

MOTION:

**October 20, 2020
Regular Meeting
Res. No. 20-**

SECOND:

**RE: AUTHORIZE CREATION OF VARIOUS RESERVATION AREAS IN CONNECTION
 WITH THE BLACKBURN ROAD COMMUTER PARKING AND PEDESTRIAN
 IMPROVEMENTS PROJECT OVER COUNTY-OWNED PROPERTY LOCATED AT 15121
 AND 15125 BLACKBURN ROAD – WOODBRIDGE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, the Blackburn Road Commuter Parking and Pedestrian Improvements Project (Project) includes construction of a 100-vehicle commuter parking lot at the intersection of Rippon Boulevard and Blackburn Road, extension of the right-turn lane and construction of a ten-foot wide shared use path along Blackburn Road through the parking area, which will include curb and gutter along the entire width; and

WHEREAS, the Project was authorized on October 6, 2015, by the Prince William Board of County Supervisors (Board) via Resolution Number (Res. No.) 15-622; and

WHEREAS, construction of the Project requires the creation of various reservation areas on the County-owned property located at 15121 and 15125 Blackburn Road; and

WHEREAS, County staff recommends approval of creation of the reservation areas on the County-owned property located at 15121 and 15125 Blackburn Road as set forth on the plat attached hereto; and

WHEREAS, the Prince William Board of County Supervisors finds that such creation of the various reservation areas secure and promotes the health, safety and general welfare of the County and its citizens;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby authorizes 29,063 square feet of land for a storm drainage reservation area and 5,198 square feet of land for permanent BMP conservation areas for BMP reservation on County-owned property located at 15121 and 15125 Blackburn Road in connection with the Project in the Woodbridge Magisterial District as set forth on the plat attached hereto;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes the Director of Transportation, or his designee, to execute such documents that are necessary and/or appropriate to affect the intent of this resolution and are approved as to form by the County Attorney's Office.

October 20, 2020
Regular Meeting
Res. No. 20-
Page Two

ATTACHMENT: Plat Showing Storm Drainage Reservation and Permanent BMP Conservation Areas for BMP Reservation on the Property of Board of County Supervisors of Prince William County, Virginia, Instrument #201206210058314, Woodbridge Magisterial District, Prince William County, Virginia, Prepared by Gordon, Dated January 5, 2018, Last Revised April 20, 2020

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

County Attorney

Director of Transportation

ATTEST:_____

Clerk to the Board

NOTARY'S CERTIFICATE:

STATE OF _____ COUNTY OF _____ THE FOREGOING
STATEMENTS WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

THE PLATTING OF DEDICATION OF THE LAND SHOWN HEREON, AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS, AND TRUSTEES, IF ANY. THE UNDERSIGNED HEREBY EXPRESSLY CREATES AND RESERVES UNTO ITSELF ANY STORM DRAINAGE RESERVATION AREA OR PERMANENT CONSERVATION AREAS FOR BMP INDICATED ON SUCH PLAT AND HEREBY GRANTS TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA, ALL NECESSARY RIGHTS OF PASSAGE OR STORM DRAINAGE MAINTAINED BY ANY PUBLIC AUTHORITY.

BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA DATE _____

AREA TABULATION:

30' STORM DRAINAGE RESERVATION HEREBY RESERVED: 29,063 SQ. FT. OR 0.66719 AC.
PERMANENT CONSERVATION AREAS FOR BMP HEREBY RESERVED: 5,198 SQ. FT. OR 0.11933 AC.

LEGEND:

XXXX PERMANENT CONSERVATION AREAS FOR BMP HEREBY RESERVED



RIPPON BOULEVARD - ROUTE 1392
(110' RIGHT-OF-WAY)

BLACKBURN ROAD - ROUTE 638
(VARIABLE WIDTH RIGHT OF WAY)

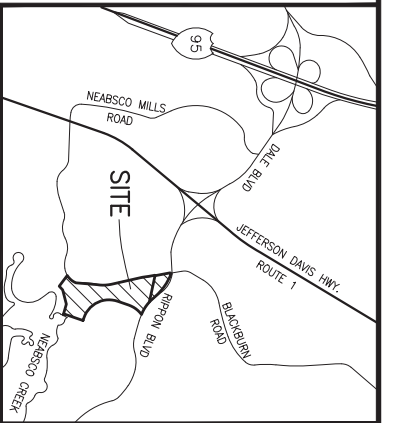
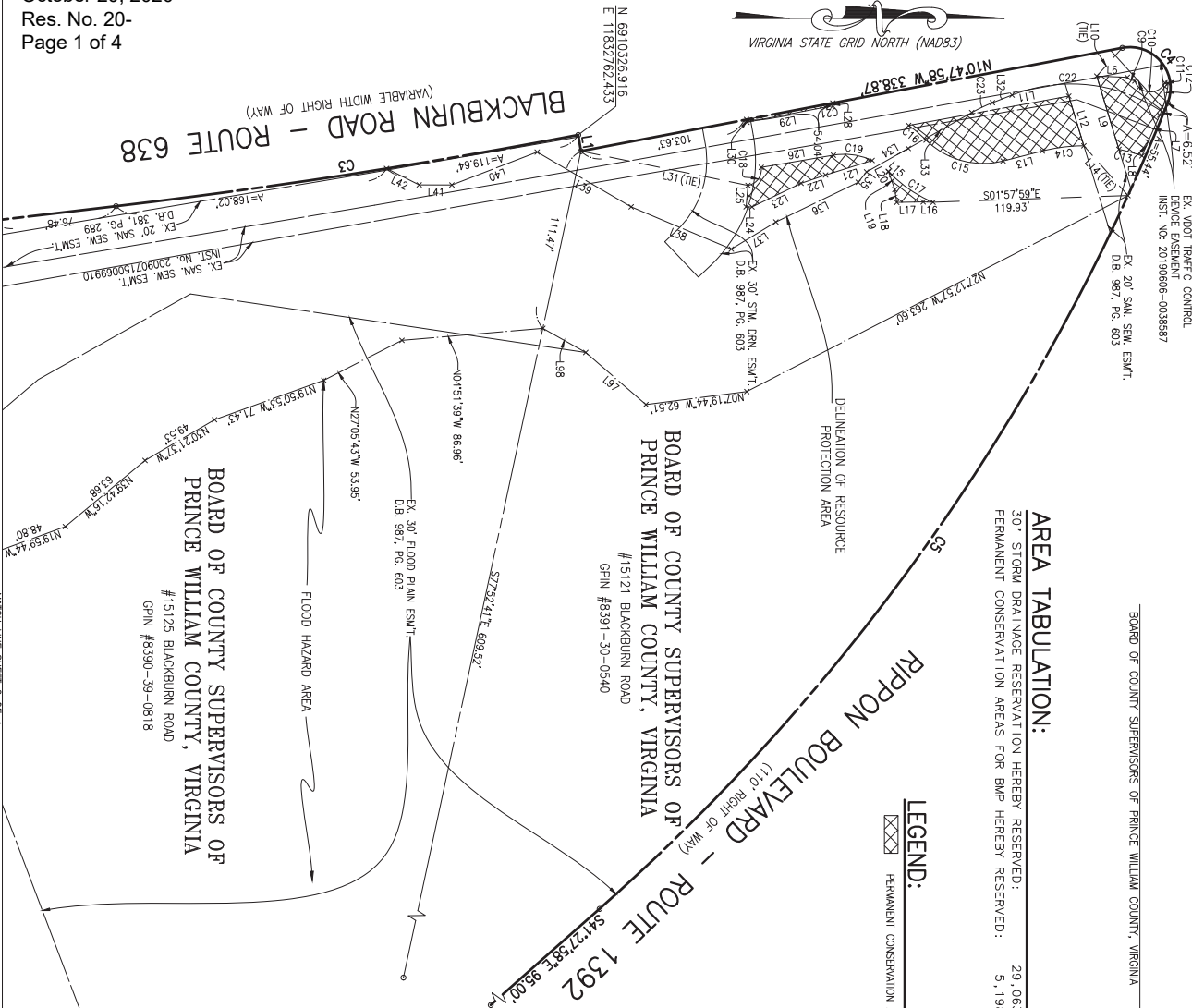
BOARD OF COUNTY SUPERVISORS OF
PRINCE WILLIAM COUNTY, VIRGINIA
#15121 BLACKBURN ROAD
GPIN #8391-30-0540

BOARD OF COUNTY SUPERVISORS OF
PRINCE WILLIAM COUNTY, VIRGINIA
#15125 BLACKBURN ROAD
GPIN #8390-39-0818

FLOOD HAZARD AREA

EX. 30' FLOOD PLAIN ESM-T
D.B. 967, PG. 603

DELINEATION OF RESOURCE
PROTECTION AREA



VICINITY MAP
SCALE: 1" = 200'

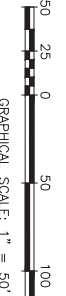
NOTES:

1. THE PROPERTIES DELINEATED ON THIS PLAT ARE SHOWN ON PRINCE WILLIAM COUNTY TAX MAP AS GPIN #8391-30-0540 AND #8390-39-0818 AND ARE ZONED RESIDENTIAL PLANNED COMMUNITY.
2. NO TITLE REPORT FURNISHED, THEREFORE ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAT.
3. BOUNDARY INFORMATION TAKEN FROM THE EXISTING LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
4. THE SUBDIVISION SHOWN HEREON IS REFERENCED TO THE VIRGINIA MONUMENT SYSTEM AND IS BASED ON THE MONUMENT SYSTEM WHICH LIES THIS SUBDIVISION BOUNDARY TO PINE MOUNTAIN PAVILION.
5. THE MEAN (COUNTY WIDE AVERAGE) GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR), WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES, IS 0.9999335183. THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS SUBDIVISION.
6. THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES IS THE U.S. SURVEY FOOT OR 1 FOOT = 0.3048006096 METERS.
7. THE PRINCE WILLIAM COUNTY PARKS AND RECREATION SHALL MAINTAIN DRAINAGE, STORM WATER MANAGEMENT, AND BEST MANAGEMENT PRACTICES FACILITIES AND SYSTEMS TO ENSURE THAT THEY FUNCTION PROPERLY. THE COUNTY SHALL NOT BE RESPONSIBLE FOR REPAIRING OR REPLACING OR MAINTAINING OR REPLACING ANY FACILITIES OR SYSTEMS OR RESOURCES OF PRINCE WILLIAM COUNTY PARKS AND RECREATION. THE COUNTY SHALL BE RESPONSIBLE FOR GRASS MOWING WITH REASONABLE FREQUENCY, MAINTENANCE OF VEGETATION, AND FOR THE REMOVAL OF DEBRIS AND OTHER MATTER THAT HAS IMPERD OR THREATENS TO IMPERD THE FREE FLOW OF STORM WATER.
8. THE PRINCE WILLIAM COUNTY PARKS AND RECREATION SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS OF ANY DEFECTS WITH THE STRUCTURES, PIPES AND FENCING WITHIN THE EASEMENT, OF ANY DEBRIS OR OTHER MATTER WHICH IS BEYOND THE ABILITY OF THE OWNER TO REMOVE, AND OF ANY EXCESSIVE FLOODING, SEDIMENTATION OR SOIL EROSION WITHIN THE AREA OF EASEMENT.
9. NO USE SHALL BE MADE OF, NOR SHALL ANY DISTURBANCE, IMPROVEMENT OR MODIFICATION BE MADE IN THE RESOURCE PROTECTION AREA, THE FLOOD HAZARD AREA, OR THE CONSERVATION AREAS WITHOUT SPECIFIC AUTHORIZATION FROM THE DEPARTMENT OF PUBLIC WORKS.

SURVEYOR'S CERTIFICATE

I, KEVIN D. NELSON, A LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LANDS EMBRACED IN THIS SITE ARE NOW IN THE NAME OF BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA BY DEED DATED JUNE 14, 2012 RECORDED IN INSTRUMENT NUMBER 201206210058314 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
I FURTHER CERTIFY THAT THE LAND EMBRACED IN THIS PLAT IS A COMPARISON OF THE EXISTING RECORDS, THAT THE MERIDIAN WHICH THE BEARINGS ARE REFERENCED IS TO VIRGINIA STATE GRID (NAD 1983) NORTH ZONE AND THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY WITH A CLOSURE GREATER THAN OR EQUAL TO 1:10000.

PRINCE WILLIAM COUNTY FILE NUMBER: PLT2019-00068501
PRINCE WILLIAM COUNTY PLAN NUMBER: PLT2019-00008



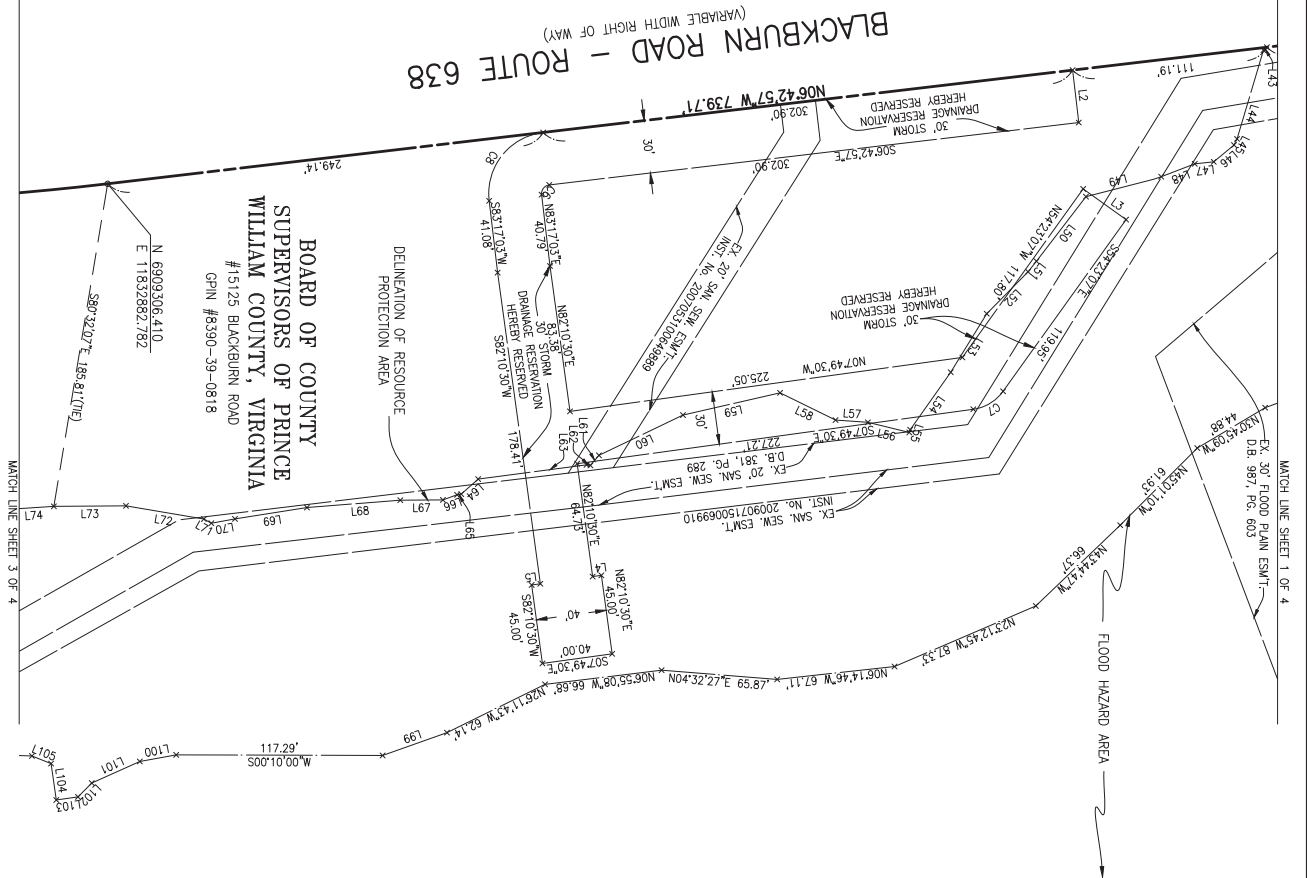
PLAT SHOWING
**STORM DRAINAGE RESERVATION
AND PERMANENT BMP CONSERVATION AREAS FOR BMP RESERVATION**
ON THE PROPERTY OF
**BOARD OF COUNTY SUPERVISORS OF
PRINCE WILLIAM COUNTY, VIRGINIA**
INSTRUMENT #201206210058314
WOODBIDGE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

Gordon
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Chantilly, VA 20151
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PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
SECURITY CONSULTING

No.	Revision	Date
1.	COUNTY COMMENTS	6/14/18
2.	ADDRESSING COMMENTS	7/27/18
3.	ADDRESSING COMMENTS	5/16/19
4.	REV. NOTE 8; ADDRESSES	8/13/19
5.	ADDRESSING COMMENTS	9/30/19
6.	COUNTY ATTORNEY COMMENTS	4/20/20
7.	COUNTY ATTORNEY COMMENTS	10/09/20

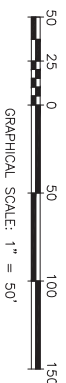
SCALE: 1"=50'
DATE: JANUARY 5, 2018
PROJECT NO.: 2951-0103
PHASE/TASK: 1000/312A
COMPUTED BY: WJB
FILE: 2951-0103_CD_0001
SHEET 1 OF 4



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N80°43'46.7E	10.12'
L2	N83°17'03.7E	30.00'
L3	N35°36'53.7E	30.00'
L4	N07°49'30.7W	5.00'
L5	N07°49'30.7W	5.00'
L6	N02°15'12.7E	18.87'
L7	S66°26'01.7E	17.94'
L8	S66°26'01.7E	9.34'
L9	S73°08'39.7W	47.04'
L10	S47°50'29.7E	23.42'
L11	N07°20'07.7W	100.11'
L12	N73°08'39.7E	31.91'
L13	S14°40'02.7E	24.86'
L14	S46°24'57.7W	40.91'
L15	S44°34'58.7W	3.00'
L16	N01°42'05.7E	6.08'
L17	N01°03'35.7W	16.25'
L18	N81°18'51.7E	8.03'
L19	N70°31'32.7E	11.55'
L20	N63°58'43.7E	0.29'
L21	S17°20'47.7E	29.95'
L22	S17°20'47.7E	15.90'
L23	S25°43'37.7E	33.53'
L24	S07°05'35.7W	3.63'
L25	N8°44'49.33W	13.20'
L26	N09°37'00.7W	44.99'
L28	N66°36'41.7E	1.85'
L29	S10°51'12.7E	49.02'
L30	S78°15'33.7W	1.71'
L31	N11°36'43.7E	104.89'
L32	S21°20'45.7E	12.91'
L33	S29°26'10.7E	44.79'
L34	S29°26'10.7E	29.46'
L35	S81°07'34.7E	8.20'
L36	S25°44'04.7E	56.20'
L37	S31°18'11.7E	32.08'
L38	S22°52'27.7W	66.82'
L39	S30°13'17.7W	66.90'
L40	S21°06'16.7E	56.23'
L41	S00°12'30.7W	20.08'
L42	S26°38'49.7W	22.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L43	S40°22'31.7E	2.62'
L44	S73°24'33.7E	52.56'
L45	S65°58'59.7E	3.89'
L46	S39°30'47.7E	14.94'
L47	S06°03'38.7E	10.83'
L48	S20°56'22.7E	20.45'
L49	S14°23'11.7E	39.63'
L50	S07°20'30.7E	46.21'
L51	S51°43'25.7E	7.67'
L52	S45°23'00.7E	33.47'
L53	S84°22'10.7W	37.90'
L54	S45°04'47.7E	39.96'
L55	S71°56'54.7E	1.62'
L56	S13°39'10.7W	24.23'
L57	S04°00'55.7W	18.42'
L58	S26°10'54.7W	35.11'
L59	S12°54'44.7E	56.61'
L60	S25°35'04.7E	52.93'
L61	S49°48'53.7E	7.51'
L62	S08°21'46.7W	0.27'
L63	S07°30'30.7E	62.07'
L64	S41°34'09.7E	12.87'
L65	S08°54'51.7E	2.39'
L66	S20°02'14.7E	8.55'
L67	S00°23'00.7E	24.22'
L68	S04°28'08.7E	53.21'
L69	S08°59'56.7E	41.39'
L70	S10°23'29.7E	13.68'
L71	S28°21'41.7W	4.83'
L72	S09°37'29.7W	44.86'
L73	S00°23'00.7E	40.99'
L74	S03°44'59.7E	31.83'
L75	S41°34'09.7E	26.53'
L76	S32°23'20.7E	27.22'
L77	S15°03'40.7E	28.18'
L78	S25°45'09.7E	12.82'
L79	S26°01'28.7E	10.83'
L80	S4°28'07.7E	13.54'
L81	S59°37'26.7E	13.18'
L82	S65°36'30.7E	24.04'
L83	S18°54'59.7E	26.37'

LINE TABLE		
LINE	BEARING	DISTANCE
L84	S00°10'18.7W	37.86'
L85	S06°57'25.7W	28.30'
L86	S11°34'57.7E	33.36'
L87	N77°56'25.7W	25.07'
L88	S32°34'41.7W	13.01'
L89	S15°33'00.7W	29.24'
L90	S07°17'14.7E	9.00'
L91	N74°29'59.7W	31.53'
L92	N87°25'02.7W	22.42'
L93	N86°04'27.7W	28.79'
L94	S84°22'10.7W	37.90'
L95	S46°04'51.7W	15.60'
L96	S75°28'29.7W	31.46'
L97	S40°52'43.7W	48.92'
L98	S29°21'44.7W	30.27'
L99	S19°33'26.7E	38.75'
L100	S10°15'16.7E	21.02'
L101	S24°14'48.7E	29.91'
L102	S45°03'31.7E	11.09'
L103	S08°08'28.7E	12.47'
L104	S81°52'37.7W	20.90'
L105	S21°34'28.7W	11.69'
L106	S02°03'33.7W	34.86'
L107	S33°42'48.7E	56.98'
L108	S23°58'52.7E	20.30'
L109	S49°21'26.7E	32.16'
L110	S37°20'21.7E	53.35'
L111	S16°50'25.7E	15.97'
L112	S08°18'40.7W	16.85'
L113	S45°18'52.7E	27.18'
L114	S11°31'15.7W	12.60'
L115	S34°50'57.7W	9.02'
L116	S06°38'14.7W	8.38'
L117	S16°59'11.7W	20.56'
L118	S25°57'23.7E	22.23'
L119	S04°05'27.7E	8.53'
L120	S41°05'26.7W	27.16'
L121	S87°34'22.7W	29.73'
L122	S86°18'43.7W	28.61'
L123	S57°21'44.7W	19.43'



BLACKBURN ROAD - ROUTE 638
(VARIABLE WIDTH OF WAY)

BOARD OF COUNTY
SUPERVISORS OF PRINCE
WILLIAM COUNTY, VIRGINIA
#15125 BLACKBURN ROAD
CPN #8390-39-0818

MATCH LINE SHEET 3 OF 4

MATCH LINE SHEET 1 OF 4

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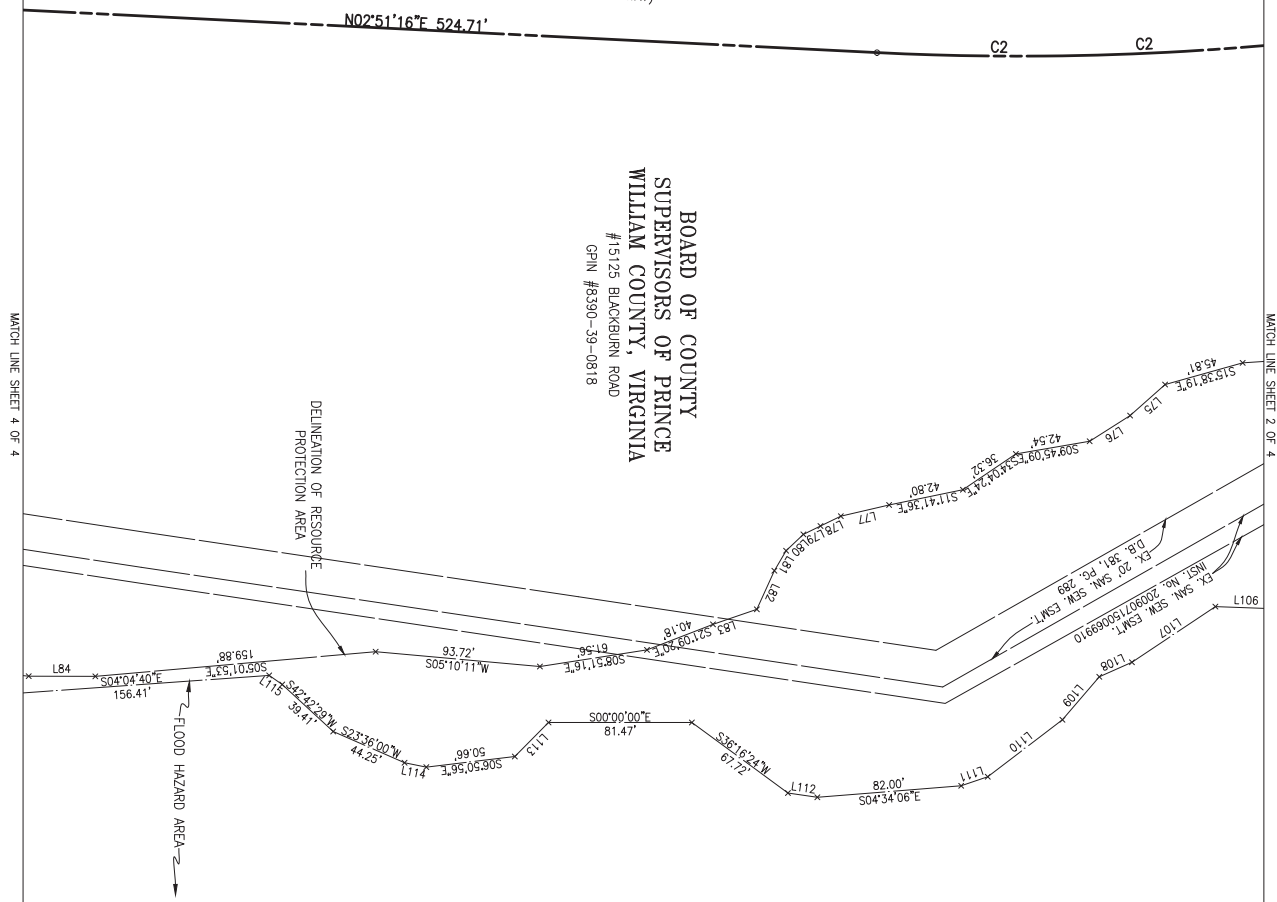
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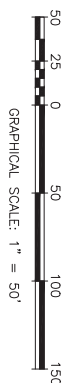
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CURVE TABLE				
CURVE	ARC LENGTH	RAIUS	DELTA	CHORD
C1	232.95'	420.00'	3146.46"	119.56'
C2	270.59'	1620.00'	9343.13"	136.61'
C3	287.66'	4020.00'	406.00'	144.88'
C4	53.50'	25.00'	12237.61"	45.66'
C5	611.53'	1312.32'	26422.44"	31.58'
C6	7.85'	5.00'	9000.00"	5.00'
C7	20.32'	25.00'	4633.37"	10.76'
C8	54.88'	35.00'	9000.00"	35.00'
C9	5.15'	10.00'	2930.50"	2.83'
C10	23.52'	10.00'	13604.29"	24.80'
C11	2.02'	10.00'	134.26"	1.01'
C12	20.36'	65.98'	1741.02"	10.26'
C13	14.79'	105.00'	8047.17"	7.41'
C14	25.81'	105.00'	1404.54"	22.97'
C15	51.33'	50.00'	5849.00"	28.18'
C16	12.45'	70.00'	1011.34"	6.24'
C17	30.66'	80.00'	2157.21"	15.52'
C18	15.22'	10.00'	8711.20"	9.42'
C19	24.59'	40.00'	3456.11"	12.58'
C21	4.76'	51.94'	55.07"	2.29'
C22	97.71'	100.00'	5558.99"	53.15'
C23	14.12'	100.00'	805.25"	7.07'



PLAT SHOWING
STORM DRAINAGE RESERVATION
AND PERMANENT BMP CONSERVATION AREAS FOR BMP RESERVATION
 ON THE PROPERTY OF
BOARD OF COUNTY SUPERVISORS OF
PRINCE WILLIAM COUNTY, VIRGINIA
 INSTRUMENT #201206210058314
 WOODBRIDGE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

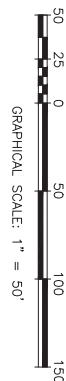
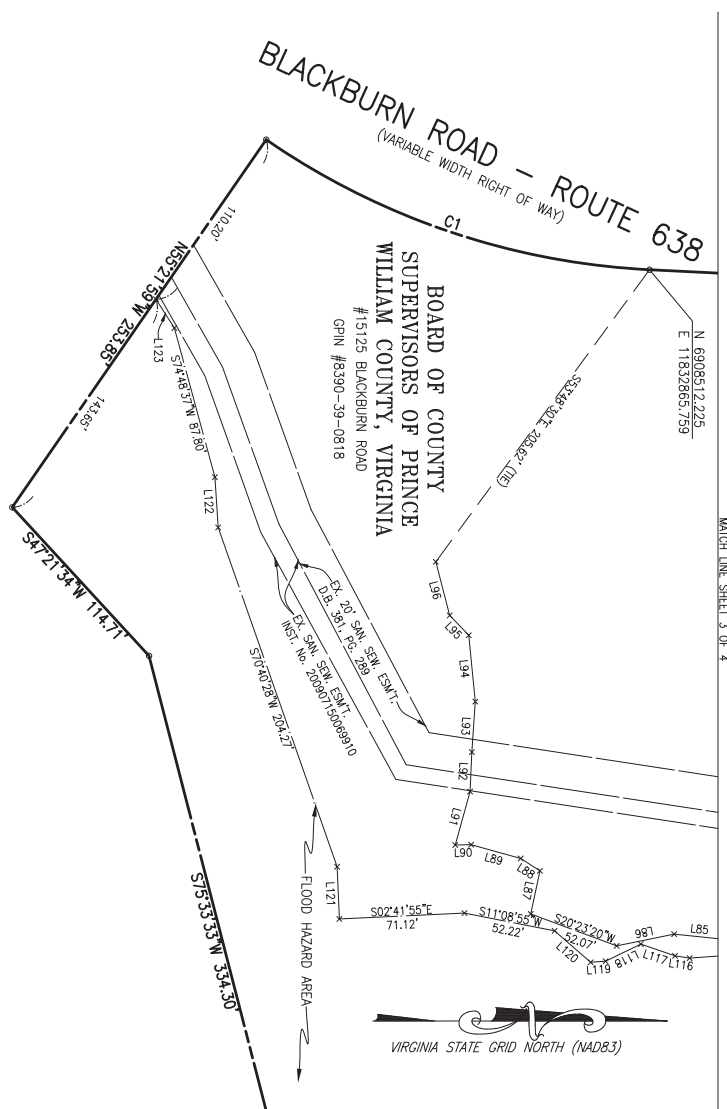


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PROGRAMMING AND PLANNING
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No.	Revision	Date
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3.	ADDRESSING COMMENTS	5/16/19
4.	REV. NOTE 8; ADDRESSES	8/13/19
5.	ADDRESSING COMMENTS	9/30/19
6.	COUNTY ATTORNEY COMMENTS	4/20/20
7.	COUNTY ATTORNEY COMMENTS	10/09/20

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PLAT SHOWING		STORM DRAINAGE RESERVATION		AND PERMANENT BMP CONSERVATION AREAS FOR BMP RESERVATION	
ON THE PROPERTY OF		BOARD OF COUNTY SUPERVISORS OF		PRINCE WILLIAM COUNTY, VIRGINIA	
INSTRUMENT #201206210058314		WOODBRIDGE MAGISTERIAL DISTRICT		PRINCE WILLIAM COUNTY, VIRGINIA	
SCALE: 1"=50'		DATE: JANUARY 5, 2018		PROJECT NO.: 2951-0103	
PHASE/TASK: 1000/312A		COMPUTED BY: WJB		FILE: 2951-0103_C3D_v001	
SHEET 4 OF 4		Gordon		PROGRAMMING AND PLANNING CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SURVEY AND MAPPING SECURITY CONSULTING	
4501 Daly Drive Chantilly, VA 20151 Phone: 703-263-1900 www.gordon.us.com		No.		Revision	Date
		1.	COUNTY COMMENTS	6/14/18	
		2.	ADDRESSING COMMENTS	7/27/18	
		3.	ADDRESSING COMMENTS	5/16/19	
		4.	REV. NOTE 8; ADDRESSES	8/13/19	
		5.	ADDRESSING COMMENTS	9/30/19	
		6.	COUNTY ATTORNEY COMMENTS	4/20/20	
		7.	COUNTY ATTORNEY COMMENTS	10/09/20	



STAFF REPORT

Board Meeting Date:	October 20, 2020
Agenda Title:	Authorize Creation of Various Reservation Areas in Connection with the Blackburn Road Commuter Parking and Pedestrian Improvements Project over County-Owned Property Located at 15121 and 15125 Blackburn Road
District Impact:	Woodbridge Magisterial District
Requested Action:	Approve the resolution and authorize creation of various reservation areas in connection with the Blackburn Road Commuter Parking and Pedestrian Improvements Project.
Department / Agency Lead:	Department of Transportation
Staff Lead:	Ricardo Canizales, Director

EXECUTIVE SUMMARY

The Blackburn Road Commuter Parking and Pedestrian Improvements Project (Project) includes construction of a 100-vehicle commuter parking lot at the intersection of Rippon Boulevard and Blackburn Road, extension of the right-turn lane and construction of a ten-foot wide shared use path along Blackburn Road through the parking area which will include curb and gutter along the entire width, and was approved by the Prince William Board of County Supervisors (Board) on October 6, 2015, via Resolution Number (Res. No.) 15-622.

Design and construction of the Project requires creation of various reservation areas as set forth in the background summary and in the plat attached to the Resolution in order to manage the increased stormwater drainage and to re-forest certain areas lost, as a result of the newly paved parking area and improvements over County-owned property located at 15121 and 15125 Blackburn Road.

It is the recommendation of County staff that the Board authorize creation of various reservation areas in connection with the Blackburn Road Commuter Parking and Pedestrian Improvements Project over County-owned property located at 15121 and 15125 Blackburn Road in the Woodbridge Magisterial District.

BACKGROUND

Property Requirements

In order to complete construction of the Project, creation of the following various reservation areas are required in order to manage the increased stormwater drainage and to re-forest certain areas lost, as a result of the newly paved parking area and other improvements:

- a. Storm Drainage Reservation Area – 29,063 square feet of land is needed for creation of a storm drainage reservation area.
- b. Permanent BMP Conservation Areas for BMP Reservation – 5,198 square feet of land is needed for creation of permanent BMP conservation areas for BMP reservation.

STAFF RECOMMENDATION

It is the recommendation of County staff that the Board authorize creation of various reservation areas in connection with the Blackburn Road Commuter Parking and Pedestrian Improvements Project over County-owned property located at 15121 and 15125 Blackburn Road in the Woodbridge Magisterial District.

Service Level / Policy Impact

Completion of the Project will support the County's Mobility Strategic Plan goal by providing "an accessible, comprehensive, multi-modal network of transportation infrastructure that supports local and regional mobility". Completion of the Project will promote the health, safety and general welfare of the County and its residents.

Fiscal Impact

No costs will be incurred by the County and Prince William County Parks and Recreation will maintain the various reservation areas.

Legal Impact

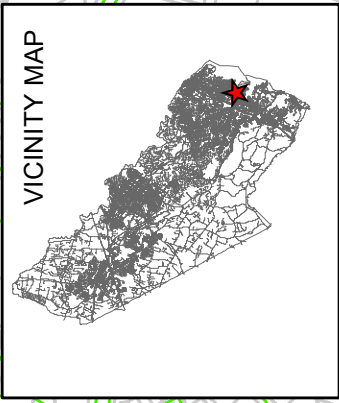
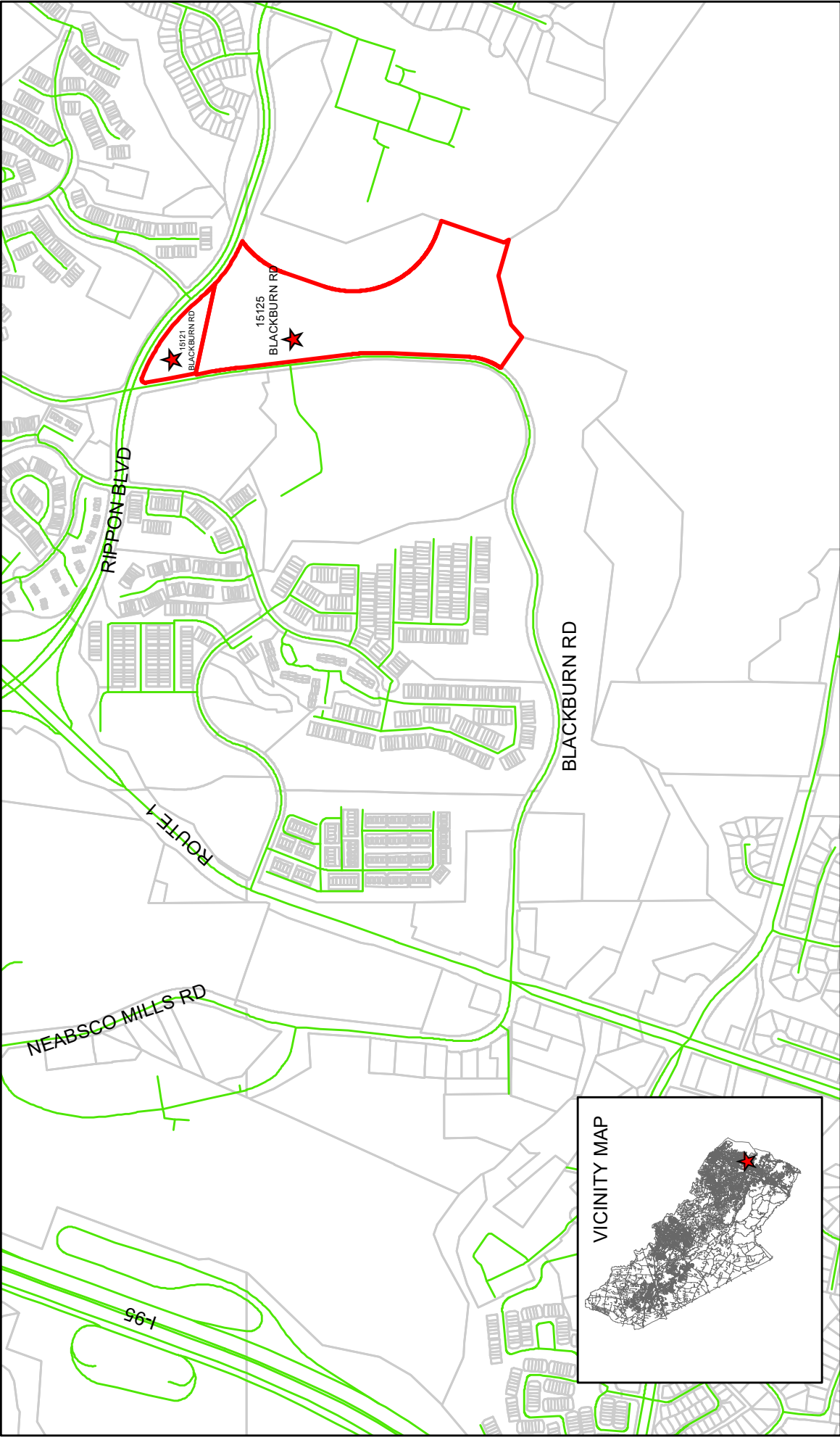
The Board has the legal authority, pursuant to Section 15.2-1800(B), VA Code Ann., to approve creation of various reservation areas over its property after a public hearing concerning such creation of the various reservation areas.

STAFF CONTACT INFORMATION

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ATTACHMENT

- Vicinity Map



★ VARIOUS RESERVATIONS - BLACKBURN ROAD COMMUTER PARKING
AND PEDESTRIAN IMPROVEMENT PROJECT

OCTOBER 20, 2020