

## Design Public Hearing Transcript Documents

Devlin Road: Widening to Four Lanes
University Boulevard (Rte. 821) to Jennell Drive (Rte. 1705)

**State Project:** 0621-076-610, PE101, RW201, C501

**PWC Project:** SPR2021-00067 **UPC:** 118253

### **Public Hearing Transcript Documents**

**VDOT Project:** 0621-076-610, PE101, RW201, C501

**PWC Project:** SPR2021-00067

**Routes:** Route 821 – University Blvd.

Route 1705 - Jennell Drive

**County/City:** Prince William County

**UPC:** 118253

Project Location:Route 621 – Devlin RoadFrom:University Blvd. {Route 821}To:Jennell Drive {Route 1705}

**Public Hearing Date:** January 31, 2022 at 6:00 pm

Venue: Chris Yung Elementary School

12612 Fog Light Way Bristow, VA 20136

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### **Public Hearing Description**

**Project Name:** Devlin Road North widen to four lanes

**Project Numbers:** VDOT Project: 0621-076-610, PE101, RW201, C501

UPC: 118253

PWC Project: SPR2021-00067

**Project Location:** Route 621, Devlin Road

From: Route 821, University Boulevard

To: Route 1705, Jennell Drive

Prince William County held a Design Public Hearing at the Chris Yung Elementary School, 12612 Fog Light Way, Bristow, VA on Monday January 31, 2022 from 6:00 PM to 8:00 PM for the Devlin Road north widening project. The public hearing included an open forum/public viewing period exhibits boards, plans, environmental documents followed by a formal presentation which was directly followed by a period for public comment to the Board. During the public viewing, after the formal presentation and following the Q+A period: presentation boards displaying the project design, plans, public hearing brochures, and comment sheets were available for public viewing at the meeting. Representatives from Prince William County and the project team were available to speak with citizens and answer questions about this project at all times. Citizens could also provide oral comments to a court reporter and written comments in a comment box. Citizens were also permitted to send in e-mails comments after the public hearing. Written and oral comments were accepted at the meeting and written (and emailed) comments were accepted after the meeting until February 14, 2022. The Public Hearing was also live-streamed via an online link provided by the County and members of the community to participate via a virtual platform during the formal presentation and during the question/answer period.

### **Public Notification**

The project was advertised in several newspapers 30 day prior to the Public Hearing an several times following that. Please see **Appendix A1** for all newspaper advertisements. Additionally, Prince William County sent a notification to 74 nearby property owners and tenants through the postal service briefly describing the project and informing them of the planned Design Public Hearing. The notification for the public hearing described above and the list of addressees is presented in **Appendix A2**. Lastly, two (2)portable message boards were placed along Devlin Road in both directions as shown in **Appendix A3**.

### **Exhibits & Documents Available at Design Public Hearing**

Information available at the public hearing included project plans, project design exhibits, and project brochures and comment sheets. Additionally, the following information was available for review 30 days prior to the public hearing on the Prince William County Department of Transportation website: project plans, project design exhibits, and project brochures and comment sheets. The public hearing brochure and comment sheet are presented in **Appendix B**. Reduced-size reproductions of the exhibits and renderings displayed at the public hearing are presented **Appendix C**, slides from the public hearing presentation are presented in **Appendix D**, and the sign-in sheets for all public hearing attendees is included in **Appendix E**.

### **Project Background and Purpose**

The proposed project would widen Devlin Road from University Boulevard (Rte. 840) to Jennell Drive (Rte. 1705) to a divided, four-lane facility with a standard raised median. The project will also provide a 5-foot concrete sidewalk which will be extended down Jennell Drive to the Jennell Estates subdivision and a 10-foot shared use path. Intersections will be modified to provide pedestrian accommodations and turn lanes at Fog Light Way/Pike Branch Way and Jennell Drive. This project is being developed as an extension of the Balls Ford Road / Route 234 Interchange project that is currently under construction so Devlin Road project will utilize and salvage, where possible, any roadway improvements have been previously built by the County's separate interchange project.



**Devlin Road Widening** 

The project is being administered by PWCDOT using the Design-Bid-Build delivery method and is being developed in accordance with applicable Prince William County and VDOT standards, guidelines, and AASHTO requirements.

### **Summary of Comments**

Written comments were received at the public hearing and following the meeting. Additionally, a court reporter was available to transcribe any oral comments.

A brief summary of the comments is listed below.

- A Jennell Drive resident expressed concern about the overhead utilities and suggested to place them under ground. Requested a "Welcome to Bristow" sign. (One Comment)
- Traffic Signal Several homeowners were concerned about the traffic at the intersection of Devlin Road and Fog Light Way and asked for a traffic signal to be installed in this intersection.
   (12 Comments)
- Noise Barrier Many residents felt very strongly and requested installation of a noise barrier along Devlin Road.
   (3 Comments)
- Not supporting the project Some of the residents are opposing the project because they fear of more homes built in the area which will increase the traffic, both pedestrian and cars, decrease the quality of schools and lower the quality of living. (3 Comments)
- Tree impacts Residents along Devlin are against the Noise Barrier because it will impact some very old trees which in many cases crate a natural barrier. (4 Comments)
- Pedestrian safety There were several comments that expressed concern for pedestrian safety along the
  corridor. Many of the commenters were concerned that vehicles will frequently speed through the facility and
  fail to yield to pedestrians attempting to navigate crosswalks.
   (5 Comments)
- One commenter was concerned about the increase in traffic coming from the Interchange and with Devlin being widened to four lanes, increase in speed that cars go thru this corridor.
   (One Comment)
- A Jennell Drive resident asked for a signal at the intersection of Devlin Road and Jennell Drive.
   (One Comment)
- The homeowner of 8600 Rising Ridge Court requested for their property to be resurveyed because a recently build deck and shed were not shown on plans. (One Comment)
- One property owner requested compensation for trees that have been cut around his property for the project testing. (One Comment)
- Property impacts owner concern Will the County update each deed change of the size and dimensions of the lots and is the County paying for all physical change to the property?
   (One Comment)
- Property fence impact an owner is concerned about the fence in front of the property being impacted by the
  project and he is questioning whether the new fence will be constructed by the County or the property owner.
  (One Comment)
- Trees One commenter asked about trees in their backyard and whether they would be re-planted by Prince William County. (One Comment)
- Traffic Congestion There were few comments concerning traffic congestion during widening of Devlin Road. (3
   Comments)
- Time to start and end construction during the day one resident was concerned about commuting to and from work and requested time when construction will start and end.
- Roundabout one commenter requested construction of a roundabout instead of a traffic signal. (One Comment)
- Sidewalks one of the residents requested sidewalks be constructed along entire Devlin Road and to be connected with University Blvd. to allow community access from the University Drive area. (One Comment)

- One commenter requested full widening of Devlin Road from Linton Hall to 234 with sidewalks and bike paths. (One Comment)
- One of the residents questioned the construction of the shared use path on the West side and why is not constructed on the East which could connect three existing communities.
   (One Comment)
- One resident expressed concern that the widening of Devlin Road will significantly impact the environment while making the area no less reliant on automobiles.
   (One Comment)

The full text of all the written comments provided can be found in **Appendix G**. The full text of all oral comments can be found in **Appendix F**. The County's responses to the oral and submitted written comments have also been provided in **Appendix H**.

## Appendix A1 - Advertisement Materials

- Advertisements in Washington Post Newspaper
- Advertisements in Prince William Times Newspaper

Public Hearing Advertisement Posted in Washington Post Newspapers

## CTASSIFIED

washingtonpost.com/classifieds

FRIDAY, DECEMBER 31, 2021

### C JOBS

**Newspaper Delivery Carriers needed to deliver** 

**Excellent PART-TIME Income!** Early a.m. delivery hours

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Routes are now available in the following

Adams Morgan/ Columbia Heights/

Contact Mr. Lloyd John at 301-412-2751

Early a.m. delivery hours

### Legal Notices

Department of Justice Antitrust Division

Copies of the Complaint, proposed Final Judgment, and Competitive Impact Statement are available for inspection on the Antitrus Division's website at http://www.justice.gov/atr and at the Office of the Clerk of the United States District Court for the District o

### Official Notices 820 Official Notices

Devlin Road Widening Project - North From: University Boulevard (Rte. 840) To: Jennell Drive (Rte. 1705) Brentsville Magisterial District

In accordance with 23 CFR 771.130(c), a draft Revised Environmental Studies document that has been prepared to assess the project's potential effects upon environmental resources to determine if there are any significant environmental impacts. That draft document, along with technical reports for cultural resources studies (pursuant to Section 10.6 of the National Historic Preservation Act and Praliminary.

Please provide your written or verbal comments at the Publi-Meeting or submit them by February 14, 2022, to Ms. Gladis Arboleda

Accessibility to Persons with Disabilities: This Public Meeting is being held at a public facility accessible to persons with disabilities. Any persons with questions regarding the facility should contact (sladis Arboleda, Prince William County Department of Transportation, 5 County Complex, Suite 290, Prince William, VA 22192, 703-792-5276. Persons needing interpreter services for the deaf must notify Gladis Arboleda no later than Tuesday, January 25, 2022.

Petitioners.

C.A. No.: 2021-0662-SG

IT IS FURTHER ORDERED THAT Petitioner's Counsel shall cause notice to be advertised in the The Washington Post newspaper, once a week for three (3) consecutive weeks, pursuant to 12 Del.C. §1702(b), and SO ORDERED THIS 14th day of

/s/Sam Glasscock III Vice Chancellor

cember, 2021.

**Official Notices** 

New York, NY 10173-0002 (NE.Licensing@occ.treas.gov) within 30 days of the date of

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this publication

### **TOYOTA**

Toyota Sienna LXE 2004 1 owner, never had accident, 135K mi, exc condition, clean, a/c, c/d, am/fm, \$6,599. 703-336-3988

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1447 Autos Wanted DONATE YOUR CAR/TRUCK/RV

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Must have reliable transportation

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areas in NW/DC

Mt Pleasant

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Must have reliable transportation

### 815 Legal Notices

Take notice that the United States has filed a proposed Final Judgn in a civil antitrust case in the United States District Court for Take notice that the United States has lied a proposed in the Augustian a civil antitrust case in the United States bistrict Court for the District of Columbia United States v. Biglan Holdings inc., Civil Action No. 1:21-cv-03331. On December 22, 2021, the United States filed a Complaint alleging that Biglan Holdings inc. (Biglari Holdings) violated he premerger notification and waiting period requirements of the Hart-Scott-Rodino Antitrust Improvements Act of 1976, 15 U.S.C. § 18a, in connection with the acquisition of voting securities of Cracker Barrel Old Country Store Inc. The proposed Final Judgment, filed at the same time as the Complaint, requires Biglari Holdings to pay a civil penalty of \$1,374, 190. A Competitive Impact Statement filed by the United States at the same time as the Complaint describes the Complaint and the proposed Final Judgment.

Interested persons may address comments in English by post to Maribeth Petrizzi, Special Attorney, United States, c/o Federal Trade commission, 600 Pennsylvania Avenue, NW, Cc-8416, Washington, DC 20580 or by email to becompliance@ftc.gov within 60 days of the date of this notice. Such comments, including the name of the submitter, and responses thereto, will be posted on the Antitrust Division's website, filed with the Court, and, under certain dreumstances, published in the Federal Register.

The Prince William County Department of Transportation will conduct a Design Public Hearing for the Devlin Road Widening Project – North (from University Boulevard to Jennell Drive) at Chris Yung Elementary School (12612 Fog Light Way Bristow, VA 20136) from 6:00 PM to 8:00 PM on Monday, January 31, 2022. This inperson event is subject to change based on the latest CDC's COVID-19 related health and safety guidelines. Note that if public schools are closed for any reason, the public hearing will be rescheduled. The event will be streamed live virtually through the link posted on the Prince William County Department of Transportation. The Project Team will make a formal presentation beginning at 6:30 PM and will answer questions for the duration of the meeting. Online audience will have the opportunity to submit questions to be included in the Q&A portion of the meeting.

The purpose of this public hearing is to ensure that the public is provided with an opportunity to both review and discuss the proposed improvements and potential impacts to the surrounding properties and to receive public feedback on the current design of the widening project. Tentative project schedule, potential property impacts, right of way policies, and the project's proposed improvements will be discussed at the meeting

The proposed project would widen Devlin Road from University Boulevard (Rte. 240) to Jennell Drive (Rte. 1705) to a divided, four-land facility with a standard raised median. The project will also provide 5-foot concrete sidewalks and a 10-foot shared-use path. The tota project length is approximately 0.7 miles.

Noise Analysis are available for public review at the Prince William County Department of Transportation, 5 County Complex, Suite 290, Prince William, VA, 22192. Please call ahead at 703-792-5276, for staff availability, These documents will also be available for review at the Notice of the Prince will also be available.

The public can also review the Project information and De Public Hearing plans including the environmental document the Prince William County Department of Transportation wet at https://www.pwcva.gov/denartment/transportation/transportation/transporta

William County Department of Transportation
You may also email your comments to
Please reference "Devlin Widening Public
he subject heading.

Prince William County ensures nondiscrimination in all programs and activities in accordance with Title VI and Title VII of the Civil Rights Act of 1964. For information call 703-792-6825.

IN THE COURT OF CHANCERY OF THE STATE OF DELAWARE IN THE MATTER OF THE ESTATE OF GEORGE WROTEN CORDRAY and ROBERT L. LANE, ADMINISTRATOR FOR THE ESTATE OF GEORGE WROTEN CORDRAY,

CLASSICS - Especially Mercedes, Porsche, Jaguar. Highest prices paid for the very best examples. Call Bob 703-966-0122 ORDER TO PETITION FOR ADJUDICATION OF PRESUMED DEATH OF NORRIS JOHNSON CORDRAY, JR.

AND NOW, TO WIT, this 14th day of December, 2021, the foregoing Petition for Adjudication of Prosumed Death of Norris Johnson Cordray, Jr., having been considered by the Court, IT IS HEREBY ORDERED that a DUNAIL YOUR CAR/TRUCK/RV
Lutheran Mission Society of MD
Compassion Place ministries
help local families with food,
clothing, counseling, Tax deductible.
MVA licensed #W1044.
410-228-8437
www.CompassionPlace.org IT IS HEREBY ORDERED that a hearing shall be held at the Court of Chancery in Sussex County, Delaware on January 24, 2022 at 11:00 a.m. to determine the presumptive death of Norris Johnson Cordray, Ir., pursuant to 12 Del.C. §1702(b), and IT IS FURTHER ORDERED that Petitioner's Counsel shall cause

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ready to work in months!
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Department of Justice Antitrust Division

Take notice that the United States has filed a proposed Final Judgment in a civil antitrust case in the United States District Court for the District of Columbia, United States v. Clarence L. Werner, Civil Action No. 1:21-cv-03332. On December 22, 2021, the United States filed a Complaint alleging that Clarence L. Werner violated the premerger notification and waiting period requirements of the Hart-Scott-Rodino Antitrust Improvements Act of 1976, 15 U.S.C. § 18a, in connection with the acquisition of voting securities of Werner Enterprises Inc. The proposed Final Judgment, filed at the same time as the Complaint requires Clarence L. Werner to pay a civil penalty of \$486,900. A Competitive Impact Statement filed by the United States at the same time as the Complaint describes the Complaint and the proposed Final Judgment.

Copies of the Complaint, proposed Final Judgment, and Competitive Impact Statement are available for inspection on the Antitrust Division's website at http://www.justice.gov/atr and at the Office of the Clerk of the United States District Court for the District of Columbia.

Interested persons may address comments in English by post to Maribeth Petrizzi, Special Attorney, United States, c/o Federal Trade Commission, 600 Pennsylvania Avenue, NW, CC-8416, Washington DC 20580 or by email to bccompliance@ftc.gov within 60 days of the date of this notice. Such comments, including the name of the submitter, and responses thereto, will be posted on the Antitrust Division's website, filled with the Court, and, under certair circumstances, published in the Federal Register.

### Bids & Proposals Bids & Proposals

DC Water #160100

Small Diameter Water Main Replacement 12 C Washington, DC

Scope of work: The project consists of small diameter water mains, associated valves and appurtenances at various locations in the Washington, DC. Bids due to Anchor 2/2/2022 COB. We highly encourage qualified MBE/WBE firms to submit pricing.

Subcontracting Opportunities Include: Water main and services, trucking, aggregates, asphalt paving, mill and overlay, concrete restoration, survey and engineering.

For further information, please contact Ben Custead 202.269.6694;  $\underline{estimating@anchorconst.com}$ 

Anchor Construction is an equal opportunity employe Prince Georges County 851 Prince Georges County

BROCK & SCOTT, PLLC 5431 Oleander Drive Wilmington NC, 28403

SUBSTITUTE TRUSTEES' SALE OF VALUABLE FEE SIMPLE PROPERTY KNOWN AS **4321 LAWRENCE STREET** 

Brentwood, MD 20722

Under and by virtue of the power of sale contained in a certain Deed of Trust to GARY M. GERTLER, Trustee(s), dated August and recorded among the Land Records of PRINCE GEORGE'S COUNTY, MARYLAND in Liber 25776, folio 207, the holder of the indebtedness secured by this Deed of Trust having appointed the undersigned Substitute Trustees, by instrument duly recorded among the aforesaid Land Records, default having occurred under the terms thereof, and at the request of the party secured thereby, the undersigned Substitute Trustee will offe for sale at public auction at THE PRINCE GEORGE'S COUNTY COURTHOUSE LOCATED AT FRONT OF THE DUVAL WING THE COURTHOUSE COMPLEX 14735 MAIN ST, UPPER

### MARLBORO, MD 20772 ON, JANUARY 10, 2022 at 9:30 AM

THAT FEE SIMPLE LOT OF GROUND and improvements the eon situated in PRINCE GEORGE'S COUNTY, MD and

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FOUR HUNDRED FIFTY SIX (456) AND FOUR HUNDRED FIFTY SEVEN (457) IN THE SUBDIVISION KNOWN AS "LENOX" AS PER PLAT THEREOF RECORDED IN PLAT BOOK RNR2 AT PLAT 54 (ERRONEOUSLY REFERRED TO AS 34) AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. IMPROVEMENTS THEREON KNOWN AS: 4321 LAWRENCE STREET, COLMAR MANOR (ERRONEOUSLY REFERRED TO AS COLMAN MANOR) MARYLAND STREET, BRENTWOOD, MD 20722 COLMAN MANOR) MARYLAND. AKA: 4321 LAWRENCE

The property will be sold in an "AS IS WHERE IS" condition without either express or implied warranty or representation including but not limited to the description, fitness for a par cular purpose or use, structural integrity, physical condition, truction, extent of construction, workmanship, materials liability, zoning, subdivision, environmental condition, mercha tability, compliance with building or housing codes or other , ordinances or regulations, or other similar matters, and subject to easements, agreements and restrictions of record which affect the same, if any. The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same including any condominium and of HOA assessments pursuant to Md Real Property Article 11-110.

TERMS OF SALE: A deposit of \$25,000.00 payable in certified

check or by a cashier's check will be required from purchaser at sale, balance in immediately available funds upon final ratification of sale by the Circuit Court of PRINCE GEORGE'S COUNTY, MARYLAND interest to be paid at the rate of 2.0% on unsaid purchase money from date of sale to date of settlement. The secured party herein, if a bidder, shall not be required to post a deposit. Third party purchaser (excluding the secured part) will be required to complete full settlement of the ase of the property within TEN (10) CALENDAR DAYS of the atification of the sale by the Circuit Court otherwise the purchaser's deposit shall be forfeited and the property will be resold at the risk and expense, of the defaulting purchaser. ther public charges and private charges or assessments including water/sewer charges, ground rent, taxes if any, to be adjusted to date of sale. Cost of all documentary stamps and fer taxes and all other costs incident to the settlement shall be borne by the purchaser. If applicable, condominium and r homeowner association dues and assessments will be adjusted to date of sale. If the sale is rescinded or not ratified for any reason, including post sale lender audit, or the Substitute Trustees are unable to convey insurable title or a resale is to takenlace for any reason, the nurchaser(s) sole remedy in law or equity shall be limited to the refund of the aforementioned deposit. The purchaser waives all rights and claims against the Substitute Trustees whether known or unknown. These provisions shall survive settlement Upon refund of the deposit this sale shall be void and of no effect, and the purchasei shall have no further claim against the Substitute Trustees. The sale is subject to post-sale review of the status of the loan and that if any agreement to cancel the sale was entered into by the lender and borrower prior to the sale then the sale is void and the purchaser's deposit shall be refunded without interest. Additional terms and conditions, if applicable, maybe announced at the time and date of sale. Sale is subject to the attestation by the Borrower in accordance with Section 5.A of the

Governor's order of 10.16.2020. File No. (17-06788) Thomas W. Hodge, Gene Jung, Robert M. Oliveri, Christine Johnson, Melissa Alcocer, Jeana McMurray, Brennan Ferguson, and Jessica Elliott



DECEMBER 24, 31, 2021, JANUARY 7, 2022 12367180 **Prince Georges County** 

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE

Notice, this 8th day of December, 2021 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, made and reported by Allan P. Feigelson, Substitute Trustee, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 10th day of January, 2022, next, provided a copy of this Notice be inserted in some newspaper published in Montgomery County once in each of three successive weeks before the 10th day of January, 2022, next.

The report of sale states the

The report of sale states the amount of sale to be \$182,000.00.

The address of the property is 3441 Regency Parkway, District Heights, MD 20747.

Mahasin El Amin #597 Clerk of the Circuit Court for Prince George's County

NOTICE

Civil No. CAEF18-04325

ALLAN P. FEIGELSON

STEFANIE BRACKETT

Substitute Trustee Plaintiff

Prince Georges County IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY MARYLAND

Estate of Calvin Carter The Estate of Calvin Carter, Surviving Tenant by the Entirety of The Estate of Vera H. Williams Carter aka Vera H.W.

Defendant(s) Civil No. CAEF19-40260

NOTICE PURSUANT TO MD RULE 14-215 (A) ORDERED, by the Circuit Court for Prince George's County, Maryland, this 9th day of December, 2021, that the foreclosure sale of the property described in the deed of trust docketed herein and located of the county of the property described in the deed of the county o ed at 7713 Normandy Road, Hyattsville, MD 20785 made and reported by James E. Clarke, Chris-tine M. Drexel, Brian Thomas, and tine M. Drexel, Brian Thomas, and Jason Murphy, Substitute Trustees, be RATIFIED and CONFIRNED, unless cause to the contrary be shown on or before the 10th day of January, 2022, provided a copy of this Order be inserted in The Washington Post once in each of three (3) successive weeks before the 10th day of January, 2022.

The Report of Sale states the amount of the sale at \$200,000.00

Orlans PC PO Box 2548 Leesburg, Virginia 20177 Orlans 19-700343 Dec. 17, 24, 31, 2021 12368323 Allan P. Feigelson, Substitute Trustee 1040 Cromwell Bridge Road Towson, MD 21286

Dec. 17, 24, 31, 2021 12368425 He couldn't chew

Home delivery starts

Prince Georges County
Robertson, Anschutz, Schneid & Crane, LLC 11900 Parklawn Drive, Ste 310

Rockville, MD 20852 844-442-2150 TRUSTEES' SALE OF

VALUABLE LEASEHOLD PROPERTY KNOWN AS 13900 FARNSWORTH LANE UNIT 4203

**UPPER MARLBORO, MD 20772** 

Under a power of sale contained in that Deed of Trust dated April 8, 2016, and recorded in Liber 38166, folio 254, of the land records of **PRINCE GEORGE'S COUNTY**, with an original principal balance of \$182,000.00 default having occurred under the terms thereof, the appointed Substitute Trustees wil offer for sale at public auction at THE PRINCE GEORGE'S COUNTY COURTHOUSE LOCATED AT FRONT OF THE DUVAL WING OF THE COURTHOUSE COMPLEX 14735 MAIN ST, UPPER MARLBORO, MD 20772 ON,

### JANUARY 19, 2022 at 11:30 AM

ALL THAT FEE SIMPLE LOT OF GROUND together with any buildings or improvements thereon situated in PRINCE GEORGE'S COUNTY, MD, located at the above address and more fully described in the aforementioned Deed of Trust.

UNIT NO. 4203 IN PHASE 4, IN THE HORIZONTAL PROPERTY REGIME KNOWN AS "PHASE 4, NORMANDY PLACE CON-DOMINIUM", AND BEING PART OF ALL THAT PROPERTY MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM FOR NORMANDY PLACE CONDOMINIUM DATED FEBRUARY 23, 1996 AND RECORDED MARCH 11, 1996 IN LIBER 10646 AT FOLIO 60 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND BY COSCAN NORMANDY PLACE, INC., A MARYLAND CORPORA-TION, DECLARANT; AND AS SHOWN ON THOSE CERTAIN PLATS ENTITLED "PHASE 1. PLAT OF CONDOMINIUM SUBDI-VISION FOR NORMANDY PLACE CONDOMINIUM. PARCELS H AND L, BLOCK J, VILLAGES OF MARLBOROUGH, PLAT BOOK VJ 172. PLAT NOS. 67 AND 68". WHICH PLATS ARE RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK VJ 175 AT PLAT NOS. 52 THROUGH 58, INCLUSIVE AS AMENDED AND EXPANDED BY: (I) SUPPLEMENTARY DECLARATION DATED SEPTEMBER 25, 1997 AND RECORD-ED SEPTEMBER 29, 1997 IN LIBER 1168 AT FOLIO 5 AMONG THE AFORESAID LAND RECORDS: (II) PLATS ENTI-TLED "PHASE 4, PLAT OF CONDOMINIUM SUBDIVISION NORMANDY PLACE CONDOMINIUM, PARCELS H AND L. BLOCK J. VILLAGES OF MARLBOROUGH, PLAT BOOK VI 172. PLAT NOS. 67 AND 68". WHICH PLAT ARE RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK VJ 181 AT PLAT NOSH 33 THROUGH 39 INCLUSIVE AND (III) ANY OTHER AMENDMENTS TO THE SAID DELCARATION AND

TOGETHER WITH THE EXCLUSIVE RIGHT OT THE USE OF LIMITED COMMON ELEMENT STORAGE AREA NO. 11 IN Phase 4, Normandy Place Condominium.

TOGETHER WITH A PRORATED UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF ESTABLISHED FOR THIS UNIT PURSUANT TO THE AFORESAID DECLARATION OF CONDOMINIUM FOR NORMANDY PLACE CONDOMINIUM AND BY-LAWS ATTACHED THERETO, RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 10646 AT FOLIO 60.

TOGETHER WITH THE IMPROVEMENTS THERETO AND THE RIGHTS AND APPURTENANCES THERETO BELONGING OR APPERTAINING AND PARTICULARLY THE RIGHTS IN COM-MON WITH OTHERS OF A CONDOMINIUM OWNER IN SAID CONDOMINIUM, SUBJECT TO THE OBLIGATIONS OF SUCH

BEING THE SAME PROPERTY CONVEYED FROM COSCAN NORMANDY PLACE, INC., A MARYLAND CORPORATION TO MICHAEL R. ZIGLAR BY DEED DATED NOVEMBER 30, 1998 AND RECORDED DECEMBER 8, 1998 IN BOOK 12662 PAGE 386 OF OFFICIAL RECORDS. The property and improvements will be sold in an "AS IS"

physical condition without warranty of any kind and subject to all

conditions, restrictions and agreements of record affecting the

TERMS OF SALE: A non-refundable bidder's deposit of \$15,000.00 by cashier's/certified check or such other form as the Substitute Trustee may determine, in their sole discretion required at time of sale except for the party secured by the Deed of Trust. Risk of loss on purchaser from date and time of auction. The balance of the purchase price together with interest thereon at 4.125% per annum from date of sale to receipt of purchase price by Substitute Trustees must be paid by cashier's check within 10 days after final ratification of sale. The noteholder shall not be obligated to pay interest if it is the purchaser. There will be no abatement of interest due from the purchaser in the event that additional funds are tendered before settlement or if settlement is delayed for any reason. All real estate taxes and other public charges and/or assessments to be adjusted as of the date of sale and thereafter assumed by purchaser. If applicable any condominium and/or homeowners association dues and assessments that may become due after the date of sale shall be purchaser's responsibility. Purchaser shall pay all transfer documentary and recording taxes/fees and all other settlement costs. Purchaser is responsible for obtaining possession of the property. Time is of the essence for the purchaser. If purchaser defaults, deposit will be forfeited and property resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses and attorney's fees of both sales. If Substitute Trustees do not convey title for any reason, purchaser's sole remedy is return of deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a bankruptcy was filed; forbearance, repayment or other agreement was entered into; or loan was reinstated or paid off. In any such even this sale shall be null and void and purchaser's sole remedy shall

be return of deposit without interest. File No. (19-282833) DAVID A. ROSEN, ERIC D. VANDELINDE, BRITTTANY M.



DECEMBER 31, 2021, JANUARY 7, 14, 2022 **Prince Georges County** IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

WILLIAM M. SAVAGE, et al. Trustee(s) Plaintiff(s)

TARIO HALL Defendant(s) Mortgagor(s)

CIVIL NO: CAEF20-00069 NOTICE IN HEREBY GIVEN, this 10th day of December, 2021 by the Circuit Court for the County of Prince George's, Maryland and by the authority thereof, that the sale made by William M. Savage and Gregory N. Britto, Trustees, of the Real Property designated as 7113 Beissel Court, Brandywine, MD 20613 and reported in the above entitled cause, will be finally ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of January, 2022 next; provided a copy of this Order be inserted in THE WASHINGTON POST, 1150 15th Street, Washington, DC, MD in said County of Prince George's once a week for three successive weeks before the 10th day of January, 2022. NOTICE

week befor 2022. The report states the amount of the sale to be \$300,000.00.

Mahasin El Amin #597 Clerk of the Circuit Court For County of Prince George's LOGS LEGAL GROUP LLP 10021 Balls Ford Rd, Suite 200 Manassas, Virginia 20109 (703) 449-5800 Trustee File #19-285056 Dec. 17, 24, 31, 2021 12368335

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IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND WILLIAM M. SAVAGE, et al.

Prince Georges County

12368356

SYLVESTER BROWN Defendant(s) Mortgagor(s) CIVIL NO: CAEF19-37990 NOTICE

NOTICE IS HEREBY GIVEN, this 10th day of December, 2021 by the Circuit Court for the County of Prince George's, Maryland and by the authority thereof, that the sale made by William M. Savage and Gregory N. Britto, Trustees, of the Real Property designated as 5462 85th Ave #102. Hyattsville, MD 20784 and reported in the above entitled cause, will be finally ratified and confirmed, unless cause to the contrary thereof be shown ned and confirmed, inless cause to the contrary thereof be shown on or before the 10th day of January, 2022 next; provided a copy of this Order be inserted in THE WASHINGTON POST, 1150 15th Street, WaSHINGTON POST, 1150 15th Street, Washington, DC, MD in said County of Prince George's once week for three successive weeks before the 10th day of January, 2022.

The report states the amount of the sale to be \$92,000.00. Mahasin El Amin #597 Clerk of the Circuit Court For County of Prince George's

LOGS LEGAL GROUP LLP 10021 Balls Ford Rd, Suite 200 Manassas, Virginia 20109 (703) 449-5800 Trustee File #19-284833 Dec. 17, 24, 31, 2021 12368340

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Prince Georges County
TRUSTEE'S SALE

### 3606 26Th Avenue, Temple Hills, MD 20748 Trustee's Sale of valuable fee simple property improved by

premises known as 3606 26Th Avenue, Temple Hills, MD By virtue of the power and authority contained in a Deed of Trust, dated September 26, 2016, and recorded in Liber 39306 at Page 120 among the land records of the County of Prince George's, in the original principal amount of \$209,635.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF PRINCE GEORGE'S, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on January 11, 2022 at 2:00 PM, all that property described in said Deed of Trust including but not limited to: Tax ID# 06-0550541

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants. conditions, liens, restrictions, easement, rights-of-way, as may

affect same, if any. TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adiustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter

assumed by purchaser If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 20-285905.

William M. Savage, et al., Substitute Trustees. LOGS LEGAL GROUP LLP, 10021 Balls Ford Road, Suite 200, Manassas, Virginia 20109 (410) 769-9797

DECEMBER 24, 31, JANUARY 7, 2022

**Prince Georges County** 

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

WILLIAM M. SAVAGE, et al.

GERALD VAIL CLEMENCE BARBARA CAROLINE CLEMENCE

NOTICE

The report states the amount of the sale to be \$395,000.00.

LOGS LEGAL GROUP LLP 10021 Balls Ford Rd, Suite 200 Manassas, Virginia 20109 (703) 449-5800 Trustee File #19-283655

Dec. 17, 24, 31, 2021 12368342

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY MARYLAND

JOHN E. DRISCOLL, III, et al

ESTATE OF JOHN GBLA A/K/A JOHN KOROMA

Civil Action No. CAEF15-16045

NOTICE

Notice is hereby given this 9th day of December, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6807 Garth Street, Bowie, MD 20715 will be catified and confirmed unloss.

Mahasin El Amin #597 Clerk of the Circuit Court For County of Prince George's

AUCTIONEERS, LLC 300 E. Joppa Road Hampton Plaza - Suite 1103 Baltimore, MD 21286 410-769-9797

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> caringtransitionsnova.com Dogs for Sale

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Adorable AKC Black & Yellow lab Pups. Vet checked, shots, deworme born 10/26/21 \$890. Hagerstown, MD. 240-310-2777 ASK FOR PICS CIVIL NO: CAEF19-31944

NOTICE IS HEREBY GIVEN, this 10th day of December, 2021 by the Circuit Court for the Country of Prince George's, Maryland and by the authority thereof, that the sale made by William M. Savage and Gregory N. Britto, Trustees, of the Real Property designated as 12206 Gregory N. Britto. Trustees, of the Real Property designated as 12206 Madeley Lane, Bowle, MD 20715 and reported in the above entitled cause, will be finally ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of January, 2022 next; provided a copy of this Order be inserted in THE WASH-INGTON POST, 1150 15th Street, Washington, DC, MD in said County of Prince George's once a week for three successive weeks before the 10th day of January, 2022.

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Garth Street, Bowle, MD 20715 will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 10th day of January, 2022, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in Some newspaper of general circulation published in the provided provided the successive before the 10th day of January, 2022. The Report of Sale states the amount of the sale to be \$464,000.00.

Mahasin El Amin #597

12368427

Clerk of the Circuit Court For Prince George's County, Maryland Dec. 17, 24, 31, 2021 MARYLAND

Roommates

Brentwood, MD -Full Bsmt, full ba clean, quiet, pvt prkg, kitch, yard, \$1295/mo. 301-529-5430 CLINTON - Nice home, 1BR avai urnisned. Utils, cable, internet ind W/D. N/S, \$500. Call **202-277-104**4 T. WASHINGTON- SFH to share, full

ished. Smoking outside only o all utilities incl. 301-806-6070 Time Shares/ Rentals, Sales

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Deed of Trust to LESLIE J. KEIDEL, Trustee(s), dated January 14, 2009, and recorded among the Land Records of PRINCE GEORGE'S COUNTY, MARYLAND in Liber 30334, folio 569, the holder of the indebtedness secured by this Deed of Trust having appointed the undersigned Substitute Trustees, by instrument duly recorded among the aforesaid Land Records, default having occurred under the terms thereof, and at the request of the party secured thereby, the undersigned Substitute Trustee will offer for sale at public auction at THE PRINCE GEORGE'S COUNTY COURTHOUSE LOCATED AT FRONT OF THE DUVAL WING

Prince Georges County
BROCK & SCOTT, PLLC
5431 Oleander Drive

Wilmington NC, 28403

SUBSTITUTE TRUSTEES' SALE OF

VALUABLE FEE SIMPLE PROPERTY

KNOWN AS

8109 CHESTNUT AVENUE

Bowie, MD 20715

### OF THE COURTHOUSE COMPLEX 14735 MAIN ST, UPPER MARLBORO, MD 20772 ON,

JANUARY 10, 2022 at 9:30 AM ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in PRINCE GEORGE'S COUNTY, MD and

LOT NUMBER ONE (1), IN A SUBDIVISION KNOWN AS "LOTS 1 AND 2, WINGERT PROPERTY", AS PER PLAT BOOK WWW 87, Plat 32 recorded among the land records of Prince

GEORGE'S COUNTY, MARYLAND. The property will be sold in an "AS IS WHERE IS" condition without either express or implied warranty or representation, including but not limited to the description, fitness for a particular purpose or use, structural integrity, physical condition, construction, extent of construction, workmanship, materials, liability, zoning, subdivision, environmental condition, merchantability, compliance with building or housing codes or other laws, ordinances or regulations, or other similar matters, and subject to easements, agreements and restrictions of record which affect the same, if any. The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same including any condominium and of HOA assessments pursuant to Md Real Property Article 11-110.

TERMS OF SALE: A deposit of \$23,000.00 payable in certified check or by a cashier's check will be required from purchaser at time of sale, balance in immediately available funds upon final ratification of sale by the Circuit Court of PRINCE GEORGE'S COUNTY, MARYLAND interest to be paid at the rate of 4.0% on unpaid purchase money from date of sale to date of settlement. The secured party herein, if a bidder, shall not be required to post a deposit. Third party purchaser (excluding the secured party) will be required to complete full settlement of the purchase of the property within TEN (10) CALENDAR DAYS of the ratification of the sale by the Circuit Court otherwise the purchaser's deposit shall be forfeited and the property will be resold at the risk and expense, of the defaulting purchaser. All other public charges and private charges or assessments, including water/sewer charges, ground rent, taxes if any, to be adjusted to date of sale. Cost of all documentary stamps and transfer taxes and all other costs incident to the settlement shall be borne by the purchaser. If applicable, condominium and/or homeowner association dues and assessments will be adjusted to date of sale. If the sale is rescinded or not ratified for any reason, including post sale lender audit, or the Substitute Trustees are unable to convey insurable title or a resale is to take place for any reason, the purchaser(s) sole remedy in law or equity shall be limited to the refund of the aforementioned deposit. The purchaser waives all rights and claims against the Substitute Trustees whether known or unknown. These provisions shall survive settlement Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. The sale is subject to post-sale review of the status of the loan and that if any agreement to cancel the sale was entered into by the lender and borrower prior to the sale then the sale is void and the purchaser's deposit shall be refunded without interest. Additional terms and conditions, if applicable, maybe announced at the time and date of sale. Sale is subject to the

attestation by the Borrower in accordance with Section 5.A of the Governor's order of 10.16.2020. File No. (18-08621) Thomas W. Hodge, Gene Jung, Robert M. Oliveri, Christine



12367316

Robertson, Anschutz, Schneid & Crane, LLC 11900 Parklawn Drive, Ste 310 Rockville, MD 20852 844-442-2150

DECEMBER 24, 31, 2021, JANUARY 7, 2022

TRUSTEES' SALE OF VALUABLE LEASEHOLD PROPERTY KNOWN AS

4358 SWINDON TER UPPER MARLBORO. MD 20772 Under a power of sale contained in that Deed of Trust dated November 16, 2005, and recorded in Liber 24981, folio 250 of the land records of **PRINCE GEORGE'S COUNTY**, with an original principal balance of \$191,000.00 default having

### occurred under the terms thereof, the appointed Substitute Trustees will offer for sale at public auction at THE PRINCE GEORGE'S COUNTY COURTHOUSE LOCATED AT FRONT OF THE DUVAL WING OF THE COURTHOUSE COMPLEX 14735

MAIN ST, UPPER MARLBORO, MD 20772 ON, JANUARY 19, 2022 at 11:30 AM ALL THAT FEE SIMPLE LOT OF GROUND together with any buildings or improvements thereon situated in PRINCE GEORGE'S COUNTY, MD, located at the above address and more

fully described in the aforementioned Deed of Trust.

LOT 99, IN THE SUBDIVISION KNOWN AS "PLAT SIX -SECTION TWO BLOCK A KINGS GRANT" 15TH FLECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND AS PER PLAT THEREOF RECORDED IN PLAT BOOK VJ 160 AT PLAT NO. 2 AMONG THE LAND RECORDS OF PRINCE GEORGE'S

The property and improvements will be sold in an "AS IS" physical condition without warranty of any kind and subject to all conditions, restrictions and agreements of record affecting the TERMS OF SALE: A non-refundable bidder's deposit of \$15,000.00 by cashier's/certified check or such other form as

the Substitute Trustee may determine, in their sole discretion, required at time of sale except for the party secured by the Deed of Trust. Risk of loss on purchaser from date and time of auction. The balance of the purchase price together with interest thereon at 4.625% per annum from date of sale to receipt of purchase price by Substitute Trustees must be paid by cashier's check within 10 days after final ratification of sale. The noteholder shall not be obligated to pay interest if it is the purchaser. There will be no abatement of interest due from the purchaser in the event that additional funds are tendered before settlement or if settlement is delayed for any reason. All real estate taxes and other public charges and/or assessments to be adjusted as of the date of sale and thereafter assumed by purchaser. If applicable, any condominium and/or homeowners association dues and assessments that may become due after the date of sale shall be purchaser's responsibility. Purchaser shall pay all transfer, documentary and recording taxes/fees and all other settlement costs. Purchaser is responsible for obtaining possession of the property. Time is of the essence for the purchaser. If purchaser defaults, deposit will be forfeited and property resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses and attorney's fees of both sales. If Substitute Trustees do not convey title for any reason, purchaser's sole remedy is return of deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a bankruptcy was filed; forbearance, repayment or other agreement was entered into; or loan was reinstated or paid off. In any such even this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. File No. (18-245496)

DAVID A. ROSEN, ERIC D. VANDELINDE AND BRITTANY M. TAYLOR, Substitute Trustees HARVEY E



12367965

### consumer-information (M-F 8am-6pm ET)

THURSDAY, JANUARY 20, 2022



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ies of the RFQ and additional submittal requirements can be at <a href="http://www.virginiadot.org/business/request-for-">http://www.virginiadot.org/business/request-for-</a>

Russell S. Drazin, Attorney

4400 Jenifer Street, NW, Suite 2

Washington, DC 20015

202-223-7900

SUBSTITUTE TRUSTEE'S SALE

OF REAL PROPERTY

1264 Holbrook Terrace, NE

Washington, DC 20002 Lot 0243 in Square 4055

1266 Holbrook Terrace, NE Washington, DC 20002

Lot 0244 in Square 4055

1268 Holbrook Terrace, NE

Washington, DC 20002

Lot 0245 in Square 4055 Under a power of sale contained in a certain Deed of Trust

("Leed of Trust") dated December 20, 2018 and recorded on

December 28, 2018 as Instrument No. 2018129914 from

1264 Holbrook Holdings LLC, as grantor, to Daniel Huertas.

as trustee, for the benefit of DP Capital LLC, as beneficiary,

securing that certain Commercial Deed of Trust Note dated December 20, 2018 in the principal amount of \$563,360.00,

default having occurred under the terms thereof, and following

the mailing and recordation in the Land Records of a Deed of

Appointment of Substitute Trustee removing Daniel Huertas as

trustee and appointing Russell S. Drazin ("Substitute Trustee")

as substitute trustee, an Affidavit of Non-Residential Mortgage Foreclosure, and a Notice of Foreclosure Sale of Real Property

or Condominium Unit, at the request of the current noteholder,

Substitute Trustee will sell at public auction at the office of Harvey West Auctioneers, Inc., 5335 Wisconsin Avenue, NW, Suite 440, Washington, DC 20015, Please Note: In the

event that the office building at 5335 Wisconsin Ave. NW is closed, all scheduled Washington, DC sales will take

place at the front entrance door of the Chevy Chase

JANUARY 25, 2022 AT 2:30 PM

ALL THOSE LOTS OF GROUND AND THE IMPROVEMENTS

THEREON, if any, situated in the City of Washington, District of

Columbia, known as 1264 Holbrook Terrace, NE, Washington,

DC 20002 (Lot 0243 in Square 4055), 1266 Holbrook Terrace

NE, Washington, DC 20002 (Lot 0244 in Square 4055), and

1268 Holbrook Terrace, NE, Washington, DC 20002 (Lot 0245

in Square 4055) and more fully described in the Deed of Trust.

The property will be sold in an "AS IS" condition, with no war-

ranty of any kind, and subject to conditions, restrictions, agree-

except those encumbrances of record that are extinguished by

operation of District of Columbia law by virtue of the foreclosure

sold subject to that certain Deed of Trust dated December 20.

2018 and recorded on December 28, 2018 as Instrument No.

2018129913 from 1264 Holbrook Holdings LLC, as grantor,

to Daniel Huertas, as trustee, for the benefit of WCP Fund I

LLC, as beneficiary, securing that certain Commercial Deed of

Trust Note dated December 20, 2018 in the principal amount of

Purchaser will take title to the property subject to all real estate

taxes, water and sewer charges, and any other municipal or utility charges senior in priority to the Deed of Trust, if any.

Purchaser assumes the risk of loss or damage to the property

from the date of sale forward. Purchaser shall be responsible for

TERMS OF SALE: A deposit of \$50,000.00 by cashier's

check will be required of purchaser at the time and place of sale. Purchaser shall settle within thirty (30) days of sale.

TIME SHALL BE OF THE ESSENCE WITH RESPECT TO

SETTLEMENT BY PURCHASER, Balance of the purchase price

obtaining physical possession of the property.

to post a deposit or to pay interest.

the Deed of Trust. Without limitation, the property will be

ments, liens, and encumbrances of record affecting the sa

e - DC | 840 | Trustees Sale - DC | PARDO & DRAZIN, LLC



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CIVIL DIVISION

v. EDWARD H. MURPHY, Defendant

ORDER GRANTING MOTION TO SERVE BY PUBLICATION

This matter is now before the Court on two motions by the plaintiff regarding service of plaintiff regarding service of process: 1) Motion for Extension of Time to Effectuate Service o Process; and 2) Motion to Allow Service of Process by Publication. The object of this action is

tion. Ine object or this action is to quiet title to the real property commonly known as 1516 North Carolina Avenue NE, Washington, D.C. 20002 (Lot 809 in Square 1068) in Plaintiff Margaret Joan McKee. Upon consideration of the motions and the entire record herein, the Court grants the motions. the motions.
Therefore, on this 8th Day of December, 2021, it is:
ORDERED that the Motion for Extension of Time to Effectuate Service of Process is

Service of Process is GRANTED; it is further ORDERED that the Motion to Allow Service of Process by Publication is GRANTED; it is

Fundation is Granted, it is further ORDERED that pursuant to D.C. Super. Ct. Civ. R. 4-1, the Order of Publication shall be published in either The Washington Post or The Washington Times, a newspaper having general circulation in the District of Columbia, twice a month for three successive months, notifying Defendant Edward H. Murphy to appear and answer the Complaint on or before February 28, 2022, or thereafter, the case will proceed with the defendant in default; it is further ORDERED that Plaintiff shall pro

vide proof of publication by affi-davit of an officer or agent of the published stating the dates of publication with an attached copy of the order as published; and it is further ORDERED that the Plaintiff shall have until February 7, 2022 to effect service on the defendant; and it is further ORDERED that the December 10

SO ORDERED

William M. Jackson Associate Judge (Signed in Chambers)

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Nicole D. Stevens REGISTER OF WILLS

realestate

NOTICE OF JOINT PUBLIC HEARING

Further information may be obtained from the Planning and Administration Department at City Hall, 31 South Summit A between the hours of 8 a.m. and 5 p.m., Monday through or by contacting the Planning Department at Planning@g burgmd.gov.

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ictoria Antwine, am looking for father of my daughter, Angelina Chavis. Angelina is now 14 years age. She was born in Fairfax Inova DONATE YOUR CAR/TRUCK/RV
Litheran Mission Society of MD heran Mission Society of MI mpassion Place ministries o local families with food, thing, counseling. Tax deductible MVA licensed #W1044. of age. She was born in Fairfax Inova Hospital in October 2007. My name at her birth was Victoria E. Chavis. I was recently married and my new name is Victoria E. Antwine. If you are the father of my child, please reach out to me at my cell phone number or by email. Career Training - Emp Svcs

### STATE OF CONNECTICUT SUPERIOR COURT JUVENILE MATTERS ORDER OF NOTICE

Email: v.chavis92@gmail.com

**Legal Notices** 

of a girl born 8/11/12 to Carissa H. on formerly of Fredericksburg, VA NOW of parts unknown Legal Notices VA NOW of parts unknown

A petition has been filed seeking:
Commitment of minor child(ren)
of the above named or vesting
of custody and care of said
child(ren) of the above named in
a lawful, private or public agency
or a suitable and worthy person.
The petition whereby the court's
decision can affect your parental
rights, if any, regarding minor
child(ren) will be heard on:
2/16/22 at 2:00 p.m. at SCJM
81 Collumbia Avenue, Willimantic,
CT 06226. Hearing on an Order of
Temporary Custody will be heard
on: 1/18/22 at 1:30 p.m. at SCJM
81 Collumbia Avenue, Willimantic,
CT 05226. IN THE SUPERIOR COURT OF THE DISTRICT OF COLUMBIA Case No. 2021 CA 003028 R(RP) Judge William M. Jackson MARGARET JOAN MCKEE,

Therefore, ORDERED, that notice of the hearing of this petition be given by publishing this Order of Notice once, immediately upon receipt, in the: Washington Post, a newspaper having a circulation in the town/city of: Fredericksburg, VA

CT 06226.

Hon. Courtney Chaplin Judge Date signed: 1/12/22

RIGHT TO COUNSEL: Upon proof of inability to pay for a lawyer, the court will provide to you by the Chief Public Defender. Request for an attorney should be made immediately in person, by mail, or by fax at the court office where your Hearing is to be held.

SUPERIOR COURT OF THE DISTRICT OF COLUMBIA PROBATE DIVISION WASHINGTON, D.C. 20001-2131 2021 ADM 001264

SANDRA LYNNE FOX Name of Decedent

NOTICE OF APPOINTMENT, NOTICE TO CREDITORS AND NOTICE TO UNKNOWN HEIRS Lori F. Rodner, whose address is 4402 Ramsgate Lane, Bloomfield Hills, MI 48302 was appointed personal representative of the estate of Sandra Lynne Fox, who died on 8/24/2021 without a will and will serve without Court supervision. All unknown heirs and heirs whose whereabouts are unknown shall enter their appearance in this proceeding. Objections to such appointment shall be filed with the Register of Wills. D.C., Building A, 515 Sth Street, NW, 3rd Floor, Wäshington DC 20001, on or before 07/06/2022. Claims against the decedent shall be presented to the undersigned with a copy to the Register of Wills under Wills or Copy to the Register of Wills with a copy to the Undersigned with a copy to the Persons believed to be heirs or legates of the decedent who do not receive a copy of this notice by mail within 25 days of its first publication shall so inform the Registers of Wills. Lori F. Rodner, whose address ADJANCA, Or De torever barred. Persons believed to be heirs or legates of the decedent who do not receive a copy of this notice by mail within 25 days of its first publication shall so inform the Register of Wills, including name, address and relationship. Gordon T. Alston Nicole D. Alston PERSONAL REPRESENTATIVES

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MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION NOTICE OF APPLICATION RECEIVED

NOTICE OF APPLICATION RECEIVED
Prince George's County
Application for State Discharge Permit 21DP 389,
NPDES Permit MD00548435:
GenOn MD Ash Management, LLC, 25100 Chalk Point Road,
Aquasco, MD 20608, submitted an application for relewal
of a permit to discharge an average of 125,000 gallon's per
day of treated leachate and variable volumes of storm water
from a flyash landfill (Brandywine). The facility is Idcated
at 11710 North Keys Road, Brandywine, MD 20617 and
discharges to an unnamed tributary to Mataponi Creek and
Mataponi Creek (both Use I waters).
The application requests elimination of monitoring requirements for groundwater, dissolved metals, inorganic alsenic,
chromium, mercury and color; reduced monitoring frequency for nitrogen, phosphorus and ammonia and removal of
Outfall 002.
A copy of the application may be downloaded from the Outrain UO2.

A copy of the application may be downloaded from the Department's website at https://mdewwp.page.link.wyp-portal. At that webpage, search for State Number 21Dp. 3sl, click "More Info," and then select the desired document (s) to

download. If a written request is received by January 27, 2012, an informational meeting can be held to discuss the application and permitting process. Requests should be forwarded to the Maryland Department of the Environment, Water and Science Administration, 1800 Washington Lyd, Baltimore, Maryland 21230-1708, Attn: Mr. Mchael Richardson, Chief, Industrial and General Permits, Division Hearing-impaired persons may request an interrefeter sion. Hearing-impaired persons may request an inter reter at the informational meeting by contacting Mr. Richard son at (410) 537-3654 or 1-800-633-6101, or at the above address at least ten working days prior to the scheduled meeting. Such requests may also be emailed to Michael.Richard-

son@Maryland.gov.

Any person wishing to review the application should contact
Mr. Richardson at the above telephone number to schedule
an appointment. Copies may be obtained at a cost of \$0.36

NOTICE OF ADOPTION OF RESOLUTION TO AMEND CHARTER

Notice is hereby given that, pursuant to the Constitution of Maryland Article XI-E; the Maryland Code, Local Government Article, Section 4:301, et seq., and the Charter of the Town of Chevy Chase (the "Charter"), the Town Council of the Town of Chevy Chase (the "Town" on January 12, 2022, duly adopted the following Charter amendment: Charter Amendment Res. No. 22-1 to amend Section 401 of the Charter to lower the voting age to sixteen (16) to vote in Town elections

ther on March 3, 2022, unless on or before February 21, 2022, there shall be presented to the Town Council, or mailed to it by registered mail, a petition signed by twenty percent (20%) or more of the persons who are qualified to vote in municipal elections of the Town, requesting the proposed amendment be submitted on referendun to the voters of the Town. A complete copy of the Resolution and Charter can be obtained from Todd Hoffman, Town Manager, at 430:

### **Legal Notices**

SUPERIOR COURT OF THE DISTRICT OF COLUMBIA PROBATE DIVISION ASHINGTON, D.C. 20001-2 2021 ADM 001324 01-2131

Frances Stillwell a/k/a Frances Marie Stillwell Gary Altman, Esquire 11300 Rockville Pike, Suite 708 Rockville, MD 20852

NOTICE OF APPOINTMENT, NOTICE TO CREDITORS AND NOTICE TO UNKNOWN HEIRS

NOTICE TO UNKNOWN HEIRS

Kenneth Edward Stillwell, whose address is 6827 4th Street, Apt.305, NW, Washington, DC 2012 was appointed personal representative of the estate of Frances Stillwell a/k/a Frances Marie Stillwell, who died on August 27, 2021 with a will and will service without Court supervision. All unknown heirs and heirs whose whereabouts are unknown shall enter their appearance in this proceeding. Objections to such appointment (or to the probate of decedent's Will) shall be filled with the Register of Wills, DC, Building A, 515 5th Street, NW, 3rd Floor, Washington DC 20001, on or before 07/06/2022. Claims against the decedent shall be presented to the undersigned with a copy to the Register of Wills or filled with the Register of Wills or filled with the Register of Wills or of led with the Register of Wills or obefore 07/06/2022, or be forever barred. Persons believed to be heirs or legatees of the decedent who do not receive a copy of this notice by mail within 25 days of its first publication shall so inform the Register of Wills, including name, address and relationship.

Kenneth Edward Stillwell

Kenneth Edward Stillwell PERSONAL REPRESENTATIVE

SUPERIOR COURT OF THE DISTRICT OF COLUMBIA PROBATE DIVISION WASHINGTON, D.C. 20001-2131 2021 ADM 001489

Louise H. Brown NOTICE OF APPOINTMENT

NOTICE TO CREDITORS AND NOTICE TO UNKNOWN HEIRS

NOTICE TO UNKNOWN HEIRS

Gordon T. Alston and Nicole D. Alston, whose address is 8814 Blue Sea Drive Columbia, MD 21046 were appointed personal representatives of the estate of Louise H. Brown 3026 M Street Southeast, Washington DC 20019, who died on September 10, 2021 with a will and will serve without Court supervision. All unknown heirs and heirs whose whereabouts are unknown shall enter their appearance in this proceeding. Objections to such appointment (or to the probate of decedent's Will) shall be filled with the Register of Wills, D.C., Building A, 515 Sth Street, NW, 374 Floor, Washington DC 20001, on or before/2022. Claims against the decedent shall be presented to the undersigned with a copy to the undersigned with a copy to the undersigned will swith the Register of Wills or filed with the Register of De forever barred. Persons believed to be heirs or legates of the decedent who do not

Harry S. Pangas PERSONAL REPRESENTATIVE Nicole D. Stevens REGISTER OF WILLS

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washingtonpostads.com or call 202-334-6200

**DESIGN PUBLIC HEARING ADVERTISEMENT** evlin Road Widening Project – Noi om: University Boulevard (Rte. 84 To: Jennell Drive (Rte. 1705) Brentsville Magisterial District

The Prince William County Department of Transportation will conduct a Design Public Hearing for the Devlin Road Widening Project – North from University Boulevard to Jennell Drive) at Chris Yung Elementary School (12612 Fog Light Way Bristow, VA 20136) from 6:00 PM to 8:00 PM on Monday, January 31, 2022. This inperson event is subject to change based on the latest CDC's COVID-19 related health and safety guidelines. Note that if public schools are closed for any reason, the public hearing will be rescheduled. The event will be streamed live virtually through the link posted on the Prince William County Department of Transportation website at <a href="https://www.pwcva.gov/department/transportation">https://www.pwcva.gov/department/transportation</a>. The Project Team will make a formal presentation beginning at 6:30 PM and will answer. Juestions for the duration of the meeting Online audience. answer questions for the duration of the meeting. Online audience will have the opportunity to submit questions to be included in the Q&A portion of the meeting.

The purpose of this public hearing is to ensure that the public is provided with an opportunity to both review and discuss the proposed improvements and potential impacts to the surrounding properties and to receive public feedback on the current design of the widening project. Tentative project schedule, potential property impacts, right of way policies, and the project's proposed improvements will be discussed at the meeting

The proposed project would widen Devlin Road from University Boulevard (Rte. 840) to Jennell Drive (Rte. 1705) to a divided, four-lane facility with a standard raised median. The project will also provide 5-foot concrete sidewalks and a 10-foot shared-use path. The total project length is approximately 0.7 miles.

In accordance with 23 CFR 771.130(c), a draft Revised Environmental Studies document that has been prepared to assess the project's potential effects upon environmental resources to determine if there are any significant environmental impacts. That draft document, along with technical reports for cultural resources studies (pursuant to Section 106 of the National Historic Preservation Act) and Preliminary Noise Analysis are available for public review at the Prince William County Department of Transportation, 5 County Complex, Suite 290, Prince William, VA, 22192. Please call ahead at 703-792-5276, for staff availability. These documents will also be available for review at the Public Hearing.

The public can also review the Project information and Design Public Hearing plans including the environmental document on the Prince William County Department of Transportation website at https://www.pwcva.gov/department/transportation/current-road-

being held at a public facility accessible to persons with disabilities. Any persons with questions regarding the facility should contact (fadis Arboleda, Prince William County Department of Transportation, 5 County Complex, Suite 290, Prince William, VA 22192, 703-792- 5276. Persons needing interpreter services for the deaf must notify Gladis Arboleda no later than Tuesday, January 25, 2022.

WASHINGTON, D.C. 20001-2131 2021 ADM 001640 JUAN J. GRAY Harry A. Suissa 8720 Georgia Avenue, Suite 1010 Silver Spring, MD 20910

Juan Jethroe Gray, whose address is 2122 Wagon Trail Place, Silver Spring, MD 20910 was appointed personal representative of the estate of Juan J. Gray, who died on January 27, 2021 without a will and will serve without Court supervision. All unknown heirs and heirs whose whereabouts are unknown shall enter their appearance in this proceeding. Objections to such appointment shall be filed with the Register of Wills, D.C., Building A, 515 9th Street, NW, 3rd Floor, Washington DC 20001, on or before 7/13/2022. Claims against the decedent shall be presented to the undersigned with a copy to the Register of Wills or filed with the Register of Wills or filed with the Register of Wills or before 7/13/2022, or be forever barred. 7/13/2022, or be forever barred. Persons believed to be heirs or legatees of the decedent who do not receive a copy of this notice by mail within 25 days of its first publication shall so inform the Reg-ister of Wills, including name, address and relationship.

Juan Jethroe Gray PERSONAL REPRESENTATIVE Nicole D. Stevens REGISTER OF WILLS

SUPERIOR COURT OF THE DISTRICT OF COLUMBIA PROBATE DIVISION ASHINGTON, D.C. 20001-2131 2021 ADM 001662

Deborah Longhi Ciardo Lauren A. Jenkins, Esq. Offit Kurman, P.A. 7501 Wisconsin Avenue, Suite 1000W Bethesda, Maryland 20814

NOTICE OF APPOINTMENT, NOTICE TO CREDITORS AND NOTICE TO UNKNOWN HEIRS

address Via Pulica 5, 50031 Barben-no di Mugello FL, Italy was appoint-ed personal representative of the estate of beborah Ciado aka Deb-orah Longhi Ciardo, who died on September 19, 2021 with a will and will serve without Court super-vision. All unknown heirs and heirs whose whereabouts are unknown shall enter their annearance in this

deceient's Will shall be filled with the Register of Wills, D.C., Building A, 515 Sth Street, NW, 3rd Floor, Washington DC 2001, no no before 07/13/202. Claims against the decedent shall be presented to the undersigned with a copy to the Register of Wills or filed with the Register of Wills with a copy to the undersigned, on or before 07/13/2022, or be forever barred. Persons believed to be heirs or legates of the decedent who do not receive a copy of this notice by mail within 25 days of its first publication shall so inform the Register of Wills, including name, address and rela-

including name, address and rela-

Nicole D. Stevens REGISTER OF WILLS

Wendy Tematee Buckmon, whose address is 106 Lamplighter Lane, Summerville, SC 29486 was appointed personal representative of the estate of Lawana D. Buckmon alk/a Lawana Delores Buckmon, who died on October 25, 2021 with a will and will serve without Court supension. All unknown beier and wind used of occupier 23, 2021 with a will and will serve without Court supervision. All unknown heirs and heirs whose whereabouts are unknown shall enter their appearance in this proceeding, Objections to such appointment for to the probate of decedent's willi shall be filed with the Register of Wills. Do. Building A, 515 5th Street, NW, 3rd Floor, Washington Dc 20001, on before 07/13/2022. Claims against the decedent shall be presented to the undersigned with a copy to the Register of Wills or filed with the Register of Wills of filed with the Register of Wills or filed with a copy to the undersigned, on or before 20 or 13/12/2022. within 25 days of its first publication shall so inform the Register of Wills, including name, address and rela-

**Legal Notices** 

SUPERIOR COURT OF THE DISTRICT OF COLUMBIA PROBATE DIVISION WASHINGTON, D.C. 20001-2131 2021 ADM 001473

LAWANA D. BUCKMON a/k/a

LAWANA DELORES BUCKMON Name of Decedent

NOTICE OF APPOINTMENT

Wendy Tematee Buckmon PERSONAL REPRESENTATIVE Nicole D. Stevens REGISTER OF WILLS

SUPERIOR COURT OF THI DISTRICT OF COLUMBIA PROBATE DIVISION WASHINGTON, D.C. 20001-2131 2021 ADM 1253

Keith T. Vernon, Esquire 1717 K. Street, NW Washington, DC 20015 NOTICE OF APPOINTMENT, NOTICE TO CREDITORS AND NOTICE TO UNKNOWN HEIRS

Helene de Neuvilie-Pangas

NOTICE TO UNKNOWN HEIRS

Harry S. Pangas, whose address is 5334 Belt Road, NW, Washington, DC 20015 was appointed personal representative of the estate of Helene de Neuville-Pangas, who died on 09/21/2020 without a will and will serve without Court supervision. All unknown heirs and heirs whose whereabouts are unknown shall enter their appearance in this proceeding. Objections to such appointment shall be filed with the Register of Wills, DC., Building A, 515 5th Street, NW, 3rd Floor, Washington DC 20001, on or before 7/20/2022. Claims against the decedent shall be presented to the undersigned with a copy to the Register of Wills orthough the Register of Wills orthough the Register of Prison believed to be heirs or legatees of the decedent who do not receive a copy of this notice by mail within 25 days of its first publication shall so inform the Register of Wills, including name, address and relationship.

neighborhoods in

"Where We Live." Saturdays in Real Estate The Washington Post

Virginia Department of Transportation (VDOT) is seeking ements of Qualifications for the I-64 Hampton Roads Express es (HREU) Segment 1A Design- Build Project from qualified and prienced respondents with design and construction experience of way facilities. The project is located in the City of Norfolk. The per includes repurposing EB and WB I-64 from 0.150 miles East atrol Road (MM 276.2) to 0.663 miles East of Tidewater Drive I-277.6). The three (3) existing EB and WB B-164 from 0.150 miles East atrol Road (MM 276.2) to 0.663 miles East of Tidewater Drive I-277.6). The three (3) existing EB and WB I-64 from 0.150 miles East atrol Road (MM 276.2) to 0.663 miles East of Tidewater Drive I-277.6). The three (3) existing EB and WB I-64 from 0.150 miles East of Tidewater Drive I-277.6). The shoulders will be converted into one (1) high occupancy express aged part time shoulder lane, and three (3) general purpose (GP). In the western end of the project will connect to a typical ion with two high occupancy express lanes and two general pose lanes. The proposed improvements include rehabilitation of existing shoulders in each direction. The work includes all work irred for project management, design and construction of the

accordance with 23 CFR 771.130(c), a draft Revised Enviro

MARILYN TYLER BROWN

NOTICE OF APPOINTMENT, NOTICE TO CREDITORS AND NOTICE TO UNKNOWN HEIRS Conrad M. Williams and Gloria Conrad M. Williams and Gloria T. Williams, whose address is 7220 Hidden Creek Road, Bethesda, MD 20817 were appointed personal representatives of the estate of Marilyn Tyler Brown, who died on October 1, 2021 with a will and will serve without Court supervision. All unknown heirs and heirs whose whereabouts are unknown shall enter their appearance in this protection. whereabouts are unknown shall enter their appearance in this proceeding. Objections to such appointment (or to the probate of decedent's Will) shall be filed with the Register of Wills, D.C. Building A, 515 5th Street, NW, 3rd Floor, Washington DC 20001, on or before 7/13/2022. Claims against the decedent shall be presented to the undersigned with a copy to the Register of Wills or filed with the Register of Wills or filed with the Register of Wills or filed with the Register of Wills with a copy to the London or before 7/13/2022, or be forever barred. Persons believed to be heirs or legatees of the decedent who do not receive a copy of this nor celleve a copy of this first publication shalls o inform the Register of Wills, including name, address and relationship.

Pavilion, on

\$3.017.500.00

PERSONAL REPRESENTATIVES

Nicole D. Stevens REGISTER OF WILLS PROBATE DIVISION HINGTON, D.C. 20001-2131 2021ADM991

DONALD EDWARDS NOTICE OF APPOINTMENT

Dion D. Edwards / Donald D. Edwards, whose addresses are 21834 Woodcock Way, Clarksburg, MD 20871 and 13115 Tannery Rider, Glarksburg, MD 20871 were appointed personal representatives of the estate of Donald Edwards, who died on 3 August 2020 without a will and will service without Court supervision. All unknown heirs and heirs whose whereabouts are unknown shall enter their appearance in this proceeding. Objections Dion D. Edwards / Donald D neirs whose whereabouts are unknown shall enter their appearance in this proceeding, Objections to such appointment shall be filled with the Register of Wills, D.C., Building A, 515 5th Street, NW, 3rd Floor, Washington DC 20001, on or before 07/20/2022. Claims against the decedent shall be presented to the undersigned with a copy to the Register of Wills or filled with the Register of Wills with a copy to the undersigned, on or before 07/20/2022. Or be forever barred. Persons believed to be heirs or legates of the decedent who do not receive a copy of this notice by mail within 25 days of its first publication shall so inform the Register of Wills, including name, address and relationship.

Dion D. Edwards Donald D. Edwards PERSONAL REPRESENTATIVES Nicole D. Stevens REGISTER OF WILLS

Official Notices

Dish Wireless proposes to install new antennas at at a centerline height of 63 feet on a 66-foot building with an overall height of 72 feet at the approx. vicinity of 101 North Street NW, Washington, DC 20001. Public comments regarding potential effects from this site on historic properties may be subeffects from this site on his-toric properties may be sub-mitted within 30 days from the date of this publication to. Trileaf Corp, McKeyla Grasham, m.grasham@ trileaf.com, 8600 LaSalle Road, Suite 301, Towson, MD 21286,410-853-7128 830 Special Notices

Eileen J. Solomon, PhD is closing her practice. To obtain your records you must contact Dr. Solomon at (301) 681-2779 before retrieving them at 6270 Montrose Rd., Rockville, MD between 9AM-noon on 2/18/22. All medical records will be destroye after 2/18/22.

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to be paid in cash or certified funds at settlement. Interest to be paid on the unpaid purchase money from the date of sale to the date of settlement at the applicable interest rate set forth in the debt instrument secured by the Deed of Trust. Purchaser shall be responsible for payment of all settlement costs. The noteholder and its affiliates, if a bidder, shall not be required In the event that purchaser does not settle as required for any reason, purchaser shall be in default. Upon such default, the deposit shall be forfeited to Substitute Trustee and all of the expenses of this sale (including attorneys' fees and full commission on the gross sale price) shall be charged against and

If Substitute Trustee is unable to settle as set forth herein, purchaser's sole remedy at law and in equity shall be limited to a refund of the deposit and the sale shall be considered null and void and of no effect whatsoever. Substitute Trustee reserves the right, in Substitute Trustee's sole

paid out of the forfeited deposit. Substitute Trustee may resell

the property at the risk and expense of the defaulting purchaser.

The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property.

discretion, to reject any and all bids, to withdraw the property from sale at any time before or at the auction, to extend the time to receive bids, to waive or modify the deposit requirement, to waive or modify the requirement that interest be paid on the unpaid purchase money, and/or to extend the period of time for Additional terms may be announced at the sale. The successful bidder will be required to execute and deliver to Substitute

Trustee a memorandum or contract of the sale at the conclusion

of bidding. Russell S. Drazin, Substitute Trustee



sense. 12369683

Auctions, Estate Sales, Furniture: 202-334-7029 **Biz Ops/Services:** 202-334-5787 Trustees Sale - DC PARDO & DRAZIN, LLC

> Washington, DC 20015 202-223-7900 SUBSTITUTE TRUSTEE'S SALE OF REAL PROPERTY 1262 Holbrook Terrace, NE

Washington, DC 20002

Russell S. Drazin, Attorney

4400 Jenifer Street, NW, Suite 2

**Legal Notices: 202-334-7007** 

Lot 0048 in Square 4055 Under a power of sale contained in a certain Deed of Trust ("Deed of Trust") dated September 30, 2018 and recorded on October 16, 2018 as Instrument No. 2018103922 from 1262 Holbrook Holdings LLC, as grantor, to Daniel Huertas, as trustee, for the benefit of WCP Fund I LLC, as beneficiary, securing that certain Commercial Deed of Trust Note in the principal amount of \$434,861.00, default having occurred under the terms thereof, and following the mailing and recordation in the Land Records of a Deed of Appointment of Substitute Trustee removing Daniel Huertas as trustee and appointing Russell S. Drazin ("Substitute Trustee") as substitute trustee, an Affidavit of Non-Residential Mortgage Foreclosure, and a Notice of Foreclosure Sale of Real Property or Condominium Unit, at the request of the current noteholder, Substitute Trustee will sell at public auction at the office of Harvey West Auctioneers, Inc., 5335 Wisconsin Avenue, NW, Suite 440, Washington, DC 20015, **Please Note:** In the event that the office building at 5335 Wisconsin Ave. NW is closed, all scheduled Washington, DC sales will take place at the front entrance door of the Chevy Chase

JANUARY 25, 2022 AT 2:20 PM ALL THAT LOT OF GROUND AND THE IMPROVEMENTS THEREON, if any, situated in the City of Washington, District of Columbia, known as 1262 Holbrook Terrace, NE, Washington, DC 20002 (Lot 0048 in Square 4055), and more fully described

in the Deed of Trust. The property will be sold in an "AS IS" condition, with no warranty of any kind, and subject to conditions, restrictions, agreements, liens, and encumbrances of record affecting the same except those encumbrances of record that are extinguished by operation of District of Columbia law by virtue of the foreclosure of the Deed of Trust. Without limitation, the property will be sold subject to (1) that certain Deed of Trust dated January 17, 2018 and recorded on January 23, 2018 as Instrument No. 2018007953 from 1262 Holbrook Holdings LLC, as grantor, to Daniel Huertas, as trustee, for the benefit of WCP Fund | LLC, as beneficiary, securing that certain debt instrument dated January 17, 2018 in the principal amount of \$977.500.00; and (2) that certain Deed of Trust dated December 26, 2017 and recorded on January 23, 2018 as Instrument No. 2018007954 from 1262 Holbrook Holdings LLC, as grantor, to Daniel Huertas, as trustee, for the benefit of DP Capital LLC, as beneficiary, securing that certain debt instrument dated December 26, 2017

in the principal amount of \$192,500.00. Purchaser will take title to the property subject to all real estate taxes, water and sewer charges, and any other municipal or utility charges senior in priority to the Deed of Trust, if any. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser shall be responsible for

obtaining physical possession of the property. TERMS OF SALE: A deposit of \$50,000.00 by cashier's check will be required of purchaser at the time and place of sale. Purchaser shall settle within thirty (30) days of sale. TIME SHALL BE OF THE ESSENCE WITH RESPECT TO SETTLEMENT BY PURCHASER, Balance of the purchase price to be paid in cash or certified funds at settlement. Interest to be paid on the unpaid purchase money from the date of sale to the date of settlement at the applicable interest rate set forth in the

debt instrument secured by the Deed of Trust. Purchaser shall be responsible for payment of all settlement costs.

The noteholder and its affiliates, if a bidder, shall not be required to post a deposit or to pay interest. In the event that purchaser does not settle as required for any reason, purchaser shall be in default. Upon such default the deposit shall be forfeited to Substitute Trustee and all of the expenses of this sale (including attorneys' fees and full commission on the gross sale price) shall be charged against and paid out of the forfeited deposit. Substitute Trustee may resell the property at the risk and expense of the defaulting purchaser.

proceeds or profits resulting from any resale of the property. If Substitute Trustee is unable to settle as set forth herein purchaser's sole remedy at law and in equity shall be limited to a refund of the deposit and the sale shall be considered null and void and of no effect whatsoever.

The defaulting purchaser shall not be entitled to any surplus

Substitute Trustee reserves the right, in Substitute Trustee's sole discretion, to reject any and all bids, to withdraw the property from sale at any time before or at the auction, to extend the time to receive bids, to waive or modify the deposit requirement, to waive or modify the requirement that interest be paid on the unpaid purchase money, and/or to extend the period of time for settlement.

Additional terms may be announced at the sale. The successful

bidder will be required to execute and deliver to Substitute

Trustee a memorandum or contract of the sale at the conclusion Russell S. Drazin, Substitute Trustee

AUCTIONEERS, INC. JANUARY 12, 14, 18, 20, 24, 2022

85

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY ROBERT A. JONES, et al Plaintiffs, Substitute Tru KEITH M. YACKO, Substitute Trustee, et al,

ESTATE OF MARGARET L. LAWLEY AMINATTA SHERIFF. Civil Action No. CAEF21-07122 NOTICE Notice is hereby given this 30th day of December, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-

Park Road, Suitland, MD 20746 will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 31st day of January, 2022, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in 31st day of January, 2022. The Report of Sale states the amount of the sale to be \$253,000.00.

Prince Georges County

Mahasin El Amin #736 Clerk of the Circuit Court For Prince George's County, Maryland Jan. 13,20,27,2022 12370877

1-800-753-POST

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Case No. CAEF19-25030 NOTICE Notice is hereby issued this 22nd day of December, 2021, that the sale of the property in this case, 6405 Inlet Street, Hyattsville, MD 20784, reported by Keith M. Yacko, Substitute Trustees, be rat-ified and confirmed, unless cause erty mentioned in these proceed-ings and described as 4769 Towne Park Road, Suitland, MD 20746 will

> Mahasin El Amin #597 Clerk of the Circuit Court For Prince George's County, Maryland McMichael Taylor Gray, LLC 11900 Parklawn Drive, Suite 320 Rockville, MD 20852

ified and confirmed, unless cause to the contrary be shown on or before the 24th day of January, 2022, provided a copy of this Notice be inserted in The Washington Post, a newspaper published in Prince George's County, Waryland, once in each of three (3) successive weeks on or before (3) successive weeks on or be the 24th day of January, 2022. The Report of Sale states the amount of the sale at \$399,800.00.

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12369681 **Prince Georges County** 

### PROOF OF PUBLICATION

District of Columbia, ss., Personally appeared before me, a Notary Public in and for the said District, Bonnie Majdak well known to me to be ACCOUNTING SPECIALIST of The Washington Post, a daily newspaper published in the City of Washington, District of Columbia, and making oath in due form of law that an advertisement containing the language annexed hereto was published in said newspaper on the dates mentioned in the certificate herein.

I Hereby Certify that the attached advertisement was published in The Washington Post, a daily newspaper, upon the following date(s) at a cost of \$3,594.00 and was circulated in the Washington metropolitan area.

Published 2 time(s). Date(s):31 of December 2021 20 of January 2022

D Milall	
- Conne Major 1	ON.,
Witness my hand and official seal this 215 day of January 2022	40 4p C
Will Walde	- 11 July
THE METHOD STATES	OBLIC -
My commission expires	CF CC-V

DESIGN PUBLIC HEARING ADVERTISEMENT Devlin Road Widening Project # North From: University Boulevard (Rte. 840) To: Jennell Drive (Rte. 1705) Brentsville Magisterial District The Prince William County Department of Transportation will conduct a Design Public Hearing for the Devlin Road

Widening Project # North (from University Boulevard to Jennell Drive) at Chris Yung Elementary School (12612 Fog Light Way Bristow, VA 20136) from 6:00 PM to 8:00 PM on Monday, January 31, 2022.

This in-person event is subject to change based on the latest CDC's COVID-19 related health and safety guidelines. Note that if public schools are closed for any reason, the public hearing will

be rescheduled. The event will be streamed live virtually through the link posted on the Prince William County Department of Transportation website at: https://www.pwcva.gov/department/transportation. The Project Team will make a formal presentation beginning at 6:30 PM and will answer questions for the duration of the meeting. Online audience will have the opportunity to submit questions to be included in the Q&A portion of the meeting. The purpose of this public hearing is to ensure that the public is provided with an opportunity to both review and discuss the

proposed improvements and potential impacts to the surrounding properties and to receive public feedback on the current design of the widening project. Tentative project schedule, potential property impacts, right of way policies, and the project's proposed improvements will be discussed

at the meeting The proposed project would widen Devlin Road from University Boulevard (Rte. 840) to

Jennell Drive (Rte. 1705) to a divided, four-lane facility with a standard raised median. The project will also provide 5-foot concrete sidewalks and a 10-foot shared-use path. The total project

length is approximately 0.7 miles. In accordance with 23 CFR 771.130(c), a draft Revised Environmental Studies document that has been prepared to assess the project's potential effects upon

environmental resources to determine if there are any significant environmental impacts. That draft

document, along with technical reports for cultural resources studies (pursuant to Section 106 of

Account 2010144809

the National Historic Preservation Act) and Preliminary Noise Analysis are available for public review at the Prince William County Department of Transportation, 5 County Complex, Suite 290, Prince William, VA, 22192. Please call ahead at 703-792-5276, for staff availability. These documents will also be available for review at the Public Hearing. The public can also review the

Project information and Design Public Hearing plans including the environmental document on the Prince William County Department of Transportation website at https://www.pwcva.gov/department/transportation/current-road-projects. Please provide your written or verbal comments at the Public

Meeting or submit them by February 14, 2022, to Ms. Gladis Arboleda, Project Manager, Prince William

County Department of Transportation, at the same address. You may also email your comments to garboleda@pwcgov.org. Please reference #Devlin Widening Public Hearing Comments" in the subject heading. Prince William County ensures nondiscrimination in all programs and activities in accordance with Title VI and Title VII of the Civil Rights Act of 1964. For information call 703-792-

6825. Accessibility to Persons with Disabilities: This Public Meeting is being held at a public facility accessible to persons with disabilities. Any persons with questions regarding the

should contact Gladis Arboleda, Prince William County Department of Transportation, 5 County Complex, Suite 290, Prince William, VA 22192, 703-792-5276. Persons needing interpreter services for

the deaf must notify Gladis Arboleda no later than Tuesday, January 25, 2022.

Supplemental Advertisement Posted in Prince William Times Newspapers

Posted Jaculary 2022 inia VA.

CODE \$78.01-346 CASE# JJ152826-01-00 PRINCE WILLIAM COUNTY J&DR-JUVENILE

(X) Juvenile and Domestic Relations
District Court

Commonwealth of Virginia, in re RO-BLES TEJADA, BRYAN AMADEO The object of this suit is to: OBTAIN CUSTODY OF BRYAN AMADEO RO-BLES TEJADA

It is ORDERED that (X) the defendant (X) WENDY GUADALUPE TEJADA appear at the above-named Court and protect his or her interests on or before 02/28/2021 10:00AM Stephanie Wilson, Deputy Clerk

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### Foreclosure

TRUSTEE'S SALE DATE OF 11047 Wooldridge Drive Manassas, Virginia 20111

Manassas, Virginia 20111
PIN/TAX MAP REFERENCE No.: 7994-06-3318
Pursuant to the terms of the Deed of Trust ("Deed of Trust")
dated June 23, 2010, recorded July 15, 2010, as Instrument
Who. 201007150060647, the real estate described below
(the "Property") will be offered for sale at public auction:

(the "Property") will be offered for sale at public auction.

BEGINNING AT A POINT IN THE EASTERLY RIGHT-OFWAY OF WOOLDRIGE DRIVE. A 52 FOOT WIDE
PRIVATE HOAD, SAID POINT BEING A CORNER LOT I
NATEL B. AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL: THENCE
WITH LOT I. 8 BD DEGREES 16 FEET 36 INCHES E FOR
308.98 FEET TO A POINT IN THE LINE OF DOZER MILL
ACRES ASSOCIATES: THENCE WITH SAID ASSOCIATES, S 14 DEGREES 20 FEET 47 INCHES W FOR
32.75 FEET TO A POINT; THENCE S 21 DEGREES 20
FEET 47 INCHES W FOR 287.17 FEET TO A POINT, A
CORNER TO LOT 3, PARCEL 8; THENCE WITH SAID
LOT 3, N 69 DEGREES 16 FEET 36 INCHES W FOR
309.50 FEET TO A POINT IN THE EASTERLY RIGHT-OFWAY LINE OF THE AFOREMENTIONED WOOLDRIDGE
DRIVE, THENCE, WITH SAID RIGHT-OF-WAY LINE, N 20
DEGREES 43 FEET 24 INCHES E FOR 320.00 FEET TO
THE POINT OF BEGINNING AND CONTAINING 2.284
ACRES OF LAND; MORE OR LESS, AND BEING SUB
JECT TO ALL EASEMENTS AND RIGHTS OF WAY AS
SHOWN ON A PLAT BY R.B. THOMAS, JR., LTD, DATEL
FEBRUARY 13, 1975, AMONG THE LAND RECORDS OF
PRINCE WILLIAM COUNTY, VIRGINIA.

### A.P.N. #: 7994-06-3318

The sale will take place on Friday, January 21, 2022 at 12:00 p.m., at the entrance to the Circuit Court for Prince William County, Virginia, 9311 Lee Avenue, Manassa Virginia 20110.

TERMS: The purchase price in the form of immediately available funds shall be due and payable on the closing date. A deposit in the form of immediately available funds in the amount of 10% of the sales price may be required of the successful bidder at the time of sale. [The Substitute Trustee reserves the right to waive or modify the requirement with respect to the bidder's deposit.] The successful bidder will be required to close within 20 days from the date of sale. [Time will be of the essence as to the relosing date and the payment of the purchase price.] The Property will be sold "AS IS" and will be conveyed by Special Warranty deed, subject to all rights, reservation leases, covenants, conditions, easements and restrictions superior to the Deed of Trust as they may lawfully affect the Property. [Neither the Substitute Trustees nor the holder of the note secured by the Deed of Trust will deliver possession of the Property to the successful bidder.]

The purchaser at the sale will be required to pay all closing costs except the grantor's recording tax. Real estate taxes will be prorated as to the settlement date.

Linda M. Barran, Trustee FOR INFORMATION IOR A FACT SHEET MORE FULLY

### **Legal Notices**

ORDER OF PUBLICATION
Commonwealth of Virginia VA.
CODE § 8.01-316
CASE# JJ152642-01-00; JJ15264301-00
PRINCE WILLIAM COUNTY J&DRJUVENILE

( ) General District County (X) Juvenile and Domestic Relations District Court

Commonwealth of Virginia, in re PEREZ BLANCO, DAYLLIN S; PEREZ BLANCO, MAURICIO YAHIR The object of this suit is to: OBTAIN CUSTODY AND SPECIAL JUVENILE IMMIGRATION STATUS DAYLLIN PEREZ BLANCO; MAURICIO PEREZ BLANCO

It is ORDERED that (X) the defendant (X) JUAN MAURICIO PEREZ appear at the above-named Court and protect his or her interests on or before 02/08/2022 10:00AM

Joy Cole, Deputy Clerk

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### Legal Notices

ORDER OF PUBLICATION
Commonwealth of Virginia VA.
CODE § 8.01-316
CASE# JJ152815-01-00; JJ152816-01-00
PRINCE WILLIAM COUNTY J&DR-JUVENILE
() General District County
(X) Juvenile and Domestic Relations
District Court
Commonwealth of Virginia, in re RI-VERA ROMERO, ANTHONY S; RI-VERA ROMERO, KEIRY LISBETH
The object of this suit is to: DETER-MINE CUSTODY OF ANTHONY
SEBASTIAN; KEIRY LISBETH RI-VERA ROMERO
It is ORDERED that (X) the defendant
(X) MARIO ADOLFO RIVERA BER-MUDEZ appear at the above-named
Court and protect his or her interests
on or before 02/15/2022 10:00AM
Evelyn Ruiz, Deputy Clerk

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### DESIGN PUBLIC HEARING ADVERTISEMENT

Devlin Road Widening Project – North From: University Boulevard (Rte. 840) To: Jennell Drive (Rte. 1705) Brentsville Magisterial District

The Prince William County Department of Transportation will conduct a Design Public Hearing for the Devlin Road Widening Project – North (from University Boulevard to Jennell Drive) at Chris Yung Elementary School (12612 Fog Light Way Bristow, VA 20136) from 6:00 PM to 8:00 PM on Monday, January 31, 2022. This in-person event is subject to change based on the latest CDC's COVID-19 related health and safety guidelines. Note that if public schools are closed for any reason, the public hearing will be rescheduled. The event will be streamed live virtually through the link posted on the Prince William County Department of Transportation website at: https://www.pwcva.gov/department/transportation. The Project Team will make a formal presentation beginning at 6:30 PM and will answer questions for the duration of the meeting. Online audience will have the opportunity to submit questions to be included in the Q&A portion of the meeting.

The purpose of this public hearing is to ensure that the public is provided with an opportunity to both review and discuss the proposed improvements and potential impacts to the surrounding properties and to receive public feedback on the current design of the widening project. Tentative project schedule, potential property impacts, right of way policies, and the project's proposed improvements will be discussed at the meeting.

The proposed project would widen Devlin Road from University Boulevard (Rte. 840) to Jennell Drive (Rte. 1705) to a divided, four-lane facility with a standard raised median. The project will also provide 5- foot concrete sidewalks and a 10-foot shared-use path. The total project length is approximately 0.7 miles.

In accordance with 23 CFR 771.130(c), a draft Revised Environmental Studies document that has been prepared to assess the project's potential effects upon environmental resources to determine if there are any significant environmental impacts. That draft document, along with technical reports for cultural resources studies (pursuant to Section 106 of the National Historic Preservation Act) and Preliminary Noise Analysis are available for public review at the Prince William County Department of Transportation, 5 County Complex, Suite 290, Prince William, VA, 22192. Please call ahead at 703-792-5276, for staff availability. These documents will also be available for review at the Public Hearing. The public can also review the Project information and Design Public Hearing plans including the environmental document on the Prince William County Department of Transportation website at

https://www.pwcva.gov/department/transportation/current-road-projects

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### , Posted January 27, 2022

ORDER OF PUBLICATION Commonwealth of Virginia VA CODE § 8.01-316 CASE# JJ131589-03-00; JJ131587 PRINCE WILLIAM COUNTY J&DR-

JUVENILE ( ) General District County (X) Juvenile and Domestic Relations District Court

Commonwealth of Virginia, in re BROWN, ALANNA; BROWN, VANESSA

The object of this suit is to: OBTAIN CUSTODY OF ALANNA BROWN; VANESSA BROWN

It is ORDERED that (X) the defendant (X) APRIL JEFFERSON appear at the above-named Court and protect his or her interests on or before 02/03/ 2022 10:00AM

Jasmin M. Henderson, Deputy Clerk Ataa Dwamena, Deputy Clerk

ORDER OF PUBLICATION Commonwealth of Virginia VA CODE § 8.01-316 CASE# JJ131589-03-00; JJ131587-

PRINCE WILLIAM COUNTY J&DR-JUVENILE

 General District County
 Auvenile and Domestic Relations District Court

Commonwealth of Virginia, in re-BROWN, ALANNA; BROWN, VANESSA

The object of this suit is to: OBTAIN CUSTODY OF ALANNA BROWN; VANESSA BROWN

It is ORDERED that (X) the detendant (X) ANGELA CORRADETTI appear at the above-named Court and protect his or her interests on or before 02/03/ 2022 10:00AM

Jasmin M. Henderson, Deputy Clerk; Ataa Dwamena, Deputy Clerk

**Legal Notices** 

ORDER OF PUBLICATION Commonwealth of Virginia VA. CODE § 8.01-316 CASE# JJ152798-01-00 PRINCE WILLIAM COUNTY J&DR JUVENILE ) General District County (X) Juvenile and Domestic Relations

District Court Commonwealth of Virginia, in re URQUILLA GRANADOS, CARLOS The object of this suit is to: PETITION FOR CUSTODY OF CARLOS

GRANADOS It is ORDERED that (X) the defendant (X) JUAN CARLOS URQUILLA MARTINEZ appear at the abovenamed Court and protect his or her interests on or before 02/28/

2022 10:00AM Stephanie Wilson, Deputy Clerk

### **Legal Notices**

ORDER OF PUBLICATION Commonwealth of Virginia VA CODE § 8.01-316 CASE# JJ132064-02-00 PRINCE WILLIAM COUNTY J&DR-JUVENILE ( ) General District County (X) Juvenile and Domestic Relations

District Court Commonwealth of Virginia, in re FITZ GERALD, JEMARIONA

The object of this suit is to: OBTAIN CUSTODY OF JEMARIONA FITZ-GERALD

It is ORDERED that (X) the defendant (X) CASSANDRA FITZGERALD appear at the above-named Court and protect his or her interests on or before 03/11/2021 10:00AM

Stephanie Wilson, Deputy Clerk

### **DESIGN PUBLIC HEARING ADVERTISEMENT**

### COMMENT ON THE DESIGN OF THE OLD BRIDGE ROAD AND OCCOQUAN ROAD INTERSECTION IMPROVEMENT PROJECT -OCCOQUAN MAGISTERIAL DISTRICT

The Prince William County Department of Transportation will conduct a Design Public Hearing for the Old Bridge Road (Rto. 641) and Occoquan Road (Rto. 253) Intersection Improvement project at Occoquan Elementary School (12915) Intersection Improvement project at Occoquan Elementary School (12915) Intersection Improvement project at Occoquan Elementary School (12915) Intersection Improvement in School Who of Mon Thursda Coccquan Road, Woodbodge, VA 22192) from 5:00 PM to 8:00 PM to 11 Thursda Coccquan Road, Woodbodge VA 22192 from 5:00 PM to 8:00 PM to 11 Thursday Coccation County Department of Intersection Valually through the link posted on the Prince William County Department Intersection Valually through the link posted on the Prince William County Department Transportation website at: https://www.pwcva.gov/department/transportation. The Project Trans will make a formal presentation beginning at 6:30 PM and will prove the control of the Prince William County Department Vision Vi Project Team will make a formal presentation beginning at 6:30 PM and w answer questions for the duration of the meeting. In the event of inclement weather, this design public hearing will be rescheduled for a later date. Public notifications and readvertisement will be issued accordingly.

The purpose of this public hearing is to ensure that the public is provided with an opportunity to both review and discuss the proposed improvements and potential impacts to the surrounding properties and to receive public feedback on the current design of this intersection safety improvement project. Project planting the property impacts, and right-of-way assistance information will be available at this public hearing and 30 days prior. A tentative project exploiting will see be discussed at the meeting. schedule will also be discussed at the meeting.

This is a safety improvement project that includes geometric atterations to the existing alignment to improve sight distance and overall operational performance of the intersection. The reverse curve through the intersection will be removed. part of these improvements, two additional turn lanes will be implemented as w as ADA compliant facilities (curb ramps, sidewalk, refuge Islands).

In compliance with the National Environmental Policy Act (NEPA), 23 CFR Part 771, a Categorical Exclusion (CE) was prepared for this project. In accordance with the National Historic Preservation Act, Section 106 and 36 CFR Part 80, information concerning the potential effects of the proposed project on properties listed in or eligible for listing in the National Register of Historic Places was included with the CE. The CE was approved by VDOT and FHWA in October 1997. 2021. The environmental document is available for review and comments at Prince William County Department of Transportation, 5 County Complex County Suite 290, Prince William, VA 22192, (tel. 703-792-6825), please call ahead or staff availability, and a hardcopy will be available at the public hearing meeting preview and comment. The public can also review the Project information and Design Public Hearing plans including the environmental document on the Prince William County Department of Transportation website at https://www.pwcva.g v/ department/transportation/current-road-projects.

Deadline to submit comments is Thursday, February 17, 2022. The public may provide comments via the following methods:

written or verbal comments in person at the Design Public Hearing

County

written comments via the chat feature of the virtual streaming by mail to the Project Manager: Ms. Sherry Djouharian at the Prince William

Department of Transportation office (5 County Complex Court, Suite 290, Prin William, VA 22192) by email to the Project Manager: Ms. Sherry Djouharian at sdjouharian@pwcgov.org (please reference "Old Bridge Rd and Occoquan Intersection Improvement" in the subject heading)

### Lugar Voti es



### DESIGN PUBLIC HEARING ADVERTISEMENT

Devlin Road Widening Project – North From: University Boulevard (Rte. 840) To: Jennell Drive (Rte. 1705) Brentsville Magisterial District

The Prince William County Department of Transportation will conduct a Design Public Hearing for the Deviln Road Widening Project — North (from University Boulevard to Jennell Drive) at Chris Yung Elementary School (12612 Fog Light Boulevard to Jennell Drive) at Chris Yung Elementary School (12612 Fog Light Way Bristow, VA 20136) from 6:00 PM to 8:00 PM on Monday, January 31, 2022.
This in-person event is subject to change based on the latest CDC's COVID-19 related health and safety guidelines. Note that if public schools are closed for any reason, the public hearing will be rescheduled. The event will be streamed live virtually through the link posted on the Prince William County Department of Transportation website at: https://www.pwcva.gov/department/transportation. The Project Team will make a formal presentation beginning at 6:30 PM and will answer questions for the duration of the meeting. Online audience will have the opportunity to submit questions to be included in the Q&A portion of the meeting.

The purpose of this public hearing is to ensure that the public is provided with an opportunity to both review and discuss the proposed improvements and potential impacts to the surrounding properties and to receive public feedback on the current design of the widening project. Tentative project schedule, potential property impacts, right of way policies, and the project's proposed improvements will be discussed at the meeting.

The proposed project would widen Devlin Road from University Boulevard (Rte. 840) to Jennell Drive (Rte. 1705) to a divided, four-lane facility with a standard raised median. The project will also provide 5- foot concrete sidewalks and a 10-foot shared-use path. The total project length is approximately 0.7 miles.

In accordance with 23 CFR 771.130(c), a draft Revised Environmental Studies document that has been prepared to assess the project's potential effects upon environmental resources to determine if there are any significant environmental impacts. That draft document, along with technical reports for cultural resources studies (pursuant to Section 106 of the National Historic Preservation Act) and Preliminary Noise Analysis are available for public review at the Prince William County Department of Transportation, 5 County Complex, Suite 290, Prince William, VA, 22192. Please call ahead at 703-792-5276, for staff availability. These documents will also be available for review at the Public Hearing. The public can also review the Project Information and Design Public Hearing plans including the environmental document on the Prince William County Department

of Transportation website at https://www.pwcva.gov/department/transportation/current-road-projects.

Please provide your written or verbal comments at the Public Meeting or submit them by February 14, 2022, to Ms. Gladis Arboleda, Project Manager, Prince William County Department of Transportation, at the same address. You may also email your comments to garboleda@pwcgov.org. Please reference "Devlin Widening Public Hearing Comments" in the subject heading.

Prince William County ensures nondiscrimination in all programs and activities in accordance with Title VI and Title VII of the Civil Rights Act of 1964. For information call 703-792-6825

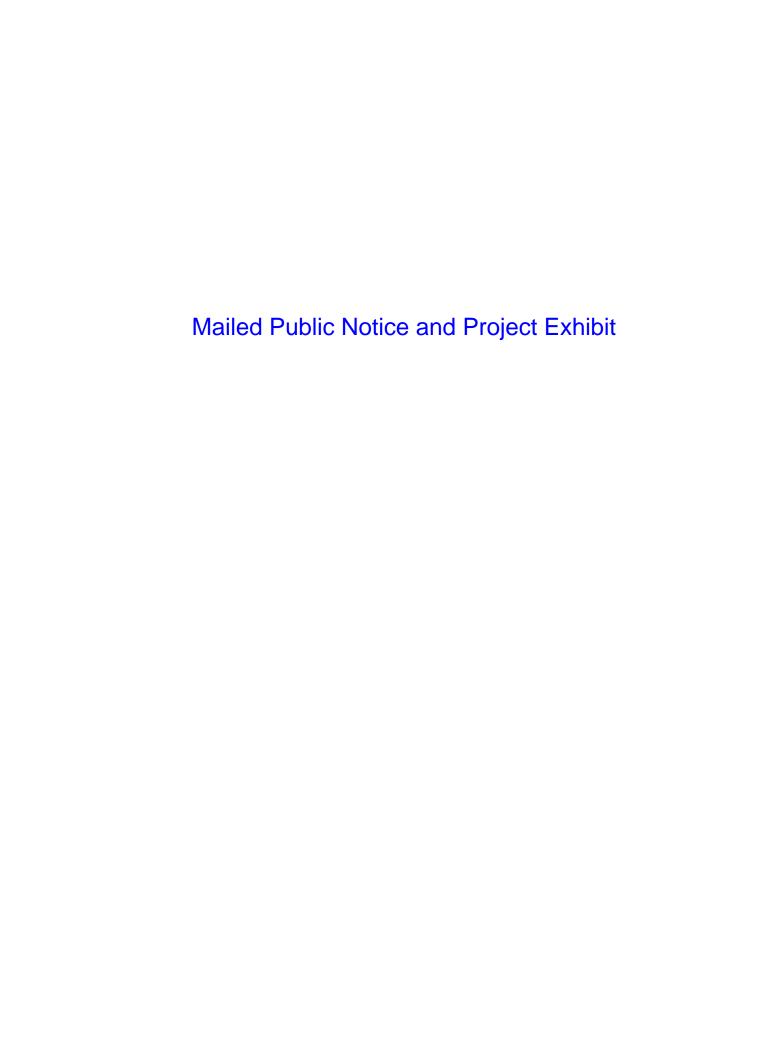
## Appendix A2 - Advertisement Materials (Mailings)

- County Mailing to Surrounding Community
- Public Hearing Post Cards

Mailing List for Mailed Public Hearing Notices and Post Cards

Tax Map ID No.	Property Address of Record	Property Owner	Owner Mailing Address	City
	12246 Jennell Dr.	Property Owner and/or Current Resident		Bristow, VA 20136
	12333 Saint Helena Ter.	Property Owner and/or Current Resident		Bristow, VA 20136
7496-85-5695	12512 Maiden Creek Ct.	Jing Beini Hua Xu	12512 Maiden Creek Ct.	Bristow, VA 20136
7496-85-5384	12516 Maiden Creet Ct.	Hassan Kobrosli	5724 Macintosh Loop	Haymarket, VA 20169
7496-85-5577	12520 Maiden Creek Ct.	Christopher P. & Robin M. Lawrence	12520 Maiden Creek Ct.	Bristow, VA 20136
7496-85-4351	12523 Pike Branch Dr.	Khalid H. & Ropak A. Kurdo	12523 Pike Branch Dr.	Bristow, VA 20136
7496-85-4768	12524 Pike Branch Dr.	Daniel & Tracey McLean	12524 Pike Branch Dr.	Bristow, VA 20136
7496-85-3653	12527 Pike Branch Dr.	Lanier Farms Homeowners Association	12084 Cadet Ct.	Manassas, VA 20109
7496-85-4270	12528 Pike Branch Dr.	Lanier Farms Homeowners Association	12084 Cadet Ct.	Manassas, VA 20109
7496-85-2705	12608 Tide View Ct.	Rashed Uddin & Suhana Chowdhury	12608 Tide View Ct.	Bristow, VA 20136
7496-85-2302	12612 Tide View Ct.	David & Elizabeth Geiger	6510 Terrace Dr.	Downers Grove, IL 60516
7496-84-1895	12616 Tide View Ct.	William & Kara Sidener	12616 Tide View Ct.	Bristow, VA 20136
7496-84-1688	12620 Tide View Ct.	Laura M. Alarcon Ortiz	12620 Tide View Ct.	Bristow, VA 20136
7496-84-1480	12624 Tide View Ct.	Teun-Ming Ho & Mei-Ju Chen	12624 Tide View Ct.	Bristow, VA 20136
7496-84-1372	12628 Tide View Ct.	William M. Kulik & Catherine Mussett	12628 Tide View Ct.	Bristow, VA 20136
7496-84-1462	12636 Tide View Ct.	Ali Afzal & Faiza Jamil Baig	12636 Tide View Ct.	Bristow, VA 20136
7496-84-1554	12640 Tide View Ct.	Stephen J. & Deborah L. Siler	12640 Tide View Ct.	Bristow, VA 20136
7496-84-1747	12644 Tide View Ct.	Bridgett V., Jamal, & Aaron R. Whitehead	12644 Tide View Ct.	Bristow, VA 20136
7496-84-2240	12648 Tide View Ct.	Barton & Jennifer Harris	12648 Tide View Ct.	Bristow, VA 20136
7596-08-0824	6908 Wellington Rd.	Virginia Eagle Properties LLC.	827 Lee Hwy	Verona, VA 24482
7496-97-6793	6916 Wellington Rd.	Virginia Eagle Properties LLC.	827 Lee Hwy	Verona, VA 24482
7496-98-3656	8019 Devlin Rd.	Palumbo Family Limited Liability Company	1210 Windrock Dr.	Mc Lean, VA 22102
7496-98-0747	8020 Devlin Rd.	Vickie May Gorgone	8112 Devlin Rd.	Bristow, VA 20136
7496-98-0519	8022 Devlin Rd.	Vickie May Gorgone	8112 Devlin Rd.	Bristow, VA 20136
7496-98-0200	8024 Devlin Rd.	Vickie May Gorgone	8112 Devlin Rd.	Bristow, VA 20136
7496-87-9988	8026 Devlin Rd.	Andrew L. Johnson	8026 Devlin Rd.	Bristow, VA 20136
7496-97-4556	8027 Devlin Rd.	James E. Queen	8027 Devlin Rd.	Bristow, VA 20136
7496-87-9573	8028 Devlin Rd.	Ricardo Esparza Lopez	8028 Devlin Rd.	Bristow, VA 20136
7496-97-4544	8029 Devlin Rd.	Chris Markogiannakis, Etal	8029 Devlin Rd.	Bristow, VA 20136
7496-87-8960	8030 Devlin Rd.	Anthony & Helen Lineham	8030 Devlin Rd.	Bristow, VA 20136
7496-97-4232	8031 Devlin Rd.	Jarold Wright Buchanan	8031 Devlin Rd.	Bristow, VA 20136
7496-87-8746	8032 Devlin Rd.	Felisberto & Carlos Magalhaes	12740 Dunvegan Dr.	Clifton, VA 20124
7496-97-4024	8033 Devlin Rd.	8033 Devlin LLC	8104 Ridings Ct.	Mc Lean, VA 22102
7496-97-3212	8105 Devlin Rd.	Virginia B. Butler	8105 Devlin Rd.	Bristow, VA 20136
7496-87-7828	8106 Devlin Rd.	Vickie May Gorgone	8112 Devlin Rd.	Bristow, VA 20136
7496-96-2596	8107 Devlin Rd.	Jeffrey S. Lewis	43414 Cloister Pl.	Leesburg, VA 20176

7496-87-6903	8108 Devlin Rd.	Vickie May Gorgone	8112 Devlin Rd.	Bristow, VA 20136
7496-96-1774	8111 Devlin Rd.	Jeffrey S. Lewis	43414 Cloister Pl.	Leesburg, VA 20176
7496-86-5881	8112 Devlin Rd.	Vickie May Gorgone	8112 Devlin Rd.	Bristow, VA 20136
7496-85-2514	8201 Devlin Rd.	HC Land Company LC	1880 Howard Ave., Ste 305	Vienna, VA 22182
7496-86-8147	8400 Lanier Overlook Ct.	Thomas P. IV & Jacqueline M. Mains	8400 Lanier Overlook Ct.	Bristow, VA 20136
7496-96-4330	8403 Lanier Overlook Ct.	Lanier Farms Homeowners Association	12084 Cadet Ct.	Manassas, VA 20109
7496-74-8749	8500 Devlin Rd.	Harry S. Ghadban, Etal	1880 Howard Ave., Ste 305	Vienna, VA 22182
7496-86-7034	8501 Trade Wind Ct.	Pierre Sophia Jean	8501 Trade Wind Ct.	Bristow, VA 20136
7496-86-6315	8506 Trade Wind Ct.	Mounir Moutaouakil & Lamiaa Rougui J-T	8506 Trade Wind Ct.	Bristow, VA 20136
7496-85-3941	8600 Rising Ridge Ct.	Bing Deng & Hong Sun	8600 Rising Ridge Ct.	Bristow, VA 20136
7496-86-6363	8603 Placid Lake Ct.	Lanier Farms Homeowners Association	12084 Cadet Ct.	Manassas, VA 20109
7496-84-1827	8604 Devlin Rd.	Neighborhoods V. LLC	11710 Plaza America Dr., Ste 1100	Reston, VA 20190
7496-86-5450	8605 Placid Lake Ct.	Imtiaz & Nabigha Chohan	8605 Placid Lake Ct.	Bristow, VA 20136
7496-85-3531	8606 Rising Ridge Ct.	Muhammed Azhar Iqbal, Etal.	8606 Rising Ridge Ct.	Bristow, VA 20136
7496-86-4944	8609 Placid Lake Ct.	Chunilal S & Daksha Patel	8609 Placid Lake Ct.	Bristow, VA 20136
7496-85-3421	8610 Rising Ridge Ct.	Eli Cory & Jennifer Kale	8610 Rising Ridge Ct.	Bristow, VA 20136
7496-86-4637	8613 Placid Lake Ct.	Hevert Fuentes	8613 Placid Lake Ct.	Bristow, VA 20136
7496-86-4431	8617 Placid Lake Ct.	Nesar A & Shafiqa K Zia	13850 State Manor Dr.	Gainesville, VA 20155
7496-86-4422	8621 Placid Lake Ct.	Ruddy A & Ita Paniagua	8621 Placid Lake Ct.	Bristow, VA 20136
7496-86-4116	8625 Placid Lake Ct.	Kennes Hendrickson	8625 Placid Lake Ct.	Bristow, VA 20136
7496-86-3511	8629 Placid Lake Ct.	Aizaz Khan	8629 Placid Lake Ct.	Bristow, VA 20136
7496-86-3304	8633 Placid Lake Ct.	Shu Ai Jiang	8625 Huddersfield Way	Bristow, VA 20136
7496-85-3098	8637 Placid Lake Ct.	Megan Plant	8637 Placid Lake Ct.	Bristow, VA 20136
7496-85-2891	8641 Placid Lake Ct.	Medhat Mohamed Salem & Mona Yehia Allam	5070 Burnside Farm Place	Haymarket, VA 20169
7496-85-2685	8645 Placid Lake Ct.	Jerry G & Iris M Lustan	8645 Placid Lake Ct.	Bristow, VA 20136
7496-85-2377	8649 Placid Lake Ct.	Bienvenido F & Verna E Noblezada	8649 Placid Lake Ct.	Bristow, VA 20136
7496-85-1760	8653 Night Watch Ct.	Victor R & Nora L Perez	8653 Night Watch Ct.	Bristow, VA 20136
7496-85-1452	8657 Night Watch Ct.	Bernard F. Tanwarong & Charolotte Dogo	8657 Night Watch Ct.	Bristow, VA 20136
7496-85-1145	8661 Night Watch Ct.	Cevallos Cesar Jesus & Maria Fernanda Cantos	8661 Night Watch Ct.	Bristow, VA 20136
7496-85-0938	8665 Night Watch Ct.	German Salazar	8665 Night Watch Ct.	Bristow, VA 20136
7496-85-1029	8669 Night Watch Ct.	Ramchandar & Sandra C Rattan	8669 Night Watch Ct.	Bristow, VA 20136
7496-85-0922	8673 Night Watch Ct.	John B & Casi L Toll	8673 Night Watch Ct.	Bristow, VA 20136
	8677 Night Watch Ct.	Manosij Roy & Sudipa Chakrabarti	8677 Night Watch Ct.	Bristow, VA 20136
	8681 Night Watch Ct.	Allen S. Gibson, Jr. & Latosha Gibson	8681 Night Watch Ct.	Bristow, VA 20136
	8685 Night Watch Ct.	Bertjan & Stephanie F. Cumings	8685 Night Watch Ct.	Bristow, VA 20136
7496-74-9299	8689 Night Watch Ct.	Thaddeus Anderson, Etal.	8689 Night Watch Ct.	Bristow, VA 20136
	8693 Night Watch Ct.	David Leroy Williams & Delana Jeanne Bentley	8693 Night Watch Ct.	Bristow, VA 20136
7496-74-8982	8697 Night Watch Ct.	Benjamin & Heather Biscoe	8697 Night Watch Ct.	Bristow, VA 20136





### **DESIGN PUBLIC HEARING ADVERTISEMENT**

### Devlin Road Widening Project - North From: University Boulevard (Rte. 840) To: Jennell Drive (Rte. 1705) Brentsville Magisterial District

The Prince William County Department of Transportation will conduct a Design Public Hearing for the Devlin Road Widening Project – North (from University Boulevard to Jennell Drive) at **Chris Yung Elementary School (12612 Fog Light Way Bristow, VA 20136)** from 6:00 PM to 8:00 PM on Monday, January 31, 2022. This in-person event is subject to change based on the latest CDC's COVID-19 related health and safety guidelines. **Note that if public schools are closed for any reason, the public hearing will be rescheduled.** The event will be streamed live virtually through the link posted on the Prince William County Department of Transportation website at:

https://www.pwcva.gov/department/transportation. The Project Team will make a formal presentation beginning at 6:30 PM and will answer questions for the duration of the meeting. Online audience will have the opportunity to submit questions to be included in the Q&A portion of the meeting.

The purpose of this public hearing is to ensure that the public is provided with an opportunity to both review and discuss the proposed improvements and potential impacts to the surrounding properties and to receive public feedback on the current design of the widening project. Tentative project schedule, potential property impacts, right of way policies, and the project's proposed improvements will be discussed at the meeting

The proposed project would widen Devlin Road from University Boulevard (Rte. 840) to Jennell Drive (Rte. 1705) to a divided, four-lane facility with a standard raised median. The project will also provide 5-foot concrete sidewalks and a 10-foot shared-use path. The total project length is approximately 0.7 miles.

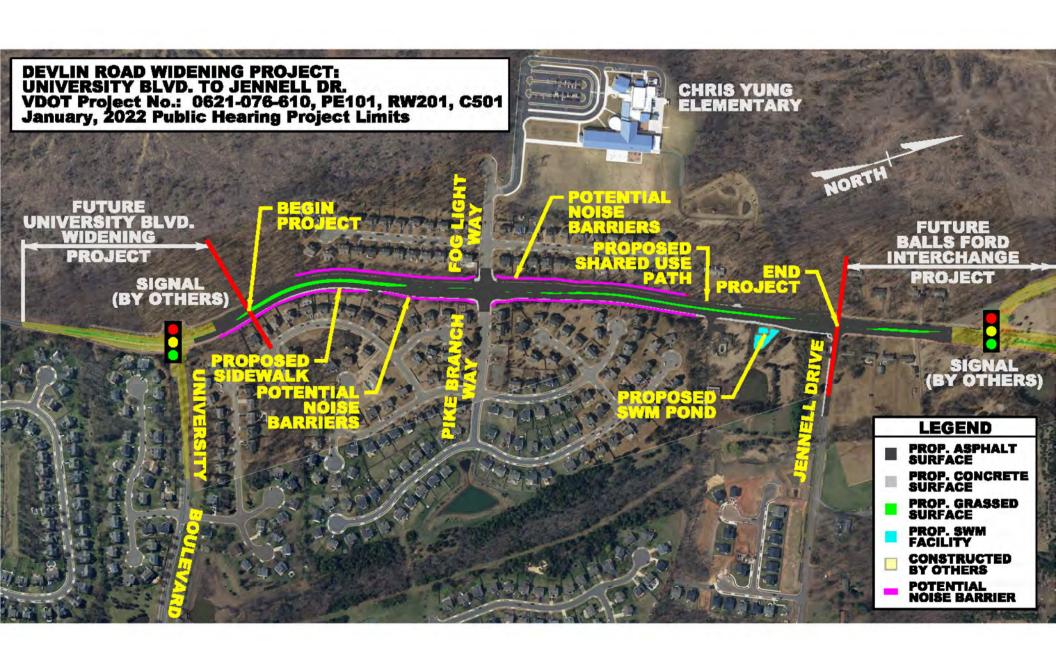
In accordance with 23 CFR 771.130(c), a draft Revised Environmental Studies document that has been prepared to assess the project's potential effects upon environmental resources to determine if there are any significant environmental impacts. That draft document, along with technical reports for cultural resources studies (pursuant to Section 106 of the National Historic Preservation Act) and Preliminary Noise Analysis are available for public review at the Prince William County Department of Transportation, 5 County Complex, Suite 290, Prince William, VA, 22192. Please call ahead at 703-792-5276, for staff availability. These documents will also be available for review at the Public Hearing.

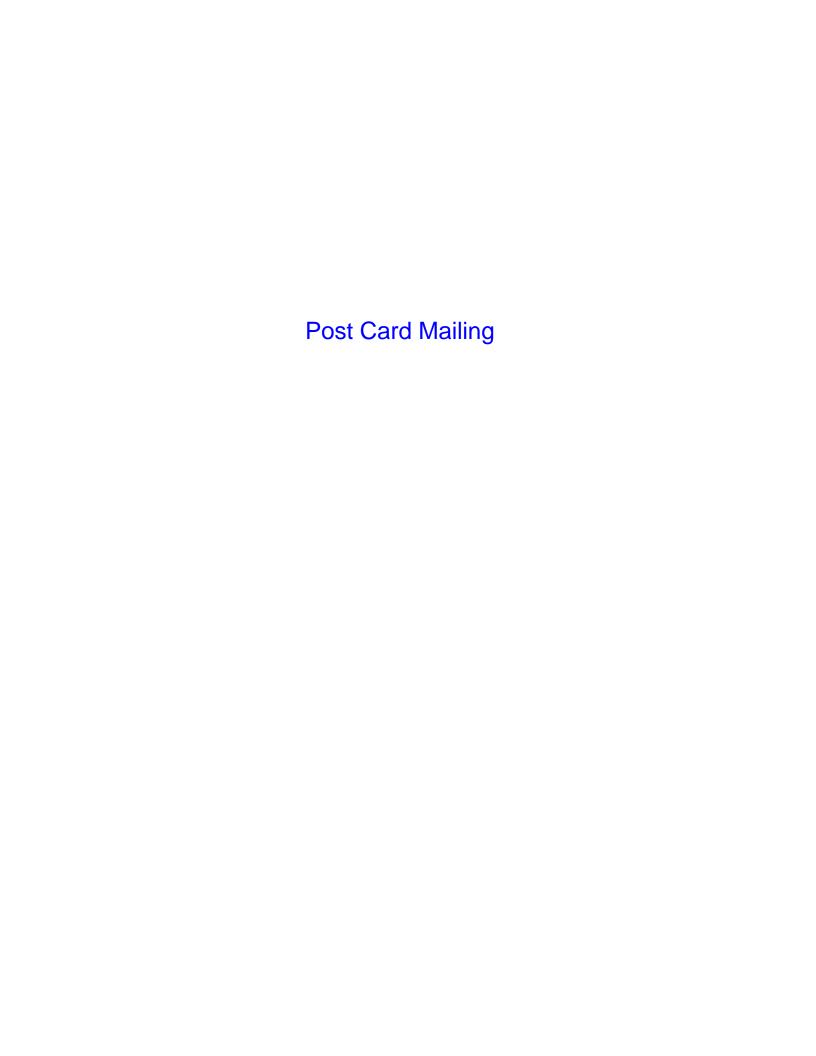
The public can also review the Project information and Design Public Hearing plans including the environmental document on the Prince William County Department of Transportation website at <a href="https://www.pwcva.gov/department/transportation/current-road-projects">https://www.pwcva.gov/department/transportation/current-road-projects</a>.

Please provide your written or verbal comments at the Public Meeting or submit them by February 14, 2022, to Ms. Gladis Arboleda, Project Manager, Prince William County Department of Transportation, at the same address. You may also email your comments to <a href="mailto:garboleda@pwcgov.org">garboleda@pwcgov.org</a>. Please reference "Devlin Widening Public Hearing Comments" in the subject heading.

<u>Prince William County ensures</u> nondiscrimination in all programs and activities in accordance with Title VI and Title VII of the Civil Rights Act of 1964. For information call 703-792-6825.

Accessibility to Persons with Disabilities: This Public Meeting is being held at a public facility accessible to persons with disabilities. Any persons with questions regarding the facility should contact Gladis Arboleda, Prince William County Department of Transportation, 5 County Complex, Suite 290, Prince William, VA 22192, 703-792-5276. Persons needing interpreter services for the deaf must notify Gladis Arboleda no later than Tuesday, January 25, 2022.





Public Hearing for Information and Comments
Devlin Road Widening Project from University Blvd. to
Jennell Dr.

PRINCE WILLIAM COUNTY

Monday, January 31, 2022, 6:00 PM - 8:00 PM

Venue: The Public Hearing will be at Chris Yung Elementary School, at 12612 Fog Light Way, Bristow, VA.

The Prince William County Department of Transportation invites you to attend a Public Hearing for Information and Comments and learn about an upcoming project to widen the existing Devlin Road between University Blvd. and Jennell Dr. This Public Hearing will also be streamed online at:

https://www.pwcva.gov/department/transportation. Online audience members will be able to submit questions for the Q&A portion of the presentation.

The purpose of this Public Hearing is to give the public an opportunity to learn about the project's preliminary design and tentative schedule, in addition to providing feedback to the County to assist in the design process of this important project. Comments can be emailed to Gladis Arboleda, Project Manager, at <a href="mailto:garboleda@pwcgov.org">garboleda@pwcgov.org</a>. <a href="mailto:Please submit your comments by the close of business on February 14, 2022.</a>



Audiencia pública para información y comentarios del Proyecto de la ampliación de Devlin Road desde University Blvd. hasta Jennell Dr.

Lunes 31 de Enero de 2022, desde las 6:00 pm hasta las 8:00 pm.

Lugar: La Audiencia pública se llevará a cabo en Chris Yung Elementary School en 12612 Fog Light Way, Bristow, VA.

El Departamento de Transporte del Condado de Prince William lo invita a asistir a una Audiencia Pública de información y comentarios y aprender sobre el proyecto de la ampliación de Devlin Road desde University Blvd. hasta Jennell Dr. Esta audiencia pública también se transmitirá en línea en: <a href="https://www.pwcva.gov/department/transportation">https://www.pwcva.gov/department/transportation</a>. Los miembros de la audiencia en línea podrán enviar preguntas durante la sección de preguntas y respuestas de la presentación.

El propósito de esta Audiencia Pública es dar al público la oportunidad de aprender sobre el diseño preliminar del proyecto, el cronograma tentativo y proporcionar nuevas ideas al Condado para ayudar en el proceso del diseño de este importante proyecto. Los comentarios pueden enviarse por correo electrónico a Gladis Arboleda, directora del proyecto, a garboleda@pwcgov.org. Por favor, envíe sus comentarios antes del cierre de la jornada del 14 de febrero de 2022.

## Appendix A3 - Advertisement Materials (Message Boards)

### • Road Side Message Boards

Note: Two Portable Message Boards were placed along Devlin Road at the intersection of Devlin Road/Fog Light Way. (One on each side of the roadway). Messages ran for 10 days prior to the public hearing date.

The message boards conveyed: (The boards ran 24 hours/day when activated.)

- o Public Hearing for Devlin Road
- o Location at Chris Yung Elementary School on 01-31-2022
- o Visiting County Website for More Information







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## Appendix B – Brochure and Comment Form

### **ENVIRONMENTAL CONSIDERATIONS**

The proposed Devlin Road widening is being developed as an extension to the limits of the County's Balls Ford Road / Route 234 Interchange project that is currently under construction. The interchange and associated relocation of portions of Balls Ford Road originally was part of the Route 234 Bypass (now Prince William Parkway) project that was evaluated in a Supplemental Environmental Impact Statement (SEIS) prepared by VDOT and the Federal Highway Administration (FHWA) in 1994, in accordance with provisions of the National Environmental Policy Act (NEPA) and 23 CFR 771. The interchange was not built during the original construction of Route 234 in the late 1990s. Accordingly, environmental studies were conducted for modifications to the Balls Ford Road / Route 234 interchange to assess the environmental consequences resulting from changes in the design, changes in regulatory requirements and guidance, and changes in the affected environment since the SEIS was issued, to help determine if there are any new significant environmental impacts. The proposed Devlin Road widening, as an extension of the interchange project, requires revisions to the Environmental Studies document completed in July 2019 to account for additional changes in environmental impacts. The revised document will be coordinated with VDOT and FHWA and all required environmental permits and clearances will be obtained in coordination with local, state, and federal agencies prior to construction.

### **REMAINING ACTIONS**

The following tentative schedule has been proposed:

Summer 2022: . . . . Initiate Right-of-Way Summer 2023: . . . . Utility Relocation Begins Fall 2023: . . . . Advertise for Construction

Winter 2024: . . . . Project Complete

### **GET INVOLVED**

Give your written or verbal comments at the hearing or submit them by February 14, 2022, to Ms. Gladis Arboleda, Project Manager, Prince William County Department of Transportation, at the address below. You may also email your comments to garboleda@pwcgov.org. Please reference "Devlin Widening Public Hearing" Comments" in the subject heading.

### Ms. Gladis Arboleda

Prince William County Department of Transportation 5 County Complex Court, Suite 290 Prince William, VA 22192

Email at: garboleda@pwcgov.org

The public comment period closes February 14, 2022



### **Design Public Hearing Devlin Rd. Widen to 4 Lanes** (University Blvd. to Jennell Dr.)

Prince William County Monday, January 31, 2022 6:00 p.m. - 8:00 p.m.

Chris Yung Elementary School 12612 Fog Light Way Bristow, VA 20136

VDOT Project No. 0621-076-610, PE101, RW201, C501 UPC 118253

### **PUBLIC MEETING**

**Welcome to the Prince William County Department of Transportation (PWDOT) Design** Public Hearing on the proposed widening of Devlin Road (Rte. 621).

opportunity for any person, acting on his/her encouraged. own behalf or representing a group or governing agency, to provide PWCDOT comments and/or Prince William County representatives are present (insuggestions on the proposed roadway widening improvement project.

Prince William County strives to ensure that all members of the community have the opportunity to participate in public decisions on transportation projects and programs affecting them.

Thank you for attending this Design Public Please take the opportunity to review the materials Hearing to discuss the proposed improvements provided and displayed tonight. A comment sheet has to Devlin Road (Rte. 621). Tonight, is an been included in the handouts and your input is

> person and virtually through the chat box) to discuss the project and answer your questions.

### **PROJECT OVERVIEW**



**PURPOSE:** Widen existing Devlin Road to a 4lane divided roadway with curb & gutter, sidewalk, and shared use path.

**LOCATION:** From the intersection of University Boulevard to the intersection of Jennell Drive.

**PROJECT LENGTH:** 0.7 Miles

**PROJECT COST:** \$30 million

### PROJECT PURPOSE AND DESCRIPTION

### **PURPOSE:**

The purpose of this Design Public Hearing is to acquaint you with the design process and the features of this planned project. These meetings are beneficial to citizens and the Prince William County Department of Transportation alike. They permit PWCDOT's engineers to report the facts developed in their studies and

to obtain citizens' comments which assist in determining the design of the proposed project. Representatives from Prince William County and the design consultants are present to discuss your concerns and answer your questions. This hearing provides the opportunity for any person (acting on their behalf or representing a group or governing body) to offer comments or submit written material concerning the proposed project. The comments you make as a result of this meeting will be considered, as we further develop the design plans. We welcome your comments and suggestions, whether written or verbal.



### **DESCRIPTION:**

This project will widen Devlin Road (Rte. 621), from University Boulevard to Jennell Drive. The project length is approximately 3,000 linear feet. The roadway is classified by VDOT as an Urban Minor Arterial (GS-6 Standard).

The proposed roadway will consist of a four (4) lane divided (standard raised median) road with a sidewalk and shared use path. Intersections will be modified at Fog Light Way/Pike Branch Way and Jennell Drive to accommodate the proposed footprint of the project. Sidewalk will also be extended down Jennell Drive to the Jennell Estates Subdivision. The plans will be designed to utilize and salvage, where possible, any roadway improvements that have been previously built by others. Proffered right-of-way will be used to the greatest extent feasible. The project also includes the coordination of private utilities, and design of public utilities.

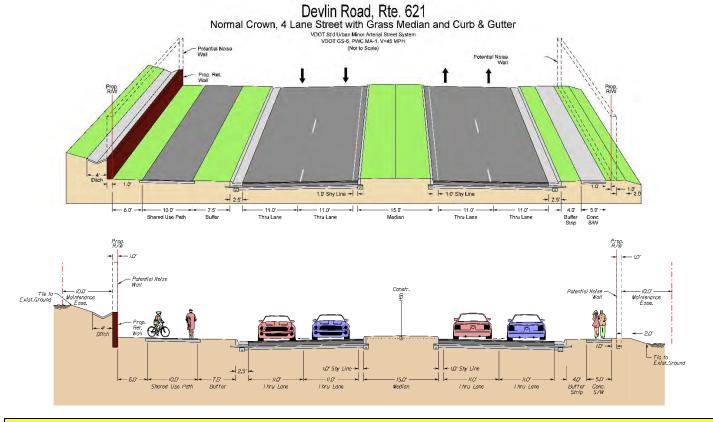
The project is being administered by PWCDOT and being developed in accordance with applicable VDOT guidelines and requirements.

### **ESTIMATED PROJECT COST**

Project Construction	\$19.7 millior
Engineering, Surveying, Design & Managment	\$4 million
Right of Way and Utilities Relocation	\$6.3 million
Total Cost:	\$30 million

The project is funded by State funds from the Transform I-66 Outside the Beltway Concessionaire Fund.

### **PROJECT TYPICAL SECTION**



### **CIVIL RIGHTS**

Prince William County ensures nondiscrimination and equal employment in all programs and activities in accordance with Title VI and Title VII of the Civil Rights Act of 1964. If you need more information in regard to your civil rights on this project or special assistance for persons with disabilities or limited English proficiency, contact the project manager listed on the back of this brochure.

### **RIGHT OF WAY**

Displacements or relocations of businesses are not anticipated. As we further develop and finalize the design of this project, additional easements for utility relocation may be required beyond the proposed right of way (ROW or R/W) shown on the public hearing plans. The property owners will be informed of the exact location of the easements during the right of way acquisition process and prior to construction. Information about right of way acquisition is discussed in VDOT's brochure entitled, "Right of Way and Utilities: a Guide for Property Owners and Tenants." Copies of this brochure are available from the County Chief of Property Acquisition and Right of Way.

After this meeting, information regarding right of way may be obtained from the Chief of Property Acquisition and Right of Way, contact listed below.

### Mr. Scott Hatten, SR/WA

Prince William County Department of Transportation 5 County Complex Court, Suite 290 Prince William, VA 22192

Email at: Shatten@PWCgov.org



### **COMMENT SHEET**

Design Public Hearing
Devlin Road Widening Project
VDOT Project No. 0621-076-610, PE101, RW201, C501
UPC 118253

### Monday, January 31, 2022

NAMI	SE PRINI E:
	RESS:
	ADDRESS:
1.	In your opinion, does the design of this project meet the needs of the community? Please explain:  Comments:
2.	What specific concerns (such as design/safety/environmental) do you have regarding the proposed project?
	Comments:
3.	Please provide additional information you feel would assist in the completion of this project.  Comments:
4.	Do you support this project? And how did you hear about this public hearing?  Comments:

Please feel free to add additional pages if needed. Please leave this comment sheet at the designated location or mail your comments to:

Ms. Gladis Arboleda, Project Manager
Prince William County Department of Transportation
5 County Complex, Suite 290
Prince William, Virginia 22192
Phone: 703-792-5276

The comment period ends February 14, 2022

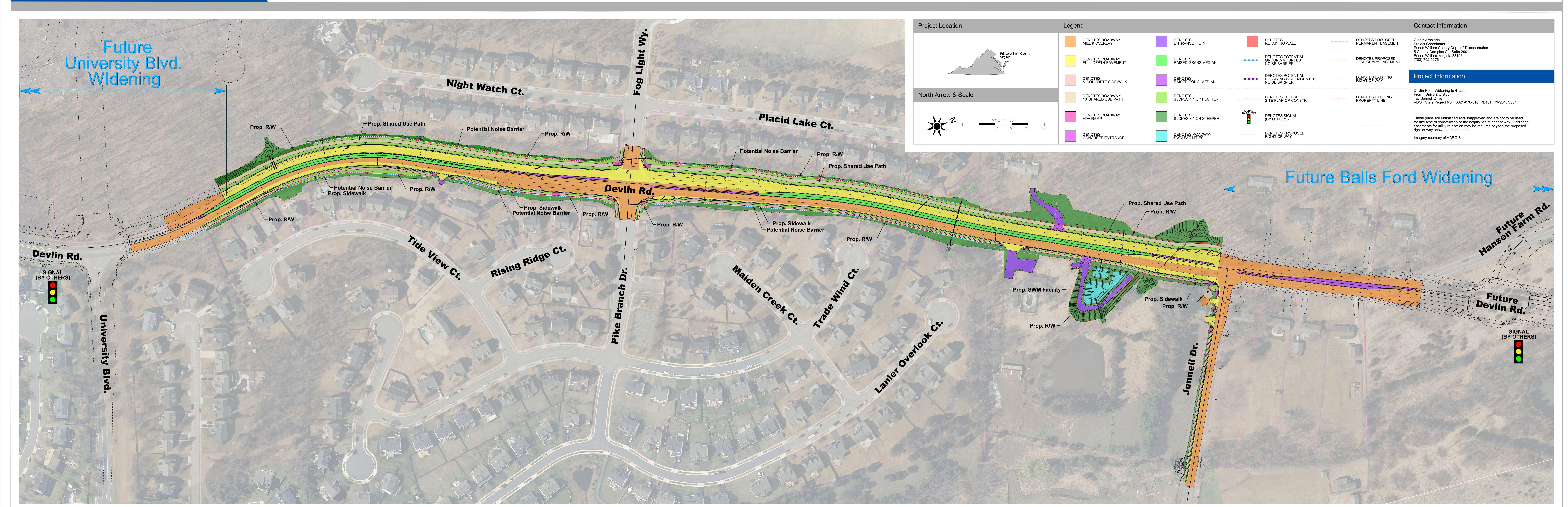
### Appendix C -General Prepared Public Hearing Exhibit





# VDOT Project No.: 0621-076-610, PE101, RW201, C501 Devlin Road North Widen to 4-Lanes: University Boulevard. to Jennell Drive

Public Hearing Design 1 of 1 January, 2022

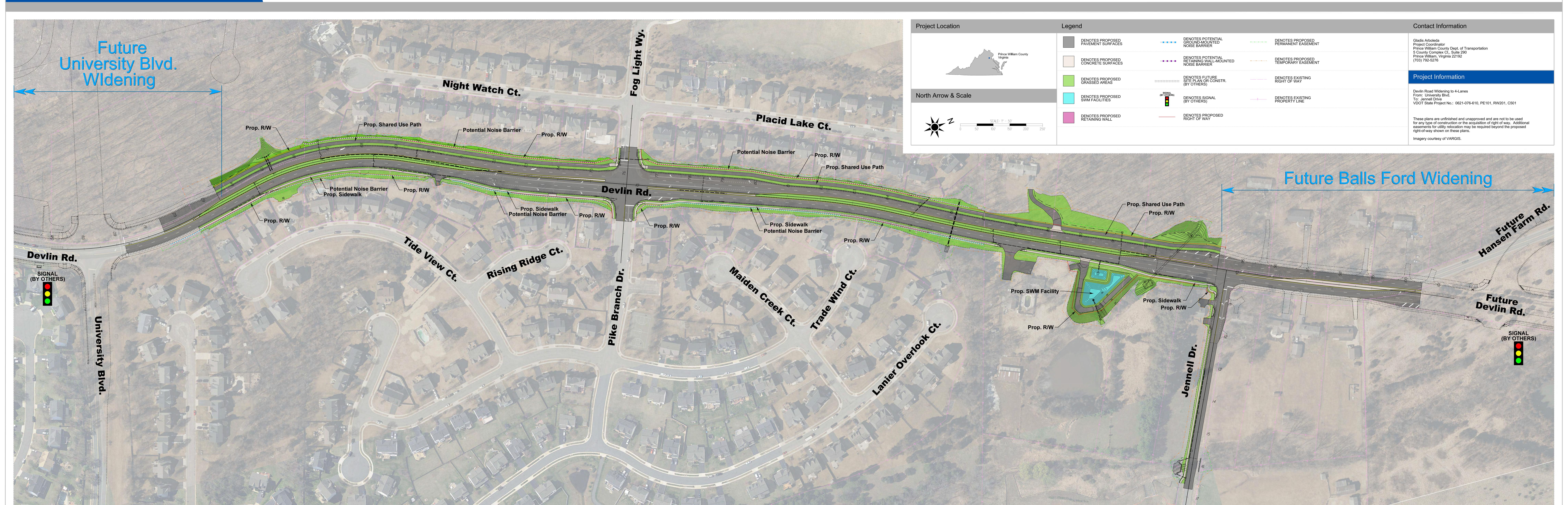






# VDOT Project No.: 0621-076-610, PE101, RW201, C501 Devlin Road North Widen to 4-Lanes: University Boulevard. to Jennell Drive

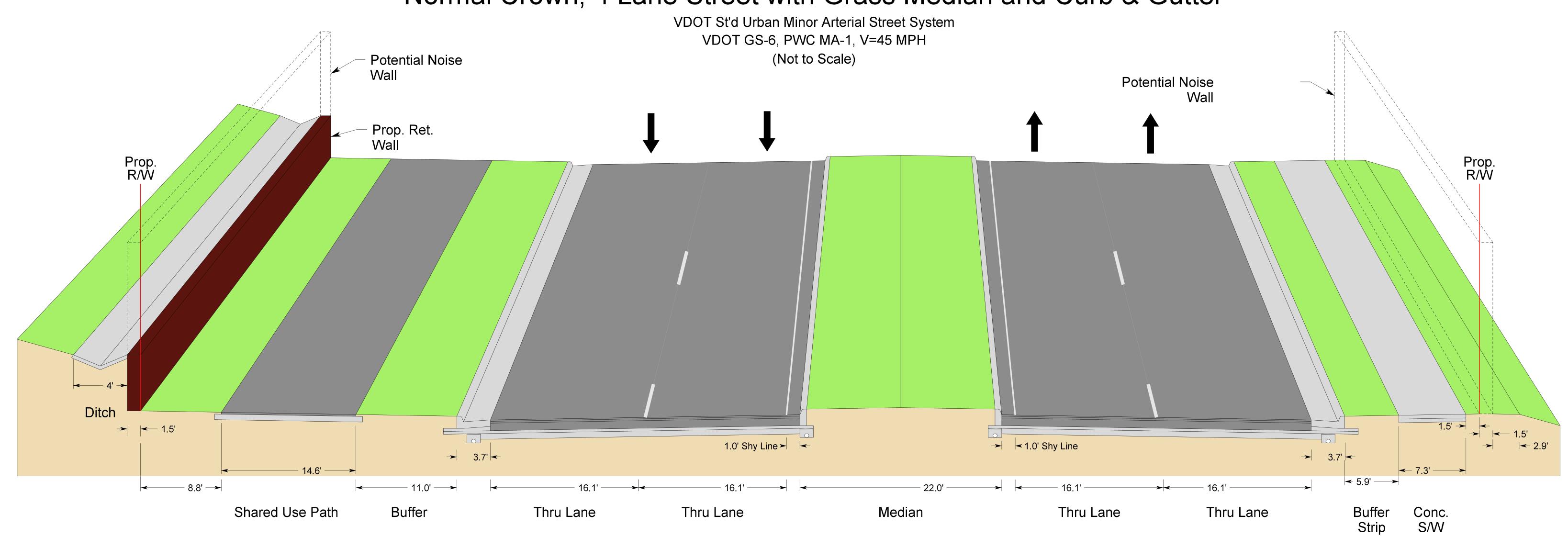
Public Hearing Design 1 of 1 January, 2022

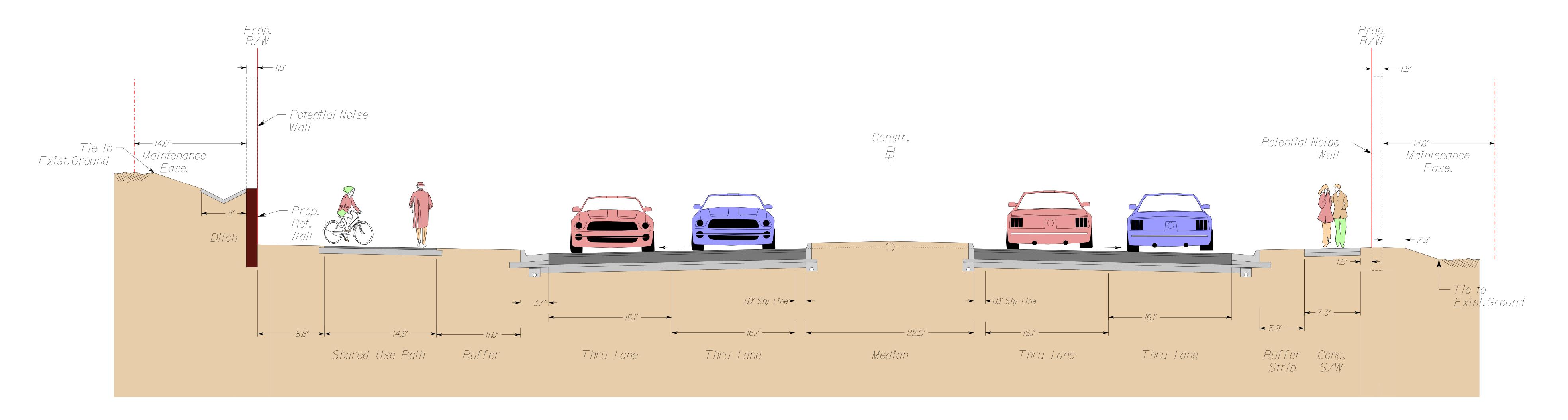


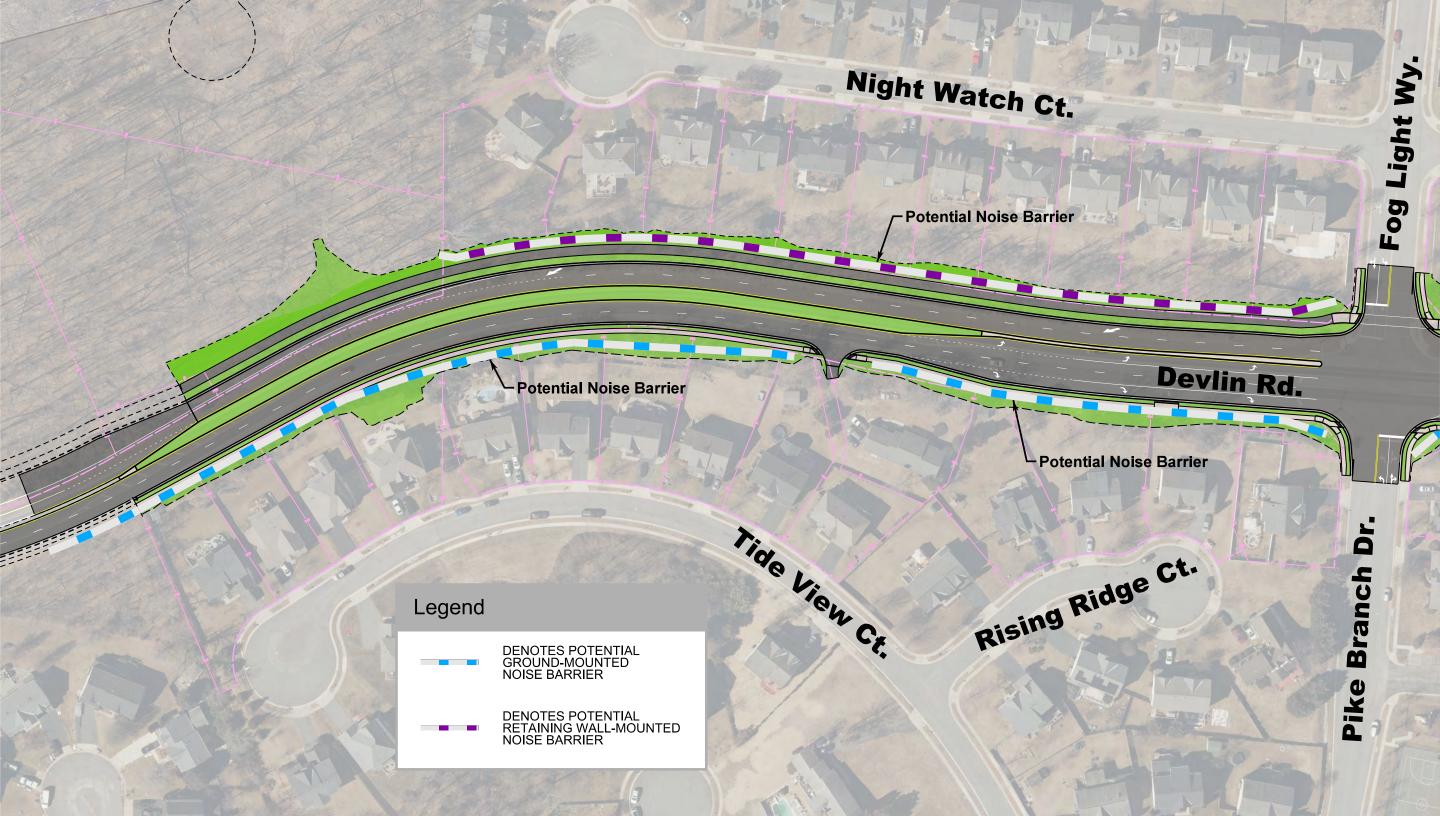
## Roadway Typical Section

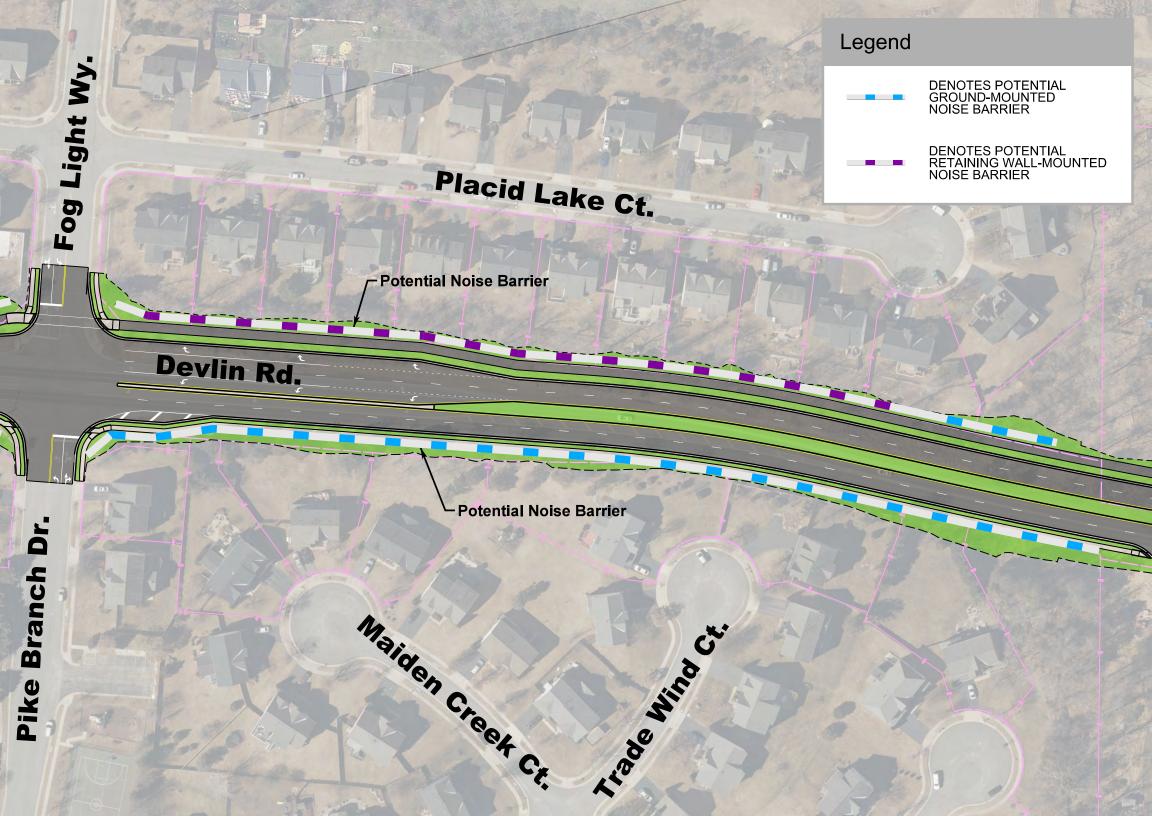












## Appendix D - Public Hearing Presentation Slides

• Presentation Slides



## Public Hearing Presentation Devlin Road, Widening to 4-Lanes

The online presentation will start at 6:30PM

Your camera and microphone will be disabled as you enter

Ms. Gladis Arboleda
Project Manager
Prince William County Department of Transportation



# Public Hearing Presentation Devlin Road, Widening to 4-Lanes (University Blvd. to Jennell Dr.)

Monday, January 31, 2022

Ms. Gladis Arboleda Project Manager Prince William County Department of Transportation

### **Project Purpose and Funding**



#### **Project Purpose:**

The purpose of this project to reduce traffic congestion, improve pedestrian connectivity, and enhance the multimodal transportation network within our districts.

The project, along with other ongoing projects, will provide continuous improved roadway from University Boulevard to Sudley Road.

### **Funding:**

The project is funded by State funds from the Transform I-66 Outside the Beltway Concessionaire Fund.

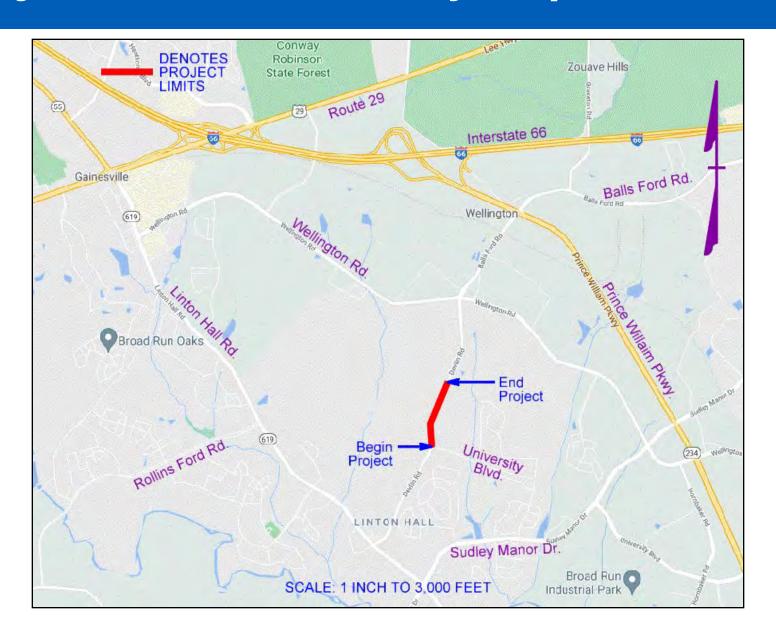
## **Project History To-Date**



- January 2021 Design contract awarded
- May 2021 Public Information Meeting (Virtual)
- August 2021 Public Hearing Level Phase Plans submitted to VDOT/PWC
- September 2021 Utility Field Inspection & Value Engineering
- January 2022 Design Public Hearing (Inperson/Virtual Streaming)

## **Project Location/Vicinity Map**





## Project Limits (University Blvd. to Fog Light Way)





### **Design features**



- Administered by Prince William County Department of Transportation.
- Widening of Devlin Road, Route 621 from a 2-Lane Undivided Roadway to a 4-Lane Divided Roadway with raised median, curb and gutter, sidewalk and shared use path.
  - Project Length approximately 3,000 linear ft (0.7 Miles)
  - Project includes, retaining walls, storm drainage improvements, stormwater pond/BMP, pedestrian Improvements and potential noise barriers
  - Project includes relocation of private and public utilities.
- Connects VDOT Projects 0840,076-R68 and 6234-076-266.

## Design Features & Typical Section



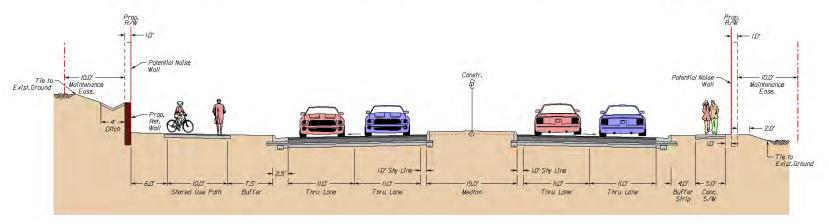
- Devlin Road Design Speed of 45 mph.
- Connects to 2 active County Projects (University Boulevard to south and Balls Ford Interchange to north)
- Left & Right turn lanes at both intersections within project limits
- Project will include Pedestrian Facilities.
  - 5' Concrete Sidewalk (East side of Project).
  - 10' Shared Use Path (West side of Project).
- Utility Relocations.
  - Overhead Electric
  - Underground Cable, Electric, Telephone, Gas, Fiber, Water and Sewer.
- Potential Noise Walls along portions of project.
- Retaining Walls along the western side of the project

## **Roadway Typical Section**









## Right of Way Acquisitions



- Right of Way and easements (permanent and temporary) will be required for project construction.
- Estimated 62 affected properties with no anticipated total acquisitions or business relocations
- All affected property owners will be contacted during the land acquisition process prior to construction
- For additional information related to right of way, please contact:

#### Mr. Scott Hatten

Prince William County DOT 5 County Complex Court, Suite 290 Prince William, VA 22192

Email: Shatten@pwcgov.org

Phone: (703) 792-6257

### **Environmental & Geotechnical**



- Project will update the Balls Ford Interchange Project's Environmental documents to include the Devlin Road Widening.
- Update Environmental Studies
  - Clear Water Act (CWA)
  - Natural Resources/Threatened and Endangered Species.
  - Air Quality
  - Noise Analysis
  - Cultural Resources
  - Hazardous Material Due Diligence (Phase I Environmental Assessment).
- Draft of Environmental documents are available for public viewing
- Geotechnical Report to be Finalized Early 2022

### **Noise Barrier Process**



Identify noise receptors

Perform noise measurements at representative receptors along the corridor

Perform noise modeling

Identify impacts (is noise mitigation warranted?)

Design and assess mitigation (typically noise walls)

Present noise study results and preliminary noise wall locations at public hearings

We are here

Finalize noise barrier designs once the project has received design approval

**Obtain VDOT Chief Engineer approval** 

**Obtain FHWA concurrence** 

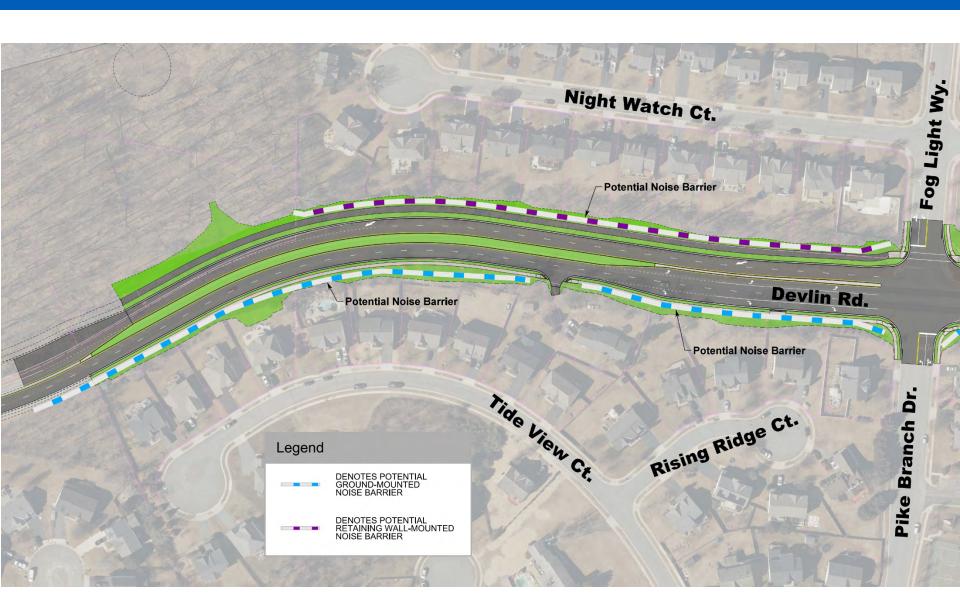
Solicit public input from benefited property owners and renters (voting process)

Incorporate approved noise wall(s) into the final road design construction plans

Final Design

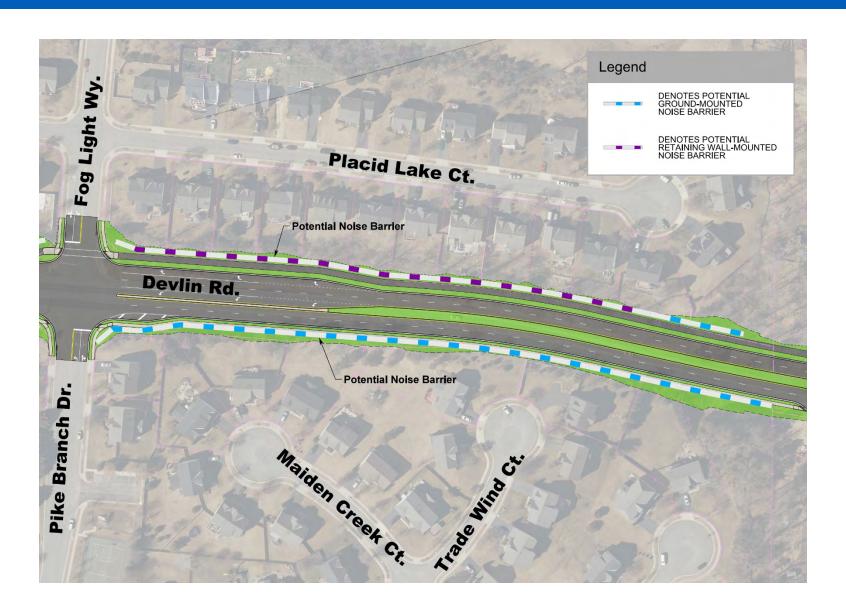
## Potential Noise Barrier Locations Prince WILLIAM COUNTY





## Potential Noise Barrier Locations, © Cont.





## Noise Barrier Example





### **Project Preliminary Schedule**



Prelim. Design Phase.

Design Public Hearing

Initiate Right of Way

Utility Relocations Begin

Advertise for Construction

Construction Complete

Summer 2021

January 2022

Summer 2022

Summer 2023

Fall 2023

Fall 2024

Anticipated Dates subject to changes

### **Questions, Comments, Concerns?**

Staff from Prince William County Department of Transportation, VDOT and the Design Team are available to discuss the project and answer questions.

Written comments can be submitted to Prince William County's Project Manager,

Ms. Gladis Arboleda.

By Email: garboleda@pwcgov.org

**Ref: Devlin Road Widening Public Hearing Comments** 

Or By Mail: Ms. Gladis Arboleda

Prince William County DOT

5 County Complex Court, Suite 290

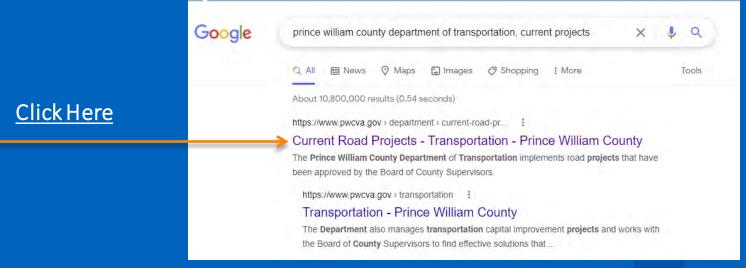
Prince William, VA 22192

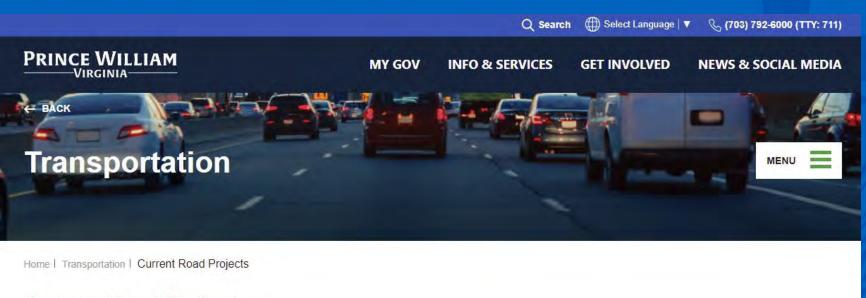
Phone: (703)-792-5276



Please submit comments by February 14, 2022

**General Transportation Information** 





**Current Road Projects** 

## Appendix E – Sign in Sheets

#### (Blank Sheet)



#### SIGN IN SHEET

Supplemental Design Public Hearing
Prince William Parkway Interchange at Realigned Balls Ford Road
VDOT Project No. 6234-076-266: UPC 112815

August 3, 2021

NAME	ADDRESS	E-MAIL ADDRESS



Design Public Hearing
Devlin Road Widening Project
VDOT Project No. 0621-076-610, PE101, RW201, C501: UPC 118253

NAME	ADDRESS	E-MAIL ADDRESS
Mas Mas Klowad	12328 SHIRBORAE 37	Skip@dobim.org
JAMES QUEEN	BRISTON VA 20136	JastarsHe egmail.com
ROBIN LAWKENCZ	12520 MAIDEN (RICCT	ROBIN. LAWRENCE Com
Chris LAWRence	12520 Milda creekch	
Nesar Zia	Briston VA 20136	Ws2c1
TARULD Bucker	8031 DevLinRd. Bristow, VA, 20136	
Cetherine Nussell	12628 Tidellien	catherine@ dowinci-homes.com
Ranchandar Rattan	8669 Night Watch ct Bristow. Va. 20136	dram 1995@hotmail.com
Sandra Rattan	a p k	scrattanio yakor com
DAVID LIVILIAMS	8693 Night Watch Cr Bristow VA wish	DAVIDLBNC GMX.COM



Design Public Hearing
Devlin Road Widening Project
VDOT Project No. 0621-076-610, PE101, RW201, C501: UPC 118253

NAME	ADDRESS	E-MAIL ADDRESS
Pan David	8683 middlewisch ct	andra 6569 mail. com
FREDDIE FlowERS	8600 Rising Ridge Court	moor 5633 Qamail, com
MARCIA Flowers	8600 Rising Ridge Court	flowers 856 @ hotmail cam
Ben Biscoe	8697 Night Watch	bobisive@gmail.co-
Silsan Carman	8904 Edmonston Dr	Susanlgarman@ gmail
Stephanie	8685 Night Watch Ct	3, 63
Casandra Styles	8650 Placid Lake CH	George town edu



Design Public Hearing
Devlin Road Widening Project
VDOT Project No. 0621-076-610, PE101, RW201, C501: UPC 118253

NAME	ADDRESS	E-MAIL ADDRESS
David Geyr	12612 Tide View Ct	dargigs@gna.1.um
John Hndspeth	3641 Placed Lake Ct	mhudspeth@com(ast.)
Bill Kulik	12628 Tide View Ct.	Billo Kulike UDS
When O Com	Jarvin Love Briston, VA	ctruribe gnal.
Maddeus Andreson	- Briston, JA 9689 Night WAtch (1+	
Naticod Kausan	8665 Night Mate	h naheed kausav 699 36 @ gmail com
Ansavul Hag	11 Sames	ansarulhag aaming
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Design Public Hearing

Devlin Road Widening Project

VDOT Project No. 0621-076-610, PE101, RW201, C501: UPC 118253

NAME	ADDRESS	E-MAIL ADDRESS
Den Woodurd	8415 Lanier Overlook	danwooda@affylobal.net

## Appendix F – Court Reporter Summary

Report from Court Reporter

#### DESIGN PUBLIC HEARING

DEVLIN ROAD WIDEN TO 4 LANES (UNIVERSITY BOULEVARD TO JENNELL DRIVE)

PRINCE WILLIAM COUNTY

January 31, 2022 Time: 6 p.m.

Chris Yung Elementary School

12612 Fog Light Way Bristow, VA 20136

VDOT Project No. 0621-076-610, PE101, RW201, C501 UPC 118253

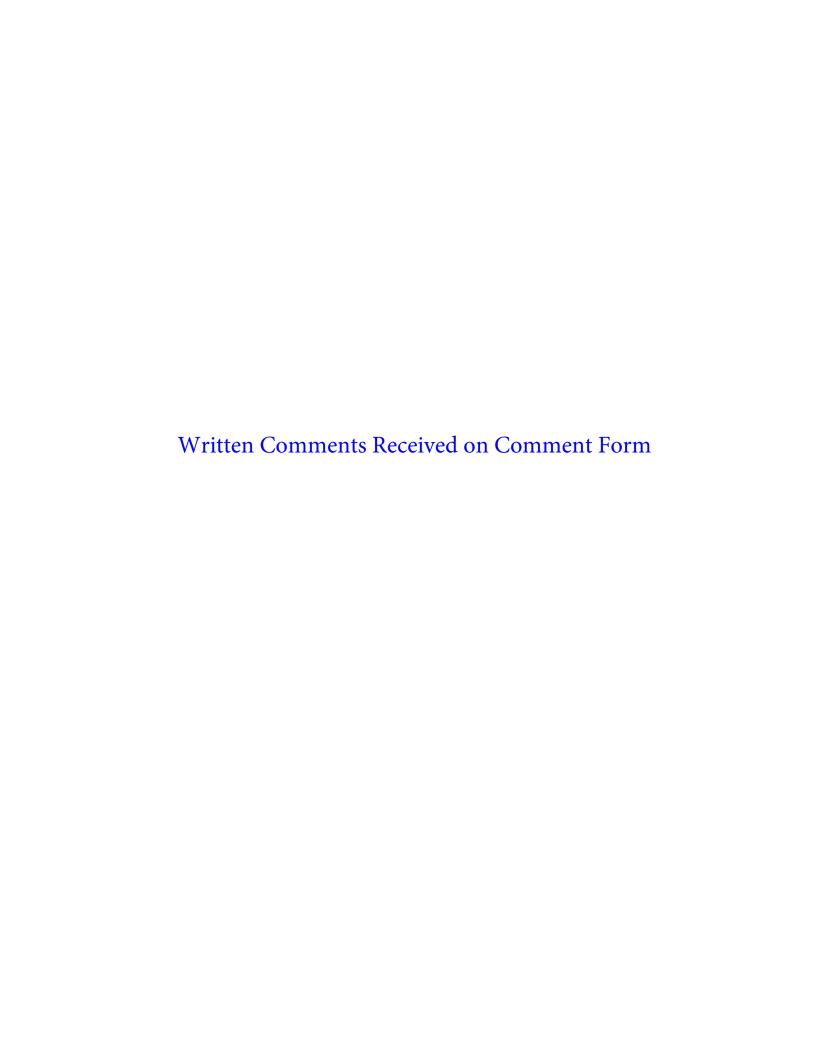
#### CERTIFICATE OF REPORTER

I, JANIS L. PETERS, a Verbatim Reporter, do
hereby certify that I took the stenographic notes of the
foregoing proceedings which I thereafter reduced to
typewriting; that the foregoing is a true record of said
proceedings; that I am neither counsel for, related to,
nor employed by any of the parties to the action in which
these proceedings were held; and, further, that I am not a
relative or employee of any attorney or counsel employed
by the parties hereto, nor financially or otherwise
interested in the outcome of the action.

2

JANIS L. PETERS Verbatim Reporter

## Appendix G – Submitted Written Comments





#### **COMMENT SHEET**

Design Public Hearing
Devlin Road Widening Project
VDOT Project No. 0621-076-610, PE101, RW201, C501
UPC 118253

Monday, January 31, 2022

PLEASE PRINT	
NAME: NAME:	
ADDRESS: 8415 Lanier Overlook Cr. Briston, VA 20136	
EMAIL ADDRESS: <u>dowooda@attalobal net</u>	
)	
1. In your opinion, does the design of this project meet the needs of the community? Please explain:  Comments: Yes Devin has become the cut through of thr	ton Hall S, and
Comments: Traffic congestion during widening and engaces / egress from Lance Forms	se of
Please provide additional information you feel would assist in the completion of this project.  Comments:	
4. Do you support this project? And how did you hear about this public hearing?  Comments:   Yes. Signs	<u> </u>

Please feel free to add additional pages if needed. Please leave this comment sheet at the designated location or mail your comments to:

Ms. Gladis Arboleda, Project Manager
Prince William County Department of Transportation
5 County Complex, Suite 290
Prince William, Virginia 22192
Phone: 703-792-5276

The comment period ends February 14, 2022



#### **COMMENT SHEET**

Design Public Hearing

Devlin Road Widening Project

VDOT Project No. 0621-076-610, PE101, RW201, C501

UPC 118253

Monday, January 31, 2022

PLEASE PRINT
NAME: N's sav Za
ADDRESS: BOY Placed Lake at Bristone VA 20136
EMAIL ADDRESS: Nesar Zin & Gemail com
<ol> <li>In your opinion, does the design of this project meet the needs of the community? Please explain:</li> <li>Comments:</li> </ol>
2. What specific concerns (such as design/safety/environmental) do you have regarding the proposed project?
Comments: My Concern is about tale trees some of
Jal Harmay the wall or my hours are your
3. Please provide additional information you feel would assist in the
completion of this project.  Comments:   A part it said that there will be
It is very trapenter to here light there some Tune
4. Do you support this project? And how did you hear about this public hearing?
Comments:

Please feel free to add additional pages if needed. Please leave this comment sheet at the designated location or mail your comments to:

Ms. Gladis Arboleda, Project Manager
Prince William County Department of Transportation
5 County Complex, Suite 290
Prince William, Virginia 22192
Phone: 703-792-5276

The comment period ends February 14, 2022



#### COMMENT SHEET

Design Public Hearing Devlin Road Widening Project VDOT Project No. 0621-076-610, PE101, RW201, C501 UPC 118253

Monday, January 31, 2022

PRINT Thudders In beson
SS: 8689 Night horteh Count, Briston VA 20136
ADDRESS:
In your opinion, does the design of this project meet the needs of the community? Please explain:  Comments: Twold is a weld for a truffic bigwal at Tog Light WAY even if there is no winderwing maject like is a school in this weighborhood. The line of School buses taying to get out when school is in session. What specific concerns (such as design/safety/environmental) do you have regarding the proposed project?  Comments: Twold Iwish
Please provide additional information you feel would assist in the completion of this project.  Comments:
Do you support this project? And how did you hear about this public hearing?  Comments: Advect Swent

Please feel free to add additional pages if needed. Please leave this comment sheet at the designated location or mail your comments to:

> Ms. Gladis Arboleda, Project Manager Prince William County Department of Transportation 5 County Complex, Suite 290 Prince William, Virginia 22192

Phone: 703-792-5276

The comment period ends February 14, 2022



Design Public Hearing

Devlin Road Widening Project

VDOT Project No. 0621-076-610, PE101, RW201, C501

UPC 118253

Monday, January 31, 2022

<b>PLEAS</b> NAME	E PRINT RAWHANDAR RATTAN
ADDR	
	ADDRESS: DRAM 1995 @ HOTMAIL COM
	In your opinion, does the design of this project meet the needs of the community? Please explain:  Some one going to the comments:  Some one going to the comments:  Contact Me asout the trees that were taken down directly behind my hame.  What specific concerns (such as design/safety/environmental) do you have regarding the proposed project?
	Comments: 571-264-6985 or DRAM 1995@ HOTMAN COM.
3.	Please provide additional information you feel would assist in the completion of this project.  Comments:
4.	Do you support this project? And how did you hear about this public hearing?  Comments:

Please feel free to add additional pages if needed. Please leave this comment sheet at the designated location or mail your comments to:

Ms. Gladis Arboleda, Project Manager
Prince William County Department of Transportation
5 County Complex, Suite 290
Prince William, Virginia 22192
Phone: 703-792-5276

FIIONE: 703-792-3270



Design Public Hearing
Devlin Road Widening Project
VDOT Project No. 0621-076-610, PE101, RW201, C501
UPC 118253

Monday, January 31, 2022

NAME ADDF	ESS: 8697 Night Watch Ct  ADDRESS: bbbiscoe@gmail.com
	In your opinion, does the design of this project meet the needs of the community? Please explain:  Comments: Biven the potential for the hundreds to fine hundr
2.	What specific concerns (such as design/safety/environmental) do you have regarding the proposed project?
	Comments: My property backs right up to Davin Rd. The current rodd noise is bad enough. Adding two more laws of praffix would need some sort of noise barrier.
3.	Please provide additional information you feel would assist in the completion of this project.  Comments:
4.	Do you support this project? And how did you hear about this public hearing?  Comments:     would support this project if the appropriate noise mitigation measures are put in place.    Syn an Devlin Rd

Please feel free to add additional pages if needed. Please leave this comment sheet at the designated location or mail your comments to:

Ms. Gladis Arboleda, Project Manager
Prince William County Department of Transportation
5 County Complex, Suite 290
Prince William, Virginia 22192
Phone: 703-792-5276



Design Public Hearing
Devlin Road Widening Project
VDOT Project No. 0621-076-610, PE101, RW201, C501
UPC 118253

## Monday, January 31, 2022

NAME	FREDDIE & MARCIA FLOWERS
<b>ADDR</b>	ESS: 8600 RISING RIGGE COURT BRISTOW, VA 20136
<b>EMAIL</b>	ESS: 8600 RISING RIGGE COURT BRISTOW, VA 20136 ADDRESS: moor 5633@gmail.com & flowers850@hotmail.com
1.	In your opinion, does the design of this project meet the needs of the community? Please explain:  Comments:   ### Papulation INCreaseS
	IT WILL EUSE TRAFFIC Congestions.
2.	What specific concerns (such as design/safety/environmental) do you have regarding the proposed project?
	Comments: Time construction will start and stop during the work week. Impact on work week.
	Commuting to WORK,
	**************************************
3.	Please provide additional information you feel would assist in the completion of this project.  Comments:
	<del>-</del>
4.	Do you support this project? And how did you hear about this public hearing?
	Comments: 4es we supposed the project.
	Comments: 4es we supposet the project.  INformed of heaping van mail & display sign on
	Road.

Please feel free to add additional pages if needed. Please leave this comment sheet at the designated location or mail your comments to:

Ms. Gladis Arboleda, Project Manager
Prince William County Department of Transportation
5 County Complex, Suite 290
Prince William, Virginia 22192
Phone: 703-792-5276



Design Public Hearing
Devlin Road Widening Project
VDOT Project No. 0621-076-610, PE101, RW201, C501
UPC 118253

Monday, January 31, 2022

	E PRINT
NAME	
ADDR	
<b>EMAIL</b>	ADDRESS: Susan/garman @ gmail.com
1.	In your opinion, does the design of this project meet the needs of the
	community? Please explain:
	Comments: we want round abouts instead of
	Stop lights (ex. Gilberts Corner)-
	extend sidewalk & bike path to
	university to allow community access t
0	the University Drive area
۷.	What specific concerns (such as design/safety/environmental) do you
	have regarding the proposed project?
	Comments: 5 idewalks are needed on Devlin,
	whole length preferred, but esp. from
	University
	university
વ	Please provide additional information you feel would assist in the
0.	completion of this project.
	Comments:
	CONTINUE INST.
<u>-4</u> .	Do you support this project? And how did you hear about this public
	hearing?
	Comments: We support FULL widening OF
	Devlin from Linton Hall to 234 with
	Sidewalks and bike paths

Please feel free to add additional pages if needed. Please leave this comment sheet at the designated location or mail your comments to:

Ms. Gladis Arboleda, Project Manager
Prince William County Department of Transportation
5 County Complex, Suite 290
Prince William, Virginia 22192
Phone: 703-792-5276



Design Public Hearing Devlin Road Widening Project VDOT Project No. 0621-076-610, PE101, RW201, C501 UPC 118253

Monday, January 31, 2022

	E PRINT  TAMES QUEEN.
ADDF	RESS: 8027 DEVIIN ROOD Bristow VA 20136
IIAM	ADDRESS: JQStargate CSM21. Com
1.	In your opinion, does the design of this project meet the needs of the community? Please explain:  Comments: YES Project Section in Pamplet Provides a Great Visual overview.
2.	What specific concerns (such as design/safety/environmental) do you have regarding the proposed project?
	Comments: Orker Curb + gutter Fun off of Water into
3.	Please provide additional information you feel would assist in the completion of this project.  Comments: Traffic light needed @ Foolign + Devlin Rd  one seath has occured there already.
4.	Do you support this project? And how did you hear about this public hearing?  Comments: MESSase board Posted thro-out Commenty on Deviced Road I support project.

Please feel free to add additional pages if needed. Please leave this comment sheet at the designated location or mail your comments to:

> Ms. Gladis Arboleda, Project Manager Prince William County Department of Transportation 5 County Complex, Suite 290 Prince William, Virginia 22192

Phone: 703-792-5276



Design Public Hearing
Devlin Road Widening Project
VDOT Project No. 0621-076-610, PE101, RW201, C501
UPC 118253

Monday, January 31, 2022

NAME	John and Mary Hudspeth
ADDR	ESS: Bby Placid Lake court Bristow, VA 20136
	ADDRESS: In hudspett @comcast. net
	Jin musel
1.	In your opinion, does the design of this project meet the needs of the
	community? Please explain:
	Comments: Ye5
2	What specific concerns (such as design/safety/environmental) do you
۷.	have regarding the proposed project?
	Comments: Need traffic light at Fog Light Way Intersection Dev lin Road
	intersection Devlin Road
0	
3.	Please provide additional information you feel would assist in the
	completion of this project.  Comments: 1 purchased my home in may 2021 and
	Outline was said about this opposed out down of I know
	about this project I would not nurchased the home. Presse in for
	Chee homeowners about projects like this before buying homes
4.	nothing was said about this project at dosing. If I know about this project I would not purchased the home. Please in for future homeowners about projects like this before buying homes. Do you support this project? And how did you hear about this public
	hearing?
	Comments: Vt5
	I received letter in the mail,

Please feel free to add additional pages if needed. Please leave this comment sheet at the designated location or mail your comments to:

Ms. Gladis Arboleda, Project Manager
Prince William County Department of Transportation
5 County Complex, Suite 290
Prince William, Virginia 22192
Phone: 703-792-5276



PLEASE PRINT

# **COMMENT SHEET**

Design Public Hearing Devlin Road Widening Project VDOT Project No. 0621-076-610, PE101, RW201, C501 UPC 118253

Monday, January 31, 2022

VAME	
ADDR	ESS: 8669 NIGHTWATCH ET BRISTOW YA 20136
EMAIL	ADDRESS: DRAMIGAS@ HOTMAIL COM / SCRATTANI @ yahov. com.
	In your opinion, does the design of this project meet the needs of the community? Please explain:  Comments: All is good except for the intersection (4 way) of Fajight way Placid lane of fag fight Night watch of School traffic black these intersection. Residents have to wait long pried of time to proceed.  Deflinitely -a Away stort will help together with traffic?  What specific concerns (such as design/safety/environmental) do you
	have regarding the proposed project?
	Comments: fog light way is a busy intersection with school heavy traffic children warking accross street now a cycle path - I think a traffic signal is important for the Safety of the public using this intersection.
3.	Please provide additional information you feel would assist in the
	completion of this project.  Comments: Traffic Signal at the fag light Way  intersection:
4.	Do you support this project? And how did you hear about this public hearing?  Comments:   Supported Heard by Mail  and signing:

Please feel free to add additional pages if needed. Please leave this comment sheet at the designated location or mail your comments to:

> Ms. Gladis Arboleda, Project Manager Prince William County Department of Transportation 5 County Complex, Suite 290 Prince William, Virginia 22192

Phone: 703-792-5276



Design Public Hearing Devlin Road Widening Project VDOT Project No. 0621-076-610, PE101, RW201, C501 UPC 118253

Monday, January 31, 2022

	David L WILLIAMS 3 Delana J Bentley
	SS: 8693 Night Watch G
	ADDRESS: DAVIDLBW C GMX. COM
	In your opinion, does the design of this project meet the needs of the community? Please explain:  Comments:  Ves help alleviate traffic
6	esp with new neighborhood
5	AND PROVIDE SIPEWALKS!
	What specific concerns (such as design/safety/environmental) do you have regarding the proposed project?  Comments:   Apprasals
	FOG LIGHT INTERSECTION NEEDS STOP LIGHT
8	Huge Safety Issue!
	Please provide additional information you feel would assist in the completion of this project.  Comments: VOTE FOR SOUND WALLS!
3	ABSOLUTELY needed I SAY YES
9	ARSO LUTELY needed I SAY YES
	Do you support this project? And how did you hear about this public hearing?  Comments: Yes As Long As Sound walls  ARE INCLUDED
	-

Please feel free to add additional pages if needed. Please leave this comment sheet at the designated location or mail your comments to:

> Ms. Gladis Arboleda, Project Manager Prince William County Department of Transportation 5 County Complex, Suite 290 Prince William, Virginia 22192

Phone: 703-792-5276



Design Public Hearing
Devlin Road Widening Project
VDOT Project No. 0621-076-610, PE101, RW201, C501
UPC 118253

Monday, January 31, 2022

1.	In your opinion, does the design of this project meet the needs of the community? Please explain:  Comments: Lets hope that the two future projects on both Sides of this one will be done as we
2.	What specific concerns (such as design/safety/environmental) do you have regarding the proposed project?
	comments: 1 Widening Devlin without a pedestrian of Light overpass to the School will be as King for an accident to happen. Kids will cross 4 lanes of traffic 7. Why the 10ft shared use on the West Sice
<b>4</b> .3.	Please provide additional information you feel would assist in the completion of this project.  Comments: This project needs to be tied into the future projects on both sides.
4.	Do you support this project? And how did you hear about this public hearing?  Comments: Not if it will be Zlanes to 4lanes back to Zlanes.

Please feel free to add additional pages if needed. Please leave this comment sheet at the designated location or mail your comments to:

Ms. Gladis Arboleda, Project Manager
Prince William County Department of Transportation
5 County Complex, Suite 290
Prince William, Virginia 22192
Phone: 703-792-5276



Design Public Hearing Devlin Road Widening Project VDOT Project No. 0621-076-610, PE101, RW201, C501 UPC 118253

Monday, January 31, 2022

NAME	
ADDR	
EMAIL	ADDRESS: moor 56 33@gmail.com
	In your opinion, does the design of this project meet the needs of the community? Please explain:  Comments:   AEED +RAFFic bight
	at 709 hight way & Pike BR
2.	What specific concerns (such as design/safety/environmental) do you have regarding the proposed project?
	Comments.  NEED MORE INTO ON proposed  NOISE BARRIER WOLL
3.	Please provide additional information you feel would assist in the completion of this project.  Comments:
4.	Do you support this project? And how did you hear about this public hearing?  Comments:

Please feel free to add additional pages if needed. Please leave this comment sheet at the designated location or mail your comments to:

> Ms. Gladis Arboleda, Project Manager Prince William County Department of Transportation 5 County Complex, Suite 290 Prince William, Virginia 22192

Phone: 703-792-5276



PLEASE PRINT

## **COMMENT SHEET**

Design Public Hearing
Devlin Road Widening Project
VDOT Project No. 0621-076-610, PE101, RW201, C501
UPC 118253

Monday, January 31, 2022

NAME: Alexander Wesley Hazelworth
ADDRESS: 13556 Wyecrosse Ct.
EMAIL ADDRESS: hazelworth.alexander@gmail.com
1. In your opinion, does the design of this project meet the needs of the
community? Please explain:
Comments: No, this uneccessarily increases the liabilities of the county and does not
provide an alternative route to Wellington road. It would be better if a new road went
from Linton Hall to Wellington, maybe by Rollins Ford Road
2. What specific concerns (such as design/safety/environmental) do you
have regarding the proposed project?
Comments: Environmental-wise, it unecessarily widens Devlin Road destoying the env
ronment while making the area no more less reliant on automobiles.

 Please provide additional information you feel would assist in the completion of this project.
 Comments: <a href="Strong Towns Book">Strong Towns Book</a>

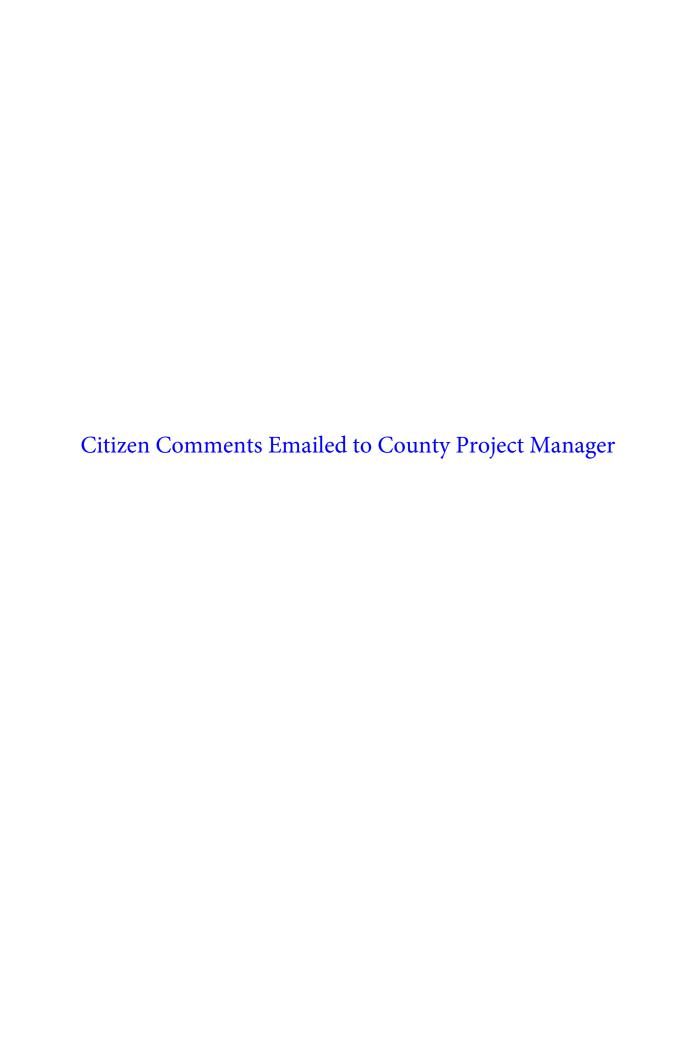
\_\_\_\_\_

4. Do you support this project? And how did you hear about this public hearing?

Comments: No and I heard about it by driving on Devlin and seeing the sign.

Please feel free to add additional pages if needed. Please leave this comment sheet at the designated location or mail your comments to:

Ms. Gladis Arboleda, Project Manager
Prince William County Department of Transportation
5 County Complex, Suite 290
Prince William, Virginia 22192
Phone: 703-792-5276



----Original Message-----

From: Jeremy Gibson < <u>isgibson@gmail.com</u>> Sent: Friday, February 4, 2022 5:02 PM

To: Arboleda, Gladis E. < GArboleda@pwcgov.org > Subject: Devlin Road widening public hearing comments

This email is from an EXTERNAL source. Use caution when replying or clicking embedded links.

\_\_\_\_\_

Ms. Gladis Garboleda,

I am a resident in a neighborhood off of Jennelle Dr and am opposed to the Devlin widening project. This project would create a new highway dividing a completely residential area. Furthermore once extended south to Linton Hall, it dead ends where south bound traffic heads left toward Sudley Manor or right toward Rollins Ford.

A more appropriate road project would be to connect Balls Ford Rd to Rollins Ford Rd (see image.png for proposed route) through undeveloped land to the west of Devlin. Widening Wellington from University Drive south to Sudley Manor would also be much more beneficial than this project. This section of Wellington near Jiffy Lube carries far more traffic and is just 2 lanes at many places.

If this project does proceed I have a couple requests. First, the utilities need to be underground. Overhead utilities are unsightly in suburban areas as can be seen on Jennelle Dr, where telephone poles are right in the middle of sidewalks (see jennelle.png).

Second, a "Welcome to Bristow" sign at the north end of the project would be nice. Manassas, Bristow, and Gainesville are currently indistinguishable for anyone not familiar with the area.

Regards, Jeremy **From:** Mike Phillips < michaelphillips.va@gmail.com >

Sent: Monday, February 14, 2022 5:03 PM

To: Arboleda, Gladis E. < GArboleda@pwcgov.org>

**Subject:** Devlin Road Project Comments

This email is from an EXTERNAL source. Use caution when replying or clicking embedded links.

Hello,

Thank you for returning my call today. I've written out my comments here since I could not print off the comment sheet. Let me know if I need to do anything else. Thank you!

Comment Sheet for the Devlin Road Widening Project

Mike Phillips 8662 Night Watch Court Bristow, VA 20136 michaelphillips.va@gmail.com (703) 407-3628

- 1. In your opinion, does the design of this project meet the needs of the community? Please explain: I suppose this project does. However in order to meet the needs of my neighborhood and of the Chris Yung Elementary School, a traffic light should be installed at the corner of Devlin Road and Fog Light Way. The traffic here is already bad when school lets out in the afternoon. It will become much worse once new homes are built and more traffic is allowed onto the widened Devlin Road.
- 2. What specific concerns (such as design/safety/environmental) do you have regarding the proposed project?

I feel very strongly that noise barriers need to be built along Devlin Road. At my home on Night Watch Court, the traffic noise is already loud. Adding more traffic will make the problem much worse. Noise barriers should be built at the same time as the widening, for the sake of all of the homes that are already close to Devlin.

- 3. Please provide additional information you feel would assist in the completion of this project. I don't have much to add other than to again strongly plead for noise barriers to be built. I understand that they are a possibility, but I hope that the county takes into consideration the families that will be directly impacted by this project and will greenlight the addition.
- 4. Do you support this project? And how did you hear about this public hearing? I do not support this project. I feel that the widening of the road and the plans to build more homes in this immediate area will create unwanted crowding and noise issues that will lower the quality of living, threaten the quality of schools, and pack our roads.

From: Eugene Reginald Reid II < <a href="mailto:trackmaker1969@gmail.com">trackmaker1969@gmail.com</a>>

Sent: Thursday, February 3, 2022 12:13 AM

To: Arboleda, Gladis E. < GArboleda@pwcgov.org >

Subject: Devlin Widening Public Hearing Comments

This email is from an EXTERNAL source. Use caution when replying or clicking embedded links.

I am not in favor of expanding Devlin Road to four lanes. I have concerns about the increase in traffic on that road and in the neighborhoods in general. I do not believe the community needs this project. Thank you.

Eugene Reid & Chari Smith Bristow, Virginia

From: "reirrupslem@outlook.com" <reirrupslem@outlook.com>

Date: Monday, June 14, 2021 at 11:33 AM

**To:** "Maharmeh, Anwar" < amaharmeh@pwcgov.org>

Subject: Re: Prince William Parkway Interchange at Realigned Balls Ford

Thank you, sir. I've been checking the website <a href="https://www.pwcva.gov/department/transportation">https://www.pwcva.gov/department/transportation</a> and reviewed the presentation and can't find the answers to my questions below. Do you know when that will be posted?

- 1) Will there be a new stop light installed at the intersection of Jennell Drive and Devlin Road?
- 2) If you are on Jennell Drive heading towards Devlin, we will be able to make a left onto Devlin Road once the new median is in place or will the median block the access?
- 3) If you are on Devlin Road will you be able to make a left onto Jennell Drive or will the median block the access?

From: Flowers, Marcia L CIV USARMY HQDA DCS G-9 (USA) < marcia.l.flowers.civ@army.mil >

Sent: Tuesday, February 1, 2022 7:06 PM

**To:** Arboleda, Gladis E. < <u>GArboleda@pwcgov.org</u>> **Cc:** <u>moor5633@gmail.com</u>; <u>flowers850@hotmail.com</u>

**Subject:** Current Survey Request - 8600 Rising Ridge Court (Lanier Farms Subdivision)

**Importance:** High

Greetings Ms. Arboleda,

Both my husband and I attended the Public Hearing for the Devlin Road Expansion held last night. We were instructed to contact you to request another survey be conducted of our home at 8600 Rising Ridge Court (Lanier Farms Subdivision).

At the meeting it was brought to our attention that your current survey plans does not reflect changes we have made to our property. We purchased this home 29 Jan 2021 and since that time we have made both interior and exterior improvements.

The exterior improvements included adding a fence, a deck, and a storage shed. We were told that the fence and maybe the storage shed might be impacted by this project.

You can contact my husband, Freddie Flowers at (571) 565-5754 or email <a href="mailto:moor5633@gmail.com">moor5633@gmail.com</a> to coordinate the date/time of the survey.

Thank you in advance for your prompt attention to this matter.

V/r

Marcia L. Flowers, CPM, CMLE, CDPM1
Chief, Housing Operations Branch
Army Housing Division (DAIN-ISH)
HQDA, Office of the Deputy Chief of Staff, G-9
600 Army Pentagon, Room 5B112A
Washington, DC 20310-0600

Work: (571) 256-8695 Cell: (571) 565-6243

Email: marcia.l.flowers.civ@army.mil

From: danny rattan < dram1995@hotmail.com > Sent: Wednesday, February 2, 2022 11:56 AM

To: Rick Delong < <a href="mailto:rdelong@RDACIVIL.com">rdelong@RDACIVIL.com</a>; sandra rattan < <a href="mailto:scrattan1@yahoo.com">scrattan1@yahoo.com</a>>

**Subject:** Devlin rd widening project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Rick, thank you for taking the time to talk with me and addressing my concern at the meeting, my name is Ramchandar Rattan we spoke briefly at the meeting at Chris Yung elementary school about the trees that were taken down directly behind my home and you asked if I could send some pictures of this. I tried earlier but i thing I entered the email address wrongly. I also heard afterwards that the county was agreeing to offer home owners \$400.00 that were affected by the testing being done and the cutting down of these trees however everyone was not affected the same way, the machinery used was directly behind my home and a lot more trees were cut down for the project testing. I think someone should come out and physically look into this so the affected home owners will be compensated correctly. I'm sending you some of the pictures I took at 8669 Night Watch Ct. Thanks for your kind response. Thank You,

R. Rattan

From: David Geiger < <a href="mailto:davgigs@gmail.com">davgigs@gmail.com</a>>
Sent: Saturday, February 12, 2022 9:08 AM

**To:** Arboleda, Gladis E. < <u>GArboleda@pwcgov.org</u>> **Subject:** Devlin Widening Public Hearing Comments

This email is from an EXTERNAL source. Use caution when replying or clicking embedded links.

Ms. Arboleda,

I have two comments on the proposed road widening. First, there needs to be a traffic light at the Devlin and Pike Branch intersection. The road is already very busy, particularly during commuting hours and when Chris Yung Elementary gets out, and it can take a very long time to turn left going in either direction. Cars already routinely speed 10-15 mph over the 45 mph limit. Adding sidewalks and walking paths will only encourage more foot traffic. A road curve significantly limits visibility in one direction. If you double the road width, encouraging more traffic to and from the freeway, and increase pedestrian traffic in a school zone, you are only asking for more fatalities without a traffic light.

Second, my property on the east side of Devlin road is at the end of the proposed noise barrier. The plans indicate that the noise barrier would only extend into a small part of my back property against Devlin. Depending on the exact location of where the barrier would end, I would be opposed to having it installed--particularly if it would mean cutting down a very tall tree that provides excellent shade to my yard in the summer. I demand consultation on whether the noise barrier is installed on my property with more detail than was provided at the public hearing.

Sincerely,

**David Geiger** 

John and Mary Hudspeth 8641 Placid Lake Court Bristow, VA 20136 <a href="mailto:jmhudspeth@comcast.net">jmhudspeth@comcast.net</a> (571) 292-7463

January 20, 2022

SUBJECT: Devlin Road Widening Project Questions

Prince William County Project Manager ATTN: Ms. Gladis Arboleda 5 County Complex Court Prince William, VA 22192

Dear Ms. Arboleda,

We are submitting the following questions concerning the Devlin Road Widening Project.

- 1. Will the county update each deed change of the size and dimension of the lots?
- 2. Is the county paying for all legal and physical change to each property?
- 3. Never got a letter indicating the compensation for changes to the property?
- 4. Will a letter be provided later or obtained if requested?
- 5. When will exact timeline for project be available?
- 6. Will a new fence be constructed by the county or homeowners be compensated to build a new fence with county approved location?
- 7. Land will end up being smaller than it was purchased, value of property could possibly decline due to this change, what is the compensation the county is willing to offer to each homeowner being affected by this road expansion?
- 8. A traffic light or guard is needed at Fog Light Way intersection for school buses and safety of students crossing the highway.

Sincerely,

John and Mary Hudspeth

# Appendix H – Responses to Summary of Comments

Revised Responses for #3, #5 and #20 are provided based on feedback received from FHWA on 8-15-2022

#### **Comment #1 Summary:**

A Jennell Drive resident expressed concern about the overhead utilities and suggested to place them under ground. Requested a "Welcome to Bristow" sign.

#### Response to comment #1:

The project team confirms that there is no funding nor plans to put overhead utilities underground. PWC will evaluate the request for a sign.

#### Comment #2 Summary:

Traffic Signal - Several homeowners were concerned about the traffic at the intersection of Devlin Road and Fog Light Way and asked for a traffic signal to be installed in this intersection.

#### Response to comment #2:

The County and Project team is continuing to evaluate the need for a traffic signal at the intersection of Devlin Road and Fog Light Way.

#### Comment #3 Summary:

Noise Barrier - Many residents felt very strongly and requested installation of a noise barrier along Devlin Road.

#### Response to comment #3:

The potential locations of noise barriers have been shown on the plans. Further analysis and community input will determine if noise walls will be installed per design requirements.

The potential locations of noise barriers have been shown on the plans. Further analysis and community input will determine if noise walls will be installed per the VDOT Noise Policy requirements. (Updated 8-15-2022)

#### Comment #4 Summary:

Not supporting the project – Some of the residents are opposing the project because they fear of more homes built in the area which will increase the traffic, both pedestrian and cars, decrease the quality of schools and lower the quality of living.

## Response to comment #4:

The County appreciates the input received.

#### Comment #5 Summary:

Tree impacts – Residents along Devlin are against the Noise Barrier because it will impact some very old trees which in many cases crate a natural barrier.

#### Response to comment #5:

The potential locations of noise barriers have been shown on the plans. Further analysis and community input will determine if noise walls will be installed per design requirements.

The potential locations of noise barriers have been shown on the plans. Further analysis and community input will determine if noise walls will be installed per the VDOT Noise Policy requirements. (Updated 8-15-2022)

### Comment #6 Summary:

Pedestrian safety – There were several comments that expressed concern for pedestrian safety along the corridor. Many of the commenters were concerned that vehicles will frequently speed through the facility and fail to yield to pedestrians attempting to navigate crosswalks.

#### Response to comment #6:

Adequate roadway signage will be provided along the improved corridor providing additional awareness of pedestrians. Additionally, the County and Project team continue to evaluate the need for a traffic signal at the intersection of Devlin Road and Fog Light Way, which would include signalized pedestrian crossing if a signal is installed.

#### Comment #7 Summary:

One commenter was concerned about the increase in traffic coming from the Interchange and with Devlin being widened to four lanes, increase in speed that cars go thru this corridor.

## Response to comment #7:

A speed study will be conducted at the end of construction and determine the speed to be posted. It is tentatively planned to be posted at 45 MPH.

#### Comment #8 Summary:

A Jennell Drive resident asked for a signal at the intersection of Devlin Road and Jennell Drive.

## Response to comment #8:

Based on projected volumes, a signal is not warranted at this intersection.

## **Comment #9 Summary:**

The homeowner of 8600 Rising Ridge Court requested for their property to be resurveyed because a recently build deck and shed were not shown on plans.

#### Response to comment #9:

The County and project team will coordinate with the property owner to survey the property and update plans accordingly.

## Comment #10 Summary:

One property owner requested compensation for trees that have been cut around his property for the project testing.

## Response to comment #10:

The County has resolved the accidental tree clearing during survey activities with impacted property owner.

#### Comment #11 Summary:

Property impacts owner concern – Will the County update each deed change of the size and dimensions of the lots and is the County paying for all physical change to the property?

#### Response to comment #11:

The project team will update all plats and deeds for all parcel that have been impacted.

#### Comment #12 Summary:

Property fence impact - an owner is concerned about the fence in front of the property being impacted by the project and he is questioning whether the new fence will be constructed by the County or the property owner.

## Response to comment #12:

During the right of way negotiations, the property owner will be compensated for all impacted property elements.

#### Comment #13 Summary:

Trees – One commenter asked about trees in their backyard and whether they would be re-planted by Prince William County.

#### Response to comment #13:

During the right of way negotiations, the property owner will be compensated for all impacted property elements, including trees.

#### Comment #14 Summary:

Traffic Congestion – One commenter was concerned about traffic congestion during widening of Devlin Road

#### Response to comment #14:

The project will prepare a sequence of construction (maintenance of traffic plan), which will mitigate traffic congestion during construction. As part of this plan, all existing travel lanes will be open during peak hour periods and lane closures will follow applicable VDOT Lane Closure policies to mitigate congestion impacts.

## Comment #15 Summary:

Time to start and end construction during the day - one resident was concerned about commuting to and from work and requested time when construction will start and end.

## Response to comment #15:

Prior start of construction, the County will conduct outreach to the adjacent community/residents to provide updates.

## Comment #16 Summary:

Roundabout – one commenter requested construction of a roundabout instead of a traffic signal.

#### Response to comment #16:

The County and Project team is continuing to evaluate the need for a traffic signal at the intersection of Devlin Road and Fog Light Way. A part of the evaluation for a potential signal includes the assessment of a roundabout in lieu of a signal and it was determined a roundabout is not reasonable and feasible at this intersection.

#### Comment #17 Summary:

Sidewalks – one of the residents requested sidewalks be constructed along entire Devlin Road and to be connected with University Blvd. to allow community access from the University Drive area.

#### Response to comment #17:

Sidewalk will be constructed along Devlin road and will be connected to the adjacent projects.

#### Comment #18 Summary:

One commenter requested full widening of Devlin Road from Linton Hall to 234 with sidewalks and bike paths.

#### Response to comment #18:

The full widening of Devlin Road to Linton Hall is currently included in the County's Transportation Comprehensive Plan.

#### Comment #19 Summary:

One of the residents questioned the construction of the shared use path on the West side and why is not constructed on the East which could connect three existing communities.

### Response to comment #19:

The sidewalk and shared use path are current proposed on the east side and west side of the roadway respectively since it is connecting to adjacent projects already proposing/constructing this configuration.

#### Comment #20 Summary:

One resident expressed concern that the widening of Devlin Road will significantly impact the environment while making the area no less reliant on automobiles.

### Response to comment #20:

The project includes environmental documentation in compliance with the National Environmental Policy Act (NEPA) to ensure that the project does not result in significant environmental impacts.

The 1994 Final Supplemental Environmental Impact Statement and Record of Decision (ROD) describe the environmental consequences of the Route 234 Bypass project, which included a proposed interchange with a realigned Balls Ford Road. The ROD also cites a number of mitigation measures to offset adverse environmental consequences. The Revised Environmental Studies document that was made available for review at the January 31, 2022 public hearing describes the incremental environmental consequences arising from changes to the interchange of Route 234 with a realigned Balls Ford Road, including the proposed extension of the project along Devlin Road. The Revised Environmental Studies document also lists a number of environmental mitigation measures. The Revised Environmental Studies document concludes that, with respect to the Prince William Parkway Interchange at Realigned Balls Ford Road Project (including the Devlin Road extension), changes to the project, changes in the affected environment, and changes in applicable regulatory requirements and guidance will not result in significant environmental impacts not already considered in the previous environmental documentation.