

MOTION:

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

SECOND:

**RE: AUTHORIZE STREET DEDICATION AND THE RESERVING OF A TEMPORARY
CONSTRUCTION RESERVATION AREA OVER COUNTY-OWNED PROPERTY
LOCATED AT 8650 DEVLIN ROAD IN CONNECTION WITH THE UNIVERSITY
BOULEVARD EXTENSION PROJECT – BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, the University Boulevard Extension Project (Project) will extend University Boulevard (State Route 840) from Edmonston Drive (State Route 3297) to Sudley Manor Drive (State Route 1566), a total distance of approximately 2,640 linear feet. The Project will be designed as an ultimate four (4) lane divided roadway; however, this Project will initially be constructed as two (2) lanes with median curb and sidewalk on the south side of the roadway, with the ultimate four (4) lane construction occurring in the future when funding is available. Design includes intersection improvements at Edmonston Drive/Huddersfield Way, Lexington Valley Drive/Tappen Mill Way, and Sudley Manor Drive. A new bridge will be constructed at Dawkins Branch. Two (2) single-lane roundabouts will be constructed with the Project at the intersections of Edmonston Drive/Huddersfield Way and Lexington Valley Drive/Tappen Mill Way. Devlin Road at the intersection with University Boulevard will be widened to a four (4) lane roadway with a new traffic signal at the intersection. This Project was approved by the Prince William Board of County Supervisors (Board) on July 17, 2018, via Resolution Number (Res. No.) 18-431, and was adopted into the Fiscal Year 2020, Capital Improvement Program, which was reviewed by the Planning Commission and recommended for adoption by the Board on April 3, 2019, and approved by the Board on April 30, 2019; and

WHEREAS, the design of the Project requires street dedication and the reserving of a temporary construction reservation area over County-owned property located at 8650 Devlin Road in connection with the Project; and

WHEREAS, the design team has requested the street dedication and the reserving of a temporary construction reservation area as set forth in the attached plat; and

WHEREAS, County staff recommends approval of the street dedication and the reserving of a temporary construction reservation area on the County-owned property located at 8650 Devlin Road as set forth on the plat attached hereto; and

WHEREAS, a public hearing has been duly advertised for this purpose and was conducted on May 4, 2021, pursuant to Section 15.2-1800(B) and Section 15.2-1813 VA Code annotated for this purpose, and all interested citizens were heard; and

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WHEREAS, the Board finds that such street dedication and the reserving of a temporary construction reservation area secures 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 32,112 square feet of land for street dedication and reservation of 10,042 square feet of land for a temporary construction reservation area on County-owned property located at 8650 Devlin Road in connection with the University Boulevard Extension Project in the Brentsville Magisterial District as shown on the attached plat;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes the Director of Transportation, or his designee, to execute the attached plat, the deed to be recorded with the attached plat, and other 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.

ATTACHMENT: Plat Showing Street Dedication and Reservation of a Temporary Construction Reservation Area for the Construction and Maintenance of University Boulevard on the Land of PWC Board of County Supervisors, Brentsville Magisterial District, Prince William County, Virginia, Prepared by Rinker Design Associates, P.C., Dated December 14, 2020

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

County Attorney

Director of Transportation

ATTEST: _____
Clerk to the Board

OWNER'S CONSENT AND DEDICATION

THE PLATING OR 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(S), PROPRIETOR(S) AND TRUSTEE(S) IF ANY. THE UNDERSIGNED HEREBY EXPRESSLY CONSENT(S) TO THE DEDICATION TO THE BOARD OF COUNTY SUPERVISORS, IN FEE SIMPLE ABSOLUTE. ALL AREAS SHOWN ON THIS PLAT FOR ROADS AND/OR STREETS AS MAY BE IDENTIFIED BY SPECIFIC USE OF NAME OR BY THE GENERAL DESIGNATION "FOR PUBLIC USE", AND FURTHER CONSENT(S) TO THE RESERVATION OF TEMPORARY CONSTRUCTION AREA.

OWNER'S SIGNATURE _____ TITLE _____
 PRINT NAME _____ DATE _____

NOTARY CERTIFICATE

COMMONWEALTH/STATE OF _____, CITY/COUNTY OF _____ DAY OF _____, 20____, BY _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____
 NOTARY REGISTRATION NUMBER _____

MATCH LINE

SURVEYOR'S CERTIFICATE

I, NICHOLAS KOUKOULIS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF PWC BOARD OF COUNTY SUPERVISORS AS RECORDED IN INSTRUMENT #200406230105628 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA, SHEFFIELD MANOR SECTION 1 IS RECORDED IN DEED BOOK 2249 AT PAGE 1376.
 I FURTHER CERTIFY THAT THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS BASED UPON DEEDS AND PLATS OF RECORD AND FIELD-TIED MONUMENTATION, CLOSING MATHEMATICALLY WITH A PRECISION BOUNDARY THAT OR EQUAL TO 1:10,000 AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 FEET FIELD SURVEY WHICH TIES TO ALL OTHER PROPERTY CORNERS IN ACCORDANCE WITH THE SUBCOMMISSION AND SECTION 130.00 OF THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL.
 GIVEN UNDER MY HAND AND SEAL THIS 14TH DAY OF DECEMBER, 2020.

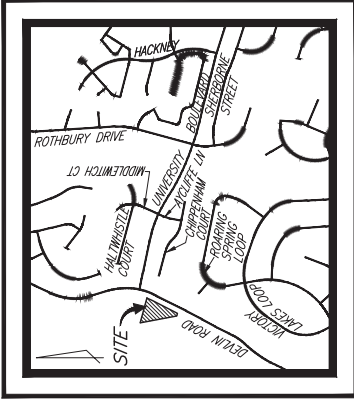


NICHOLAS KOUKOULIS
 LAND SURVEYOR
 17100 EURENOR COURT
 SUITE 200
 MANASSAS, VA 20109

NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 7496-73-8683. THE PROPERTY IS ZONED R-4.
2. NO TITLE REPORT FURNISHED. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD IF ANY. ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAT.
3. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS 1983) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS PROPERTY BOUNDARY TO PWC MONUMENT NO. PW13 (WHITMORE). THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994493. UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS PROPERTY. THE BEARINGS SHOWN ARE REFERENCED TO THE VCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR THE CONVERSION OF THE MONUMENT IS THE U.S. SURVEY FOOT OR 1' = 0.3048006096 METERS.
4. ALL TEMPORARY CONSTRUCTION RESERVATION AREAS TO BE NULL AND VOID AT SUCH TIME AS THE IMPROVEMENTS ARE COMPLETE.

MATCH LINE



VICINITY MAP

SCALE: 1" = 1,000'

SITE AREA TABULATION

TOTAL SITE	62,038 SQ. FT.	1.4242 ACRES
STREET DEDICATION	32,112 SQ. FT.	0.7372 ACRES
REMAINING AREA	29,926 SQ. FT.	0.6870 ACRES

MATCH LINE

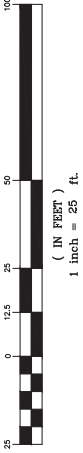
EASEMENT AREA TABULATION

TEMPORARY CONSTRUCTION RESERVATION AREA	10,042 SQ. FT.
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PLAT SHOWING
 STREET DEDICATION
 AND
 RESERVATION OF A TEMPORARY CONSTRUCTION AREA
 FOR THE CONSTRUCTION AND MAINTENANCE
 OF UNIVERSITY BOULEVARD
 ON THE LAND OF
PWC BOARD OF COUNTY SUPERVISORS
 BREWSTERVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: 1" = 25'
 SHEET 1 OF 2
 GRAPHIC SCALE
 DECEMBER 14, 2020



CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	670.20'	63.72'	31.88'	63.70'	S23°55'00"W	5°28'51"

MATCH LINE



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BRENTSVILLE MAGISTERAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=25'
DECEMBER 14, 2020
SHEET 2 OF 2

PWC BOARD OF COUNTY SUPERVISORS
BRENTSVILLE MAGISTERAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=25'
DECEMBER 14, 2020
SHEET 2 OF 2

GRAPHIC SCALE
1 inch = 25 ft.

