

Easement Requests
County-Owned
Parcel ID
062F0-00-00-000E2

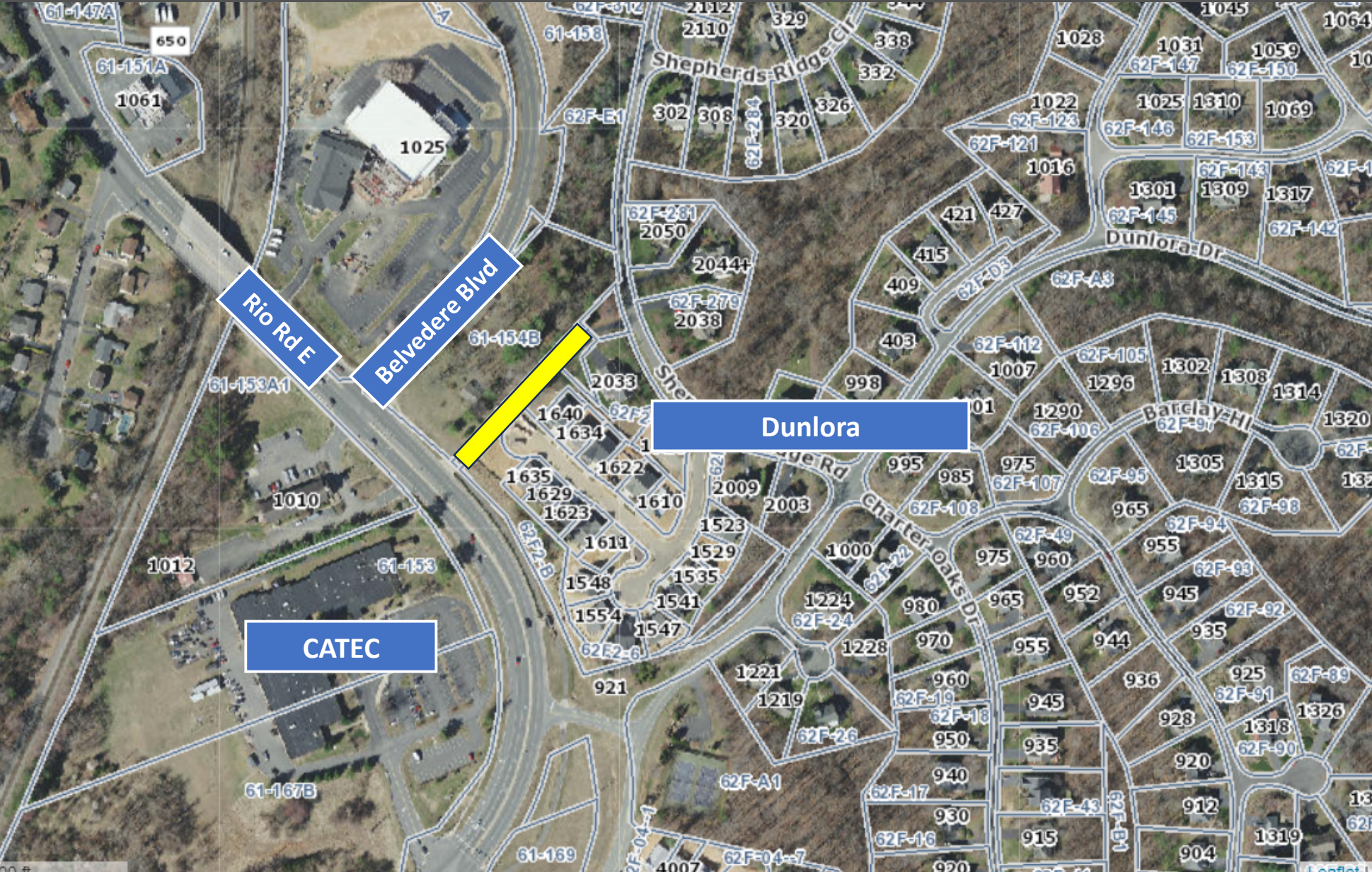
Staff: Rebecca Ragsdale, Planning Manager

Albemarle County Board
of Supervisors
Public Hearing
July 17, 2024



- Request to allow easements on County-owned Parcel ID 061A0-03-00-000B1, which was intended to allow emergency access from Rio Road to Shepherds Ridge Road.
- Easements are primarily for grading and a small portion for ACSA public utilities
- Virginia Code § 15.2-1800 requires a public hearing prior to the conveyance of most County-owned property, including this proposed easement interest

Aerial View



Proposed Plat

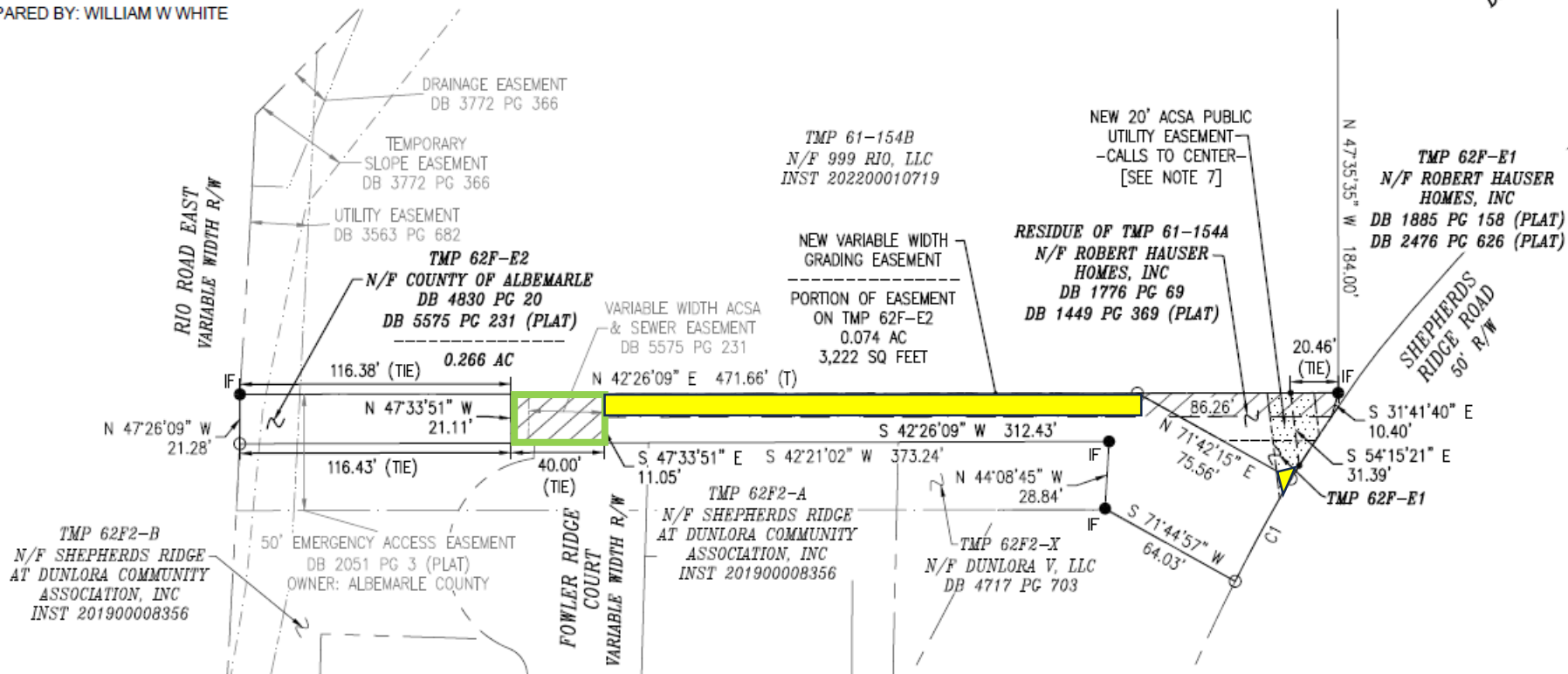
FORESIGHT SURVEY, PC
 LAND SURVEYING | LAND PLANNING
 912 E High Street, Suite C
 Charlottesville, VA 22902
 PLAT PREPARED BY: WILLIAM W WHITE

LEGEND

IF IRON PIN FOUND

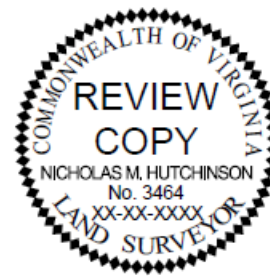


RECORD NORTH
 DB 5575 PG 231



BOUNDARY CURVE DATA					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	680.00'	50.07'	4°13'08"	S 18°53'49" E	50.06'

EASEMENT PLAT
 TAX MAP PARCEL 61-154A AND
 TAX MAP PARCEL 62F-E1 AND
 TAX MAP PARCEL 62F-E2
 RIO MAGISTERIAL DISTRICT
 ALBEMARLE COUNTY, VIRGINIA



REVISION: COUNTY COMMENTS (05-28-2024)

JANUARY 8, 2024
 SCALE: 1" = 50'
 FILE: 23.116

SHEET
 2 OF 2

Staff recommends approval of the easement request based on the following:

- Consistent with the Infrastructure & Placemaking goal of the Strategic Plan FY 24-28
- Developer would reimburse the County fair market value for the area of the easements
- Provisions for emergency access are not adversely affect by the easements.

Questions?



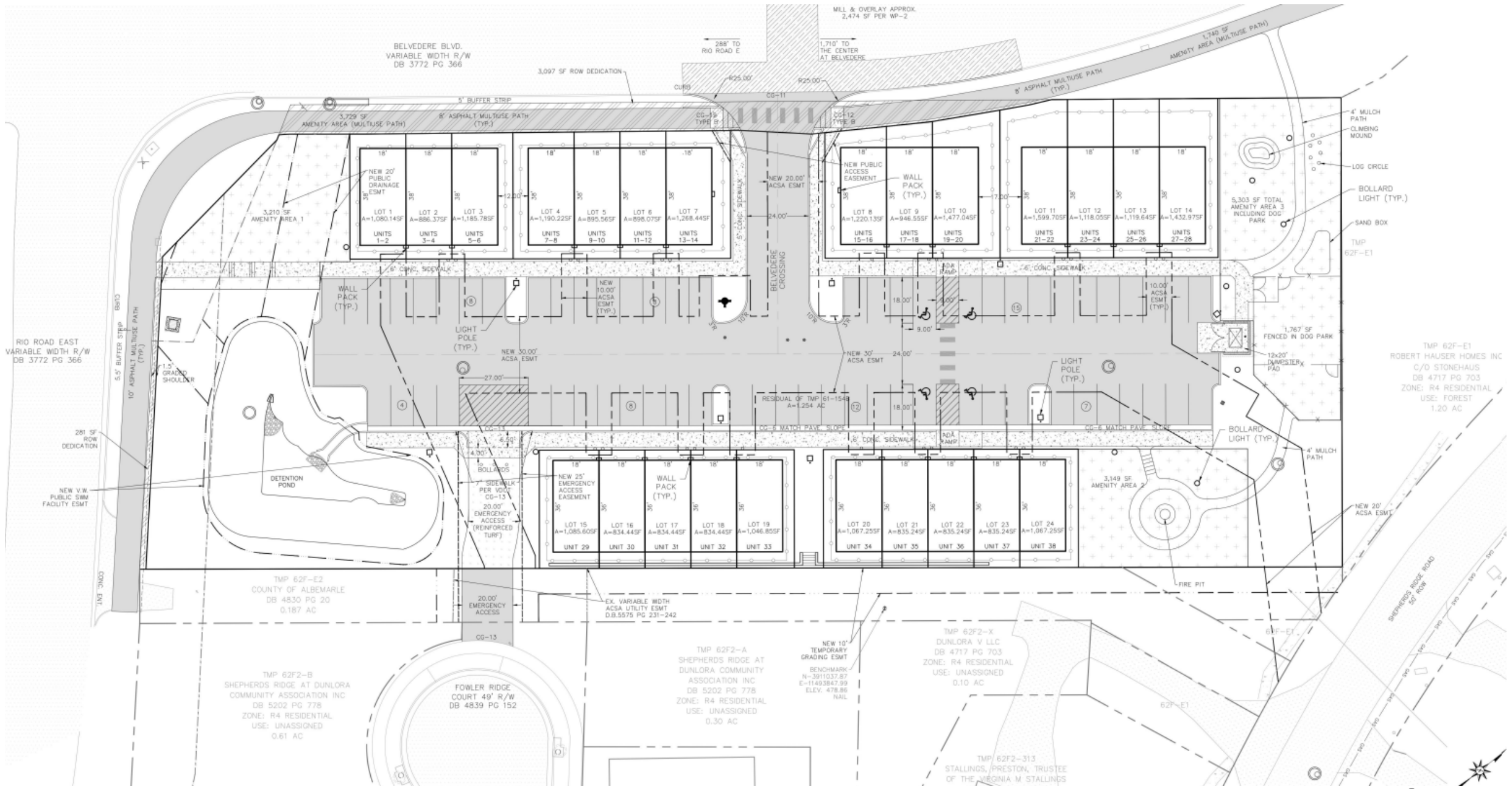
Suggested Motions

Should a Board of Supervisors member **choose to approve** this request:

I move to adopt the Resolution attached to the staff report as Attachment D.

Should a Board of Supervisor member **choose to deny** this request:

I move to deny the request to authorize an ACSA easement on Parcel ID 062F0-00-00-000E2. *State reasons for denial.*



TMP 62F-E1
 ROBERT HAUSER HOMES INC
 C/D STONEHAUS
 DB 4717 PG 703
 ZONE: R4 RESIDENTIAL
 USE: FOREST
 1.20 AC

RIO ROAD EAST
 VARIABLE WIDTH R/W
 DB 3772 PG 366

281 SF
 ROW DEDICATION

NEW V.W.
 PUBLIC SWM
 FACILITY ESMT

TMP 62F-E2
 COUNTY OF ALBEMARLE
 DB 4830 PG 20
 0.187 AC

TMP 62F-B
 SHEPHERDS RIDGE AT DUNLORA
 COMMUNITY ASSOCIATION INC
 DB 5202 PG 778
 ZONE: R4 RESIDENTIAL
 USE: UNASSIGNED
 0.61 AC

FWLER RIDGE
 COURT 49' R/W
 DB 4839 PG 152

TMP 62F-A
 SHEPHERDS RIDGE AT
 DUNLORA COMMUNITY
 ASSOCIATION INC
 DB 5202 PG 778
 ZONE: R4 RESIDENTIAL
 USE: UNASSIGNED
 0.30 AC

NEW 10'
 TEMPORARY
 GRADING ESMT
 BENCHMARK
 N=391037.87
 E=11493847.99
 ELEV. 478.86
 NAIL

TMP 62F-X
 DUNLORA V LLC
 DB 4717 PG 703
 ZONE: R4 RESIDENTIAL
 USE: UNASSIGNED
 0.10 AC

TMP 62F-313
 STALLINGS, PRESTON, TRUSTEE
 OF THE VIRGINIA M STALLINGS