

MOTION: JENKINS

December 12, 2017

SECOND: CADDIGAN

Regular Meeting

Res. No. 17-597

RE: REQUEST THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO ACCEPT, ABANDON, AND DISCONTINUE ROAD SEGMENTS ASSOCIATED WITH THE REALIGNMENT OF CHAPEL SPRINGS ROAD, ROUTE 779; ACCEPT A PORTION OF BRISTOW STATION DRIVE, ROUTE 3762, INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS, AND INCORPORATE CHANGES DUE TO THE CONSTRUCTION OF NEW BRISTOW VILLAGE – BRENTSVILLE MAGISTERIAL DISTRICT

ACTION: APPROVED

WHEREAS, the intersection of Chapel Springs Road and Bristow Station Drive was an unsafe intersection, and adding any additional traffic would generate an increase in unsafe conditions; and

WHEREAS, the realignment of Chapel Springs Road, Route 779, has been completed by the developer New Bristow Village providing a safer connection to Bristow Station Drive, Route 3762; and

WHEREAS, streets described on the attachment, fully incorporated herein by reference, are shown on plats recorded in the Clerk's office of the Circuit Court of Prince William County; and

WHEREAS, the streets have been constructed in compliance with Prince William County's Comprehensive Inspections Program, which eliminates the requirement of a warranty bond; and

WHEREAS, the drainage design has been checked and approved by the Prince William County Department of Public Works, and the streets and drainage facilities have been constructed in accordance with approved plans; and

WHEREAS, Virginia Department of Transportation (VDOT) staff has advised that the streets meet the requirements established by the Subdivision Street Requirements of VDOT; and

WHEREAS, Prince William County and VDOT have entered into a Comprehensive Stormwater Detention Agreement, dated January 26, 1993, concerning a stormwater detention facility that may receive runoff from these streets; and

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WHEREAS, certain segments of Chapel Springs Road are no longer required for public safety and convenience;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby request the Virginia Department of Transportation to add Bristow Station Drive and the realignment of Chapel Springs Road, described in the attachment and as it is depicted on the attached exhibit, to the Secondary System of State Highways, pursuant to Code of Virginia Section 33.2-705, and the Subdivision Street Requirements of the Virginia Department of Transportation;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors does hereby guarantee the Commonwealth of Virginia an unrestricted right-of-way as shown on the attachment with the necessary easements for cuts, fills and drainage, as recorded in Instrument #s: 200407080115252, 200901090002319, and 201601140002919;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors does hereby request the Virginia Department of Transportation to abandon a total distance of 0.08 miles of Chapel Springs Road, Route 779, as it is depicted on the attached exhibit, and pursuant to the Code of Virginia Section 33.2-912;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors does hereby request the Virginia Department of Transportation to discontinue a total distance of 0.03 miles of Chapel Springs Road, Route 779, as it is depicted on the attached exhibit, and pursuant to the Code of Virginia Section 33.2-908;

BE IT FURTHER RESOLVED that if conditions warrant a change to the attachment or exhibit, the Prince William Board of County Supervisors does hereby authorize the Director of Transportation or his designee to make any required change(s) administratively;

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Manassas Residency office of the Virginia Department of Transportation.

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ATTACHMENT: New Bristow Village Data Sheet
Exhibit A – New Bristow Village Subdivision Sketch
Exhibit B Showing the Abandonment, Discontinuance, and Acceptance of
Chapel Springs Road & Partial Bristow Station Drive, in the Brentsville
Magisterial District, Prince William County, Virginia, Dated
October 5, 2017, Prepared by Smith Engineering.

Votes:

Ayes: Anderson, Caddigan, Candland, Jenkins, Lawson, Nohe, Principi

Nays: None

Absent from Vote: None

Absent from Meeting: Stewart

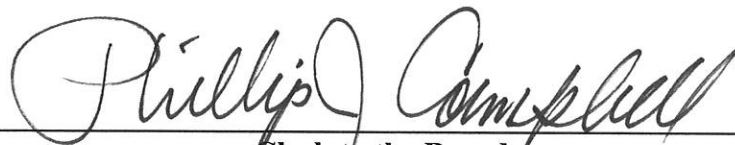
For Information:

Transportation Director

Transportation Planning and Programming Division Chief

Transportation Inspections Supervisor

ATTEST: _____


Clerk to the Board

Subdivision Name: New Bristow Village Subdivision

Property Owner: Saadeh Partners, LLC

Magisterial District: Brentsville

Instrument #s: 200407080115252, 200901090002319, and 201601140002919

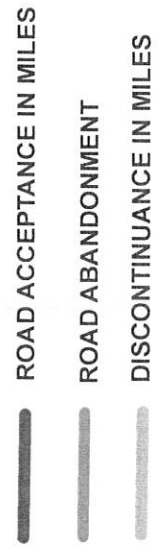
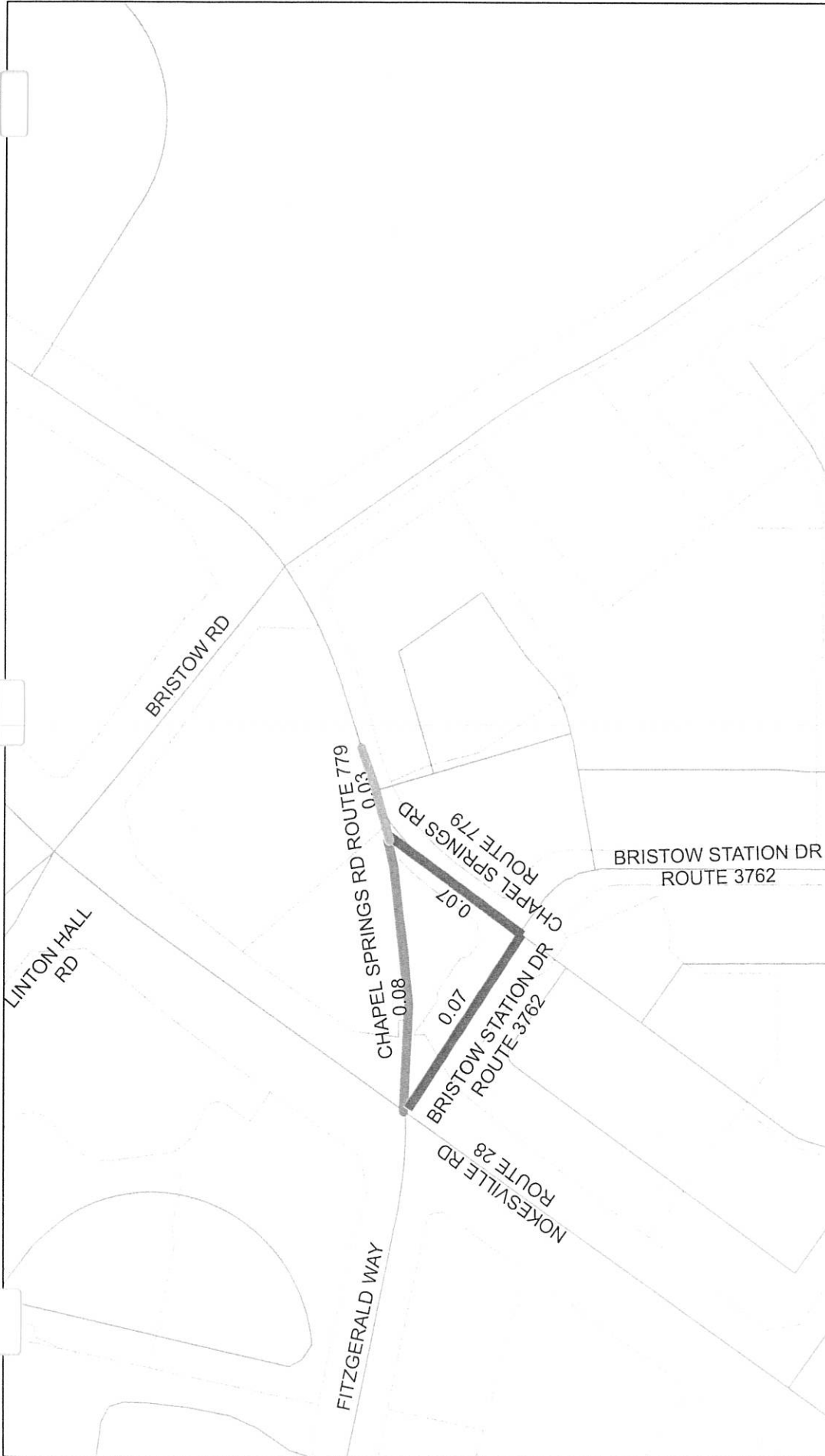
ADDITION TO THE SECONDARY SYSTEM			
Street Name	Street Termini	Right-of-Way Width (ft.)	Centerline Length (Miles)
Bristow Station Drive, Route 3762	From: Nokesville Road, Route 28 To: Chapel Springs Road, Route 779	98' And Variable	0.07
Chapel Springs Road, Route 779	From: Bristow Station Drive, Route 3762 To: 0.07 miles Northeast to Existing Chapel Springs Road, Route 779	52'	0.07
TOTAL MILEAGE = 0.14 Miles Two-Lane Roads			

Subdivision Name: New Bristow Village Subdivision
Property Owner: Saadeh Partners, LLC
Magisterial District: Brentsville
Instrument #s: 200901090002319, and 201601140002919

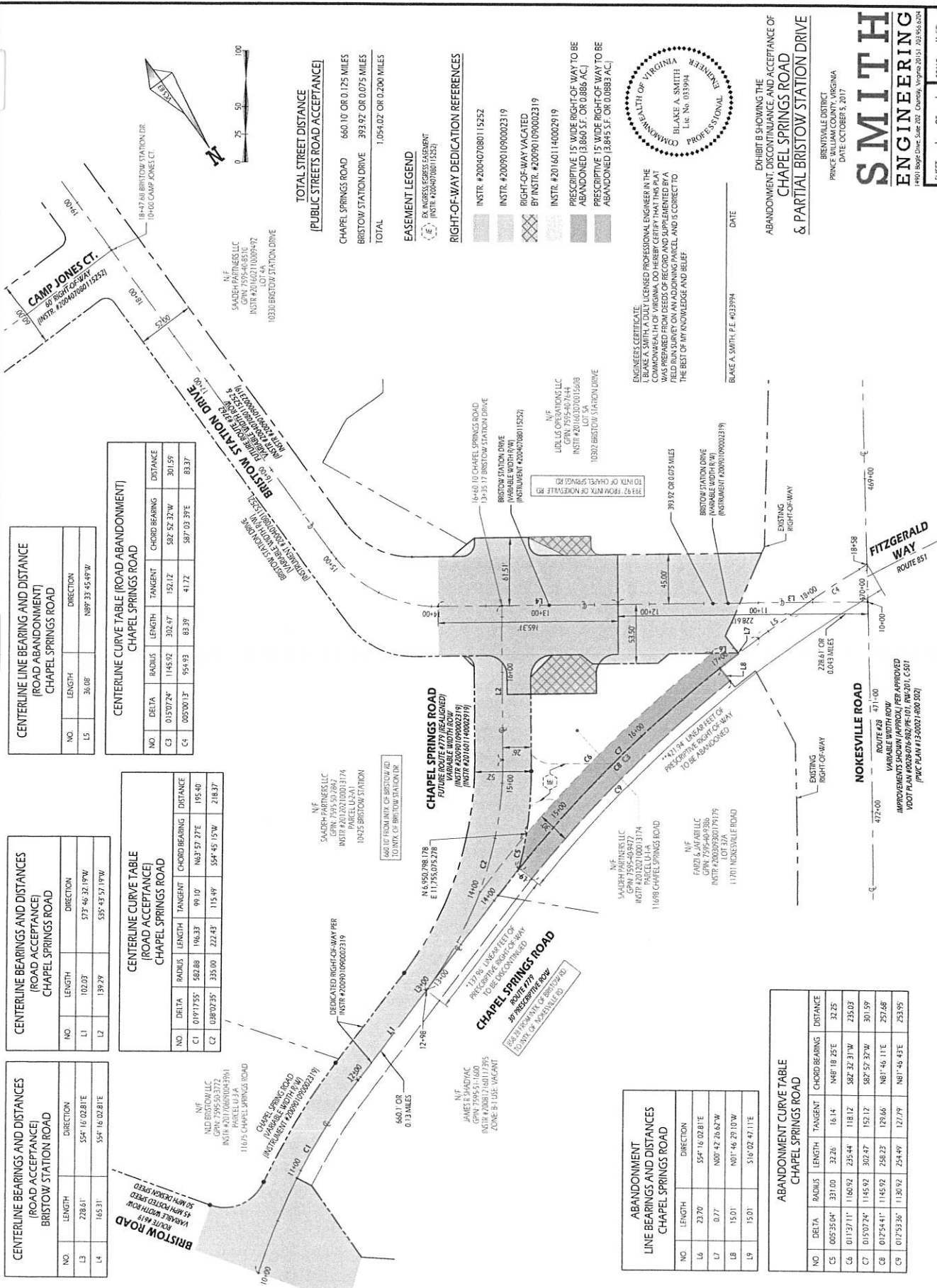
ABANDONMENT			
Street Name	Street Termini	Right-of-Way Width (ft.)	Centerline Length (Miles)
Chapel Springs Road, Route 779	From: Nokesville Road, Route 28 To: 0.08 miles northwest of Nokesville Road, Route 28	30' Wide Prescriptive Easement	0.08
TOTAL MILEAGE = 0.08 Miles Two-Lane Road			

DISCONTINUANCE			
Street Name	Street Termini	Right-of-Way Width (ft.)	Centerline Length (Miles)
Chapel Springs Road, Route 779	From: 0.08 miles northwest of Nokesville Road, Route 28 To: 0.11 miles northwest of Nokesville Road, Route 28 to existing Chapel Springs Road, Route 779	30' Wide Prescriptive Easement	0.03
TOTAL MILEAGE = 0.03 Miles Two-Lane Road			

EXHIBIT A



NEW BRISTOW VILLAGE
SUBDIVISION



CENTERLINE BEARINGS AND DISTANCE (ROAD ABANDONMENT) CHAPEL SPRINGS ROAD

NO.	LENGTH	DIRECTION
L5	36.08'	N89°33'45.49"W

CENTERLINE CURVE TABLE (ROAD ABANDONMENT) CHAPEL SPRINGS ROAD

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE
C3	015°07'24"	1145.92'	302.47'	1521.12'	S82°52'32"W	301.55'
C4	005°00'33"	954.93'	83.39'	41.72'	S87°03'39"E	83.37'

CENTERLINE BEARINGS AND DISTANCES (ROAD ACCEPTANCE) CHAPEL SPRINGS ROAD

NO.	LENGTH	DIRECTION
L1	102.03'	S73°46'32.19"W
L2	139.29'	S55°43'57.19"W

CENTERLINE CURVE TABLE (ROAD ACCEPTANCE) CHAPEL SPRINGS ROAD

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE
C1	019°17'55"	882.88'	186.33'	99.10'	N68°57'27"E	195.40'
C2	038°02'35"	335.00'	222.43'	115.99'	S54°45'15"W	218.37'

CENTERLINE BEARINGS AND DISTANCES (ROAD ACCEPTANCE) BRISTOW STATION ROAD

NO.	LENGTH	DIRECTION
L3	228.61'	S54°16'02.81"E
L4	165.31'	S54°16'02.81"E

ABANDONMENT CURVE TABLE CHAPEL SPRINGS ROAD

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE
C5	005°25'04"	331.00'	32.26'	16.14'	N68°18'25"E	32.25'
C6	011°27'11"	1160.92'	235.44'	118.12'	S82°32'31"W	235.03'
C7	015°07'24"	1145.92'	302.47'	1521.12'	S87°52'32"W	301.55'
C8	012°54'41"	1145.92'	258.23'	129.66'	N81°46'11"E	257.68'
C9	012°53'26"	1130.92'	254.89'	127.79'	N81°46'43"E	253.95'

ABANDONMENT LINE BEARINGS AND DISTANCES CHAPEL SPRINGS ROAD

NO.	LENGTH	DIRECTION
L6	237.00'	S54°16'02.81"E
L7	0.77'	N00°42'26.62"W
L8	15.01'	N01°46'29.10"W
L9	15.01'	S16°02'47.11"E

TOTAL STREET DISTANCE (PUBLIC STREETS ROAD ACCEPTANCE)

CHAPEL SPRINGS ROAD	660.10 OR 0.175 MILES
BRISTOW STATION DRIVE	393.92 OR 0.075 MILES
TOTAL	1,054.02 OR 0.200 MILES

EASEMENT LEGEND

- PAVING EASEMENT (INSTR. #200407080115252)
- RIGHT-OF-WAY VACATED BY INSTR. #20091090002319
- RIGHT-OF-WAY VACATED BY INSTR. #20091090002319
- INSTR. #201601140002919
- PRESCRIPTIVE 15' WIDE RIGHT-OF-WAY TO BE ABANDONED (S.1869 S.F. OR 0.886 AC.)
- PRESCRIPTIVE 15' WIDE RIGHT-OF-WAY TO BE ABANDONED (S.1895 S.F. OR 0.883 AC.)

RIGHT-OF-WAY DEDICATION REFERENCES

INSTR. #200407080115252
 INSTR. #20091090002319
 INSTR. #20091090002319
 INSTR. #201601140002919



EXHIBIT B SHOWING THE ABANDONMENT, DISCONTINUANCE, AND ACCEPTANCE OF CHAPEL SPRINGS ROAD & PARTIAL BRISTOW STATION DRIVE

BLAKE A. SMITH, P.E. #033394
 DATE

SMITH ENGINEERING
 BRENTVILLE DISTRICT
 PRINCETON, VIRGINIA
 DATE: OCTOBER 5, 2017

SHEET 11 OF 11 SCALE 1"=50'

16132 New Bristow Village Project Final Engineering 16132-Exhibit B Plan Color DWG 10/05/17 12