

# Issue Analysis Form



**Date:** September 13, 2022

**Item:** Force Main Relocation Project– Acceptance of Utility Easements

**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 permanent utility easements will be 16 feet in width and the temporary construction easement will be 25' in length and 25' in width to allow for the directional drill across the interstate. The proposed plats are attached for your review.

These easements allow for the installation and maintenance of the relocated force main and will occur on the following parcels.

Parcel #	Address	Owner
340(0A)00-014-F	8350 Bull Hill Rd	Wagner, Joseph E
340(0A)00-007-G	4285 Courthouse Rd	Vanderbilt Mortgage and Finance Inc.
340(0A)00-007-E	No Address	Diamond Park, LLC.
340(0A)00-008-0	4101 Courthouse Rd	School Board Of PG County
060010003	3101 County Drive	City of Petersburg

## 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?**

**Board Action Requested:** Resolution accepting the Deed of Easements for each of the parcels to allow for the installation and continued maintenance of a sewer force main.

## Fiscal Impact Statement

The acquisition of easement will include compensation to address the impacts to the parcel. Compensation will be based on the market land value for a permanent utility easement and a temporary construction easement. Damages to structures and trees on

each property will also be compensated. It is anticipated the total cost to obtain the easements for the sewer force main project will be approximately \$15,500.

### **County Impact**

Acceptance of the easements will allow for the construction of the new 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 13th day of September, 2022

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Present:

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

Vote:

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

**RESOLUTION ACCEPTING UTILITY EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS FOR FORCE MAIN RELOCATION PROJECT**

**WHEREAS**, the relocation of a public force main requires the acquisition of permanent utility easements on 5 parcels and a temporary construction easement on 1 of the same parcels; and

**WHEREAS**, these easements will allow for the installation and continued maintenance of the water line; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Prince George County Board of Supervisors accepts the dedication of permanent utility easement for 5 separate parcels with the following tax map numbers:

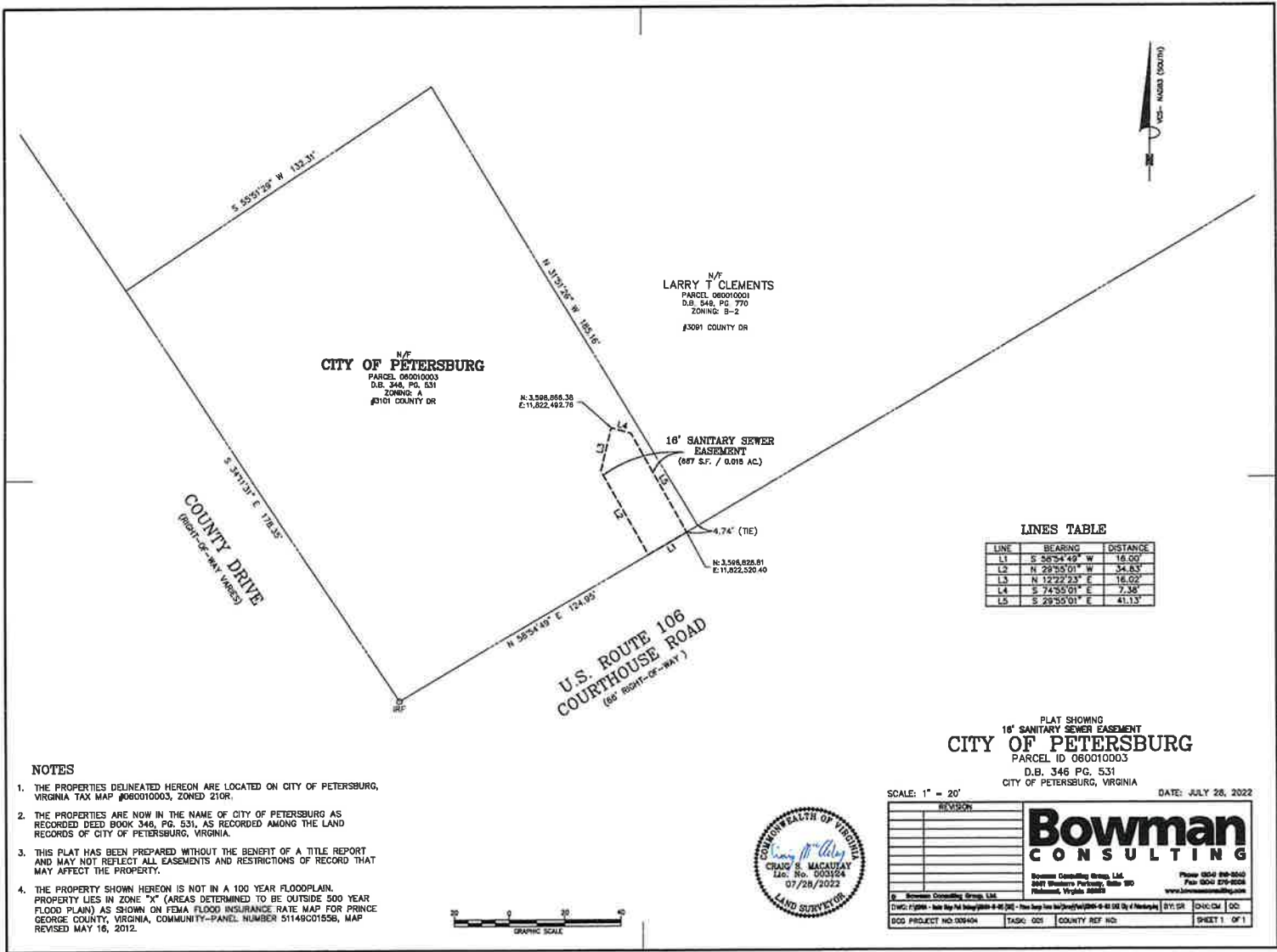
340(OA)00-014-F  
340(OA)00-007-G  
340(OA)00-007-E  
340(OA)00-008-0  
06001003 – located within the city of Petersburg

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the Prince George County Board of Supervisors accepts the dedication of temporary construction easement for parcel 340(OA)00-014-F.

A Copy Teste:

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Jeffrey D. Stoke  
County Administrator



N/T  
**CITY OF PETERSBURG**  
 PARCEL 060010003  
 D.B. 346, PG. 531  
 ZONING: A  
 #3101 COUNTY DR

N/T  
**LARRY T CLEMENTS**  
 PARCEL 060010001  
 D.B. 346, PG. 770  
 ZONING: S-2  
 #3091 COUNTY DR

N: 3,398,855.35  
 E: 11,922,462.75

**16" SANITARY SEWER  
 EASEMENT**  
 (0.07 S.F. / 0.015 AC)

4.7' (TIE)

N: 3,565,828.81  
 E: 11,922,200.40

**U.S. ROUTE 106  
 COURTHOUSE ROAD**  
 (66' RIGHT-OF-WAY)

**COUNTY DRIVE**  
 (RIGHT-OF-WAY WARE)

**LINES TABLE**

LINE	BEARING	DISTANCE
L1	S 55°51'30" W	132.30'
L2	N 29°55'01" W	34.83'
L3	N 12°27'23" E	16.02'
L4	S 74°55'01" E	7.36'
L5	S 29°55'01" E	41.13'

**NOTES**

1. THE PROPERTIES DELINEATED HEREON ARE LOCATED ON CITY OF PETERSBURG, VIRGINIA TAX MAP #060010003, ZONED 210R.
2. THE PROPERTIES ARE NOW IN THE NAME OF CITY OF PETERSBURG AS RECORDED DEED BOOK 346, PG. 531, AS RECORDED AMONG THE LAND RECORDS OF CITY OF PETERSBURG, 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 PLAN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR PRINCE GEORGE COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 5114BC0155B, MAP REVISED MAY 16, 2012.



PLAT SHOWING  
**16" SANITARY SEWER EASEMENT**  
**CITY OF PETERSBURG**  
 PARCEL ID 060010003  
 D.B. 346 PG. 531  
 CITY OF PETERSBURG, VIRGINIA

SCALE: 1" = 20'

DATE: JULY 28, 2022

NO.	REVISION

**Bowman CONSULTING**

Bowman Consulting Group, LLC  
 3047 Shivers Parkway, Suite 200  
 Petersburg, Virginia 23883  
 Phone 804 840-8840  
 Fax 804 870-9528  
 www.bowmanconsulting.com

Bowman Consulting Group, LLC  
 CINC: P12988 - State Reg. Pub. Indus./2008-0-05 [20] - This Seal has no [2005-0-01] Exp. of [None/Exp.] BY: [SR] CINC:CM | OC  
 BCG PROJECT NO: 000404 TASK: 001 COUNTY REF NO: SHEET 1 OF 1

008404-01-015 EASE City of Petersburg



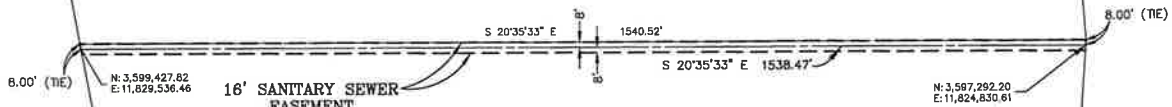
N/F  
 SR ROBERT J WAGNER  
 TAX ID 340(OA)00-007-B  
 INSTR. NO. 210000248/G3  
 P.B. 23, PG. 111  
 #4279 COURTHOUSE RD

N/F  
 ROBERT L JAMISON JR  
 TAX ID 340(OA)00-007-G  
 INST. NO. 200003409  
 P.B. 27, PG. 69  
 #4285 COURTHOUSE RD

N/F  
 SCHOOL BOARD OF PR GEO  
 COUNTY  
 TAX ID 340(OA)00-008-0  
 P.B. 11, PG. 98  
 #4101 COURTHOUSE ROAD

N/F  
 DIAMOND PARK LLC  
 TAX ID 340(OA)00-007-E  
 D.B. 800, PG. 589  
 P.B. 20, PG. 58

16' SANITARY SEWER  
 EASEMENT  
 (24,615 S.F./0.565 AC.)



N 31°15'10\"/>

N 72°21'34\"/>
 U.S. ROUTE 1-295  
 (RIGHT-OF-WAY  
 VARIANCE)

**NOTES**

1. THE PROPERTIES DELINEATED HEREON ARE LOCATED ON PRINCE GEORGE COUNTY, VIRGINIA TAX MAP #340(OA)00-007-E, ZONED 400V.
2. THE PROPERTIES ARE NOW IN THE NAME OF DIAMOND PARK LLC AS RECORDED INSTRUMENT D.B. 800, PG. 589, P.B. 20, PG. 58 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 51149C01556, MAP REVISED MAY 16, 2012.



PLAT SHOWING  
 16' SANITARY SEWER EASEMENT  
 DIAMOND PARK LLC  
 PARCEL ID 340(OA)00-007-E  
 DEED BOOK B PAGE 589  
 PRINCE GEORGE COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: JULY 14, 2022

NO.	REVISION

**Bowman CONSULTING**

Bowman Consulting Group, LLC  
 8801 Western Parkway, Suite 500  
 Richmond, Virginia 23293  
 Phone: (804) 688-8840  
 Fax: (804) 670-9508  
 www.bowmanconsulting.com

CGO PROJECT NO. 100212 TASK: 001 COUNTY REF. NO.: SHEET 1 OF 1

008404-01-015 EASE Diamond Park LLC



N/F  
**JOSEPH E WAGNER**  
 TAX ID 340(OA)00-014-F  
 D.B. 295, PG. 356  
 #3350 BULL HILL ROAD

N/F  
 VANDERBILT MORTGAGE AND FINANCE INC.  
 TAX ID 340(OA)00-007-G  
 INSTRUMENT NO. 220002570  
 P.B. 27, PG. 69  
 #4285 COURTHOUSE RD

**25' X 25' TEMPORARY  
 CONSTRUCTION EASEMENT**  
 (625 SF / 0.014 AC.)

**16' SANITARY SEWER  
 EASEMENT**  
 (8,134 SF / 0.140 AC.)

**U.S. ROUTE 1-295**  
 (RIGHT-OF-WAY VARIES)

S 17°57'25" E 435.35'

N: 3,597,022.19  
 E: 11,620,724.49

N: 3,597,163.33  
 E: 11,620,046.95

N: 3,597,175.75  
 E: 11,620,068.65

N: 3,597,146.75  
 E: 11,620,044.44

ROOT MON.  
 FOUND

8.00' (TK)

**CURVE TABLE**

CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA	TANGENT
C1	963.74'	383.41'	N 70°54'47" E	380.89'	2247.39.88'	194.27'
C2	971.74'	414.24'	N 70°01'00" E	411.11'	2425.27.52'	210.31'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 74°12'52" E	8.99'
L2	S 28°53'31" E	3.00'

**NOTES**

1. THE PROPERTIES DELINEATED HEREON ARE LOCATED ON PRINCE GEORGE COUNTY, VIRGINIA TAX MAP #340(OA)00-014-F, ZONED 210R.
2. THE PROPERTIES ARE NOW IN THE NAME OF JOSEPH E WAGNER AS RECORDED D.B. 295, PG. 356 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 51149C0155B, MAP REVISED MAY 16, 2012.



PLAT SHOWING  
**16' SANITARY SEWER EASEMENT &  
 25' X 25' TEMPORARY CONSTRUCTION EASEMENT**  
**JOSEPH E WAGNER**  
 PARCEL ID 340(OA)00-014-F  
 DEED BOOK 295 PAGE 356  
 PRINCE GEORGE COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: AUGUST 23, 2022

REVISION	

**Bowman CONSULTING**

Bowman Consulting Group, LLC  
 8881 Westover Parkway, Suite 100  
 Richmond, Virginia 23292  
 www.bowmanconsulting.com

Phone: (804) 888-8340  
 Fax: (804) 870-9528

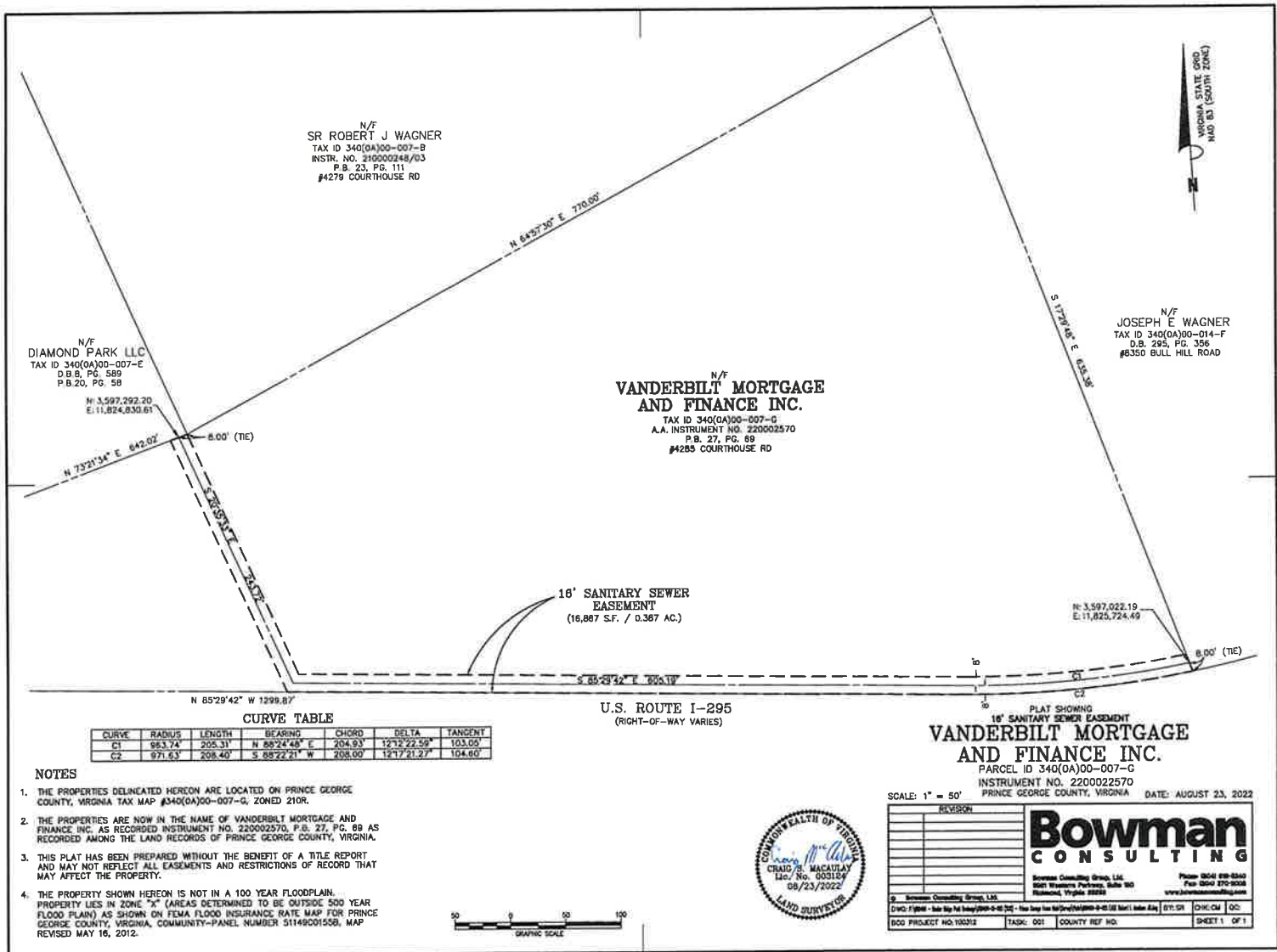
CSW: P (2021) - Inds. Reg. No. 15099-0-01 (20) - Non-Exp. Fee \$575/yr (VA/2020-0-01 (10) Reg. 18) EIT: SR | CIVIL: CM | GC

BDG PROJECT NO. 150312 | TASK: 001 | COUNTY REF. NO. | SHEET 1 OF 1

009404-01-015 EASE Joseph E Wagner







N/F  
 SR ROBERT J WAGNER  
 TAX ID 340(OA)00-007-B  
 INSTR. NO. 210900248/0/3  
 P.B. 23, PG. 111  
 #4279 COURTHOUSE RD

N/F  
 DIAMOND PARK LLC  
 TAX ID 340(OA)00-007-E  
 D.B. PG. 589  
 P.B. 20, PG. 58

N/F  
**VANDERBILT MORTGAGE  
 AND FINANCE INC.**  
 TAX ID 340(OA)00-007-G  
 A.A. INSTRUMENT NO. 220002570  
 P.B. 27, PG. 89  
 #4285 COURTHOUSE RD

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

N 3,597,292.20  
 E 11,824,830.61

N 3,597,022.19  
 E 11,825,724.49

N 73°21'34" E 642.02'  
 8.00' (TIE)

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

N 85°29'42" W 1299.87'

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

**CURVE TABLE**

CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA	TANGENT
C1	863.74	205.31	N 88°24'48" E	204.93	12°32'22.58"	103.00'
C2	971.63	206.40	S 88°22'21" W	205.00	12°17'51.27"	104.60'

**NOTES**

1. THE PROPERTIES DELINEATED HEREON ARE LOCATED ON PRINCE GEORGE COUNTY, VIRGINIA TAX MAP #340(OA)00-007-G, ZONED 210R.
2. THE PROPERTIES ARE NOW IN THE NAME OF VANDERBILT MORTGAGE AND FINANCE INC. AS RECORDED INSTRUMENT NO. 220002570, P.B. 27, PG. 89 AS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE COUNTY, VIRGINIA.
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SCALE: 1" = 50'  
 PRINCE GEORGE COUNTY, VIRGINIA DATE: AUGUST 23, 2022

**Bowman CONSULTING**

Bowman Consulting Group, LLC  
 5801 Westover Parkway, Suite 900  
 Richmond, Virginia 23235  
 Phone 804-899-8340  
 Fax 804-270-9008  
 www.bowmanconsulting.com

PROJECT NO. 100312 TASK: 001 COUNTY REF. NO. SHEET 1 OF 1

009404-01-015 EA8E Robert L. Jamison JR