

5-K

MOTION:

**May 4, 2021
Regular Meeting
Res. No. 21-**

SECOND:

**RE: AUTHORIZE THE PRINCE WILLIAM COUNTY SCHOOL BOARD TO CONSTRUCT
PARKING AND ASSOCIATED LIGHTING AS PART OF THE ROSEMOUNT
ELEMENTARY SCHOOL SITE PROJECT WITHIN A COUNTY EASEMENT LOCATED
ON A PORTION OF PROPERTY LOCATED AT 11030 CRESTWOOD DRIVE -
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, Prince William County Schools (Schools) is in the process of constructing a new elementary school on the former Rosemount Lewis Park site, located at 8250 Ashton Avenue and a portion of property located at 11030 Crestwood Drive, part of which is currently owned by Vulcan Lands Inc. The new parking area and associated lighting are within a County open-space easement on a portion of the property located at 11030 Crestwood Drive. Construction within the easement requires Prince William Board of County Supervisors (Board) authorization; and

WHEREAS, as part of the design of the site, Schools worked with the adjacent Tarawood neighborhood. Through their stakeholder input sessions, Schools negotiated construction of a parking area adjacent to the Tarawood neighborhood as part of the School construction. This future parking lot will be located on property currently owned by Vulcan; and

WHEREAS, Vulcan Lands Inc. owns property adjacent to the Rosemount Lewis site. Prince William County Schools negotiated a land purchase from Vulcan to combine a portion of the Vulcan Lands Inc. property with the Rosemount Lewis site for the new school construction. A portion of the Vulcan property has an open space easement which was granted to Prince William County in 2003. There are restrictions in the deed which indicate that no structure shall be built in the open space easement without prior approval of Prince William County; and

WHEREAS, on June 19, 2019, the Prince William Planning Commission approved the Public Facility Review (PFR) for Rosemount Lewis Elementary School, #PFR2019-00010, through the finding of consistency with the Comprehensive Plan. The PFR was approved at 11000 and 11030 Crestwood Drive and 8200 Ashton Avenue, identified on County maps as GPINs 7696-38-1356, 7696-28-4908 (portion), and 7696-27-9316 (portion);

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby authorizes the Prince William County School Board to construct parking and associated lighting as part of the Rosemount Elementary School Site project within a County open-space easement located on a portion of property located at 11030 Crestwood Drive;

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BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes the County Executive, or his designee, to execute any documents that are necessary, or appropriate, to effectuate the intent of this resolution.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Prince William County Schools
County Attorney

ATTEST: _____

Clerk to the Board



STAFF REPORT

Board Meeting Date:	May 4, 2021
Agenda Title:	Authorize the Prince William County School Board to Construct Parking and a Light Pole Adjacent to the Rosemount Elementary School Site Within a County Easement Located on a Portion of Property Located at 11030 Crestwood Drive, GPIN 7696-37-0004
District Impact:	Brentsville Magisterial District
Requested Action:	Approve the resolution and authorize the construction activity.
Department / Agency Lead:	Office of Executive Management
Staff Lead:	Rebecca Horner, Deputy County Executive

EXECUTIVE SUMMARY

Prince William County Schools is in the process of constructing a new elementary school on the former Rosemount Lewis Park site, located at 8250 Ashton Avenue and a portion of property located at 11030 Crestwood Drive, part of which is currently owned by Vulcan Lands Inc. (Appendix A). The new parking area and associated parking lot lighting are within a County-owned open-space easement located on a portion of the property located at 11030 Crestwood Drive. Construction within the easement requires Prince William Board of County Supervisors authorization.

It is the recommendation of staff that the Prince William Board of County Supervisors authorize the construction of a parking lot and associated parking lot lighting within a County-owned open space easement located on GPIN 7696-37-0004, at 11030 Crestwood Drive.

BACKGROUND

Prince William County Schools is in the process of constructing a new elementary school on the former Rosemount Lewis Park site, located at 8250 Ashton Avenue and a portion of property located at 11030 Crestwood Drive, part of which is currently owned by Vulcan Lands Inc. (Appendix A).

Vulcan owns property adjacent to the Rosemount Lewis site. Prince William County Schools negotiated a land purchase from Vulcan to combine a portion of the Vulcan Lands Inc. property with the Rosemount Lewis site for the new school construction. A portion of the Vulcan property has an open space easement which was granted to Prince William County in 2003. There are restrictions in the deed which indicate that no structure shall be built in the open space easement without prior approval of Prince William County (Appendix B).

As part of the design of the site, Prince William County Schools worked with the adjacent Tarawood neighborhood. Through their stakeholder input sessions, Prince William County Schools negotiated construction of a parking area adjacent to the Tarawood neighborhood as part of the School construction. This future parking lot will be located on property currently owned by Vulcan Lands Inc. (Appendix C).

To complete the construction of the development of the school and associated parking lot and associated parking lot lighting, Prince William County Schools needs to obtain authorization from Prince William County to allow a structure within the open space easement held by Prince William County.

The history of the site is as follows:

- Rosemont Lewis Park was proffered to the Prince William Park Authority in 1985, as part of the Bull Run development rezoning. Subsequently, in 1989, the Prince William Park Authority named the site Rosemount Lewis Park (formerly Crestwood Park).
- By deed recorded in the County land records on June 25, 2005 (Appendix B), Vulcan granted the County an open-space easement on the property known as 11030 Crestwood Drive/GPIN 7696-37-0004. The Schools intend to purchase a portion of that property which is subject to the open-space easement as part of the Elementary School project.
- In 2012, the Prince William Park Authority became part of Prince William County Government, currently known as the Department of Parks, Recreation, and Tourism.
- In 2017, the Board of County Supervisors created a joint committee on capital improvements with the Prince William County School Board to address classroom overcrowding and the reduction of trailers. As part of this effort, Rosemont Lewis Park site was identified as a potential location for a future elementary school.
- On June 19, 2019, the Prince William Planning Commission approved the Public Facility Review (PFR) for Rosemount Lewis Elementary School, #PFR2019-00010, through the finding of consistency with the Comprehensive Plan (Appendix B Res. No. 19-059 attached). The PFR was approved at 11000 and 11030 Crestwood Drive and 8200 Ashton Avenue, identified on County maps as GPINs 7696-38-1356, 7696-28-4908 (portion), and 7696-27-9316 (portion) (Appendix D).

- On June 16, 2020, the Board of County Supervisors conveyed Rosemont Lewis Park to the Prince William County School Board for the purposes of constructing a new elementary school.

STAFF RECOMMENDATION

It is the recommendation of the staff that the Board of County Supervisors authorize the construction of a parking lot and associated parking lot lighting, as part of the Rosemount Lewis Elementary School project, in the County's open-space easement on Vulcan's property at 11030 Crestwood Drive/GPIN7696-37-0004.

Service Level / Policy Impact

The authorization of the structure within the easement will support the Prince William County Schools goals and objectives for the new elementary school by allowing the construction of the additional parking.

Fiscal Impact

No costs will be incurred by the County by authorizing the structure within the easement.

Legal Impact

The Board has the legal authority to authorize the construction of the parking lot and lighting in the County's open-space easement. The Schools will be responsible for purchasing the applicable part of Vulcan's property or otherwise acquiring the right to construct the parking lot and lighting on Vulcan's property.

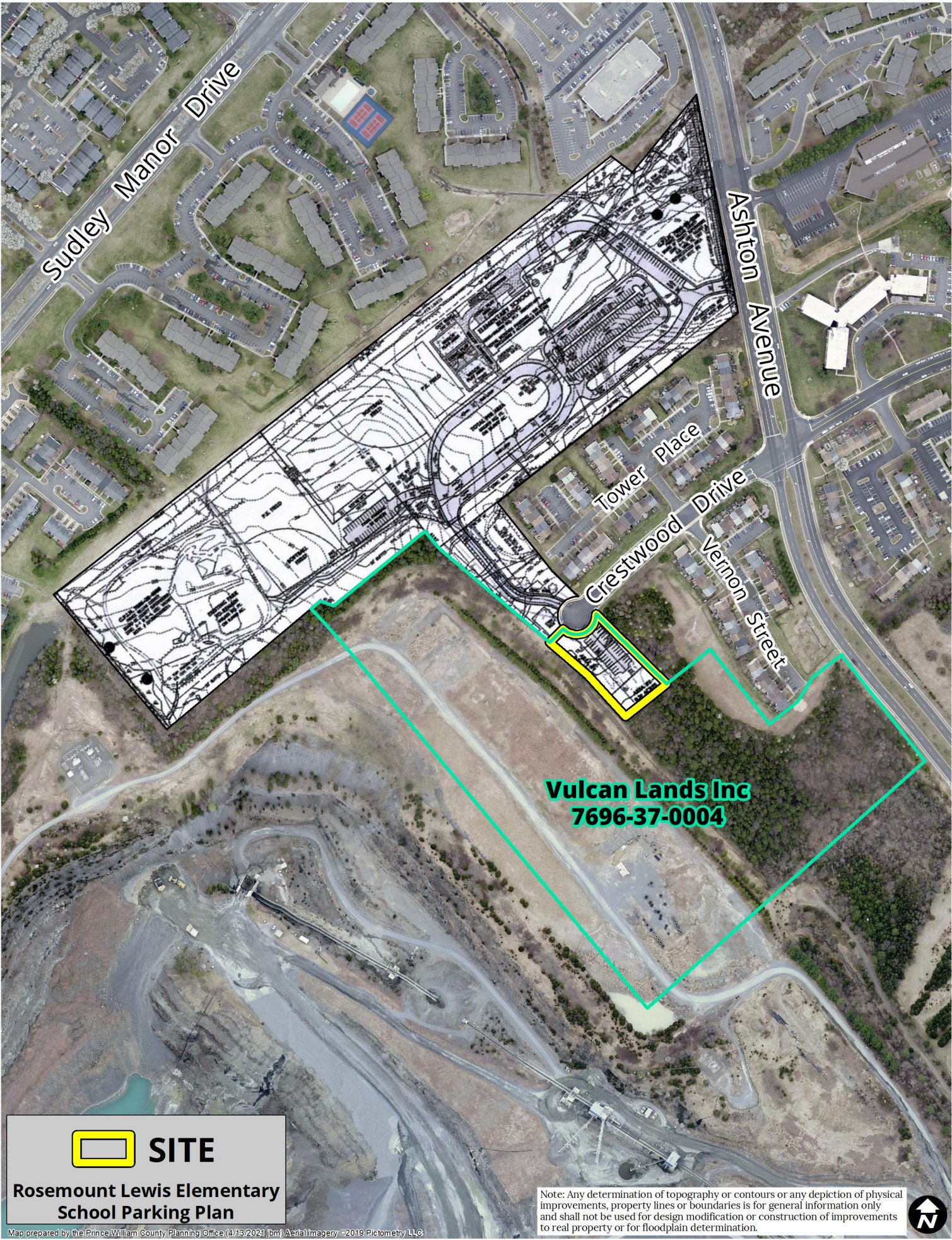
STAFF CONTACT INFORMATION


Rebecca Horner, AICP, CZA | (703) 792-6854
Office of Executive Management
rhorner@pwcgov.org

Maureen Hannan | (703) 791-7313
Prince William County Schools
hannanma@pwcs.edu

ATTACHMENTS

- Appendix A: Map of site
- Appendix B: Deed of Easement
- Appendix C: Map of future parking area
- Appendix D: Public Facilities Review # PFR2019-00010




Instr: 200505250084202 Pg: 1 OF 8
Prince William County, VA
05/25/2005 1:18:39PM
David C. Mabie, Clerk

PLAT IS RECORDED AS

INSTR. #2005 05250084203

DEED OF DEDICATION AND EASEMENTS

THIS DEED OF DEDICATION AND EASEMENTS (the "Deed") made this 23rd day of July, 2003, by VULCAN LANDS, INC., a New Jersey corporation, its successors and assigns, as grantor and grantee ("Vulcan"); THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA, a body corporate and politic, as grantor and grantee ("County"); and the PRINCE WILLIAM COUNTY PARK AUTHORITY, a body corporate and politic, as grantee ("Authority").

WITNESSETH:

WHEREAS, Vulcan is the owner of a certain parcel of land situate in Prince William County, Virginia (the "Property"), with geographical parcel identification number ("GPIN") 7696-36-0398, as more particularly shown on the attached plat entitled "PLAT SHOWING THE DEDICATION OF EASEMENT AND RIGHT-OF-WAY FROM VULCAN LANDS INC.", prepared by LBL & Associates, P.C. of Cedar Bluff, Virginia (the "Plat") (S.P. # 01-00241 R00S04), having acquired said Property by a Deed recorded in Deed Book 1371 at Page 1004 among the land records of Prince William County, Virginia (the "Land Records");

WHEREAS, the Authority is the owner of a certain parcel of land situate in Prince William County, Virginia (the "Park"), with GPIN 7696-28-4908, as more particularly shown on the Plat, having acquired said Property by a Deed recorded in Deed Book 1998, at Page 1507 among the Land Records;

WHEREAS, Vulcan and the County desire to vacate that certain Temporary Turnaround Easement, as more particularly shown on the Plat, said Temporary Turnaround Easement having been granted in a Deed recorded in Deed Book 720, at Page 20 among the Land Records;

WHEREAS, Vulcan desires to grant and convey certain property to the County and to dedicate same for public street purposes, and to grant certain easements to the County and to the Authority, all as more particularly described and shown on the Plat.

NOW THEREFORE in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Vulcan does hereby convey in fee simple, with General Warranty to the County, its successors and assigns, that portion of the land containing 0.205 acres described as "HEREBY DEDICATED FOR PUBLIC STREET PURPOSES" as shown on the Plat, and does hereby dedicate same for public street purposes.

Vulcan agrees to indemnify and hold the County harmless for any and all liability resulting from the presence of hazardous materials in the land so conveyed and dedicated, including any liability under the Comprehensive Environmental Response and Liability Act as amended at the time the County is charged with such liability.

This conveyance and dedication is made with Vulcan's free consent and in accordance with its desires, and in accordance with the statutes of Virginia governing the platting of the land; the Plat having been duly approved by the proper authorities of Prince William County, Virginia, as evidenced by their endorsement thereon.

FURTHER WITNESSETH that for and in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, Vulcan does hereby grant and convey unto the County, its successors and assigns, with General Warranty, a non-exclusive Open Space Easement, in the location designated on the Plat, for the purpose of retaining existing open space.

Said Easement being **SUBJECT** to the following conditions:

1. Vulcan reserves the right to make any use of the Easement herein granted, provided this use does not interfere with the flows of the natural storm drainage or adversely affect other properties or interfere with the use of any storm easements by the County for the purposes named, or be inconsistent with any other right herein conveyed; also provided, Vulcan,

its successors and assigns, shall not erect any building, fence or other structure on the Easement granted to the County without obtaining the prior written approval of the County.

2. The fee title owner shall be responsible for the maintenance of all drainage, storm water management, and best management practices facilities and systems located within the Easement in accordance with the maintenance agreement to ensure that they function properly.

3. Subject to other limitations, the fee title owner may landscape the easement to include vegetation, signs and fences, provided that drainage and the County's or the owner's ability to access the easement is not compromised and that the County is not in any way responsible for the repairs of these landscaped items even if damaged by County forces.

Vulcan agrees to indemnify and hold the County harmless for any and all liability resulting from the presence of hazardous materials in the easement area, including any liability under the Comprehensive Environmental Response and Liability Act as amended at the time the Authority is charged with such liability.

This conveyance is made with Vulcan's free consent and in accordance with its desires, and in accordance with the statutes of Virginia governing the platting of the land; the Plat having been duly approved by the proper authorities of Prince William County, Virginia, as evidenced by their endorsement thereon.

FURTHER WITNESSETH that the County hereby vacates that easement shown on the attached Plat as "TEMP. TURNAROUND EASEMENT HEREBY VACATED AS SHOWN ON PLAT RECORDED IN DB. 720 PG. 20" and being a temporary turnaround easement previously dedicated by deed recorded in Deed Book 720 at Page 20. The consent and approval of the County (and Authority and other necessary parties) to such vacation are shown by the signatures and seals affixed to the attached Plat and to this Deed.

FURTHER WITNESSETH that Vulcan does hereby create and reserve unto itself all of those Buffer Areas as are shown on the Plat as "Buffer Zone A", "Buffer Zone B", "Buffer Zone C1", and "Buffer Zone C2". Vulcan shall be responsible for the maintenance of all landscaping and screening, including the replacement of dead or dying plant materials and the upkeep of any berms or fences. Moreover, Vulcan agrees for itself, and for its successors in title, that no improvements or structures may be constructed within any Buffer Area without the express authorization of the County. Land designated as a Buffer Area shall be landscaped and may only be used for structures, uses or other facilities, in accordance with the requirements of the Prince William County Ordinances and the Design and Construction Standards Manual.

FURTHER WITNESSETH that for and in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, Vulcan does hereby grant and convey unto the Authority, its successors and assigns, a twenty-five foot (25') wide Pedestrian Trail and Park Access Easement for the purpose of constructing, operating and maintaining a trail through and across the Property and for providing a right of ingress and egress through and across the Property in order to provide access to Rosemont Lewis Park, said Easement being more particularly bounded and described on the Plat.

Said Easement being SUBJECT to the following conditions:

1. The Authority shall be responsible for the maintenance and upkeep of the trail within the Easement area depicted on the Plat until the Easement becomes null and void. In this regard, the Authority and its agents shall have full and free use of the said Easement and right-of-way for the purposes named, and shall have all rights and privileges reasonably necessary to the enjoyment and exercise of the Easement and right-of-way, including the right of reasonable access to and from the right-of-way and right to use adjoining land where necessary, provided, however, that this right to use adjoining land shall be exercised only during periods of actual surveying, construction, reconstruction or maintenance, and further, this right shall not be construed to allow

the Authority to erect any building, obstruction or structure, including a fence, of a permanent nature on the Property.

2. Vulcan reserves the right to make any use of the Easement herein granted which may not be inconsistent with the rights herein conveyed, or interfere with the use of the Easement by the Authority for the purposes named; provided, however, that Vulcan shall not erect any permanent structures or obstructions, including a fence, on the Easement.

3. If the Authority obtains alternative access to the Rosemont Lewis Park from Ashton Avenue, the current Easement may be relocated but only to a mutually agreed upon location. Such relocation shall be at no expense to the Authority.

4. The Authority agrees to indemnify and hold the Landowner harmless from any and all liability resulting from the use of the trail within the Easement area granted and so conveyed.

5. This Deed shall be recorded among the Land Records, and shall constitute a covenant running with the land, and shall be binding on Vulcan, its administrators, executors, assigns, heirs and any other successors in interests.

By their signatures hereto, all parties join in the execution of this Deed to acknowledge their consent to the terms and conditions herein expressed and their acceptance to the rights of way herein conveyed and to the vacation of the easement.

[Signature Pages to Follow]

WITNESS the following signatures and seals:

VULCAN LANDS, INC.,
a New Jersey corporation

By: William F. Denson, III (SEAL)
Name: William F. Denson, III
Title: PRESIDENT

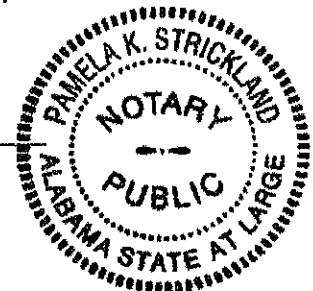
~~COMMONWEALTH~~ STATE OF Alabama

COUNTY ~~CITY OF~~ JEFFERSON, to-wit:

I, the undersigned Notary Public of and for the jurisdiction aforesaid, do hereby certify that William F. Denson, III, PRESIDENT of Vulcan Lands, Inc., a New Jersey corporation, whose name is signed to the foregoing Deed dated JUNE 5, 2003, has this date appeared before me, and acknowledged the same.


Given under my hand and seal this 5th day of JUNE, 2003.

Pamela K. Strickland
NOTARY PUBLIC



My commission expires: MY COMMISSION EXPIRES
AUGUST 28, 2006

PRINCE WILLIAM COUNTY PARK AUTHORITY

By:  (SEAL)
James Johnson, Park Authority Board Chairman

COMMONWEALTH OF VIRGINIA

County of Prince William, to wit:

I, the undersigned Notary Public of and for the jurisdiction aforesaid, do hereby certify that James Johnson, Park Authority Board Chairman, the authorized agent for the Prince William County Park Authority, whose name is signed to the foregoing Deed dated July 23, 2003, has this date appeared before me, and acknowledged the same.

Given under my hand and seal this 23rd day of July, 2003.


Notary Public

My commission expires October 31, 2004.

ACCEPTED PER VIRGINIA CODE SECTION 15.2-1803

Vacations Consented to per Virginia Code Section 15.2-2270

BOARD OF COUNTY SUPERVISORS OF
PRINCE WILLIAM COUNTY

By: Oscar F. Guxman
Chief of Division of Land Permitting Services,
Designee Director of Planning, its authorized agent

COMMONWEALTH OF VIRGINIA

County of Prince William, to wit:

I, the undersigned Notary Public of and for the jurisdiction aforesaid, do hereby certify that OSCAR F. GUXMAN, Chief of Division of Land Permitting Services, Designee Director of Planning, its authorized agent, Prince William County, whose name is signed to the foregoing Deed dated July 23, 2003, has this date appeared before me, and acknowledged the same.

Given under my hand and seal this 11 day of July, 2003.

Kay Chen
Notary Public

My commission expires My Commission Expires November 30, 2006.

FORM APPROVED PER VIRGINIA CODE SECTION 15.2-1803

7/11/03 Meg
Date (Assistant) County Attorney

\\REAN106737.2

THE PLATTING OF THE LAND SHOWN HEREON IS PROPERTY ACQUIRED BY MALCAN LANDS, INC. WHICH DEED RECORDED IN INSTRUMENT 13827 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA. THE DEDICATION OF THE LAND SHOWN HEREON AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE INTERESTS OF THE UNDERSIGNED OWNER'S REPRESENTATIVE. THE UNDERSIGNED HEREBY EXPRESSLY CONSENTS TO THE DEDICATION.

- TO THE BOARD OF COUNTY SUPERVISORS, AN OPEN SPACE EASEMENT;
- TO THE PRINCE WILLIAM COUNTY PARK AUTHORITY BOARD, A 25' WIDE EASEMENT FOR PEDESTRIAN TRAIL AND PARK ACCESS; AND
- TO THE BOARD OF COUNTY SUPERVISORS, A RIGHT-OF-WAY FOR A CUL-DE-SAC FOR CRESTWOOD DRIVE.

ASSESSMENTS EXPRESSLY IDENTIFIED FOR PUBLIC PURPOSES SHALL ULTIMATELY BE OPERATED OR MAINTAINED BY ANY PUBLIC AUTHORITY

NAME: BILL DOWSON (OWNER'S REPRESENTATIVE)
TITLE: PRESIDENT, VULCAN LANDS INC.

THE COUNTY OF JEFFERSON
THE STATE OF ALABAMA

DATE: March 1968 A NATURAL BRICK AT 1.500 MILES COMMISSION

ALL EXPIRE ON 1/1/83 DO HEREBY CERTIFY THAT

Bill Denson

THOSE NAME(S) JUST SIGNED TO THE FOREGOING OWNER(S) CONSENT DATED May 3, 2012 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.

SWORN UNDER MY HAND THIS 2nd DAY OF Sept 2009

NOTARY PUBLIC

DOUGLAS R. LIGHT, A duly licensed land surveyor in the Commonwealth of Virginia, to HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A RECONSTRUCTION OF RECORDS AND FIELD WORK AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS THE PROPERTY ACQUIRED BY VALCAN AND WAS NOT A FEED RECORDED IN INSTRUMENT 13027. THE COMPS AND THE COMPS AND THE COMPS ARE REFERENCED TO WEST LONG COUNTY, VIRGINIA. THE PLAT IS THEORETICALLY WITH A PRECISION RATIO GREATER THAN 100:1. THE PLAT IS IN 10,000' AND NOW PMS HAVE BEEN SET AT ALL PROPER CORNERS IN ACCORDANCE WITH SECTION 120.03 OF THE PRINCE WILLIAM COUNTY ZONING AND CONSTRUCTION STANDARDS MANUAL AND SUBDIVISION ORDINANCE.

_____, DAY OF _____, 2001.

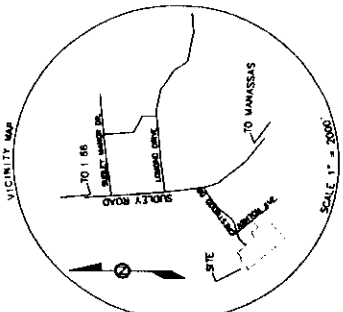


1. NO TITLE REPORT FURNISHED

2. REZONING CASE #00-0004
3. THE GEORAPHECAL PARCEL IDENTIFICATION NUMBER (GPN) FOR THE PROPERTY DELINEATED ON THIS PLAT IS 7690-38-038E, AND IS ZONED M-1 (HEAVY INDUSTRIAL SP-6 (RESIDENTIAL)).
4. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS 1983) AS COMPUTED FROM FIELD WORK AND A COMPARISON OF RECORDS WHICH TIES THIS PROPERTY TO CORNER OF ADJACENT PROPERTY (GPN # 77 98-25-3523).

THE BEARINGS SHOWN ARE REFERENCED TO VC'S 1963 GRID NORTH.

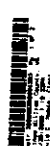
1. THIS PROPERTY IS LOCATED IN A ZONE WHICH DESIGNATES AREAS OUTSIDE THE 500' FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR PRINCE WILLIAM COUNTY.
2. THE OWNER OF THE TITLE TO ANY PROPERTY ON WHICH PLANT MATERIAL HAS BEEN ESTABLISHED IN ACCORDANCE WITH AN APPROVED LANDSCAPE/PLANTING MATERIAL LIST SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE APPROVED PLANT MATERIAL AS REQUIRED BY THE ORDINANCE.
3. LAND DESIGNATED A BUFFER AREA SHALL BE LANDSCAPED AND MAY ONLY BE USED FOR STRUCTURES, USES, OR FACILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE D.C.S.M.
4. BUFFER AREA(S) TO BE MAINTAINED BY THE SAMPLE TITLE HOLDER OF THE PROPERTY ON WHICH IT IS LOCATED.
5. ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THE PLAT.
6. THE PRINCE WILLIAM COUNTY PARK AUTHORITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UP KEEP OF THE 25 FOOT PEDESTRIAN AND PARK ACCESS TRAIL TO ROBERTSON LEWIS PARK.
7. METES AND BOUNDS DESCRIPTION FOR PROPERTY AND DESIGNATED OPEN SPACE ON SHEET 10 OF 12 OF PLANS.
8. THE PROPERTY ADDRESS IS 11030 CRESTWOOD DRIVE, MANASSAS, VA. 20108
9. THE FEE TITLE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES, FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT TO ENSURE THAT THEY FUNCTION PROPERLY.
10. SUBJECT TO OTHER LIMITATIONS, THE FEE TITLE OWNER MAY LANDSCAPE THE DRIVEWAY AND THE COURTS OR THE OWNER'S ABILITY TO ACCESS THE DRIVEWAY AND THE COURTS IS NOT GUARANTEED AND THAT THE COUNTRY IS NOT IN ANY WAY RESPONSIBLE FOR THE REPAIR OF THESE LANDSCAPED ITEMS, EVEN IF DAMAGED BY COUNTRY FORCES.
11. 0.2005 ACRES IS BEING DEDICATED TO BOUND OF SUPERVISORS FOR PUBLIC TRUST PURPOSES.



Parcel	Acres
INITIAL PARCEL (CPIN-7696-36-039B)	25.577 ACRES
BONUS BOARD OF COUNTY SUPERVISORS GHT-OF-WAY	0.205 ACRES
EXCHANGING PARCEL (CPIN-7696-36-039B)	25.372 ACRES

18 OCT 1964

OFFICE OF THE ATTORNEY GENERAL
STATE OF NEW YORK



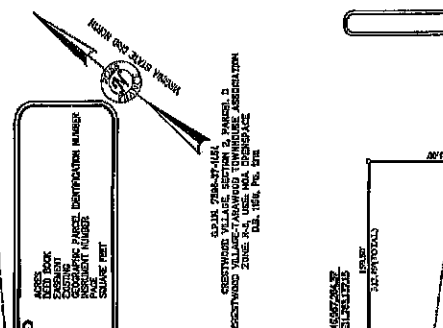
United States District Court

JULCAN MATERIALS COMPANY
MANASSAS QUARRY
OVERBURDEN DISPOSAL AREA
PRINCE WILLIAM COUNTY
MAGISTERIAL DISTRICT BRENTSVILLE

PROJECT #10211 PLAN #01-00241 R00504
 DESCRIPTION: PLAT SHOWING THE DEDICATION OF EASEMENT
 AND RIGHT-OF-WAY FROM VULCAN LANDS INC.
 FOUND IN INSTRUMENT 13827 LYING
 IN PRINCE WILLIAM COUNTY, VA

NEBEL ASSOCIATES, PC
DAVE YOERB • ENGINEERS
AIRWAY • CONSTRUCTION • ENERGY/ENVIRONMENTAL • MINING
P.O. BOX 968, CEDAR BLUFF, VA 24609
776-596-9646 (FAX: 276-596-9736)

Vulcan
Materials Company



AREA TABULATION	
AREA TABULATION BEFORE SUBDIVISION	
CPIN 7694-SV-0004	1,067.50 SQ. FT. OR 24.0939 AC.
TOTAL AREA	1,067.50 SQ. FT. OR 24.0939 AC.
AREA TABULATION AFTER SUBDIVISION	
PARCEL "A" RESIDUE	41,964 SQ. FT. OR 0.9604 AC.
	262,575 SQ. FT. OR 23.8167 AC.
TOTAL AREA	1,067.50 SQ. FT. OR 24.0939 AC.

[illegible]

THIS PLAT FOR REVIEW
PURPOSES ONLY AND
NOT FOR RECORDATION

OWNER'S CONSENT

THE PLATTING OF THE LAND SHOWN HEREON AND IDENTIFIED AS RECORD PLAT SHOWING A SUBDIVISION OF THE PROPERTY OF WILLIAM LAMBS, INC. IS WITH THE FREE CONSENT AND APPROVAL OF THE SAID WILLIAM LAMBS, INC. AND THE SAID WILLIAM LAMBS, INC. HEREBY AGREES TO CONVEY TO THE FOLLOWING TITLE ASSOCIATION OF THE PROPERTY SHOWN HEREON, IN ACCORDANCE WITH PRINCE WILLIAM COUNTY ORDINANCES AND RESOLUTIONS.

DATE _____

BY: WILLIAM LAMBS, INC.

[illegible][illegible][illegible]



**PRINCE WILLIAM
COUNTY**

PLANNING COMMISSION RESOLUTION

MOTION: TAYLOR

SECOND: FRY

RE: PUBLIC FACILITY REVIEW #PFR2019-00010, ROSEMOUNT LEWIS ELEMENTARY SCHOOL

ACTION: FOUND TO BE CONSISTENT

**June 19, 2019
Regular Agenda
RES. No. 19-059**

WHEREAS, this is a public facility review (PFR) request by the Prince William County Public Schools to construct a new elementary school; and

WHEREAS, the proposed elementary school will include the construction of a ±105,00 square foot multi-story school building intended to accommodate 924 students; and

WHEREAS, the proposed elementary school will be constructed on a ±19.58 site; and

WHEREAS, the site is addressed as 11000 and 11030 Crestwood Drive and 8200 Ashton Avenue; and is identified on County maps as GPINs 7696-38-1356, 7696-28-4908 (portion of), and 7696-27-9316 (portion of); and

WHEREAS, the site is designated P&OS, Parks and Open Space, PL, Public Land, and EI, Industrial Employment, in the Comprehensive Plan; and

WHEREAS, the site is zoned A-1, Agricultural, R-4 and R-6, Suburban Residential, and M-1, Heavy Industrial; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on June 19, 2019; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby find Public Facility Review #PFR2019-00010, Rosemount Lewis

Elementary School, to be substantially in accord with the Comprehensive Plan subject to the letter of commitment dated June 17, 2019;

NOW, BE IT FURTHERED RESOLVED, that the Prince William County Planning Commission asked that Prince William County Schools, at the time of site plan, work to provide an 8'-10' pedestrian access, as requested by the Department of Parks, Recreation, and Tourism along the access road into the school/park site off of Crestwood Drive in lieu of the 5' sidewalk currently reflected on the Public Facilities Plan.

Votes:

Ayes: Berry, Fry, Haynes, Holley, Milne, Moses-Nedd, Taylor

Nays: None

Absent from Vote: None

Absent from Meeting: McKay

Abstain from Vote: None

ATTACHMENT: Letter of Commitment dated June 17, 2019

MOTION CARRIED

Attest:


Jennifer Dorcsis
Clerk to the Planning Commission



Prince William County

PUBLIC SCHOOLS

Providing A World-Class Education

Rosemount Lewis Elementary School

PFR2019-00010

Commitment Letter

June 17, 2019

Project

This Public Facility Review (PFR) proposes to construct a $\pm 105,000$ square foot multi-story building intended to accommodate 924 students. The school is proposed to open September 2022 as approved in the School Division's 2020-29 Capital Improvements Program (CIP). Overcrowding relief is planned for Ellis Elementary School, Mullen Elementary School, Sinclair Elementary School, Sudley Elementary School, and West Gate Elementary School, as well as other area elementary schools that may be overutilized.

The location, character and extent of the development of the school site shall be in general or approximate conformance with the Public Facility Review (PFR) Plan entitled, "Rosemount Lewis Elementary School," prepared by Ross France, last revision date of May 31, 2019. Modifications from the PFR Plan shall be allowed in order to meet applicable regulations and standards necessary to gain final site plan approval for this development or to coordinate with adjoining developments.

General Location/Acreage

The proposal includes utilizing three parcels, (portions of), totaling 19.58 acres, to allow for the construction of an elementary school off Crestwood Drive and Ashton Avenue, in the Brentsville Magisterial District:

GPIN 7696-28-4908 (portion of), 11000 Crestwood Drive, (12.492 acres)

GPIN 7696-38-1356, 8200 Ashton Avenue (5.538 acres)

GPIN 7696-27-9316 (portion of), 11030 Crestwood Drive (1.551 acres)

Long Range Land Use/Zoning

The site is zoned A-1-Agricultural, R-4 and R-6-Suburban Residential, and M-1, Heavy Industrial, with Comprehensive Plan, Long-Range Land Use designations of P & OS-Parks & Open Space, PL-Public Land, and EI-Industrial Employment. The school facility is compatible with the adjacent park facility and residential areas.

Economic Impact/Strategic Plan

A diverse work force of approximately 75 teachers, administrators, kitchen, custodial, and office staff, and guidance will be provided as part of the proposed school facility.

Maureen Hannan

Supervisor of Land Acquisition and CIP Planning

The School Division commits to the PFR Plan with revision date of May 31, 2019 and makes the following commitments:

Archeology/Historical Commission – The School Division commits to a Phase I Archeological study, and if warranted, a Phase II and Phase III Archeological Study. Any artifacts recovered as a result of Archeological studies will be donated to the County for curation.

Crime Prevention Police – The nearest police station is the Western District Station located at 8900 Freedom Center Blvd. Manassas.

Police Crime Prevention through Environmental Design (CPTED) principles will be incorporated, where possible, into final design of the school.

Fire and Rescue – The school site is served by Fire/Rescue Station 11 and falls within the recommended 4-minute response time for fire/basic life support and within the 8-minute response time for advance life support.

Controlled fire department access will be maintained for the rear of the facility and will be addressed at site plan submission. The site plan will provide for emergency access throughout the site, including fire lanes.

The School Division will make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of building area constructed on site.

The School Division will seek to coordinate with the owner of the adjoining Vulcan Quarry with a goal that blasting will occur at times when school is not in session.

Parks and Recreation – The existing park on the property will remain and is not a part of this PFR. Additional fields will be constructed by the School Division on the school property, for school and park use. The fields will be integrated into the existing cooperative agreement between the School Division and the Parks Department. Fields and playgrounds on the school site will be available to the community after school hours and outside of times for school events.

A paved, vehicular entrance from the school access road will be constructed off-site by the School Division for the Department of Parks and Recreation to control access to the park. The School Division will also construct off-site for the park 32 parking spaces with accessible spaces and provide a 5-space bike rack.

Long Range Planning – The school will be consistent with a typical design for County elementary schools, namely 39 classrooms, office, kitchen, library/media center, and gymnasium/activity space.

Bike racks with at least 5 bike spaces will be provided on the school property

There will be lighted parking on the school site.

A 5-foot wide multi-use concrete walk along the access road will be constructed as per the DCSM.

A 4-foot high fence will be provided to separate the concrete play area from the dumpster.

Pedestrian connection will be provided to the existing neighborhoods. The existing off-site neighborhood trails to the park and school site will remain, and the location of access to the school site will be determined at site plan.

Sidewalks will be constructed along the entire frontage of Ashton Avenue, tying into the existing sidewalk.

Service Authority – The proposed School will be serviced with public water and sanitary sewer:

- Public water is available from an existing 12-inch water main located in Ashton Avenue.
- Public sewer is available from an existing 10-inch gravity sewer main located on the adjacent parcel to the north of the school site.

No oils, fuels, anti-freeze, solvents or other pollutants or flammable substances shall be discharged into the public sewer system.

The School Division will design and install an approved grease trap on-site if required by the Service Authority and will maintain the grease trap to prevent grease build-up in the force main or gravity sewer.

Fire sprinkler systems will incorporate a County-approved backflow prevention device and will be designed to eliminate water hammer

Grinder pumps will be installed in the sanitary sewer system if required.

An adequately sized backflow prevention device will be installed on the water service line as approved by the Service Authority. This device will be on the School property side of the water meter and located before any point of use fixture of the on-site plumbing system.

The School Division will demonstrate that there is no detrimental effect on the Service Authority's water distribution system and service pressure prior to the installation of any landscape irrigation system.

The School Division will design and construct any on-site, off-site, and sanitary sewer utility improvements necessary to develop the subject property in accordance with the Service Authority's Uniform Standards Manual, and any applicable County, or State requirements, standards and regulations.

Transportation – The School Division is finalizing acquisition of approximately 1.551 acres of Vulcan property, 11030 Crestwood Drive, GPIN 7696-27-9316, to use as access to the school. The access road will be 26-feet wide for two-way traffic to and from the school.

Access will be provided from the Crestwood Drive cul-de-sac west of the existing traffic signal at Ashton Avenue, as well as from a right-in/right-out access off Ashton Avenue.

An analysis of the right-in/right-out site entrance on Ashton Avenue, dated February 23, 2019, has been conducted, submitted, reviewed, and approved by VDOT.

Right-in/right-out access to Ashton Avenue will be restricted to car traffic. The buses will be required to enter at Crestwood Drive.

Directional traffic movement throughout the school site will be provided.

Transportation mitigation measures include:

Crestwood Drive-Extend the east bound right turn lane (via re-striping and signage) from the current 65 feet to 100 feet of storage

Ashton Avenue-A 50-foot extension of the South bound left turn lane on Ashton Avenue at Crestwood Drive will be constructed.

Crestwood Drive/Ashton Avenue Signalized Intersection—Pedestrian-Activated traffic signal controls and crosswalk will be provided for the East-West approach.

Watershed Management – The School Division will make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring and/or drainage improvements and/or stream restoration projects.

The 2 specimen trees noted on the PFR Plan will be preserved.

A split buffer will be planted in accordance with the current DCSM standards for a 50-foot buffer (320 Plan Units per 100 feet) along the access from the Crestwood Drive cul-de-sac. The School Division will save what can be preserved and replant what is disturbed to meet the DCSM standard.

The School Division will reforest the 2 areas shown on the PFR Plan that are noted as disturbed areas. Reforestation shall occur in conformance with DCSM 802.21.E and container seedlings shall be used. The School Division may opt to plant without protective tubes as long as the planting density is increased to 650 trees per acre.

Onsite stormwater management will be addressed at final site plan.

Construction of any retaining wall and associated easement will not encroach into the RPA.

The School Division will abide by the approximate limit of disturbance/clearing and grading shown on the PFR Plan.

Rosemount Lewis Elementary School PFR

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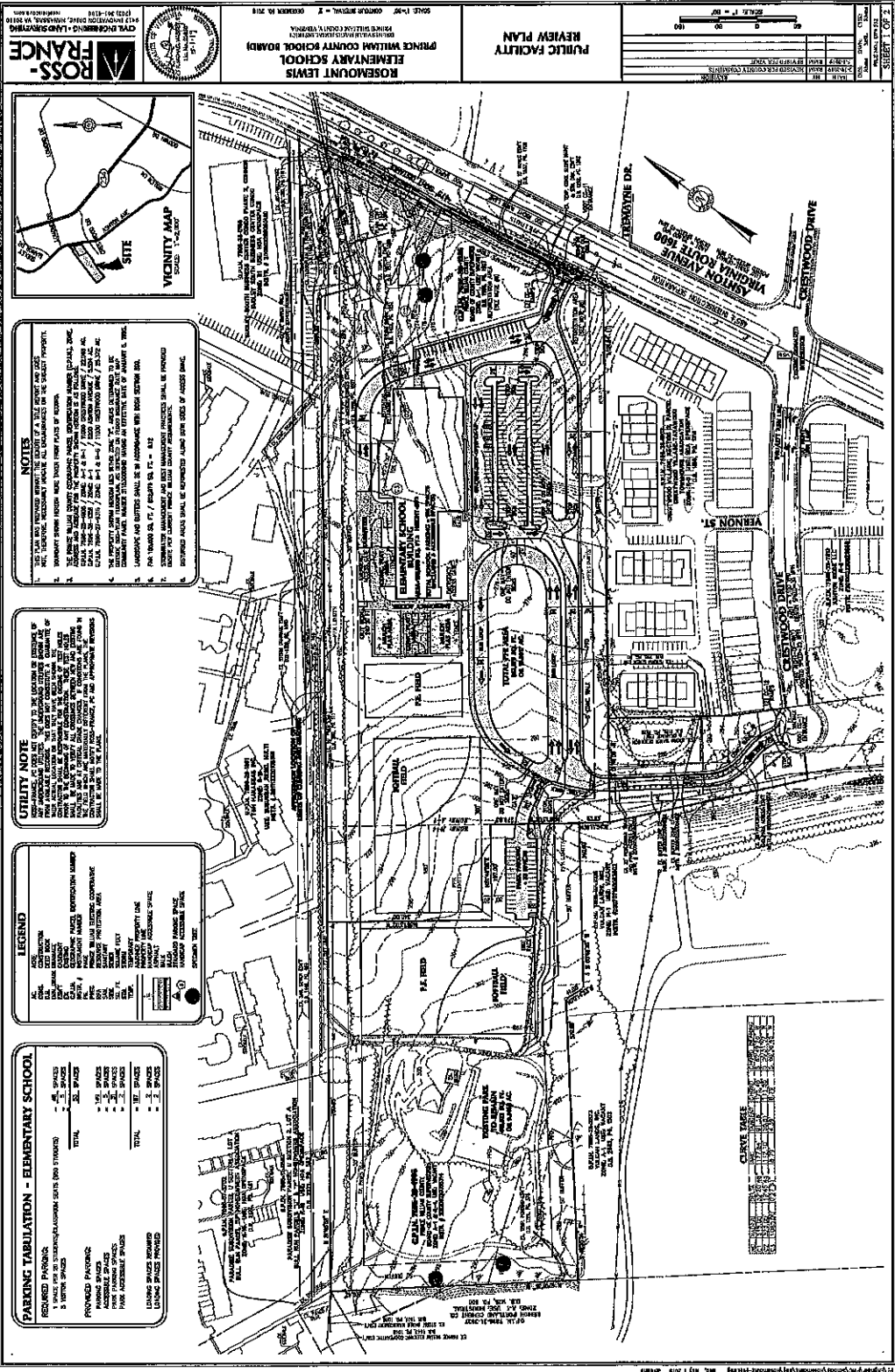
The plantings in the 10-foot landscape strip along Ashton Avenue, as well as all buffers will be in accordance with the minimum standards of the DCSM and Zoning Ordinance.

Interior parking lot landscaping for the school site and the new park site parking lot will be in accordance with the minimum standards of the DCSM.

Community Outreach

A community meeting was held July 19, 2018 at Stonewall Jackson High School to share preliminary plans with the community. The School Division's website also publicized the plans. A second meeting was held on August 21, 2018 with the Tarawood community to address its concerns of increased traffic and loss of overflow parking on Crestwood Drive due to the school construction.

School Division staff continues to communicate with the adjacent Tarawood community and is working on identifying an area for off-site improvement of additional parking spaces.



PARKING TABULATION - ELEMENTARY SCHOOL

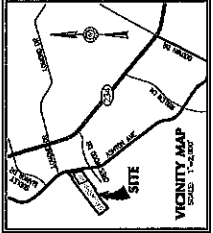
REQUIRED PARKING	PROPOSED PARKING
100 SPACES	100 SPACES
50 SPACES	50 SPACES
50 SPACES	50 SPACES
TOTAL	TOTAL
200 SPACES	200 SPACES

LEGEND

EXISTING	PROPOSED
EXISTING BUILDING	PROPOSED BUILDING
EXISTING PARKING	PROPOSED PARKING
EXISTING PLAYGROUND	PROPOSED PLAYGROUND
EXISTING STREET	PROPOSED STREET
EXISTING LOT	PROPOSED LOT
EXISTING DRIVE	PROPOSED DRIVE
EXISTING FENCE	PROPOSED FENCE
EXISTING UTILITY	PROPOSED UTILITY
EXISTING TREE	PROPOSED TREE
EXISTING LANDSCAPE	PROPOSED LANDSCAPE
EXISTING SIGN	PROPOSED SIGN
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NOTES

1. THE PLAN AND SPECIFICATIONS SHALL BE THE BASIS OF A FULL REVIEW AND COST ESTIMATE.
2. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
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PRINCE WILLIAM COUNTY

Planning Office
Parag Agrawal, AICP
Director of Planning

February 16, 2021

Maureen Hannan
Prince William County Schools
14800 Joplin Rd., Bldg. 51
Manassas, VA 20112

RE: Public Facility Review Determination Request
Case #PFR2021-00017; Rosemount Lewis ES - Offsite Parking
11030 Crestwood Dr.
Manassas, VA 20109

Dear Ms. Hannan:

This letter is in response to your request, dated February 9, 2021, for a determination of consistency with the Comprehensive Plan to construct of an offsite parking lot (41,964 SF) at 11030 Crestwood Drive to be conveyed to the Tarawood Community HOA.

The Rosemount Lewis Elementary School, PFR2019-00010, was found to be consistent with the Comprehensive Plan by the Planning Commission on June 19, 2019 by Res. No. 19-059. As part of this review, the Applicant met with the adjacent community, the Tarawood Community, to address concerns of increased traffic and the loss of overflow parking on Crestwood Drive. As identified in the Staff report, discussed in the public hearing, and provided in the letter of commitment dated June 17, 2019, the applicant acknowledged the conversations and provided they would continue working on identifying an area for off-site improvement of additional parking spaces. An exhibit entitled, "Rosemount Lewis Elementary School, Parking Exhibit" prepared by Ross- France was included with this request. This project is necessary to meet this commitment and as this commitment was discussed as part of PFR2019-00010 an additional public facility review is not required.

If you have any questions, please feel free to contact Connie Dalton at 703-792-6934 or by email at CDalton@pwcgov.org.

Sincerely,

Parag Agrawal, AICP
Planning Director

cc: Lisa Fink-Butler, Zoning Administrator
Joyce Fadeley, Land Development Division Chief
David J. McGettigan, Long Range Planning Manager

Attachment: PC Res. No. 19-059