

**MOTION:**

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

**SECOND:**

**RE:            AUTHORIZE CONDEMNATION AND EXERCISE QUICK-TAKE POWERS, IN ACCORDANCE WITH CHAPTER 3 OF TITLE 25.1 OF THE VIRGINIA CODE, TO ACQUIRE PUBLIC STREET DEDICATION AND A TEMPORARY CONSTRUCTION EASEMENT ON PROPERTY LOCATED AT 9016 HANSON GROVE COURT, OWNED BY UNIVERSITY VILLAGE COMMUNITY ASSOCIATION, INC., IN CONNECTION WITH THE UNIVERSITY BOULEVARD EXTENSION PROJECT – BRENTSVILLE MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, the University Boulevard Extension Project (Edmonston Drive to Sudley Manor Drive) (Project) will extend University Boulevard (State Route 840) from Edmonston Drive (State Route 3297) to Sudley Manor Drive (State Route 1566), a total distance of approximately 2,640 linear feet. The Project will be designed as an ultimate four (4) lane divided roadway; however, this Project will initially be constructed as two (2) lanes with median curb and sidewalk on the south side of the roadway, with the ultimate four (4) lane construction occurring in the future when funding is available. Design includes intersection improvements at Edmonston Drive/Huddersfield Way, Lexington Valley Drive/Tappen Mill Way, and Sudley Manor Drive. A new bridge will be constructed at Dawkins Branch. Two (2) single-lane roundabouts will be constructed with the Project at the intersections of Edmonston Drive/Huddersfield Way and Lexington Valley Drive/Tappen Mill Way. Devlin Road at the intersection with University Boulevard will be widened to a four (4) lane roadway with a new traffic signal at the intersection. This Project was approved by the Prince William Board of County Supervisors (Board) on July 17, 2018, via Resolution Number (Res. No.) 18-431; and

**WHEREAS**, the design for construction of the Project is such that the County needs to acquire 514 square feet of land for public street dedication and 1,891 square feet of land for a temporary construction easement on property located at 9016 Hanson Grove Court owned by University Village Community Association, Inc. (Owner), as set forth on the plat attached hereto; and

**WHEREAS**, based on an independent appraisal, County staff offered \$3,200 to the Owner to acquire the property interests on their property located at 9016 Hanson Grove Court; and

**WHEREAS**, County staff has made a bona-fide but ineffectual effort to purchase the property interests from the Owner and in order to meet Project deadlines and eliminate Project delay costs, has recommended to the Board authorizing condemnation and exercising quick-take powers; and

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**WHEREAS**, a public hearing has been duly advertised for this purpose and was conducted on May 4, 2021, pursuant to Section 15.2-1905(C) Va. Code Ann. and all interested citizens were heard; and

**WHEREAS**, \$10,776,976 is currently available in the Project #19C17002 budget. The total fiscal impact is \$3,200. This amount is sufficient to authorize the expenditure and matches the appraised value of the property interests offered to the Owner;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors hereby finds that public necessity exists for the condemnation of the property and easement for construction of the University Boulevard Extension Project and for the immediate exercise of its quick-take powers to enter upon and take possession prior to the condemnation proceedings to immediately acquire 514 square feet of land for public street dedication and 1,891 square feet of land for a temporary construction easement on the Owner's property located at 9016 Hanson Grove Court, all as set forth on the plat attached hereto;

**BE IT FURTHER RESOLVED** that the Prince William Board of County Supervisors hereby authorizes the County Attorney, after payment into the Prince William County Circuit Court of the appraised value of the various property interests, and upon filing of the Certificate of Taking, to proceed with the condemnation of the required property interests for the University Boulevard Extension Project by quick-take condemnation or otherwise as provided by law;

**BE IT FURTHER RESOLVED** that the Prince William Board of County Supervisors hereby authorizes the County Executive and the Director of Finance, or their designees, to sign the Certificate of Taking necessary for filing in Court and to disburse the appraised value in the amount of \$3,200 for the property interests on the Owner's property located at 9016 Hanson Grove Court, and upon filing of the Certificate of Taking, deposit said amounts at the Court in connection with the quick-take condemnation process on behalf of the Prince William Board of County Supervisors in accordance with the law;

**BE IT FURTHER RESOLVED** that the Department of Transportation will maintain all supporting documents related to the acquisition of the property and easements to assure that approval does not exceed authority limits;

**BE IT FURTHER RESOLVED** that the Prince William Board of County Supervisors hereby authorizes the Director of Transportation, or his designee, to execute the attached plat, the deed to be recorded with the attached plat, and other documents that are necessary, and/or appropriate, to affect the intent of this resolution and are approved as to form by the County Attorney's Office.

**May 4, 2021**  
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ATTACHMENT: Plat Showing Street Dedication and a Temporary Construction Easement for the Construction and Maintenance of University Boulevard on the Land of University Village Community Association, Inc., Brentsville Magisterial District, Prince William County, Virginia, Prepared by Rinker Design Associates, P.C., Dated August 20, 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 PLACING OR DEDICATION OF THE LAND SHOWN HEREON AND AS DESCRIBED IN THE SPOKESMAN'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), ARCHITECT(S) AND TRUSTEE(S) IF ANY. THE UNDERSIGNED HEREBY EXPRESSLY CONSENT(S) TO THE DEDICATION TO THE BOARD OF COUNTY SUPERVISORS, IN ITS WHOLE OR IN PART, OF ANY PORTION OF THE LAND SHOWN ON THIS PLAT FOR ROADS AND/OR STREETS AS MAY BE DETERMINED BY SPECIFIC USE OF NAME OR BY THE GENERAL DESIGNATION "FOR PUBLIC USE." AND FURTHER CONSENT(S) TO THE DEDICATION OF ANY EASEMENT INDICATED ON SUCH PLAT FOR NECESSARY CONSTRUCTION.

OWNER'S SIGNATURE

TITLE

PRINT NAME \_\_\_\_\_

DATE \_\_\_\_\_

NOTARY CERTIFICATE

COMMONWEALTH/STATE OF \_\_\_\_\_ CITY/COUNTY OF \_\_\_\_\_ DAY OF \_\_\_\_\_  
TO WIT: SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES

NATADY REGISTRATION NUMBER

**MATCH**

## SURVEYOR'S CERTIFICATE

1. NICHOLAS KOLOZOUS, A FULLY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF UNIVERSITY VILLAGE COMMUNITY ASSOCIATION, INC. AS RECORDED IN INSTRUMENT #001-001770006-035 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA, PARCEL A. UNIVERSITY VILLAGE LAND BAY A, PHASE 1 RECORDED IN INSTRUMENT #000-001600889-001.

#000000180089892

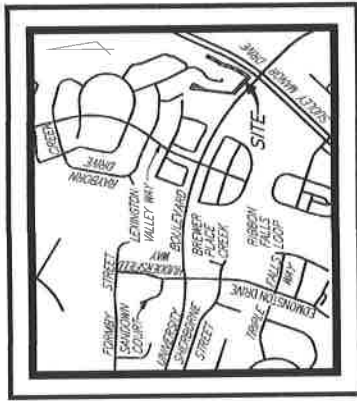
GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF AUGUST, 2020.

NICHOLAS KOUNGUELS  
LAND SURVEYOR  
11100 ENDEAVOR COURT  
SUITE 200  
MANASSAS VA 20109

## NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN IS 7536-42-3612. THE PROPERTY IS ZONED R-6.
2. NO TITLE REPORT FURNISHED. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD IF ANY. ALL UNDERLYING EASEMENTS MAY NOT BE INDUCED ON THIS PLAT.
3. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (NCS 1983) AS COMPILED FROM A FIELD SURVEY WHICH SETS THIS PROPERTY BOUNDARY TO THE MONUMENT NO. 19113 (MOUNTAIN). THE GRID FACTOR (RELATION FOR DATA TO SCALE FACTOR) WHICH HAS BEEN GIVEN TO THE FIELD SURVEYOR FOR DATA TO SCALE COORDINATES IS 0.99994493. UNLESS OTHERWISE SPECIFIED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS PROPERTY. THE BOUNDARIES SHOWN ARE REFERENCED TO THE NCS 1983 GRID NORTH. THE FOOT DEFINITION SHOWN ARE REFERENCED TO THE NCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR THE CONVESSION OF THE MONUMENT IS THE U.S. SURVEY FOOT OF 1' = 0.3048006096 METERS.
4. ALL TEMPORARY CONSTRUCTION EASEMENTS TO BE NULL AND VOID AT SUCH TIME AS THE IMPROVEMENTS ARE COMPLETE.

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VICINITY MAP  
SCALE: 1"=1,000'

## SITE AREA TABULATION

<b>TOTAL SITE</b>	<b>36,686 SQ. FT.</b>	<b>0.8422 ACRES</b>
<b>STREET DEDICATION</b>	<b>514 SQ. FT.</b>	<b>0.0118 ACRES</b>
<b>REMAINING AREA</b>	<b>36,172 SQ. FT.</b>	<b>0.8304 ACRES</b>

## EASEMENT AREA TABULATION

TEMPORARY CONSTRUCTION EASEMENT \_\_\_\_\_ 1.891 SQ. FT.

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PLAT SHOWING  
STREET DEDICATION  
AND  
A TEMPORARY CONSTRUCTION EASEMENT  
FOR THE CONSTRUCTION AND MAINTENANCE  
OF UNIVERSITY BOULEVARD

UNIVERSITY VILLAGE COMMUNITY ASSOCIATION, INC.  
ON THE LAND OF

BRENTSVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA  
SCALE: 1"=25' AUGUST 20, 2020

27 JUL 1994

CEBRAPHIC SCATTER



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PLAT SHOWING  
STREET DEDICATION  
AND  
A TEMPORARY CONSTRUCTION EASEMENT  
FOR THE CONSTRUCTION AND MAINTENANCE  
OF UNIVERSITY BOULEVARD

ON THE LAND OF  
UNIVERSITY VILLAGE COMMUNITY ASSOCIATION, INC.

SCALE: 1"=25' AUGUST 20, 2020  
BRENTSVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

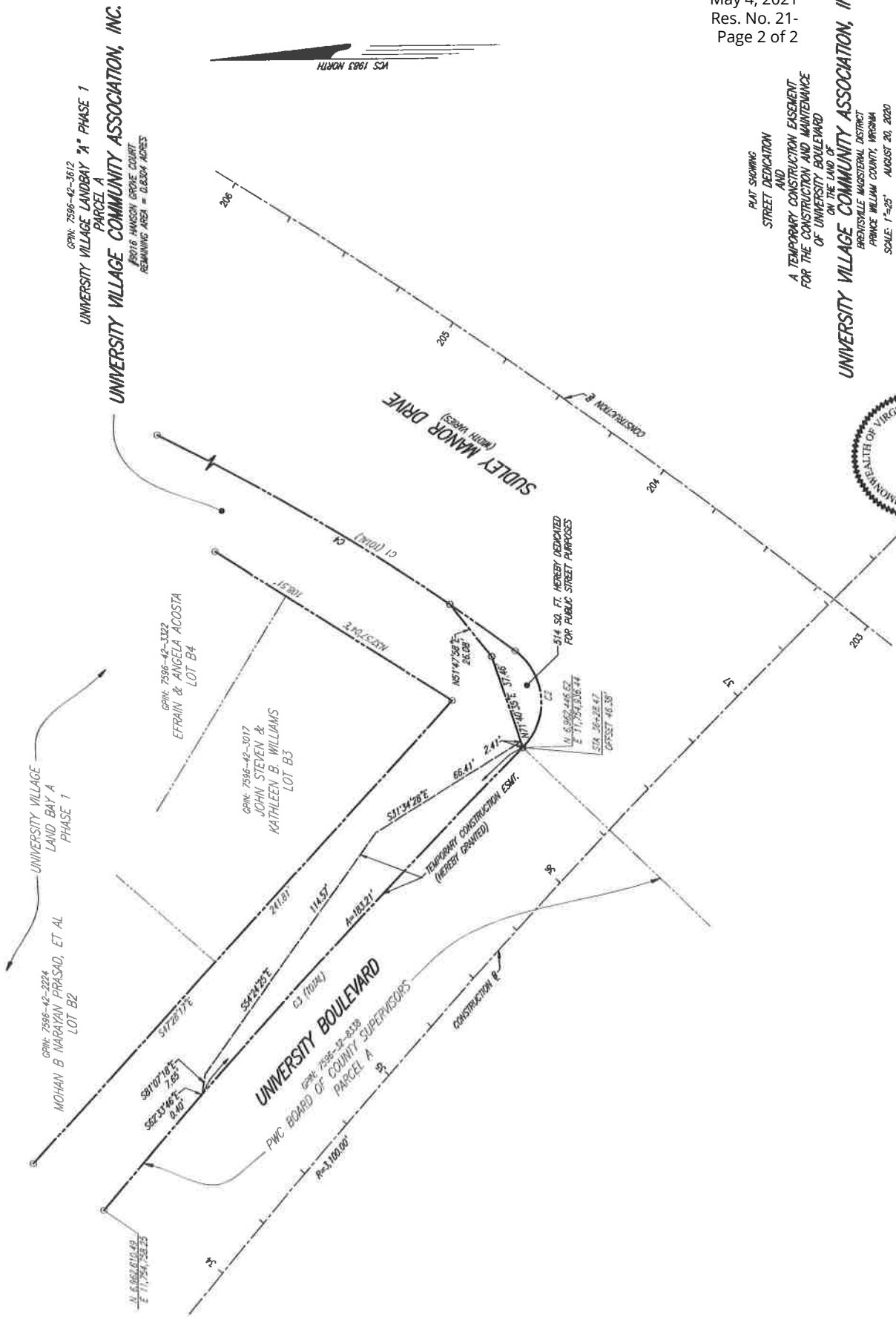
**SHEET 2 OF 2**

GRAPHIC SCALE

( IN FEET )  
1 inch = 25 ft



CURVE	RADIUS	ARC LENGTH	TRANSIT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	882.00'	2391.65'	148.68°	208.15'	57.7°101'11"	18.23°55'
C2	251.00'	784.74'	138.72°	580.01'101"	97°56'45"	
C3	2460.81'	562.16'	131.15°	244.93'	4°50'39"	
C4	487.00'	549.16'	130.63°	508.43'	5°16'17.0"	16.50°54'



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**SECOND:**

**RE: AUTHORIZE CONDEMNATION AND EXERCISE QUICK-TAKE POWERS, IN ACCORDANCE WITH CHAPTER 3 OF TITLE 25.1 OF THE VIRGINIA CODE, TO ACQUIRE PROPERTY AND VARIOUS EASEMENTS ON PROPERTY LOCATED AT 8500 DEVLIN ROAD, OWNED BY HARRY S. GHADBAN, ET AL, CARTER BOEHM AND TONEY MICHELLE PRYKANOWSKI, AS TRUSTEES OF THE HC LAND COMPANY, L.C. PROFIT SHARING PLAN AND TRUST, IN CONNECTION WITH THE UNIVERSITY BOULEVARD EXTENSION PROJECT – BRENTSVILLE MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, the University Boulevard Extension Project (Edmonston Drive to Sudley Manor Drive) (Project) will extend University Boulevard (State Route 840) from Edmonston Drive (State Route 3297) to Sudley Manor Drive (State Route 1566), a total distance of approximately 2,640 linear feet. The Project will be designed as an ultimate four (4) lane divided roadway; however, this Project will initially be constructed as two (2) lanes with median curb and sidewalk on the south side of the roadway, with the ultimate four (4) lane construction occurring in the future when funding is available. Design includes intersection improvements at Edmonston Drive/Huddersfield Way, Lexington Valley Drive/Tappen Mill Way, and Sudley Manor Drive. A new bridge will be constructed at Dawkins Branch. Two (2) single-lane roundabouts will be constructed with the Project at the intersections of Edmonston Drive/Huddersfield Way and Lexington Valley Drive/Tappen Mill Way. Devlin Road at the intersection with University Boulevard will be widened to a four (4) lane roadway with a new traffic signal at the intersection. This Project was approved by the Prince William Board of County Supervisors (Board) on July 17, 2018, via Resolution Number (Res. No.) 18-431; and

**WHEREAS**, the design for construction of the Project is such that the County needs to acquire 4,601 square feet of land for public street dedication, 3,864 square feet of land for a permanent storm drainage easement, and 2,791 square feet of land for a temporary construction easement, on property located at 8500 Devlin Road owned by Harry S. Ghadban, ET AL, Carter Boehm and Toney Michelle Prykanowski, as Trustees of the HC Land Company, L.C. Profit Sharing Plan and Trust (Owner), as set forth on the plat attached hereto; and

**WHEREAS**, based on an independent appraisal, County staff offered \$23,400 to the Owner to acquire the necessary property interests on their property located at 8500 Devlin Road; and

**WHEREAS**, County staff has made a bona-fide but ineffectual effort to purchase the necessary property interests from the Owner and in order to meet project deadlines and eliminate project delay costs, has recommended to the Board authorizing condemnation and exercising quick-take powers; and

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**Regular Meeting**  
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**WHEREAS**, a public hearing has been duly advertised for this purpose and was conducted on May 4, 2021, pursuant to Section 15.2-1905(C) VA Code Ann. and all interested citizens were heard; and

**WHEREAS**, \$10,776,976 is currently available in the Project #19C17002 budget. The total fiscal impact is \$23,400. This amount is sufficient to authorize the expenditure and matches the independently appraised fair market value of the property interests offered to the Owner;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors hereby finds that public necessity exists for the condemnation of the property and easements for construction of the University Boulevard Extension Project and for the immediate exercise of its quick-take powers to enter upon and take possession prior to the condemnation proceedings to immediately acquire 4,601 square feet of land for public street dedication, 3,864 square feet of land for a permanent storm drainage easement, and 2,791 square feet of land for a temporary construction easement on the Owner's property located at 8500 Devlin Road, all as set forth on the plat attached hereto;

**BE IT FURTHER RESOLVED** that the Prince William Board of County Supervisors hereby authorizes the County Attorney, after payment into the Prince William County Circuit Court of the appraised value of the property and easements and upon filing of the Certificate of Taking, to proceed with the condemnation of the required property interests for the University Boulevard Extension Project by quick-take condemnation or otherwise as provided by law;

**BE IT FURTHER RESOLVED** that the Prince William Board of County Supervisors hereby authorizes the County Executive and the Director of Finance, or their designees, to sign the Certificate of Taking necessary for filing in Court and to disburse the appraised value in the amount of \$23,400 for the property interests on the Owner's property located at 8500 Devlin Road, and upon filing of the Certificate of Taking deposit said amounts at the Court in connection with the quick-take condemnation process on behalf of the Prince William Board of County Supervisors in accordance with the law;

**BE IT FURTHER RESOLVED** that the Department of Transportation will maintain all supporting documents related to the acquisition of the property and easements to assure that approval does not exceed authority limits;

**BE IT FURTHER RESOLVED** that the Prince William Board of County Supervisors hereby authorizes the Director of Transportation, or his designee, to execute the attached plat, the deed to be recorded with the attached plat, and other documents that are necessary, and/or appropriate, to affect the intent of this resolution and are approved as to form by the County Attorney's Office

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

ATTACHMENT: Plat Showing Street Dedication and Dedication of Various Easements for the Construction and Maintenance of University Boulevard on the Land of Harry S. Ghadban, ET AL, Brentsville Magisterial District, Prince William County, Virginia, Prepared by Rinker Design Associates, P.C., Dated August 14, 2020

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For Information:**

County Attorney

Director of Transportation

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



OWNER'S CONSENT AND DEDICATION

THE PLATING OR DEDICATION OF THE LAND SHOWN HEREON, AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEE(S), IF ANY. THE UNDERSIGNED HEREBY EXPRESSLY CONSENT(S) TO THE DEDICATION TO THE BOARD OF COUNTY SUPERVISORS, IN FEE SIMPLE ABSOLUTE. ALL AREAS SHOWN ON THIS PLAT FOR ROADS AND/OR STREETS AS MAY BE IDENTIFIED BY SPECIFIC USE OF NAME OR BY THE GENERAL DESIGNATION "FOR PUBLIC USE", AND FURTHER CONSENT(S) TO THE DEDICATION OF ANY EASEMENT INDICATED ON SUCH PLAT FOR STORM DRAINAGE AND TEMPORARY CONSTRUCTION.

OWNER'S SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

NOTARY CERTIFICATE

COMMONWEALTH/STATE OF \_\_\_\_\_, CITY/COUNTY OF \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SO \_\_\_\_\_ BY \_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY REGISTRATION NUMBER \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, NICHOLAS KOUGOLIS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF HARRY S. GHADBAN, ET AL AS RECORDED IN INSTRUMENT #201312180119649 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA. LANDER FARMS SECTION 3 IS RECORDED IN INSTRUMENT #201006100049379.  
I FURTHER CERTIFY THAT THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS BASED UPON DEEDS AND PLATS OF RECORD AND FIELD-TIED MONUMENTATION, CLOSING MATHEMATICALLY WITH A PRECISION RATIO GREATER THAN OR EQUAL TO 1:10,000 AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 PER A FIELD SURVEY WHICH TIES THIS BOUNDARY TO PNC MONUMENT NO. 13 (WHITMORE). IRON RODS WILL BE PLACED AT THE NEW CORNERS IN ACCORDANCE WITH THE SUBDIVISION SURVEYING ACT AND SECTION 13.01 OF THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL.

GIVEN UNDER MY HAND AND SEAL THIS 14TH DAY OF AUGUST, 2020.

NICHOLAS KOUGOLIS  
LAND SURVEYOR  
17100 ENDENBOR COURT  
SUITE 200  
MANASSAS, VA 20109

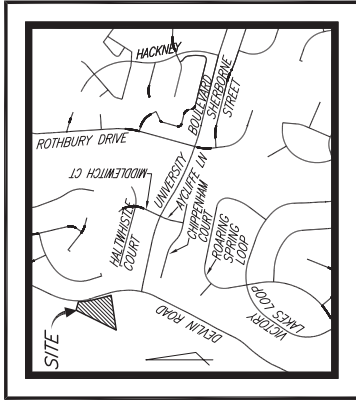


NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 7496-74-8749. THE PROPERTY IS ZONED R-4.
2. NO TITLE REPORT FURNISHED. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD IF ANY. ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAT.
3. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS 1983) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS PROPERTY BOUNDARY TO PNC MONUMENT NO. PW13 (WHITMORE). THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994483. UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS PROPERTY. THE BEARINGS SHOWN ARE REFERENCED TO THE VCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR THE CONVERSION OF THE MONUMENT IS THE U.S. SURVEY FOOT OR 1" = 0.3048006096 METERS.
4. ALL TEMPORARY CONSTRUCTION EASEMENTS TO BE NULL AND VOID AT SUCH TIME AS THE IMPROVEMENTS ARE COMPLETE.
5. THE PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION SHALL ASSUME THE TOTAL MAINTENANCE RESPONSIBILITY OF THE STORM DRAINAGE SYSTEM CONTAINED IN AN 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.
6. THE CONSTRUCTION OF FENCES AND OTHER PERMANENT STRUCTURES/OBSTACLES IS PROHIBITED WITHIN ANY STORM DRAINAGE EASEMENT.

MATCH LINE

MATCH LINE



VICINITY MAP

SCALE: 1" = 1,000'

SITE AREA TABULATION

TOTAL SITE	97,707 SQ. FT.	2,243.0 ACRES
STREET DEDICATION	4,601 SQ. FT.	0.1056 ACRES
REMAINING AREA	93,106 SQ. FT.	2.1374 ACRES

EASEMENT AREA TABULATION

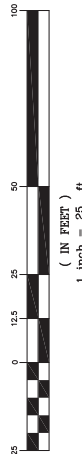
STORM DRAINAGE EASEMENT	3,864 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT	2,791 SQ. FT.

MATCH LINE

ATTACHMENT  
May 4, 2021  
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PLAT SHOWING  
STREET DEDICATION  
AND  
DEDICATION OF VARIOUS EASEMENTS  
FOR THE CONSTRUCTION AND MAINTENANCE  
OF UNIVERSITY BOULEVARD  
ON THE LAND OF  
HARRY S. GHADBAN, ET AL  
BRENTSVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA  
SCALE: 1"=25' AUGUST 14, 2020  
SHEET 1 OF 2

GRAPHIC SCALE



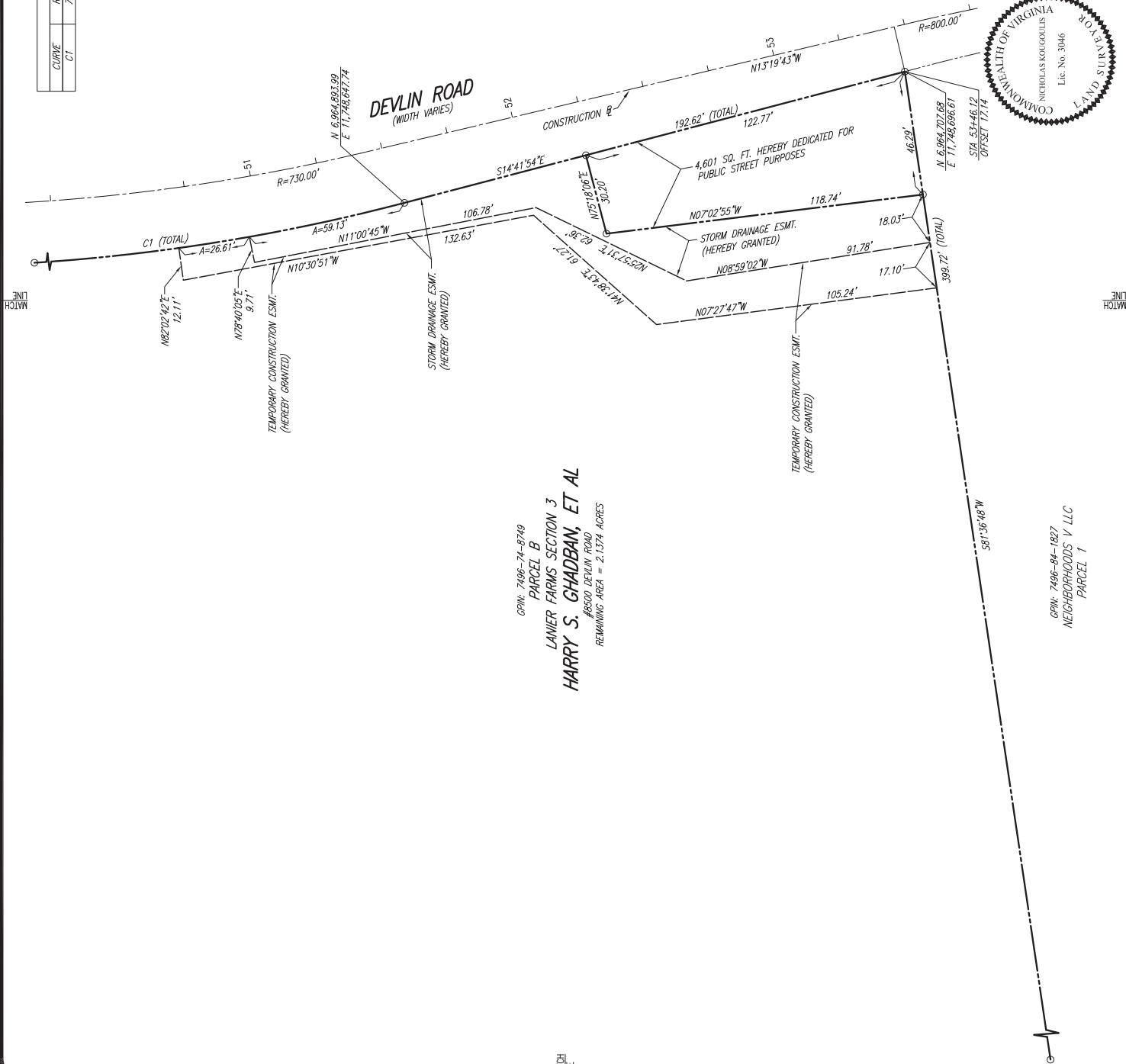
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	728.55'	187.17'	186.66'	S07°20'17"E	14°43'12"



MATCH  
LINE

MATCH  
LINE



PLAT SHOWING  
STREET DEDICATION  
AND  
DEDICATION OF VARIOUS EASEMENTS  
FOR THE CONSTRUCTION AND MAINTENANCE  
OF UNIVERSITY BOULEVARD  
ON THE LAND OF

**HARRY S. CHADBAN, ET AL**

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

GRAPHIC SCALE



CPN: 7496-74-8749  
PARCEL B  
LANIER FARMS SECTION 3  
**HARRY S. CHADBAN, ET AL**  
#6500 DEVLIN ROAD  
REMAINING AREA = 2.1374 ACRES

CPN: 7496-84-1827  
NEIGHBORHOODS V LLC  
PARCEL 1



## **STAFF REPORT**

<b>Board Meeting Date:</b>	May 4, 2021
<b>Agenda Title:</b>	Authorize Condemnation and Exercise Quick-Take Powers, in Accordance with Chapter 3 of Title 25.1 of the Virginia Code, to Acquire Property and Various Easements on Property Located at 9016 Hanson Grove Court and 8500 Devlin Road in Connection with the University Boulevard Extension Project
<b>District Impact:</b>	Brentsville Magisterial District
<b>Requested Action:</b>	Approve the resolutions to authorize condemnation and exercise quick-take powers to acquire property and various easements in connection with the University Boulevard Extension Project.
<b>Department / Agency Lead:</b>	Department of Transportation
<b>Staff Lead:</b>	Ricardo Canizales, Director

### **EXECUTIVE SUMMARY**

The University Boulevard Extension Project (Project) will extend University Boulevard (State Route 840) from Edmonston Drive (State Route 3297) to Sudley Manor Drive (State Route 1566), a total distance of approximately 2,640 linear feet. The Project will be designed as an ultimate four (4) lane divided roadway; however, this Project will initially be constructed as two (2) lanes with median curb and sidewalk on the south side of the roadway, with the ultimate four (4) lane construction occurring in the future when funding is available. Design includes intersection improvements at Edmonston Drive/Huddersfield Way, Lexington Valley Drive/Tappen Mill Way, and Sudley Manor Drive. A new bridge will be constructed at Dawkins Branch. Two (2) single-lane roundabouts will be constructed with the Project at the intersections of Edmonston Drive/Huddersfield Way and Lexington Valley Drive/Tappen Mill Way. Devlin Road at the intersection with University Boulevard will be widened to a four (4) lane roadway with a new traffic signal at the intersection.

This Project was approved by the Prince William Board of County Supervisors (Board) on July 17, 2018, via Resolution Number (Res. No.) 18-431, and was adopted into the Fiscal Year 2020 Capital Improvement Program, which was reviewed by the Planning Commission and recommended for adoption by the Board on April 3, 2019 and approved by the Board on April 30, 2019.

To accommodate the construction of the Project and avoid additional costs resulting from Project delays, acquisition of various property and easements are required as set forth in the background summary and in the attachments to the resolutions. The District Supervisor has been notified of this request.

It is the recommendation of County staff that the Board authorize condemnation and exercise quick-take powers, in accordance with Chapter 3 of Title 25.1 of the Virginia Code, to acquire property and various easements on property located at 9016 Hanson Grove Court and 8500 Devlin Road in connection with the University Boulevard Extension Project in the Brentsville Magisterial District.

## BACKGROUND

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- A. University Boulevard Extension Project – This Project will extend University Boulevard (State Route 840) from Edmonston Drive (State Route 3297) to Sudley Manor Drive (State Route 1566), a total distance of approximately 2,640 linear feet. The Project will be designed as an ultimate four (4) lane divided roadway; however, this Project will initially be constructed as two (2) lanes with median curb and sidewalk on the south side of the roadway, with the ultimate four (4) lane construction occurring in the future when funding is available. Design includes intersection improvements at Edmonston Drive/Huddersfield Way, Lexington Valley Drive/Tappen Mill Way, and Sudley Manor Drive. A new bridge will be constructed at Dawkins Branch. Two (2) single-lane roundabouts will be constructed with the Project at the intersections of Edmonston Drive/Huddersfield Way and Lexington Valley Drive/Tappen Mill Way. Devlin Road at the intersection with University Boulevard will be widened to a four (4) lane roadway with a new traffic signal at the intersection. This Project was approved by the Board on July 17, 2018, via Res. No. 18-431, and was adopted into the Fiscal Year 2020 Capital Improvement Program, which was reviewed by the Planning Commission and recommended for adoption by the Board on April 3, 2019, and approved by the Board on April 30, 2019.
- B. Negotiation Summaries - Summaries and the current status of the negotiations with the owners along with parcel impact sketches for each of the below parcels have been provided to the Director of Transportation and the Brentsville District Supervisor, Jeanine M. Lawson.
- C. Project Timeline Requirements – In order to maintain the Project timeline and scheduled June 2021 construction start date, acquisition of the below described property interests must be authorized by the Board in May 2021. Due to statutory owner thirty (30) day notice requirements, the May 2021 authorization will permit the lawful recording of the property acquisitions in the land records in June 2021, thus allowing for the utility relocation phase of the project to be started and completed in time for the scheduled construction June 2021 start date. Delay of the June 2021 construction start date will increase the risk of increased costs due to possible contract violations with the Project contractors, their sub-contractors and their material suppliers.
- D. Project Property Interest Requirements – In order to meet the Project utility relocation and construction timelines, acquisition of the following property interests is required:

1. University Village Community Association, Inc. (CA) – 9016 Hanson Grove Court – On August 24, 2020, an offer of \$3,200, the full amount of the appraisal for the following property interests was sent to the CA, via certified and regular mail, on behalf of the County, by Rinker Design Associates, P.C. This offer included a written statement explaining the factual basis for the County's offer, as well as the required title report, plat, plan sheets, and appraisal; all in accordance with Section 25.1-204 of the Va. Code Ann. At this time, an agreement is unable to be reached because the CA is an inactive corporation according to the Virginia State Corporation Commission (SCC). The past CA President (as listed on the SCC website), the past management company that managed the CA's affairs, and the CA's Registered Agent (as listed on the SCC website) were contacted and confirmed that the CA is not active and are not aware of any successor to the CA. Due to the Project timeline, it is necessary for the Project to move forward in order to avoid additional costs resulting from Project delays.
  - a. Street Dedication – 514 square feet of land is needed for public street dedication.
  - b. Temporary Construction Easement – 1,891 square feet of land is needed for a temporary construction easement.
2. Harry S. Ghadban, ET AL, Carter Boehm and Toney Michelle Prykanowski, as Trustees of the HC Land Company, L.C. Profit Sharing Plan and Trust (Owner) – 8500 Devlin Road – On August 26, 2020, an offer of \$23,400, the full amount of the appraisal for the following property interests was sent to the Owner, via certified and regular mail, on behalf of the County, by Rinker Design Associates, P.C. This offer included a written statement explaining the factual basis for the County's offer, as well as the required title report, plat, plan sheets, and appraisal; all in accordance with Section 25.1-204 of the VA Code Ann. At this time, an agreement has yet to be reached and due to the Project timeline, it is necessary for the Project to move forward in order to avoid additional costs resulting from Project delays. The Owner was briefed on the necessity for the condemnation and indicated their understanding of the process and that negotiations would continue.
  - a. Public Street Dedication – 4,601 square feet of land is needed for public street dedication.
  - b. Permanent Storm Drainage Easement – 3,864 square feet of land is needed for a permanent storm drainage easement.
  - c. Temporary Construction Easement – 2,791 square feet of land is needed for a temporary construction easement.

## **STAFF RECOMMENDATION**

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It is the recommendation of County staff that the Board authorize condemnation and exercise quick-take powers to acquire property and various easements on property located at 9016 Hanson Grove Court and 8500 Devlin Road in connection with the Project in the Brentsville Magisterial District.

### **Service Level / Policy Impact**

Acquisition of the right-of-way and easements 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**

A total of \$10,776,976 is currently available in the Project #19C17002 budget. The total fiscal impact is \$26,600. This amount is sufficient to fund the expenditures required to file the Certificates of Taking for the right-of-way and easements. The Prince William County Department of Transportation will maintain all supporting documents related to the acquisition of the right-of-way and easements to assure that approval does not exceed authority limits.

### **Legal Impact**

A public hearing is required by Section 15.2-1905(C) Va. Code Ann., prior to the Board's approval of condemnation and exercise of quick-take powers to acquire the right-of-way and easements, to give the property owner the opportunity to respond to the condemnation proceedings.

### **STAFF CONTACT INFORMATION**

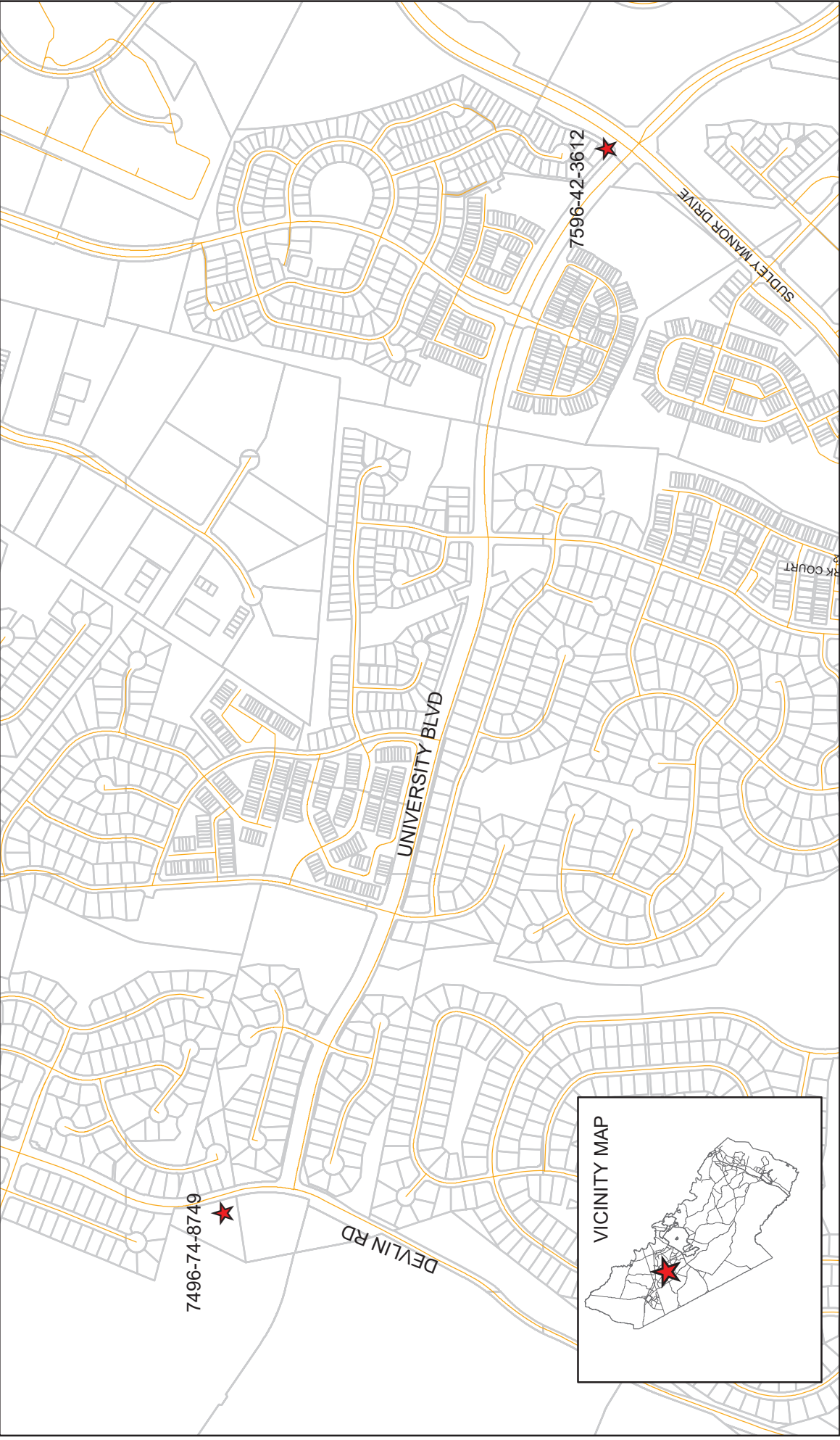
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Tim Witter | (703) 792-5275  
twitter@pwcgov.org

### **ATTACHMENTS**

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- Vicinity Map — University Boulevard Extension
- Parcel Impact Sketch — 9016 Hanson Grove Court
- Parcel Impact Sketch — 8500 Devlin Road



UNIVERSITY BLVD ★  
EXTENSION PROJECT COT

MAY 4, 2021





No address of record, University Blvd.  
University Village Community Association

GPIN: 7596-42-3612  
UNIVERSITY VILLAGE LANDBAY "A" PHASE 1  
PARCEL A  
UNIVERSITY VILLAGE COMMUNITY ASSOCIATION, INC.  
#9016 HANSON GROVE COURT  
REMAINING AREA = 0.8304 ACRES

GPIN: 7596-42-2224  
MOHAN B NARAYAN PRASAD, ET AL  
LOT B2

GPIN: 7596-42-3222  
EFRAIN & ANGELA ACOSTA  
LOT B4

GPIN: 7596-42-3017  
JOHN STEVEN &  
KATHLEEN B. WILLIAMS  
LOT B3

GPIN: 7596-32-8338  
UNIVERSITY BOULEVARD  
PWC BOARD OF COUNTY SUPERVISORS  
PARCEL A

SUDLEY MANOR DRIVE  
(NORTH WALKS)

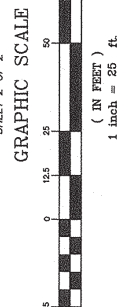
COLOR LEGEND  
Right of Way- Fee Take  
Temporary Construction Easement

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	882.00'	290.66'	146.66'	289.35'	S27°38'11" W	18°52'55"
C2	25.00'	42.74'	28.73'	37.72'	S86°03'01" W	97°56'45"
C3	2060.83'	242.16'	121.15'	242.08'	N47°23'54" W	4°50'59"
C4	882.00'	259.36'	130.62'	258.42'	S26°37'10" W	16°50'53"



UNIVERSITY VILLAGE COMMUNITY ASSOCIATION, INC.

FLAT SHOWING  
STREET DEDICATION  
AND  
A TEMPORARY CONSTRUCTION EASEMENT  
FOR THE CONSTRUCTION AND MAINTENANCE  
OF UNIVERSITY BOULEVARD  
ON THE LAND OF  
BREITSVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA  
SCALE: 1"=25' AUGUST 20, 2020  
SHEET 2 OF 2

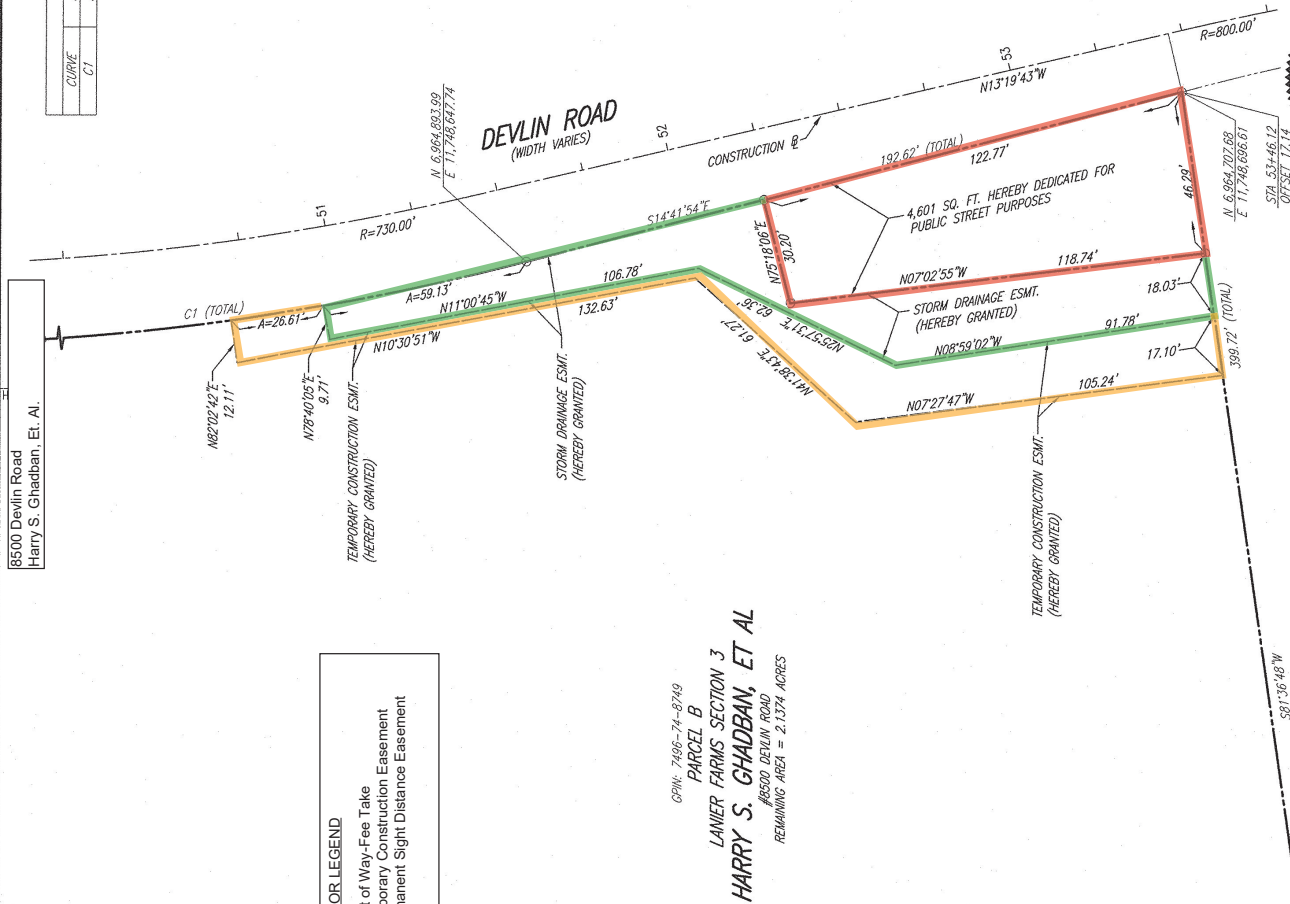


MATCH LINE

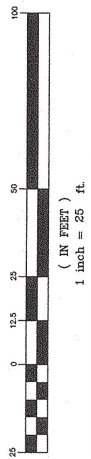
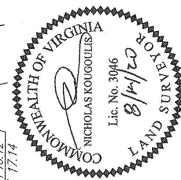
MATCH LINE



WCS 1983 NORTH



PLAT SHOWING  
 STREET DEDICATION  
 AND  
 DEDICATION OF VARIOUS EASEMENTS  
 FOR THE CONSTRUCTION AND MAINTENANCE  
 OF UNIVERSITY BOULEVARD  
 ON THE LAND OF  
 HARRY S. GHADBAN, ET AL  
 BRENTSTILLE MAGISTRAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA  
 SCALE: 1"=25'  
 AUGUST 14, 2020



GPIN: 7496-84-1827  
NEIGHBORHOODS V LLC  
PARCEL 1

GPM#: 7496-74-8749  
 PARCEL B  
 LANIER FARMS SECTION 3  
 HARRY S. GHADBAN, ET  
 #8500 DEVLIN ROAD  
 REMAINING AREA = 2.1374 ACRES

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