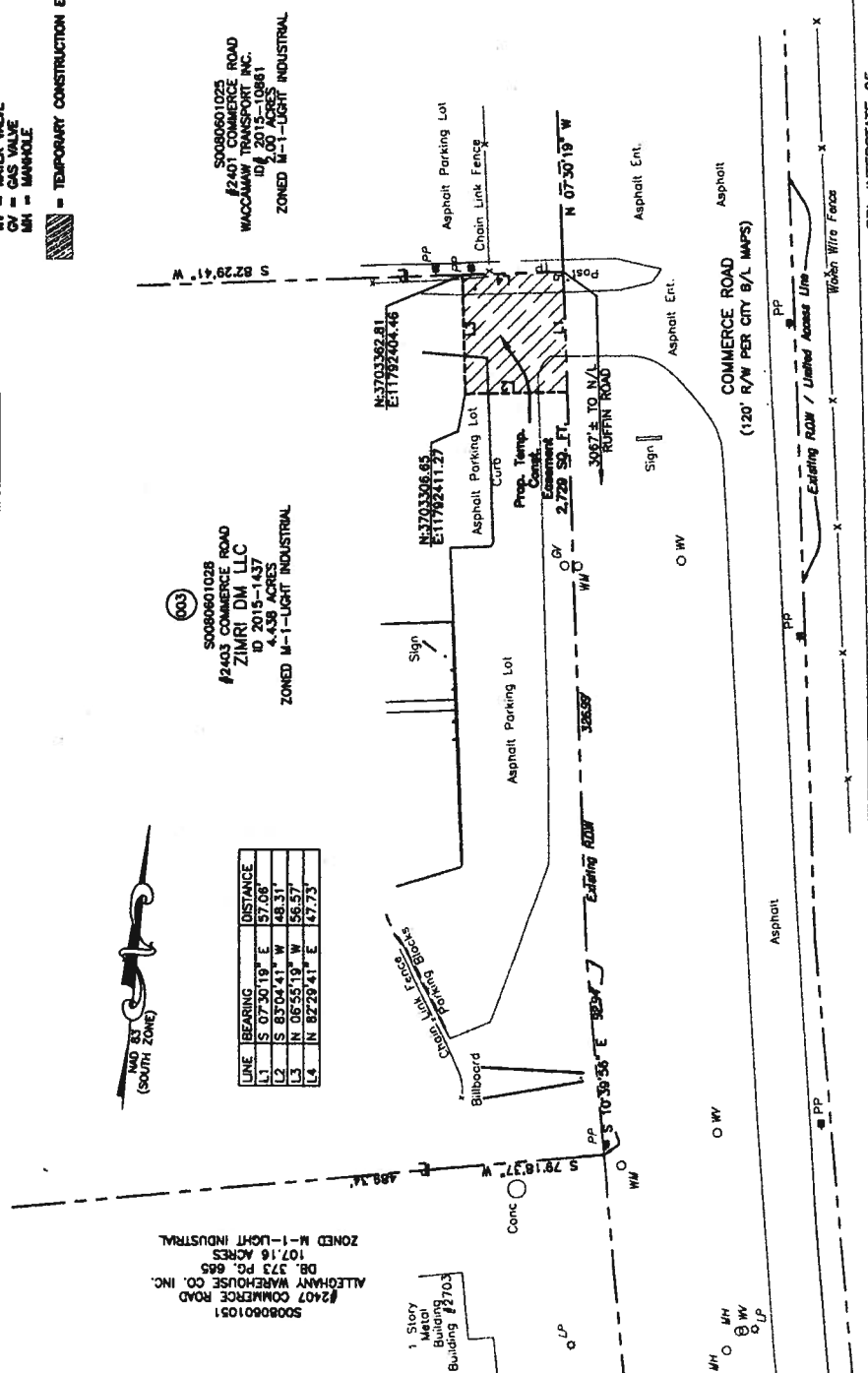


LINE	BEARING	DISTANCE
L1	S 07°30'19" E	57.06'
L2	S 85°04'11" W	48.31'
L3	N 06°55'19" W	56.57'
L4	N 82°28'41" E	47.73'

#2407 CARMER ROAD
ALLEGANY WAREHOUSE CO. INC.
107.16 ACRES
ZONED M-1-LIGHT INDUSTRIAL

003
S0080601028
#2403 COMMERCE ROAD
ZIMRI DM LLC
ID 2015-1437
4.438 ACRES
ZONED M-1-LIGHT INDUSTRIAL

S0080601028
#2401 WASHINGTON ROAD
WACCOMAW TRANSPORT, INC.
ID 2015-10861
2.00 ACRES
ZONED M-1-LIGHT INDUSTRIAL



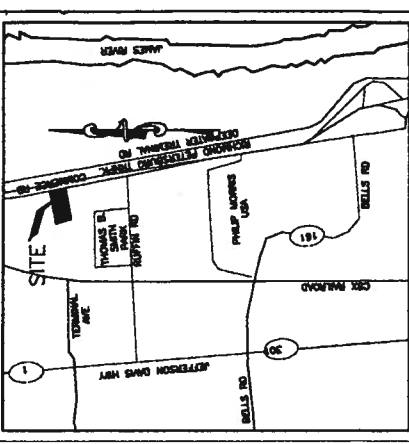
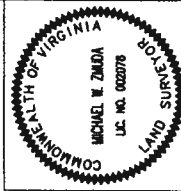
OWNERS CERTIFICATION:
I, WE, ZIMRI DM LLC, AFFIRM THAT I/WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THE TEMPORARY CONSTRUCTION EASEMENT SHOWN THEREON IS NECESSARY FOR THE PROPOSED TEMPORARY CONSTRUCTION EASEMENT ONLY, AND IS NOT FOR PURPOSES OF CREATING A PARCEL FOR RESIDENTIAL USE.

SURVEYORS CERTIFICATION:

THIS PLAN SHOWING A TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF ZIMRI DM LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT SUPERVISION AND CLOSE PERSONAL SUPERVISION OF AN ACTUAL LICENSED SURVEYOR WHO HAS OBTAINED AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION, THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 14, 2012, AND THAT THIS PLAN, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

Michael W Zmuda
MICHAEL W. ZMUDA L.S. #002078
DATE

Michael W Zmuda
Zmuda



VICINITY MAP
NOT TO SCALE

NOTES:

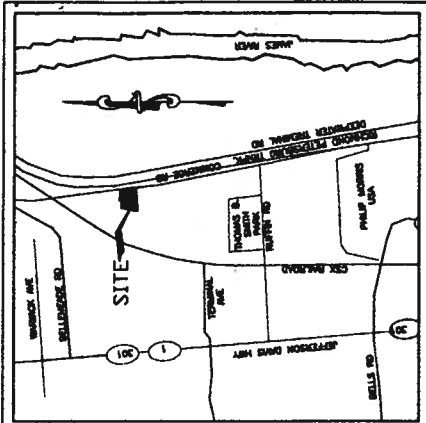
1. THE BOUNDARY LINES SHOWN HEREON ARE COMPILED FROM DEEDS AND OTHER RECORDS, AND AN ACTUAL FIELD SURVEY HAS BEEN CONDUCTED TO VERIFY THE ACCURACY OF THESE LINES. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
2. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAP FOR THE CITY OF RICHMOND, COMMUNITY PANEL # 51012900810, EFFECTIVE APRIL 2ND, 2006.
3. CHANGE: ZIMRI DM LLC, ID# S0080601028 (ID 2015-1437) CITY OF RICHMOND, VIRGINIA.
4. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
5. EXISTING R.O.W./LIMITED ACCESS LINE PER COMMONWEALTH OF VIRGINIA PROJECT # 7085-127-101, RW-201.

JMT
JAMES M. THOMPSON
Engineering & Transportation
2801 Alton Road, Suite 310, Richmond, Virginia 23228
PHONE: (804)-323-9900 FAX: (804)-323-0566

REVISION #	DATE	CITY COMMENTS	REASON FOR REVISION
1	11/24/15		

PLAT SHOWING PROPOSED
TEMPORARY CONSTRUCTION EASEMENT
ACROSS THE PROPERTY OF
ZIMRI DM LLC
CITY PARCEL ID#S0080601028
CITY OF RICHMOND, VIRGINIA

DRAWN BY: WCA	PROJECT: C-28681	SHEET: 3 of 6
CHECKED BY: MWZ	CONTRACT: 3017 09-1039-201	DATE: 11/17/15
DATE: 11/17/15	SCALE: 1"=40'	FB BOX: PG 2X-3X

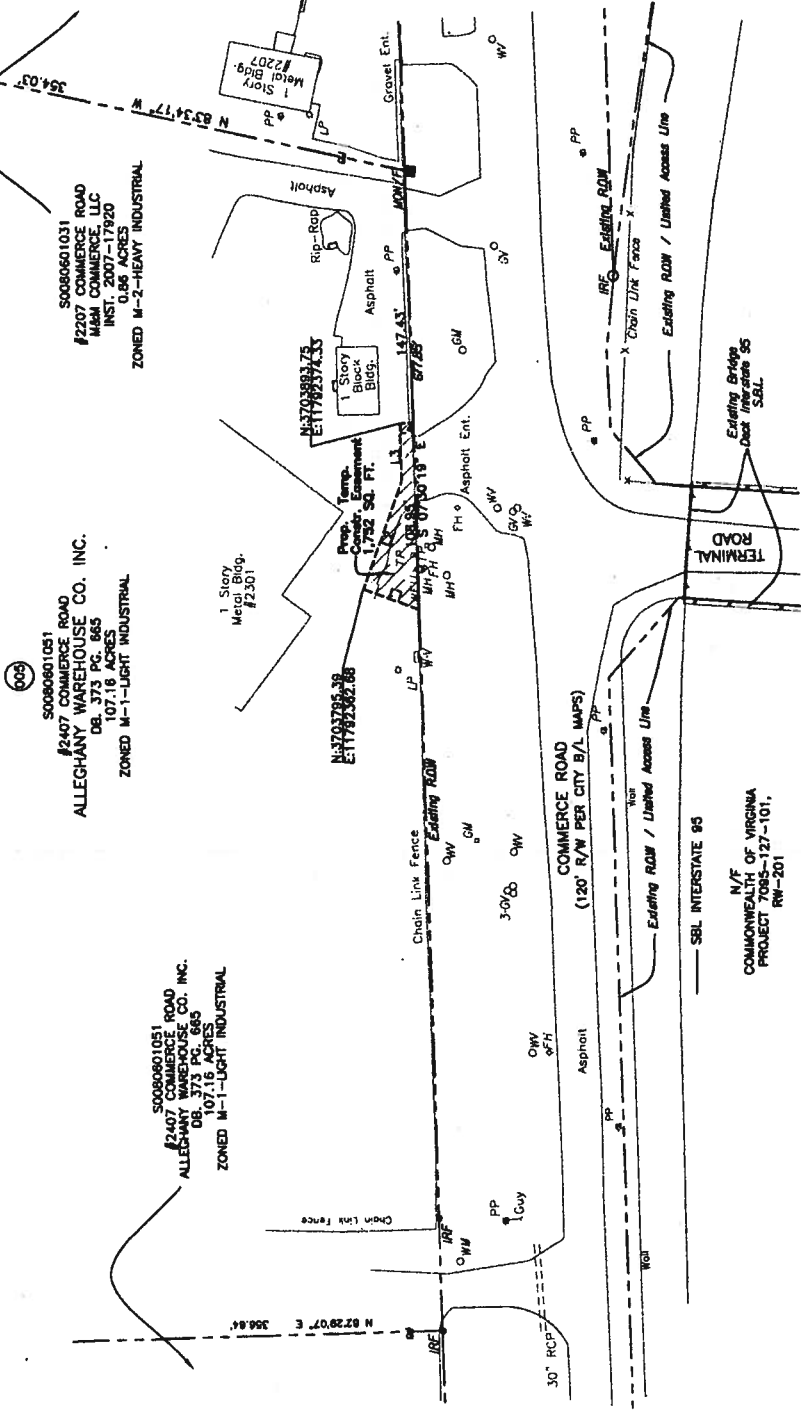


VICINITY MAP
NOT TO SCALE

- LEGEND**
- IRS = IRON ROD SET
 - RP = IRON ROD FOUND
 - RF = REINFORCING FOUND
 - TP = TELEPHONE PEDESTAL
 - GV = GAS VALVE
 - GM = GAS METER
 - W-V = WATER VAULT
 - WM = WATER METE
 - WV = WATER VALVE
 - PP = POWER POLE
 - LP = LIGHT POLE
 - M-H = MANHOLE
 - = TEMPORARY CONSTRUCTION EASEMENT

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT DRAINAGE EASEMENT		TEMP. CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
005	S008061051	ALLEGHANY WAREHOUSE CO. INC.	DB. 373 PG. 665	3,482	0.08	3,482	0.08			1,752	0.04

LINE	BEARING	DISTANCE
1	N 75°59'48" W	35.10'
2	N 14°00'14" E	87.94'
3	N 08°07'30" W	33.17'
4	N 81°32'30" E	18.25'



005
S008061051
#2407 COMMERCE ROAD
ALLEGHANY WAREHOUSE CO. INC.
DB. 373 PG. 665
107.16 ACRES
ZONED M-1-LIGHT INDUSTRIAL

S008061051
#2407 COMMERCE ROAD
ALLEGHANY WAREHOUSE CO. INC.
DB. 373 PG. 665
107.16 ACRES
ZONED M-1-LIGHT INDUSTRIAL

N 70°38'17" E
E 117°49'37" S
1,752 SQ. FT.
Temp. Const. Easement

N 37°03'26" E
E 117°49'37" S
1,752 SQ. FT.
Temp. Const. Easement

N 82°28'07" E
E 366.84'

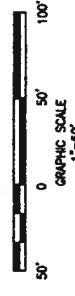
N 83°34'17" W
E 354.03'

N 83°34'17" W
E 354.03'

N 83°34'17" W
E 354.03'

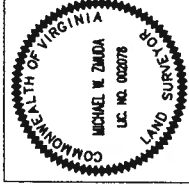
NOTES:

1. THE BOUNDARY LINES SHOWN HEREON ARE COMPILED FROM DEEDS AND PLATS OF RECORD, AND AN ACTUAL FIELD SURVEY PERFORMED ON FEBRUARY 16, 2012.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. OTHER EASEMENTS, UTILITIES, OR RECORDS OR RECORDS OF OTHER OWNERS OF ADJACENT PARCELS OR RECORDS SHALL BE SHOWN BY THE SURVEYOR AND/OR RECORDS.
4. WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAP FOR THE CITY OF RICHMOND, COMMUNITY DEVELOPMENT PANEL # 5101200810, EFFECTIVE APRIL 2ND, 2009.
5. OWNERS: ALLEGANY WAREHOUSE CO. INC., (DB. 373 PG. 665) CITY PARCEL ID# S008061051
6. ZONED M-1-LIGHT INDUSTRIAL
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE UNADJUSTED SYSTEM, 1983, SOUTH ZONE.
8. EXISTING ROAD/UTILITY ACCESS LINES ARE FOR COMMONWEALTH OF VIRGINIA PROJECT # 7085-127-101, RW-201.



JMT
JOHNSON, MERRIMAN & THOMPSON
REGISTERED PROFESSIONAL ENGINEERS
5201 Accouton Parkway, Suite 310, Richmond, Virginia 23226
PHONE: (804)-323-9900 FAX: (804)-323-0598

REVISION #	DATE	CITY COMMENTS	REASON FOR REVISION
1	11/24/15		



Michael W. Zmuda
Zmuda

SURVEYOR'S CERTIFICATION:

THIS PLAT SHOWING A PROPOSED TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF ALLEGANY WAREHOUSE CO. INC., CITY OF RICHMOND, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 16, 2012, AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

Michael W. Zmuda
MICHAEL W. ZMUDA L.S. #002078
DATE

OWNERS CERTIFICATION:

I, WE, ALLEGANY WAREHOUSE CO. INC., AFFIRM THAT I/WE ARE THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT AND DO HEREBY AFFIRM THAT THIS PLAT REFLECTS A PROPOSED TEMPORARY CONSTRUCTION EASEMENT ONLY; AND IS NOT FOR PURPOSES OF CREATING A PARCEL FOR RESIDENTIAL USE.

DATE

DATE