

**ACTION ITEM  
BOARD OF SUPERVISORS**

**DATE:** February 6, 2007

**TO:** Board of Supervisors

**FROM:** Ron Billingsley *RB*  
Director of Public Services

**ISSUE:** Petition VDOT to Include Streets within Woods of Abel Lake, Marsh Run Estates, Meadowbrook Estates and Wellington Chase Subdivisions and Lansberry Park Drive Within Lansberry Park and Crescent Valley Subdivisions and Capital Avenue and Powell Lane Into the Secondary System of State Highways

**RECOMMENDATION:** Approval

**BUDGET IMPACT:** N/A

**ATTACHMENTS:** (7)

- [1] Background Report
- [2] Reso/Ord/Proc # R07-23
- [3] Reso/Ord/Proc # R07-24
- [4] Reso/Ord/Proc # R07-25
- [5] Reso/Ord/Proc # R07-26
- [6] Reso/Ord/Proc # R07-27
- [7] Reso/Ord/Proc # R07-28

**REVIEW:**  County Administrator's Office *Chad Roman*

Legal *Joseph R. Howard*

- Consent Agenda**
- Discussion Item**
- New Business**
- Other Business**
- Presentation**
- Public Hearing**
- Unfinished Business**

**PRESENTATION BY:** N/A

**ELECTION DISTRICTS:** Hartwood, Aquia and George Washington

### **BACKGROUND REPORT**

The following is the procedure for streets to be accepted into the Secondary System of State Highways.

A developer contracts an engineering firm to design a subdivision. The subdivision layout has land dedicated for street right-of-way (ROW). This land is platted and deeded to Stafford County for public use. During the dedication process, an engineer's sealed cost estimate for all subdivision construction (not including homes) is submitted to the County's Planning Department's Review Planner. The Planner distributes the engineer's cost estimate to each of the appropriate departments. Departments include Utilities for water and sewer, Code Administration for control of stormwater and soil sediment runoff, Planning for landscaping and survey monumentation, and Public Services Department, Transportation Engineering Division, for all road and roadway drainage construction.

Estimates are reviewed, costs of items adjusted, and securities posted at 25% above the estimated cost to cover the construction. These securities are surety for the County to administer the construction if the developer defaults in completing the project. All securities are posted with the County's Finance Department's Securities and Records Management Division and, in the form of cash, escrow account, or irrevocable letter of credit.

With approved construction plans, the land is cleared and graded for roads and drainage construction. Following the road design, layer(s) of stone are installed and rolled to make a roadbed. After an established roadbed, home lots are cleared and home construction is started. As per approved design, drainage structures are installed followed by the base asphalt spread and rolled into place. Street signs are typically installed at this time. During street construction, a trained certified VDOT inspector conducts periodic inspections.

Near the end of the home construction, repairs and corrections to streets, shoulders and drainage systems are made by the developer. This is in preparation for the final asphalt surface course and VDOT street acceptance inspection.

VDOT's Land Development Manager, Land Development Specialist and Street Inspector perform final street acceptance inspections. Typically small discrepancies are found requiring adjustments and streets are not accepted with the first inspection. When requirements meet VDOT satisfaction, the streets are approved for acceptance into the Secondary System of State Highways for street maintenance.

The developer is required to submit to VDOT performance surety to guarantee the satisfactory performance of the street for a period of one year and a maintenance fee of \$150 per 1/10<sup>th</sup> mile of accepted road.

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The County was notified of the approved inspection and Staff prepared a resolution to present to the Board of Supervisors requesting VDOT to accept the streets into the Secondary System of State Highways. When the Board adopts the street acceptance resolution, VDOT is notified and continues the process. The developer submits all their bonds and fee obligations to VDOT and the street package is forwarded to VDOT's Central Office in Richmond for approval. When approved by Central Office, the streets are officially accepted into the Secondary System of State Highways and will be maintained by the State.

The approval into the Secondary System of State Highways will allow the developer to be released of their obligation to the Road and Drainage Bond Securities held by the County.

Proposed Resolution R07-23 - Woods of Abel Lake is an older subdivision built in the late 1990's off Hulls Chapel Road near the southern end of Abel Lake.

Proposed Resolution R07-24 - Marsh Run Estates is located on the southerly side of Warrenton Road between Richards Ferry Road and Richland Road.

Proposed Resolution R07-25 - Meadowbrook Estates is a subdivision on the westerly side of Andrew Chapel Road approximately 2000 feet south of Courthouse Road.

Proposed Resolution R07-26 - Wellington Chase Subdivision is at the end of Holly Corner Road off River Ridge Lane nestled in an oxbow of the Rappahannock River.

Proposed Resolution R07-27 - Lansberry Park Drive is located off Little Whim Road.

Proposed Resolution R07-28 - Capital Avenue and Powell Lane are located off Warrenton Road.

Staff recommends approval of proposed Resolutions R07-23, R07-24, R07-25, R07-26, R07-27 and R07-28.

PROPOSED

BOARD OF SUPERVISORS  
COUNTY OF STAFFORD  
STAFFORD, VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, Stafford County Administration Center, Stafford, Virginia, on the 6th day of February 2007:

MEMBERS:

- Jack R. Cavalier, Chairman
- Mark Dudenhefer, Vice Chairman
- M. S. "Joe" Brito
- Peter J. Fields
- Robert C. Gibbons
- Paul V. Milde, III
- George H. Schwartz

VOTE:

On motion of , seconded by , which carried by a vote of , the following was adopted:

A RESOLUTION WHICH PETITIONS THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO INCLUDE LAKEBREEZE WAY WITHIN WOODS OF ABEL LAKE SUBDIVISION INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS

WHEREAS, the Board, pursuant to Section 33.1-229 of the Code of Virginia (1950), as amended, desires to add Lakebreeze Way within Woods of Abel Lake Subdivision into the Secondary System of State Highways; and

WHEREAS, the Virginia Department of Transportation (VDOT) has inspected this street and found it acceptable;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 6th day of February 2007, that the Virginia Department of Transportation (VDOT) be and it hereby is petitioned to include the following street within Woods of Abel Lake Subdivision into the State Secondary System of Highways:

Street	Station	Length
Lakebreeze Way	Fr: Inter. Hulls Chapel Road	0.39 Miles
	To: 0.39 Mi. E. Inter. Hulls Chapel Road	40' ROW

An unrestricted right-of-way (ROW), as indicated above, for this street with necessary easements for cuts, fills and drainage is guaranteed, as evidenced by Plat of Record entitled Woods of Abel Lake Subdivision, LR 980023671, recorded December 3, 1998; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Developer and the Residency Administrator of VDOT.

SC:RB:OFD:toc:tbn

PROPOSED

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STAFFORD, VIRGINIA

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- M. S. "Joe" Brito
- Peter J. Fields
- Robert C. Gibbons
- Paul V. Milde, III
- George H. Schwartz

VOTE:

On motion of , seconded by , which carried by a vote of , the following was adopted:

A RESOLUTION WHICH PETITIONS THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO INCLUDE MARSH RUN ROAD, AVOCET WAY, SNOWY EGRET WAY, MOORHEN COURT, WOOD DUCK PLACE AND KESTRAL LANE WITHIN MARSH RUN ESTATES SUBDIVISION INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS

WHEREAS, the Board, pursuant to Section 33.1-229 of the Code of Virginia (1950), as amended, desires to add Marsh Run Road, Avocet Way, Snowy Egret Way, Moorhen Court, Wood Duck Place and Kestral Lane within Marsh Run Estates Subdivision in the Secondary System of State Highways; and

WHEREAS, the Virginia Department of Transportation (VDOT) has inspected these streets and found them acceptable;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 6th day of February 2007, that the Virginia Department of Transportation (VDOT) be and it hereby is petitioned to include the following streets within Marsh Run Estates Subdivision into the Secondary System of State Highways:

Street	Station	Length
Marsh Run Road	Fr: Inter. Marsh Run Road To: Inter. Kestral Lane	0.11 Miles 50' ROW
Marsh Run Road	Fr: Inter. Kestral Lane To: Inter. Snowy Egret Way/Avocet Way	0.16 Miles 50' ROW
Marsh Run Road	Fr: Inter. Snowy Egret Way/Avocet Way To: 0.10 Mi. SW Inter. Avocet Way	0.10 Miles 50' ROW
Avocet Way	Fr: Inter. Marsh Run Road To: Inter. Moorhen Court	0.32 Miles 50' ROW
Avocet Way	Fr: Inter. Moorhen Court To: 0.14 Mi. W. Inter. Moorhen Court	0.14 Miles 50' ROW
Snowy Egret Way	Fr: Inter. Marsh Run Road To: 0.33 Mi. SE Inter. Marsh Run Road	0.33 Miles 50' ROW
Moorhen Court	Fr: Inter. Avocet Way To: 0.07 Mi. S. Inter. Snowy Egret Way	0.07 Miles 50' ROW
Wood Duck Place	Fr: Inter. Warrenton Road To: Inter. Kestral Lane	0.13 Miles 50' ROW
Kestral Lane	Fr: Inter. Marsh Run Road To: Inter. Wood Duck Place	0.22 Miles 50' ROW
Kestral Lane	Fr: Inter. Wood Duck Place To: 0.16 W. Inter. Wood Duck Place	0.16 Miles 50' ROW

An unrestricted right-of-way (ROW), as indicated above, for each street with necessary easements for cuts, fills and drainage is guaranteed, as evidenced by Plat of Record entitled Marsh Run Estates Subdivision, LR 040012516, recorded April 2, 2004; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Developer and the Residency Administrator of VDOT.

SC:RB:OFD:toc:tbm

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STAFFORD, VIRGINIA

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M. S. "Joe" Brito  
Peter J. Fields  
Robert C. Gibbons  
Paul V. Milde, III  
George H. Schwartz

VOTE:

On motion of , seconded by , which carried by a vote of , the following was adopted:

A RESOLUTION WHICH PETITIONS THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO INCLUDE MEADOWBROOK LANE, FALLING CREEK DRIVE AND HIGH RIDGE DRIVE WITHIN MEADOWBROOK ESTATES SUBDIVISION, SECTIONS ONE AND TWO INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS

WHEREAS, the Board, pursuant to Section 33.1-229 of the Code of Virginia (1950), as amended, desires to add Meadowbrook Lane, Falling Creek Drive and High Ridge Drive within Meadowbrook Estates Subdivision into the Secondary System of State Highways; and

WHEREAS, the Virginia Department of Transportation (VDOT) has inspected these streets and found them acceptable;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 6th day of February 2007, that the Virginia Department of Transportation (VDOT) be and it hereby is petitioned to include the following streets within Meadowbrook Estates Subdivision into the Secondary System of State Highways:

Street	Station	Length
Meadowbrook Lane	Fr: Inter. Andrew Chapel Road To: Inter. Falling Creek Drive	0.31 Miles 50' ROW
Meadowbrook Lane	Fr: Inter. Falling Creek Drive To: 0.08 Mi. NW. Inter. Falling Creek Drive	0.08 Miles 50' ROW
Falling Creek Drive	Fr: Inter. Meadowbrook Lane To: Inter. High Ridge Drive	0.30 Miles 50' ROW
High Ridge Drive	Fr: Inter. Falling Creek Drive To: 0.34 Mi. S. Inter. Falling Creek Drive	0.34 Miles 50' ROW

An unrestricted right-of-way (ROW), as indicated above, for each street with necessary easements for cuts, fills and drainage is guaranteed, as evidenced by Plat of Record entitled Meadowbrook Estates Subdivision, Section One, LR 020038590, recorded December 20, 2002, and Meadowbrook Estates Subdivision, Section Two, LR 040022576, recorded June 15, 2004; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Developer and the Residency Administrator of VDOT.

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PROPOSED

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STAFFORD, VIRGINIA

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Mark Dudenhefer, Vice Chairman  
M. S. "Joe" Brito  
Peter J. Fields  
Robert C. Gibbons  
Paul V. Milde, III  
George H. Schwartz

VOTE:

On motion of , seconded by , which carried by a vote of , the following was adopted:

A RESOLUTION WHICH PETITIONS THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO INCLUDE RIVER RIDGE LANE, WENTWORTH DRIVE AND CHASE DRIVE WITHIN WELLINGTON CHASE SUBDIVISION INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS

WHEREAS, the Board, pursuant to Section 33.1-229 of the Code of Virginia (1950), as amended, desires to add River Ridge Lane, Wentworth Drive and Chase Drive within Wellington Chase Subdivision into the Secondary System of State Highways; and

WHEREAS, the Virginia Department of Transportation (VDOT) has inspected these streets and found them acceptable;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 6th day of February 2007, that the Virginia Department of Transportation (VDOT) be and it hereby is petitioned to include the following streets within Wellington Chase Subdivision into Secondary System of State Highways:

Street	Station	Length
River Ridge Lane	Fr: End State Maintenance of River Ridge Lane To: Inter. Wentworth Drive	0.06 Miles 50' ROW
River Ridge Lane	Fr: Wentworth Drive To: Inter. Chase Drive	0.34 Miles 50' ROW
River Ridge Lane	Fr: Chase Drive To: 0.07 Mi. S. Inter. Chase Drive	0.07 Miles 50' ROW
Wentworth Drive	Fr: Inter. River Ridge Lane To: 0.20 Mi. E. Inter. River Ridge Lane	0.20 Miles 50' ROW
Chase Drive	Fr: Inter. River Ridge Lane To: 0.11 Mi. E. Inter. River Ridge Lane	0.11 Miles 50' ROW

An unrestricted right-of-way (ROW), as indicated above, for each street with necessary easements for cuts, fills and drainage is guaranteed, as evidenced by Plat of Record entitled Wellington Chase Subdivision, LR 030032992, recorded August 14, 2003; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Developer and the Residency Administrator of VDOT.

SC:RB:OFD:toc:tbn

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Robert C. Gibbons  
Paul V. Milde, III  
George H. Schwartz

VOTE:

On motion of , seconded by , which carried by a vote of , the following was adopted:

A RESOLUTION WHICH PETITIONS THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO INCLUDE LANSBERRY PARK DRIVE WITHIN LANSBERRY PARK AND CRESCENT VALLEY SUBDIVISIONS, INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS

WHEREAS, the Board, pursuant to Section 33.1-229 of the Code of Virginia (1950), as amended, desires to add Lansberry Park Drive within Lansberry Park and Crescent Valley Subdivisions into the Secondary System of State Highways; and

WHEREAS, the Virginia Department of Transportation (VDOT) has inspected this street and found it acceptable;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 6th day of February 2007, that the Virginia Department of Transportation (VDOT) be and it hereby is petitioned to include the following street within Lansberry Park and Crescent Valley Subdivisions into the Secondary System of State Highways:

Street	Station	Length
Lansberry Park Dr.	Fr: Little Whim Road	0.32 Miles
	To: 0.32 Mi. S. Inter. Little Whim Road	50'-54' ROW

An unrestricted right-of-way (ROW), as indicated above, for this street with necessary easements for cuts, fills and drainage is guaranteed, as evidenced by Plat of Record entitled Lansberry Park Subdivision, LR 040017903, recorded May 12, 2004, and Crescent Valley Subdivision, LR 040048425, recorded December 15, 2004; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Developer and the Residency Administrator of VDOT.

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- George H. Schwartz

VOTE:

On motion of , seconded by , which carried by a vote of , the following was adopted:

A RESOLUTION WHICH PETITIONS THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO INCLUDE POWELL LANE AND CAPITAL AVENUE INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS

WHEREAS, the Board, pursuant to Section 33.1-229 of the Code of Virginia (1950), as amended, desires to add Powell Lane and Capital Avenue into the Secondary System of State Highways; and

WHEREAS, the Virginia Department of Transportation (VDOT) has inspected these streets and found them acceptable;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 6th day of February 2007, that the Virginia Department of Transportation (VDOT) be and it hereby is petitioned to include the following streets in the Secondary System of State Highways:

Street	Station	Length
Powell Lane	Fr: 0.07 Mi. SW Inter. Warrenton Road To: Inter. Capital Avenue	0.15 Miles 60' ROW

Street	Station	Length
Powell Lane	Fr: Inter. Capital Avenue To: 0.23 Mi. SW Inter. Capital Avenue	0.23 Miles 60' ROW
Capital Avenue	Fr: 0.24 Mi. S. Inter. Commerce Parkway To: Inter. Powell Lane	0.03 Miles 60' ROW

An unrestricted right-of-way (ROW), as indicated above, for each street with necessary easements for cuts, fills and drainage is guaranteed, as evidenced by Record Plats numbered PM 050000063-050000069, and LR 050010616-050010623, recorded February 23, 2005; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Developer and the Residency Administrator of VDOT.

SC:RB:OFD:toc:tbn