

INTRODUCED: February 10, 2020

AN ORDINANCE No. 2020-040

To amend Ord. No. 2019-084, adopted Apr. 8, 2019, which declared that a public necessity exists and to authorize the acquisition of certain fee simple interests and easements for the public purpose of constructing multimodal transportation and drainage improvements along Hull Street Road between its intersection with Hey Road and its intersection with Warwick Road, to authorize the acquisition of additional fee simple and easement interests for the project.

\_\_\_\_\_  
Patron – Mayor Stoney

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

PUBLIC HEARING: FEB 24 2020 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 2019-084, adopted April 8, 2019, is hereby amended and reordained as follows:

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, permanent utility easements, [~~permanent water easements,~~] and temporary construction easements, each hereinafter referred to as an “Interest” and all hereinafter referred to as the “Interests,” as shown on sheets 1 through 64 of a drawing designated as DPW Drawing No. O-28709, dated January 22,

AYES: 9 NOES: 0 ABSTAIN: \_\_\_\_\_

ADOPTED: FEB 24 2020 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

2019, and entitled “Plat Showing Proposed Acquisitions of Right of Way and/or Easements for Hull Street Road Improvements from Just West of Hey Road to Warwick Road,” with sheets 6, 29, 31, 45, 48, 49A, 49B, 51, 57, and 62 thereof being replaced by sheets 7A, 7B, 30, 32, 46, 49, 50A, 50B, 52, 58, and 63 of a drawing designated as DPW Drawing No. O-28709, dated December 18, 2019, and entitled “Plat Showing Proposed Acquisitions of Right of Way and/or Easements for Hull Street Road Improvements from Just West of Hey Road to Warwick Road,” for the public purpose of constructing multimodal transportation and drainage improvements along Hull Street Road between its intersection with Hey Road and its intersection with Warwick Road;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a public necessity exists for the acquisition of the Interests as shown on sheets 1 through 64 of a drawing designated as DPW Drawing No. O-28709, dated January 22, 2019, and entitled “Plat Showing Proposed Acquisitions of Right of Way and/or Easements for Hull Street Road Improvements from Just West of Hey Road to Warwick Road,” copies of which sheets are attached to and hereby incorporated into Ordinance No. 2019-084, adopted April 8, 2019, with sheets 6, 29, 31, 45, 48, 49A, 49B, 51, 57, and 62 thereof being replaced by sheets 7A, 7B, 30, 32, 46, 49, 50A, 50B, 52, 58, and 63 of a drawing designated as DPW Drawing No. O-28709, dated December 18, 2019, and entitled “Plat Showing Proposed Acquisitions of Right of Way and/or Easements for Hull Street Road Improvements from Just West of Hey Road to Warwick Road,” copies of which sheets are attached to and hereby incorporated into this amendatory ordinance, for the public purpose of constructing multimodal transportation and drainage improvements along Hull Street Road between its intersection with Hey Road and its intersection with Warwick Road.

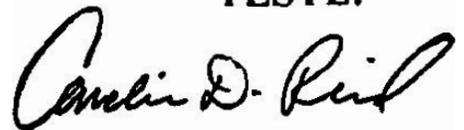
§ 2. That the Chief Administrative Officer or the designee thereof is hereby authorized and directed to, within the constraints imposed by this ordinance, (i) acquire, by gift, purchase, condemnation or otherwise, the aforementioned Interests, (ii) act for and on behalf of the City of Richmond in agreeing or disagreeing with the owners of the properties from whom such Interests 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 Interests, 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 an Interest to be acquired pursuant to this ordinance on the terms of purchase thereof, the City Attorney is authorized to acquire such Interest by undertaking appropriate condemnation proceedings to exercise the City's power of eminent domain for the purpose of constructing multimodal transportation and drainage improvements along Hull Street Road between its intersection with Hey Road and its intersection with Warwick Road.

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

II. This amendatory ordinance shall be in force and effect upon adoption.

**A TRUE COPY:  
TESTE:**

A handwritten signature in black ink, appearing to read "Candice D. Reed". The signature is written in a cursive style with a large initial "C".

**City Clerk**



CITY OF RICHMOND
INTRACITY CORRESPONDENCE

O & R REQUEST
2020-002
JAN 14 2020

O&R REQUEST Office of the Chief Administrative Officer

DATE: January 10, 2020 EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

Handwritten signature and date: 2/4/2020

THROUGH: Lenora G, Reid, Acting Chief Administrative Officer

THROUGH: Robert C. Steidel, Deputy Chief Administrative Officer- Operations

THROUGH: Bobby Vincent, Director of Public Works

RECEIVED stamp

THROUGH: M. S. Khara PE, City Engineer

FEB 05 2020 stamp

FROM: Lamont Benjamin, PE, Capital Projects Administrator OFFICE OF THE CITY ATTORNEY

RE: TO AMEND AND REORDAIN ORDINANCE NO. 2019-084 AND TO AUTHORIZE THE CHIEF ADMINISTRATIVE OFFICER (CAO) OR DESIGNEE THEREOF, TO ACQUIRE CERTAIN ADDITIONAL FEE SIMPLE, PERMANENT, TEMPORARY AND UTILITY EASEMENTS INTERESTS, BY VOLUNTARY CONVEYANCE OR BY CONDEMNATION PROCEEDINGS, FOR THE CONSTRUCTION OF MULTIMODAL IMPROVEMENTS ON HULL STREET ROAD PHASE I PROJECT FROM HEY ROAD TO WARWICK ROAD

ORD. OR RES. NO: \_\_\_\_\_

PURPOSE: To amend and re-ordain Ordinance No. 2019-084 that was introduced on March 27, 2019 and adopted on April 8, 2019, which authorized the acquisition of certain fee simple and certain easements interests for the Hull Street Road Phase 1 project which was revised as per DPW Drawing No O-28709 sheets 7A, 7B, 30, 32, 46, 49, 50A, 50B, 52, 58 and 63 now dated December 18, 2019 and entitled "Plat Showing Proposed Acquisitions of Right of Way and / or Easements for Hull Street Road Improvements from just west of Hey Road to Warwick Rd" and to authorize the acquisition of additional fee simple and easements interests for the project

REASON: Additional right of way consisting of fee simple and easements interests are required to construct these improvements. Those additional fee interests and permanent easements were due to the design progress development of the Project to final design stages and taking in consideration public and private utility needs as well as final roadway design profile.

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

**BACKGROUND:** The Hull Street Road Improvement project, located along the dividing line between the Midlothian and Broad Rock Planning Districts is included on the City of Richmond's Capital Improvement Plan. Hull Street Road is a mixed use Residential and Commercial corridor located on the City's southwest corporate limits and is a gateway entrance project from Chesterfield and Amelia Counties and a major access to VDOT's limited access Chippenham Parkway.

The City, in conjunction with VDOT and Chesterfield County completed a Hull Street Road – Route 360 Revitalization Study and Plan in early 2013 recommending improvements to the roadway corridor including provisions for pedestrian and bicyclist facilities, landscaping and lighting to enhance safety and mobility for all users. Improvements to the City's portion of the Revitalization Plan is anticipated to improve development and use along the corridor.

The proposed improvements will provide a consistent 4 lane typical section (11' wide lanes) with two lanes each direction and a 15' wide median with left turn lanes and adequate storage length at intersections, major traffic generators and median crossovers. The improvements will include curb and gutter and a drainage system to handle storm water runoff. A 5' wide green space and 5' wide sidewalk along the south side and an 8' wide green space and 10' wide shared-use-path along the north side. This will provide pedestrian and bicycle safety and route continuity along the entire corridor and connectivity with the City's bicycle and pedestrian Master Plan.

The project improvements will require additional right-of-way, temporary easements and permanent easements including utility easements from sixty four (64) parcels, as part of the project. These acquisitions are shown in the attached plan sheets prepared by (JMT) Johnson, Mirmiran and Thompson Inc. and designated as DPW Dwg. No. O-28709, sheets 7 to 16. The estimated cost of the ROW acquisition is approximately \$1,850,000 (costs include consultant fees for acquisition) based on assessed property values. Most of the property rights needed are temporary or permanent easements. The project construction is scheduled to start during fall 2021 with anticipated completion date of the fall of 2023.

The reason for this requested amendment is that the interests to be acquired in some of the 64 included parcels have significantly changed and needed Council for further approval of additional fee simple interests. Parcels 26, 49, 66, 69 and 70 plats of which are attached to this amendment request in sheets 7A, 7B, 30, 46, 49, 50A and 50B have increased fee interests than what was originally approved by Council and adopted in April 8, 2019. Also Parcels 51, 66, 70, 72, 78 and 83 plats of which are attached to this amendment request in sheets 32, 46, 50A, 50B, 52, 58 and 63 have increased permanent easements than what was originally approved by Council and adopted in April 8, 2019. Those additional fee interests and permanent easements were due to the design progress development of the Project to final design stages and taking in consideration public and private utility needs as well as final roadway design profile.

The project is funded through Federal and State smart scale funds. The City previously received funds from VDOT in an amount of \$5,015,000 for the design the project. The City received smart scale funds in an amount of \$ 16,085,000 to be funded over a period of 5 years from FY19 to FY

23 to acquire Right of Way and construct the Project Improvements. Total funding for the project received is \$21,100,000

**FISCAL IMPACT/COST:** None. \$1,850,000 anticipated right-of-way acquisition cost. 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. All cost is included in the smart scale funds received.

**FISCAL IMPLICATIONS:** If this amended ordinance is not approved by City Council, DPW will not be able to proceed with right of way acquisition or start construction which might lead to the loss of federal funds allocated for this project.

**BUDGET AMENDMENT NECESSARY:** No.

**REVENUE TO CITY:** None.

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** February 10, 2020

**CITY COUNCIL PUBLIC HEARING DATE:** February 24, 2020

**REQUESTED AGENDA:** Consent.

**SUGGESTED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER ENTITIES:** City Planning Commission.

**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 Levar M. Stoney); Chief Administrative Officer and City Attorney (2).

**RELATIONSHIP TO EXISTING ORD. OR RES:** None

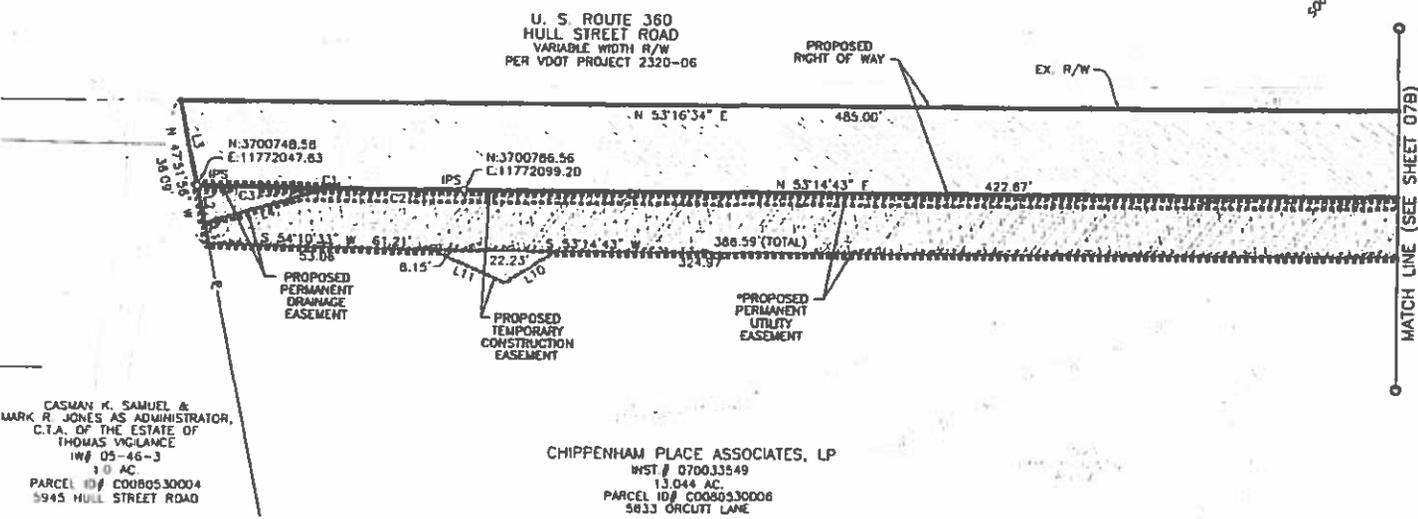
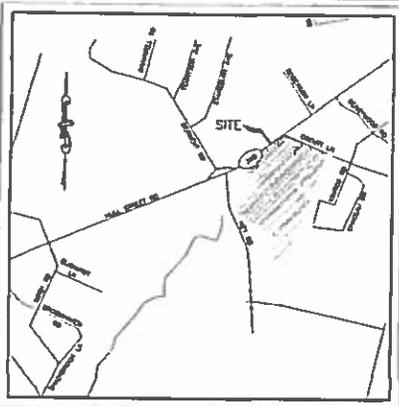
**REQUIRED CHANGES TO WORK PROGRAMS:** None

**ATTACHMENTS:**

1. DPW drawing No O-288709 sheets 7A, 7B, 30, 32, 46, 49, 50A, 50B, 52, 58 and 63. All other previously submitted and approved sheets are not affected by this amendment request.

**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)

AREA TABULATION													
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
(026)	C0080530006	CHIPPENHAM PLACE ASSOCIATES, LP	#070033549	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
				13,044	10.466			8,249		144		7,486	



CASWY K. SAMUEL & MARK R. JONES AS ADMINISTRATOR, C.T.A. OF THE ESTATE OF THOMAS VIGLANCE IW# 05-46-3 1.0 AC. PARCEL ID# C0080530004 5945 HULL STREET ROAD

CHIPPENHAM PLACE ASSOCIATES, LP WST# 070033549 13.044 AC. PARCEL ID# C0080530006 5833 ORCUTT LAKE

LINE	BEARING	DISTANCE
L1	N 47°51'45" W	5.26
L2	N 47°51'56" W	9.45
L3	N 47°51'56" W	21.38
L4	S 36°15'38" W	30.68
L5	S 84°33'18" W	18.01
L6	S 42°31'24" W	16.42
L7	N 71°19'45" W	14.42
L8	S 53°14'43" W	28.06
L9	S 46°54'28" W	45.30
L10	S 20°15'29" W	14.38
L11	S 76°44'27" W	19.97
L12	S 53°04'40" W	33.45
L13	N 53°25'59" W	6.22
L14	N 33°58'00" W	20.83
L15	(DELETED)	
L16	S 23°39'05" W	31.29
L17	N 66°20'55" W	30.01
L18	N 23°39'05" E	28.67
L19	S 16°53'03" W	7.64
L20	N 71°13'26" W	17.34
L21	N 57°24'13" W	31.62

CURV	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	64.04'	4825.75'	0°45'37"	N 53°37'32" E	64.04'
C2	32.88'	4825.75'	0°23'29"	N 53°26'26" E	32.88'
C3	31.16'	4825.75'	0°22'12"	N 53°49'15" E	31.16'



- LEGEND**
- CONC = CONCRETE
  - IPS = IRON PIN SET
  - R/W = RIGHT OF WAY
  - ⊕ = PROPERTY LINE
  - [Hatched Box] = ACQUIRED RIGHT OF WAY
  - [Dashed Box] = \*PERMANENT UTILITY EASEMENT
  - [Stippled Box] = PERMANENT DRAINAGE EASEMENT
  - [White Box] = TEMPORARY CONSTRUCTION EASEMENT
  - \* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

- NOTES:**
- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
  - 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 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 MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
  - OWNERS: CHIPPENHAM PLACE ASSOCIATES, LP (INST.# 070033549) TAX PARCEL #C0080530006.
  - ZONED R-4B RESIDENTIAL (MULTI-FAMILY) DISTRICT.
  - COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
  - DPW DRAWING#: 0-28709

**SURVEYOR'S CERTIFICATION:**

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENTS, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF CHIPPENHAM PLACE ASSOCIATES, LP, 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 2, 2015 THRU JUNE 18, 2015, AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078 DATE



**JMT JOHNSON, NICHOLSON & THOMPSON**  
 Engineering A Brighter Future  
 1021 Altonum Parkway, Suite 370 Richmond, Virginia 23226  
 PHONE: (804)-323-9900 FAX: (804)-323-0596  
 EMAIL: jmt@jmt-engineering.com

REVISION /	DATE	REASON FOR REVISION

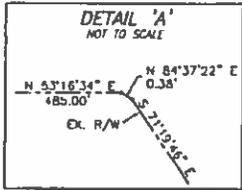
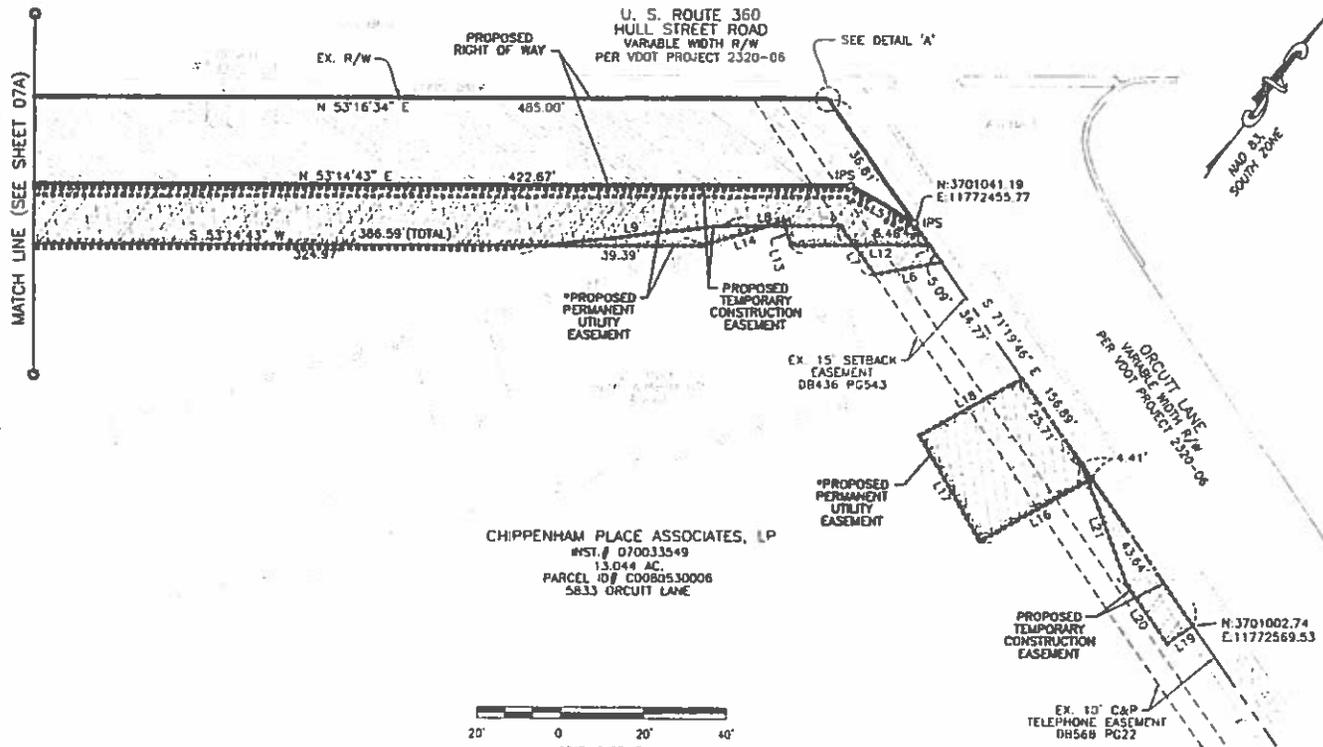
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSJ JMT # 13-0764-001 CITY PROJECT # 100875  
 CHECKED BY: MWZ JMT # 13-0764-001 CITY PROJECT # 100875  
 DATE 12/18/19 SCALE 1" = 20' SHEET 07A OF 65

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
028	C0080530006	CHIPPENHAM PLACE ASSOCIATES, LP	#070033549	13,044	10,466	8,249	144	7,486					



LINE	BEARING	DISTANCE
L1	N 47°51'56\"	5.28'
L2	N 47°51'56\"	9.45'
L3	N 47°51'56\"	21.38'
L4	S 36°15'38\"	30.68'
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L13	S 53°25'59\"	6.22'
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L16	S 33°19'05\"	31.38'
L17	N 65°20'55\"	30.01'
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L20	N 71°13'28\"	17.34'
L21	N 57°24'13\"	31.62'



- LEGEND**
- CONC = CONCRETE
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  - R/W = RIGHT OF WAY
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  - [Stippled Area] = TEMPORARY CONSTRUCTION EASEMENT
  - \* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

**SURVEYOR'S CERTIFICATION:**

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENTS, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF CHIPPENHAM PLACE ASSOCIATES, LP, 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 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078 DATE: \_\_\_\_\_

**JMT JOHNSON, BRIDGEMAN & THOMPSON**  
 Engineering A Better Future  
 801 Atkinson Parkway Suite 310 Richmond, Virginia 23262  
 PHONE (804)-323-9900 FAX (804)-323-0596  
 EMAIL jmtvo@jmt-engineering.com



REVISION #	DATE	REASON FOR REVISION

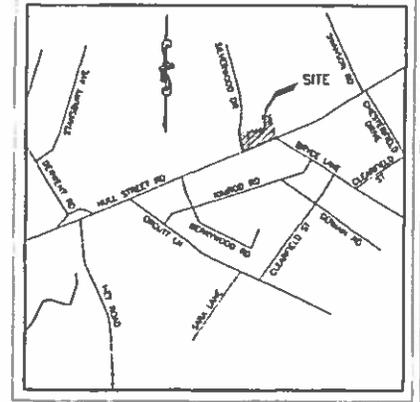
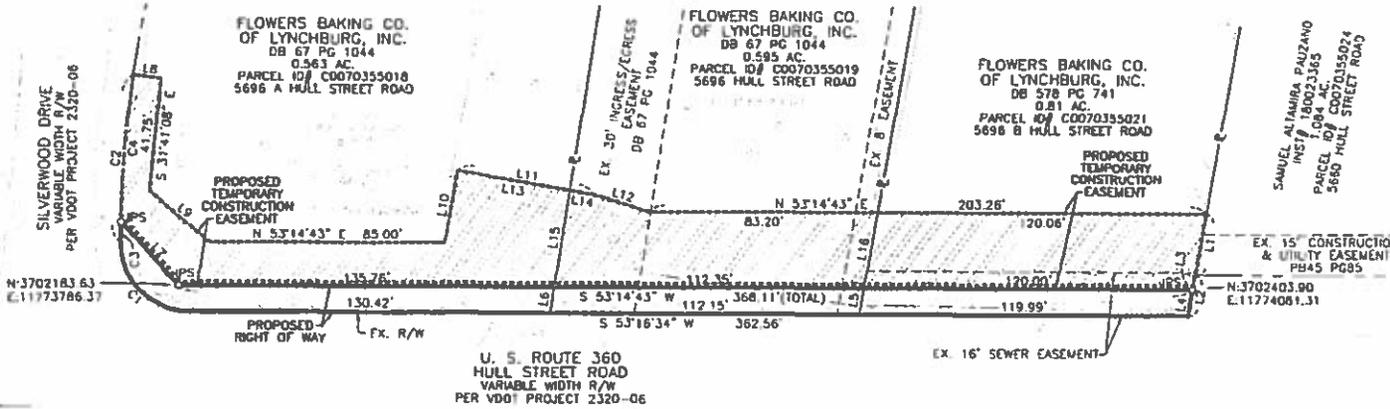
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT # 13-0764-001	CITY PROJECT # 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 12/18/19	SCALE: 1" = 20'	SHEET 078 OF 65

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
049		FLOWERS BAKING CO. OF LYNCHBURG, INC.							
	C0070355018		DB 67 PG 1044	0,563	1,607			4,085	
	C0070355019		DB 67 PG 1044	0,599	1,083			3,275	
	C0070355021		DB 578 PG 741	0,81	1,185			3,361	
TOTALS:				1,968	3,855			10,721	



VICINITY MAP NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 26°56'13\"	E 21.08'
L2	S 27°08'26\"	E 13.71'
L3	S 27°08'26\"	E 5.33'
L4	S 27°08'26\"	E 9.88'
L5	S 27°07'19\"	E 9.82'
L6	S 28°12'48\"	E 9.73'
L7	N 78°56'15\"	W 31.31'
L8	N 60°57'44\"	E 10.00'
L9	E 86°13'09\"	E 28.49'
L10	N 27°14'31\"	W 21.22'
L11	N 63°29'07\"	E 50.00'
L12	N 69°49'10\"	E 20.67'
L13	N 63°29'07\"	E 41.29'
L14	N 63°29'07\"	E 6.71'
L15	S 28°12'48\"	E 35.90'
L16	S 27°07'19\"	E 28.40'

CURV	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.26'	25.00'	89°58'22\"	N 81°44'15\" W	35.35'
C2	62.18'	461.87'	7°42'48\"	N 37°53'40\" W	62.13'
C3	7.75'	461.87'	0°57'40\"	N 36°16'14\" W	7.75'
C4	54.43'	461.87'	6°45'09\"	N 32°24'50\" W	54.40'



- LEGEND**
- CLF = CHAIN LINK FENCE
  - CONC = CONCRETE
  - IPS = IRON PIN SET
  - R/W = RIGHT OF WAY
  - P = PROPERTY LINE
  - [Hatched Box] = ACQUIRED RIGHT OF WAY
  - [Dotted Box] = TEMPORARY CONSTRUCTION EASEMENT

NOTES:

- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 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 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 MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: FLOWERS BAKING CO. OF LYNCHBURG INC. (DB 67 PG 1044 & DB 578 PG 741) TAX PARCELS #C0070355018, C0070355019 & C0070355021.
- ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
- COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- DPW DRAWING#: 0-28709

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF FLOWERS BAKING CO. OF LYNCHBURG, 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 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078 DATE

**JMT JOHNSON, HERRSHMAN & THOMPSON**  
 Engineering A Brighter Future  
 6523 Ardmore Parkway Suite 310 Richmond, Virginia 23228  
 PHONE: (804)-323-9900 FAX: (804)-323-0596  
 EMAIL: mjmt@jmt-engineering.com

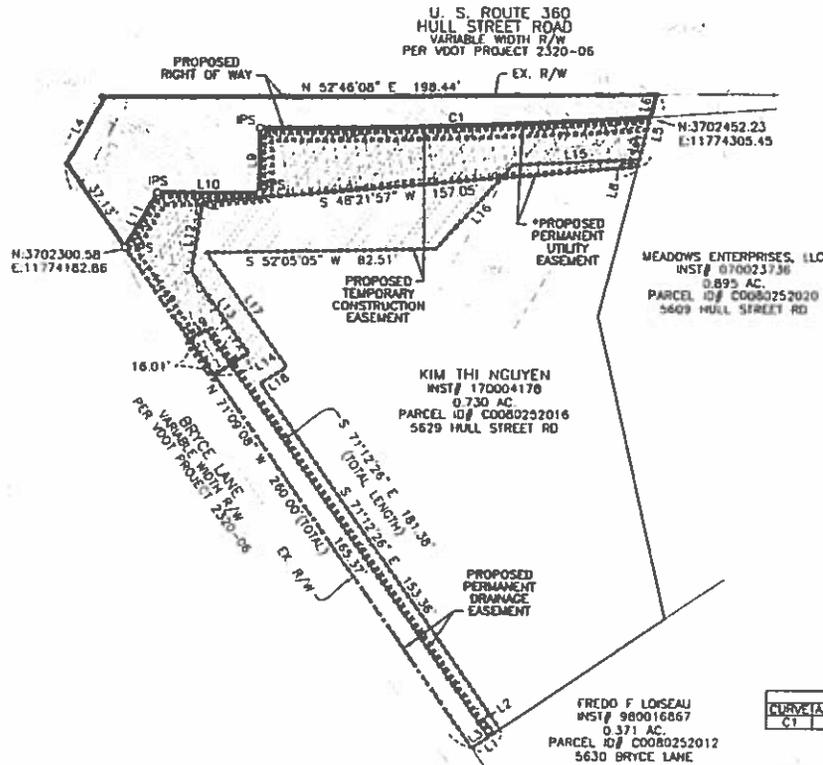
REVISION #	DATE	REASON FOR REVISION



PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA  
 DRAWN BY: JSZ JMT # 13-0764-001 CITY PROJECT # 100875  
 CHECKED BY: MWZ PLAT # C-28861  
 DATE 12/18/19 SCALE: 1" = 30' SHEET 30 OF 63

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT DRAINAGE EASEMENT		PERMANENT UTILITY EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
051	CO080252016	KIM THI NGUYEN	#170004178										
				0.730	3.998			1,312		4,145		7,262	

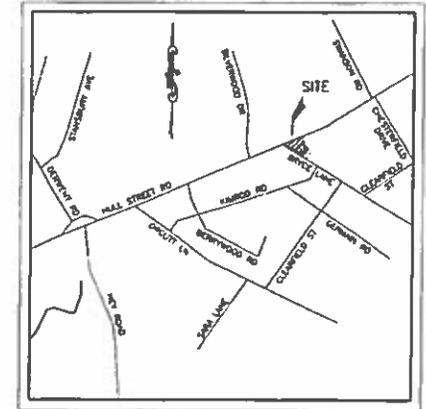


LINK	BEARING	DISTANCE
L1	18°50'52\"	12.32
L2	18°50'52\"	5.00
L3	18°50'52\"	7.32
L4	07°24'08\"	27.88
L5	22°27'14\"	27.22
L6	22°27'14\"	8.72
L7	22°27'14\"	15.75
L8	22°27'14\"	2.79
L9	36°41'41\"	23.52
L10	55°18'19\"	36.82
L11	06°58'07\"	23.30
L12	28°03'18\"	26.05
L13	71°20'58\"	36.56
L14	16°59'07\"	14.88
L15	50°28'07\"	45.74
L16	05°12'01\"	41.77
L17	71°20'58\"	51.53
L18	18°47'34\"	11.31
L19	18°47'34\"	7.15

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	140.64	2245.75	3°35'17\"	N 51°28'24\"	140.61

**LEGEND**

- CONC = CONCRETE
- EP = EDGE OF PAVEMENT
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- R/W = RIGHT OF WAY
- ℄ = PROPERTY LINE
- ▭ = ACQUIRED RIGHT OF WAY
- ▨ = PERMANENT UTILITY EASEMENT
- ▩ = PERMANENT DRAINAGE EASEMENT
- ▧ = TEMPORARY CONSTRUCTION EASEMENT
- \* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



VICINITY MAP  
NOT TO SCALE



**NOTES:**

- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 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 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 MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNER: KIM THI NGUYEN, (INST.# 170004178) TAX PARCEL #CO080252016
- ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
- COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- DPW DRAWING#: O-28709

**SURVEYOR'S CERTIFICATION:**

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENT, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF KIM THI NGUYEN, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZHUODA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZHUODA L.S. #002078 DATE



PHONE: (804)-323-9900 FAX: (804)-323-0598  
EMAIL: jmt@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

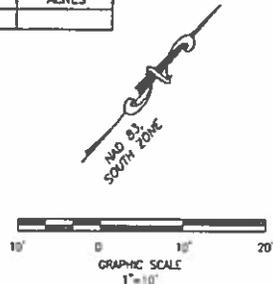
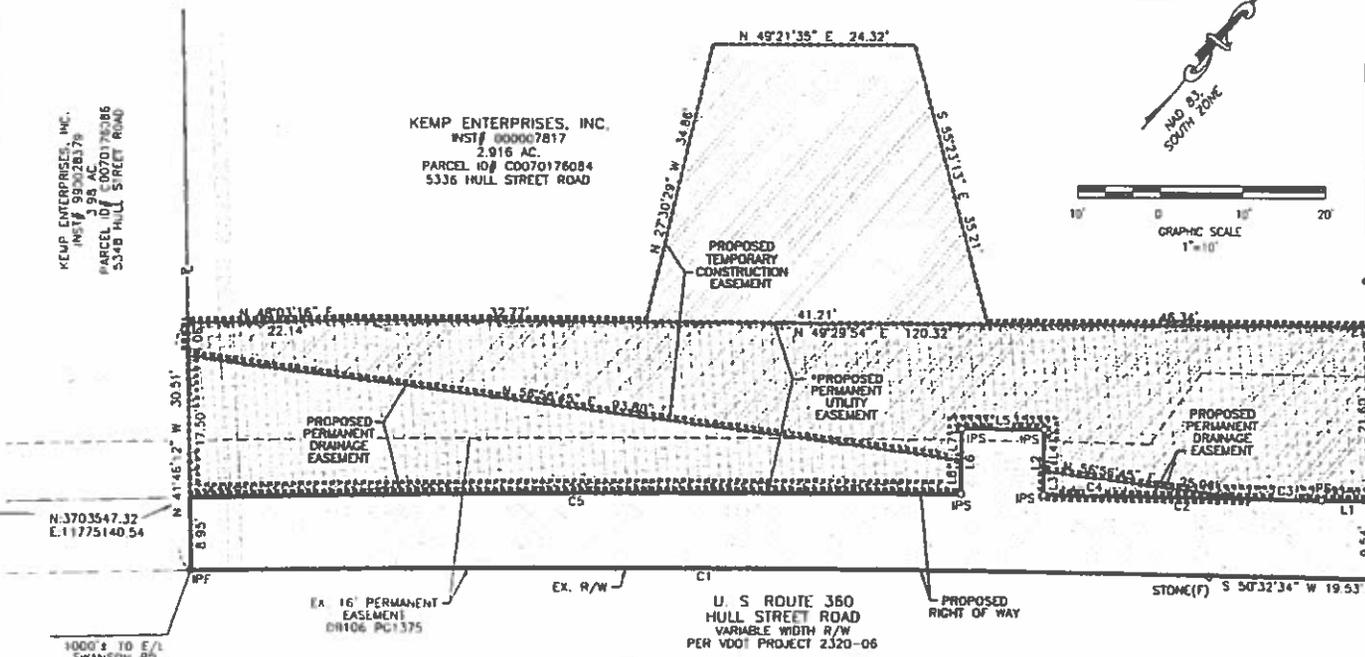
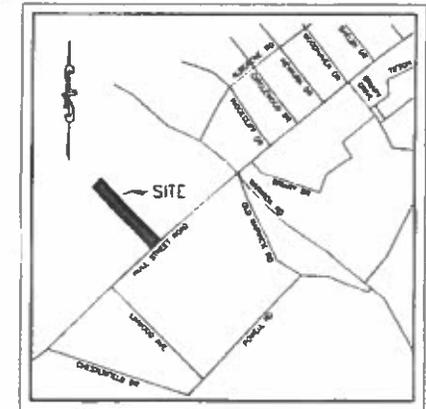
DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ	PLAT #: C-28861	
DATE: 12/15/19	SCALE: 1" = 30'	SHEET: 32 OF 65





AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENTS		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
069	CO070176084	KEMP ENTERPRISES, INC.	#000007817	2,916	1,401	2,945	1,020	1,020	1,020	1,020	3,039		



VICINITY MAP NOT TO SCALE

MEADOW CREEK APARTMENTS, LLC  
 INST# 160012544  
 8.48 AC.  
 PARCEL ID# CO070176080  
 5312 HULL STREET ROAD

EX. 25' PERMANENT EASEMENT  
 CB106 PG1375

N.3703640.24  
 E.11775248.53

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	122.95	2904.79	7°25'11"	S 49°21'57" W	172.95
C2	33.72	2918.00	0°39'44"	S 50°14'27" W	33.72
C3	8.85	2918.00	0°10'26"	S 50°29'06" W	8.85
C4	24.87	2918.00	0°29'18"	S 50°09'14" W	24.87
C5	92.62	2918.00	1°49'07"	S 48°48'17" W	92.62

LINK	BEARING	DISTANCE
L1	S 50°34'19" W	5.16
L2	N 40°05'25" W	0.06
L3	N 40°05'25" W	2.96
L4	N 40°05'25" W	5.08
L5	S 49°48'12" W	10.00
L6	S 40°17'10" E	8.06
L7	S 40°17'10" E	3.85
L8	S 40°17'10" E	4.21

NOTES:

- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 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 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 MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039C WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: KEMP ENTERPRISES, INC (INST.# 000007817) TAX PARCEL #CO070176084.
- ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
- COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- DPW DRAWING#: 0-28709

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENTS AND A TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF KEMP ENTERPRISES, 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 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078 DATE

LEGEND

- CONC = CONCRETE
- EP = EDGE OF PAVEMENT
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- STONE(F) = STONE FOUND
- R/W = RIGHT OF WAY
- R = PROPERTY LINE
- [Symbol] = ACQUIRED RIGHT OF WAY
- [Symbol] = PERMANENT UTILITY EASEMENT
- [Symbol] = PERMANENT DRAINAGE EASEMENT
- [Symbol] = TEMPORARY CONSTRUCTION EASEMENT
- \* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

**JMT** JOHNSON, MERRITT & THOMPSON  
 Engineering A Brighter Future  
 1201 Accotink Parkway Suite 310 Richmond, Virginia 23228  
 PHONE (804)-323-9900 FAX: (804)-323-0596  
 EMAIL: jmt@jmtl-engineering.com

REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

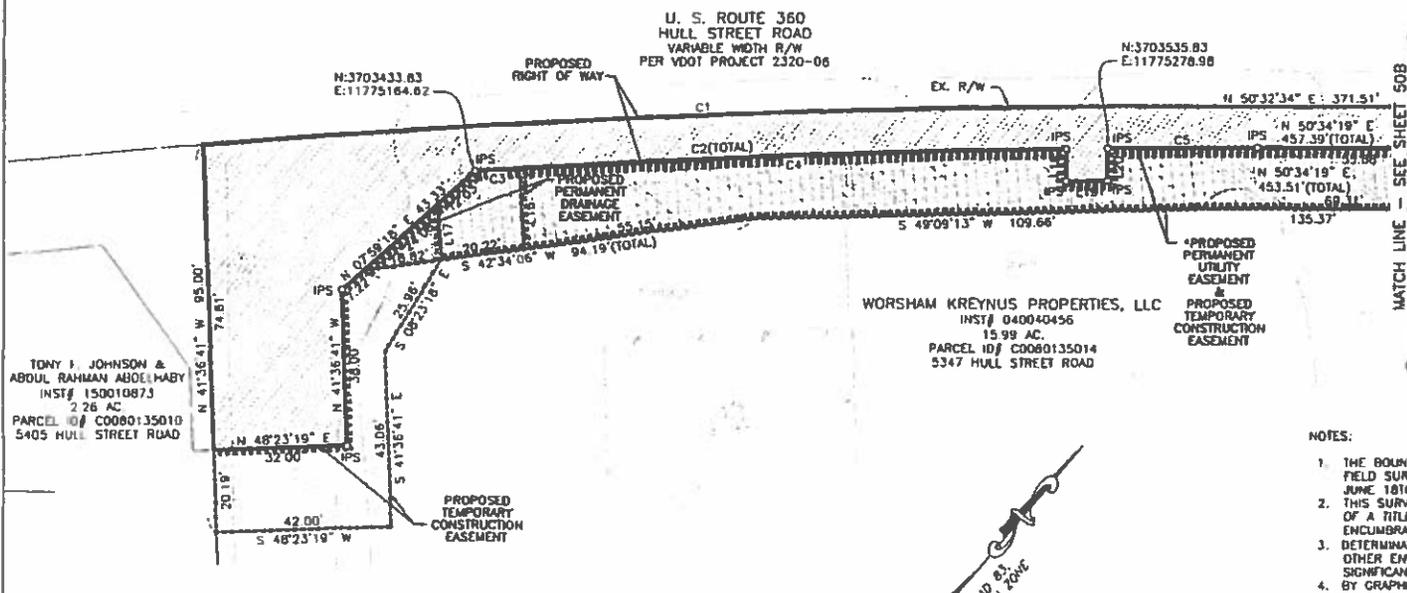
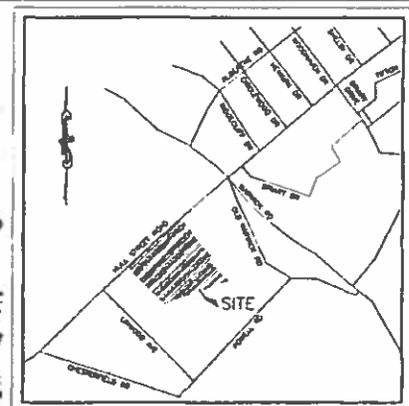
CITY OF RICHMOND, VIRGINIA

DRAWN BY: JS2 JMT #: 13-0764-001 CITY PROJECT #: 100875  
 CHECKED BY: VWZ PLAT #: C-28861  
 DATE: 12/18/19 SCALE: 1" = 10' SHEET 49 OF 65



AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
070	C0080135014	WORSHAM KREYNUS PROPERTIES, LLC	#040040456										
				15,99	10,903			15,789		5,150		16,992	



TONY I. JOHNSON & ABUL RAHMAN ABOU-ELMABY  
INST# 150010873  
2.26 AC  
PARCEL ID# C0080135010  
5405 HULL STREET ROAD

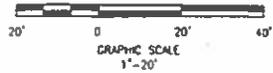
WORSHAM KREYNUS PROPERTIES, LLC  
INST# 040040456  
15.99 AC.  
PARCEL ID# C0080135014  
5347 HULL STREET ROAD

NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: WORSHAM KREYNUS PROPERTIES, LLC. (INST # 040040456) TAX PARCEL # C0080135014
6. ZONED R-4M (MOBILE HOME) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: O-28709

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	240.56	2624.79	4°52'46"	N 48°08'11" E	240.49
C2	143.24	2818.25	7°54'43"	N 48°10'03" E	143.22
C3	10.79	2818.25	0°13'10"	N 48°49'16" E	10.79
C4	132.45	2818.25	7°41'34"	N 48°16'38" E	132.44
C5	36.63	2818.25	0°44'41"	N 50°11'59" E	36.63

LINE	BEARING	DISTANCE
L1	S 38°08'48" E	28.42
L2	S 38°08'48" E	5.41
L3	S 38°08'48" E	17.50
L4	S 38°08'48" E	5.51
L5	S 50°38'24" W	17.29
L6	N 39°21'36" W	18.24
L7	S 39°21'36" E	11.24
L8	S 39°21'36" E	7.00
L9	S 38°56'28" E	13.50
L10	N 38°56'28" W	13.89
L11	N 39°25'41" W	13.99
L12	S 39°27'28" E	15.00
L13	N 39°25'41" W	15.00
L14	S 39°25'41" E	15.00
L15	N 39°25'41" W	15.00
L16	S 43°13'54" E	19.75
L17	N 43°13'54" W	15.70
L18	S 39°14'24" E	8.00
L19	N 48°43'21" E	10.02
L20	S 39°14'24" W	8.00

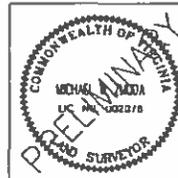


- LEGEND
- CLF = CHAIN LINK FENCE
  - CONC = CONCRETE
  - IPS = IRON PIN SET
  - R/W = RIGHT OF WAY
  - ℄ = PROPERTY LINE
  - [Hatched Box] = ACQUIRED RIGHT OF WAY
  - [Dotted Box] = \*PERMANENT UTILITY EASEMENT
  - [Horizontal Lines Box] = PERMANENT DRAINAGE EASEMENT
  - [Vertical Lines Box] = TEMPORARY CONSTRUCTION EASEMENT
  - [Dashed Box] = PERMANENT UTILITY EASEMENT FOR VERIZON VIRGINIA

SURVEYOR'S CERTIFICATION

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF WORSHAM KREYNUS PROPERTIES, 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 2, 2015 THRU JUNE 18, 2015, AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED

MICHAEL W. ZMUDA L.S. #002078 DATE



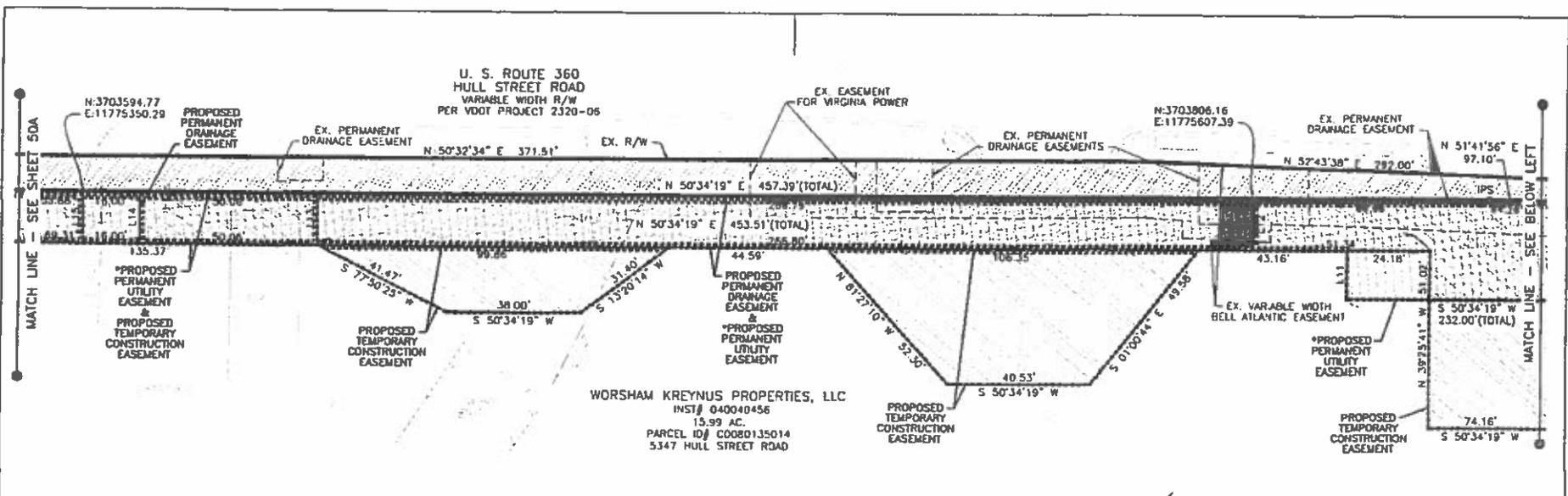
**JMT** JOHNSON, REID, BOHANNAN & THOMPSON  
Engineering A Brighter Future®  
3023 Alton Lane Parkway, Suite 310, Richmond, Virginia 23220  
PHONE: (804)-323-9900 FAX: (804)-323-0555  
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ JMT # 13-0764-001 CITY PROJECT #: 100875  
CHECKED BY: MWZ PLAT # C-28091  
DATE: 12/18/19 SCALE: 1" = 20' SHEET 50A OF 65



WORSHAM KREYNUS PROPERTIES, LLC  
 INST# 040040456  
 15.99 AC.  
 PARCEL ID# C0080135014  
 5347 HULL STREET ROAD

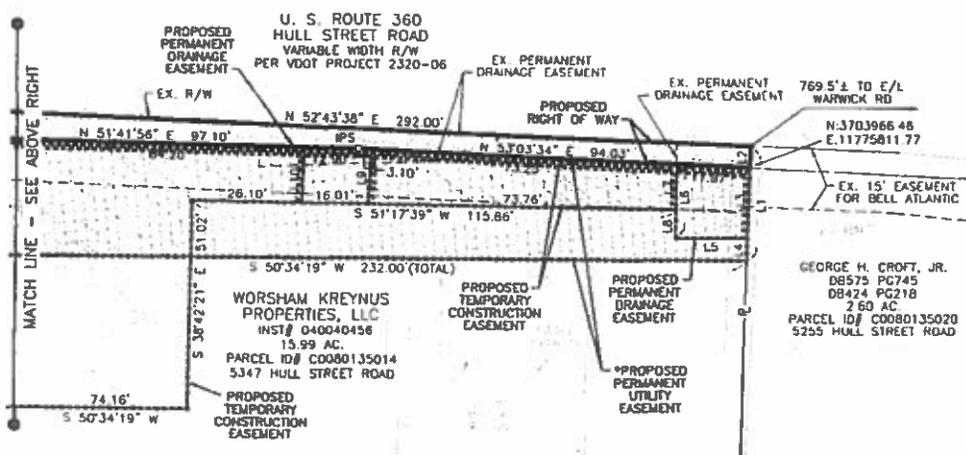
AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
070	C0080135014	WORSHAM KREYNUS PROPERTIES, LLC	#040040456										
					15.99	10,903		15,789		5,150		16,992	



LEGEND

- CLF = CHAIN LINK FENCE
- CONC = CONCRETE
- IPS = IRON PIN SET
- R/W = RIGHT OF WAY
- CL = PROPERTY LINE
- [Hatched Box] = ACQUIRED RIGHT OF WAY
- [Dotted Box] = \*PERMANENT UTILITY EASEMENT
- [Cross-hatched Box] = PERMANENT DRAINAGE EASEMENT
- [Stippled Box] = TEMPORARY CONSTRUCTION EASEMENT
- [Dashed Box] = \*PERMANENT UTILITY EASEMENT FOR VERIZON VIRGINIA



GEORGE H. CROFT, JR.  
 DB575 PG745  
 DB424 PG218  
 2.60 AC  
 PARCEL ID# C0080135020  
 5255 HULL STREET ROAD

LINK	BEARING	INSTANCE
L1	S 38°00'48" E	28.42'
L2	S 38°00'48" E	5.41'
L3	S 38°00'48" E	17.50'
L4	S 38°00'48" E	5.51'
L5	S 41°38'24" W	17.29'
L6	N 39°21'36" W	18.24'
L7	S 39°21'36" E	11.24'
L8	S 39°21'36" E	7.00'
L9	S 36°56'26" E	13.50'
L10	N 36°56'26" W	13.69'
L11	N 39°25'41" W	13.99'
L12	S 39°27'26" E	15.00'
L13	N 39°25'41" W	15.00'
L14	S 39°25'41" E	15.00'
L15	N 39°25'41" W	15.00'
L16	S 43°13'54" E	19.75'
L17	N 43°13'54" W	13.70'
L18	S 39°14'24" E	8.00'
L19	N 49°43'21" E	10.00'
L20	N 39°14'24" W	8.00'

**JMT** JOHNSON, BERKMAN & THOMPSON  
*Engineering A Brighter Future*  
 10201 Appomattox Parkway Suite 310 Richmond, Virginia 23235  
 PHONE: (804)-323-9900 FAX: (804)-323-0595  
 EMAIL: [jmtva@jmt-engineering.com](mailto:jmtva@jmt-engineering.com)

REVISION #	DATE	REASON FOR REVISION

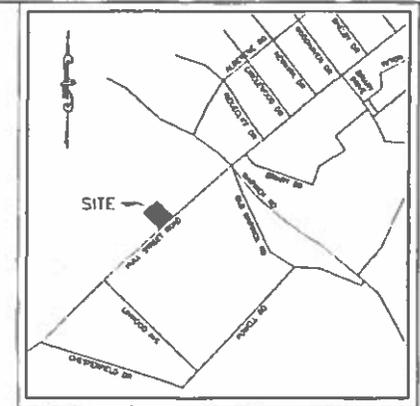


PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

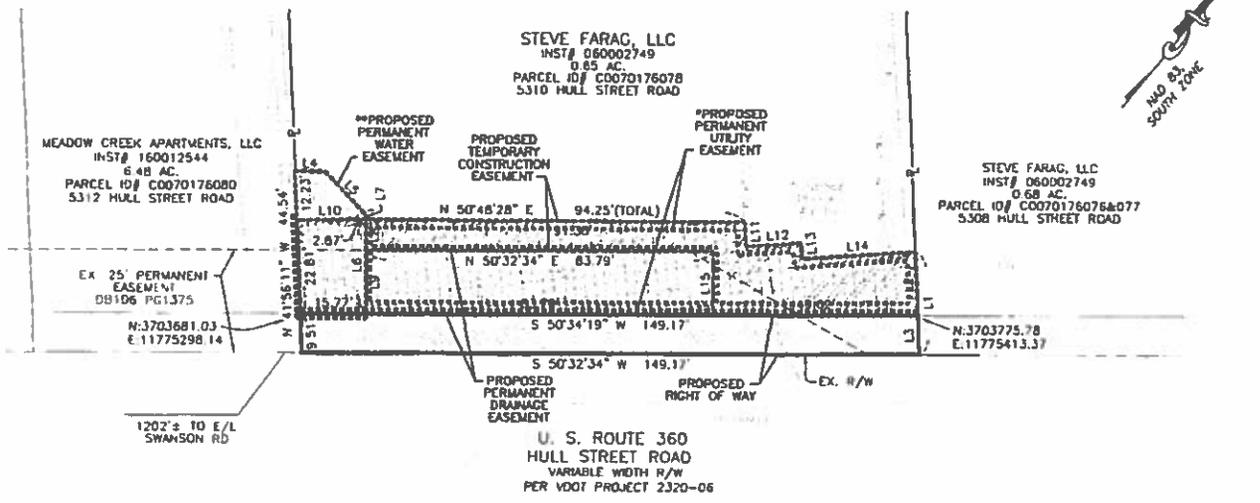
CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JWT # 13-0764-001	DTY PROJECT #: 10CB75
CHECKED BY: UWZ		PLAT # C-28861
DATE: 12/18/19	SCALE: 1" = 20'	SHEET 508 OF 65

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		PERMANENT WATER EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
072	C0070176078	STEVE FARAG, LLC	#060002749		0.65	1,411		3,110		1,302		524		1,435	



VICINITY MAP  
NOT TO SCALE



NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: STEVE FARAG, LLC (WSI # 060002749) TAX PARCEL #C0070176078.
6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: O-28709

LINE	BEARING	DISTANCE
L1	S 41°56'11" E	24.99
L2	S 41°56'11" E	15.56
L3	S 41°56'11" E	9.43
L4	N 50°34'19" E	7.30
L5	S 81°42'06" E	14.87
L6	S 39°25'41" E	24.00
L7	S 39°25'41" E	0.97
L8	S 39°25'41" E	7.52
L9	S 39°25'41" E	15.51
L10	N 49°29'54" E	13.90
L11	S 47°38'21" E	5.91
L12	N 46°42'08" E	13.32
L13	S 45°24'41" E	3.79
L14	N 47°06'53" E	27.51
L15	S 39°25'41" E	15.55



LEGEND

- CLF = CHAIN LINK FENCE
- R/W = RIGHT OF WAY
- = PROPERTY LINE
- [ ] = ACQUIRED RIGHT OF WAY
- [ ] = \*PERMANENT UTILITY EASEMENT
- [ ] = PERMANENT DRAINAGE EASEMENT
- [ ] = \*\*PERMANENT WATER EASEMENT
- [ ] = TEMPORARY CONSTRUCTION EASEMENT
- \* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA
- \*\* PERMANENT WATER EASEMENT FOR CITY OF RICHMOND DPW

SURVEYOR'S CERTIFICATION

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT, PERMANENT WATER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF STEVE FARAG, 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 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078 DATE \_\_\_\_\_



**JMT** JOHNSON, MERRIFIELD & THOMPSON  
Engineering A Brighter Future  
5201 Antebellum Parkway Suite 310 Richmond, Virginia 23228  
PHONE: (804) 323-9900 FAX: (804) 323-0596  
EMAIL: jmtva@jmt-engineering.com

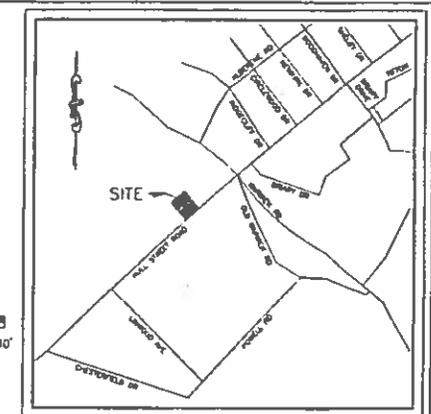
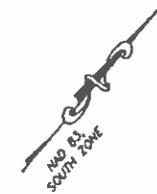
REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

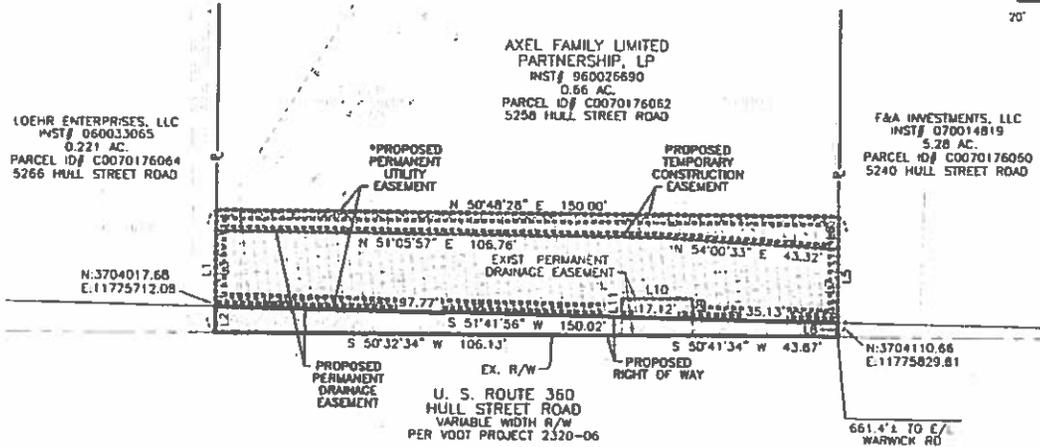
CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT # 15-0764-001	CITY PROJECT # 100815
CHECKED BY: MWZ		PLAT # C-28651
DATE: 12/16/16	SCALE: 1" = 30'	SHEET 52 OF 63

AREA TABULATION													
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES
078	C0070176062	AXEL FAMILY LIMITED PARTNERSHIP, LP	#960026690										
				0.66	730			3,740		2,782		877	



VICINITY MAP  
NOT TO SCALE



NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039C WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: THE AXEL FAMILY LIMITED PARTNERSHIP, LP (INST.# 960026690) TAX PARCEL #C0070176062
6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: O-28709

LINE	BEARING	DISTANCE
L1	N 39°15'48" W	30.13'
L2	N 39°15'48" W	6.36'
L3	N 39°15'48" W	18.62'
L4	N 39°15'48" W	5.15'
L5	S 39°15'48" E	29.55'
L6	S 39°15'48" E	8.11'
L7	S 39°15'48" E	17.99'
L8	S 39°15'48" E	3.45'
L9	N 39°18'26" W	4.93'
L10	S 50°37'10" W	17.13'
L11	S 39°27'26" E	4.61'

LEGEND

- CLF = CHAIN LINK FENCE
- R/W = RIGHT OF WAY
- E = EASEMENT
- [Solid line] = ACQUIRED RIGHT OF WAY
- [Dashed line] = PERMANENT DRAINAGE EASEMENT
- [Dotted line] = \*PERMANENT UTILITY EASEMENT
- [Stippled area] = TEMPORARY CONSTRUCTION EASEMENT
- \* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

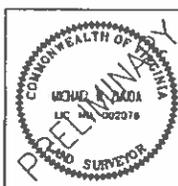
SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF AXEL FAMILY LIMITED PARTNERSHIP, LP, 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 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078 \_\_\_\_\_ DATE \_\_\_\_\_

**JMT** JOHNSON, MERRIMAN & THOMPSON  
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 EMAIL: mtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION



PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

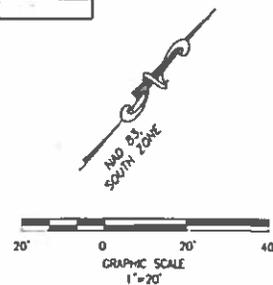
DRAWN BY: JSZ	JMT # 15-0764-301	CITY PROJECT #: 100875
CHECKED BY: MWZ	PLAT # C-28561	
DATE: 12/18/19	SCALE: 1" = 20'	SHEET 58 OF 65

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF ID	TOTAL AREA		PERMANENT DRAINAGE EASEMENT		PERMANENT UTILITY EASEMENT		PERMANENT SIDEWALK MAINTENANCE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
083	C0070176061	O'REILLY AUTOMOTIVE STORES, INC.	#120008517		0.75	3,247		3,064		368		766	



VICINITY MAP  
NOT TO SCALE

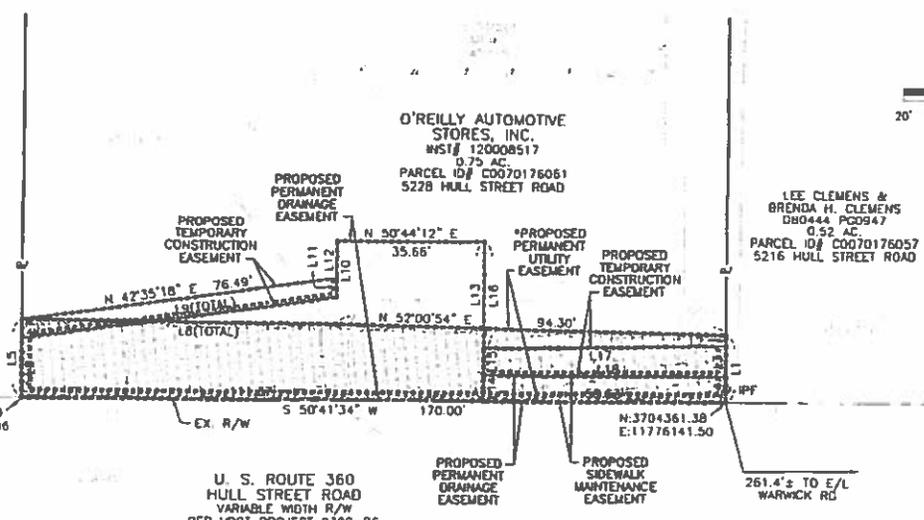


F&A INVESTMENTS, LLC  
INST# 070014819  
5.28 AC.  
PARCEL ID# C0070176060  
5240 HULL STREET ROAD

N:3704253.69  
E:11776009.96

U. S. ROUTE 360  
HULL STREET ROAD  
VARIABLE WIDTH R/W  
PER VDOT PROJECT 2320-06

LEE CLEMENS &  
BRENDA H. CLEMENS  
DH0444 PC0947  
0.52 AC.  
PARCEL ID# C0070176057  
5216 HULL STREET ROAD



LINE	BEARING	DISTANCE
L1	S 39°15'48" E	16.33
L2	S 39°15'48" E	2.62
L3	S 39°15'48" E	7.46
L4	S 39°15'48" E	6.25
L5	N 39°15'48" W	19.07
L6	N 39°15'48" W	14.39
L7	N 39°15'48" W	4.68
L8	N 51°07'33" E	25.72
L9	N 42°35'18" E	76.49
L10	N 39°15'48" W	13.57
L11	N 39°15'48" W	4.66
L12	N 39°15'48" W	8.89
L13	S 39°15'48" E	36.72
L14	N 39°15'48" W	8.31
L15	N 39°15'48" W	6.57
L16	N 39°15'48" W	25.84
L17	N 49°52'26" E	58.63
L18	N 50°44'12" E	58.63

- LEGEND
- CONC = CONCRETE
  - IPF = IRON PIN FOUND
  - R/W = RIGHT OF WAY
  - R = PROPERTY LINE
  - [Symbol] = PERMANENT DRAINAGE EASEMENT
  - [Symbol] = \*PERMANENT UTILITY EASEMENT
  - [Symbol] = PERMANENT SIDEWALK MAINTENANCE EASEMENT
  - [Symbol] = TEMPORARY CONSTRUCTION EASEMENT
  - \* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

NOTES:

- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 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 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 MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: O'REILLY AUTOMOTIVE STORES, INC., (INST.# 120008517) TAX PARCEL #C0070176061
- ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
- COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- DPW DRAWING#: O-28709

SURVEYOR'S CERTIFICATION:

THIS PLAN, SHOWING A PERMANENT DRAINAGE EASEMENT, PERMANENT UTILITY EASEMENT, PERMANENT SIDEWALK MAINTENANCE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF O'REILLY AUTOMOTIVE STORES, 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 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAN MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078 \_\_\_\_\_ DATE

**JMT** JOHNSON, METERERAN & THORPSON  
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PHONE: (804)-323-9900 FAX: (804)-323-0595  
EMAIL: mtvo@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JS2	JMT # 13-0764-001	CITY PROJECT #: 10C825
CHECKED BY: vhw2	PLAT # C-20861	
DATE: 12/18/19	SCALE: 1" = 20'	SHEET 63 OF 65

