

Issue Analysis Form

Date: March 28, 2023

Item: Force Main Relocation Project– Acceptance of Utility Easement

Lead Department(s): Engineering & Utilities

Contact Person(s): Frank Haltom, Director



Description and Current Status

The Southpoint Business Park (SBP) force main relocation project will provide for additional wastewater capacity within SBP as well as along the Route 460 corridor. The relocation of the force main requires the acquisition of permanent utility easements on 5 parcels and a temporary construction easement on 1 of these parcels. The Board has previously accepted the easements for these properties. However, one property was sold prior to finalizing the agreement and recording the easement plat, requiring further Board acceptance.

A 16' permanent utility easement is required on the parcel 340(0A)00-007-G for the installation and maintenance of the relocated force main. The proposed plat is attached for your review.

Parcel #	Address	Owner
340(0A)00-007-G	4285 Courthouse Rd	Brenden S. and Kayli N. Merritt

Sample Motion: I move that the Board approve the resolution accepting the Deed of Easement for parcel 340(0A)00-007-G to allow for the installation and continued maintenance of a sewer force 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 easement acquisition will include compensation to address the impacts to the parcel. Compensation is based on the market land value for a permanent utility easement, and for damages to structures and trees on the property. The total cost to obtain the easement for the sewer force main is \$7,935.

County Impact

Acceptance of the easement allows for the construction of the force main to provide the additional wastewater capacity to the business park and the Route 460 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:

Present:

Donald Hunter, Chairman
T. J. Webb, Vice Chairman
Floyd M. Brown, Jr.
Alan R. Carmichael
Marlene J. Waymack

Vote:

C-4

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

RESOLUTION ACCEPTING UTILITY EASEMENT FOR FORCE MAIN RELOCATION PROJECT

WHEREAS, the relocation of a public force main requires the acquisition of a permanent utility easement on parcel 340(0A)00-007-G; and

WHEREAS, this easement will allow for the installation and continued maintenance of the force main.

NOW, THEREFORE BE IT RESOLVED: That the Board of Supervisors of the County of Prince George this 28th day of March, 2023, hereby accepts the dedication of a permanent utility easement on parcel 340(0A)00-007-G.

A Copy Teste:

Jeffrey D. Stoke
County Administrator



N/F
 SR ROBERT J WAGNER
 TAX ID 340(OA)00-007-B
 INSTR. NO. 210000248/O3
 P.B. 23, PG. 111
 #4279 COURTHOUSE RD

N/F
 JOSEPH E WAGNER
 TAX ID 340(OA)00-014-F
 D.B. 295, PG. 356
 #8350 BULL HILL ROAD

BRENDON S. & KAYLI N. MERRITT
 TAX ID 340(OA)00-007-G
 INSTR. NO. 220003816
 P.B. 27, PG. 69
 #4285 COURTHOUSE RD

N/F
 DIAMOND PARK LLC
 TAX ID 340(OA)00-007-E
 D.B.8, PG. 589
 P.B.20, PG. 38
 N: 3,597,292.20
 E: 11,824,830.61

16' SANITARY SEWER EASEMENT
 (16,867 S.F. / 0.387 AC.)

U.S. ROUTE I-295
 (RIGHT-OF-WAY VARIES)

CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA	TANGENT
C1	563.74'	205.31'	N 85°24'48" E	204.93'	121°22'58"	103.05'
C2	971.63'	208.40'	S 86°22'21" W	208.00'	121°17'21.27"	104.80'

NOTES

1. THE PROPERTIES DELINEATED HEREON ARE LOCATED ON PRINCE GEORGE COUNTY, VIRGINIA TAX MAP #540(OA)00-007-G, ZONED 210R.
2. THE PROPERTIES ARE NOW IN THE NAME OF BRENDON S. & KAYLI N. MERRITT AS RECORDED INSTRUMENT NO. 220003816, P.B. 27, PG. 69 AS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE COUNTY, VIRGINIA.
3. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS AND RESTRICTIONS OF RECORD THAT MAY AFFECT THE PROPERTY.
4. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOODPLAIN. PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR PRINCE GEORGE COUNTY, VIRGINIA, COMMUNITY--PANEL NUMBER 51149C0165B, MAP REVISED MAY 16, 2012.



REVISION	DATE	BY	CHK'D	DATE

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 Fax: 804 270-2000
 www.bowmanconsulting.com

PROJECT NO: 100032 | YASC: 001 | COUNTY REF NO: | SHEET 1 OF 1

SCALE: 1" = 50'
 INSTRUMENT NO. 220003816
 PRINCE GEORGE COUNTY, VIRGINIA DATE: DECEMBER 2, 2022

