



Representative Utility Projects

ERM & Associates focuses on the acquisition of land, easements and rights-of-ways for utility providers, municipalities, government agencies, and corporate entities. We bring more than forty years of extensive and specialized experience to this niche real estate field. The following are a representation of some of the local municipality clients we have provided our services for:

Berkeley Water: Utility Infrastructure Improvements

Acquisition of permanent easements and temporary construction easements necessary to install a Pre-Engineered Booster Pumping Station including a SCADA antenna structure, a check valve vault, two additional vaults and an extensive amount of new watermain to interconnect to the existing proposed water delivery system. ERM coordinated title search, appraisals, and legal services.

City of Manassas: Manassas Electric Undergrounding Project

Acquisition of permanent and temporary construction easements necessary required for the undergrounding of electric utilities. ERM coordinated title and legal services and negotiated for the necessary easements to allow for the construction of the project.

City of Norfolk: Western Branch Watermain Replacement Project

Acquisition of permanent and temporary construction easements necessary to replace an existing raw water line with a new 36" raw water main. The project included tunneling under the Elizabeth River from the City of Chesapeake to the City of Portsmouth. ERM coordinated title, appraisal services and the negotiation to acquire the necessary property rights for the project.

City of Virginia Beach: Meherrin River Pipeline Crossing Project

Acquisition of permanent and temporary construction easements necessary to acquire permanent and temporary construction easements on properties in Brunswick County, VA, to facilitate temporary access to and permanent construction of an underground water pipeline crossing the Meherrin River. This pipeline replaced an existing aerial pipeline crossing.

DC Water: Clean River Project

Acquisition of permanent and/or temporary construction easements necessary to reduce combined sewer overflows into the District's waterways, including the Anacostia River, Potomac River, and Rock Creek. The project was a massive infrastructure and support program designed to capture and clean water caused by heavy rain before it reaches the Districts rivers.

Fairfax Water: Rte. 1 Watermain Replacement

Acquisition of permanent and temporary construction easements to allow for the relocation of a failing water line and the replacement of the existing 6" watermain. ERM coordinated title search and negotiated for the necessary property rights with 50 property owners.



Fauquier County: Catlett-Calverton Wastewater Treatment System Project

Acquisition of permanent & temporary construction easements necessary to allow for the installation of a public sewer system on properties located off of Rte. 28. The drainfields in the area were leeching and causing an environmental issue with DEQ. The project saved upwards of 140 residential properties from being condemned.

Harrisonburg Rockingham Regional Service Authority: Blacks Run Interceptor Project

Acquisition of permanent easements, access easements and temporary construction easements necessary to allow for the installation of an Interceptor Sewer Infrastructure. ERM coordinated with property owners, landscaping firms and the County to enable the necessary signatures for the project to proceed.

Loudoun Water: Potomac Water Supply Program

Acquisition of permanent and temporary easements necessary to install a new intake and pump station located on the Potomac River, a waste treatment plant, and raw non-potable water storage in existing quarries. ERM managed the negotiations and coordination of title searches, appraisals, legal documents and recordation services.

Prince William County Service Authority: Sudley Road Sanitary Sewer Replacement Project

Acquisition of permanent and temporary construction easements to allow for the replacement of an existing sewer line. ERM managed the negotiations, coordination of title reports and appraisals. ERM negotiated with over 20 property owners and obtained signatures.

Rivanna Water and Sewer Authority: Crozet Watermain Replacement Project

Acquisition of easements to allow for the replacement of an existing 6" and 12" watermain with a 16" ductile iron watermain. ERM was also responsible for the creation of legal documents and title reports.

Stafford County Public Utilities: 324 Pressure Zone Upgrade

Acquisition of easements by negotiation to allow for the replacement of approximately 25,000 feet of 18 inch to 30inch water line from Rocky Pen Run Water Treatment Facility to watermain's near Cool Spring Road and White Oak Road. ERM was also responsible for the creation of legal documents and title reports.

Town of Culpeper Environment Services: Sewer Main Extension

Acquisition of easements for the Town of Culpeper to allow the installation of approximately 11,000 feet of sewer force main. This project was necessary to take Culpeper County's Green Corner wastewater plant offline, diverting the wastewater flow to the Town of Culpeper wastewater treatment plant.

Upper Occoquan Service Authority: Liberia Branch Interceptor Upgrade Project

Acquisition of permanent and temporary construction easements necessary for the replacement of sanitary sewer lines which were failing and compromised in several locations. ERM was responsible for the creation of the Deed of Easements as well as determining the restoration costs for all properties by acquiring quotes from local landscaping firms, fencing and shed moving firms. ERM signed all 60 owners with no condemnations.