

MOTION:

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

SECOND:

**RE: AUTHORIZE CONVEYANCE OF A TWENTY-FIVE-FOOT-WIDE SANITARY SEWER
EASEMENT TO THE PRINCE WILLIAM COUNTY SERVICE AUTHORITY OVER
COUNTY-OWNED PROPERTY LOCATED AT 8324 BETHLEHEM ROAD –
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, conveyance of the proposed sanitary sewer easement to the Prince William County Service Authority (PWCSA) over County-owned property located at 8324 Bethlehem Road is needed to connect the existing 15" sanitary sewer pipes to provide sanitary sewer service to the adjoining parcel; and

WHEREAS, installation of a sanitary sewer pipe over the County-owned property located at 8324 Bethlehem Road, at no public cost, will improve the sanitary sewer system and provide opportunities for possible future connections along Prince William Parkway, in addition to meeting the PWCSA's vision in providing clean water, public sewer, and excellent customer service through sustainable business practices and community partnership; and

WHEREAS, construction of the sewer pipe requires a twenty-five-foot-wide sanitary sewer easement to the PWCSA over County-owned property located 8324 Bethlehem Road; and

WHEREAS, PWCSA has requested the twenty-five-foot-wide sanitary sewer easement; and

WHEREAS, a public hearing has been held prior to conveyance of the easements as authorized by by Section 15.2-1800(B), VA Code Ann.; and

WHEREAS, a public hearing was authorized March 16, 2021, via Resolution Number (Res No.) 21-161, and 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 authorizing conveyance of a twenty-five-foot-wide sanitary sewer easement to the PWCSA over County-owned property located 8324 Bethlehem Road; and

WHEREAS, the Prince William Board of County Supervisors finds that conveyance of the easement secures and promotes the health, safety, and general welfare of the County and its residents;

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 conveyance of a twenty-five-foot-wide sanitary sewer easement to the PWCSA over County-owned property located 8324 Bethlehem Road in the Brentsville Magisterial District Project as set forth in the attachment;

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 Creation of 25' Sanitary Sewer Easement on Property of Board of County Supervisors of Prince William County, Virginia, Deed Book 1794, Page 551, Brentsville Magisterial District, Prince William County, Virginia, Prepared by JCL Consulting, LLC, Dated October 12, 2020

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

County Attorney

Director of Transportation

ATTEST: _____
Clerk to the Board

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N) FOR THE PROPERTIES SHOWN HEREON ARE 75986 - 76-4603 AND IS ZONED M-1.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA AS RECORDED IN DEED BOOK 1794 AT PAGE 551 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA AND IS NOT A RESULT OF A BOUNDARY SURVEY BY THIS FIRM.
4. THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THEREFORE THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ANY COVENANTS AND RESTRICTIONS ON THE PROPERTY.
5. THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (UN-SHADED) AREA DETERMINED TO BE OUTSIDE SMOKEHARBOURPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR PRINCE WILLIAM COUNTY, VIRGINIA, COMMUNITY-PAUL NUMBER 5115530093 9, EFFECTIVE DATE JANUARY 5, 1995.
6. NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF THE UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS.
7. NO FENCES OR OTHER PERMANENT STRUCTURES TO BE LOCATED ON ANY WATER OR SANITARY SEWER EASEMENT WITHOUT OBTAINING PRIOR WRITTEN PERMISSION FROM THE PRINCE WILLIAM COUNTY SERVICE AUTHORITY.
- 8.

THE PLATTING OF THE DEDICATION OF THE LAND SHOWN HEREON, AND AS DESCRIBED IN THE CERTIFICATE, IS IN ACCORDANCE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED, OWNER OF THE SAME, AND THE UNDERSIGNED HEREBY CONSENTS TO THE DEDICATION TO THE PRINCE WILLIAM COUNTY SERVICE AUTHORITY THE EASEMENT FOR SANITARY SEWER, OR OTHER UTILITY PURPOSES, FOR ACCESS THERETO, OR FOR CONSTRUCTION EASEMENTS, TEMPORARY OR PERMANENT, UNLESS IT IS TO BE OWNED, OPERATED, OR MAINTAINED BY ANY PUBLIC AUTHORITY.

DATE: _____

BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ STATE OF _____, WHOSE COMMISSION WILL EXPIRE ON _____, 2020, DO HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE FOREGOING OWNER'S DEEDICATION DATED _____ HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AND COUNTRY AFORESAID.

NOTARY PUBLIC	REGISTRATION #
---------------	----------------

1. ERIC A. DUVALL, A DULY LICENSED ENGINEER IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY OWNED BY WILLIAM COUNTY, VIRGINIA, IS OWNED BY THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA, AS RECORDED IN DEED BOOK 1794 AT PAGE 551, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA. THE BEARINGS SHOWN ARE REFERRED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83), NORTH ZONE AND IS REFERENCED TO THE PLAT RECORDED AT INSTRUMENT #20160607-0042546.

VICINITY MAP
SCALE: 1"=2,000'

GPIN: 7596-76-4603
ZONED: M-1
D.B. 1794, PG. 551
8324 BETHLEHEM ROAD

SPIN: 7596-66-9517
D.B. 1393, PG. 49
ZONE: M-1

GPIN: 7596-76-2720
D.B. 1393, PG. 49
ZONED: M-1

25' SANITARY
SEWER EASEMENT
HEREBY GRANTED

PRINCE WILLIAM PARKWAY
VIRGINIA ROUTE #234 BY-PASS
(VARIABLE WIDTH RIGHT-OF-WAY)
D.B. 2244, PG. 567
D.B. 2338, PG. 1425 (ORDER)

PLAT SHOWING
CREATION OF 25' SANITARY SEWER EASEMENT
ON THE PROPERTY OF

BOARD OF COUNTY SUPERVISORS
OF PRINCE WILLIAM COUNTY,
VIRGINIA

DEED BOOK 1794, 551
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: 1"=50'

DATE: OCTOBER 12, 2020

[illegible]

JCL Consulting, LLC
4401 Brookfield Corporate Dr.
Suite K
Chantilly, VA 20151
Phone: (703) 499-5977

JCL PROJECT NO: 0093-A-001	COUNTY REF NO:	BY:FK	CHK: JCL	QC:
DWG: \\JCLSERVER\Projects\0093-LUCKY SEVEN\Survey\Plots\ESMT\0093-C-RP-008-OFFSITE ESMT.dwg				
SHEET 1 OF 1				

A horizontal graphic scale for the Likert scale, ranging from -50 to 100. The scale is marked with -50, 0, 50, and 100. The text "GRAPHIC SCALE" is written vertically along the right side of the scale.



STAFF REPORT

Board Meeting Date:	May 4, 2021
Agenda Title:	Authorize Conveyance of a Twenty-Five-Foot-Wide Sanitary Sewer Easement to the Prince William County Service Authority over County-Owned Property Located at 8324 Bethlehem Road
District Impact:	Brentsville Magisterial District
Requested Action:	Authorize conveyance of a twenty-five-foot-wide sanitary sewer easement over County-owned property.
Department / Agency Lead:	Department of Transportation
Staff Lead:	Ricardo Canizales, Director

EXECUTIVE SUMMARY

The proposed conveyance of a sanitary sewer easement to the Prince William County Service Authority (PWCSA) over County-owned property located at 8324 Bethlehem Road is needed to connect the existing 15" sanitary sewer pipes to provide sanitary sewer service to the adjoining Lucky Seven Manassas, Inc., owned parcel. This includes construction of a sanitary sewer pipe on the County-owned parcel, at no public cost. This will improve the sanitary sewer system and provide opportunities for possible future connections along Prince William Parkway, in addition to meeting the PWCSA's vision in providing clean water, public sewer, and excellent customer service through sustainable business practices and community partnership.

It is the recommendation of County staff that the Prince William Board of County Supervisors (Board) authorize conveyance of a twenty-five-foot-wide sanitary sewer easement to the Prince William County Service Authority over County-owned property located at 8324 Bethlehem Road.

BACKGROUND

The intent of the proposed sanitary sewer easement on the County-owned property located at 8324 Bethlehem Road is to connect the existing 15" sanitary sewer pipes to provide sanitary sewer service to the adjoining parcel Lucky Seven Manassas, Inc. This includes construction of a sanitary sewer pipe on the County-owned parcel, at no public cost. This will improve the sanitary sewer system and provide opportunities for possible future connections along Prince William Parkway, in addition to meeting the PWCSA's vision in providing clean water, public sewer, and excellent customer service through sustainable business practices and community partnership.

The PWCSA has requested the easement and the District Supervisor will be notified, via email, of the request to authorize conveyance of the easement.

STAFF RECOMMENDATION

It is the recommendation of County staff that the Board authorize conveyance of a twenty-five-foot-wide sanitary sewer easement to the PWCSA over County-owned property located at 8324 Bethlehem Road in the Brentsville Magisterial District.

Service Level / Policy Impact

Completion of the Project will enhance and improve PWCSA's ability to promote the health, safety, and general welfare of the County and its residents by enhancing and improving water and sewer services.

Fiscal Impact

No costs will be incurred by the County and the easement will be maintained by PWCSA.

Legal Impact

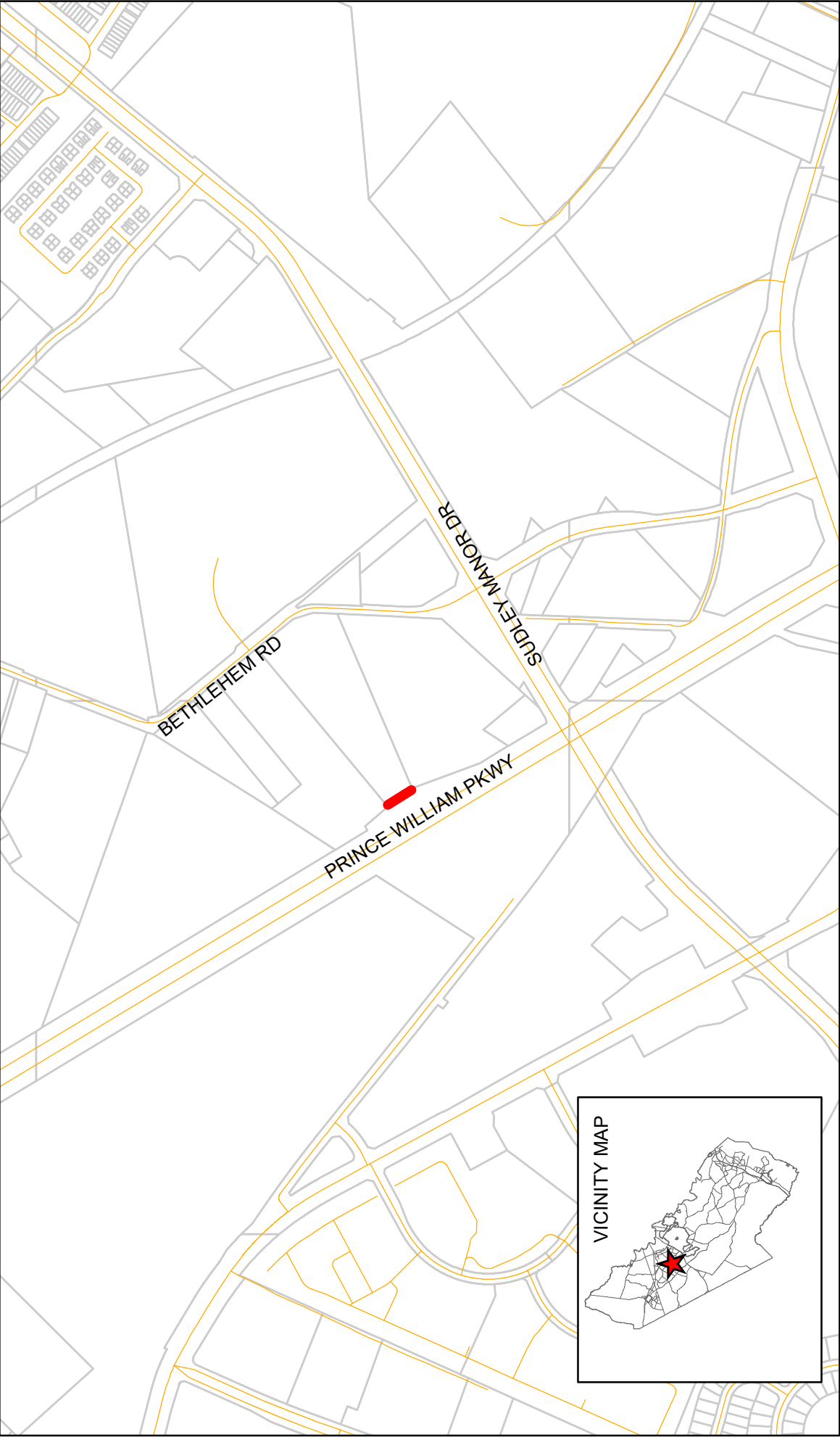
The Board has the legal authority, pursuant to Section 15.2-1800, VA Code Ann., to approve the conveyance of the sanitary sewer easement across County-owned property. A public hearing to consider conveyance was authorized by the Board on March 16, 2021 via Resolution Number (Res. No.) 21-161.

STAFF CONTACT INFORMATION

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

ATTACHMENTS

- Vicinity Map – Sanitary Sewer Easement
- Parcel Impact Sketch – Sanitary Sewer Easement



SANITARY SEWER EASEMENT
ON THE LAND OF BOARD OF COUNTY SUPERVISORS
OF PRINCE WILLIAM COUNTY VIRGINIA
MAY 4, 2021

NOTES

1. THE DESCRIBING PARCEL IDENTIFICATION NUMBER (C.P.I.N.) FOR THE PROPERTIES SHOWN HEREON ARE 7596-76-4603 AND IS ZONED M-1.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA, AS SHOWN IN DEED BOOK 1794 AT PAGE 551 ALONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION AS SHOWN HEREON IS COPIED FROM EXISTING LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA AND IS NOT A RESULT OF A BOUNDARY SURVEY BY THIS FIRM.
4. THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. JCL CONSULTING, LLC WAS NOT PROVIDED WITH ANY COVENANTS, EASEMENTS AND RESTRICTIONS ON THE PROPERTY.
5. THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (UN-SHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR PRINCE WILLIAM COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 5115300093 D, EFFECTIVE DATE JANUARY 5, 1985.
6. NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF THE UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE, WATER, SANITARY AND STORM SEWERS.
7. NO PRICES OR OTHER PERMANENT STRUCTURES TO BE LOCATED ON ANY WATER OR SANITARY SEWER EASEMENT WITHOUT OBTAINING PRIOR WRITTEN PERMISSION FROM THE PRINCE WILLIAM COUNTY SERVICE AUTHORITY.

OWNER'S CONSENT AND DEDICATION

THE PLATING OF DEDICATION OF THE LAND SHOWN HEREON, AND AS DESCRIBED IN THE CERTIFICATE, IS THE PROPERTY OF THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA. THE PROPERTY IS NOW IN THE NAME OF BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA. THE UNDERGROUND HEREIN CONSENTS TO THE DEDICATION TO THE PRINCE WILLIAM COUNTY SERVICE AUTHORITY THE EASEMENT FOR SANITARY SEWER, OR OTHER UTILITY LINE, FOR ACCESS THERETO, OR FOR CONSTRUCTION EASEMENTS, TEMPORARY OR PERMANENT UTILITIES TO BE OWNED, OPERATED, OR MAINTAINED BY ANY PUBLIC AUTHORITY.

BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

DATE:

NOTARY CERTIFICATION

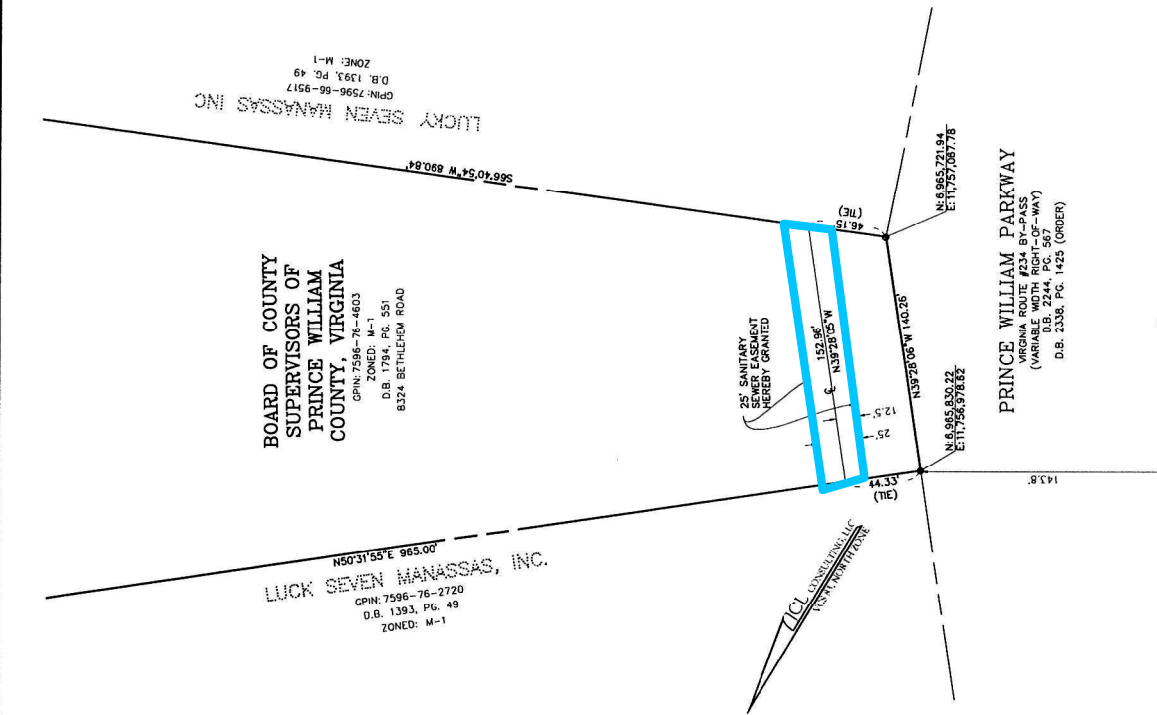
I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____, STATE OF _____, WHOSE COMMISSION WILL EXPIRE ON _____, 2020.
DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING OWNER'S DEDICATION DATED _____, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AND COUNTY AFORESAID.

NOTARY PUBLIC _____

REGISTRATION # _____

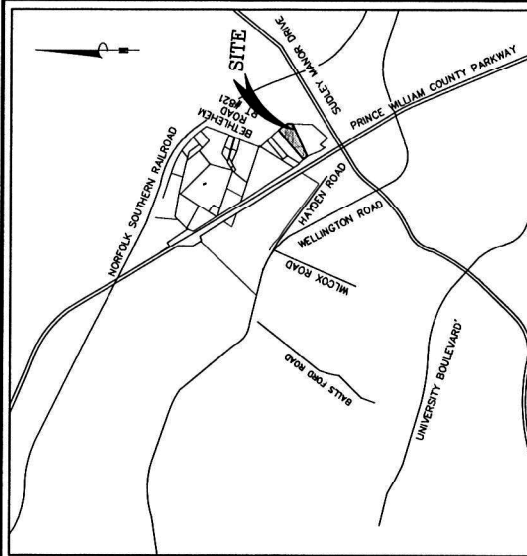
ENGINEER'S CERTIFICATE

I, ERIC A. DUVALL, A DULY LICENSED ENGINEER IN THE COMMONWEALTH OF VIRGINIA DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA. THE PROPERTY IS NOW IN THE NAME OF BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA. THE BEARINGS SHOWN ARE REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83). NORTH ZONE AND IS REFERENCED TO THE PLAT RECORDED AT INSTRUMENT #20160807--0042546.



PARCEL IMPACT SKETCH

SANITARY SEWER & WATERLINE EASEMENT



VICINITY MAP
SCALE: 1"=2,000'

PLAT SHOWING
CREATION OF 25' SANITARY SEWER EASEMENT
ON THE PROPERTY OF
**BOARD OF COUNTY SUPERVISORS
OF PRINCE WILLIAM COUNTY,
VIRGINIA**

DEED BOOK 1794, 551
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

DATE: OCTOBER 12, 2020

SCALE: 1"=40'

REVISION

JCL PROJECT NO. 0093-A-001	COUNTY REF. NO.	STAFF (CHK-JCL) (OC)	SHEET - OF 1
JCL CONSULTING, LLC 4460 Broadfield Corporate Dr. Suite K Chantilly, VA 20151 Phone (703) 488-9877			