

Public Hearing

Board of Supervisors

January 8, 2014

Consideration of a resolution authorizing the acquisition by condemnation of certain specified temporary and permanent property interests on GPIN 8706-11-6771 for the purpose of constructing an additional turn lane and other improvements (Chickahominy Magisterial District)

Project Description

Project Name: Atlee Rd Additional Turn Lane Project

Project Location: Atlee Rd just east of intersection with U.S. Rt. 301

Project Scope: Construction of additional turn lane and other improvements and utility relocations required as the result of proposed improvements

Properties Affected: 11 properties on Atlee Rd - - County has settled with 9 properties; tentative agreement with 1

Proposed Improvements



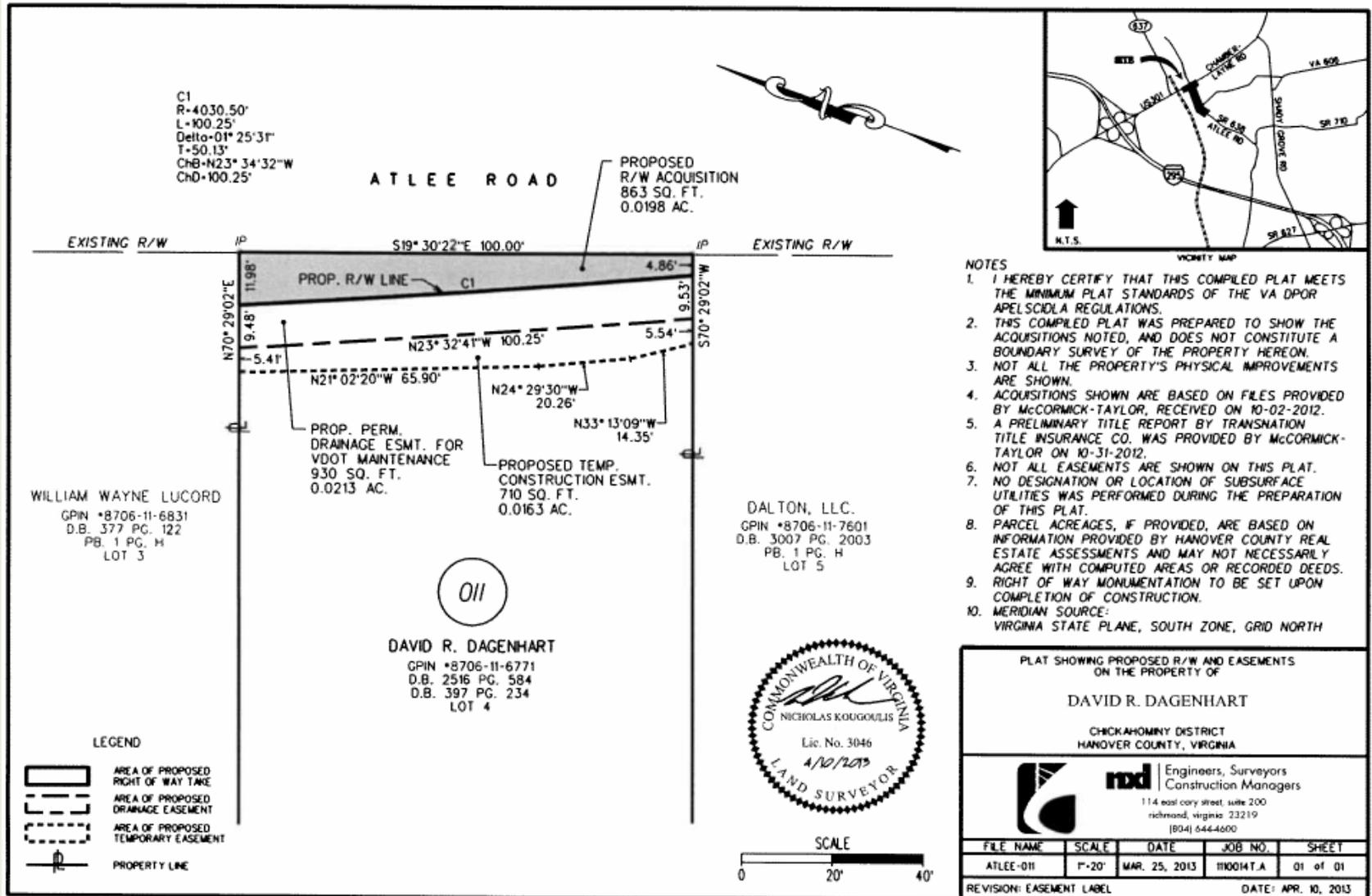
Public Use

- Atlee Rd is a public road which is part of the VDOT Secondary System of Highways
- Atlee Rd is shown as a 4-lane Minor Arterial Road on Hanover County's Major Thoroughfare Plan
- VDOT proposed the project to improve traffic flow at the intersection of Atlee Rd/Rt. 301
- The project provides additional capacity to address current and projected traffic demands
- The project is a component of VDOT's Six-Year Improvement Program and Hanover's Capital Improvement program
- Hanover County is administering the development of the project in accordance with a local project administration agreement with VDOT

Public Necessity

- Road improvements are necessary to permit the efficient operation of the secondary road system and minimize air quality effects of traffic congestion.
- Traffic congestion is experienced at the current intersection during peak demand periods and is projected to worsen over time.
- The County must obtain the temporary and permanent property interests for construction and maintenance of the road and associated utilities.
- The County must enter upon the property to begin construction and other improvements in order to adhere to the project schedule.

Proposed R/W and Temporary and Permanent Easements



Proposed Utility Easements

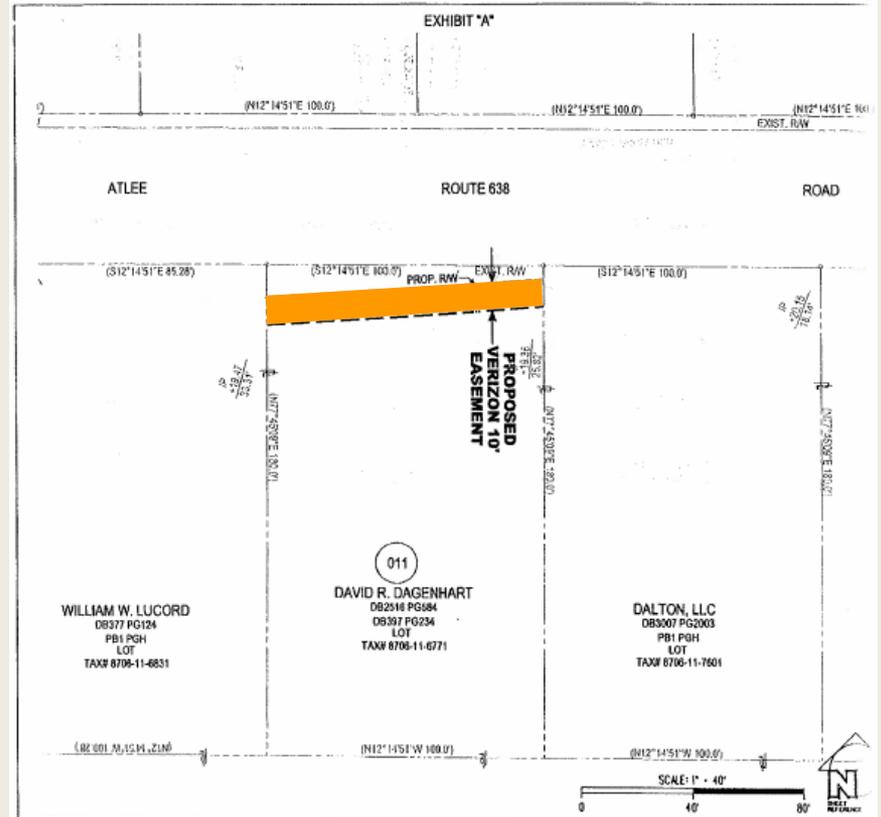


Legend

— Location of Boundary Lines of Right-of-Way in Width.

— Indicates Property Line is Right-of-Way Boundary in Width.

<i>Plat to Accompany Right-of-Way Agreement</i>		
VIRGINIA ELECTRIC AND POWER COMPANY doing business as Dominion Virginia Power OH		
District EAST RICHMOND		
District—Township—Borough CHICKAHOMINY	County—City HANOVER	State VA
Office CENTRAL REGION	Plat Number 00-12--00314	
Estimate Number 7448448	Grid Number H0207	
Date: 10/01/2012	By: COSGROVE	



SITE PLAN REFERENCE: SHEET 3 DATED: MARCH 14, 2012, ATLEE ROAD, ROUTE 638, ADDITIONAL TURN LANES, MECHANICSVILLE, VA
 HANOVER COUNTY ROADWAY IMPROVEMENT PROJECT
 ADDRESS: 9145 ATLEE ROAD, MECHANICSVILLE, VA 23116

VERIZON VIRGINIA LLC EASEMENT EXHIBIT "A"	GRANTOR/OWNER DAGGENHART, DAVID R.	COUNTY: HANOVER MAGISTERIAL DIST.: CHICKAHOMINY
--- DENOTES AND/OR RW - - - LIMITS OF RIGHT-OF-WAY	ADDRESS: 3750 NEW MARKET ROAD VARINA, VA 23231	TAX MAP NO: 8706-12-6771 OLD PARCEL #: 081-D-2-4 DEED BOOK: 2516 PAGE: 584
E.A.: EARNIE SINGLETON PHONE NO: (804) 772-5931	CONTACT TEL. NO.: (804) 795-7790	
CENTRAL OFFICE: MECHANICSVILLE VZ ROW NUMBER: PAOHCBC-268932-R	GRANTOR: DAGGENHART, DAVID R.	GRSM SH 7904 E-W H N-S PG 6-7 01
COVER SHEET NUMBER:	GRANTOR: N/A	PLAT BOOK: 5A WORK ORDER #: 4A21

EXHIB

Negotiations

Hanover County has made a bona fide but ineffectual effort to purchase property.

4/25/13 – Initial County offer of **\$13,728** presented to owner

7/26/13 – Received counteroffer in the amount of **\$40,000**

11/15/13 – County presented settlement offer of **\$21,315** to owner

12/3/13 – County's settlement offer rejected

Requested Action

Motion to adopt proposed resolution to authorize the acquisition by condemnation of certain specified temporary and permanent property interests on portions of GPIN 8706-11-6771, for the purpose of constructing an additional turn lane and other improvements on Atlee Road