

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

**MOTION:**

**SECOND:**

**RE:                AUTHORIZE STREET DEDICATION, CONVEYANCE OF VARIOUS EASEMENTS, AND  
THE RESERVING OF A RESERVATION AREA OVER COUNTY-OWNED PROPERTY  
LOCATED AT 9349 HORNBAKER ROAD IN CONNECTION WITH THE PRINCE  
WILLIAM PARKWAY AND UNIVERSITY BOULEVARD (QUADRANT ROADWAY  
INTERSECTION) PROJECT – BRENTSVILLE MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, the Prince William Parkway and University Boulevard (Quadrant Roadway Intersection) Project (Project) includes improvements extended along Prince William Parkway for a total of 5000 feet, and along University Boulevard for approximately 1,500 feet, including its intersection with Discovery Boulevard and Hornbaker Road, and the construction of a ten (10) foot asphalt shared use path and a five (5) foot concrete sidewalk. This Project will add one (1) additional lane in each direction on Prince William Parkway within the Project limits, for a total of three (3) lanes in each direction, and an extension of 2,000 feet of a four (4) lane divided Discovery Boulevard from its existing intersection at University Boulevard to a new proposed intersection with Prince William Parkway, with new signals at each of the terminal intersections, and was approved by the Prince William Board of County Supervisors (Board) on September 4, 2018, via Resolution Number (Res. No.) 18-480; and

**WHEREAS**, the design of the Project requires street dedication, conveyance of various easements, and the reserving of a reservation area in connection with the Prince William Parkway and University Boulevard (Quadrant Roadway Intersection) Project; and

**WHEREAS**, the design team has requested the street dedication, conveyance of various easements, and the reserving of a reservation areas as set forth in the attached plat; and

**WHEREAS**, County staff recommends authorizing the street dedication, conveyance of various easements, and the reserving of a reservation area over the County-owned property located at 9349 Hornbaker 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 the street dedication, the conveyance of various easements, and reserving of the various reservation areas on the County-owned property located at 9349 Hornbaker Road as set forth on the plat attached hereto; and

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

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**Page Two**

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors hereby authorizes 174,883 square feet of land for right of way dedication, reservation of 143,866 square feet of land for storm drainage reservation areas, conveyance of 2,365 square feet of land for a permanent sanitary sewer and waterline easement to the Prince William County Service Authority, 9,206 square feet of land for a permanent easement to the Northern Virginia Electric Cooperative (NOVEC), and reservation of 51,862 square feet of land for temporary construction reservation area on County-owned property located at 9349 Hornbakerer Road in connection with the 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 accompanying the attached plat, and any other 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;

**BE IT FURTHER RESOLVED** that the Prince William Board of County Supervisors hereby authorizes staff to acquire any easements over the reservation areas reserved herein that are required for acceptance of the completed project into the State road system.

ATTACHMENT: Plat Showing Street Dedication, Storm Drainage Reservation Area, Waterline Easement, NOVEC Easement and Temporary Construction Reservation Area on the Land of Board of County Supervisors of Prince William County, Virginia, D.B. 2428, PG 219, Brentsville Magisterial District, Prince William County, Virginia, Prepared by Rice Associates, Dated March 16, 2021

**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 PLATTING OF DEDICATION OF THE LAND SHOWN HEREON, AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS AND TRUSTEES, IF ANY, THE UNDERSIGNED HEREBY EXPRESSLY CONSENT(S) TO THE DEDICATION TO THE BOARD OF COUNTY SUPERVISORS, IN FEE SIMPLE ABSOLUTE, OF 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 DEDICATION AND RESERVATION OF ANY EASEMENT AND RESERVATION AREA INDICATED ON SUCH PLAT FOR STORM DRAINAGE, WATERLINE, NOVEC, AND TEMPORARY CONSTRUCTION AS SHOWN HEREON.

NAME \_\_\_\_\_ DATE \_\_\_\_\_

## NOTARY'S CERTIFICATE

CITY/COUNTY OF \_\_\_\_\_  
COMMONWEALTH OF VIRGINIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

REGISTRATION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, WILLIAM G. LIPPY, JR., A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY VIRGINIA AS ACQUIRED BY DEED BOOK 2428, PAGE 214 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

BOUNDARY SHOWN HEREON IS THE RESULT OF A COMPILATION FROM RELEVANT PLATS OF RECORD WITH THE PERSON OF CLOSURE GREATER THAN 100 FEET AND DOES NOT CONSTITUTE THE RESULTS OF A FIELD RUN BOUNDARY SURVEY.

THE BEARINGS SHOWN ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 BY GPS OBSERVATIONS WHICH TIES THE PROPERTY TO PRINCE WILLIAM COUNTY MONUMENT PN13 (WHITMORE).

IRON RODS WILL BE SET AT ALL NEW RIGHT-OF-WAY CORNERS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND SECTION 120.00 OF THE DESIGN AND CONSTRUCTION STANDARDS MANUAL AFTER CONSTRUCTION IS COMPLETE.

## NOTES:

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 16495-04-1214.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE NOT ALL ENCUMBRANCES TO THE PROPERTY ARE NECESSARILY SHOWN HEREON.
3. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 1983) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS PROPERTY TO PRINCE WILLIAM COUNTY MONUMENT NUMBER PN13 (WHITMORE).
4. THE MEAN (COUNTY WIDE AVERAGE) GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES, IS 0.9998233183. THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS PROPERTY.
5. THE BEARINGS SHOWN ARE REFERENCED TO THE VCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR THE CONVERSION OF THE MONUMENT COORDINATES IS THE U.S. SURVEY FOOT OR 1 FT = 0.3048006096 METERS.
7. THE PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION SHALL ASSUME THE TOTAL MAINTENANCE RESPONSIBILITY OF THE STORM DRAINAGE SYSTEM CONTAINED IN EASEMENT PROPERLY DEDICATED FOR PUBLIC USE. THE MAINTENANCE RESPONSIBILITY OF THE DEPARTMENT OF TRANSPORTATION FOR THE STORM DRAINAGE SYSTEM SHALL BE TRANSFERRED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) UPON ACCEPTANCE OF THE ROAD IMPROVEMENTS BY THE STATE.
8. TEMPORARY CONSTRUCTION RESERVATION AREA TO BE NULL AND VOID AT SUCH TIME THE PRINCE WILLIAM PARKWAY AT UNIVERSITY BOULEVARD PROJECT IS COMPLETED.
9. PORTION OF EXISTING RESERVATION AREA OR RESERVATION AREA WITHIN DEDICATED RIGHT-OF-WAY AREA TO BE VACATED BY SEPARATE INSTRUMENT.

## SITE AREA TABULATION

ORIGINAL PARCEL	4,947,053 SQ. FT.
RIGHT OF WAY DEDICATION	174,893 SQ. FT.
RESIDUE PARCEL	4,772,170 SQ. FT.

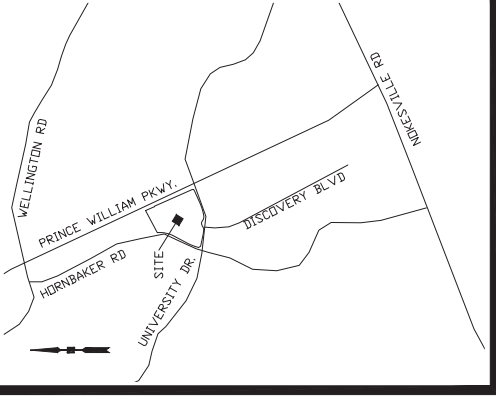
## AREA TABULATION

RIGHT OF WAY DEDICATION	174,893 SQ. FT.
STORM DRAINAGE RESERVATION (AREA 1)	52,776 SQ. FT.
STORM DRAINAGE RESERVATION (AREA 2)	91,090 SQ. FT.
STORM DRAINAGE RESERVATION (TOTAL)	143,866 SQ. FT.
SANITARY SEWER AND WATERLINE EASEMENT AREA	2,365 SQ. FT.
NOVEC EASEMENT (AREA 1)	8,678 SQ. FT.
NOVEC EASEMENT (AREA 2)	528 SQ. FT.
NOVEC EASEMENT AREA (TOTAL)	9,206 SQ. FT.
TEMPORARY CONSTRUCTION RESERVATION AREA (AREA 1)	35,168 SQ. FT.
TEMPORARY CONSTRUCTION RESERVATION AREA (AREA 2)	13,501 SQ. FT.
TEMPORARY CONSTRUCTION RESERVATION AREA (AREA 3)	3,191 SQ. FT.
TEMPORARY CONSTRUCTION RESERVATION AREA (TOTAL)	51,862 SQ. FT.

## REVISIONS



ATTACHMENT  
May 4, 2021  
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VICINITY MAP  
1" = 2000'

STREET DEDICATION, STORM DRAINAGE  
RESERVATION AREA, WATERLINE EASEMENT, NOVEC  
EASEMENT AND TEMPORARY CONSTRUCTION  
RESERVATION AREA  
ON THE LAND OF  
BOARD OF COUNTY SUPERVISORS OF PRINCE  
WILLIAM COUNTY VIRGINIA  
D.B. 2428, PG. 219  
BRENTVILLE MAGISTRAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

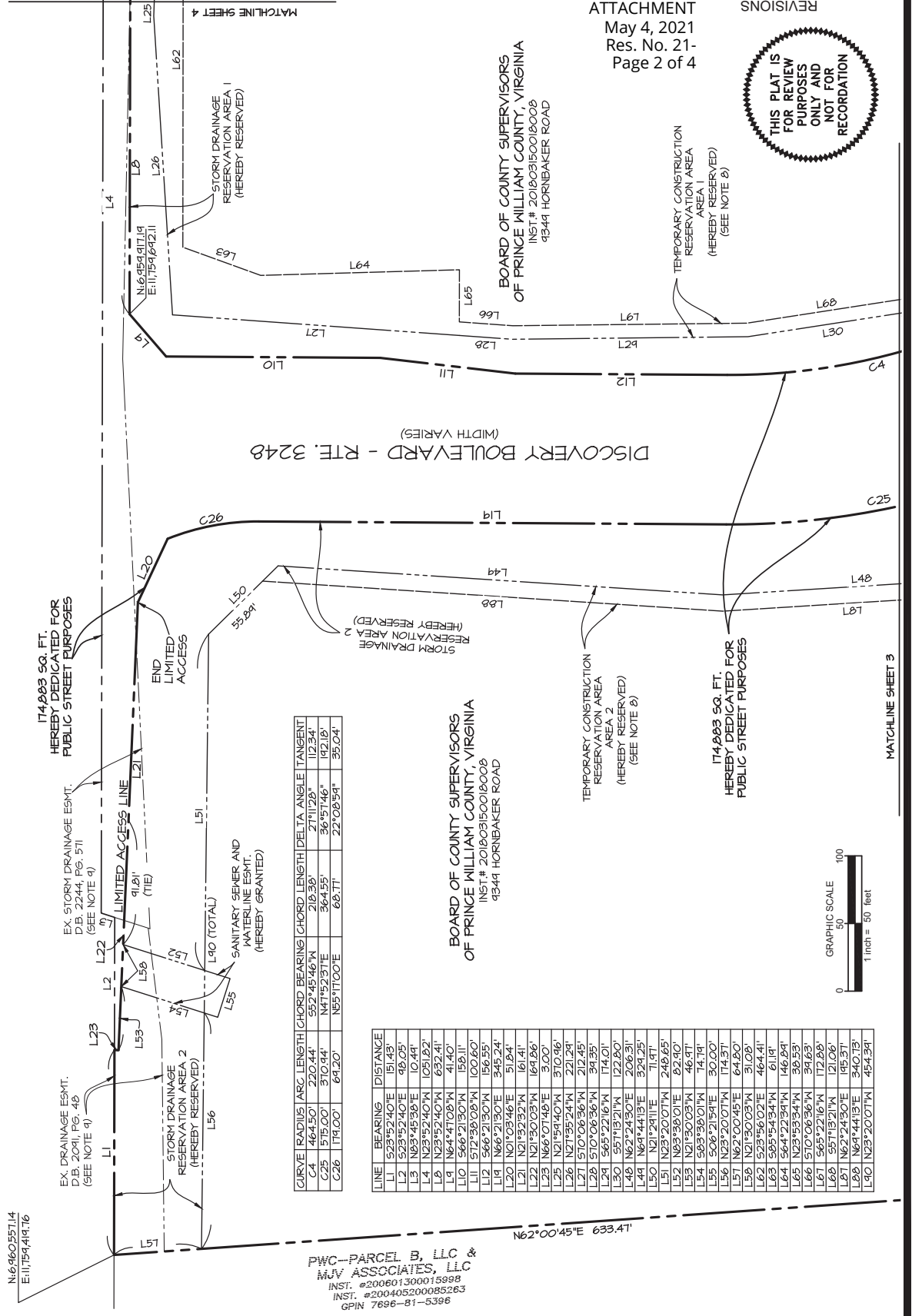
DATE	4/27/21
REVISION DESCRIPTION	1
REVISE SANITARY SEWER	2
COUNTY COMMENTS	3
ADD NOVEC EASEMENT	4
RESERVATION AREA	5
COUNTY COMMENTS	6
TO DRAINAGE EASEMENT	7
RECEIVED 4/26/21	8

SCALE: 1" = 50'	DATE
DATE: 03/16/2021	4/27/21
DRAWN BY: KRM	3/25/21
CHECKED BY: WRD / WGL	3/16/21
FILE NAME: PT1700.01	3/25/21
SHEET 1 OF 4	4/27/21

**RICE ASSOCIATES**  
Surveying • Photogrammetry • 3-D Laser Scanning  
Subsurface Utility Designation and Mapping  
10661 GASKINS WAY  
MANASSAS, VIRGINIA 20109  
(703) 968-3200 FAX (703) 968-2705  
WWW.RICESURVEYS.COM

PRINCE WILLIAM PARKWAY - RT. 234  
 (WIDTH VARIES)

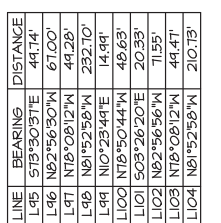
66°15'00" NORTH  
 10°03'00" NORTH ZONE



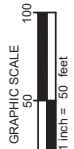
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C4	1464.50'	220.44'	S52°45'46"E	216.36'	27°11'28"	112.34'
C25	1515.00'	510.44'	N41°52'57"E	364.55'	36°57'46"	42.19'
C26	114.00'	64.20'	N55°11'00"E	65.17'	22°08'54"	35.04'

LINE	BEARING	DISTANCE
L1	S23°52'40"E	151.43'
L2	S23°52'40"E	98.05'
L3	N83°45'58"E	10.44'
L4	N23°52'40"W	1091.82'
L5	N23°52'40"W	632.41'
L6	N64°47'08"W	41.40'
L7	S66°21'30"W	159.11'
L8	S72°38'08"W	100.60'
L9	S66°21'30"W	156.55'
L10	N66°21'30"E	345.24'
L11	N01°03'46"E	51.84'
L12	N21°32'52"W	161.41'
L13	N21°30'03"W	164.86'
L14	N66°07'48"E	3.00'
L15	N21°34'40"W	510.96'
L16	N21°35'24"W	221.24'
L17	N10°06'36"W	34.48'
L18	S45°22'08"W	34.85'
L19	S51°18'01"W	174.01'
L20	S51°18'01"W	172.80'
L21	N62°24'50"E	206.31'
L22	N62°24'50"E	379.25'
L23	N01°24'11"E	11.91'
L24	N23°20'07"W	249.65'
L25	N63°38'01"E	82.90'
L26	N21°30'03"W	46.91'
L27	S63°38'01"W	74.19'
L28	S06°21'54"E	30.00'
L29	N23°20'07"W	174.37'
L30	N62°00'45"E	64.80'
L31	N21°30'03"W	31.08'
L32	S23°56'02"E	464.41'
L33	S05°54'54"W	61.91'
L34	S64°22'39"W	146.29'
L35	N23°55'34"W	30.53'
L36	S70°06'36"W	34.63'
L37	S65°22'16"W	172.89'
L38	S57°19'21"W	121.06'
L39	N62°24'50"E	195.37'
L40	N64°44'13"E	340.13'
L41	N23°20'07"W	454.39'





THIS PLAT IS  
FOR REVIEW  
PURPOSES  
ONLY AND  
NOT FOR  
RECORDATION





**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 9665 DISCOVERY BOULEVARD IN CONNECTION WITH THE PRINCE  
WILLIAM PARKWAY AND UNIVERSITY BOULEVARD (QUADRANT ROADWAY  
INTERSECTION) PROJECT – BRENTSVILLE MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, the Prince William Parkway and University Boulevard (Quadrant Roadway Intersection) Project (Project) includes improvements extended along Prince William Parkway for a total of 5000 feet, and along University Boulevard for approximately 1,500 feet, including its intersection with Discovery Boulevard and Hornbaker Road, and the construction of a ten (10) foot asphalt shared use path and a five (5) foot concrete sidewalk. This Project will add one (1) additional lane in each direction on Prince William Parkway within the Project limits, for a total of three (3) lanes in each direction, and an extension of 2,000 feet of a four (4) lane divided Discovery Boulevard from its existing intersection at University Boulevard to a new proposed intersection with Prince William Parkway, with new signals at each of the terminal intersections, and was approved by the Prince William Board of County Supervisors (Board) on September 4, 2018, via Resolution Number (Res. No.) 18-480; 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 9665 Discovery Boulevard in connection with the Prince William Parkway and University Boulevard (Quadrant Roadway Intersection) 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 the reserving of a temporary construction reservation area over the County-owned property located at 9665 University Boulevard; 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 the reserving of a temporary construction reservation area on the County-owned property located at 9665 University Boulevard as set forth on the plat attached hereto; and

**May 4, 2021**  
**Regular Meeting**  
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**Page Two**

**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 3,995 square feet of land for right of way dedication and the reservation of 6,798 square feet of land for a temporary construction reservation area, on County-owned property located at 9665 University Boulevard in connection with the 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 accompanying the attached plat, and any other 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;

**BE IT FURTHER RESOLVED** that the Prince William Board of County Supervisors hereby authorizes staff to acquire any easements over the reservation areas reserved herein that are required for acceptance of the completed project into the State road system.

ATTACHMENT: Plat Showing Street Dedication and Temporary Construction Reservation Area on the Land of Board of County Supervisors of Prince William County, Virginia, D.B. 2428, PG 219, Brentsville Magisterial District Prince William County, Virginia, Prepared by Rice Associates, Dated September 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 PLATTING OF DEDICATION OF THE LAND SHOWN HEREON, AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS, AND TRUSTEES, IF ANY. THE UNDERSIGNED HEREBY EXPRESSLY CONSENT(S) TO THE DEDICATION TO THE BOARD OF COUNTY SUPERVISORS, IN FEE SIMPLE ABSOLUTE, OF 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 ANY RESERVATION AREA INDICATED ON SUCH PLAT FOR TEMPORARY CONSTRUCTION AS SHOWN HEREON.

NAME \_\_\_\_\_ DATE \_\_\_\_\_

NOTARY'S CERTIFICATE

CITY/COUNTY OF \_\_\_\_\_  
COMMONWEALTH OF VIRGINIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

REGISTRATION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, WILLIAM G. LIPPY, JR., A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA AS ACQUIRED BY DEED BOOK 2428, PAGE 21, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

BOUNDARY SHOWN HEREON IS THE RESULT OF A COMPILATION FROM DEED AND/OR PLATS OF RECORD WITH THE ERROR OF CLOSURE GREATER THAN 1:10,000, AND DOES NOT CONSTITUTE THE RESULTS OF A FIELD RUN BOUNDARY SURVEY.

THE BEARINGS SHOWN ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 BY GPS OBSERVATIONS WHICH TIES THE PROPERTY TO PRINCE WILLIAM COUNTY MONUMENT PM13 (WHITMORE).

IRON RODS WILL BE SET AT ALL NEW RIGHT-OF-WAY CORNERS IN ACCORDANCE WITH THE DIVISION ORDINANCE AND SECTION 120.00 OF THE DESIGN AND CONSTRUCTION STANDARDS MANUAL AFTER CONSTRUCTION IS COMPLETE.

NOTES:

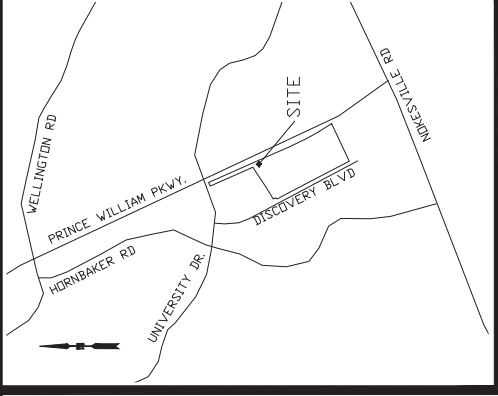
1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 7645-16-0437.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE NOT ALL ENCUMBRANCES TO THE PROPERTY ARE NECESSARILY SHOWN HEREON.
3. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 1983) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS PROPERTY TO PRINCE WILLIAM COUNTY MONUMENT NUMBER PM13 (WHITMORE).
4. THE MEAN (COUNTY WIDE AVERAGE) GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES, IS 0.999935193. THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS PROPERTY.
5. THE BEARINGS SHOWN ARE REFERENCED TO THE VCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR THE CONVERSION OF THE MONUMENT COORDINATES IS THE U.S. SURVEY FOOT OR 1 FT = 0.3048006096 METERS.
6. TEMPORARY CONSTRUCTION RESERVATION AREA TO BE NULL AND VOID AT SUCH TIME THE PRINCE WILLIAM PARKWAY AT UNIVERSITY BOULEVARD PROJECT IS COMPLETED.

SITE AREA TABULATION

ORIGINAL PARCEL (PER INST # 202009340021962) 33,550.11 ACRES  
RIGHT OF WAY DEDICATION 0.0411 ACRES  
RESIDUE PARCEL 33,458.4+ ACRES

AREA TABULATION

RIGHT OF WAY DEDICATION 3,495 SQ. FT.  
TEMPORARY CONSTRUCTION RESERVATION AREA 6,195 SQ. FT.



VICINITY MAP  
1" = 2000'

**RICE ASSOCIATES**  
Surveying • Photogrammetry • 3-D Laser Scanning  
Subsurface Utility Designation and Mapping  
10661 GASKINS WAY  
MANASSAS, VIRGINIA 20109  
(703) 968-3200 FAX (703) 968-2705  
WWW.RICESURVEYS.COM

PLAT SHOWING  
STREET DEDICATION AND TEMPORARY  
CONSTRUCTION RESERVATION AREA  
ON THE LAND OF  
BOARD OF COUNTY SUPERVISORS OF  
PRINCE WILLIAM COUNTY VIRGINIA  
D.B. 2428, PG. 219  
BRENTVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: 1" = 50
DATE: 09/14/2020
DRAWN BY: KRM
CHECKED BY: WGL
FILE NAME: PT1700.01
SHEET 1 OF 2

REV. NO.	REVISION DESCRIPTION	DATE
1	COUNTY COMMENTS RECEIVED 3/5/21	3/10/21
2	COUNTY COMMENTS RECEIVED 4/26/21	4/27/21

ATTACHMENT  
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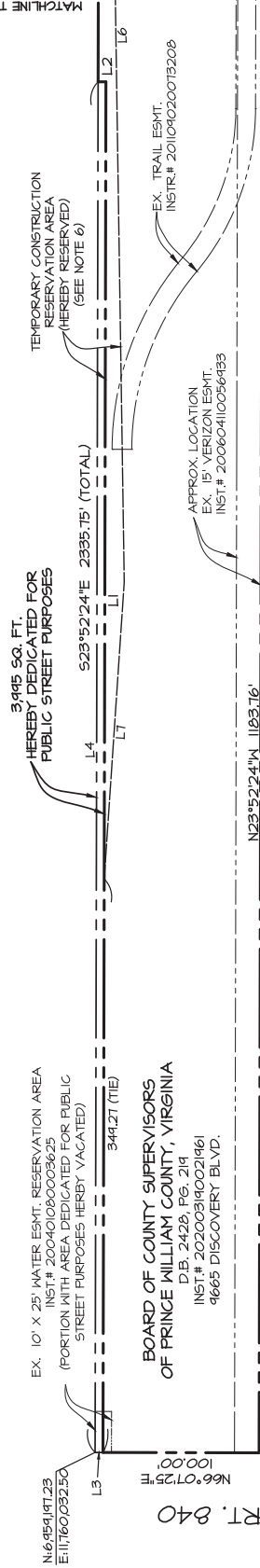


REV. NO.	REVISION DESCRIPTION	DATE
1	COUNTY COMMENTS RECEIVED 3/5/21	3/10/21
2	COUNTY COMMENTS RECEIVED 4/26/21	4/27/21

ATTACHMENT  
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PRINCE WILLIAM PARKWAY - RT. 234  
 (WIDTH VARIES)

MATCHLINE THIS SHEET BELOW

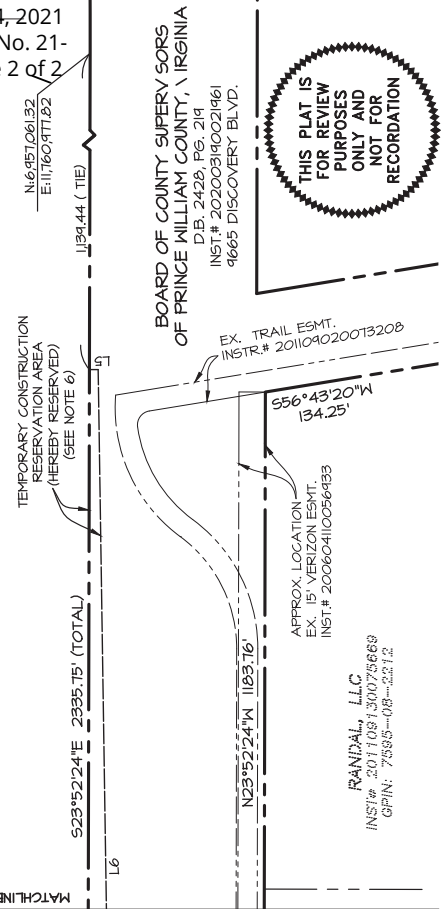


TIPC UNIVERSITY, L.C.  
 INST.# 2008082801253883  
 GPIN: 7585-08-5867

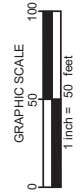
LINE	BEARING	DISTANCE
L1	S23°52'35"E	834.68'
L2	N66°07'39"E	4.16'
L3	N66°07'39"E	4.16'
L4	S23°52'24"E	834.89'
L5	S66°06'28"W	4.66'
L6	N24°52'31"W	666.19'
L7	N20°08'13"W	181.33'

MATCHLINE THIS SHEET ABOVE

PRINCE WILLIAM PARKWAY - RT. 234  
 (WIDTH VARIES)



THIS PLAT IS  
 FOR REVIEW  
 PURPOSES  
 ONLY AND  
 NOT FOR  
 RECORDATION







## **STAFF REPORT**

<b>Board Meeting Date:</b>	May 4, 2021
<b>Agenda Title:</b>	Authorize Street Dedication, Conveyance of Various Easements, and the Reserving of Various Reservation Areas over County-Owned Property Located at 9349 Hornbaker Road and 9665 Discovery Boulevard in Connection with the Prince William Parkway and University Boulevard (Quadrant Roadway Intersection) Project
<b>District Impact:</b>	Brentsville Magisterial District
<b>Requested Action:</b>	Approve the resolutions authorizing the street dedication, conveyance of various easements and the reserving of reservation areas in connection with the Prince William Parkway and University Boulevard (Quadrant Roadway Intersection) Project.
<b>Department / Agency Lead:</b>	Department of Transportation
<b>Staff Lead:</b>	Ricardo Canizales, Director

### **EXECUTIVE SUMMARY**

The Prince William Parkway and University Boulevard (Quadrant Roadway Intersection) Project (Project) widens a section of the Prince William Parkway in the vicinity of the University Boulevard intersection to create a six (6) lane Parkway. The Project eliminates all left-turn movements at the existing Prince William Parkway intersection with University Boulevard and relocates them to a newly proposed signalized intersection approximately 800 ft north of the existing one. It also extends the four (4) lane Discovery Boulevard from its current intersection with University Boulevard for approximately 2000 ft to connect with the proposed intersection at Prince William Parkway creating the jug-handle design. The Project also includes the construction of a ten (10) foot asphalt shared use path and a five (5) foot concrete sidewalk along the extension of Discovery Boulevard and on The Parkway.

All of improvements listed above constitute the Project which was approved by the Prince William Board of County Supervisors (Board) on September 4, 2018, via Resolution Number (Res. No.) 18-480. The Project was included in the Fiscal Year (FY) FY20 Capital Improvement Plan, which was recommended by the Planning Commission on March 6, 2019, and adopted by the Board on April 30, 2019. The Brentsville Magisterial District Office was notified of the requested action in this Board item, via email, on February 24, 2021.

In order to maintain the construction schedule, convey necessary easements to the utilities and avoid additional cost resulting from project delays, dedication of County property is required to complete this improvement.



It is the recommendation of County staff that the Board authorize street dedication, conveyance of various easements, and the reserving of reservation areas over County-owned property located at 9349 Hornbaker Road and 9665 Discovery Boulevard in connection with the Prince William Parkway and University Boulevard (Quadrant Roadway Intersection) Project in the Brentsville Magisterial District.

## **BACKGROUND**

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### **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. 9349 Hornbaker Road
  - a. Right-of-way Dedication – 174,883 square feet of land is needed for right-of-way dedication.
  - b. Storm Drainage Reservation Areas – 143,866 square feet of land is needed for storm drainage reservation areas.
  - c. Permanent Prince William County Service Authority ("PWCSA") Sanitary Sewer and Waterline Easement Area – 2,365 square feet of land is needed for a permanent PWCSA sanitary sewer and waterline easement.
  - d. Permanent Northern Virginia Electric Cooperative ("NOVEC") Easements – 9,206 square feet of land is needed for a permanent NOVEC easements for electric lines.
  - e. Temporary Construction Reservation Areas – 51,862 square feet of land is needed for temporary construction reservation areas.
2. 9665 Discovery Boulevard
  - a. Right-of-way Dedication – 3,995 square feet of land is needed for right-of-way dedication.
  - b. Temporary Construction Reservation Area – 6,798 square feet of land is needed for a temporary construction reservation area.

## **STAFF RECOMMENDATION**

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It is the recommendation of County staff that the Board authorize street dedication, conveyance of various easements, and the reserving of reservation areas over County-owned property located at 9349 Hornbaker Road and 9665 Discovery Boulevard in connection with the Prince William Parkway and University Boulevard (Quadrant Roadway Intersection) 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., after holding the public hearing, the Board has the legal authority to authorize these street dedications, conveyance of various easements and reservation areas related to an approved transportation project in the County Capital Improvement Program.

**STAFF CONTACT INFORMATION**

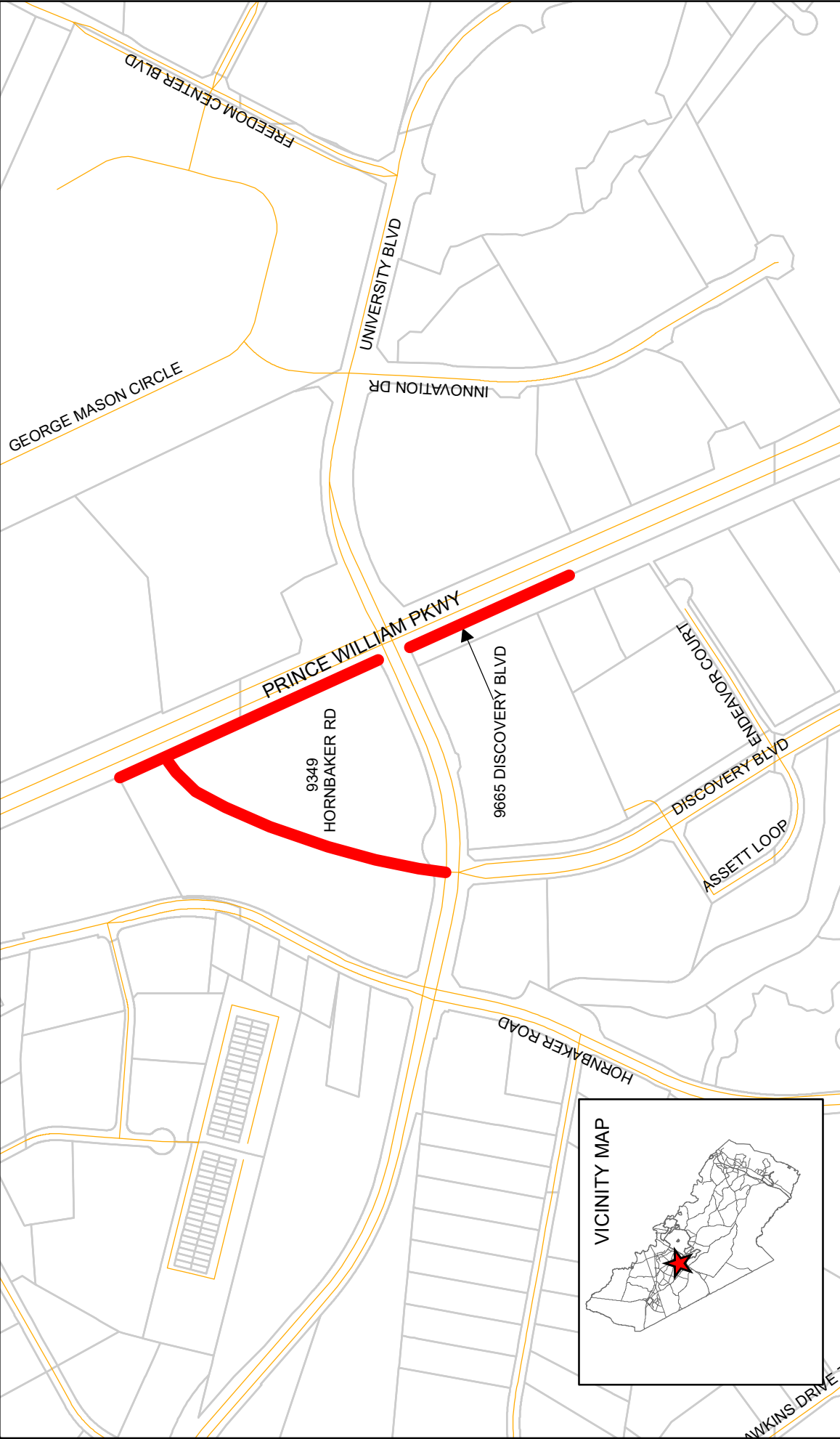
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Tim Witter | (703) 792-5275  
twitter@pwcgov.org

**ATTACHMENTS**

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- Vicinity Map — Street Dedication & Various Easements
- Parcel Impact Sketch 1 — 9349 Hornbaker Rd
- Parcel Impact Sketch 2 — 9349 Hornbaker Rd
- Parcel Impact Sketch 3 — 9349 Hornbaker Rd
- Parcel Impact Sketch — 9665 Discovery Boulevard



STREET DEDICATION &  
VARIOUS EASEMENTS  
ON THE LAND OF  
BOARD OF COUNTY SUPERVISORS  
OF PRINCE WILLIAM COUNTY VIRGINIA

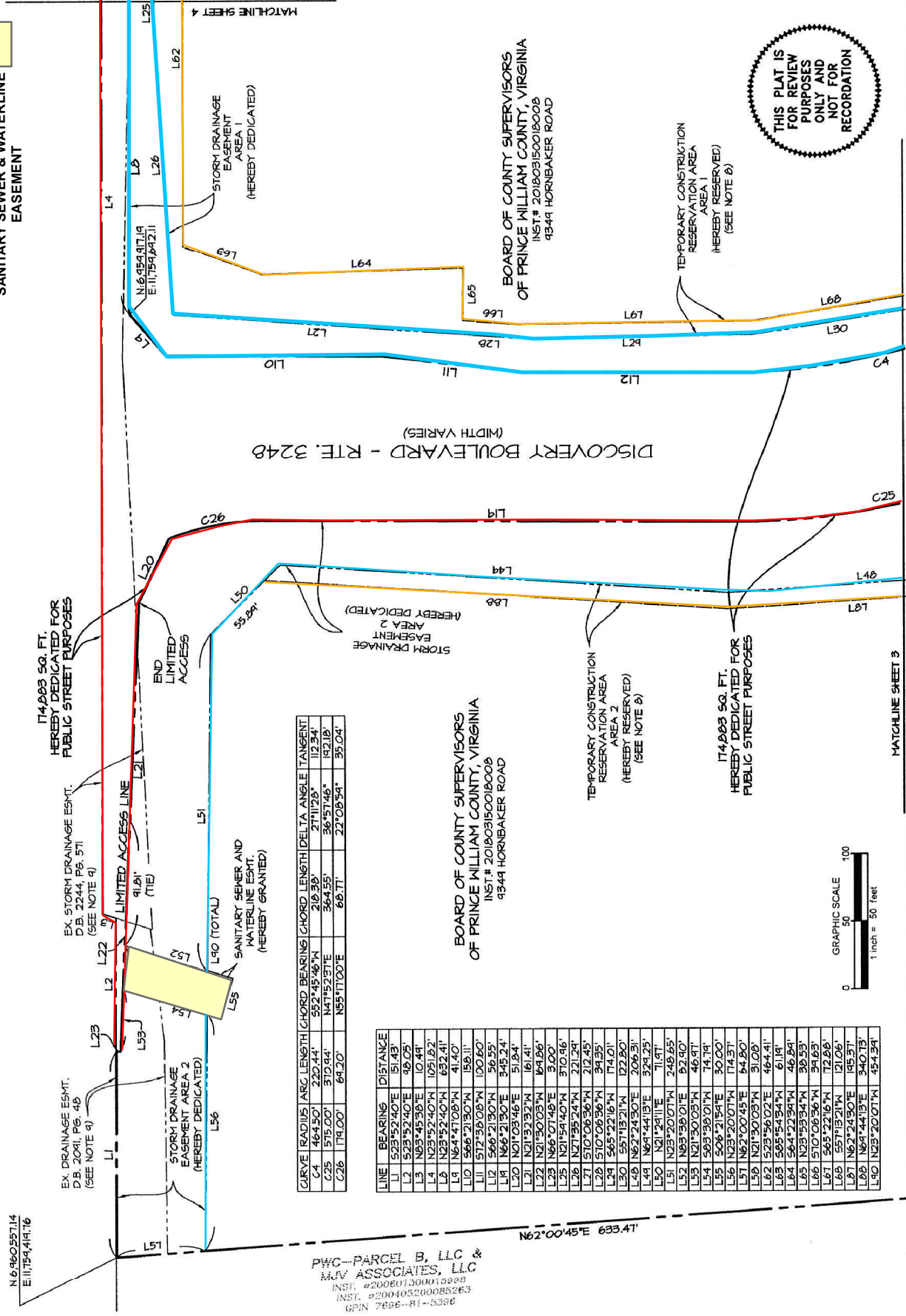
MAY 4, 2021



# PARCEL IMPACT SKETCH

- STREET DEDICATION
- STORM DRAINAGE EASEMENT
- TEMPORARY CONSTRUCTION RESERVATION
- SANITARY SEWER & WATERLINE EASEMENT

PRINCE WILLIAM PARKWAY - RT. 234  
 (WIDTH VARIES)



THIS PLAT IS  
 FOR REVIEW  
 PURPOSES  
 ONLY AND  
 NOT FOR  
 RECORDATION

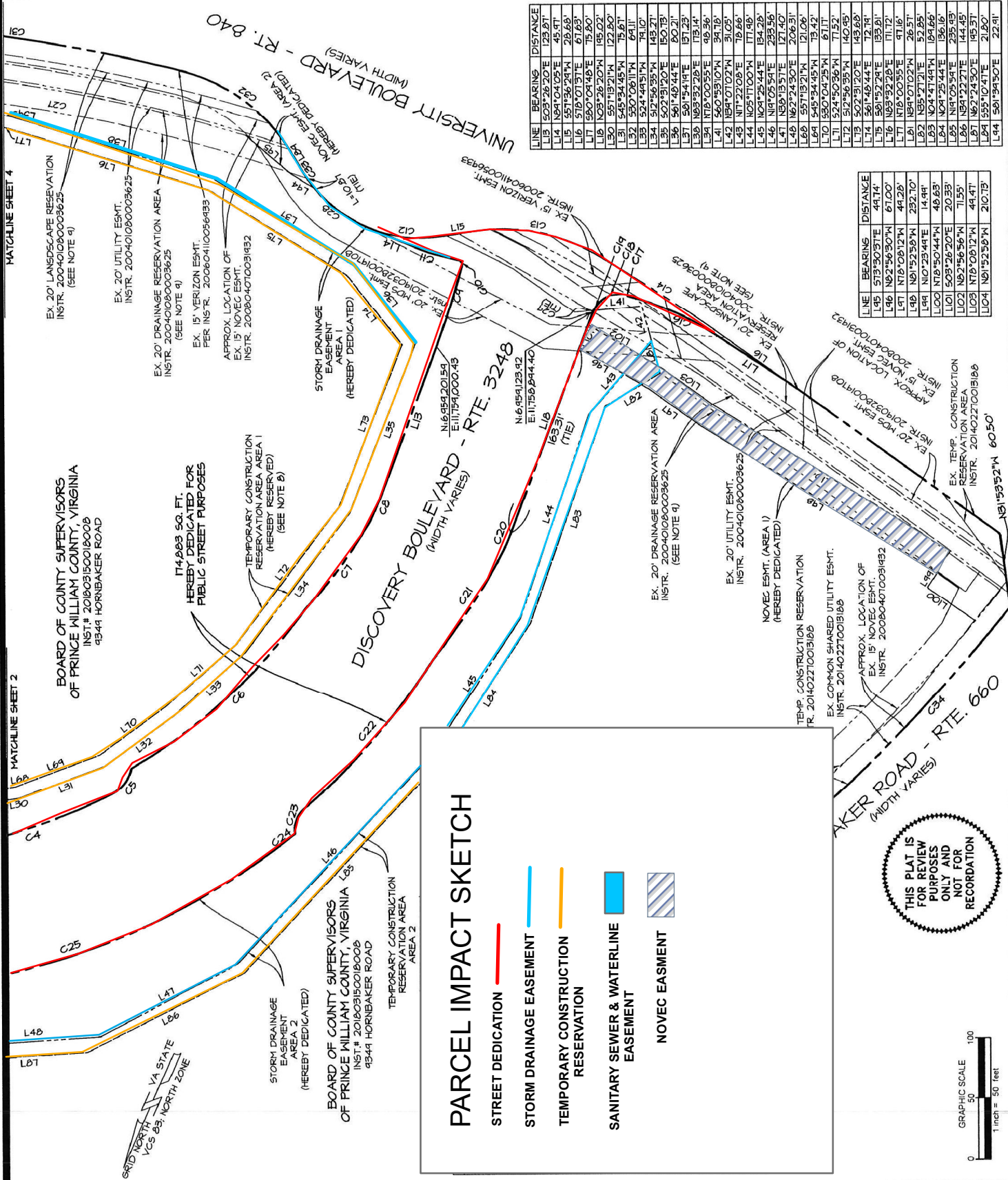
MATCHLINE SHEET 3

MATCHLINE SHEET 4



STREET DEDICATION, PLANT SHEDDING  
WATERLINE EASEMENT, NOVEC  
EASEMENT AND TEMPORARY CONSTRUCTION  
RESERVATION AREA  
ON THE LAND OF  
BOARD OF COUNTY SUPERVISORS OF PRINCE  
WILLIAM COUNTY VIRGINIA  
D.B. 242, PG. 219  
BRENTVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

REV NO.	REVISION DESCRIPTION	DATE	SCALE: 1" = 50'
1	REVISE SANITARY SEWER & WATERLINE ESMT	11/19/20	DRAWN BY: KRM
2	COUNTY COMMENTS RECEIVED 3/5/21	3/10/21	CHECKED BY: WRD / WGL
3	ADD NOVEC CASSEMENT	3/10/21	FILE NAME: PT1700.01
4	RESERVATION AREA TO DRAINAGE EASEMENT	3/25/21	SHEET 3 OF 4



GRID NORTH  
VCS 83, NORTH ZONE  
VA STATE

# PRINCE WILLIAM PARKWAY - RT. 234 (WIDTH VARIES)

114'±±± SQ. FT.  
HEREBY DEDICATED FOR  
PUBLIC STREET PURPOSES  
(SEE NOTE 4)

EX. STORM DRAINAGE ESMT.  
DB 3244, PG. 571  
(SEE NOTE 4)

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(TIE) N:6,954,330.90  
E:11,754,949.10

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(TIE)

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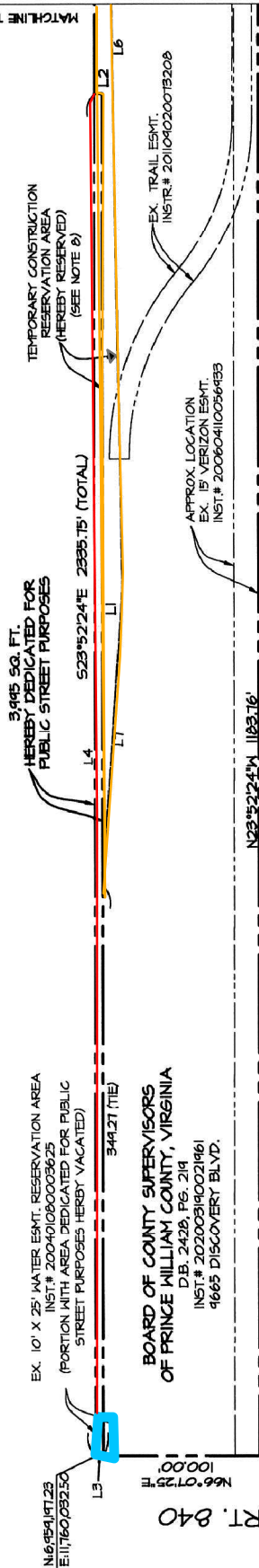


# PARCEL IMPACT SKETCH

- STREET DEDICATION
- WATERLINE EASEMENT VACATION
- TEMPORARY CONSTRUCTION EASEMENT



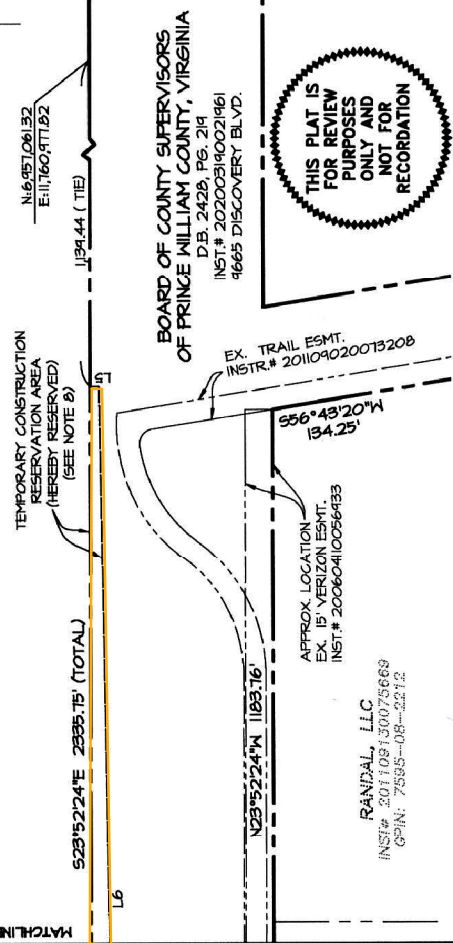
## PRINCE WILLIAM PARKWAY - RT. 234 (WIDTH VARIES)



IPC UNIVERSITY, L.C.  
INST# 200608030105388  
GPIN: 75885-08-0867

LINE	BEARING	DISTANCE
L1	S23°52'25"E	834.88'
L2	N66°07'56"E	4.76'
L3	N66°07'25"E	4.91'
L4	S23°52'24"E	834.88'
L5	S66°06'26"W	4.96'
L6	N24°52'31"W	666.14'
L7	N20°08'13"W	181.33'

## PRINCE WILLIAM PARKWAY - RT. 234 (WIDTH VARIES)



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WWW.RICESURVEYS.COM

PLAT SHOWING  
STREET DEDICATION AND TEMPORARY  
CONSTRUCTION RESERVATION AREA  
ON THE LAND OF  
BOARD OF COUNTY SUPERVISORS OF  
PRINCE WILLIAM COUNTY VIRGINIA  
D.B. 2428, PG. 218  
BRENTVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: 1" = 50'  
DATE: 09/14/2020  
DRAWN BY: KRM  
CHECKED BY: WGL  
FILE NAME: PT1700.01  
SHEET 2 OF 2

REV. NO.	REVISION DESCRIPTION	DATE
1	COUNTY COMMENTS RECEIVED 9/5/21	9/10/21

REVISIONS

THIS PLAT IS  
FOR REVIEW  
PURPOSES  
ONLY AND  
NOT FOR  
RECORDATION

BOARD OF COUNTY SUPERVISORS  
OF PRINCE WILLIAM COUNTY, VIRGINIA  
D.B. 2428, PG. 218  
INST# 202003190021961  
4665 DISCOVERY BLVD.

RANDAL, LLC  
INST# 201109130075669  
GPIN: 75885-08-2212