

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a public necessity exists for the acquisition of the Interests as shown on drawings designated as Drawing Nos. B-28961-A through B-28961-N, prepared by H & B Surveying and Mapping, LLC, and dated March 1, 2021, copies of which sheets are attached to and hereby incorporated into this ordinance, for the public purpose of facilitating the construction of the Whitehead Road culvert replacement and sidewalk improvements project.

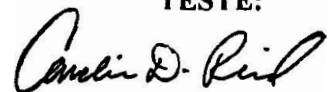
§ 2. That the Chief Administrative Officer or the designee thereof is hereby authorized and directed to, within the constraints imposed by this ordinance, (i) acquire, by gift, purchase, condemnation or otherwise, the aforementioned Interests, (ii) act for and on behalf of the City of Richmond in agreeing 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 facilitating the construction of the Whitehead Road culvert replacement and sidewalk improvements project.

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

A TRUE COPY:

TESTE:



City Clerk



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

O&R REQUEST

DATE: May 12, 2021 **EDITION:** 1

TO: The Honorable Members of City Council

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

THROUGH: Lincoln Saunders, Acting Chief Administrative Officer *JESS*

THROUGH: Robert C. Steidel, Deputy Chief Administrative Officer *RS*

THROUGH: Bobby Vincent, Director of Department of Public Works *BV*

THROUGH: Alfred Scott, Interim Director of Department of Public Utilities *AS*

THROUGH: Pat Bradley, Deputy Director of Department of Public Utilities *PB*

FROM: Bill Boston, Senior Capital Projects Manager, Department of Public Utilities *WB*

RE: TO DECLARE THAT A PUBLIC NECESSITY EXISTS AND TO AUTHORIZE THE CHIEF ADMINISTRATIVE OFFICER (CAO) OR DESIGNEE THEREOF, TO ACQUIRE CERTAIN FEE SIMPLE INTERESTS, PERMANENT, TEMPORARY, AND UTILITY EASEMENTS, BY VOLUNTARY CONVEYANCE OR BY CONDEMNATION PROCEEDINGS, FOR THE CONSTRUCTION OF THE WHITEHEAD ROAD CULVERT REPLACEMENT AND PEDESTRIAN IMPROVEMENTS PROJECT.

ORD. OR RES. No. _____

PURPOSE: To declare that a public necessity exists and to authorize the chief administrative officer (CAO) or designee thereof, to acquire certain fee simple interests, permanent, temporary, and utility easements, by voluntary conveyance or by condemnation proceedings, for the construction of the Whitehead Road Culvert Replacement and Pedestrian Improvements Project as illustrated on plans prepared by H&B Surveying and Mapping, LLC and designated attached parcel drawing numbers (B-28961-A through B-28961-N).

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

RECOMMENDATION: Departments of Public Utilities and Public Works recommends approval of this Ordinance.

BACKGROUND: The Whitehead Road Culvert Replacement and Sidewalk Improvement project was initiated to resolve the routine flooding occurrences of Whitehead Road at the crossing of Pocosham Creek and also the lack of designated pedestrian accommodations along the roadway. The project is located in the southwestern area of the City just north of Route 360 and just east of Chippenham Parkway. The primary project goals are described below:

Reduce Roadway Flooding: The existing 36" cmp culverts which convey Pocosham Creek under Whitehead Road are undersized and the roadway frequently floods. The existing culverts will be replaced with a new concrete box culvert and the vertical sag of Whitehead Road will be raised by approximately 1' within the vicinity of the stream crossing and will provide up to a 25-year storm level of protection while resulting in no increases in the 100-year FEMA floodplain.

Improve Pedestrian Safety: The existing roadway has minimal room for pedestrians to walk and is hazardous to children who utilize Whitehead Road for access to and from GH Reid Elementary School. New sidewalk and curb and gutter will be constructed along both sides of the 1,200 linear foot section of Whitehead Road from Greenbank Road to Daytona Drive. New handicap ramps and crosswalk striping will be provided at the beginning and end points of the project.

Improve Vehicular Safety: The existing Whitehead Road width of travelway averages only 19'-3" wide with nominal shoulders. In some areas there are steep drop-offs immediately adjacent to the edges of pavement. The proposed improvements will provide a safer 21' wide travelway (10.5' lanes) plus the addition of City standard curb with 18" wide concrete gutter pans. This typical section has been approved by DPW.

The existing properties along the roadway consist of a mixture of single-family homes, vacant lots, and the Residences at Brookside apartment complex. Of the eighteen (18) private properties adjacent to the roadway within the project limits, fourteen (14) require right of way and/or easement acquisition prior to project construction. These property acquisitions are illustrated on the drawings prepared by H&B Surveying and Mapping, LLC and designated attached parcel drawing numbers (B-28961-A through B-28961-N). The estimated cost of the ROW and easement acquisition is \$150,000 based on assessed property values which is budgeted under the project account number 106353.

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

O&R Request

Page 3 of 3

Project design is currently 90% complete. Total project cost is currently estimated at \$3.7 million and is being funded with Department of Public Utilities- Stormwater Utility funds.

FISCAL IMPACT / COST: \$150,000 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 state and local regulations. The acquisition cost is budgeted in Project Account #106353.

FISCAL IMPLICATIONS: None.

BUDGET AMENDMENT NECESSARY: No.

REVENUE TO CITY: None.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: June 14, 2021

CITY COUNCIL PUBLIC HEARING DATE: June 28, 2021

REQUESTED AGENDA: Consent Agenda

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission

AFFECTED AGENCIES: Public Works, Public Utilities, Law Department, Planning & Community Development, Economic Development, 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 PROGRAM(S): None

ATTACHMENTS: ROW data sheet #1A and Project parcels drawing numbers (B-28961-A through B-28961-N)

STAFF: Bill Boston, Senior Capital Projects Manager, DPU 646.8161
Lamont Benjamin, PE, Capital Projects Administrator, DPW 646.6339

**WHITEHEAD ROAD CULVERT REPLACEMENT AND SIDEWALK IMPROVEMENT PROJECT
CITY OF RICHMOND PROJECT 106353
RIGHT OF WAY ACQUISITION DATA**

PLAN PARCEL ID	GPIN Number	LANDOWNER	PLAN SHEET NO.	AREA											
				TOTAL	FEE TAKING (proposed right of way)		FEE REMAINDER	EASEMENTS							
								PERMANENT				TEMPORARY			
								Dominion Energy		Segra		Dominion Energy		Segra	
ACRES	SQ. FEET	ACRES	ACRES	SQ. FEET	ACRES	SQ. FEET	ACRES	SQ. FEET	ACRES	SQ. FEET	ACRES				
8	C0070588042	Bernard H Oliver	4	0.6	55	0.001	0.599	0	0	0	0	0	0	574	0.013
9	C0070588044	Manuel Perez	4	0.39	164	0.004	0.386	0	0	0	0	0	0	961	0.022
10	C0070588046	Gregory Dacosta	4	1.18	127	0.003	1.177	0	0	692	0.016	0	0	2,267	0.052
11	C0070588004	First Baptist Church Endowment Fund Inc. ET AL	4	15.986	0	0	15.986	2,773	0.064	2565	0.059	0	0	905	0.021
12	C0070497002	Osama Fawwaz Qaiymah	4/5	0.348	0	0	0.348	2,189	0.050	5212	0.120	0	0	924	0.021
17	C0070436008	Theodore Farmer	5	0.4	0	0	0.400	84	0.002	0	0	0	0	191	0.004
20	C0070553040	Brian Coddington	5	1.152	1,855	0.043	1.109	47	0.001	0	0	2111	0.048	512	0.012
21	C0070553042	Mick Construction LLC	5	1.32	2,329	0.053	1.267	0	0	0	0	2238	0.051	498	0.011
22	C0070553044	Moses Days	5	1.32	2,400	0.055	1.265	0	0	0	0	2306	0.053	5,074	0.116
23	C0070553046	Toribio Flores	5	0.66	1,103	0.025	0.635	0	0	0	0	1176	0.027	604	0.014
24	C0070553047	Simon Green	5	0.661	964	0.022	0.639	0	0	0	0	1176	0.027	810	0.019
25	C0070553075	AWE Brookside Owner LLC	4	15.209	4,283	0.098	15.111	5,002	0.115	1405	0.032	6560	0.151	8,934	0.205
26	C0070553048	Angela L Casasola Hurtado	4	0.732	1,331	0.031	0.701	0	0	0	0	1651	0.038	1,680	0.039
27	C0070553080	AWE Brookside Owner LLC	4	7.53	0	0	7.630	0	0	0	0	1874	0	1,587	0.036
TOTALS					14,611	0.335		10,095	0.232	9,874	0.227	19,092	0.395	25,521	0.586


PLAN REVISIONS
SHEET
TA
SCALE
N/A

WHITEHEAD ROAD
CULVERT REPLACEMENT
AND SIDEWALK IMPROVEMENTS
CITY OF RICHMOND, VIRGINIA

ROW DATA SHEET

DATE: 5/17/2021
ENGINEER: JAH
CHECKED: JPM
DATE: JPA
JOB#: 1700000142

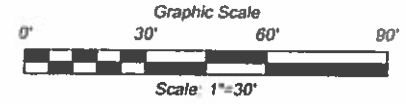
2100 EAST CARY STREET, SUITE 309
RICHMOND, VIRGINIA 23223
(P) 804 782-1803 (F) 804 782-2142



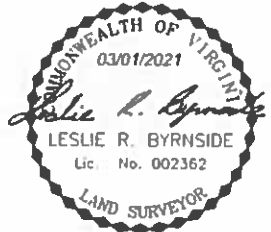
RUMMEL, KLEPPER & KAHL, LLP

GENERAL NOTES:

- THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING EASEMENTS AND THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE PROPOSED EASEMENTS. DISTANCES OR LINE TAGS IN PARENTHESIS () DENOTE TIES TO PROPERTY LINES.
- THE EASEMENTS SHOWN HEREON REPRESENT A PORTION OF THE INTEREST IN THE PROPERTY'S DESCRIBED IN INSTRUMENT #970018739 AND BEING KNOWN AS PARCEL ID C0070588042.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.



DRAWING NO.: B-28961-A
 Job #: RK1909.01
 Date: 03-01-2021
 Sheet: 1 of 1
 Drawn By: KED
 Checked By: LRB



CITY OF RICHMOND
 SCHOOL BOARD
 (ELKHARDT MIDDLE SCHOOL)
 D.B. 4537 PG. 464 (C.C.)
 P.B. 2 PG. 43 (C.C.)
 PARCEL I.D. #C0070588016
 6300 HULL STREET ROAD

WHITEHEAD ROAD
 (VARIABLE WIDTH R/W)

N: 3,701,380.39
 E: 11,769,755.35

N 16°54'50" E 128.61' (TOTAL)
 90.90'

534' ± TO C/L OF
 DERWENT ROAD
 N: 3,701,501.53
 E: 11,769,792.19

DETAIL AT
 RIGHT

08
BERNARD H. OLIVER
 INST. #970018739
 PLAT IN D.B. 297 PG. 1284
 PARCEL I.D. #C0070588042
 1633 WHITEHEAD ROAD

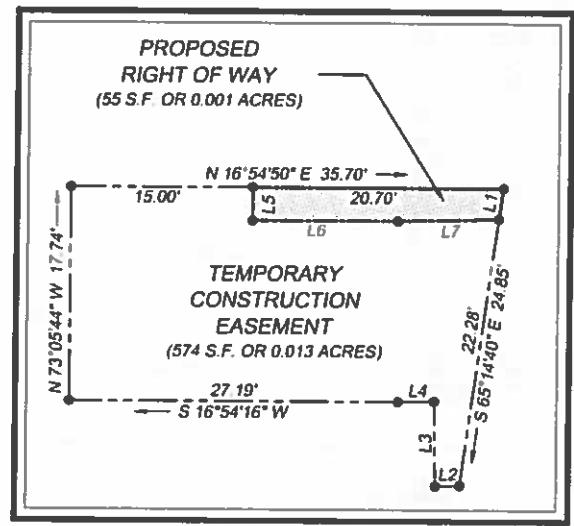
MANUEL PEREZ
 INST. #130015934
 PLAT IN D.B. 56 PG. 1060
 PARCEL I.D. #C0070588044
 1625 WHITEHEAD ROAD

LINE	BEARING	DISTANCE
L1	S 65°14'40" E	2.57'
L2	S 15°37'36" W	2.00'
L3	N 74°22'24" W	7.00'
L4	S 15°37'36" W	2.96'
L5	S 73°05'44" E	2.74'
L6	N 16°54'16" E	12.02'
L7	N 15°37'36" E	8.33'

N 66°48'10" W 220.81'

207.57' (ESMT to CORNER)
 S 65°14'40" E 232.42' (TOTAL)

S 22°04'50" W 119.55'



EASEMENT DETAIL
 SCALE 1" = 10'

PLAT SHOWING A
**TEMPORARY CONSTRUCTION EASEMENT AND
 PROPOSED RIGHT OF WAY ACROSS PROPERTY
 OWNED BY
 BERNARD H. OLIVER**

CITY OF RICHMOND, VIRGINIA

SCALE 1"=30'

08

Sheet Status:
FINAL
 Submittal Date:
 03-01-2021

Rev #	Rev. Date

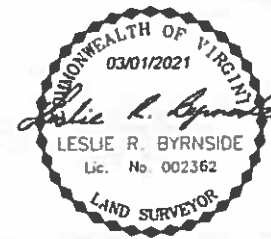
H&B Surveying and Mapping, LLC
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 2105 Electric Road SW, Suite 103
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 Richmond, VA 23236
 804.333.1781 Office
 804.659.5330 Fax
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GENERAL NOTES:

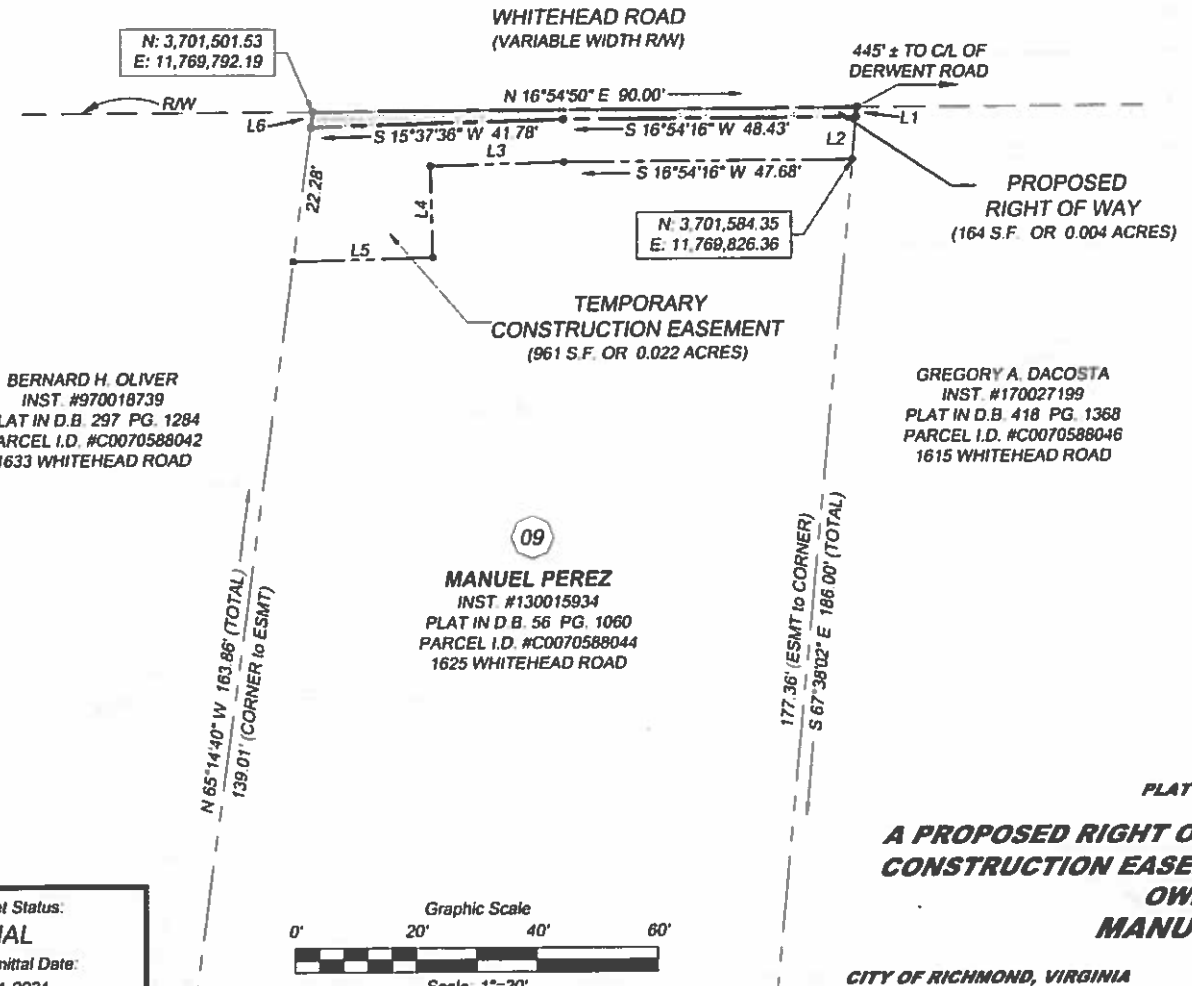
- 1) THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING EASEMENTS AND THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE EASEMENTS. DISTANCES OR LINE TAGS IN PARENTHESIS () DENOTE TIES TO PROPERTY LINES.
- 2) THE EASEMENTS SHOWN HEREON REPRESENT A PORTION OF THE INTEREST IN THE PROPERTY'S DESCRIBED IN INSTRUMENT #130015934 AND BEING KNOWN AS PARCEL ID C0070588044.
- 3) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.

NAD'83 - VA STATE GRID
SOUTH ZONE



DRAWING NO. B-28981-B
Job #: RK1909.01
Date: 03-01-2021
Sheet: 1 of 1
Drawn By: KED
Checked By: LRB

Rev. #	Rev. Date



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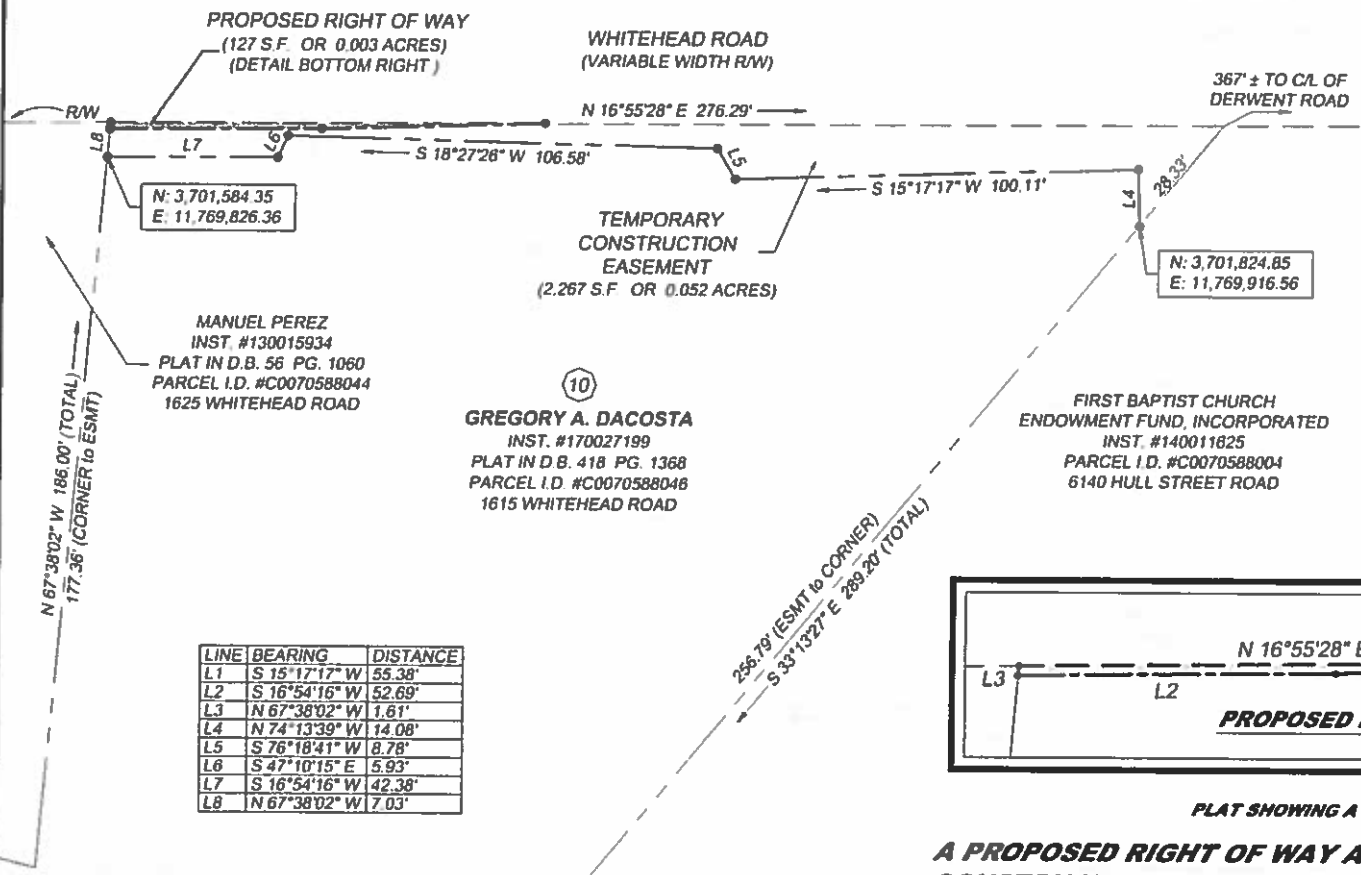
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- 2) THE EASEMENTS SHOWN HEREON REPRESENT A PORTION OF THE INTEREST IN THE PROPERTY'S DESCRIBED IN INSTRUMENT #170027199 AND BEING KNOWN AS PARCEL ID C0070588046.
- 3) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.



DRAWING NO.: B-28981-C
 Job #: RK1909.01
 Date: 03-01-2021
 Sheet: 1 of 1
 Drawn By: KED
 Checked By: LRB

Rev. #	Rev. Date



N: 3,701,584.35
 E: 11,769,826.36

MANUEL PEREZ
 INST. #130015934
 PLAT IN D.B. 56 PG. 1060
 PARCEL I.D. #C0070588044
 1625 WHITEHEAD ROAD

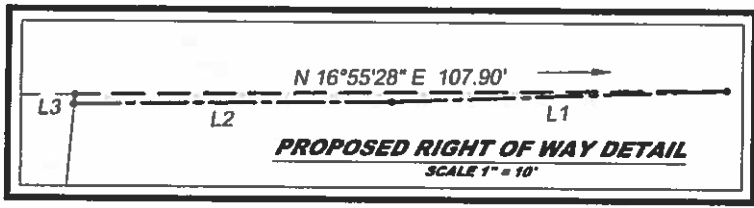
GREGORY A. DACOSTA
 INST. #170027199
 PLAT IN D.B. 418 PG. 1368
 PARCEL I.D. #C0070588046
 1615 WHITEHEAD ROAD

FIRST BAPTIST CHURCH
 ENDOWMENT FUND, INCORPORATED
 INST. #140011825
 PARCEL I.D. #C0070588004
 6140 HULL STREET ROAD

N: 3,701,824.85
 E: 11,769,916.56



LINE	BEARING	DISTANCE
L1	S 15°17'17" W	55.38'
L2	S 16°54'16" W	52.69'
L3	N 67°38'02" W	1.61'
L4	N 74°13'39" W	14.08'
L5	S 76°18'41" W	8.78'
L6	S 47°10'15" E	5.93'
L7	S 16°54'16" W	42.38'
L8	N 67°38'02" W	7.03'

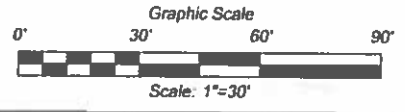


**PLAT SHOWING A
 A PROPOSED RIGHT OF WAY AND A TEMPORARY
 CONSTRUCTION EASEMENT ACROSS PROPERTY
 OWNED BY
 GREGORY A. DACOSTA**

CITY OF RICHMOND, VIRGINIA

SCALE 1"=30'

Sheet Status:
FINAL
 Submittal Date:
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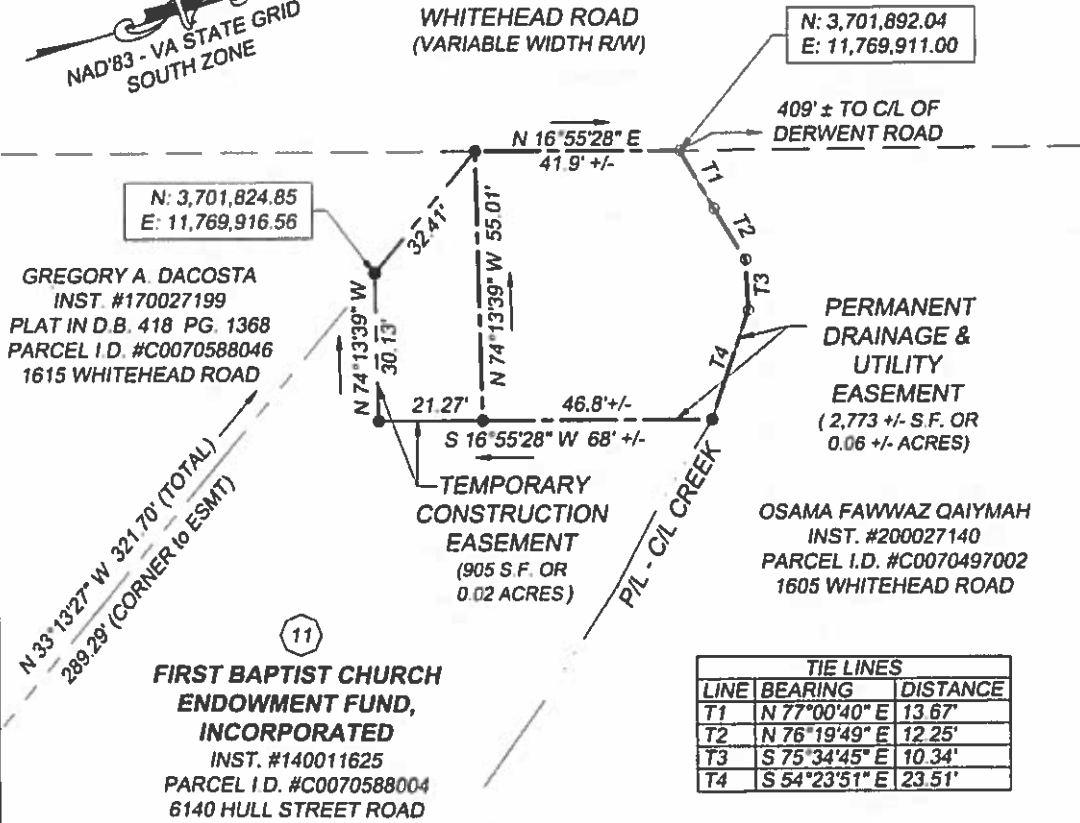


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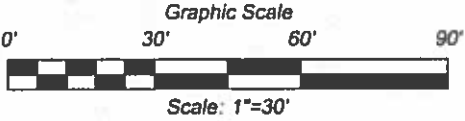
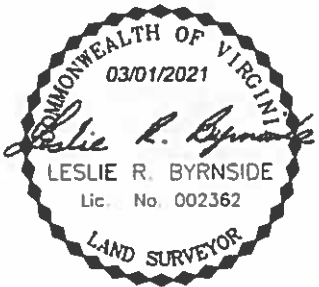
2105 Electric Road SW, Suite 100
 Richmond, VA 23224
 540.806.2959 OI

GENERAL NOTES:

- 1) THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING EASEMENTS AND THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE EASEMENTS. DISTANCES OR LINE TAGS IN PARENTHESIS () DENOTE TIES TO PROPERTY LINES.
- 2) THE EASEMENTS SHOWN HEREON REPRESENT A PORTION OF THE INTEREST IN THE PROPERTY'S DESCRIBED IN INSTRUMENT #140011625 AND BEING KNOWN AS PARCEL ID C0070588004.
- 3) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.



TIE LINES		
LINE	BEARING	DISTANCE
T1	N 77°00'40\" E	13.67'
T2	N 76°19'49\" E	12.25'
T3	S 75°34'45\" E	10.34'
T4	S 54°23'51\" E	23.51'



PLAT SHOWING A
PERMANENT DRAINAGE & UTILITY EASEMENT & A
TEMPORARY CONSTRUCTION EASEMENT ACROSS
PROPERTY OWNED BY
FIRST BAPTIST CHURCH ENDOWMENT FUND, INCORPORATED
 CITY OF RICHMOND, VIRGINIA SCALE 1"=30'



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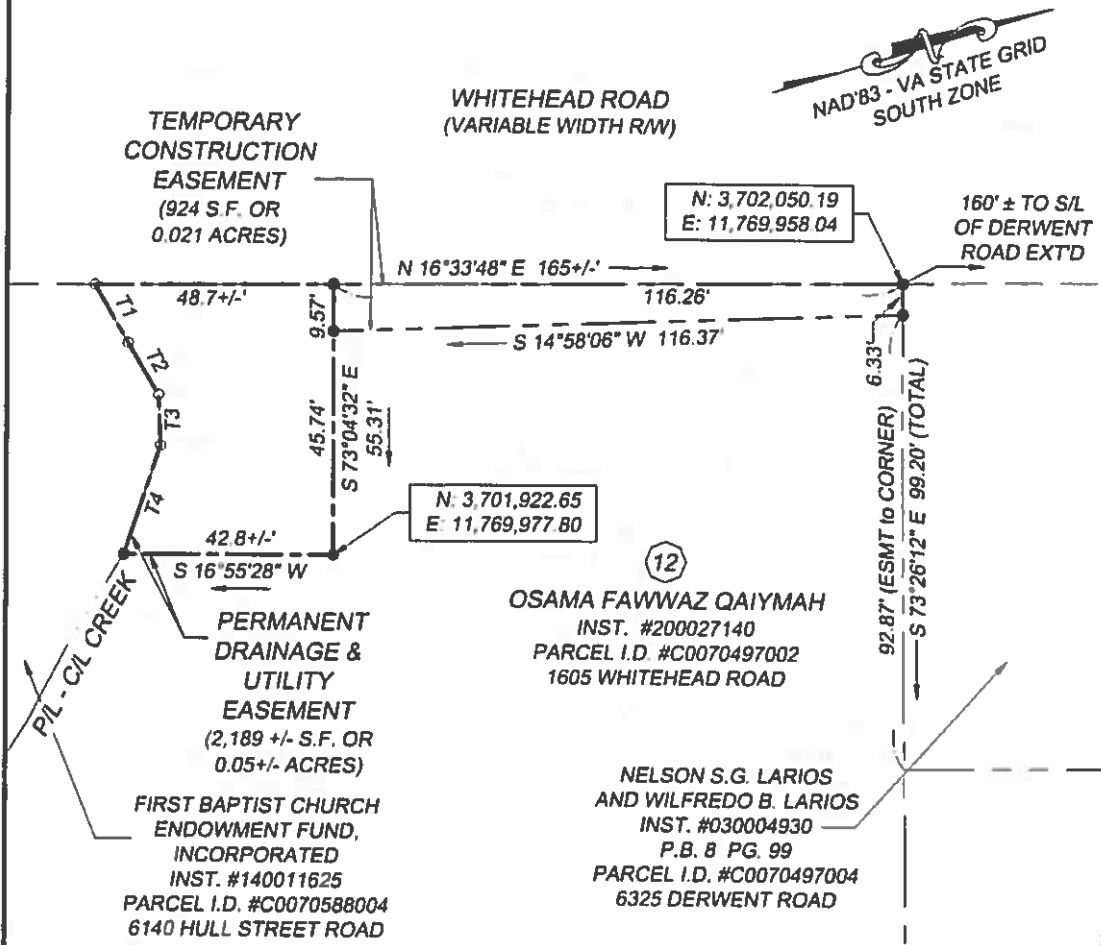
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 Roanoke, VA 23224
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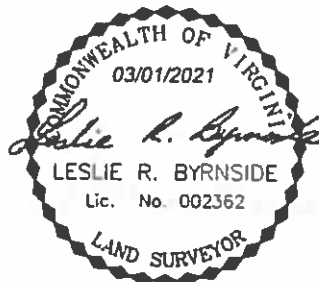
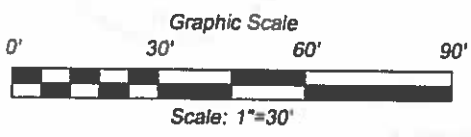
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 Job #: RK1909.01
 Date: 03-01-2021
 Sheet: 1 of 1
 Drawn By: KED
 Checked By: LRB
 # 11

GENERAL NOTES:

- 1) THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING EASEMENTS AND THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE EASEMENTS. DISTANCES OR LINE TAGS IN PARENTHESIS () DENOTE TIES TO PROPERTY LINES.
- 2) THE EASEMENTS SHOWN HEREON REPRESENT A PORTION OF THE INTEREST IN THE PROPERTY'S DESCRIBED IN INST. #200027140 AND BEING KNOWN AS PARCEL ID C0070497002.
- 3) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.



TIE LINES		
LINE	BEARING	DISTANCE
T1	S 77°00'40\" W	13.67'
T2	S 76°19'49\" W	12.25'
T3	N 75°34'45\" W	10.34'
T4	N 54°23'51\" W	23.51'



PLAT SHOWING A
PERMANENT DRAINAGE EASEMENT & A TEMPORARY
CONSTRUCTION EASEMENT ACROSS PROPERTY
OWNED BY DELBERT D. WINN & MARY W. WINN

CITY OF RICHMOND, VIRGINIA

SCALE 1"=30'



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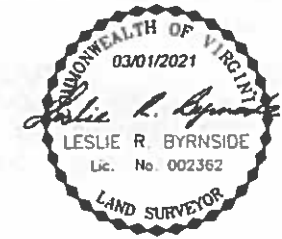
2105 Electric Road SW, Suite 103
 Roanoke, VA 23224
 540.904.2559 Off

DRAWING NO.: B-28961-E
 Job #: RK1909.01
 Date: 03-01-2021
 Sheet: 1 of 1
 Drawn By: KED
 Checked By: LRB

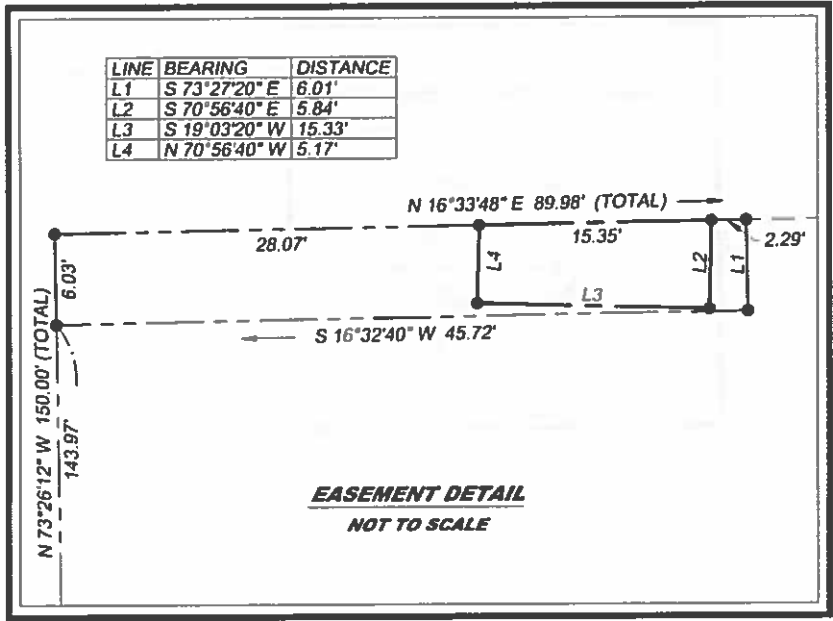
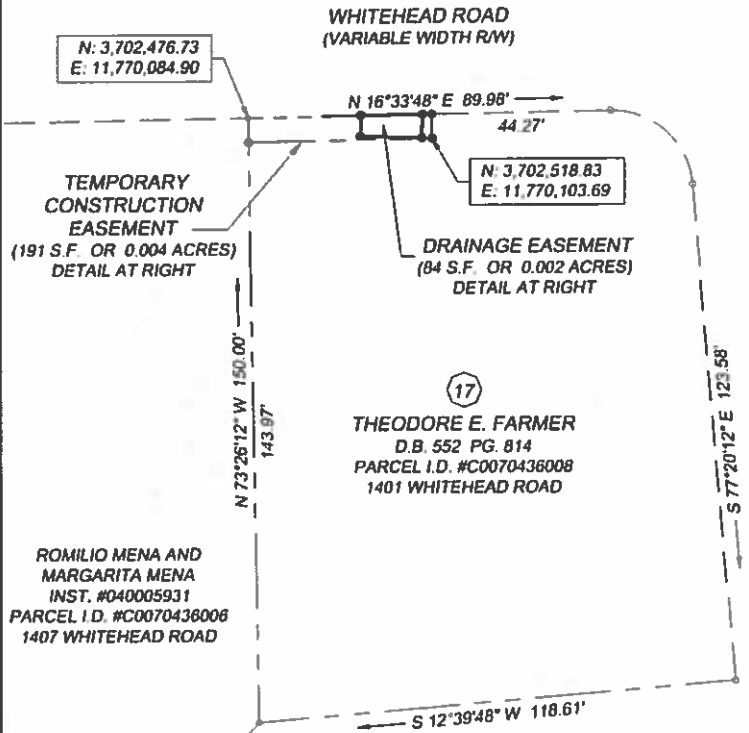
GENERAL NOTES:

- 1) THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING EASEMENTS AND THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE PROPOSED EASEMENTS. DISTANCES OR LINE TAGS IN PARENTHESIS () DENOTE TIES TO PROPERTY LINES.
- 2) THE EASEMENTS SHOWN HEREON REPRESENT A PORTION OF THE INTEREST IN THE PROPERTY'S DESCRIBED IN D.B. 552 PG. 814 AND BEING KNOWN AS PARCEL ID C0070436008.
- 3) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.

NAD'83 - VA STATE GRID
SOUTH ZONE



DRAWING NO. B-28961-F
Job #: RK1909.01
Date: 03-01-2021
Sheet: 1 of 1
Drawn By: KED
Checked By: LRB

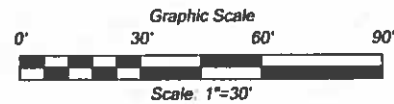


**PLAT SHOWING A
DRAINAGE EASEMENT, & A TEMPORARY
CONSTRUCTION EASEMENT ACROSS PROPERTY
OWNED BY THEODORE E. FARMER**

CITY OF RICHMOND, VIRGINIA

SCALE 1"=30'

Sheet Status:
FINAL
Submittal Date:
03-01-2021



Rev. #	Rev. Date

H&B Surveying and Mapping, LLC
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A DBEN/BE SWaM Certified Business
2105 Electric Road SW, Suite 103
Roanoke, VA 24024
540.904.2599 O/T

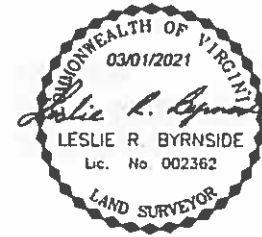
Survey Produced at Richmond Office Location

614 Moorfield Park Drive
Richmond, VA 23235
804.330.3751 Office
804.859.5330 Fax



GENERAL NOTES:

- 1) THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING EASEMENTS AND THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE EASEMENTS. DISTANCES OR LINE TAGS IN PARENTHESIS () DENOTE TIES TO PROPERTY LINES.
- 2) THE EASEMENTS SHOWN HEREON REPRESENT A PORTION OF THE INTEREST IN THE PROPERTY'S DESCRIBED IN INSTRUMENT #200016461 AND BEING KNOWN AS PARCEL ID C0070553040
- 3) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.



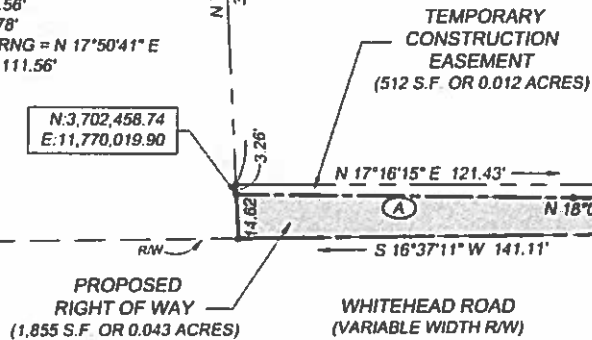
DRAWING NO.: B-28961-G
 Job #: RK1909.01
 Date: 03-01-2021
 Sheet: 1 of 1
 Drawn By: KED
 Checked By: LRB

Rev. #	Rev. Date

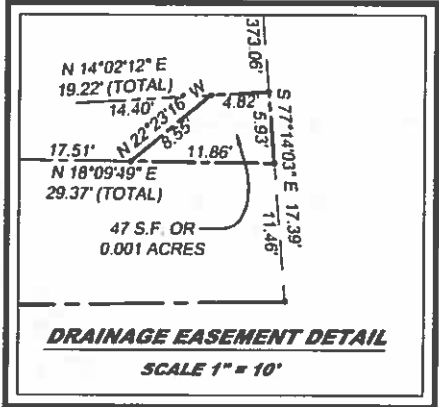
MICK CONSTRUCTION, LLC A
 VIRGINIA LIMITED LIABILITY
 COMPANY
 INST. #200004943
 P.B. 2 PG. 43 (CHESTERFIELD)
 PLAT IN D.B. 442 PG. 688
 PARCEL I.D. #C0070553042
 1420 WHITEHEAD ROAD

(20)
BRIAN CODDINGTON
 INST. #200016461
 D.B. 543 PG. 388
 P.B. 2 PG. 43 (CHESTERFIELD)
 PLAT IN D.B. 442 PG. 688
 PARCEL I.D. #C0070553040
 1410 WHITEHEAD ROAD

CURVE A
 $\Delta = 0^\circ 38' 15''$
 $R = 10,026.00'$
 $L = 111.56'$
 $T = 55.78'$
 CH'D BRNG = $N 17^\circ 50' 41'' E$
 CH'D = 111.56'



DAYTONA DR.
 (60' R/W)
 373.06' (CORNER to ESMT)
 S 77°14'03" E 390.45' (TOTAL)

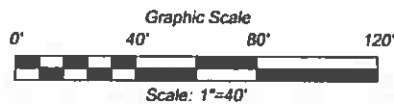


PLAT SHOWING A
**A PROPOSED RIGHT OF WAY, A DRAINAGE
 EASEMENT, & A TEMPORARY CONSTRUCTION
 EASEMENT ACROSS PROPERTY OWNED BY
 BRIAN CODDINGTON**

CITY OF RICHMOND, VIRGINIA

SCALE 1"=40'

Sheet Status:
FINAL
 Submittal Date:
 03-01-2021

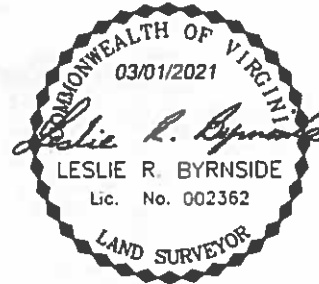
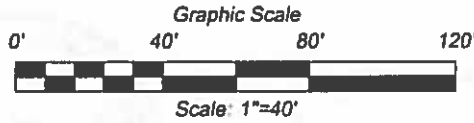


H&B Surveying and Mapping, LLC
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 A DBE/WBE S/WaM Certified Business
 614 Moorefield Park Drive
 Richmond, VA 23236
 804.330.3781 Office
 804.859.8330 Fax
 Survey Produced at Richmond Office Location
 2105 Electric Road SW, Suite 103
 Roanoke, VA 24024
 540.904.2939 Off.



GENERAL NOTES:

- 1) THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING EASEMENTS AND THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE EASEMENTS. DISTANCES OR LINE TAGS IN PARENTHESIS () DENOTE TIES TO PROPERTY LINES.
- 2) THE EASEMENTS SHOWN HEREON REPRESENT A PORTION OF THE INTEREST IN THE PROPERTY'S DESCRIBED IN INSTRUMENT #200004943 AND BEING KNOWN AS PARCEL ID C0070553042.
- 3) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.



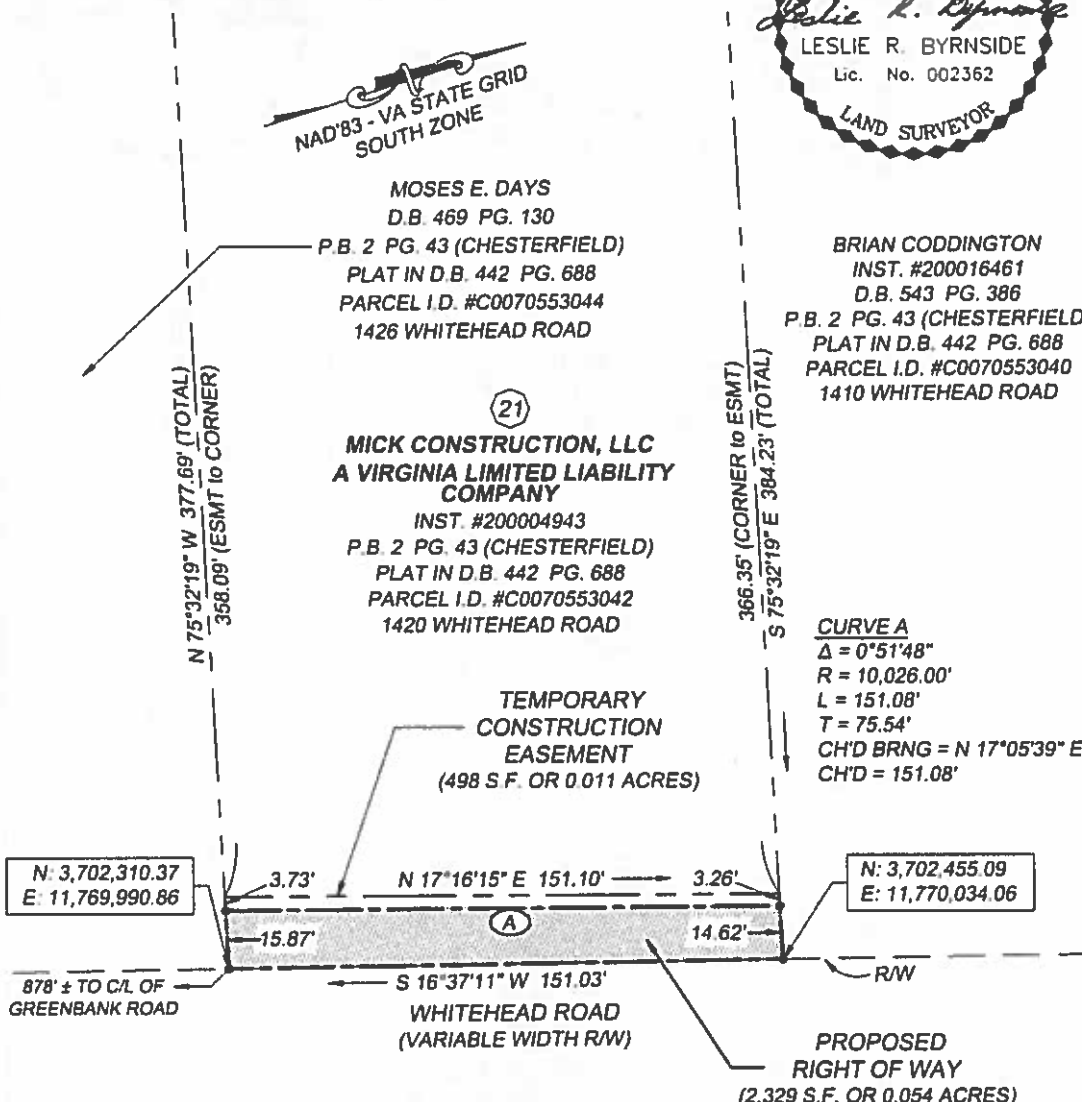
NAD'83 - VA STATE GRID
SOUTH ZONE

MOSES E. DAYS
D.B. 469 PG. 130
P.B. 2 PG. 43 (CHESTERFIELD)
PLAT IN D.B. 442 PG. 688
PARCEL I.D. #C0070553044
1426 WHITEHEAD ROAD

BRIAN CODDINGTON
INST. #200016461
D.B. 543 PG. 386
P.B. 2 PG. 43 (CHESTERFIELD)
PLAT IN D.B. 442 PG. 688
PARCEL I.D. #C0070553040
1410 WHITEHEAD ROAD

(21)
MICK CONSTRUCTION, LLC
A VIRGINIA LIMITED LIABILITY
COMPANY
INST. #200004943
P.B. 2 PG. 43 (CHESTERFIELD)
PLAT IN D.B. 442 PG. 688
PARCEL I.D. #C0070553042
1420 WHITEHEAD ROAD

CURVE A
Δ = 0°51'48"
R = 10,026.00'
L = 151.08'
T = 75.54'
CH'D BRNG = N 17°05'39" E
CH'D = 151.08'



**PLAT SHOWING A
PROPOSED RIGHT OF WAY & A TEMPORARY
CONSTRUCTION EASEMENT
ACROSS PROPERTY OWNED BY
MICK CONSTRUCTION, LLC**

CITY OF RICHMOND, VIRGINIA

SCALE 1"=40'



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614 Moorefield Park Drive
Richmond, VA 23236
804.330.3781 Office
804.859.5330 Fax

Survey
Produced
at Richmond
Office Location

2105 Electric Road SW, Suite 103
Roanoke, VA 23224
540.904.2559 Off.

DRAWING NO.: B-28961-H

Job #: RK1909.01

Date: 03-01-2021

Sheet: 1 of 1

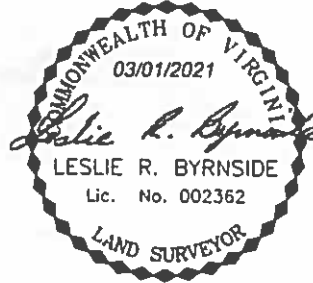
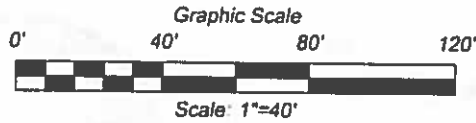
Drawn By: KED

Checked By: LRB

21

GENERAL NOTES:

- 1) THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING EASEMENTS AND THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE EASEMENTS. DISTANCES OR LINE TAGS IN PARENTHESIS () DENOTE TIES TO PROPERTY LINES.
- 2) THE EASEMENTS SHOWN HEREON REPRESENT A PORTION OF THE INTEREST IN THE PROPERTY'S DESCRIBED IN INSTRUMENT D.B. 469 PG. 130 AND BEING KNOWN AS PARCEL ID C0070553044.
- 3) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.



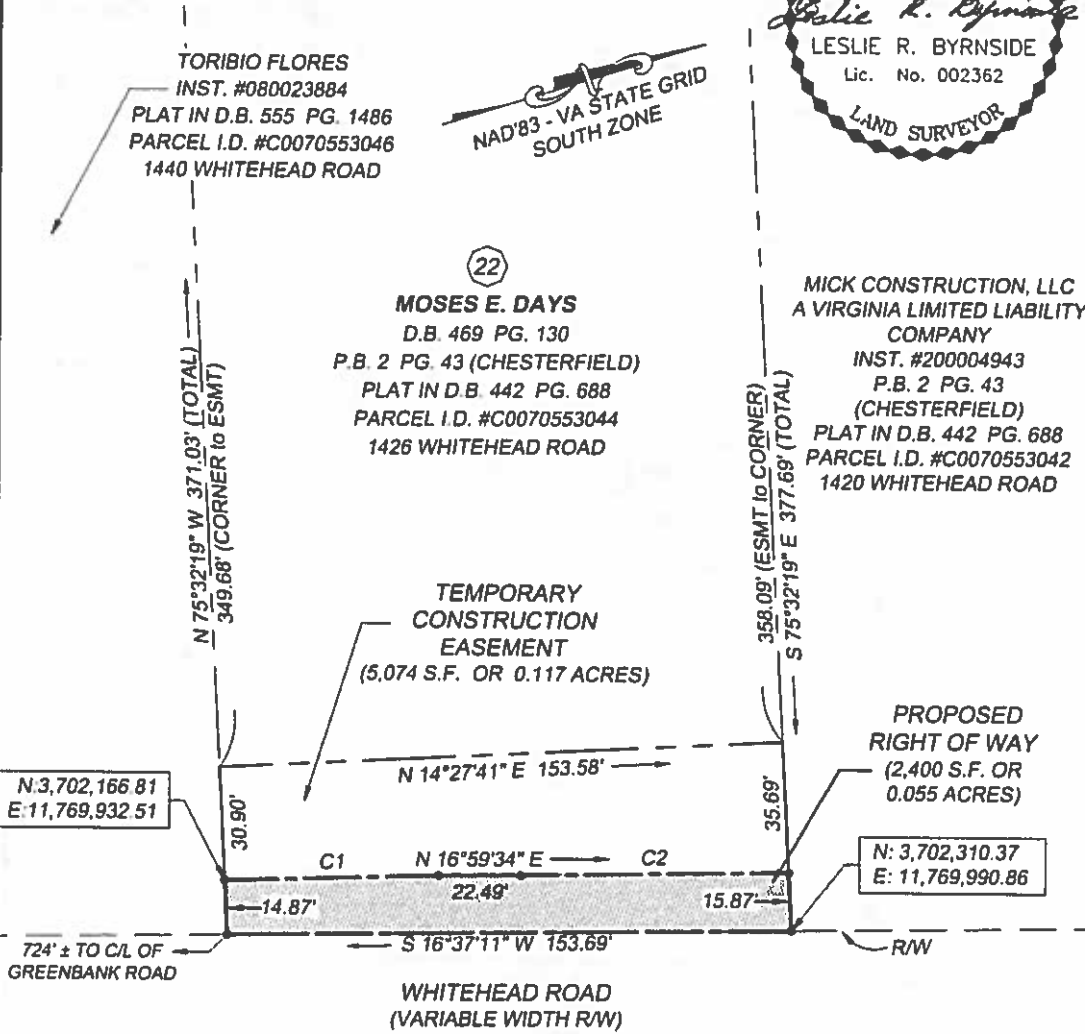
TORIBIO FLORES
INST. #080023884
PLAT IN D.B. 555 PG. 1486
PARCEL I.D. #C0070553046
1440 WHITEHEAD ROAD



(22)

MOSES E. DAYS
D.B. 469 PG. 130
P.B. 2 PG. 43 (CHESTERFIELD)
PLAT IN D.B. 442 PG. 688
PARCEL I.D. #C0070553044
1426 WHITEHEAD ROAD

MICK CONSTRUCTION, LLC
A VIRGINIA LIMITED LIABILITY
COMPANY
INST. #200004943
P.B. 2 PG. 43
(CHESTERFIELD)
PLAT IN D.B. 442 PG. 688
PARCEL I.D. #C0070553042
1420 WHITEHEAD ROAD



N: 3,702,166.81
E: 11,769,932.51

N: 3,702,310.37
E: 11,769,990.86

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	0°12'16"	16359.29'	58.41'	29.21'	N 15°41'49" E	58.41'
C2	0°24'57"	10026.00'	72.76'	36.38'	N 16°27'17" E	72.76'

**PLAT SHOWING A
PROPOSED RIGHT OF WAY & A TEMPORARY
CONSTRUCTION EASEMENT ACROSS PROPERTY OWNED BY
MOSES E. DAYS**

CITY OF RICHMOND, VIRGINIA

SCALE 1"=40'



H&B Surveying and Mapping, LLC
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614 Moorefield Park Drive
Richmond, VA 23238
804.330.3781 Office
804.859.5330 Fax

Survey
Produced
at Richmond
Office Location

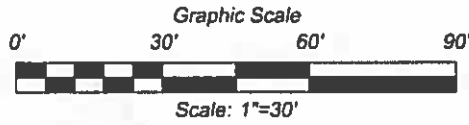
2105 Electric Road SW, Suite 103
Roanoke, VA 23224
540.904.2559 Off.

DRAWING NO.: B-28961-1
Job #: RK1909.01
Date: 03-01-2021
Sheet: 1 of 1
Drawn By: KED
Checked By: LRB

22

GENERAL NOTES:

- 1) THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING EASEMENTS AND THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE EASEMENTS. DISTANCES OR LINE TAGS IN PARENTHESIS () DENOTE TIES TO PROPERTY LINES.
- 2) THE EASEMENTS SHOWN HEREON REPRESENT A PORTION OF THE INTEREST IN THE PROPERTY'S DESCRIBED IN INSTRUMENT #080023884 AND BEING KNOWN AS PARCEL ID C0070553046.
- 3) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE



NAD'83 - VA STATE GRID
SOUTH ZONE

23

TORIBIO FLORES
INST. #080023884
PLAT IN D.B. 555 PG. 1486
PARCEL I.D. #C0070553046
1440 WHITEHEAD ROAD

SIMON GREEN
INST. #050020502
PLAT IN D.B. 192 PG. 1458
PARCEL I.D. #C0070553047
1446 WHITEHEAD ROAD

MOSES E. DAYS
D.B. 469 PG. 130
P.B. 2 PG. 43 (CHESTERFIELD)
PLAT IN D.B. 442 PG. 688
PARCEL I.D. #C0070553044
1426 WHITEHEAD ROAD

CURVE A
 $\Delta = 0^\circ 16' 26''$
 $R = 16359.26'$
 $L = 78.21'$
 $T = 39.10'$
CH'D BRNG = N $15^\circ 27' 27''$ E
CH'D = 78.21'

TEMPORARY CONSTRUCTION EASEMENT
(601 S.F. OR 0.014 ACRES)

N: 3,702,091.44
E: 11,769,911.66

N $17^\circ 16' 15''$ E 78.29'

646' ± TO C/L OF GREENBANK ROAD

WHITEHEAD ROAD
(VARIABLE WIDTH R/W)

N: 3,702,163.10
E: 11,769,946.90

PROPOSED RIGHT OF WAY
(1,103 S.F. OR 0.025 ACRES)

PLAT SHOWING A

PROPOSED RIGHT OF WAY & A TEMPORARY CONSTRUCTION EASEMENT ACROSS PROPERTY OWNED BY TORIBIO FLORES

CITY OF RICHMOND, VIRGINIA

SCALE 1"= 30'



H&B Surveying and Mapping, LLC
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A DBE/WBE SWaM Certified Business

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Richmond, VA 23236
804.330.3781 Office
804.859.5330 Fax

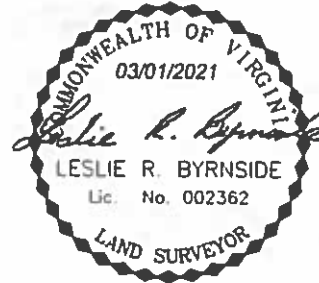
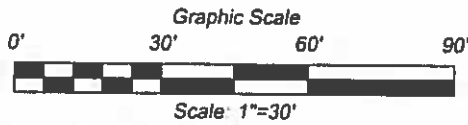
Survey
Produced
at Richmond
Office Location

2105 Electric Road SW, Suite 103
Roanoke, VA 23224
540.904.2559 Off.

DRAWING NO.: B-28961-J
Job #: RK1909.01
Date: 03-01-2021
Sheet: 1 of 1
Drawn By: KED
Checked By: LRB

GENERAL NOTES:

- 1) THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING EASEMENTS AND THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE EASEMENTS. DISTANCES OR LINE TAGS IN PARENTHESIS () DENOTE TIES TO PROPERTY LINES.
- 2) THE EASEMENTS SHOWN HEREON REPRESENT A PORTION OF THE INTEREST IN THE PROPERTY'S DESCRIBED IN INSTRUMENT #050020502 AND BEING KNOWN AS PARCEL ID C0070553047.
- 3) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.



AWE BROOKSIDE
OWNER, LLC
INST. #170016558
PLAT IN INST. #060039933
PARCEL I.D. #C0070553075
6400 GREENBANK ROAD

(24)
SIMON GREEN
INST. #050020502
PLAT IN D.B. 192 PG. 1458
PARCEL I.D. #C0070553047
1446 WHITEHEAD ROAD

TORIBIO FLORES
INST. #080023884
PLAT IN D.B. 555 PG. 1486
PARCEL I.D. #C0070553046
1440 WHITEHEAD ROAD

- (A) N 14°55'03" E
4.72'
- (B) Δ = 0°15'27"
R = 16359.29'
L = 73.49'
T = 36.75'
CH'D BRNG = N 15°11'31" E
CH'D = 73.49'

N: 3,702,015.95
E: 11,769,891.19

568± TO C/L OF
GREENBANK ROAD

N 75°32'19" W 364.25' (TOTAL)
341.12' (ESMT to CORNER)

TEMPORARY
CONSTRUCTION
EASEMENT
(810 S.F. OR 0.019 ACRES)

N 17°16'15" E 78.30'
11.82'
8.96'
11.31'
13.28'
S 16°37'11" W 78.26'

PROPOSED
RIGHT OF WAY
(964 S.F. OR 0.022 ACRES)

WHITEHEAD ROAD
(VARIABLE WIDTH R/W)

N: 3,702,088.12
E: 11,769,924.52

PLAT SHOWING A
**PROPOSED RIGHT OF WAY
& A TEMPORARY CONSTRUCTION EASEMENT
ACROSS PROPERTY OWNED BY
SIMON GREEN**

CITY OF RICHMOND, VIRGINIA

SCALE 1"= 30'



H&B Surveying and Mapping, LLC
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A DBE/WBE SWaM Certified Business

514 Moorefield Park Drive
Richmond, VA 23238
804.330.3781 Office
804.859.5330 Fax

Survey
Produced
at Richmond
Office Location

2105 Electric Road SW, Suite 103
Roanoke, VA 23224
540.904.2559 Off.

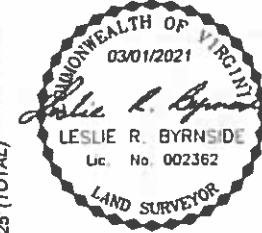
DRAWING NO.: B-28961-K
Job #: RK1909.01
Date: 03-01-2021
Sheet: 1 of 1
Drawn By: KED
Checked By: LRB

24

GENERAL NOTES:

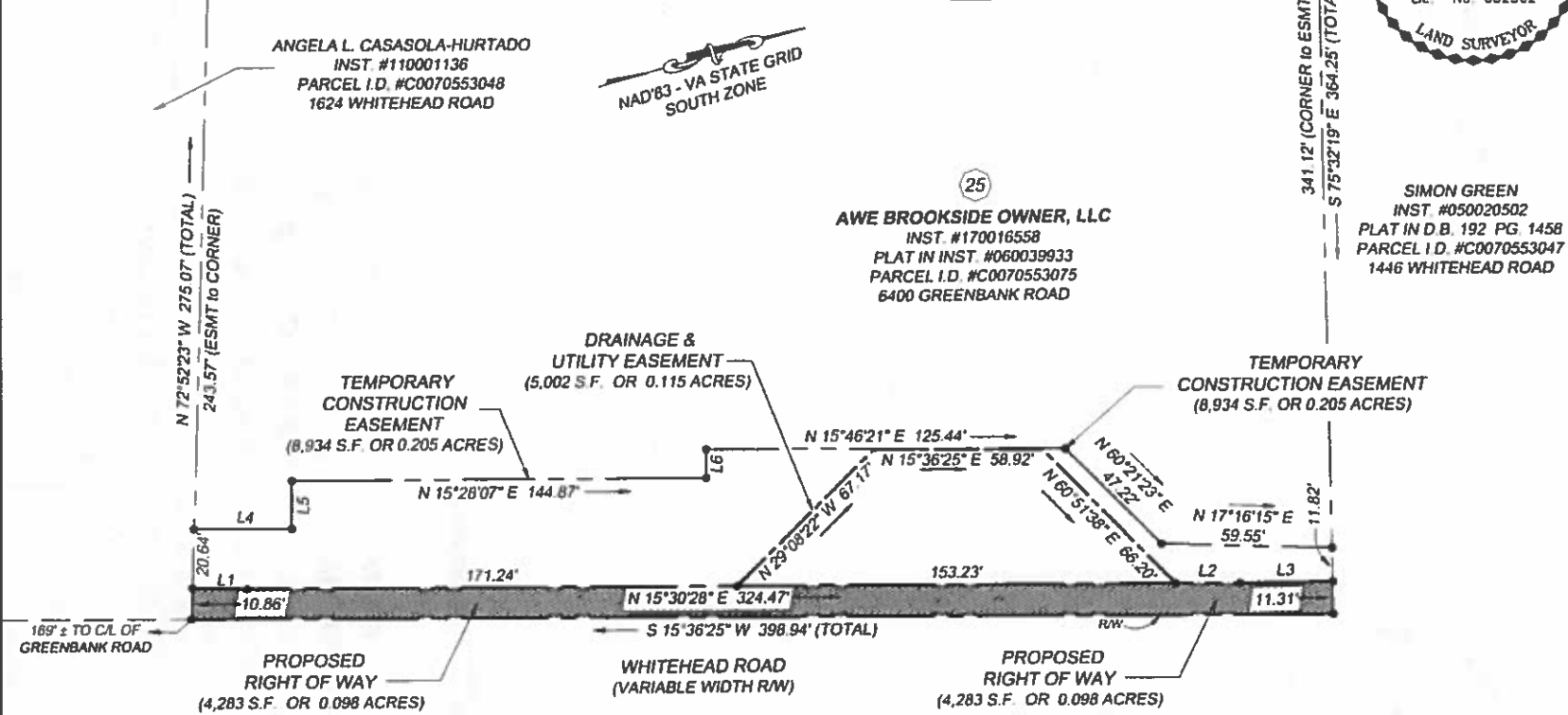
- THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING EASEMENTS AND THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE PROPOSED EASEMENTS. DISTANCES OR LINE TAGS IN PARENTHESIS () DENOTE TIES TO PROPERTY LINES.
- THE EASEMENTS SHOWN HEREON REPRESENT A PORTION OF THE INTEREST IN THE PROPERTY'S DESCRIBED IN INSTRUMENT # 170016558 AND BEING KNOWN AS PARCEL ID C0070553075
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE

LINE	BEARING	DISTANCE
L1	N 16°54'16" E	19.20'
L2	N 15°46'21" E	22.43'
L3	N 14°55'03" E	32.33'
L4	N 15°43'08" E	34.26'
L5	N 74°16'52" W	16.69'
L6	N 74°31'53" W	10.00'



DRAWING NO. B-28961-L
 Job #: RK1909.01
 Date: 03-01-2021
 Sheet: 1 of 1
 Drawn By: KED
 Checked By: LRB

Rev. #	Rev. Date

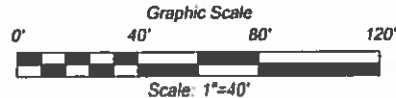


PLAT SHOWING A
**DRAINAGE & UTILITY EASEMENT, A
 PROPOSED RIGHT OF WAY, & A TEMPORARY
 CONSTRUCTION EASEMENT ACROSS PROPERTY
 OWNED BY
 AWE BROOKSIDE OWNER, LLC**
 CITY OF RICHMOND, VIRGINIA

SCALE 1"=40'

25

Sheet Status:
FINAL
 Submittal Date:
 03-01-2021

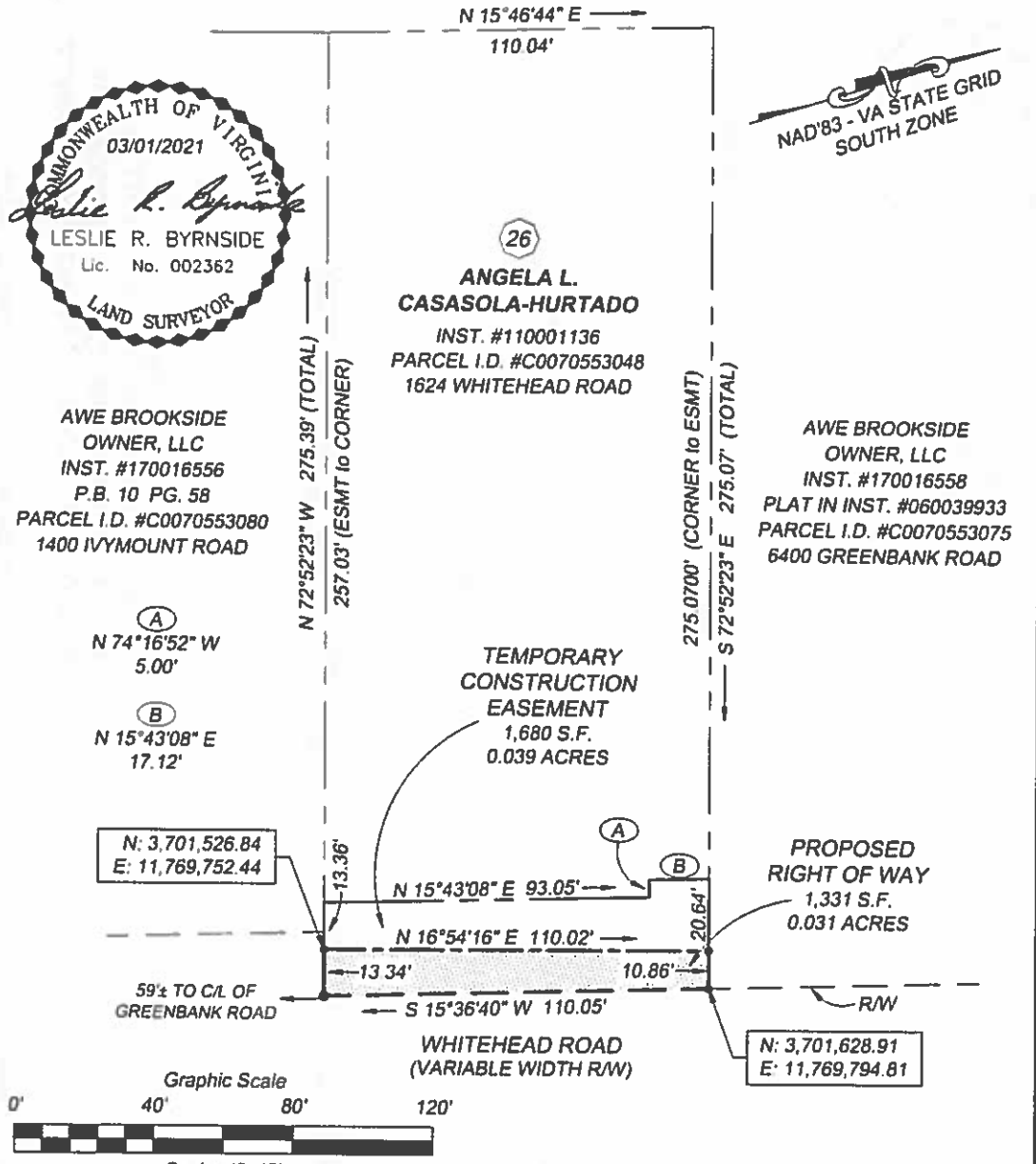


H&B Surveying and Mapping, LLC
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 A DBEN/BE SWaM Certified Business
 2105 Electric Road SW, Suite 103
 Norfolk, VA 23224
 540.904.2559 O/R
 Survey Produced at Richmond Office Location
 614 Monrofield Park Drive
 Richmond, VA 23236
 804.330.3781 Office
 804.859.5330 Fax
www.hbsurveying.com



GENERAL NOTES:

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- 2) THE EASEMENTS SHOWN HEREON REPRESENT A PORTION OF THE INTEREST IN THE PROPERTY'S DESCRIBED IN INSTRUMENT #110001136 AND BEING KNOWN AS PARCEL ID C0070553048.
- 3) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.



PLAT SHOWING A

**PROPOSED RIGHT OF WAY &
 A TEMPORARY CONSTRUCTION EASEMENT
 ACROSS PROPERTY OWNED BY
 ANGELA L. CASASOLA-HURTADO**

CITY OF RICHMOND, VIRGINIA **SCALE 1"= 40'**



H&B Surveying and Mapping, LLC
insightful solutions, quality service
 A DBE/WBE SWaM Certified Business

614 Moorefield Park Drive
 Richmond, VA 23236
 804.330.3781 Office
 804.859.5330 Fax

Survey
 Produced
 at Richmond
 Office Location

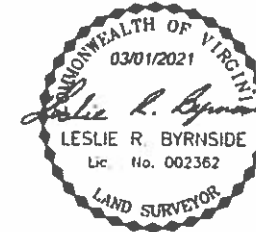
2105 Electric Road SW, Suite 103
 Roanoke, VA 23224
 540.904.2559 Off.

DRAWING NO. B-28961-M
 Job #: RK1909.01
 Date: 03-01-2021
 Sheet: 1 of 1
 Drawn By: KED
 Checked By: LRB

GENERAL NOTES:

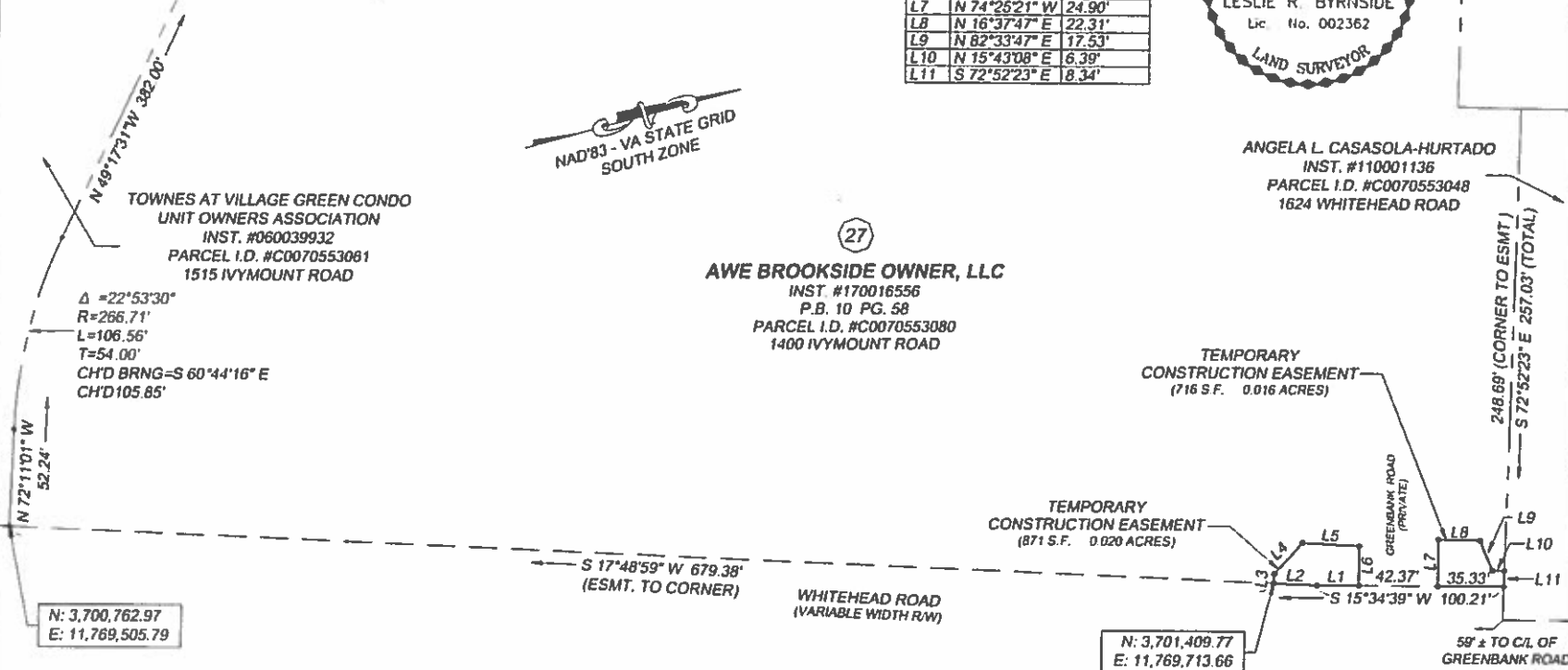
- 1) THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING EASEMENTS AND THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE PROPOSED EASEMENTS. DISTANCES OR LINE TAGS IN PARENTHESIS () DENOTE TIES TO PROPERTY LINES.
- 2) THE EASEMENTS SHOWN HEREON REPRESENT A PORTION OF THE INTEREST IN THE PROPERTY'S DESCRIBED IN INSTRUMENT #170016556 AND BEING KNOWN AS PARCEL ID C0070553080.
- 3) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.

LINE	BEARING	DISTANCE
L1	S 15°34'39" W	22.51'
L2	S 17°48'59" W	23.14'
L3	N 72°11'01" W	5.00'
L4	N 32°30'48" W	22.58'
L5	N 18°34'51" E	30.40'
L6	S 74°25'21" E	21.11'
L7	N 74°25'21" W	24.90'
L8	N 16°37'47" E	22.31'
L9	N 82°33'47" E	17.53'
L10	N 15°43'08" E	6.39'
L11	S 72°52'23" E	8.34'

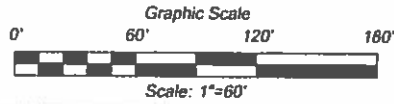


DRAWING NO. B-28981-N
 Job #: RK1909 01
 Date: 03-01-2021
 Sheet: 1 of 1
 Drawn By: KED
 Checked By: LRB

Rev. #	Rev. Date



Sheet Status:
FINAL
 Submittal Date:
 03-01-2021



PLAT SHOWING
2 TEMPORARY CONSTRUCTION EASEMENTS
ACROSS PROPERTY OWNED BY
AWE BROOKSIDE OWNER, LLC
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