

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 _____

SURVEYOR'S CERTIFICATE

I, NICHOLAS KOUGOULIS, 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 RATIO GREATER THAN OR EQUAL TO 1:10,000 AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 FET 1 FIELD SURVEY WHICH TIES TO THE PRINCE WILLIAM COUNTY 1983 FET 1 FIELD SURVEY. THIS PLAT WILL BE SET AT ALL NEW PROPERTY CORNERS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE 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.

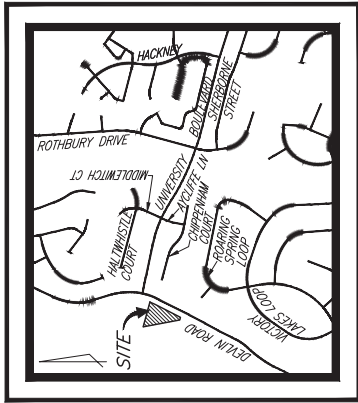


NICHOLAS KOUGOULIS
LAND SURVEYOR
17100 ENDENOR COURT
SUITE 200
MANASSAS, VA 20109

NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 7496-73-6883. 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 0.99994483. UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED TO 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

EASEMENT AREA TABULATION

TEMPORARY CONSTRUCTION RESERVATION AREA	10,042 SQ. FT.
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MATCH LINE

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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

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

GRAPHIC SCALE



(IN FEET)
1 inch = 25 ft.

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*PWC BOARD OF COUNTY SUPERVISORS
ON THE LAND OF*

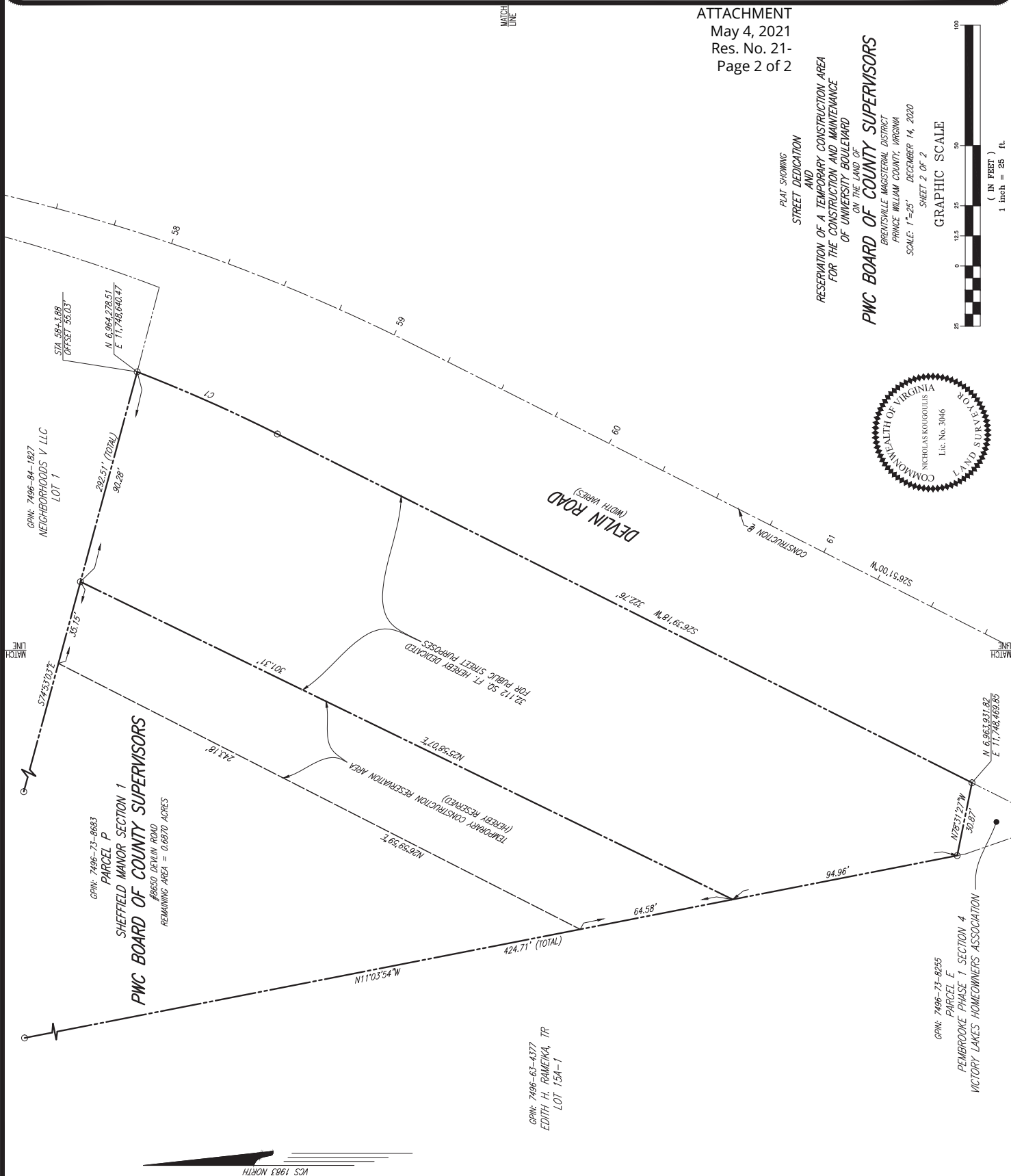
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=25' DECEMBER 14, 2020

2

GRAPHIC SCALE

(IN FEET)
1 inch = 25 ft.

1 inch = 25 ft.



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STAFF REPORT

Board Meeting Date:	May 4, 2021
Agenda Title:	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
District Impact:	Brentsville Magisterial District
Requested Action:	Approve the resolutions authorizing the street dedication, conveyance of various easements, and the reserving of various reservation areas in connection with the University Boulevard Extension Project.
Department / Agency Lead:	Department of Transportation
Staff Lead:	Ricardo Canizales, Director

EXECUTIVE SUMMARY

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 ultimately approved by the Board on April 30, 2019.

To maintain the construction schedule, certify right-of-way for this State project, and avoid additional cost resulting from project delays, dedication of County property is required to complete this improvement. Both the District Supervisor and the Chair have been notified of this request.

It is the recommendation of County staff that the Board 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 in the Brentsville Magisterial District.

BACKGROUND

Property Requirements

In order to complete construction of the Project the following street dedication, conveyance of various easements, and the reserving of various reservation areas is required:

1. 8650 Devlin Road
 - a. Street Dedication – 32,112 square feet of land is needed for street dedication.
 - b. Temporary Construction Reservation Area – 10,428 square feet of land is needed for a temporary construction reservation area.

STAFF RECOMMENDATION

It is the recommendation of County staff that the Board 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 in the Brentsville 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 other than Board and staff time.

Legal Impact

Pursuant to Section 15.2-1800(B), VA Code Ann., the Board has the legal authority to authorize dedications, conveyances, and reservations related to an approved transportation project in the County Capital Improvement Program.

STAFF CONTACT INFORMATION

Tim Witter (703) 792-5275
twitter@pwcgov.org

ATTACHMENTS

- Vicinity Map – 8650 Devlin Road
- Parcel Impact Sketch – 8650 Devlin Road



ACONV UNIVERSITY BLVD 8650 DEVLIN RD 
MAY 4, 2021

