



# Hickory Haven/Samary Forest Community Meeting

August 13, 2019

**Public Sewer Project**

# Hickory Haven/Samary Forest

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## Agenda

- Introductions/Sign-in Sheet
- Design Plan Review
- Homeowner Connection Refresher
- Easements
- Anticipated Timeline
- Construction Impacts
- Questions



# Hickory Haven/Samary Forest

## Sanitary Sewer Design

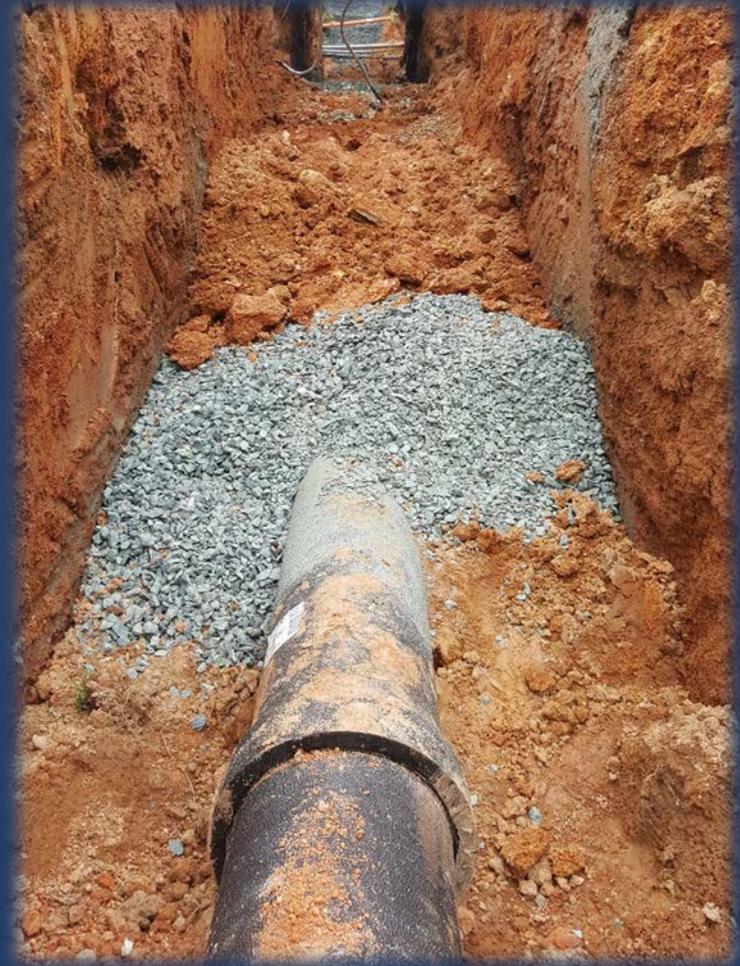
- Feasibility Study began in July 2017
- Engineering Design began in November 2018
- At least seven different layouts were evaluated over the last two years
- The current alignment incorporates the most favorable attributes from each option



# Hickory Haven/Samary Forest

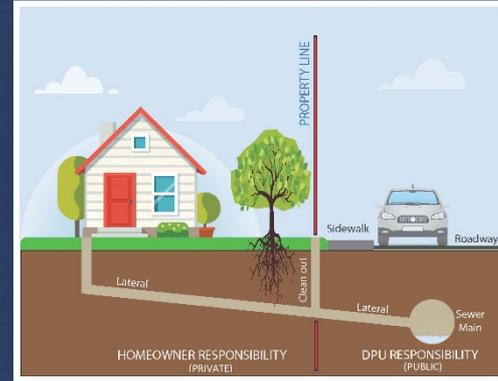
## Sanitary Sewer Design

- 9,100 linear feet of 8-inch PVC sewer
- Depth of pipe ranges from 4 to 18 feet
- 40 new manholes with an average depth of 10.5 feet
- 60 new service connections extending to property line
- 5 sewer main and 10 service line road crossings
- 1 creek crossing
- 2 connections to existing sewer manholes
- Restoration of disturbed areas



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## Homeowner Connection Refresher



- Stub connections provided to all parcels, even if you choose not to participate
  - Connection fee = \$6,000
  - Homeowner's private service line = \$500 to \$3,000 (Homeowner's Responsibility)
- Approximate Cost = \$6,500 - \$9,000
- Recurring Cost: Bimonthly sewer charge (Minimum charge is for 4,000 gallons, or, approximately \$65 bimonthly)
  - We encourage abandoning septic fields

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## Easements

- Easements needed on approximately 60 parcels prior to construction
- Permanent utility easements and temporary construction easements needed
- County will provide easement documents to land owners
- County will hold a community informational 'walk-in' session with representatives from the County Attorney's office

**PLEASE REMOVE THIS HEADER AND ALL HIGHLIGHTING PRIOR TO SUBMITTING TO COUNTY FOR APPROVAL. IT IS RECOMMENDED THAT GRANTOR SEEK COUNTY ATTORNEY REVIEW PRIOR TO EXECUTION!**

This document was prepared by (and return to):  
Goochland County Attorney  
Goochland County  
P.O. Box 10  
Goochland, VA 23063  
Tax Map No(s): [REDACTED]

This deed is exempt from taxation pursuant to Va. Code § 58.1-811(A)(3).

**DEED OF DEDICATION AND EASEMENT**

THIS DEED OF DEDICATION AND EASEMENT is made this \_\_\_ day of [REDACTED], 20\_\_\_, by and between [REDACTED] a Virginia [REDACTED] ("Grantor"), and [REDACTED] ("Trustee") jointly need *as a deed of trust on property*, and **GOOCHLAND COUNTY, VIRGINIA**, a political subdivision of the Commonwealth of Virginia ("Grantee" or "County").

**WITNESSETH:**

That for and in consideration of the sum of TEN DOLLARS (\$10.00), the benefits derived therefrom and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby give, dedicate, grant, and convey unto County, its successors and assigns, the following described easement, to-wit:

The permanent right, privilege, and easement of right of way containing [REDACTED] acres, more or less, to install, construct, maintain, inspect, operate, repair, alter, replace, and remove utility lines, including accessories and appurtenances thereto, over, under, through, and across the portion of the property of Grantor. The area of the permanent easement(s) ("Easement Area(s)") is more particularly described and labeled on a [REDACTED] plat entitled [REDACTED] prepared by [REDACTED] dated [REDACTED] (the "Plat"), which is attached hereto and recorded herewith in the Clerk's Office of the Circuit Court of Goochland County, Virginia.

Together with a temporary construction easement, as shown on the Plat and containing \_\_\_ acres, over, across, and upon the Grantor's property or properties immediately adjacent to the Easement Area(s) for the construction, reconstruction, repair, maintenance, and improvement of all water, sewer, and appurtenant facilities.



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## Construction Impacts

Tree removal and  
easement clearing



Traffic control

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## Construction Impacts



Land disturbance

Erosion & Sediment Control



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## Construction Impacts

Paving



Easement Restoration



QUESTIONS?