



County of Fairfax, Virginia

MEMORANDUM

DATE: August 5, 2010

TO: David Marshall, Chief
Facilities Planning Branch, Planning Division, DPZ

FROM: Kevin J. Guinaw, Chief *Kevin J. Guinaw*
Special Projects/Applications Management Branch, ZED

SUBJECT: Comments on the Proposed Vacation and Abandonment of a Portion of University Drive
Request Number 483

This memorandum is in response to your request for comments with regard to the proposed vacation and abandonment of a portion of the University Drive right-of-way located on Tax Map 57-4 in the Braddock Magisterial District.

The subject right-of-way is located within the campus of George Mason University and is bordered on the north and south by university property. The property is not governed by proffers or development conditions. The north border of the university property is adjacent to residential development governed by Rezoning RZ 2001-BR-022, approved by the Board of Supervisors on December 9, 2002, subject to proffers, for Planned Development Housing-12 (PDH-12). The rezoning proffers do not preclude the vacation and abandonment of the subject portion of University Drive.

If you have any questions regarding this memorandum, please call Carrie Lee at (703) 324-1290.

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cc: Regina Coyle, Director, Zoning Evaluation Division, DPZ
File: RZ 2001-BR-022, MIS 1007-007, Imaging, Reading File



County of Fairfax, Virginia

MEMORANDUM

DEPARTMENT OF PLANNING AND ZONING APPLICATION TO VACATE AND ABANDON Request for Comments

TO: ✓ Special Projects/Applications Management Branch, ZED, DPZ

DATE: July 16, 2010

REQUEST NO.: #483

The Board of Supervisors has been requested to consider the following application to VACATE and ABANDON:

Proposed Vacation of Part of a Public Road – University Drive

AREA: II **DISTRICT:** Braddock **TAX MAP:** 57-4

Please review the attached application and advise if the proposed abandonment will adversely affect implementation of the Comprehensive Plan.

Comments are due at the Department of Transportation by August 12, 2010. **Please return or e-mail your comments to Anita Capps (#4-1357), Planning Division, by August 4, 2010.**

Thank you for your assistance.

COMMENTS:

See attached memo dated 8/5/2010

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

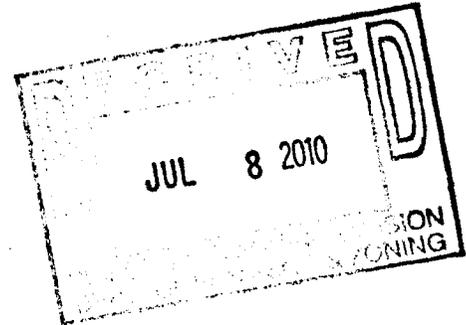


County of Fairfax, Virginia

MEMORANDUM

DATE: July 1, 2010

TO: County Attorney
DPW&ES (Capital Facilities Business Area)
DPW&ES (Office of Site Development Services)
Water Authority
Park Authority
Washington Gas
School Board
VDOT (Fairfax Permits)
Transportation
Planning & Zoning
Dominion Virginia Power
Fire & Rescue
Verizon



FROM: Donald Stephens 
Department of Transportation

SUBJECT: Proposed Vacation of Part of a Public Road – University Drive

This department received an application to vacate a portion of a public road known as University Drive. This public road can be found on Tax Map 57-4 in the Braddock Magisterial District. This road is part of the Virginia Department of Transportation's (VDOT) System of Highways (Route 383). This request was referred to us by VDOT.

The request for vacation is being made by George Mason University to allow the transfer of operations and maintenance of this portion of University Drive to their roadway system. On June 1, 2009, an extension of George Mason Boulevard opened resulting in a new intersection with University Drive. This intersection provides the only northbound access to the City of Fairfax from University. The previous northbound access to the County of Fairfax via University from Patriot Circle as shown on the enclosed diagram was eliminated. Due to this new traffic pattern, this part of University Drive will only be used by those seeking access to George Mason University. George Mason University feels that the approval of this request will allow them to respond more quickly to maintenance, safety, and traffic concerns on campus.

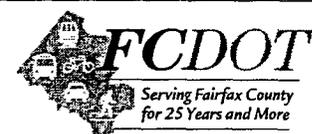
Please review the attached vacation request and advise if adoption of the same will adversely affect your department. Your response will be needed by August 12, 2010, in the Department of Transportation, 4050 Legato Road, Suite 400, Fairfax, Virginia 22033-2895. Thank you for your assistance in meeting this time frame. If you have any questions regarding this request, please contact me at (703) 877-5600.

DES

Attachments

cc: Nancy Vehrs, Clerk to the Board

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot





4400 University Drive – Mail Stop 2A9
Fairfax, Virginia 22030-4444

703-993-2998
Fax: 703-993-2521

July 27, 2009

Virginia Department of Transportation
14685 Avion Parkway, Suite 120
Chantilly, VA 20151-1104
Attn: Permit Department

Re: Roadway Operation and Maintenance Transfer Request
Section of University Drive, Route 383

Gentlemen:

On or about October 14, 1963, George Mason University (formerly the Northern Virginia Branch of the University of Virginia) granted to the Board of County Supervisors of Fairfax County, Virginia, a perpetual easement and right-of-way for the purpose of constructing, operating, maintaining, adding to or altering a roadway known as University Drive. A copy of that easement is enclosed. It is my understanding that the Fairfax County Board of Supervisors later moved to have the resulting constructed roadway (University Drive, Route 383) enter the VDOT roadway system and that the road was indeed accepted into the system on or about January 9, 1984.

On June 1, 2009, an extension of George Mason Boulevard opened resulting in a new intersection with University Drive. This intersection provides the only northbound access to the City of Fairfax from University. The previous northbound access to the City of Fairfax via University Drive from Patriot Circle, as shown on the enclosed diagram, was eliminated. Due to this new traffic pattern, part of University Drive will only be for the use of those seeking access to George Mason University. The University requests that this portion of University Drive be transferred to the University for operation and maintenance as part of the University's roadway system. We believe this will be more efficient given that the University already operates and maintains the other roadways on the Fairfax Campus and will allow the University to more quickly respond to safety, maintenance and traffic concerns on the campus.

The portion of University Drive that the University seeks to have transferred is as follows (as shown on the attached plat):

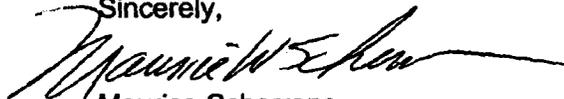
- Beginning at a point lying N 81°11'16" E 194.182 meters (637.08 feet) and N 81°49'26" E 104.466 meters (342.74 feet) from the easterly variable width right-of-way line of Chain Bridge Road, Route #123, said point lying on the southerly line of Lot 32, Fairfax Towne Estates, Section Two;
- Thence departing said Lot 32 and with the same line extended with the terminus of University Drive and Lot 31, Fairfax Towne Estates, Section Two N 81°49'26" E 26.339 meters (86.41 feet) to a point;
- Thence departing said Lot 31 and running through the land of the Rector and Visitors of George Mason University 91.410 meters (299.90 feet) along the arc of a curve to the right, said curve having a radius of 73.152 meters (240.00 feet) a central angle of 71°35'46" and a chord which bears S 45°32'23" W 85.578 meters (280.77 feet) to a point and S 81°20'16" W 104.713 meters (343.54 feet) to a point being a corner to an existing right-of-way easement, recorded in deed book 19886 at page 2048;
- Thence departing said right-of-way easement and continuing through the land of the Rector and Visitors of George Mason University N 08°32'36" W 24.384 meters (80.00 feet) to a

point being a corner to an existing right-of-way easement, recorded in deed book 19886 at page 2048;

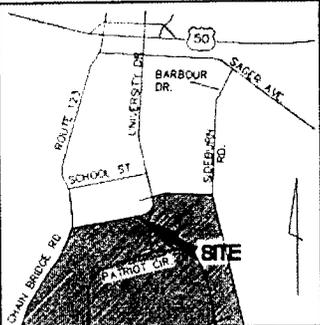
- Thence departing said right-of-way easement and continuing through the land of the Rector and Visitors of George Mason University N 81°20'16" E 104.662 meters (343.38 feet) to a point and 52.799 meters (173.22 feet) along the arc of a curve to the left, said curve having a radius of 48.768 meters (160.00 feet) a central angle of 62°01'54" and a chord which bears N 50°19'19" E 50.258 meters (164.89 feet) to the point of beginning and containing 4,312 square meters (46,414 square feet) of land, more or less, and being a portion of an existing 80 foot (24.384 meter) perpetual easement and right-of-way recorded in deed book 2372 at page 202 among the land records of Fairfax County, Virginia.

We appreciate your prompt attention to this matter, if you need any assistance regarding the technical aspects of this transfer, please contact Charles Fanshaw at 703-993-9173 or Alex Iszard at 703-993-9220.

Sincerely,



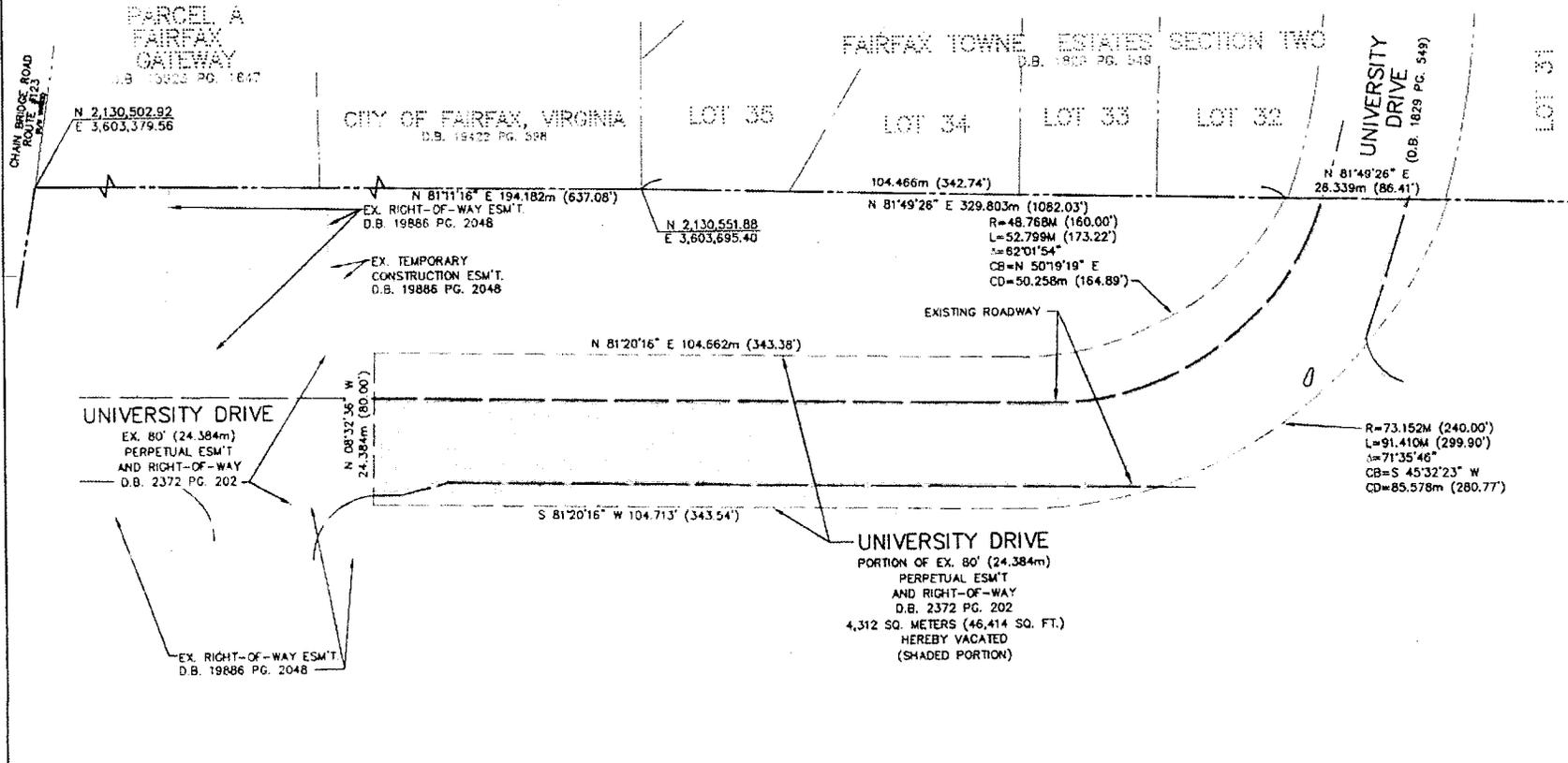
Maurice Scherrens
Senior Vice President
George Mason University



VICINITY MAP
SCALE: 1" = 2000'

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 68-2 (111) PARCEL 3 AND IS NOW IN THE NAME OF THE RECTOR AND VISITORS OF GEORGE MASON UNIVERSITY AS RECORDED IN DEED BOOK 3221 AT PAGE 251 AND DEED BOOK 3324 AT PAGE 190. THE PROPERTY WAS PREVIOUSLY IN THE NAME OF THE RECTOR AND VISITORS OF THE UNIVERSITY OF VIRGINIA AS RECORDED IN DEED BOOK 1744 AT PAGE 282, ALL RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. BOUNDARY INFORMATION TAKEN FROM A FIELD RUN BOUNDARY SURVEY PREPARED BY PHRA IN 1998.
4. COORDINATE VALUES SHOWN ARE BASED ON VCS 83 AS DERIVED FROM MONUMENT FAIR 1952.



Patton Harris Rust & Associates
Engineers, Surveyors, Planners, Landscape Architects.

PHRA

208 Church Street, SE
Leesburg, VA 20175
T 703.777.3616
F 703.777.3725

PLAT SHOWING
VACATION OF A PORTION OF
EXISTING 80' PERPETUAL EASEMENT
ON THE PROPERTY OF
THE RECTOR AND VISITORS OF
GEORGE MASON UNIVERSITY
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA



DRAWN: BLN
CHECKED: JAS
DATE: JULY 24, 2009
SCALE: 1:500
SHEET: 1 OF 1
FILE NO: 05590-1-8-1

NOTICE OF INTENT TO
ADOPT AN ORDINANCE VACATING
A PART OF A PLAT ON WHICH IS SHOWN
UNIVERSITY DRIVE

Braddock District,
Fairfax County, Virginia

Notice is hereby given that the Board of Supervisors of Fairfax County, Virginia, will hold a public hearing on _____, 20____, at _____ PM during its regular meeting in the Board Auditorium of the Fairfax County Governmental Center, 12000 Government Center Parkway, Fairfax, VA, pursuant to Virginia Code Ann. § 15.2-2204, vacating a part of the deed of dedication, recorded in Deed Book 2372, at Page 202, on which is shown University Drive from George Mason Boulevard the Fairfax City line, a distance of 566 feet, more or less. The road is located on Tax Map 57-4 and is described and shown on the metes and bounds schedule and plat prepared by Patton Harris Rust and Associates, dated July 24, 2009, both of which are on file in the Fairfax County Department of Transportation, 4050 Legato Road, Suite 400, Fairfax, Virginia 22033, Telephone Number (703) 877-5600.

All persons wishing to speak on this subject may call the Office of the Clerk to the Board, (703) 324-3151, to be placed on the Speaker's List, or may appear and be heard.

BRADDOCK DISTRICT.

§ 15.2-2272(2)

ADOPTION OF AN ORDINANCE VACATING
A PART OF A PLAT ON WHICH IS SHOWN
UNIVERSITY DRIVE

Braddock District,
Fairfax County, Virginia

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Governmental Center in Fairfax County, Virginia, on _____, 20____, at which meeting a quorum was present and voting, the Board, after conducting a public hearing upon due notice given pursuant to Virginia Code Ann. §15.2-2204 and as otherwise required by law, adopted the following ordinance, to-wit:

BE IT ORDAINED by the Board of Supervisors of Fairfax County, Virginia: that Part of the Deed of Dedication, recorded in Deed Book 2372 at Page 202, on which is shown University Drive, from George mason Boulevard, to the Fairfax City line, a distance of 566 feet, more or less, located on Tax Map 57-4, and described and shown on the metes and bounds schedule and plat prepared by Patton Harris Rust and Associates, dated July 24, 2009, and attached hereto and incorporated herein, be and the same is hereby vacated, pursuant to Virginia Code Ann. §15.2-2272(2).

This vacation is subject to any right, privilege, permit, license, easement, in favor of any public service company, utility, or other person or entity, including any political subdivision, whether located above, upon, or under the surface, either presently in use or of record, including the right to operate, maintain, replace, alter, extend, increase, or decrease in size any facilities in the vacated roadway, without any permission of the landowner.

A Copy Teste:

Nancy Vehrs
Clerk to the Board of Supervisors

§15.2-2272(2)



A Fairfax County, Virginia Publication

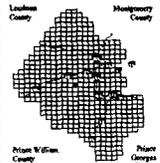


Map No. 01-01-01-2010 based on GSD 174 04/10/00
1122 Revised Civil Virginia Commission Series
Volume 01 of 100 South Cross A.L.S. Noted on
MAD 04/10/00 High Precision GPS Survey of adjacent
National Grid/Vertical Datum 1929

GENERAL NOTES

DATE OF THIS MAP:
The date of the Survey (04/10/00) is shown on the map
and the date of the map is 01-01-2010

The information contained on this map is for informational purposes only and does not constitute a warranty of any kind. The City of Fairfax is not responsible for any errors or omissions in this map. The City of Fairfax is not responsible for any damages or losses resulting from the use of this map. The City of Fairfax is not responsible for any claims or lawsuits filed against the City of Fairfax or its employees, officers, or agents, in any court of law, arising out of or in connection with the use of this map. The City of Fairfax is not responsible for any claims or lawsuits filed against the City of Fairfax or its employees, officers, or agents, in any court of law, arising out of or in connection with the use of this map.



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SHEET INDEX

CADASTRAL MAP

57-4

Revised to : 01 - 01 - 2010

Prepared by:
DEPARTMENT OF INFORMATION TECHNOLOGY
Geographic Services Division
GIS and Mapping Services
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FAX (703) 254-1917

