


**ACTION ITEM
BOARD OF SUPERVISORS**

DATE July 1, 2008

TO Board of Supervisors

FROM Fulton deLamorton
Transportation Administrator 
Office of Transportation

ISSUE Petition VDOT to Include Pinehurst Lane, Piedmont Drive and
Sawgrass Court Within Somerset Landing Subdivision, Section 2,
and London Way Within Stonebridge of Widewater Subdivision,
Section 2A, Into the Secondary System of State Highways

STAFF RECOMMENDATION Approval

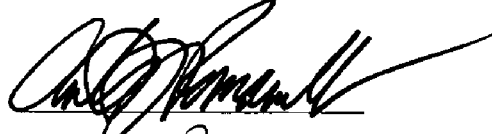
BUDGET IMPACT N/A

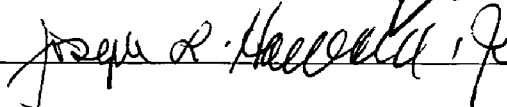
ATTACHMENTS (3)

[1] Background Report [2] **Reso/Ord/Proc** # R08-328

[] [3] **Reso/Ord/Proc** # R08-329

[] [] **Reso/Ord/Proc** #

REVIEW [X] County Administrator's Office 

[X] Legal 

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

PRESENTATION BY N/A

ELECTION DISTRICTS Aquia, Griffis-Widewater

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 & Zoning 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 & Zoning for landscaping and survey monumentation, and the Office of Transportation 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 Code Administration 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, the developer makes repairs and corrections to streets, shoulders and drainage systems. 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, an administration fee and a maintenance fee of \$150 per 1/10th mile of accepted road.

The County is notified of the approved inspection and Staff prepares 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.

Somerset Landing Subdivision, Section 2, is situated on the northerly side of Landmark Drive (SR-2125) approximately 0.13 miles south of Jefferson Davis Highway (US-1).

London Way within Stonebridge of Widewater Subdivision, Section 2A, is situated on the westerly side of Barclay Lane (SR-1571) approximately 0.23 miles east of Clark Lane (SR-1570).

The acceptance of these streets into the Secondary System of State Highways will allow the respective developers to be released of their obligations to the Road and Drainage Bond Securities held by the County.

Staff recommends approval of proposed Resolutions R08-328 and R08-329.

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 1st day of July 2008

MEMBERS

VOTE

George H Schwartz, Chairman
M S "Joe" Brito, Vice Chairman
Harry E Crisp II
Mark Dudenhefer
Paul V Milde III
Cord A Sterling
Robert "Bob" Woodson

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 PINEHURST LANE, PIEDMONT DRIVE AND SAWGRASS COURT WITHIN SOMERSET LANDING SUBDIVISION, SECTION 2, 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 Pinehurst Lane, Piedmont Drive and Sawgrass Court within Somerset Landing, Subdivision, Section 2, 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 1st day of July 2008, that the Virginia Department of Transportation (VDOT) be and it hereby is petitioned to include the following streets within Somerset Landing Subdivision, Section 2, into the Secondary System of State Highways

<u>Street</u>	<u>Station</u>	<u>Length</u>
Pinehurst Lane (SR-2126)	From Inter Landmark Dr (SR-2125) To Inter Piedmont Dr (SR-2129)	0.12 Mi 50' ROW
Pinehurst Lane (SR-2126)	From Inter Piedmont Dr (SR-2129) To 0.05 Mi E Inter Piedmont Dr (SR-2129)	0.05 Mi 50' ROW
Piedmont Drive (SR-2129)	From Inter Landmark Dr (SR-2125) To Inter Pinehurst Ln (SR-2126)	0.08 Mi 50' ROW
Piedmont Drive (SR-2129)	From Inter Pinehurst Ln (SR-2126) To Inter Sawgrass Ct (SR-2130)	0.07 Mi 50' ROW
Piedmont Drive (SR-2129)	From Inter Sawgrass Ct (SR-2130) To 0.05 Mi N Inter Sawgrass Ct (SR-2130)	0.05 Mi 50' ROW
Sawgrass Court (SR-2130)	From Inter Piedmont Dr (SR-2129) To 0.06 Mi W Inter Piedmont Dr (SR-2129)	0.06 Mi 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 Somerset Landing Section 2, LR 050044055, PM 050000247, recorded November 2, 2005, and

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

AJR OFD toc tbn

PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

RESOLUTION

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M S "Joe" Brito, Vice Chairman	
Harry E Crisp II	
Mark Dudenhefer	
Paul V Milde III	
Cord A Sterling	
Robert "Bob" Woodson	

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 LONDON WAY WITHIN STONEBRIDGE OF WIDEWATER SUBDIVISION, SECTION 2A, 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 London Way within Stonebridge of Widewater Subdivision, Section 2A, 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 1st day of July 2008, that the Virginia Department of Transportation (VDOT) be and it hereby is petitioned to include the following street within Stonebridge of Widewater Subdivision, Section 2A, into the Secondary System of State Highways

<u>Street</u>	<u>Station</u>	<u>Length</u>
London Way (SR-1572)	From Inter Barclay Lane (SR-1571)	0 10 Mi
	To 0 10 Mi West Inter Barclay Lane (SR-1571)	50' 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 Stonebridge of Widewater Section 2A, PB 19 PG 260-265, recorded February 20, 1990, and

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

AJR OFD toc tbn