

**MOTION:**

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

**SECOND:**

**RE:            AUTHORIZE A TEMPORARY CONSTRUCTION RESERVATION AREA OVER  
COUNTY-OWNED PROPERTY LOCATED AT 18728 FULLER HEIGHTS ROAD IN  
CONNECTION WITH THE FULLER ROAD IMPROVEMENT PROJECT – POTOMAC  
MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS,** The Fuller Road Improvement Project (Project) involves improvements to Fuller Road, the access road to the Quantico Marine Corps Base, a new left-turn lane along Joplin Road onto northbound Route 1, conversion of the existing left-turn lane to a through lane, and the re-aligning of Fuller Heights Road intersection to maximize the crossover spacing with Route 1. The new relocated intersection will provide north and southbound access via a roundabout located at the intersection of Fuller Heights Road and Old Triangle Road. This Project's final design was approved by the Prince William Board of County Supervisors (Board) on July 26, 2011, via Resolution Number (Res. No.) 11-545; and

**WHEREAS,** the design of the Project requires a temporary construction reservation area over County-owned property located at 18728 Fuller Heights Road in connection with the Project; and

**WHEREAS,** the design team has requested the temporary construction reservation area as set forth in the attached plat; and

**WHEREAS,** County staff recommends authorizing the temporary construction reservation area over the County-owned property located at 18728 Fuller Heights Road; 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

**WHEREAS,** County staff recommends approval of a temporary construction reservation area on the County-owned property located at 18728 Fuller Heights Road as set forth on the plat attached hereto; and

**WHEREAS,** the Board finds that a temporary construction reservation area secures and promotes the health, safety, and general welfare of the County and its citizens;

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

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors hereby authorizes 1,554 square feet of land for a temporary construction reservation area, on County-owned property located at 18728 Fuller Heights Road, in connection with the Project in the Potomac 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 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.

ATTACHMENT:      Plat Showing Dedication of Temporary Construction Reservation Area Across the Property of PWC Board of County Supervisors of Prince William County, Virginia, County Parcel ID#8188-63-2578, Potomac Magisterial District, Prince William County, Virginia, Dated January 4, 2021, Last Revised March 16, 2021, Prepared by Johnson, Mirmiran, and Thompson

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

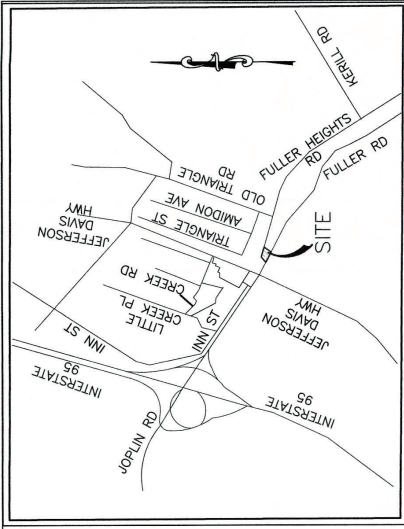
**Absent from Meeting:**

**For Information:**

County Attorney

Director of Transportation

**ATTEST:** \_\_\_\_\_  
**Clerk to the Board**



VICINITY MAP  
NOT TO SCALE

NOTES:

1. THE BOUNDARY LINES SHOWN HEREON ARE COMPILED FROM DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "AE" AS SHOWN ON FEMA FLOOD HAZARD MAP FOR PRINCE WILLIAM COUNTY, COMMUNITY PANEL #51153C0312E, EFFECTIVE AUGUST 3RD, 2015.
3. OWNERS: PWC BOARD OF COUNTY SUPERVISORS, PRINCE WILLIAM COUNTY, VIRGINIA (DB. 2807 PG. 37) COUNTY GPIN 8188-63-2578.
4. COORDINATES SHOWN HEREON ARE DERIVED BY MEANS OF THE CARON EAST RTK NETWORK AND REFLECT THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE.
5. ZONED GENERAL BUSINESS.
6. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.

ATTACHMENT  
May 4, 2021  
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Page 1 of 1

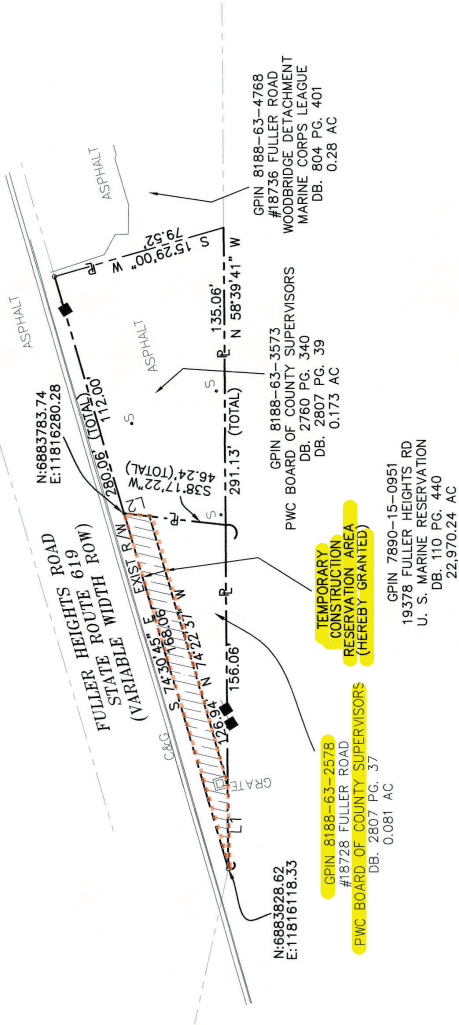
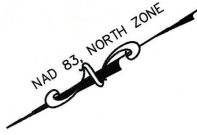


PHONE: (804) 323-9900 FAX: (804) 323-0896

REVISION #	DATE	REASON FOR REVISION
1	2/22/21	PER COMMENTS
2	3/16/21	PER COMMENTS

PLAT SHOWING DEDICATION OF  
A TEMPORARY  
CONSTRUCTION RESERVATION AREA  
ACROSS THE PROPERTY OF  
PWC BOARD OF COUNTY SUPERVISORS  
COUNTY PARCEL GPIN 8188-63-2578

POTOMAC DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA  
DRAWN BY: WCA PROJECT #:  
CHECKED BY: MWZ CONTRACT #:  
DATE: 1/4/2021 SCALE: 1"=40' JMT# 09-0914-001  
SHEET 1 OF 1



LINE	BEARING	DISTANCE
L1	N58°39'41"W	38.07'
L2	S38°17'22"W	11.61'

AREA TABULATION PARCEL 8188-63-2578

ORIGINAL AREA = 0.081 ACRES

TOTAL AREA IN TEMPORARY CONSTRUCTION RESERVATION AREA = 1,554 SQ. FT.

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING A TEMPORARY CONSTRUCTION RESERVATION AREA ACROSS THE PROPERTY OF PWC BOARD OF COUNTY SUPERVISORS, PRINCE WILLIAM COUNTY, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA, LICENSED PROFESSIONAL SURVEYOR MADE UNDER THE SUPERVISION OF THE DATE WAS OBTAINED ON FEBRUARY 3RD & 4TH, 2021, AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078  
3/16/21  
DATE

NOTARY'S CERTIFICATE:

CITY/COUNTY OF COMMONWEALTH OF VIRGINIA

I, THE UNDERSIGNED NOTARY PUBLIC DO HEREBY CERTIFY THAT

WHOSE NAME(S) IS SIGNED TO THE FOLLOWING OWNER'S CONSENT APPEARED AND ACKNOWLEDGED THE SAME BEFORE ME THIS DAY OF 2021

NOTARY PUBLIC

MY COMMISSION EXPIRES:

OWNERS CERTIFICATION:  
I, WE, PWC BOARD OF COUNTY SUPERVISORS, PRINCE WILLIAM COUNTY, VIRGINIA, HEREBY AFFIRM THAT I/WE ARE THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT AND DO HEREBY AFFIRM THAT THIS PLAT REFLECTS A VARIABLE WIDTH TEMPORARY CONSTRUCTION RESERVATION AREA, AND IS NOT FOR PURPOSES OF CREATING A PARCEL FOR RESIDENTIAL USE.

PWC BOARD OF COUNTY SUPERVISORS

SIGNATURE: DATE:

NAME TITLE

- LEGEND
- UTILITY POLE
  - PROPERTY LINE
  - R/W = RIGHT OF WAY
  - S = SIGN
  - TEMPORARY CONSTRUCTION EASEMENT

**MOTION:**

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

**SECOND:**

**RE:            AUTHORIZE A TEMPORARY CONSTRUCTION RESERVATION AREA OVER  
COUNTY-OWNED PROPERTY LOCATED AT 18732 FULLER HEIGHTS ROAD IN  
CONNECTION WITH THE FULLER ROAD IMPROVEMENT PROJECT – POTOMAC  
MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, The Fuller Road Improvement Project (Project) involves improvements to Fuller Road, the access road to the Quantico Marine Corps Base, a new left-turn lane along Joplin Road onto northbound Route 1, conversion of the existing left-turn lane to a through lane, and the re-aligning of Fuller Heights Road intersection to maximize the crossover spacing with Route 1. The new relocated intersection will provide north and southbound access via a roundabout located at the intersection of Fuller Heights Road and Old Triangle Road. This Project's final design was approved by the Prince William Board of County Supervisors (Board) on July 26, 2011, via Resolution Number (Res. No.) 11-545; and

**WHEREAS**, the design of the Project requires the reserving of a temporary construction reservation area over County-owned property located at 18732 Fuller Heights Road in connection with the Project; and

**WHEREAS**, the design team has requested the temporary construction reservation area as set forth in the attached plat; and

**WHEREAS**, County staff recommends authorizing of a temporary construction reservation area over the County-owned property located at 18732 Fuller Heights Road; 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

**WHEREAS**, County staff recommends approval of a temporary construction reservation area on the County-owned property located at 18732 Fuller Heights Road as set forth on the plat attached hereto; and

**WHEREAS**, the Board finds that a temporary construction reservation area secures and promotes the health, safety, and general welfare of the County and its citizens;

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

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors hereby authorizes 1,238 square feet of land for a temporary construction reservation area, on County-owned property located at 18732 Fuller Heights Road, in connection with the Project in the Potomac 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 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.

ATTACHMENT: Plat Showing a Dedicated Temporary Construction Reservation Area Across the Property of PWC Board of County, County Parcel ID#8188-63-3573, Potomac Magisterial District, Prince William County, Virginia, Dated September 24, 2020, Last Revised March 16, 2021, Prepared by Johnson, Mirmiran, and Thompson.

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

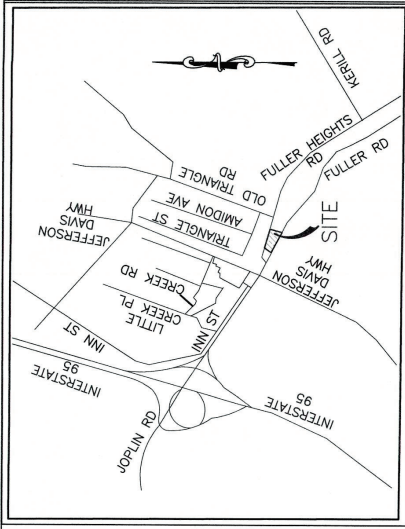
**Absent from Meeting:**

**For Information:**

County Attorney

Director of Transportation

**ATTEST:** \_\_\_\_\_  
**Clerk to the Board**



VICINITY MAP  
NOT TO SCALE

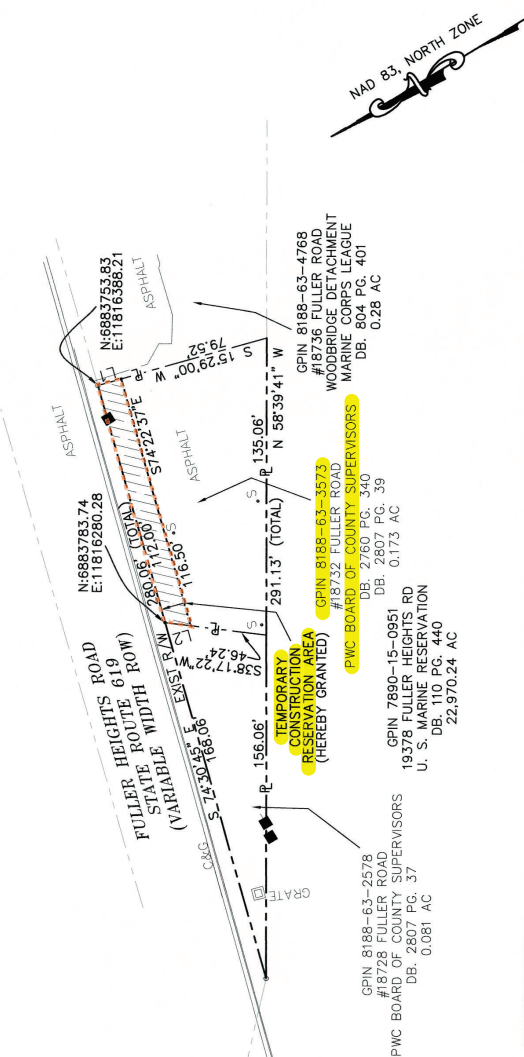
NOTES:

1. THE BOUNDARY LINES SHOWN HEREON ARE COMPILED FROM DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "AE" AS SHOWN ON FEMA FLOOD HAZARD MAP FOR PRINCE WILLIAM COUNTY, COMMUNITY PANEL #511530312E, EFFECTIVE AUGUST 3RD, 2015.
4. OWNERS: PWC BOARD OF COUNTY SUPERVISORS, PRINCE WILLIAM COUNTY, VIRGINIA (DB. 2760 PG. 340 & DB. 2807 PG. 39) COUNTY GPIN 8188-63-3573.
5. COORDINATES SHOWN HEREON ARE DERIVED BY MEANS OF THE CARON EAST RTK NETWORK AND REFLECT THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE.
6. ZONED GENERAL BUSINESS.
7. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.

AREA TABULATION PARCEL 8188-63-3573

ORIGINAL AREA = 0.173 ACRES

TOTAL AREA IN TEMPORARY CONSTRUCTION RESERVATION AREA = 1,238 SQ. FT.



LINE	BEARING	DISTANCE
L1	S15°29'00"W	10.98'
L2	N38°17'22"E	11.61'

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING A TEMPORARY CONSTRUCTION RESERVATION AREA ACROSS THE PROPERTY OF PWC BOARD OF COUNTY SUPERVISORS, PRINCE WILLIAM COUNTY, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE DATA WAS OBTAINED ON FEBRUARY 3RD & 4TH, 2021; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078 DATE 3/16/21

NOTARY'S CERTIFICATE:

CITY/COUNTY OF COMMONWEALTH OF VIRGINIA

I, THE UNDERSIGNED NOTARY PUBLIC DO HEREBY CERTIFY THAT

WHOSE NAME(S) IS SIGNED TO THE FOLLOWING OWNER'S CONSENT APPEARED AND ACKNOWLEDGED THE SAME BEFORE ME THIS 16 DAY OF 2021

MY COMMISSION EXPIRES: 03/16/21

NOTARY PUBLIC

OWNERS CERTIFICATION:  
I, WE, PWC BOARD OF COUNTY SUPERVISORS, PRINCE WILLIAM COUNTY, VIRGINIA AFFIRM THAT I/WE ARE THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT AND DO HEREBY AFFIRM THAT THIS PLAT REFLECTS A VARIABLE WIDTH TEMPORARY CONSTRUCTION RESERVATION AREA AND IS NOT FOR PURPOSES OF CREATING A PARCEL FOR RESIDENTIAL USE.

PWC BOARD OF COUNTY SUPERVISORS

SIGNATURE: DATE:

NAME TITLE

LEGEND

- = UTILITY POLE
- = PROPERTY LINE
- R/W = RIGHT OF WAY
- S = SIGN
- ▭ = TEMPORARY CONSTRUCTION EASEMENT



PLAT SHOWING A DEDICATED  
TEMPORARY  
CONSTRUCTION RESERVATION AREA  
ACROSS THE PROPERTY OF  
PWC BOARD OF COUNTY SUPERVISORS

COUNTY PARCEL GPIN 8188-63-3573

POTOMAC DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

DRAWN BY: WCA PROJECT#: JMT# 09-0914-001

CHECKED BY: NMZ CONTRACT#: JMT# 09-0914-001

DATE: 07/30/2020 SCALE: 1"=40' SHEET 1 OF 1



3201 Ardour Parkway Suite 310 Richmond, Virginia 23226

PHONE (804) 323-9900 FAX (804) 323-0586

REVISION #	DATE	REASON FOR REVISION
1	9/24/20	PER COMMENTS
2	2/10/21	PER COMMENTS
3	3/16/21	PER COMMENTS

**MOTION:**

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

**SECOND:**

**RE:            AUTHORIZE STREET DEDICATION AND TEMPORARY CONSTRUCTION  
RESERVATION AREA OVER COUNTY-OWNED PROPERTY LOCATED AT 18611  
JEFFERSON DAVIS HIGHWAY IN CONNECTION WITH THE FULLER ROAD  
IMPROVEMENT PROJECT – POTOMAC MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS,** The Fuller Road Improvement Project (Project) involves improvements to Fuller Road, the access road to the Quantico Marine Corps Base, a new left-turn lane along Joplin Road onto northbound Route 1, conversion of the existing left-turn lane to a through lane, and the re-aligning of Fuller Heights Road intersection to maximize the crossover spacing with Route 1. The new relocated intersection will provide north and southbound access via a roundabout located at the intersection of Fuller Heights Road and Old Triangle Road. This Project's final design was approved by the Prince William Board of County Supervisors (Board) on July 26, 2011, via Resolution Number (Res. No.) 11-545; and

**WHEREAS,** the design of the Project requires street dedication and a temporary construction reservation area over County-owned property located at 18611 Jefferson Davis Highway 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 authorizing the street dedication and a temporary construction reservation area over the County-owned property located at 18611 Jefferson Davis Highway; 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

**WHEREAS,** County staff recommends approval of the street dedication and a temporary construction reservation area on the County-owned property located at 18611 Jefferson Davis Highway as set forth on the plat attached hereto; and

**WHEREAS,** the Board finds that such street dedication and a temporary construction reservation area secures and promotes the health, safety, and general welfare of the County and its citizens;

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

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors hereby authorizes 899 square feet of land for right of way dedication and 668 square feet of land for a temporary construction reservation area, on County-owned property located at 18611 Jefferson Davis Highway, in connection with the Project in the Potomac 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 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.

ATTACHMENT: Plat Showing Street Dedication and Dedication of Temporary Construction Reservation Area Across the Property of PWC Board of County, County Parcel ID#8188-64-0602, Potomac Magisterial District, Prince William County, Virginia, Dated September 24, 2020, Last Revised March 16, 2021, Prepared by Johnson, Mirmiran, and Thompson.

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

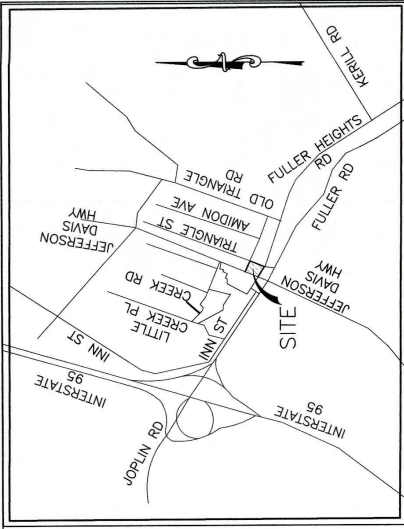
**Absent from Meeting:**

**For Information:**

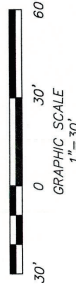
County Attorney

Director of Transportation

**ATTEST:** \_\_\_\_\_  
**Clerk to the Board**



VICINITY MAP  
NOT TO SCALE



PHONE: (804) 323-9900 FAX: (804) 323-0996

REVISION #	DATE	REASON FOR REVISION
1	9/24/20	PER COMMENTS
2	2/10/21	PER COMMENTS
3	3/16/21	PER COMMENTS

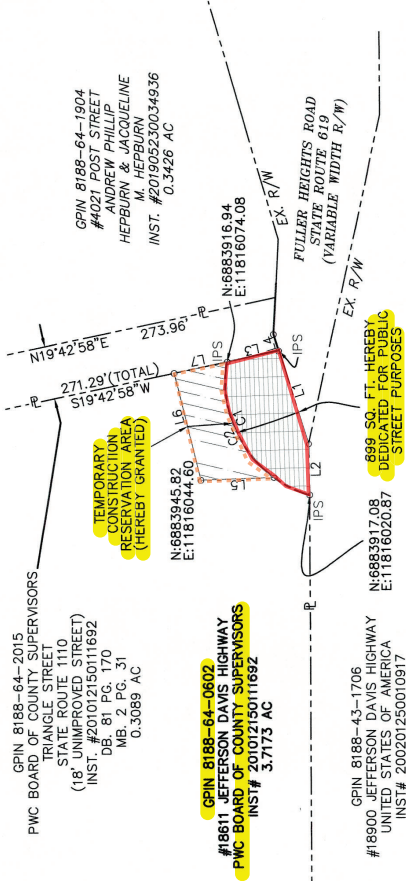
PLAT SHOWING  
STREET DEDICATION AND  
DEDICATION OF TEMPORARY  
CONSTRUCTION RESERVATION AREA  
ACROSS THE PROPERTY OF  
PWC BOARD OF COUNTY SUPERVISORS  
COUNTY PARCEL ID# 8188-64-0602

POTOMAC DISTRICT  
DRAWN BY: WCA PROJECT#:  
CHECKED BY: MWZ CONTRACT#:  
DATE: 09/24/2020 SCALE: 1"=30'  
JMT# 09-0914-001  
SHEET 1 OF 1

OWNERS CERTIFICATION:  
I, WE, PWC BOARD OF COUNTY SUPERVISORS, PRINCE WILLIAM COUNTY, VIRGINIA,  
HEREBY AFFIRM THAT WE ARE THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT AND DO  
HEREBY AFFIRM THAT THIS PLAT REFLECTS RIGHT OF WAY TO BE ACQUIRED, AND A  
TEMPORARY CONSTRUCTION RESERVATION AREA AND IS NOT FOR PURPOSES OF CREATING A  
PARCEL FOR RESIDENTIAL USE.

PWC BOARD OF COUNTY SUPERVISORS

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_



LINE	BEARING	DISTANCE
L1	N 75°48'37\"	W 33.20'
L2	N 59°26'26\"	W 117.40'
L3	S 19°42'57\"	W 117.89'
L4	N 75°47'48\"	W 5.88'
L5	N 29°37'14\"	E 124.69'
L6	S 72°06'58\"	E 137.51'
L7	N 19°42'58\"	E 18.44'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	58.20'	40.00'	83°22'16\"	S 89°50'46\"	E 53.20'	
C2	44.69'	40.00'	164°00'55\"	N 80°10'06\"	W 142.40'	

AREA TABULATION PARCEL 8188-64-0602

ORIGINAL AREA = 3.7173 ACRES

AREA IN RIGHT OF WAY TO BE ACQUIRED = 899 SQ. FEET

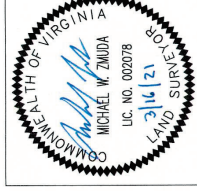
AREA IN TEMPORARY CONSTRUCTION RESERVATION AREA = 668 SQ. FEET

LEGEND

IPS = IRON PIN SET  
P = PROPERTY LINE  
R/W = RIGHT OF WAY  
TCE = TEMPORARY CONSTRUCTION EASEMENT

= RIGHT OF WAY TO BE ACQUIRED

= TEMPORARY CONSTRUCTION EASEMENT



NOTES:

1. THE BOUNDARY LINES SHOWN HEREON ARE COMPILED FROM DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "AE" AS SHOWN ON FEMA FLOOD HAZARD MAP FOR PRINCE WILLIAM COUNTY, COMMUNITY PANEL #5115300312E, EFFECTIVE AUGUST 3RD, 2015.
4. OWNERS: PWC BOARD OF COUNTY SUPERVISORS, PRINCE WILLIAM COUNTY, VIRGINIA (INST. #201012150111692).
5. COORDINATES SHOWN HEREON ARE DERIVED BY MEANS OF THE CHARN EAST RTK NETWORK AND REFLECT THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, ZONED GENERAL BUSINESS.
6. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT A PART OF THIS SURVEY.

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING RIGHT OF WAY TO BE ACQUIRED, AND A TEMPORARY CONSTRUCTION RESERVATION AREA ACROSS THE PROPERTY OF PWC BOARD OF COUNTY SUPERVISORS, PRINCE WILLIAM COUNTY, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZAIDA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE DATA WAS OBTAINED ON FEBRUARY 3RD & 4TH, 2021; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZAIDA - L.S. #002078 DATE: 3/16/21

NOTARY'S CERTIFICATE:

CITY/COUNTY OF COMMONWEALTH OF VIRGINIA

I, THE UNDERSIGNED NOTARY PUBLIC DO HEREBY CERTIFY THAT

WHOSE NAME(S) IS SIGNED TO THE FOLLOWING OWNER'S CONSENT APPEARED AND ACKNOWLEDGED THE SAME BEFORE ME THIS 31 DAY OF 2021

NOTARY PUBLIC

MY COMMISSION EXPIRES:

**MOTION:**

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

**SECOND:**

**RE:            AUTHORIZE STREET DEDICATION ON COUNTY-OWNED PROPERTY LOCATED ON  
A PORTION OF THE UNADDRESSED AND UNIMPROVED TRIANGLE STREET GPIN  
8188-64-2015 IN CONNECTION WITH THE FULLER ROAD IMPROVEMENT  
PROJECT - POTOMAC MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS,** The Fuller Road Improvement Project (Project) involves improvements to Fuller Road, the access road to the Quantico Marine Corps Base, a new left-turn lane along Joplin Road onto northbound Route 1, conversion of the existing left-turn lane to a through lane, and the re-aligning of the Fuller Heights Road intersection to maximize the crossover spacing with Route 1. The new relocated intersection will provide north and southbound access via a roundabout located at the intersection of Fuller Heights Road and Old Triangle Road. This Project's final design was approved by the Prince William Board of County Supervisors (Board) on July 26, 2011, via Resolution Number (Res. No.) 11-545; and

**WHEREAS,** the design of the Project requires street dedication on County-owned property located on a portion or unaddressed and unimproved Triangle Street GPIN 8188-64-2015 in connection with Project; and

**WHEREAS,** the design team has requested the street dedication as set forth in the attached plat; and

**WHEREAS,** County staff recommends authorizing the street dedication on County-owned property located on a portion or unaddressed and unimproved triangle street GPIN 8188-64-2015; 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

**WHEREAS,** County staff recommends approval of the street dedication on the County-owned property located on a portion or unaddressed and unimproved Triangle Street GPIN 8188-64-2015 as set forth on the plat attached hereto; and

**WHEREAS,** the Board finds that such street dedication secures and promotes the health, safety, and general welfare of the County and its citizens;

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

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors hereby authorizes 229 square feet of land for right of way dedication, on County-owned property located on a portion, or unaddressed and unimproved Triangle Street GPIN 8188-64-2015, in connection with the Project in the Potomac 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 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.

ATTACHMENT: Plat Showing Street Dedication Across the Property of PWC Board of County Supervisors, County Parcel ID#8188-64-2015, Potomac Magisterial District, Prince William County, Virginia, Dated July 30, 2020, Last Revised February 10, 2021, Prepared by Johnson, Mirmiran, and Thompson

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

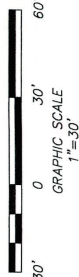
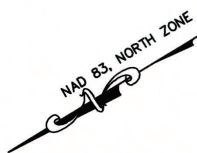
**Absent from Meeting:**

**For Information:**

County Attorney

Director of Transportation

**ATTEST:** \_\_\_\_\_  
**Clerk to the Board**



OWNERS CERTIFICATION: / WE, PWC BOARD OF COUNTY SUPERVISORS, PRINCE WILLIAM COUNTY, VIRGINIA, AFFIRM THAT WE ARE THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT AND DO HEREBY AFFIRM THAT THIS PLAT REFLECTS RIGHT OF WAY TO BE ACQUIRED AND IS NOT FOR THE PURPOSES OF CREATING A PARCEL FOR RESIDENTIAL USE.

**PWC BOARD OF COUNTY SUPERVISORS**

**SURVEYORS CERTIFICATION:**

THIS PLAT SHOWING RIGHT OF WAY TO BE ACQUIRED ACROSS THE PROPERTY OF PWC BOARD OF COUNTY SUPERVISORS, PRINCE WILLIAM COUNTY, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZIMUDA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE DATA WAS OBTAINED ON FEBRUARY 23RD & 4TH, 2011; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078

**NOTARY'S CERTIFICATE:**

CITY/COUNTY OF  
COMMONWEALTH OF VIRGINIA

I, THE UNDERSIGNED NOTARY PUBLIC DO HEREBY CERTIFY THAT

\_\_\_\_\_  
WHOSE NAME(S) IS SIGNED TO THE FOLLOWING OWNER'S CONSENT  
APPEARED AND ACKNOWLEDGED THE SAME BEFORE ME THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, 2021

**NOTARY PUBLIC**

**MY COMMISSION EXPIRES:**

LINE	BEARING	DISTANCE
L1	N 55°24'58" W	12.57'
L2	N 75°47'48" W	5.88'
L3	N 19°42'57" E	17.89'
L4	S 10°42'58" W	5.08'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
21	23.50'	40.00'	33°39'21"	S 31°17'22" E	23.16'

### LEGEND

IPS = IRON PIN SET  
P = PROPERTY LINE  
R/W = RIGHT OF WAY

= R/W TO BE ACQUIRED

AREA TABULATION PARCEL 8188-64-2015

AREA IN RIGHT OF WAY TO BE ACQUIRED = 229 SQ. FEET

ATTACHMENT  
May 4, 2021  
Res. No. 21-  
Page 1 of 1



PHONE: (804)-323-9900 FAX: (804)-323-0596

REVISION #	DATE	REASON FOR REVISION
1	9/24/20	PER COMMENTS
2	2/10/21	PER COMMENTS

**PLAT SHOWING  
STREET DEDICATION  
ACROSS THE PROPERTY OF**

PWC BOARD OF COUNTY SUPERVISORS

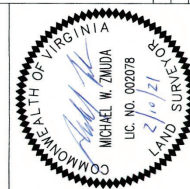
COUNTY PARCEL GPIN 8188-64-2015

POTOMAC DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

DRAWN BY: WCA	PROJECT#:
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CHECKED BY: MWZ	CONTRACT#:	JMT#: 09-0914-001
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DATE: 07/30/2020	SCALE: 1"=30'	SHEET 1 OF 1
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# **STAFF REPORT**

<b>Board Meeting Date:</b>	May 4, 2021
<b>Agenda Title:</b>	Authorize Street Dedications and Reserving of Temporary Construction Reservation Areas over County-Owned Property Located at 18728, 18732 Fuller Heights Road, 18611 Jefferson Davis Highway, and a Portion of an Unaddressed and Unimproved Triangle Street in Connection with the Fuller Road Improvement Project
<b>District Impact:</b>	Potomac Magisterial District
<b>Requested Action:</b>	Approve the resolutions authorizing the street dedication and the reserving of temporary construction reservation areas in connection with the Fuller Road Improvement Project.
<b>Department / Agency Lead:</b>	Department of Transportation
<b>Staff Lead:</b>	Ricardo Canizales, Director

## **EXECUTIVE SUMMARY**

The Fuller Road Improvement Project (Project) involves improvements to Fuller Road, the access road to the Quantico Marine Corps Base, a new left-turn lane along Joplin Road onto northbound Route 1, conversion of the existing left-turn lane to a through lane, and the re-aligning of Fuller Heights Road intersection to maximize the crossover spacing with Route 1. The new relocated intersection will provide north and southbound access via a roundabout located at the intersection of Fuller Heights Road and Old Triangle Road. This Project's final design was approved by the Prince William Board of County Supervisors (Board) on July 26, 2011, via Resolution Number (Res. No.) 11-545. The Project was adopted into the Fiscal Year (FY) 2011-2016 Capital Improvement Plan (CIP). The FY11-16 CIP was reviewed by the Planning Commission on March 3, 2010 and approved by the Board on April 27, 2010.

In order to maintain the construction schedule, certify right-of-way for this Federal project, and avoid additional cost resulting from project delays, dedication of County property is required to complete this improvement. The District Supervisor and Chair has been notified of this request.

It is the recommendation of County staff that the Board authorize street dedications and reserving of temporary construction reservation areas over County-owned property at 18728, 18732 Fuller Heights Road, 18611 Jefferson Davis Highway, and a portion of unaddressed and unimproved Triangle Street in Connection with the Fuller Road Improvement Project in the Potomac Magisterial District.

## BACKGROUND

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### **Property Requirements**

In order to complete construction of the Project, the following street dedications and conveyance of temporary construction reservation areas is required:

1. 18728 Fuller Heights Road
  - a. Temporary Construction Reservation Areas – 1,554 square feet of land is needed for temporary construction reservation areas.
2. 18732 Fuller Heights Road
  - a. Right of Way Dedication – 3,995 square feet of land is needed for right of way.
  - b. Temporary Construction Reservation Area – 1,238 square feet of land is needed for a temporary construction reservation area.
3. 18611 Jefferson Davis Highway
  - a. Right of Way Dedication – 899 square feet of land is needed for right of way
  - b. Temporary Construction Reservation Areas – 668 square feet of land is needed for temporary construction reservation areas.
4. Unaddressed portion of Unimproved Triangle Road (GPIN 8188-64-2015)
  - a. Right of Way Dedication – 229 square feet of land is needed for right of way dedication.

## STAFF RECOMMENDATION

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It is the recommendation of County staff that the Board authorize street dedication, conveyance of temporary construction reservation areas over County-owned property at 18728, 18732 Fuller Heights Road, 18611 Jefferson Davis Highway, and a portion of unaddressed and unimproved Triangle Street in Connection with the Project in the Potomac 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**

The Board has the legal authority to approve the dedications and reservations.

## **STAFF CONTACT INFORMATION**

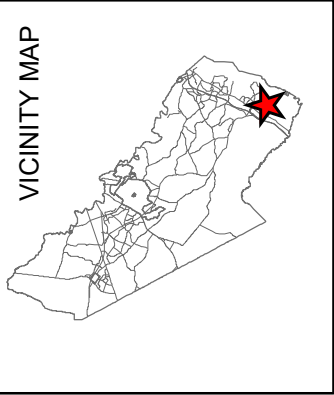
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Scott Hatten (703) 792-6257  
shatten@pwcgov.org

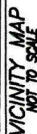
## **ATTACHMENTS**

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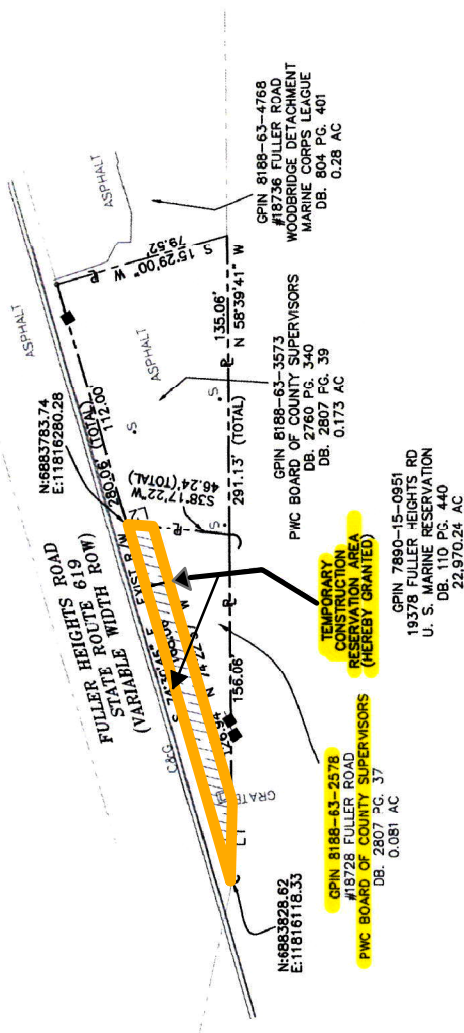
- Vicinity Map — Fuller Road Improvements
- Parcel Impact Sketch — 18728 Fuller Road
- Parcel Impact Sketch — 18732 Fuller Road
- Parcel Impact Sketch — 18611 Jefferson Davis Hwy
- Parcel Impact Sketch — Triangle Street



FULLER ROAD IMPROVEMENTS  
MAY 4, 2021



NAD 83, NORTH ZONE

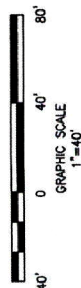


LINE	BEARING	DISTANCE
L1	N58°39'41"W	38.07'
L2	S38°17'22"W	11.61'

AREA TABULATION PARCEL 8188-63-2578  
ORIGINAL AREA = 0.081 ACRES  
TOTAL AREA IN TEMPORARY CONSTRUCTION RESERVATION AREA = 1,554 SQ. FT.

**NOTES:**

1. THE BOUNDARY LINES SHOWN HEREON ARE COMPILED FROM DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "A" AS SHOWN ON FEMA FLOOD HAZARD MAP FOR PRINCE WILLIAM COUNTY, COMMUNITY PANEL #515203D12E, EFFECTIVE AUGUST 3RD, 2015.
4. OWNERS: PWC BOARD OF COUNTY SUPERVISORS, PRINCE WILLIAM COUNTY, VIRGINIA (DB 2807 PG. 37) COUNTY GPN 8198-33-2578.
5. COORDINATES SHOWN HEREON ARE DERIVED BY MEANS OF THE CARON EAST RTK NETWORK AND REFLECT THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE.
6. ZONED GENERAL BUSINESS.
7. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.



OWNERS CERTIFICATION: I, PNC BOARD OF COUNTY SUPERVISORS, PRINCE WILLIAM COUNTY, VIRGINIA AFFIRM THAT I/WE ARE THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT AND DO HEREBY AFFIRM THAT THIS PLAT REFLECTS A VARIABLE WIDTH TEMPORARY CONSTRUCTION RESERVATION AREA, AND IS NOT FOR PURPOSES OF CREATING A PARCEL FOR RESIDENTIAL USE.

**PWC BOARD OF COUNTY SUPERVISORS**

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

## LEGEND

- = UTILITY POLE  
 P = PROPERTY LINE  
 R/W = RIGHT OF WAY  
 S = SIGN

**TEMPORARY  
CONSTRUCTION  
EASEMENT**

**SURVEYORS CERTIFICATION:**

THIS PLAT SHOWING A TEMPORARY CONSTRUCTION RESERVATION AREA ACROSS THE PROPERTY OF THE COUNTY OF MORGAN. THE SUPERVISORS, PRINCE, DIRECT AND RESPONSIBLE CHARGE OF THE PROJECT, CONCLUDED UNDER THE SUPERVISION THAT THE DATA WAS OBTAINED FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION, THAT THE DATA WAS OBTAINED FEBRUARY 3RD & 4TH, 2011; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

DATE 3/16/21

**NOTARY'S CERTIFICATE:**

CITY/COUNTY OF  
COMMONWEALTH OF VIRGINIA

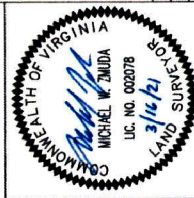
THE UNDERSIGNED NOTARY PUBLIC DO HEREBY CERTIFY THAT

WHOSE NAME(S) IS SIGNED TO THE FOLLOWING OWNER'S CONSENT  
APPEARED AND ACKNOWLEDGED THE SAME BEFORE ME THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, 2021

**NOTARY PUBLIC**

**MY COMMISSION EXPIRES:**

**PLAT SHOWING DEDICATION OF  
A TEMPORARY  
CONSTRUCTION RESERVATION AREA  
ACROSS THE PROPERTY OF  
PWC BOARD OF COUNTY SUPERVISORS  
COUNTY PARCEL GPIN 81188-63-2578**



POTOMAC DISTRICT PRINCE WILLIAM COUNTY, VIRG.

DRAWN BY: WCA	PROJECT#:
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CHECKED BY: MWZ	CONTRACT#:	JMT#: 09-0914-001
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LINE	BEARING	DISTANCE
L1	S15°29'00"W	10.98'
L2	N38°17'22"E	11.6'

**AREA TABULATION PARCEL 8188-63-3573**

ORIGINAL AREA = 0.173 ACRES

**TOTAL AREA IN TEMPORARY CONSTRUCTION RESERVATION AREA = 1,238 SQ. FT.**

**SURVEYORS CERTIFICATION:**

THIS PLAT SHOWING A TEMPORARY CONSTRUCTION RESERVATION AREA ACROSS THE PROPERTY OF PWC BOARD OF COUNTY COMMISSIONERS, HENRIETTA TOWNSHIP, COLUMBIA COUNTY, MISSOURI, WAS COMPLETED UNDER THE DIRECTION AND SUPERVISION OF MICHAEL W. ZULDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THAT THE DATA WAS OBTAINED ON FEBRUARY 3RD & 4TH, 2011; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

DATE	DATE
3/10/25	3/10/25
MICHAEL W. ZMUDA L.S. #002078	

**NOTARY'S CERTIFICATE:**

CITY/COUNTY OF \_\_\_\_\_

I, THE UNDERSIGNED NOTARY PUBLIC DO HEREBY CERTIFY THAT

WHOSE NAME(S) IS SIGNED TO THE FOLLOWING OWNER'S CONSENT  
APPEARED AND ACKNOWLEDGED THE SAME BEFORE ME THIS \_\_\_\_ DAY  
OF \_\_\_\_ 2021

**NOTARY PUBLIC**

**MY COMMISSION EXPIRES:**

**OWNERS CERTIFICATION:**

OWNERS CERTIFICATION:  
I, WE, PWC BOARD OF COUNTY SUPERVISORS, PRINCE WILLIAM COUNTY, VIRGINIA AFFIRM THAT I/WE ARE THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT AND DO HEREBY AFFIRM THAT THIS PLAT REFLECTS A VARIABLE WIDTH TEMPORARY CONSTRUCTION RESERVATION AREA, AND IS NOT FOR PURPOSES OF CREATING A PARCEL FOR RESIDENTIAL USE.

**PWC BOARD OF COUNTY SUPERVISORS**

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

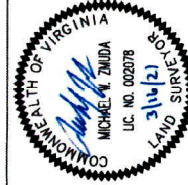
NAME	TITLE
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### LEGEND

■ = UTILITY POLE  
 P = PROPERTY LINE  
 R/W = RIGHT OF WAY  
 S = SIGN

**TEMPORARY  
CONSTRUCTION  
EASEMENT**

40' 0 40' 80' GRAPHIC SCALE 1"=40'



**JOHNSON, MIRMIRAN & THOMPSON**  
*Engineering A Brighter Future®*  
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23238

PRJ#	GROUP	DATE	REASON FOR REVISION	PRJ# (BOLD=NOT DONE)
1	9/24/20	PER COMMENTS		
2	2/10/21	PER COMMENTS		
3	3/16/21	PER COMMENTS		

**PLAT SHOWING A DEDICATED  
TEMPORARY**

ITEM FORAKI  
CONSTRUCTION RESERVATION AREA  
ACROSS THE PROPERTY OF

ACROSS THE PROPERTY OF  
PWC BOARD OF COUNTY SUPERVISORS

COUNTY PARCEL GPIN 8188-63-3573

POTOMAC DISTRICT

RAWN BY: WCA	PROJECT#:
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HECKED BY: MWZ	CONTRACT#:	JMT# 09-0914-001
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**NOTES:**

1. THE BOUNDARY LINES SHOWN HEREON ARE COMPILED FROM DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "A" AS SHOWN ON FEMA FLOOD HAZARD MAP FOR PRINCE WILLIAM COUNTY, COMMUNITY PANEL #5115300312E, EFFECTIVE AUGUST 3RD, 2015.
4. OWNERS: PWC BOARD OF COUNTY SUPERVISORS, PRINCE WILLIAM COUNTY, VIRGINIA (DB. 27780 PG. 340 & DB. 2807 PG. 36) COUNTY GPIN 8188-03-3573.
5. COORDINATES SHOWN HEREON ARE DERIVED BY MEANS OF THE CARON EAST RTK NETWORK AND REFLECT THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983.
6. ZONED FOR GENERAL BUSINESS.
7. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.

# PARCEL IMPACT SKETCH

## NOTES:

1. THE BOUNDARY LINES SHOWN HEREON ARE COMPILED FROM BEARS AND TOWN MAPS AND DO NOT REPRESENT THE ACTUAL SURVEY.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "A" AS SHOWN ON FEMA FLOOD HAZARD MAP FOR PRINCE WILLIAM COUNTY, COMMUNITY PANEL #11530312E, EFFECTIVE AUGUST 3RD, 2015.
4. OWNERS: PWC BOARD OF COUNTY SUPERVISORS, PRINCE WILLIAM COUNTY, VIRGINIA (INST. #20101215011692).
5. COORDINATES SHOWN HEREON ARE DERIVED BY MEANS OF THE CARON EAST RTK NETWORK AND REFLECT THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE.
6. ZONED GENERAL BUSINESS.
7. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT A PART OF THIS SURVEY.

## SURVEYORS CERTIFICATION:

THIS PLAT SHOWING RIGHT OF WAY TO BE ACQUIRED, AND A TEMPORARY CONSTRUCTION RESERVATION AREA ACROSS THE PROPERTY OF PWC BOARD OF COUNTY SUPERVISORS, PRINCE WILLIAM COUNTY, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZALUDA, FROM AN ACTUAL GROUND SURVEY MADE BY ME ON FEBRUARY 3RD, 2021, AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZALUDA, L.S. #002078 DATE 3/16/21

## NOTARY'S CERTIFICATE:

CITY/COUNTY OF COMMONWEALTH OF VIRGINIA

I, THE UNDERSIGNED NOTARY PUBLIC DO HEREBY CERTIFY THAT

WHOSE NAME(S) IS SIGNED TO THE FOLLOWING OWNER'S CONSENT APPEARED AND ACKNOWLEDGED THE SAME BEFORE ME THIS 31 DAY OF 2021

NOTARY PUBLIC

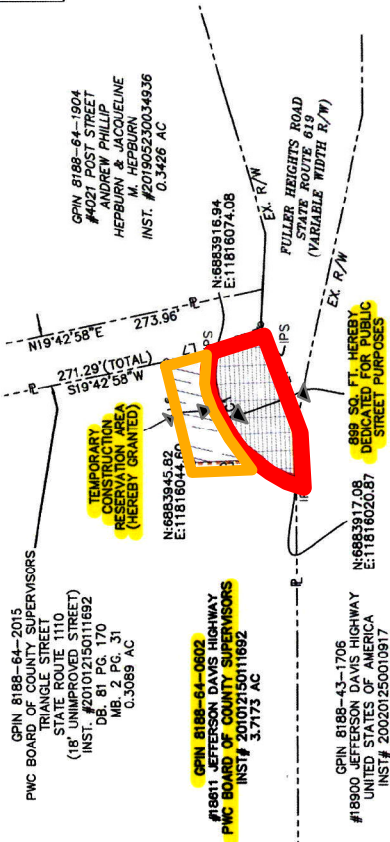
MY COMMISSION EXPIRES:

## OWNERS CERTIFICATION:

I, WE, PWC BOARD OF COUNTY SUPERVISORS, PRINCE WILLIAM COUNTY, VIRGINIA, AFFIRM THAT WE ARE THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT AND DO HEREBY AFFIRM THAT THIS PLAT REFLECTS RIGHT OF WAY TO BE ACQUIRED, AND A TEMPORARY CONSTRUCTION RESERVATION AREA AND IS NOT FOR PURPOSES OF CREATING A PARCEL FOR RESIDENTIAL USE.

PWC BOARD OF COUNTY SUPERVISORS

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_



LINE/BEARING	DISTANCE
L1 N 75°48'37" W	33.20'
L2 N 59°28'26" W	17.40'
L3 S 19°42'57" W	17.89'
L4 N 75°47'48" W	5.88'
L5 N 29°37'14" E	24.89'
L6 S 72°06'59" E	37.51'
L7 N 19°42'58" E	18.44'

CURVE/ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.20'	40.00°	S 89°50'48\"/>	53.20'
C2	44.69'	40.00°	S 89°50'48\"/>	42.40'

AREA TABULATION PARCEL 8188-64-0802

ORIGINAL AREA = 3.7173 ACRES

AREA IN RIGHT OF WAY TO BE ACQUIRED = 899 SQ. FEET

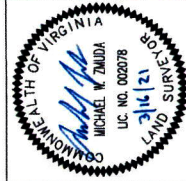
AREA IN TEMPORARY CONSTRUCTION RESERVATION AREA = 688 SQ. FEET

## LEGEND

IPS = IRON PIN SET  
E = PROPERTY LINE  
R/W = RIGHT OF WAY  
TCE = TEMPORARY CONSTRUCTION EASEMENT

[Red box] = RIGHT OF WAY TO BE ACQUIRED

[Yellow box] = TEMPORARY CONSTRUCTION EASEMENT



## PLAT SHOWING

STREET DEDICATION AND  
DEDICATION OF TEMPORARY  
CONSTRUCTION RESERVATION AREA  
ACROSS THE PROPERTY OF  
PWC BOARD OF COUNTY SUPERVISORS

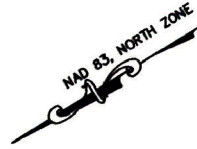
COUNTY PARCEL ID# 8188-64-0802

POTOMAC DISTRICT  
DRAWN BY: WCA PROJECT: PRINCE WILLIAM COUNTY, VIRGINIA  
CHECKED BY: MMZ CONTRACT#: INT# 08-0914-201  
DATE: 09/24/2020 SCALE: 1\"/>

**JMT** JOHNSON, MURPHY & THOMPSON  
Engineering A Brighter Future  
9501 Abotom Parkway Suite 310 Richmond, Virginia 23238  
PHONE 804-355-9000 FAX 804-355-0080

REVISION #	DATE	REASON FOR REVISION
1	9/24/20	PER COMMENTS
2	2/10/21	PER COMMENTS
3	3/16/21	PER COMMENTS

# PARCEL IMPACT SKETCH



GPIN 8188-64-3100  
#4015 POST STREET  
CONTINENTAL TELEPHONE  
COMPANY, VIRGINIA  
DB. 785 PG. 502

GPIN 8188-64-2402  
#18723 FULLER HEIGHTS RD  
ANDREW PHILLIP  
HEPBURN & JACQUELINE  
M. HEPBURN  
INST. #201905230034936  
0.3302 AC

GPIN 8188-64-1904  
#4021 POST STREET  
ANDREW PHILLIP  
HEPBURN & JACQUELINE  
M. HEPBURN  
INST. #201905230034936  
0.3426 AC

GPIN 8188-64-2015  
#18611 JEFFERSON DAVIS HIGHWAY  
STATE ROUTE 1110  
(18' UNIMPROVED STREET)  
INST. #201905230034936  
DB. 2 PG. 31  
0.3069 AC

GPIN 8188-64-0602  
#18611 JEFFERSON DAVIS HIGHWAY  
BOARD OF COUNTY SUPERVISORS  
OF PRINCE WILLIAM COUNTY, VIRGINIA  
INST# 201012150111692  
3.7175 AC

VIRGINIA POWER  
EASEMENT  
DB 2133 PG 496

DRAINAGE  
EASEMENT  
DB. 2791  
PG. 385

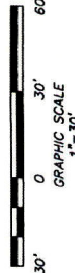
229 SQ. FT.  
HEREBY DEDICATED  
STREET PURPOSES

EX. R/W  
FULLER HEIGHTS RD  
STATE ROUTE 619  
(VARIABLE WIDTH R/W)

GPIN 8188-43-1706  
#18600 JEFFERSON DAVIS HIGHWAY  
UNITED STATES OF AMERICA  
INST# 200201250010917

DRAINAGE  
EASEMENT  
DB. 2103 PG. 1649

EX. R/W  
FULLER HEIGHTS RD  
STATE ROUTE 619  
(VARIABLE WIDTH R/W)



OWNERS CERTIFICATION:  
WE, THE BOARD OF COUNTY SUPERVISORS, PRINCE WILLIAM COUNTY, VIRGINIA,  
AFTER THAT WE ARE THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT AND DO  
HEREBY AFFIRM THAT THIS PLAT REFLECTS RIGHT OF WAY TO BE ACQUIRED AND IS NOT  
FOR PURPOSES OF CREATING A PARCEL FOR RESIDENTIAL USE.

PWC BOARD OF COUNTY SUPERVISORS

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING RIGHT OF WAY TO BE ACQUIRED ACROSS  
THE EASEMENT OF THE BOARD OF COUNTY SUPERVISORS,  
PRINCE WILLIAM COUNTY, VIRGINIA, WAS COMPLETED UNDER  
THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W.  
ZMUDA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY  
SUPERVISION; THAT THE DATA WAS OBTAINED ON FEBRUARY  
3RD & 4TH, 2021; AND THAT THIS PLAT MEETS MINIMUM  
ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078 DATE 2/10/21

NOTARY'S CERTIFICATE:

CITY/COUNTY OF  
COMMONWEALTH OF VIRGINIA

I, THE UNDERSIGNED NOTARY PUBLIC DO HEREBY CERTIFY THAT

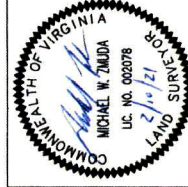
WHOSE NAME(S) IS SIGNED TO THE FOLLOWING OWNER'S CONSENT  
APPEARED AND ACKNOWLEDGED THE SAME BEFORE ME THIS 10th DAY  
OF February, 2021

NOTARY PUBLIC

MY COMMISSION EXPIRES:

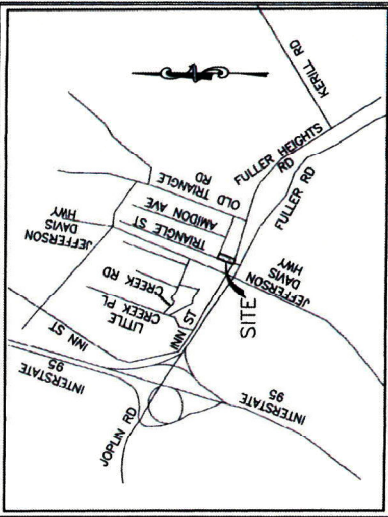
LINE BEARING	DISTANCE
L1 N 55°24'58" W 112.57'	
L2 N 75°47'48" W 15.88'	
L3 N 19°42'57" E 117.89'	
L4 S 19°42'58" W 15.98'	

CURVE ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 23.50'	40.00'	33°39'21"	S 31°17'22" E	123.16'



LEGEND:  
IPS = IRON PIN SET  
E = PROPERTY LINE  
R/W = RIGHT OF WAY  
 = R/W TO BE ACQUIRED

AREA TABULATION: PARCEL 8188-64-2015  
AREA IN RIGHT OF WAY TO BE ACQUIRED = 229 SQ. FEET



VICINITY MAP  
NOT TO SCALE

## NOTES:

1. THE BOUNDARY LINES SHOWN HEREON ARE COMPILED FROM DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. BY GRANTING THIS RIGHT OF WAY, THE LAND HAZARD MAP FOR PRINCE WILLIAM COUNTY, VIRGINIA, #511530312E, EFFECTIVE AUGUST 3RD, 2015, OWNERS: PWC BOARD OF COUNTY SUPERVISORS, PRINCE WILLIAM COUNTY, VIRGINIA (INST. #201012150111692), COUNTY GPIN 8188-64-2015.
4. COORDINATES SHOWN HEREON ARE DERIVED BY MEANS OF THE CARON EAST RTK NETWORK AND REFLECT THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE.
5. ZONED GENERAL BUSINESS.
6. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT A PART OF THIS SURVEY.

**JMT** JOHNSON, WILKINSON & THOMPSON  
REGISTERED PROFESSIONAL SURVEYORS  
8001 Abolition Parkway, Suite 310 Richmond, Virginia 23236  
PHONE (804) 688-9000 FAX (804) 688-0888

REVISION #	DATE	REASON FOR REVISION
1	9/24/20	PER COMMENTS
2	2/10/21	PER COMMENTS

PLAT SHOWING  
STREET DEDICATION  
ACROSS THE PROPERTY OF

PWC BOARD OF COUNTY SUPERVISORS

COUNTY PARCEL GPIN 8188-64-2015

POTOMAC DISTRICT	PRINCE WILLIAM COUNTY, VIRGINIA
DRAWN BY: WCA	PROJECT#
CHECKED BY: MWZ	CONTRACT#
DATE: 07/30/2020	SCALE: 1"=30'
JMT# 09-0914-001	SHEET 1 OF 1