

Public Utilities Easement Acquisition Policy

Hanover County has established an easement acquisition policy for the acquisition of easements for various needs of the County including drainage, utility and other easements needed to construct, install, maintain and/or operate public facilities. Following the initiation of the project, which includes such information as property owner information, acquisition costs, environmental concerns, and any other recommendations, a right-of-entry must be obtained in order to start survey and design of the project on the affected properties. Public Utilities must review all plats and construction plans associated with the project. Once reviewed, a copy of all plats and plans are forwarded to the County's contract appraiser to estimate a cost for the appraiser's service and to produce appraisal reports. Upon completion of the appraisal reports, a utility agent will be responsible for any necessary deed preparation.

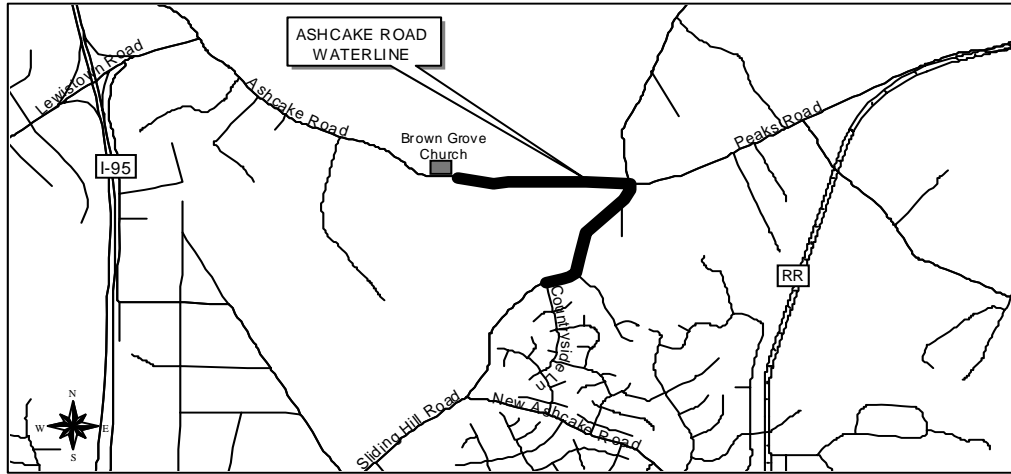
Following the necessary deed preparation, the utility agent will attempt to acquire the easement through the negotiation process. Special acquisition procedures may be involved when dealing with organizations such as school boards, churches and non-profit groups, State owned property, railroad crossings, and estates. If an agreement cannot be reached for a particular easement, the Utility Agent may have to initiate condemnation proceedings. Conversely, if the County's offer is accepted the owner will execute the deed. If the appraised value is more than \$5,000 and a deed of trust exists, the noteholder must also execute the deed. Once the deed has been executed and recorded the agent will provide the County Administrator's Office with the original deed for filing.

Public Utilities

PROJECT: Ashcake Road Waterline

LOCATION: Ashcake Road from Countryside Lane to Brown Grove Church

DESCRIPTION: This project provides design and construction of 7,000' of 20" waterline along Sliding Hill Road from Countryside Lane to Ashcake Road then along Ashcake Road to Brown Grove Church.



TIMETABLE: Design and easement acquisition (FY10)

PY ALLOCATION: \$0

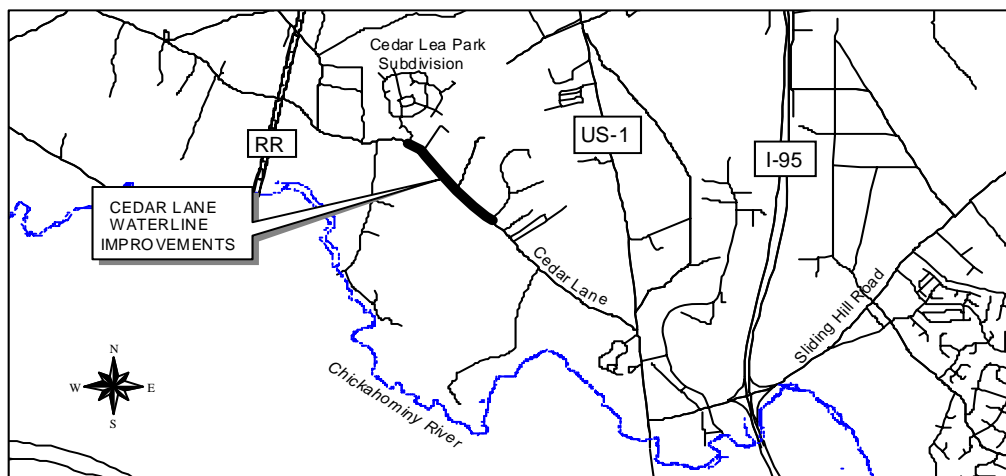
	FY06	FY07	FY08	FY09	FY10	Totals
Funding Sources						
User Fees	\$ -	\$ -	\$ -	\$ -	\$ 27,000	\$ 27,000
Capacity Fees	-	-	-	-	247,000	247,000
Total Sources	\$ -	\$ -	\$ -	\$ -	\$ 274,000	\$ 274,000
Funding Uses						
Professional	\$ -	\$ -	\$ -	\$ -	\$ 137,000	\$ 137,000
Land	-	-	-	-	137,000	137,000
Construction	-	-	-	-	-	-
Total Uses	\$ -	\$ -	\$ -	\$ -	\$ 274,000	\$ 274,000

Public Utilities

PROJECT: Cedar Lane Waterline Improvements

LOCATION: Cedar Lane from Brookhollow Drive to Cedar Lea Parkway

DESCRIPTION: This project provides design, easement acquisition and construction of 3,300' of 24" waterline along Cedar Lane from Brookhollow Drive to Cedar Lea Parkway. This waterline provides improved water distribution service for domestic service and fire suppression use along Cedar Lane. The waterline is sized to convey water from a planned water treatment plant as discussed in the 2002-2022 Comprehensive Plan.



TIMETABLE: Design, easement acquisition and construction (FY08)

PY Allocation: \$0

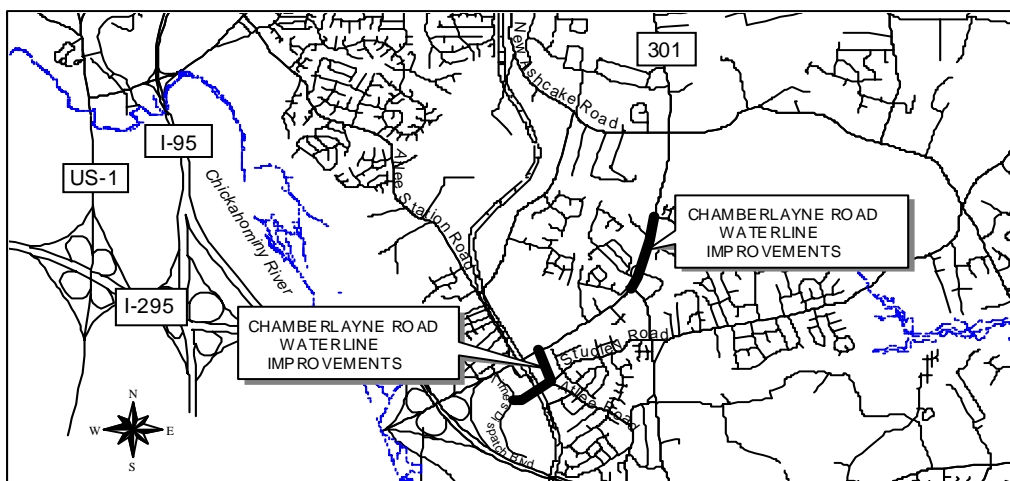
	FY06	FY07	FY08	FY09	FY10	Totals
Funding Sources						
User Fees	\$ -	\$ -	\$ 181,000	\$ -	\$ -	\$ 181,000
Capacity Fees	-	-	543,000	-	-	543,000
Total Sources	\$ -	\$ -	\$ 724,000	\$ -	\$ -	\$ 724,000
Funding Uses						
Professional	\$ -	\$ -	\$ 72,000	\$ -	\$ -	\$ 72,000
Land	-	-	72,000	-	-	72,000
Construction	-	-	580,000	-	-	580,000
Total Uses	\$ -	\$ -	\$ 724,000	\$ -	\$ -	\$ 724,000

Public Utilities

PROJECT: Chamberlayne Road Waterline Improvements

LOCATION: Along Studley Road and Atlee Road from Times Dispatch Boulevard to Chamberlayne Road and along Chamberlayne Road from Shady Grove Road to Crown Colony Parkway

DESCRIPTION: This project provides in FY 2008 design and easement acquisition for 6,000' of 24" waterline along Studley Road and Atlee Road from Times Dispatch Boulevard to Chamberlayne Road and along Chamberlayne Road from Shady Grove Road to Crown Colony Parkway. The waterline improvements provide increased transmission capacity in the area from the Lockwood Pump Station. This will allow the transmission of water to the planned Garnett Road Water Storage Tank and Pump Station while maintaining pressure for domestic service and fire suppression use in the Chamberlayne Road and New Ashcake Road areas. Construction is planned for FY 2010.



Timetable: Design and easement acquisition (FY08); Construction (FY10)

PY ALLOCATION: \$0

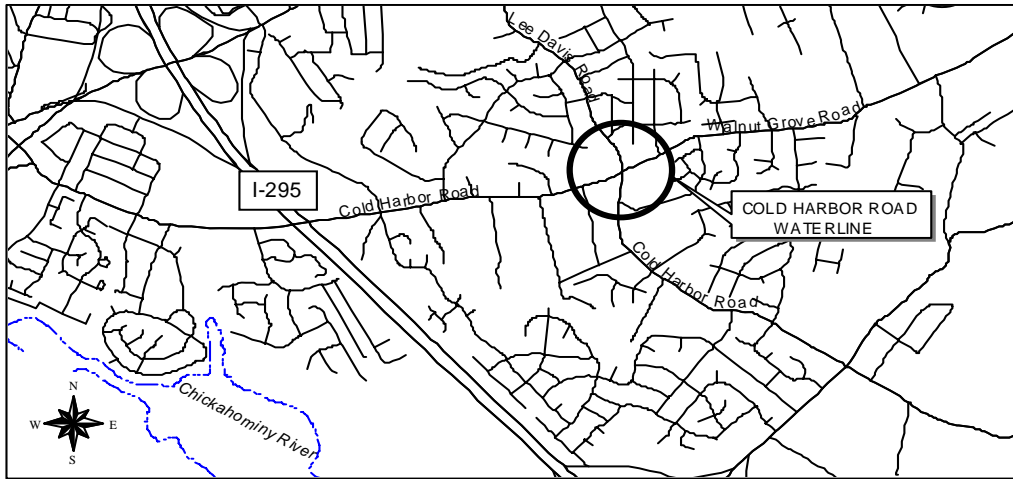
	FY06	FY07	FY08	FY09	FY10	Totals
Funding Sources						
Capacity Fees	\$ -	\$ -	\$ 324,000	\$ -	\$1,336,000	\$ 1,660,000
Total Sources	\$ -	\$ -	\$ 324,000	\$ -	\$1,336,000	\$ 1,660,000
Funding Uses						
Professional	\$ -	\$ -	\$ 162,000	\$ -	\$ -	\$ 162,000
Land	-	-	162,000	-	-	162,000
Construction	-	-	-	-	1,336,000	1,336,000
Total Uses	\$ -	\$ -	\$ 324,000	\$ -	\$1,336,000	\$ 1,660,000

Public Utilities

PROJECT: Cold Harbor Road Waterline

LOCATION: Intersection of Cold Harbor Road, Lee Davis Road, and Walnut Grove Road

DESCRIPTION: This project provides waterline relocation and improvements associated with road intersection improvements planned by Department of Public Works and Virginia Department of Transportation.



TIMETABLE: Design and construction (FY06)

PY Allocation: \$0

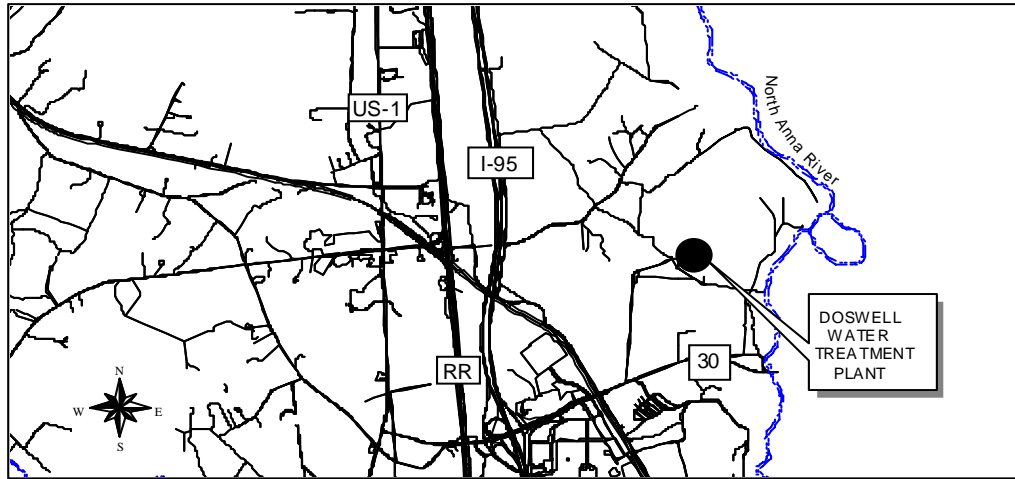
	FY06	FY07	FY08	FY09	FY10	Totals
Funding Sources						
Long Term Debt	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Total Sources	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Funding Uses						
Professional	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Land	-	-	-	-	-	-
Construction	90,000	-	-	-	-	90,000
Total Uses	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000

Public Utilities

PROJECT: Doswell Water Treatment Plant Automation

LOCATION: Doswell Water Treatment Plant

DESCRIPTION: Upgrade of the current manual control system with a SCADA system to allow for better control of the plant's chemical feed systems and maximize water production through automatic pressure control.



TIMETABLE: Construction (FY06)

PY ALLOCATION: \$0

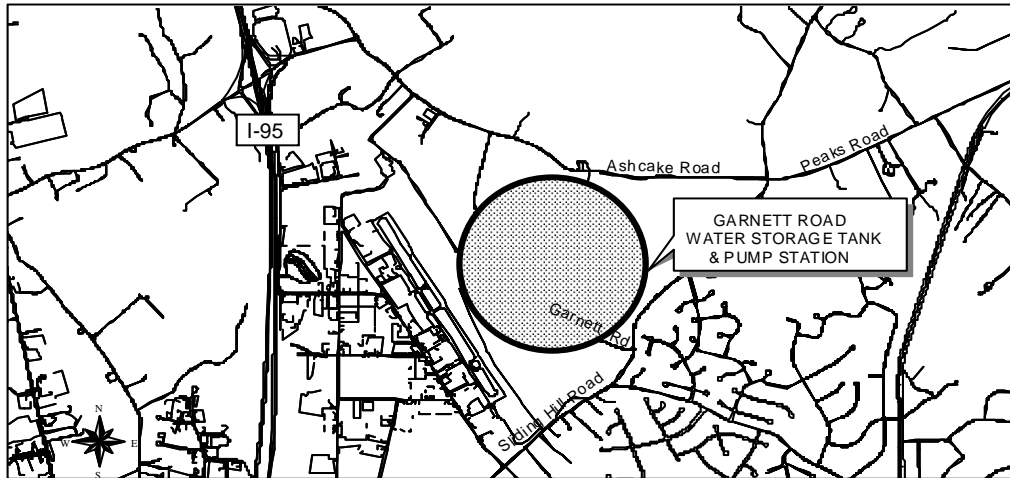
	FY06	FY07	FY08	FY09	FY10	Totals
Funding Sources						
User Fees	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Long Term Debt	10,000					10,000
Total Sources	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Funding Uses						
Construction	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Total Uses	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000

Public Utilities

PROJECT: Garnett Road Water Storage Tank and Pump Station

LOCATION: In the vicinity of the intersection of Sliding Hill Road and Garnett Road

DESCRIPTION: This project provides for land acquisition in FY 2007 and design in FY 2010 for a one million gallon water storage tank and pump station in the vicinity of the intersection of Sliding Hill Road and Garnett Road. The facility will pump water from the Lockwood service area to the Ashland service area. It is required to meet domestic service and fire suppression demands.



Timetable: Land acquisition (FY07); Design (FY10)

PY Allocation: \$0

	FY06	FY07	FY08	FY09	FY10	Totals
Funding Sources						
Capacity Fees	\$ -	\$ -	\$ -	\$ -	\$288,000	\$ 288,000
Long Term Debt	-	200,000	-	-	-	200,000
User Fees	-	-	-	-	32,000	32,000
Total Sources	\$ -	\$ 200,000	\$ -	\$ -	\$320,000	\$ 520,000
Funding Uses						
Professional	\$ -	\$ -	\$ -	\$ -	\$320,000	\$ 320,000
Land	-	200,000	-	-	-	200,000
Construction	-	-	-	-	-	-
Total Uses	\$ -	\$ 200,000	\$ -	\$ -	\$320,000	\$ 520,000

Public Utilities

PROJECT: Hanover - Richmond Waterline

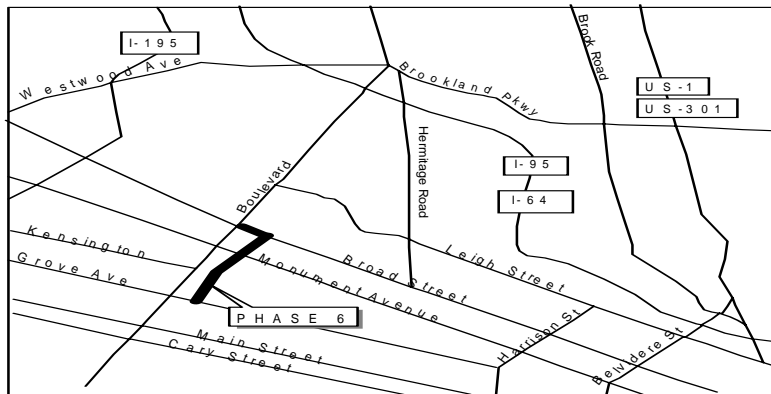
LOCATION: Vicinity of Broad Street at The Boulevard within City of Richmond

DESCRIPTION: This project provides for water resource development to serve the Suburban Service Area via a water transmission pipeline from the City of Richmond. The previous five phases funded construction of a 30" and 36" water transmission main generally along Chamberlayne Avenue, Westwood Avenue, and Hermitage Road from the City of Richmond at the intersection of Broad Street and Boulevard to the County.

FY08-FY09 is the final segment and will increase the diameter of the transmission main to 42" and extend it 3,000' from Broad Street to Grove Avenue either along Mulberry Street or The Boulevard. The approximate hydraulic capacity will be 20 MGD upon completion of the FY08-FY09 segment.

Included in this project is \$5,536,000 over five years for jointly funded capital improvements in the City.

In FY06, a capacity payment to the City of Richmond of \$3,489,000 is required by contract for the purchase of an additional 5 MGD of water treatment plant capacity. The total amount of water treatment plant capacity that Hanover will have purchased from Richmond after this payment is 15 MGD.



TIMETABLE: Annual joint capital costs (FY06-10); Richmond WTP capacity payment for total of 15 MGD (FY06); Phase 6 Design (FY08); Phase 6 Construction

PY ALLOCATION: \$3,493,000 (FY05)

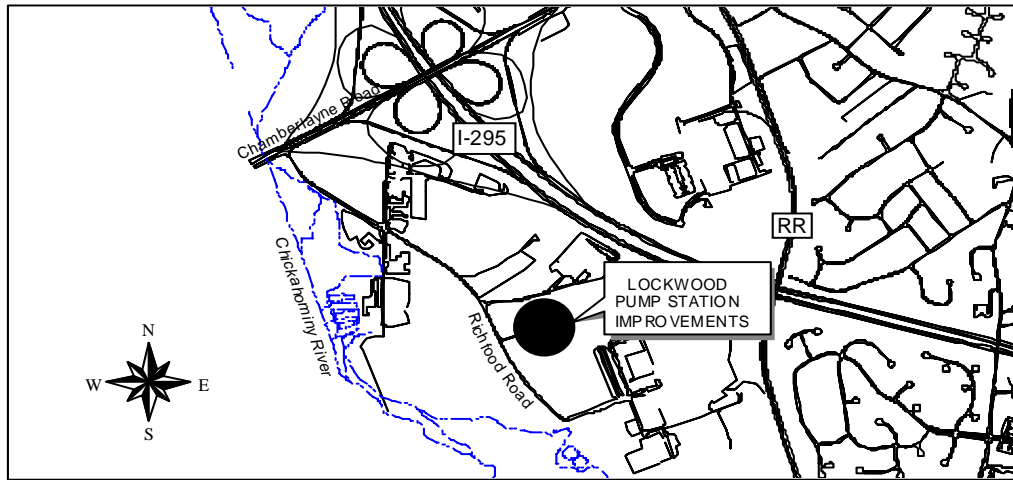
	FY06	FY07	FY08	FY09	FY10	Totals
Funding Sources						
Capacity Fees	\$ -		\$ 1,393,000	\$ 2,296,000	\$ 213,000	\$ 3,902,000
Long Term Debt	4,847,000	2,261,000	-	-	-	7,108,000
Total Sources	\$ 4,847,000	\$ 2,261,000	\$ 1,393,000	\$ 2,296,000	\$ 213,000	\$ 11,010,000
Funding Uses						
Professional	\$ -	\$ -	\$ 149,000	\$ -	\$ -	\$ 149,000
Land	-	-	149,000	-	-	149,000
Construction	-	-	-	1,687,000	-	1,687,000
Joint Capital	1,358,000	2,261,000	1,095,000	609,000	213,000	5,536,000
Capacity Payments	3,489,000	-	-	-	-	3,489,000
Total Uses	\$ 4,847,000	\$ 2,261,000	\$ 1,393,000	\$ 2,296,000	\$ 213,000	\$ 11,010,000

Public Utilities

PROJECT: Lockwood Pump Station Improvements

LOCATION: Lockwood Pump Station on Richfood Road

DESCRIPTION: This project provides additional pumping capacity at the Lockwood Water Pump Station. The improvements will add 5 MGD in capacity and provide a total pumping capacity of 15 MGD. The capacity increase is coordinated with the increase in purchased capacity from the City of Richmond.



TIMETABLE: Construction (FY07)

PY Allocation: \$79,000

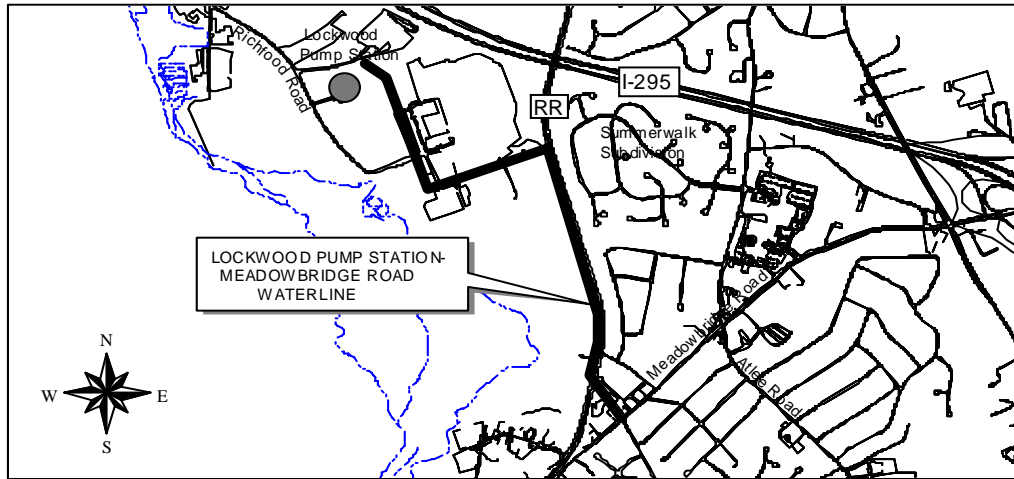
	FY06	FY07	FY08	FY09	FY10	Totals
Funding Sources						
Long Term Debt	\$ -	\$ 348,000	\$ -	\$ -	\$ -	\$ 348,000
Total Sources	\$ -	\$ 348,000	\$ -	\$ -	\$ -	\$ 348,000
Funding Uses						
Construction	\$ -	\$ 348,000	\$ -	\$ -	\$ -	\$ 348,000
Total Uses	\$ -	\$ 348,000	\$ -	\$ -	\$ -	\$ 348,000

Public Utilities

PROJECT: Lockwood Pump Station - Meadowbridge Road Waterline

LOCATION: From Lockwood Water Pump Station to Meadowbridge Road

DESCRIPTION: This project provides 8,700' of 24" waterline from the Lockwood Pump Station to Meadowbridge Road. The waterline will provide increased water supply to the Mechanicsville area to meet projected demands.



TIMETABLE: Construction (FY06)

PY ALLOCATION: \$381,000

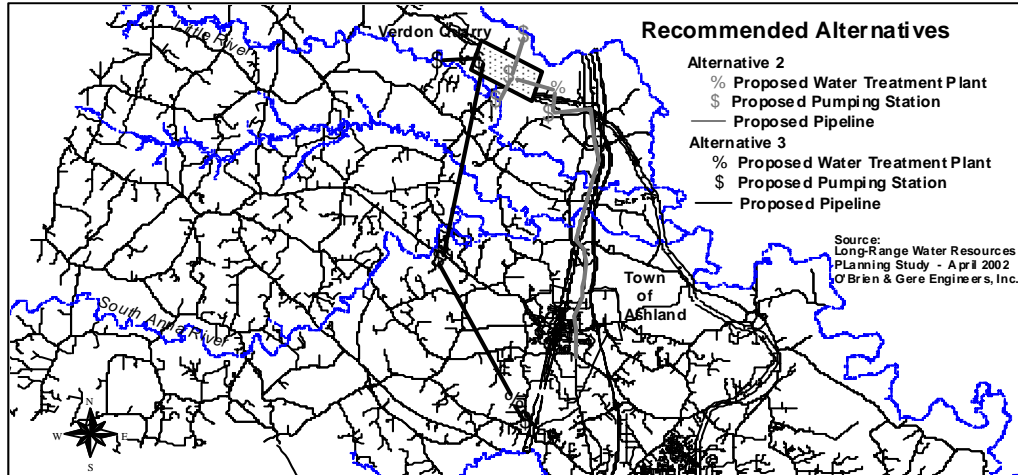
	FY06	FY07	FY08	FY09	FY10	Totals
Funding Sources						
Long Term Debt	\$1,519,000					\$ 1,519,000
Total Sources	\$ 1,519,000	\$ -	\$ -	\$ -	\$ -	\$ 1,519,000
Funding Uses						
Construction	\$ 1,519,000	\$ -	\$ -	\$ -	\$ -	\$ 1,519,000
Total Uses	\$ 1,519,000	\$ -	\$ -	\$ -	\$ -	\$ 1,519,000

Public Utilities

PROJECT: Long Term Water Resource Development

LOCATION: Verdon Quarry to Suburban Service Area

DESCRIPTION: This project provides engineering in FY 2009 for development of water resource infrastructure including reservoir, treatment and pumping facilities, and transmission pipelines.



TIMETABLE: Preliminary engineering and permitting (FY09)

PY ALLOCATION: \$250,000

	FY06	FY07	FY08	FY09	FY10	Totals
Funding Sources						
User Fees	\$ -	\$ -	\$ -	\$ 139,000	\$ -	\$ 139,000
Capacity Fees	\$ -	\$ -	\$ -	\$ 618,000	\$ -	\$ 618,000
Total Sources	\$ -	\$ -	\$ -	\$ 757,000	\$ -	\$ 757,000
Funding Uses						
Professional	\$ -	\$ -	\$ -	\$ 757,000	\$ -	\$ 757,000
Total Uses	\$ -	\$ -	\$ -	\$ 757,000	\$ -	\$ 757,000