

## Hickory Haven/Samary Forest – Sanitary Sewer Project

- **Community Meeting - August 13, 2019 - Goochland Fire Co. 3 Meeting Room**

Attendance:

- Approximately 40 community residents & other interested parties
- 2 Timmons Group Staff – Consulting Engineers – Bruce Strickland, Wes Hunnius
- 3 Goochland DPU Staff – Matt Longshore, Wayne Stephens, Taylor Morris

- **Presentation:** Matt Longshore & Bruce Strickland covered the history and evolution of the project, as well as its current status (final design 60% complete). The presentation included:

- Project goals.
- Factors which led to the current design & system layout.
- Construction impacts & property restoration.
- Project cost.
- Issues regarding connection to system – costs, pay plan, timing, etc.
- Easements will be needed from some landowners:
  - Explanation of permanent easements
  - Explanation of temporary construction easements
- Easement documents to be sent to affected landowners in early October 2019.  
NOTE: Most of the attendees appeared to support the project, while a few were vocally opposed.

- **Questions and Comments:**

*NOTE: What follows is a representative paraphrasing of the comments, questions and answers which arose during the Q&A session. It is not intended to be a literal transcript. If a question was asked multiple times the answer is included here once.*

- *If you can't get easements will you still build the project?* It depends on which easements we cannot obtain. Being unable to obtain easements would certainly affect the project. We must count on each property owner to recognize the importance of this project to the community and to work with the county to provide the necessary easements.
- *Will you "split" the project if you get all the easements for one part but not the other?* If that happened, we would consider it, although phasing/dividing the project is not our intent.
- *Will I be compensated for granting an easement?* There is nothing in the budget for monetary compensation. Typically, when a project will benefit an entire community, it is expected that property owners within that community will donate the necessary easements.
- *Why is the sewer line located on the east side of Whippoorwill Road, behind the lots? Why not put it in the road?* Whippoorwill Road runs along a minor ridge. Most parcels along the road slope away from the road. Also, most existing drainfields are in back yards. These factors can make connecting to a sewer line in the street challenging. For most parcels, a public sewer line behind the house will allow easier access for connection and will avoid the need for a pump.
- *What about tree removal?* We are making minor adjustments to the sewer alignments to minimize the necessity of cutting trees, especially larger specimens, but some trees will need to be removed.
- *Once you remove most of the trees behind my house "straight line winds" will knock down the rest. We will not be removing "most of the trees". We are making every effort to minimize tree removal throughout the project.*

- *Can you run the line between the [double-stacked] lots on the east side of Whippoorwill?* It may be possible to route a line that way, but it would result in greater construction impact on the properties. Most of the pairs of double-stacked lots have the same owner. Also, some of the parcels are single lots which run all the way from Whippoorwill Road frontage to the Right of Way on the eastern edge of Samary Forest, so such a sewer line would bisect those parcels. We are trying to avoid routing sewer lines through the middle of parcels.
  - *Running the lines outside the street [on Whippoorwill Road] is “nuts”.* *The street runs downhill so that is where the sewer belongs.* Yes, the street does run downhill, but the grade along the frontage of the lots on Whippoorwill is the same as that of the street, and these lots also slope away from the road, which is the rationale for routing the sewer lines behind lots on Whippoorwill.
  - *Same question, but in reference to streets within Hickory Haven.* The rationale is the same: For most parcels, it will be easier to connect with sewer routed behind lots. It will also minimize the number of parcels requiring pumps in order to connect. NOTE: This was a recurring theme raised by the same 2-3 individuals throughout the Q&A session.
  - *What size lateral will I have to use?* Most residential sanitary sewer laterals are 4” diameter. We will be providing a 4” stub-out for each parcel.
  - *Won’t the cost of maintenance be more for sewer lines in back yards vs. in the street?* Not necessarily. There are benefits and drawbacks to either location. In this case it was determined that running the lines primarily in back yards is the best overall option.
  - *What about fences? Will you be restoring those?* Yes. If your fence must be taken down as part of the construction process it will be repaired, replaced and/or restored, as will all other temporary impacts to private property. The contractor will shoot video and take photographs of the entire project area before starting construction so that pre-construction conditions will be documented.
  - *How many parcels require easements? How many total parcels are included in the project?* Easements will be required on approximately 60 parcels. There is a total of about 75-80 parcels associated with the project.
  - *What if I want my attorney to review the easement documents? What about those costs?* Obviously, you have the right to have your attorney review the documents, and you would be responsible for any costs incurred. The County Attorney will answer general questions about the documents but cannot offer individual legal advice to you.
  - *Is there a map of the easements?* Not at this time. We are finalizing the exact alignments of the sewer lines, but as soon as these are complete a map and an overall easement plat will be generated.
  - *How many easements are needed in Hickory Haven vs. Samary Forest?* We will not have exact figures until all pipe alignments are finalized.
  - *Some lots already have easements along property lines. Will you be using those?* We try to use existing easements where we can. We will do so on this project if/when such easements coincide with the pipe alignments.
- **Next Steps:**
    - Goochland to complete design and pursue the necessary easements.
    - Current schedule calls for easement acquisition documents to be sent to affected property owners in early October 2019.
    - County would like to start construction in early 2020.