

OLD HENSLEY ROAD

2019 Technical Report



Plat of Lot Line Revision for Corporation, Town of Floyd, Virginia and David A. Burris & Meredith A. McGrath

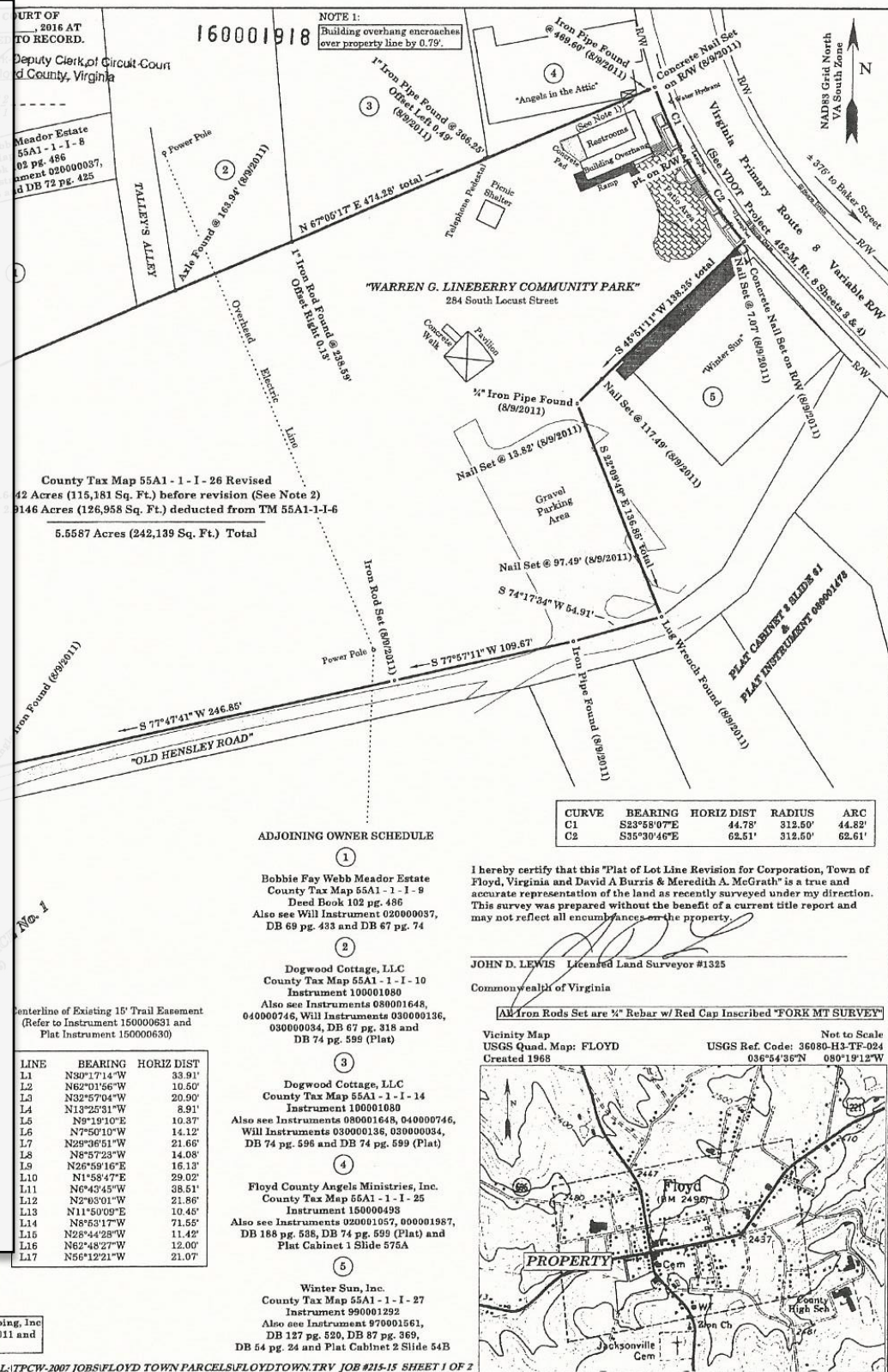
PURPOSE

This technical report was developed utilizing State Planning and Research funds administered by the Virginia Department of Transportation. The contents of this document reflect the views of the New River Valley Regional Commission and do not necessarily reflect the official views or policy of the Federal Highway Administration or the Virginia Department of Transportation.

The Town of Floyd is a popular destination for weekly community events and seasonal tourism. A variety of businesses compete for limited parking opportunities within the community center. As a result, the Town is expanding a parking area just off Old Hensley Road. This report examines the existing conditions of Old Hensley Road and provides planning level improvement strategies.

EXISTING CONDITIONS

According to Virginia Code §33.2-105, Old Hensley Road is most likely a public road. Plats dating back to 1892 show the roadway. The right-of-way is undetermined; however, within the corporate limits of the town the roadway is distinctively shown on even the most recent plats. Unless landmarks exist, the right-of-way shall be presumed to be 30 feet. Although beyond corporate limits, certain property boundaries are shown to the center of the roadway – perhaps conveying that the roadway could be privately owned along those segments.



Deputy Clerk of Circuit Court
County of Floyd, Virginia

County Tax Map 55A1-1-1-8
08 pg. 486
Instrument 020000037,
DB 72 pg. 425

County Tax Map 55A1-1-1-26 Revised
42 Acres (115,181 Sq. Ft.) before revision (See Note 2)
9146 Acres (126,958 Sq. Ft.) deducted from TM 55A1-1-1-6
5.5587 Acres (242,139 Sq. Ft.) Total

Centerline of Existing 15' Trail Easement
(Refer to Instrument 150000631 and
Plat Instrument 160000630)

LINE	BEARING	HORIZ DIST
L1	N80°17'14"W	33.91'
L2	N62°01'56"W	10.50'
L3	N32°57'04"W	20.90'
L4	N13°25'31"W	8.91'
L5	N9°19'10"E	10.37'
L6	N7°50'10"W	14.12'
L7	N29°36'51"W	21.66'
L8	N6°57'23"W	14.08'
L9	N20°59'10"E	15.13'
L10	N1°58'47"E	29.02'
L11	N6°43'45"W	38.51'
L12	N2°03'01"W	21.86'
L13	N11°50'09"E	10.46'
L14	N8°55'17"W	71.55'
L15	N28°44'25"W	11.42'
L16	N62°48'27"W	12.00'
L17	N56°12'21"W	21.07'

NOTE 2:
Refer to Plat of Survey by Fork Mountain Surveying & Mapping, Inc
for "Corporation, Town of Floyd, Virginia" dated August 9, 2011 and
revised October 22, 2012 Job #153-11 (not of record).

KAYLEN BROOKE BOWMAN
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
NOTARY REGISTRATION NUMBER: 767234
MY COMMISSION EXPIRES OCTOBER 31, 2020

October 31, 2020

Plat of Survey

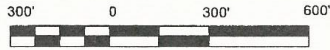
of

Town of Floyd, Virginia

Showing the boundary of the Town of Floyd located on the watershed of both Oldfield Creek and Dodd Creek, at the intersection of US Highway 221 and Virginia Primary Route 8 and in Floyd County, Virginia. Being all the same land as described in Town of Floyd Charter which reference is made to a plat recorded in Deed Book 69 pg. 410A. Also see for further reference Deed Book V pg. 513. All of the aforementioned documents are recorded in the Office of the Clerk of the Circuit of Floyd County located in Floyd, Virginia.

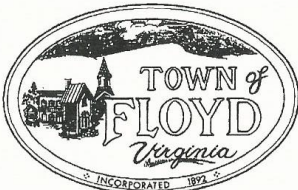
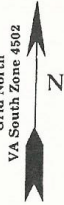
April 10, 2008
Revised October 23, 2009

Scale 1" = 300'



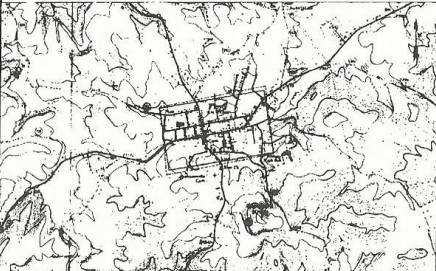
Prepared By
Fork Mountain Surveying and Mapping Inc.
PO Box 163
951 Fork Mountain Road SW
McAdams of Dan, Virginia 24120
Office 276 - 952 - 6110
Fax 276 - 952 - 6111
E Mail fm@novafoundry.com

Note: The GPS / State Plane Coordinates were measured by Grant Stickler and Brent Pye, employees of Earth Vector Systems of Charlottesville, VA. They used Trimble R8 GNSS receivers and Trimble Survey Controller field software running on a Trimble TSC2 data collector. The post processing was done with Trimble GeoMatics Office software.



Vicinity Map
USGS Quad Map: FLOYD
Created 1958

Not to Scale
USGS Ref. Code: 36080-H3-TF-024
036°54'51.6"N 080°19'34.9"W



STUDY AREA



VIRGINIA: IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF FLOYD COUNTY, ON THIS THE 20th DAY OF November, 2009 AT 4:31 A.M. THIS MAP RECEIVED IN OFFICE AND ADMITTED TO RECORD

Wendell G. Peters
TESTEE
WENDELL G. PETERS, CLERK

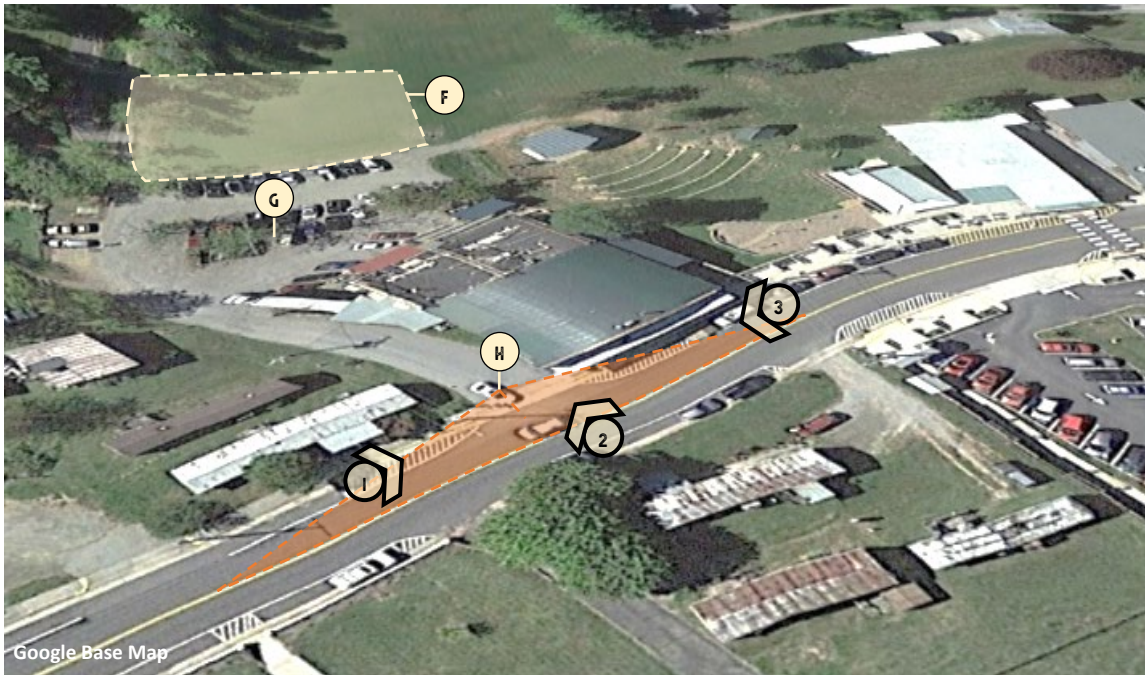


I hereby certify that this "Plat of Survey for Town of Floyd" is a true and accurate representation of the land as recently surveyed under my direction

JOHN D. LEWIS, Licensed Land Surveyor #1325

Commonwealth of Virginia

Notes: From the Perspective of Route 8



- A:** Existing signage and private landscaping cluster
- B:** Existing stormwater drop-inlet
- C:** New no-parking street pavement markings
- D:** Entrance width meets or exceed current design standards
- E:** Currently difficult to restrict parking to designated areas
- F:** Future municipal parking lot
- G:** General circulation and clear parking area delineation issues. Existing vegetation makes space awkward.
- H:** Sight distance triangle (14.5 feet back from edge of travel lane, 3.5 feet height of eye/object, measured along the center of travel lane)

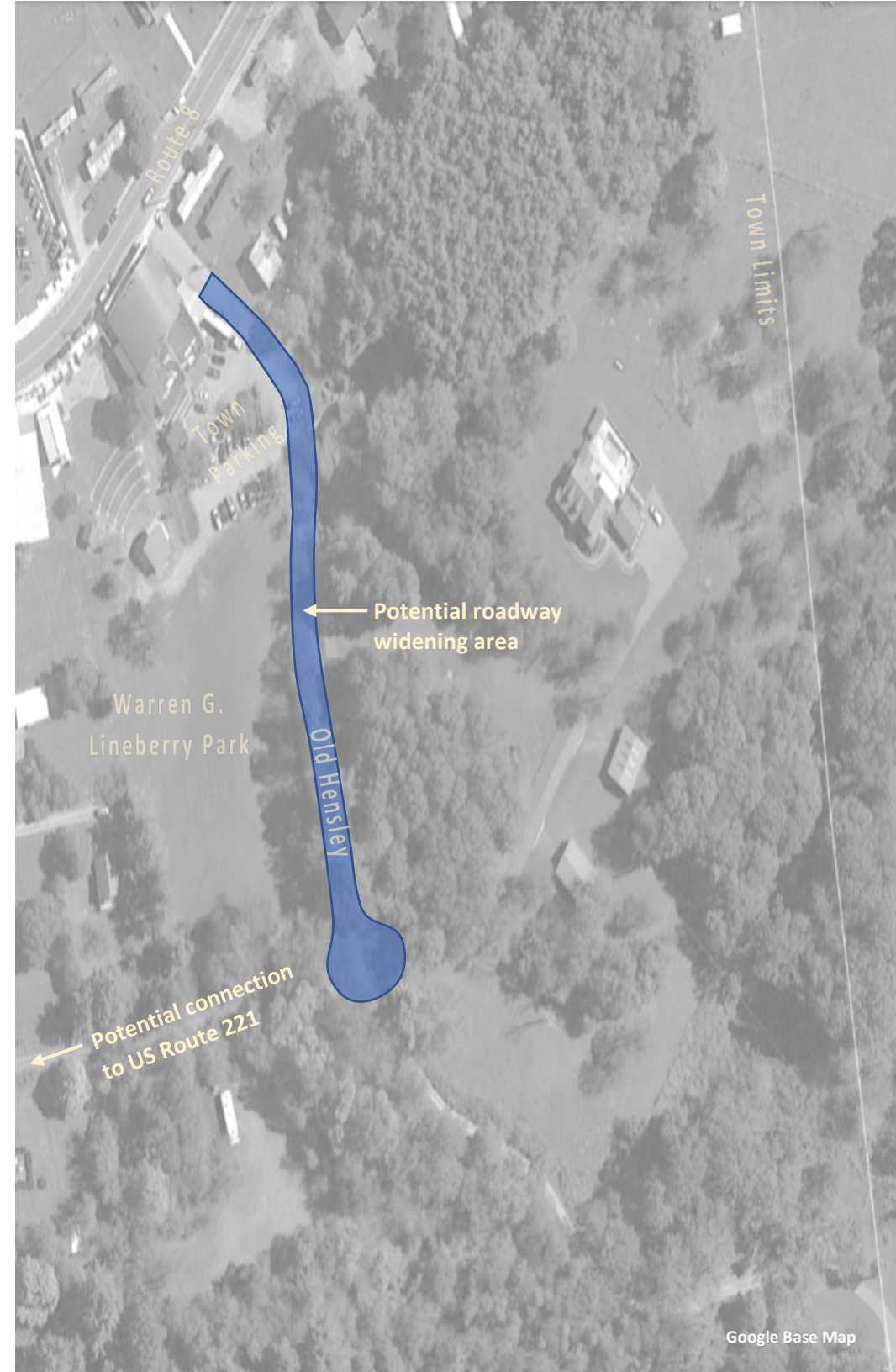
PLANNING CONCEPTS

Two key factors are examined for potential improvements: 1) the general condition of the roadway within Town limits; and 2) intersection sight distance. The first planning concept aims to improve general access to public spaces and the second concept focuses on maximizing safety at traffic conflict points.

Pavement width and surface condition are two design factors that could enhance the general condition of Old Hensley Road. The pavement width currently tapers down to 18 feet-wide near the Town parking lot. Two concepts are explained below:

Two-Way Traffic Concept: To better accommodate two-way traffic, the roadway needs to be widened to a new minimum pavement width of 22 feet. Approximately 600 feet of existing roadway would need to be reconstructed with a solid aggregate base and surface course asphalt. Furthermore, in order to be accepted in to VDOT's maintained roadway system, the Right-of-Way would need to be expanded to a minimum of 40 feet.

Description	Total
Construction	\$765,000
Contingency	\$125,000
Engineering/Inspection	\$55,000
Environmental	\$35,000
Contract Administration	\$20,000
Totals	\$1,000,000



One-Way Traffic Concept: Considering the existing right-of-way, which could be limited to a low of 18 feet or a max of 30 feet, converting Old Hensley to a one-way road is another option. To create a one-way route, a connection would need to be created with US Route 221. If the roadway was built to VDOT standards and included a 30-foot right-of-way, the new route could be eligible for state maintenance.

Description	Total
Construction	\$1,325,000
Contingency	\$300,000
Engineering/Inspection	\$100,000
Environmental	\$50,000
Contract Administration	\$30,000
Totals	\$1,805,000

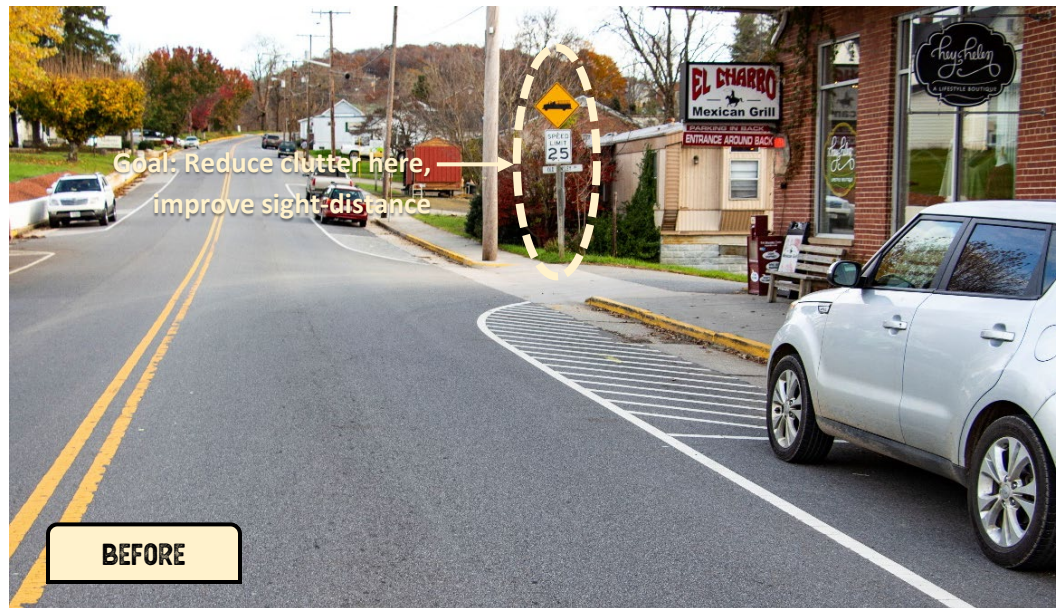


Intersection sight distance was recently improved along VA Primary Route 8 with the addition of pavement markings to help delineate non-parking areas. The sight-distance is currently less than 120 feet in both directions, a distance that is further reduced when vehicles park in restricted areas.

Parking is particularly a challenge in front of the mixed-use multistory building, located on the north-west corner of Old Hensley Road. Sight-distance to the south-east (or right) is mostly impaired by an existing power pole, roadway signage, and private landscaping. For this reason, a low-cost and high-cost scenario was developed to address intersection sight-distance challenges.

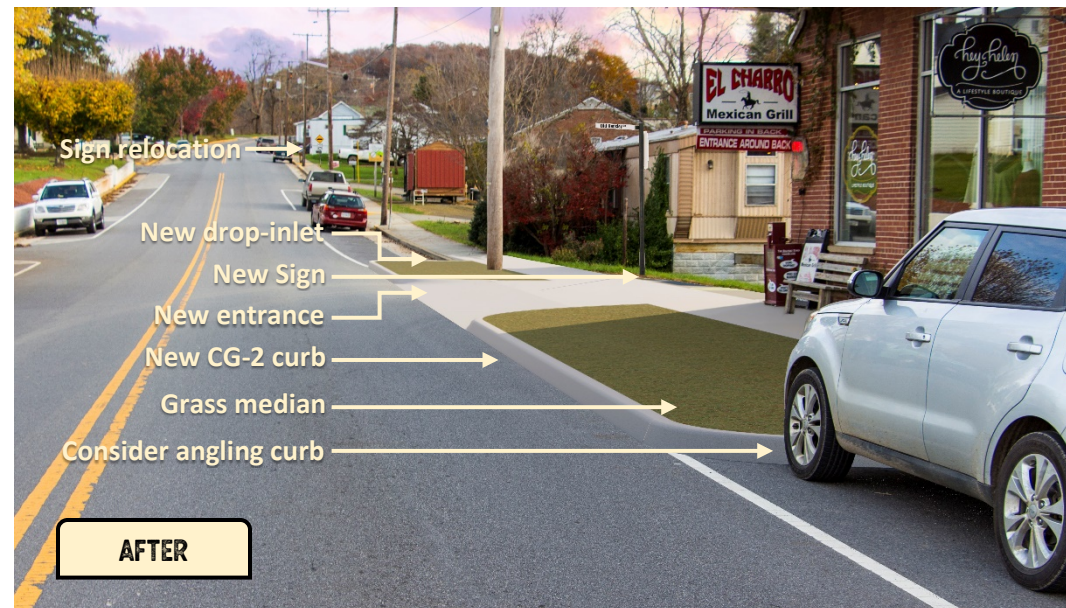
Intersection Sight-Distance Concept 1: re-locate roadway signage, remove private landscaping, and enforce parking restrictions. This concept involves moving the speed limit and fire truck entrance sign further south-east on VA Primary Route 8. A new architectural styled sign post would display the roadway name and stop sign. Lastly, coordination with the existing property owner would be necessary to remove/trim landscaping near the entrance.

Description	Total
Construction	\$2,500
Contingency	\$500
Engineering/Inspection	\$0
Environmental	\$0
Contract Administration	\$0
Totals	\$3,000



Intersection Sight-Distance Concept 2: reconstruct roadway entrance and add curb/grass to restricted parking areas. This concept moves the stop sign closer to VA Primary Route 8, ultimately increasing intersection sight-distance left and right. Restricted parking areas would be defined by raised medians lined with concrete curb. A new drop inlet would need to be installed and piped north to existing Town stormwater infrastructure, located approximately 180 feet to the north-west. The storm pipe could also be installed down Old Hensley Road. This concept also retains the idea of moving the speed limit and fire truck signage further south-east. Based on a site visit, moving the power pole or poles could be very costly, but could also be a viable option.

Description	Total
Construction	\$125,000
Contingency	\$30,000
Engineering/Inspection	\$20,000
Environmental	\$15,000
Contract Administration	\$10,000
Totals	\$200,000



SPECIAL THANKS – STUDY CONTRIBUTORS

Town of Floyd

Paul LeMay, Vice Mayor

Mike Patton, Councilman

Michael Maslaney, Planning Commissioner

Kayla Cox, Town Manager

Ross Snead, Property Owner

Pam Snead, Property Owner

Wayne Horney, Property Owner

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