

Issue Analysis Form



Date: March 28, 2023

Item: Route 10 water Line Project– Acceptance of Utility Easement

Lead Department(s): Engineering & Utilities

Contact Person(s): Frank Haltom, Director

Description and Current Status

The waterline extension to the Route 10 corridor project extend the central water system to the Route 10 corridor. The project requires the acquisition of permanent utility easements on 6 parcels and temporary construction easements on 3 parcels. The permanent utility easements will vary in width, but will be at least 16 feet in width; and the temporary construction easements will vary in width to allow for the removal of large trees and bore across the roadways. The proposed plats are attached for your review.

Parcel #	Address	Owner
140(0A)00-002-0	No Address	Tanju K. Sonuparlak
140(0A)00-003-0	No Address	Tanju K. Sonuparlak
140(08)00-00A-0	No Address	Torsten E. Peterson, Jr.
140(08)00-00B-1	No Address	Torsten E. Peterson, Jr.
140(05)00-002-0	10300 James River Drive	Torsten E. Peterson, Jr.
04C(01)00-001-0	1395 Eagle Place	Arthur Brown
130(0A)00-063-0	7912 Sandy Ridge Road	Stephen A McLeod
140(0A)00-007-C	8800 Sandy Ridge Road	Madonna M. Charvat

Sample Motion: I move that the Board approve the resolution accepting the Deed of Easements for each parcel to allow for the installation and continued maintenance of a public water main.

Government Path

Does this require IDA action? Yes No

Does this require BZA action? Yes No

Does This require Planning Commission Action? Yes No

Does this require Board of Supervisors action? Yes No

Does this require a public hearing? Yes No

If so, before what date?

Fiscal Impact Statement

The acquisition of easements will include compensation to address the impacts to the parcels. Compensation is based on the market land value and for damages to

structures and trees on the properties. The anticipated total cost to obtain the easements for the water line extension is approximately \$7,500.

County Impact

Acceptance of the easement allows for the construction and continued maintenance of the water main extension to the Route 10 corridor.

Notes

None.

Board of Supervisors
County of Prince George, Virginia

Resolution

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia, this 28th day of March, 2023:

<u>Present:</u> Donald Hunter, Chairman T. J. Webb, Vice Chairman Floyd M. Brown, Jr. Alan R. Carmichael Marlene J. Waymack	<u>Vote:</u>
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C-3

On motion of _____, seconded by _____, which carried unanimously, the following Resolution was adopted:

RESOLUTION ACCEPTING UTILITY EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS FOR WATERLINE EXTENSION TO ROUTE 10 CORRIDOR PROJECT

WHEREAS, the waterline extension to the Route 10 corridor requires the acquisition of permanent utility easements on six parcels and temporary construction easements on three parcels; and

WHEREAS, these easements will allow for the installation and continued maintenance of the waterline.

NOW, THEREFORE BE IT RESOLVED, that the Board of Supervisors of the County of Prince George this 28th day of March, 2023, hereby accept the dedication of a permanent utility easement on parcels:

- 140(0A)00-002-0
- 140(0A)00-003-0
- 140(08)00-00A-0
- 140(08)00-00B-1
- 140(05)00-002-0
- 04C(01)00-001-0

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Board of Supervisors of the County of Prince George this 28th day of March, 2023, hereby accept the dedication of temporary construction easements for parcels:

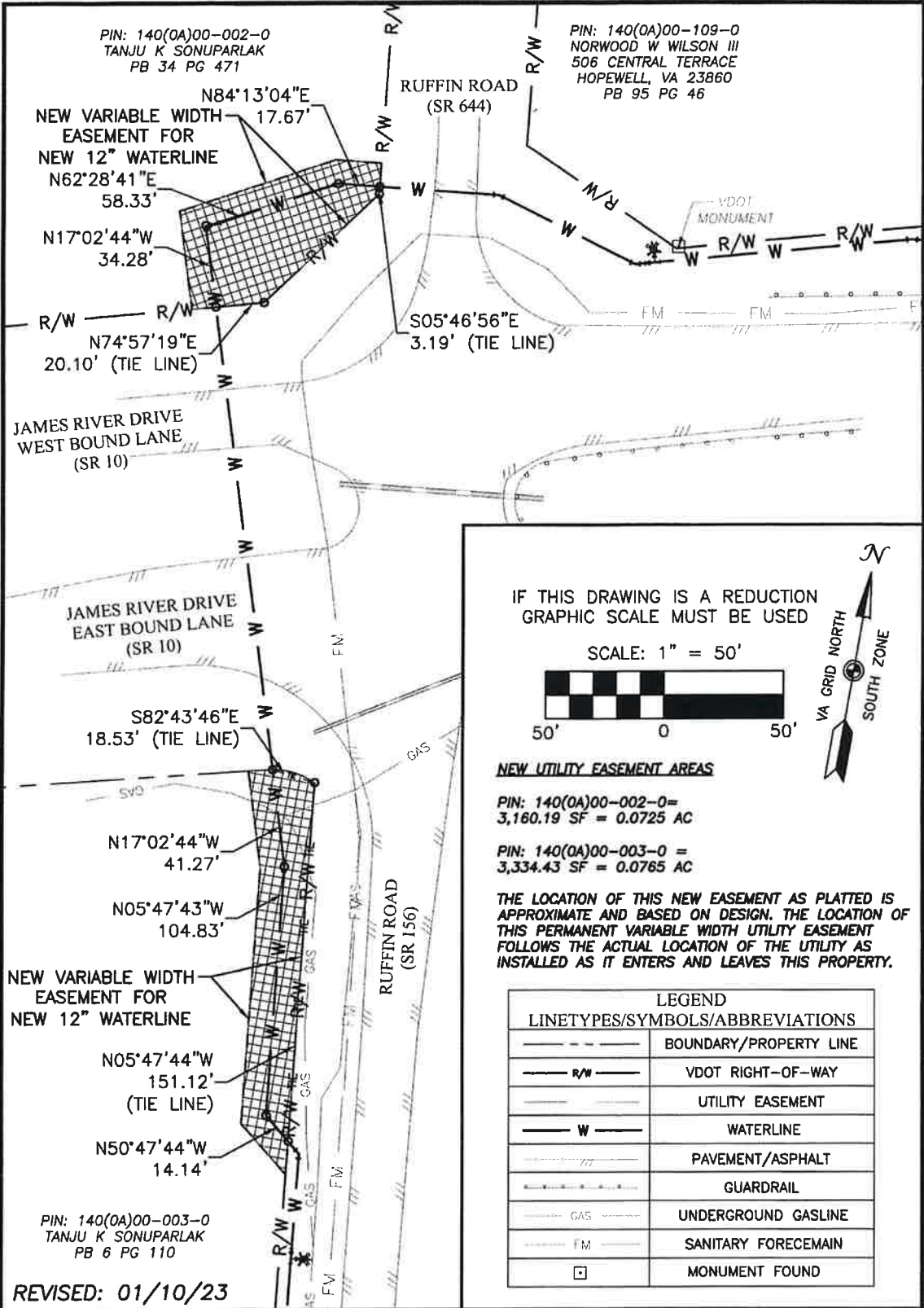
- 04C(01)00-001-0
- 130(0A)00-063-0

140(0A)00-007-C

A Copy Teste:

Jeffrey D. Stoke
County Administrator

M:\221008\PG Co Rte 10 WL Ext\221008.03 Esmt Plots\100803C_WL1 Sonuparlak.dwg



PIN: 140(OA)00-002-0
TANJU K SONUPARLAK
PB 34 PG 471

PIN: 140(OA)00-109-0
NORWOOD W WILSON III
506 CENTRAL TERRACE
HOPEWELL, VA 23860
PB 95 PG 46

N84°13'04"E
17.67'
NEW VARIABLE WIDTH
EASEMENT FOR
NEW 12" WATERLINE
N62°28'41"E
58.33'
N17°02'44"W
34.28'
R/W R/W
N74°57'19"E
20.10' (TIE LINE)

RUFFIN ROAD
(SR 644)
S05°46'56"E
3.19' (TIE LINE)

JAMES RIVER DRIVE
WEST BOUND LANE
(SR 10)

JAMES RIVER DRIVE
EAST BOUND LANE
(SR 10)

S82°43'46"E
18.53' (TIE LINE)

N17°02'44"W
41.27'
N05°47'43"W
104.83'

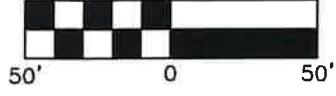
NEW VARIABLE WIDTH
EASEMENT FOR
NEW 12" WATERLINE
N05°47'44"W
151.12'
(TIE LINE)
N50°47'44"W
14.14'

PIN: 140(OA)00-003-0
TANJU K SONUPARLAK
PB 6 PG 110

REVISED: 01/10/23

IF THIS DRAWING IS A REDUCTION
GRAPHIC SCALE MUST BE USED

SCALE: 1" = 50'



NEW UTILITY EASEMENT AREAS

PIN: 140(OA)00-002-0 =
3,160.19 SF = 0.0725 AC

PIN: 140(OA)00-003-0 =
3,334.43 SF = 0.0765 AC

THE LOCATION OF THIS NEW EASEMENT AS PLATTED IS APPROXIMATE AND BASED ON DESIGN. THE LOCATION OF THIS PERMANENT VARIABLE WIDTH UTILITY EASEMENT FOLLOWS THE ACTUAL LOCATION OF THE UTILITY AS INSTALLED AS IT ENTERS AND LEAVES THIS PROPERTY.

LEGEND	
LINETYPES/SYMBOLS/ABBREVIATIONS	
	BOUNDARY/PROPERTY LINE
	VDOT RIGHT-OF-WAY
	UTILITY EASEMENT
	WATERLINE
	PAVEMENT/ASPHALT
	GUARDRAIL
	UNDERGROUND GASLINE
	SANITARY FORECEMAIN
	MONUMENT FOUND

COMMONWEALTH OF VIRGINIA
1/10/23
EARL W. MOTTLEY
Lic. No. 1625
Earl W. Mottley
LAND SURVEYOR

PLAT SHOWING:
NEW VARIABLE WIDTH UTILITY EASEMENT
ACROSS THE PROPERTY OF
TANJU K SONUPARLAK
140(OA)00-002-0 AND
140(OA)00-003-0
BLAND MAGISTERIAL DISTRICT
PRINCE GEORGE COUNTY, VIRGINIA

SCALE: 1"=50'	DRAWN BY: SHEET	WWA NUMBER:
DATE: 05/23/22	DSB	1 OF 1 221008.03

W ENGINEERS
W SURVEYORS
W PLANNERS
ASSOCIATES

PO Box 4119 968 Olympia Drive, Suite 1
Lynchburg, VA 24502 Charlottesville, VA 22911
Phone: 434.316.6080 Phone: 434.984.2700
www.wassociates.net

IF THIS DRAWING IS A REDUCTION
GRAPHIC SCALE MUST BE USED

SCALE: 1" = 60'



NEW UTILITY EASEMENT AREAS

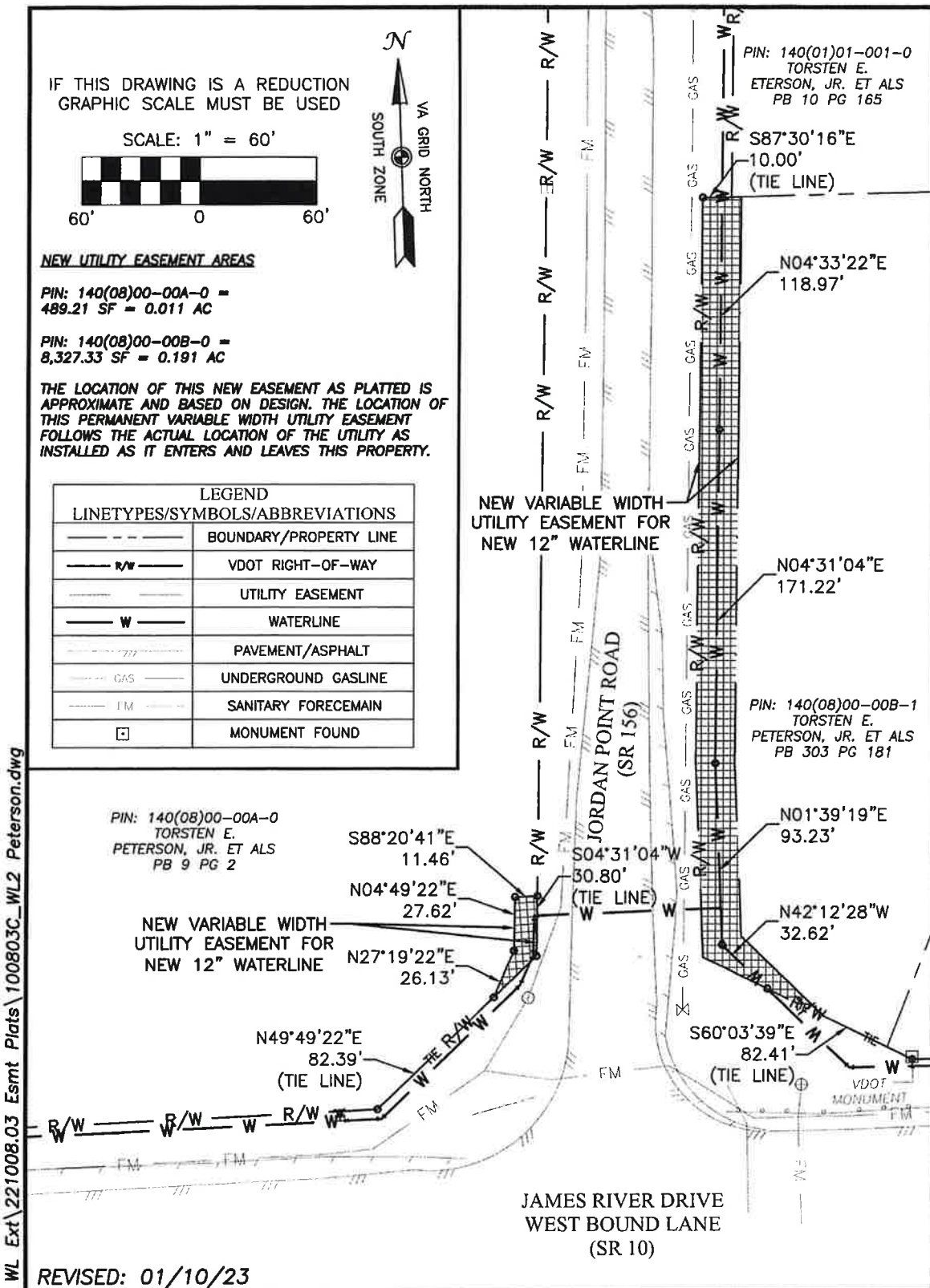
PIN: 140(08)00-00A-0 =
489.21 SF = 0.011 AC

PIN: 140(08)00-00B-0 =
8,327.33 SF = 0.191 AC

THE LOCATION OF THIS NEW EASEMENT AS PLATTED IS APPROXIMATE AND BASED ON DESIGN. THE LOCATION OF THIS PERMANENT VARIABLE WIDTH UTILITY EASEMENT FOLLOWS THE ACTUAL LOCATION OF THE UTILITY AS INSTALLED AS IT ENTERS AND LEAVES THIS PROPERTY.

LEGEND	
LINETYPES/SYMBOLS/ABBREVIATIONS	
---	BOUNDARY/PROPERTY LINE
— R/W —	VDOT RIGHT-OF-WAY
---	UTILITY EASEMENT
— W —	WATERLINE
----	PAVEMENT/ASPHALT
--- GAS ---	UNDERGROUND GASLINE
--- FM ---	SANITARY FORECEMAIN
☐	MONUMENT FOUND

NEW VARIABLE WIDTH
UTILITY EASEMENT FOR
NEW 12" WATERLINE



PIN: 140(01)01-001-0
TORSTEN E.
ETERSON, JR. ET ALS
PB 10 PG 165

S87°30'16"E
10.00'
(TIE LINE)

N04°33'22"E
118.97'

N04°31'04"E
171.22'

PIN: 140(08)00-00B-1
TORSTEN E.
PETERSON, JR. ET ALS
PB 303 PG 181

N01°39'19"E
93.23'

N42°12'28"W
32.62'

S60°03'39"E
82.41'
(TIE LINE)

PIN: 140(08)00-00A-0
TORSTEN E.
PETERSON, JR. ET ALS
PB 9 PG 2

S88°20'41"E
11.46'

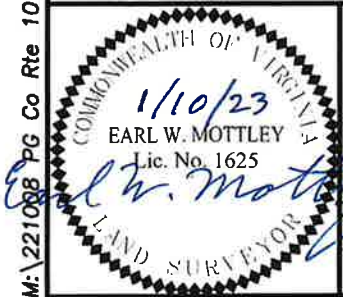
N04°49'22"E
27.62'

N27°19'22"E
26.13'

N49°49'22"E
82.39'
(TIE LINE)

JAMES RIVER DRIVE
WEST BOUND LANE
(SR 10)

REVISED: 01/10/23



PLAT SHOWING:
NEW VARIABLE WIDTH UTILITY EASEMENT
ACROSS THE PROPERTY OF
TORSTEN E. PETERSON, JR
140(08)00-00A-0 AND
140(08)00-00B-1
BLAND MAGISTERIAL DISTRICT
PRINCE GEORGE COUNTY, VIRGINIA



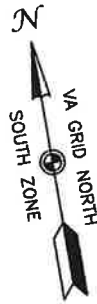
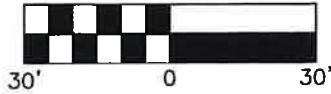
SCALE: 1"=60'	DRAWN BY: SHEET	WWA NUMBER:
DATE: 05/23/22	DSB	1 OF 1 221008.03

PO Box 4119 968 Olympia Drive, Suite 1
Lynchburg, VA 24502 Charlottesville, VA 22911
Phone: 434.316.6880 Phone: 434.984.2700
www.wwaassociates.net

M:\221008 PG Co Rte 10 WL Ext\221008.03 Esmt Plats\100803C_WL2 Peterson.dwg

IF THIS DRAWING IS A REDUCTION
GRAPHIC SCALE MUST BE USED

SCALE: 1" = 30'



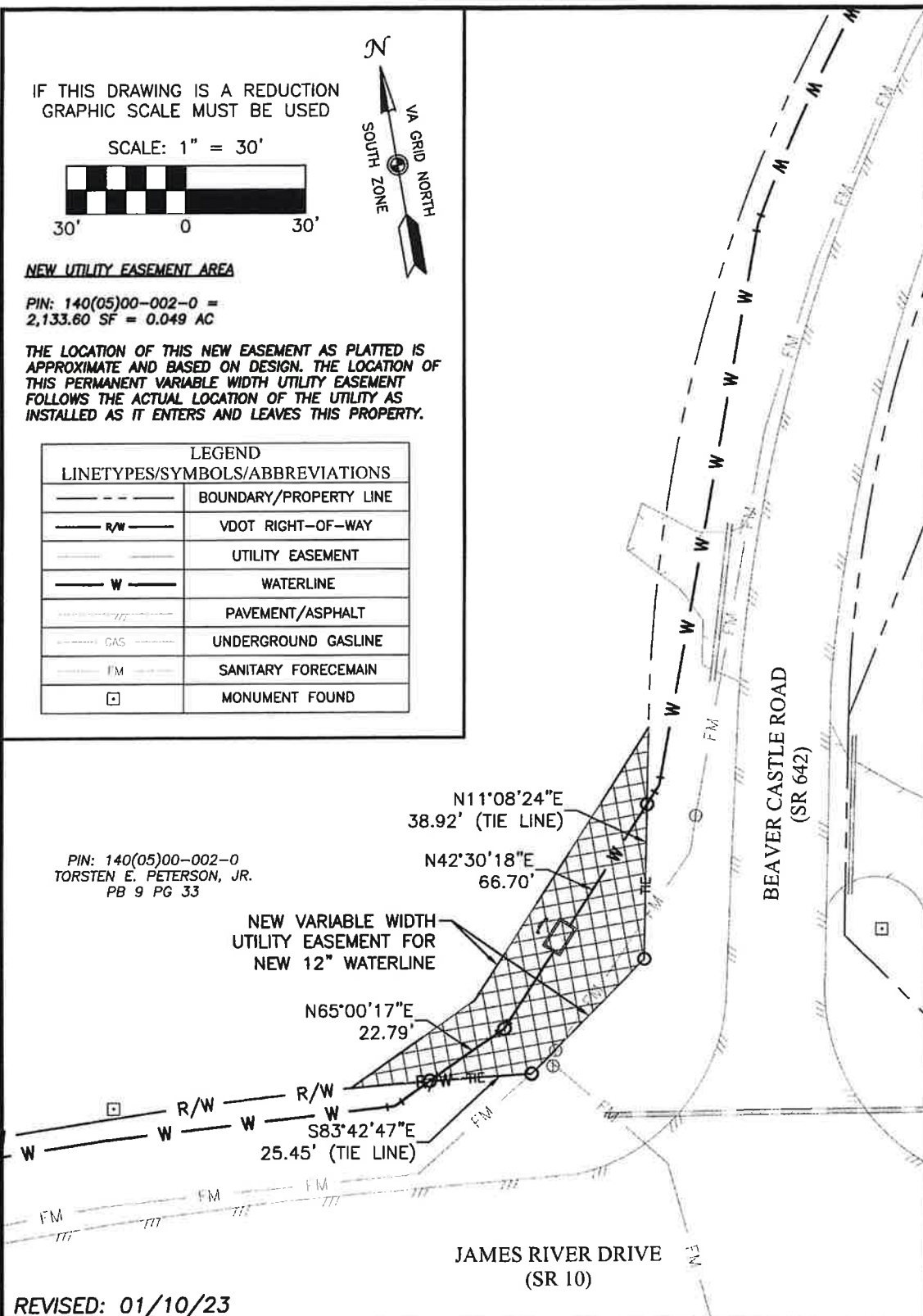
NEW UTILITY EASEMENT AREA

PIN: 140(05)00-002-0 =
2,133.60 SF = 0.049 AC

THE LOCATION OF THIS NEW EASEMENT AS PLATTED IS APPROXIMATE AND BASED ON DESIGN. THE LOCATION OF THIS PERMANENT VARIABLE WIDTH UTILITY EASEMENT FOLLOWS THE ACTUAL LOCATION OF THE UTILITY AS INSTALLED AS IT ENTERS AND LEAVES THIS PROPERTY.

LEGEND	
LINETYPES/SYMBOLS/ABBREVIATIONS	
	BOUNDARY/PROPERTY LINE
	VDOT RIGHT-OF-WAY
	UTILITY EASEMENT
	WATERLINE
	PAVEMENT/ASPHALT
	UNDERGROUND GASLINE
	SANITARY FORECEMAIN
	MONUMENT FOUND

M:\221008 PG Co Rte 10 WL Ext\221008.03 Esmt Plats\100803C_WL2 Peterson.dwg



REVISED: 01/10/23



PLAT SHOWING:
NEW VARIABLE WIDTH UTILITY EASEMENT
ACROSS THE PROPERTY OF
TORSTEN E. PETERSON, JR
140(05)00-002-0
BLAND MAGISTERIAL DISTRICT
PRINCE GEORGE COUNTY, VIRGINIA

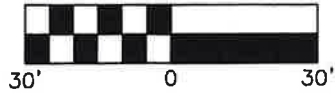
W
W
ENGINEERS
SURVEYORS
PLANNERS
ASSOCIATES

SCALE: 1"=30' DRAWN BY: SHEET WWA NUMBER:
DATE: 05/23/22 DSB 1 OF 1 221008.03

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IF THIS DRAWING IS A REDUCTION
GRAPHIC SCALE MUST BE USED

SCALE: 1" = 30'



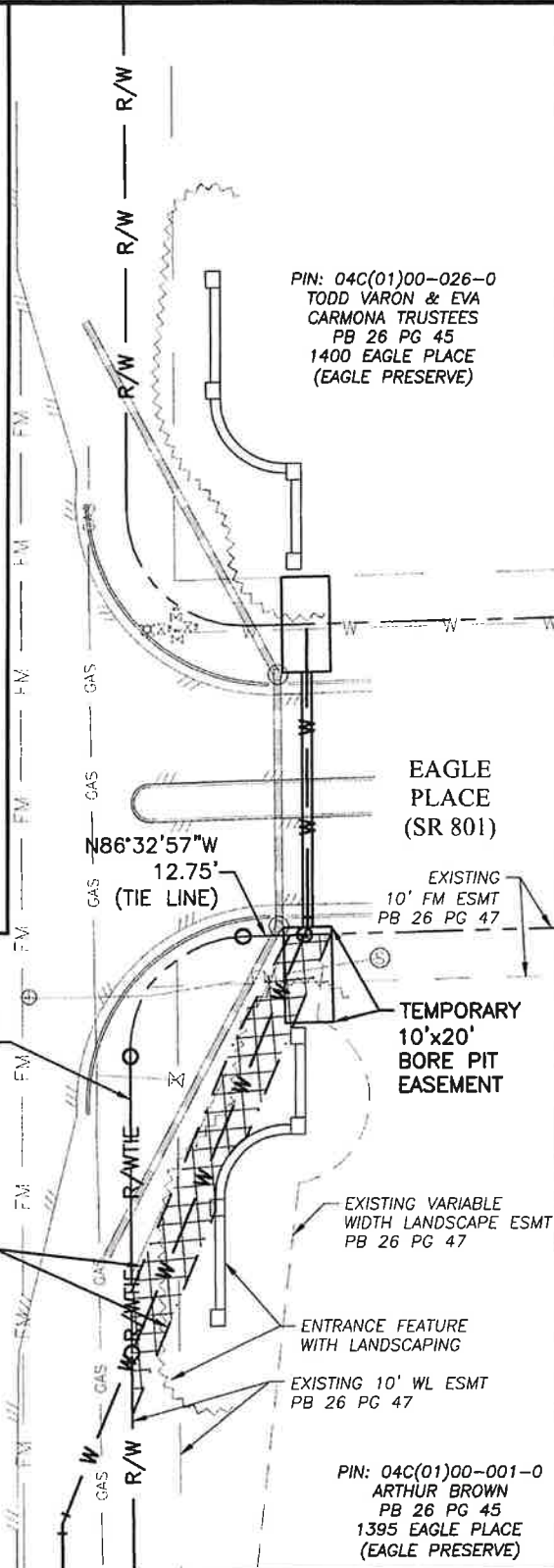
NEW UTILITY EASEMENT AREA

PIN: 04C(01)00-001-0 =
896.58 SF = 0.020 AC

THE LOCATION OF THIS NEW EASEMENT AS PLATTED IS APPROXIMATE AND BASED ON DESIGN. THE LOCATION OF THIS PERMANENT VARIABLE WIDTH UTILITY EASEMENT FOLLOWS THE ACTUAL LOCATION OF THE UTILITY AS INSTALLED AS IT ENTERS AND LEAVES THIS PROPERTY.

LEGEND	
LINETYPES/SYMBOLS/ABBREVIATIONS	
---	BOUNDARY/PROPERTY LINE
R/W	VDOT RIGHT-OF-WAY
---	UTILITY EASEMENT
W	WATERLINE
---	PAVEMENT/ASPHALT
GAS	UNDERGROUND GASLINE
FM	SANITARY FORECEMAIN
□	MONUMENT FOUND

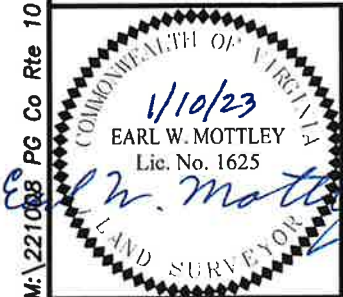
PIN: 04C(01)00-026-0
TODD VARON & EVA
CARMONA TRUSTEES
PB 26 PG 45
1400 EAGLE PLACE
(EAGLE PRESERVE)



M:\221008 PG Co Rte 10 WL Ext\221008.03 Esmt Plats\100803C_WL3 Brown (Eagle Place).dwg

PIN: 040(02)00-001-0
JORDON POINT LLC
PB 5 PG 81

REVISED: 01/10/23



PLAT SHOWING:
NEW VARIABLE WIDTH UTILITY EASEMENT
ACROSS THE PROPERTY OF

ARTHUR BROWN

04C(01)00-001-0

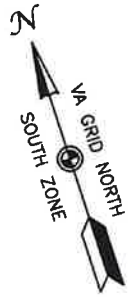
BLAND MAGISTERIAL DISTRICT
PRINCE GEORGE COUNTY, VIRGINIA

SCALE: 1"=30'	DRAWN BY: SHEET	WWA NUMBER:
DATE: 05/23/22	DSB	1 OF 1 221008.03

W ENGINEERS
W SURVEYORS
W PLANNERS
ASSOCIATES

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IF THIS DRAWING IS A REDUCTION GRAPHIC SCALE MUST BE USED

SCALE: 1" = 30'



TEMPORARY CONSTRUCTION EASEMENT AREA

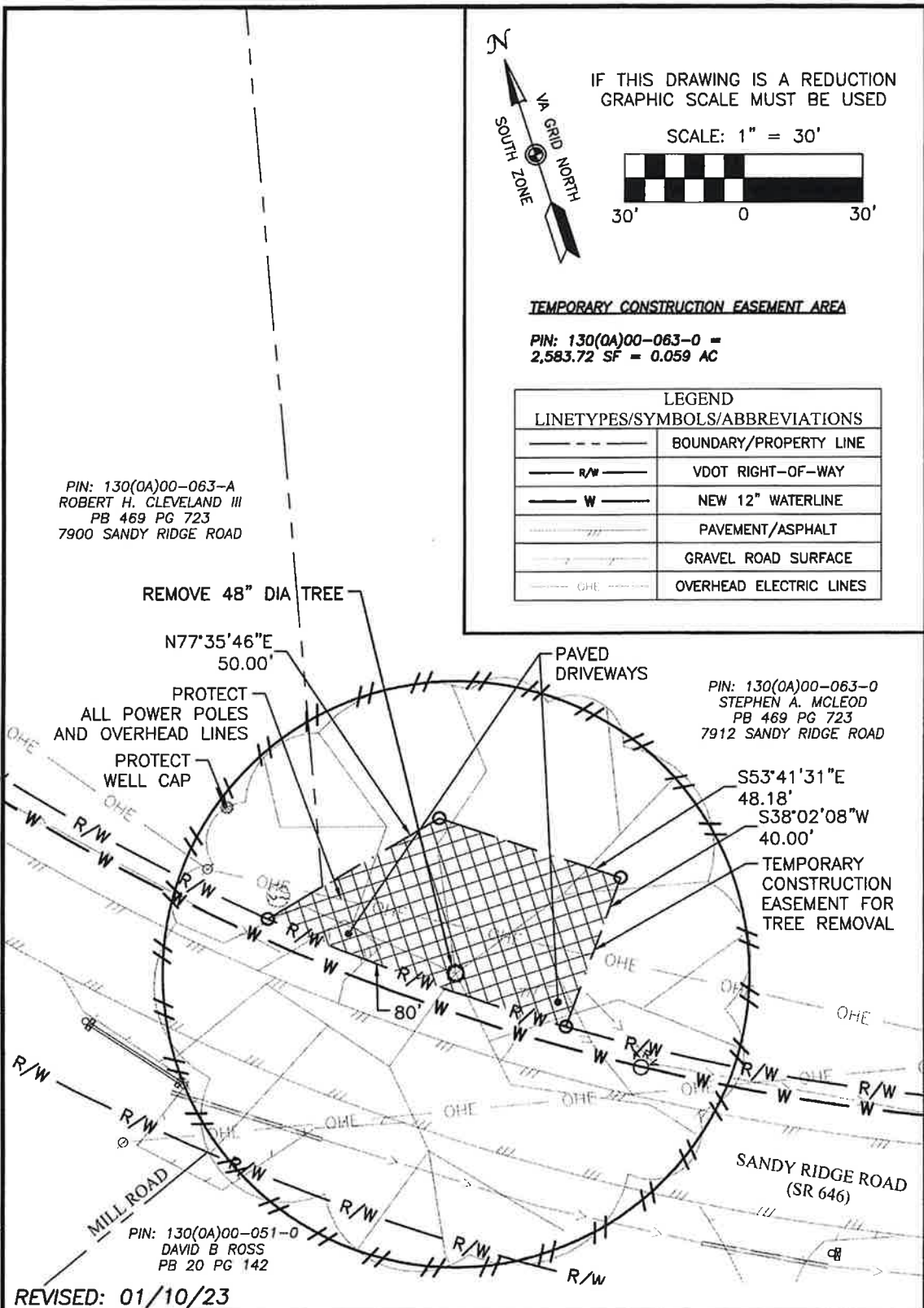
PIN: 130(OA)00-063-0 =
2,583.72 SF = 0.059 AC

LEGEND	
LINETYPES/SYMBOLS/ABBREVIATIONS	
---	BOUNDARY/PROPERTY LINE
— R/W —	VDOT RIGHT-OF-WAY
— W —	NEW 12" WATERLINE
	PAVEMENT/ASPHALT
— / — / —	GRAVEL ROAD SURFACE
— OHE —	OVERHEAD ELECTRIC LINES

PIN: 130(OA)00-063-A
ROBERT H. CLEVELAND III
PB 469 PG 723
7900 SANDY RIDGE ROAD

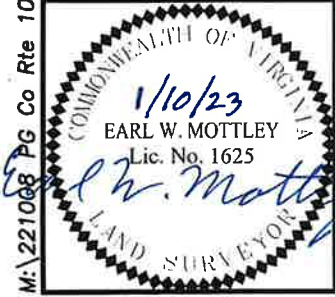
PIN: 130(OA)00-063-0
STEPHEN A. MCLEOD
PB 469 PG 723
7912 SANDY RIDGE ROAD

M:\221008 PG Co Rte 10 WL Ext\221008.03 Esmt Plats\100803C_CE1 McLeod.dwg



PIN: 130(OA)00-051-0
DAVID B ROSS
PB 20 PG 142

REVISED: 01/10/23

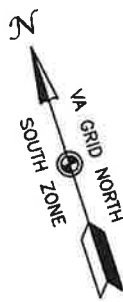


PLAT SHOWING:
TEMPORARY CONSTRUCTION EASEMENT
ACROSS THE PROPERTY OF
STEPHEN A. MCLEOD
130(OA)00-063-0
BLAND MAGISTERIAL DISTRICT
PRINCE GEORGE COUNTY, VIRGINIA

SCALE: 1"=30' DRAWN BY: SHEET WWA NUMBER:
DATE: 05/23/22 DSB 1 OF 1 221008.03

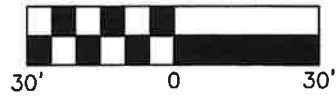
W W ASSOCIATES
ENGINEERS
SURVEYORS
PLANNERS

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GRAPHIC SCALE MUST BE USED

SCALE: 1" = 30'



TEMPORARY CONSTRUCTION EASEMENT AREA

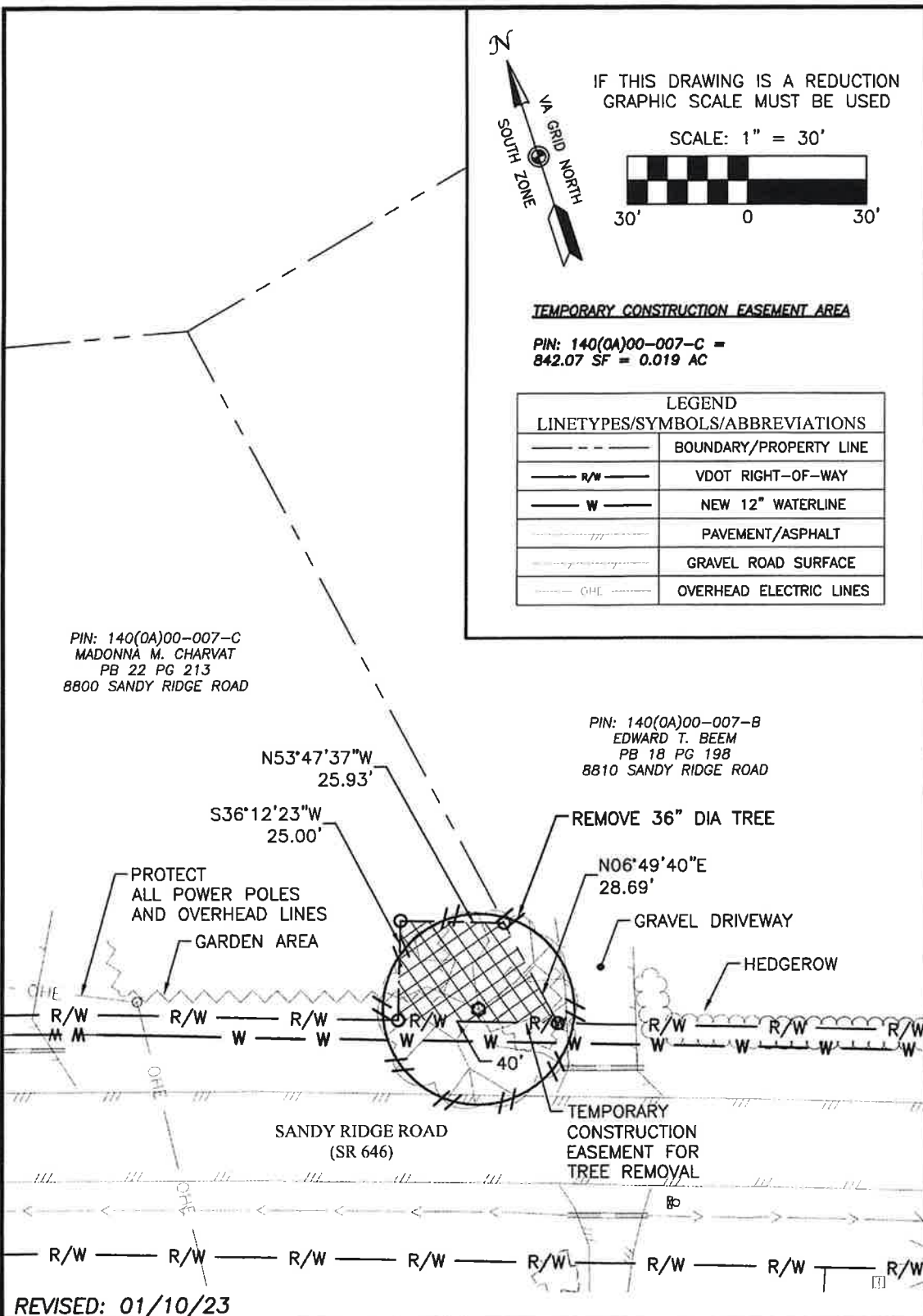
PIN: 140(OA)00-007-C =
842.07 SF = 0.019 AC

LEGEND	
LINETYPES/SYMBOLS/ABBREVIATIONS	
	BOUNDARY/PROPERTY LINE
	VDOT RIGHT-OF-WAY
	NEW 12" WATERLINE
	PAVEMENT/ASPHALT
	GRAVEL ROAD SURFACE
	OVERHEAD ELECTRIC LINES

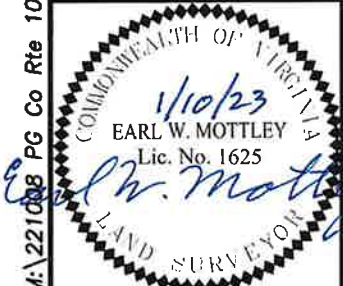
PIN: 140(OA)00-007-C
MADONNA M. CHARVAT
PB 22 PG 213
8800 SANDY RIDGE ROAD

PIN: 140(OA)00-007-B
EDWARD T. BEEM
PB 18 PG 198
8810 SANDY RIDGE ROAD

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REVISED: 01/10/23



PLAT SHOWING:
TEMPORARY CONSTRUCTION EASEMENT
ACROSS THE PROPERTY OF
MADONNA M. CHARVAT
140(OA)00-007-C
BLAND MAGISTERIAL DISTRICT
PRINCE GEORGE COUNTY, VIRGINIA

SCALE: 1"=30'	DRAWN BY: SHEET	WWA NUMBER:
DATE: 05/23/22	DSB	1 OF 1 221008.03

W ASSOCIATES
ENGINEERS
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PO Box 4119 Lynchburg, VA 24502
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