

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;

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 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 LAND SHOWN HEREON, AND AS DESCRIBED IN THE SURVEYORS 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 BOUNDARY PLATS OF RECORD WITH THE RESERVATION OF THE ASSURE BEING THAT THE PLATS OF RECORD DO 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 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 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 0.999983391893. 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	4,941,053 SQ. FT.
RIGHT OF WAY DEDICATION	114,893 SQ. FT.
RESIDUE PARCEL	4,772,170 SQ. FT.

AREA TABULATION

RIGHT OF WAY DEDICATION	114,893 SQ. FT.
STORM DRAINAGE RESERVATION (AREA 1)	52,716 SQ. FT.
STORM DRAINAGE RESERVATION (AREA 2)	91,090 SQ. FT.
STORM DRAINAGE RESERVATION (TOTAL)	143,806 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)	19,501 SQ. FT.
TEMPORARY CONSTRUCTION RESERVATION AREA (AREA 3)	3,191 SQ. FT.
TEMPORARY CONSTRUCTION RESERVATION AREA (TOTAL)	57,860 SQ. FT.

REVISIONS



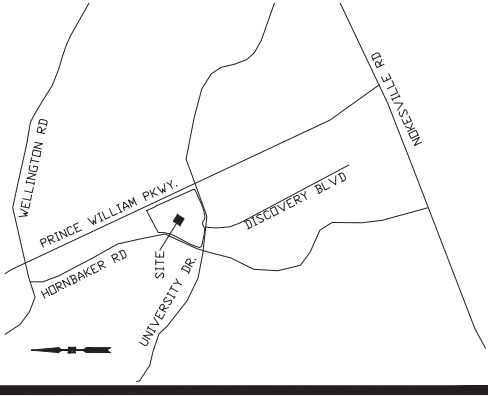
ATTACHMENT
May 4, 2021
Res. No. 21-
Page 1 of 4

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
BRENTIVILLE MAGISTRAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

REV. NO.	REVISION DESCRIPTION	DATE
1	REVISE SANITARY SEWER & WATERLINE ESMT	11/19/20
2	COUNTY COMMENTS RECEIVED 3/6/21	3/10/21
3	ADD NOVEC EASEMENT	3/16/21
4	RESERVATION AREA TO DRAINAGE EASEMENT	3/25/21
5	COUNTY COMMENTS RECEIVED 4/26/21	4/27/21

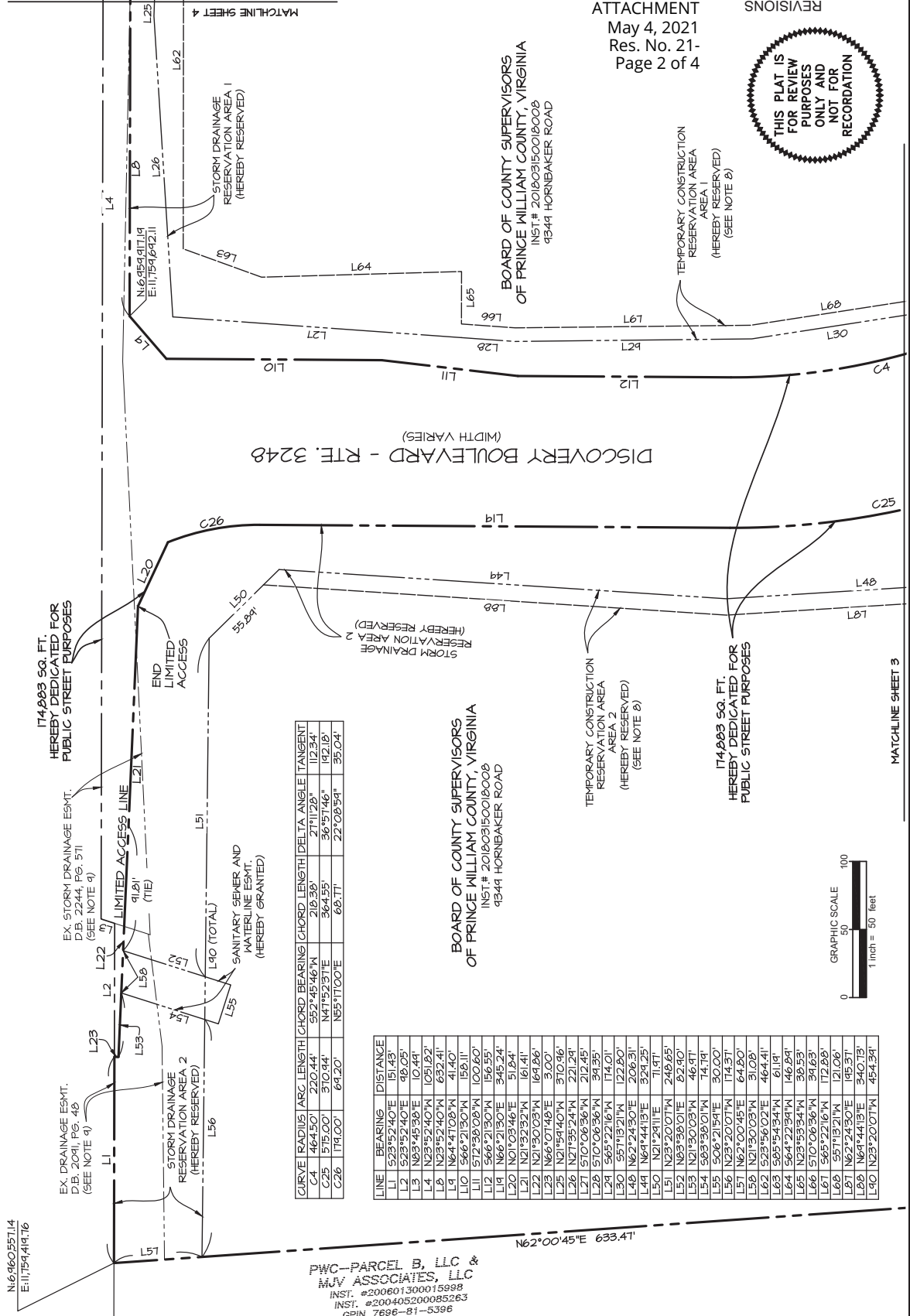
DATE: 03/16/2021
DRAWN BY: KRM
CHECKED BY: WRD / WGL
FILE NAME: PT1700.01
SHEET 1 OF 4

Surveying • Photogrammetry • 3-D Laser Scanning
Subsurface Utility Design and Mapping
16661 GASKINS WAY
MANASSAS, VIRGINIA 20109
(703) 968-3200 FAX (703) 968-2705
WWW.RICESURVEYS.COM
RICE ASSOCIATES



VICINITY MAP
1" = 2000'

PRINCE WILLIAM PARKWAY - RT. 234
 (WIDTH VARIES)



THIS PLAT IS FOR REVIEW PURPOSES ONLY AND NOT FOR RECORDATION

ATTACHMENT
 May 4, 2021
 Res. No. 21-
 Page 2 of 4

DISCOVERY BOULEVARD - RTE. 3248
 (WIDTH VARIES)

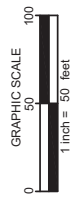
BOARD OF COUNTY SUPERVISORS
 OF PRINCE WILLIAM COUNTY, VIRGINIA
 INST.# 2016CS150016008
 4544 HORNBAKER ROAD

174,883 SQ. FT.
 HEREBY DEDICATED FOR
 PUBLIC STREET PURPOSES

174,883 SQ. FT.
 HEREBY DEDICATED FOR
 PUBLIC STREET PURPOSES

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C4	1464.50'	220.44'	S52°45'46"N	216.36'	271°11'28"	112.34'
C25	1515.00'	510.94'	N47°52'51"E	364.55'	36°51'46"	142.19'
C26	1141.00'	64.20'	N55°11'00"E	66.17'	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	109.182'
L5	N23°52'40"W	692.41'
L6	N64°41'08"W	41.40'
L7	S66°21'30"W	100.60'
L8	S72°38'08"W	158.11'
L9	S66°21'30"W	158.55'
L10	N66°21'30"E	345.24'
L11	N01°03'46"E	51.24'
L12	N21°52'52"W	161.41'
L13	N21°50'03"W	164.86'
L14	N66°07'48"E	3.00'
L15	N21°54'40"W	510.96'
L16	N21°50'24"W	221.24'
L17	N10°06'36"W	39.48'
L18	S45°29'18"W	174.01'
L19	S57°18'01"W	172.80'
L20	N62°27'45"E	206.31'
L21	N64°41'13"E	328.25'
L22	N21°24'11"E	71.91'
L23	N23°20'07"W	249.65'
L24	N63°38'01"E	82.90'
L25	N21°30'03"W	46.91'
L26	S43°38'01"W	74.19'
L27	S06°21'59"E	30.00'
L28	N23°20'07"W	174.37'
L29	N62°00'45"E	64.80'
L30	N21°30'03"W	31.08'
L31	S23°56'02"E	46.44'
L32	S05°54'54"W	61.91'
L33	S64°22'39"W	146.84'
L34	N23°55'54"W	38.53'
L35	S70°06'36"W	34.63'
L36	S65°22'16"W	172.88'
L37	S57°19'21"W	121.06'
L38	N62°24'30"E	195.37'
L39	N64°41'13"E	340.79'
L40	N23°20'07"W	454.34'

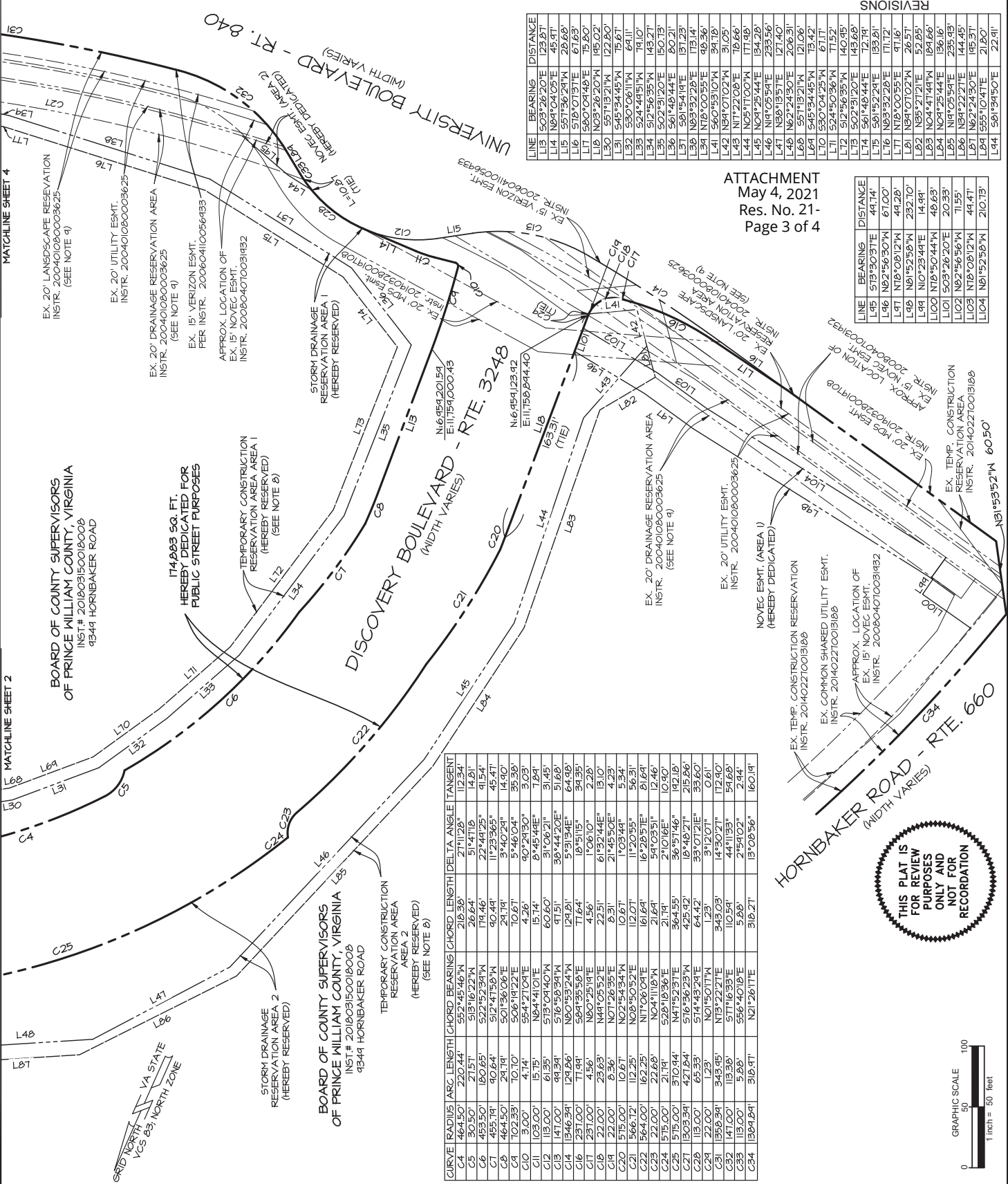


PWC-PARCEL B, LLC &
 MAY ASSOCIATES, LLC
 INST. #200601300015988
 INST. #200405200085263
 GPIN 7696-81-5396

N62°00'45"E 633.41'

MATCHLINE SHEET 4

MATCHLINE SHEET 3



BOARD OF COUNTY SUPERVISORS
 OF PRINCE WILLIAM COUNTY, VIRGINIA
 INST # 201803150018008
 4344 HORNBAKER ROAD

BOARD OF COUNTY SUPERVISORS
 OF PRINCE WILLIAM COUNTY, VIRGINIA
 INST # 201803150018008
 4344 HORNBAKER ROAD

ATTACHMENT
 May 4, 2021
 Res. No. 21-
 Page 3 of 4

LINE	BEARING	DISTANCE
L45	S15°30'33"E	44.14'
L46	N25°56'30"W	61.00'
L47	N10°08'12"W	44.28'
L48	N81°52'58"E	232.70'
L49	N10°23'44"E	14.91'
L50	N10°50'44"W	48.63'
L51	S03°26'20"E	20.33'
L52	N82°56'56"W	71.55'
L53	N10°08'12"W	44.47'
L54	N81°52'58"W	210.13'

LINE	BEARING	DISTANCE
L13	S03°26'20"E	123.87'
L14	N81°04'03"E	45.97'
L15	S51°36'24"W	28.68'
L16	S18°07'31"E	67.63'
L17	S80°04'48"E	75.80'
L18	N03°26'20"W	145.02'
L19	S51°15'21"W	122.80'
L20	S45°54'45"W	75.61'
L21	S50°08'11"W	84.11'
L22	S25°56'30"W	143.01'
L23	S25°56'30"W	143.01'
L24	S64°18'44"W	80.21'
L25	S64°18'44"W	80.21'
L26	S64°18'44"W	80.21'
L27	S64°18'44"W	80.21'
L28	N18°02'28"E	171.24'
L29	N18°02'28"E	171.24'
L30	N62°24'30"E	206.31'
L31	N62°24'30"E	206.31'
L32	N11°22'08"E	10.66'
L33	N05°11'00"E	177.06'
L34	N01°25'44"E	134.28'
L35	N01°25'44"E	233.56'
L36	N18°19'51"E	127.40'
L37	N62°24'30"E	206.31'
L38	N62°24'30"E	206.31'
L39	N11°22'08"E	10.66'
L40	N05°11'00"E	177.06'
L41	N01°25'44"E	134.28'
L42	N01°25'44"E	233.56'
L43	N18°19'51"E	127.40'
L44	N62°24'30"E	206.31'
L45	N62°24'30"E	206.31'
L46	N11°22'08"E	10.66'
L47	N05°11'00"E	177.06'
L48	N01°25'44"E	134.28'
L49	N01°25'44"E	233.56'
L50	N18°19'51"E	127.40'
L51	N62°24'30"E	206.31'
L52	N62°24'30"E	206.31'
L53	N11°22'08"E	10.66'
L54	N05°11'00"E	177.06'
L55	N01°25'44"E	134.28'
L56	N01°25'44"E	233.56'
L57	N18°19'51"E	127.40'
L58	N62°24'30"E	206.31'
L59	N62°24'30"E	206.31'
L60	N11°22'08"E	10.66'
L61	N05°11'00"E	177.06'
L62	N01°25'44"E	134.28'
L63	N01°25'44"E	233.56'
L64	N18°19'51"E	127.40'
L65	N62°24'30"E	206.31'
L66	N62°24'30"E	206.31'
L67	N11°22'08"E	10.66'
L68	N05°11'00"E	177.06'
L69	N01°25'44"E	134.28'
L70	N01°25'44"E	233.56'
L71	N18°19'51"E	127.40'
L72	N62°24'30"E	206.31'
L73	N62°24'30"E	206.31'
L74	N11°22'08"E	10.66'
L75	N05°11'00"E	177.06'
L76	N01°25'44"E	134.28'
L77	N01°25'44"E	233.56'
L78	N18°19'51"E	127.40'
L79	N62°24'30"E	206.31'
L80	N62°24'30"E	206.31'
L81	N11°22'08"E	10.66'
L82	N05°11'00"E	177.06'
L83	N01°25'44"E	134.28'
L84	N01°25'44"E	233.56'
L85	N18°19'51"E	127.40'
L86	N62°24'30"E	206.31'
L87	N62°24'30"E	206.31'
L88	N11°22'08"E	10.66'
L89	N05°11'00"E	177.06'
L90	N01°25'44"E	134.28'
L91	N01°25'44"E	233.56'
L92	N18°19'51"E	127.40'
L93	N62°24'30"E	206.31'
L94	N62°24'30"E	206.31'
L95	N11°22'08"E	10.66'
L96	N05°11'00"E	177.06'
L97	N01°25'44"E	134.28'
L98	N01°25'44"E	233.56'
L99	N18°19'51"E	127.40'
L100	N62°24'30"E	206.31'
L101	N62°24'30"E	206.31'
L102	N11°22'08"E	10.66'
L103	N05°11'00"E	177.06'
L104	N01°25'44"E	134.28'
L105	N01°25'44"E	233.56'
L106	N18°19'51"E	127.40'
L107	N62°24'30"E	206.31'
L108	N62°24'30"E	206.31'
L109	N11°22'08"E	10.66'
L110	N05°11'00"E	177.06'
L111	N01°25'44"E	134.28'
L112	N01°25'44"E	233.56'
L113	N18°19'51"E	127.40'
L114	N62°24'30"E	206.31'
L115	N62°24'30"E	206.31'
L116	N11°22'08"E	10.66'
L117	N05°11'00"E	177.06'
L118	N01°25'44"E	134.28'
L119	N01°25'44"E	233.56'
L120	N18°19'51"E	127.40'
L121	N62°24'30"E	206.31'
L122	N62°24'30"E	206.31'
L123	N11°22'08"E	10.66'
L124	N05°11'00"E	177.06'
L125	N01°25'44"E	134.28'
L126	N01°25'44"E	233.56'
L127	N18°19'51"E	127.40'
L128	N62°24'30"E	206.31'
L129	N62°24'30"E	206.31'
L130	N11°22'08"E	10.66'
L131	N05°11'00"E	177.06'
L132	N01°25'44"E	134.28'
L133	N01°25'44"E	233.56'
L134	N18°19'51"E	127.40'
L135	N62°24'30"E	206.31'
L136	N62°24'30"E	206.31'
L137	N11°22'08"E	10.66'
L138	N05°11'00"E	177.06'
L139	N01°25'44"E	134.28'
L140	N01°25'44"E	233.56'
L141	N18°19'51"E	127.40'
L142	N62°24'30"E	206.31'
L143	N62°24'30"E	206.31'
L144	N11°22'08"E	10.66'
L145	N05°11'00"E	177.06'
L146	N01°25'44"E	134.28'
L147	N01°25'44"E	233.56'
L148	N18°19'51"E	127.40'
L149	N62°24'30"E	206.31'
L150	N62°24'30"E	206.31'
L151	N11°22'08"E	10.66'
L152	N05°11'00"E	177.06'
L153	N01°25'44"E	134.28'
L154	N01°25'44"E	233.56'
L155	N18°19'51"E	127.40'
L156	N62°24'30"E	206.31'
L157	N62°24'30"E	206.31'
L158	N11°22'08"E	10.66'
L159	N05°11'00"E	177.06'
L160	N01°25'44"E	134.28'
L161	N01°25'44"E	233.56'
L162	N18°19'51"E	127.40'
L163	N62°24'30"E	206.31'
L164	N62°24'30"E	206.31'
L165	N11°22'08"E	10.66'
L166	N05°11'00"E	177.06'
L167	N01°25'44"E	134.28'
L168	N01°25'44"E	233.56'
L169	N18°19'51"E	127.40'
L170	N62°24'30"E	206.31'
L171	N62°24'30"E	206.31'
L172	N11°22'08"E	10.66'
L173	N05°11'00"E	177.06'
L174	N01°25'44"E	134.28'
L175	N01°25'44"E	233.56'
L176	N18°19'51"E	127.40'
L177	N62°24'30"E	206.31'
L178	N62°24'30"E	206.31'
L179	N11°22'08"E	10.66'
L180	N05°11'00"E	177.06'
L181	N01°25'44"E	134.28'
L182	N01°25'44"E	233.56'
L183	N18°19'51"E	127.40'
L184	N62°24'30"E	206.31'
L185	N62°24'30"E	206.31'
L186	N11°22'08"E	10.66'
L187	N05°11'00"E	177.06'
L188	N01°25'44"E	134.28'
L189	N01°25'44"E	233.56'
L190	N18°19'51"E	127.40'
L191	N62°24'30"E	206.31'
L192	N62°24'30"E	206.31'
L193	N11°22'08"E	10.66'
L194	N05°11'00"E	177.06'
L195	N01°25'44"E	134.28'
L196	N01°25'44"E	233.56'
L197	N18°19'51"E	127.40'
L198	N62°24'30"E	206.31'
L199	N62°24'30"E	206.31'
L200	N11°22'08"E	10.66'
L201	N05°11'00"E	177.06'
L202	N01°25'44"E	134.28'
L203	N01°25'44"E	233.56'
L204	N18°19'51"E	127.40'
L205	N62°24'30"E	206.31'
L206	N62°24'30"E	206.31'
L207	N11°22'08"E	10.66'
L208	N05°11'00"E	177.06'
L209	N01°25'44"E	134.28'
L210	N01°25'44"E	233.56'
L211	N18°19'51"E	127.40'
L212	N62°24'30"E	206.31'
L213	N62°24'30"E	206.31'
L214	N11°22'08"E	10.66'
L215	N05°11'00"E	177.06'
L216	N01°25'44"E	134.28'
L217	N01°25'44"E	233.56'
L218	N18°19'51"E	127.40'
L219	N62°24'30"E	206.31'
L220	N62°24'30"E	206.31'
L221	N11°22'08"E	10.66'
L222	N05°11'00"E	177.06'
L223	N01°25'44"E	134.28'
L224	N01°25'44"E	233.56'
L225	N18°19'51"E	127.40'
L226	N62°24'30"E	206.31'
L227	N62°24'30"E	206.31'
L228	N11°22'08"E	10.66'
L229	N05°11'00"E	177.06'
L230	N01°25'44"E	134.28'
L231	N01°25'44"E	233.56'
L232	N18°19'51"E	127.40'
L233	N62°24'30"E	206.31'
L234	N62°24'30"E	206.31'
L235	N11°22'08"E	10.66'
L236	N05°11'00"E	177.06'
L237	N01°25'44"E	134.28'
L238	N01°25'44"E	233.56'
L239	N18°19'51"E	127.40'
L240	N62°24'30"E	206.31'
L241	N62°24'30"E	206.31'
L242	N11°22'08"E	10.66'
L243	N05°11'00"E	177.06'
L244	N01°25'44"E	134.28'
L245	N01°25'44"E	233.56'
L246	N18°19'51"E	127.40'
L247	N62°24'30"E	206.31'
L248	N62°24'30"E	206.31'
L249	N11°22'08"E	10.66'
L250	N05°11'00"E	177.06'
L251	N01°25'44"E	134.28'
L252	N01°25'44"E	233.56'
L253	N18°19'51"E	127.40'
L254	N62°24'30"E	206.31'
L255	N62°24'30"E	206.31'
L256	N11°22'08"E	10.66'
L257	N05°11'00"E	177.06'
L258	N01°25'44"E	134.28'
L259	N01°25'44"E	233.56'
L260	N18°19'51"E	127.40'
L261	N62°24'30"E	206.31'
L262	N62°24'30"E	206.31'
L263	N11°22'08"E	10.66'
L264	N05°11'00"E	177.06'
L265	N01°25'44"E	134.28'
L266	N01°25'44"E	233.56'
L267	N18°19'51"E	127.40'
L268	N62°24'30"E	206.31'
L269	N62°24'30"E	206.31'
L270	N11°22'08"E	10.66'
L271	N05°11'00"E	177.06'
L272	N01°25'44"E	134.28'
L273	N01°25'44"E	233.56'
L274	N18°19'51"E	127.40'
L275	N62°24'30"E	206.31'
L276	N62°24'30"E	206.31'
L277	N11°22'08"E	10.66'
L278	N05°11'00"E	177.06'
L279	N01°25'44"E	134.28'
L280	N01°25'44"E	233.56'
L281	N18°19'51"E	127.40'
L282	N62°24'30"E	206.31'
L283	N62°24'30"E	206.31'
L284	N11°22'08"E	10.66'
L285	N05°11'00"E	177.06'
L286	N01°25'44"E	134.28'
L287	N01°25'44"E	233.56'
L288	N18°19'51"E	127.40'
L289	N62°24'30"E	206.31'
L290	N62°24'30"E	206.31'
L291	N11°22'08"E	10.66'
L292	N05°11'00"E	177.06'
L293	N01°25'44"E	134.28'
L294	N01°25'44"E	233.56'
L295	N18°19'51"E	127.40'
L296	N62°24'30"E	206.31'
L297	N62°24'30"E	206.31'
L298	N11°22'08"E	10.66'
L299	N05°11'00"E	177.06'
L300	N01°25'44"E	134.28'
L301	N01°25'44"E	233.56'
L302	N18	

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

MOTION:

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
Res. No. 21-
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