



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

1601 Orange Road
Culpeper, Virginia 22701

Stephen C. Brich, P.E.
Commissioner

July 8, 2019

Transportation Facility: Route: 0726
State Project: 726-002-931, R201
Federal Project: STP-5104(284)
County: Albemarle
UPC: 109601

RIGHT OF WAY - Property of County of Albemarle Board of Supervisors
Parcel 003

County of Albemarle Board of Supervisors
Attn: Amy Smith
401 McIntire Road
Charlottesville, Virginia 22902

Dear Board of Supervisors, Albemarle County:

As you have been advised, the Virginia Department of Transportation (VDOT) is in the process of acquiring rights of way for the construction, maintenance and/or operation of the above referenced public transportation facility, specifically, Route 726 in Albemarle County, Virginia. A public hearing was held previously in the County of Albemarle. Advertisements announcing the public hearing schedule were run in the local newspapers in advance of the hearing. Citizens' comments received by VDOT during this hearing were considered in the development of the final plans. The final project plans show that your property is needed for this transportation facility, and VDOT hereby offers to acquire the property that is needed, as shown on the enclosed plan sheets.

The Virginia Department of Transportation seeks to acquire your property to use for the construction, maintenance and/or operation of the referenced public transportation facility including any components thereof such as, but not limited to, storm water management systems, drainage systems, traffic control equipment, curbs, gutters, sidewalks and bike trails. Where it is necessary to the construction, maintenance and/or operation of the referenced transportation facility, your property may be used for the relocation, installation, improvement or maintenance of a utility service provided by a public utility provider, or for the relocation, installation, improvement or maintenance of railroad facilities. Pursuant to Section 25.1-204(B) of the Code of Virginia, the undersigned hereby certifies that the acquisition of your property has been reviewed by the Commissioner of Highways for purposes of complying with Section 1-219.1 of the Code of Virginia.

VDOT hereby offers to acquire the property and/or property rights needed, as shown on the enclosed plan sheets, for the total sum of **\$400.00**. This offer is based solely upon the valuation referenced below and in the attachment to this letter. This offer is made in an effort to settle any potential dispute between us over the value of this acquisition.

A study of the real estate market in your area was made to determine the value of the area needed and is the basis for our offer. After careful inspection and with full consideration of the impact of the proposed transportation facility on your property, the market value was established at **\$3,000.00** per acre. A breakdown of this value is as follows:

Category	Description	Units	Size	Value
Land	Fee Simple Area	SF	2083	200.00
Prescriptive R/W	Fee Simple area	SF	735	100.00
Temporary Esmt	Construction	SF	6744	100.00

Total Offer \$ 400.00

Enclosed is a complete copy of the approved evaluation report and a copy of the title examination of your property. Plan Sheets 18m and 18mRW are enclosed showing specific features highlighted in the following colors: outlined in RED the area to be acquired in fee title, outlined in ORANGE the temporary construction easement. Other documents enclosed include a Commonwealth of Virginia Substitute W-9 form (Form W-9) that asks for your Social Security Number or Taxpayer ID and Form N28, an authorization for your mortgage company allowing us to obtain mortgage lien information on your property. This information will be necessary to expedite closing and our payment to you of money owed.

At your specific request, I am sending these documents to you in advance of our meeting together in person. When we meet, I will explain (as applicable) all proposed changes in profile, elevation and grade of the highway and entrances, including the elevations of proposed pavement and shoulders, both center and edges, with relation to the present pavement, and the approximate grade of entrances to your property. I will also discuss our purchase offer with you. Our meeting will give you the opportunity to ask questions and discuss with me the purchase offer and any concerns or issues you may have. After you have had a chance to review the enclosed documents, please contact me so that we can schedule the meeting. I have enclosed a business card with my contact information for your ready reference.

A description of the area(s) needed is as follows:

The proposed right of way or fee acquisition area is described as containing 2,818 square feet and is depicted in red. The first proposed right of way area is 28' in width from your property line at the center of the road and runs 60' feet along James River Road until a jog in the property line. Then at the jog runs parallel with your property line where it forms a long triangle. The area of the triangle runs 243' length up to 14' in width ending at your right property line.

The temporary construction easement, shown in orange, is described as containing 6,744 square feet and runs along the Northern front of your property extending 65' in width from your property line at the center of the road and runs 95' along James River Road where it connects with the proposed right of way and jogs back 25', then extends 10' in the easterly direction, before jogging back an additional 35' to form a turnaround entrance and area to conduct the construction. The turnaround entrances will be available for traffic due to closures from construction. Once construction is completed, the turnaround will be removed. Additionally, more temporary construction easement runs parallel to the aforementioned long triangle; it is 113' in length and 5' in width ending at your right property line.

The road will be approximately 2' above the current grade at the centerline.

Your property lies between approximate Station 99 and Station 101+55 as shown on the enclosed plan sheets 18m and 18mRW. The cross sections are depicted on the enclosed sheet x2 and x3 which show the following cuts at 25' intervals on the station numbers.

Station 100+75 to Station 101 – an approximate 1 foot of cut with a 2:1 slope

Station 101+00 to Station 101+25 – an approximate 1 foot of cut with a 2:1 slope

Station 101+25 to Station 101+50 – an approximate 1 foot of cut with a 2:1 slope

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You may be entitled to a reimbursement or reduction of your real estate taxes, depending on the circumstances at the time the transfer is concluded. Should you have any questions pertaining to this, please contact your local treasurer for further details.

Thank you for your consideration of our offer to purchase the needed rights of way. Through your cooperation, Virginia's transportation system will remain among the nations finest.

Sincerely,



Laura Smoot
Right of Way Agent

Enclosures

cc: Ms. Lori A. Snider, State Right of Way & Utilities Director

