

PLAN LETTER ATTACHMENT

FAI - SR 37 - 6.10
Parcel 006-SH, T1 and T2
Date of offer: 9/8/2021

To avoid any misunderstanding as to the work to be done, you are being furnished this plan letter attachment and a print of the right of way plan sheets applicable to your parcel and associated construction plan sheets, if applicable. The following explains the type of acquisition and what to look for on the plans provided. Changes to the plan required by engineering revisions or as agreed to in negotiations will be documented in writing by the Department of Transportation or its representatives.

This project includes the widening of 1.2 miles of roadway at the SR-37 and SR-256 intersection by providing a left-turn lane of each approach and reconstruction of the existing traffic signals.

The existing and proposed right of way shall be referenced from the centerline of right of way.

The real property needed for the FAI - SR 37 - 6.10 project requires the acquisition of only a part of your property. The agency needs to acquire from your parcels **Parcel 006-SH, T1 and T2**. The acquisition is further explained as follows.

Parcel 006-SH begins 80.60 feet RT of SR 37 centerline at STA 18 + 66.01, 30.00 feet LT of SR 256 centerline at STA 27 + 05.00 at a point on the existing boundary line of SH easement. Traveling NW 56.29 feet to a point on the western boundary line of your property on SR 37 at STA 19+05.00, 40.00 feet RT of centerline. The new SH easement continues north 105.00 feet to STA 20+10.00 on SR 37, 40.00 feet RT then heading NE 74.33 feet to STA 20+80.00, 65.00 feet RT of SR 37 centerline with the last length being 55.85 feet to STA 21+35.85, 65.00 feet RT at your property line. This acquisition contains 0.631 acres which includes 0.501 acres of PRO leaving a net take of 0.130 acres.

This proposed acquisition begins along the southern corner of the property boundary and runs parallel with Lancaster-Newark RD. The proposed acquisition starts at the corner of SR 37 and SR 256 and runs the length of the property is irregular in shape and shaded blue on the right of way plans, Pages 18-21 of 37. The existing PRO is colored in yellow.

Parcel 006-T1 begins on SR 256 at STA 28+75.00, 30 feet LT of centerline and the existing SH easement boundary, travelling 50.99 feet northwest to STA 28+25.00, 40 feet LT, then moving west 130.11 feet to STA 26+94.89, 40.00 feet LT of SR 256 centerline and property line, then travel SE to a shared point on the existing easement boundary at SR 256 STA 27+5.00, 30.00 LT of centerline and SR 37 STA 18+66.01, 80.00 feet RT of centerline. The temporary take area is 0.034 acres.

This temporary is mostly rectangular in shape and is needed for construction/grading. The temporary easement will begin the first day construction begins on your property and continue for 18 months or until construction completes within your property boundary.

Parcel 006 T1 is a Temporary Easement acquisition, and this means a portion of your property will be needed to reconstruct your drive and your access to State Route 256. A Temporary Easement is a “rental” of a portion of your property during the project construction. You will notice the T area is colored in orange of the Right of Way Detail Sheet pages 18-19 and 32-33 of 37. The entire T area consists of 0.034 acres with no improvements. The area will be released after the project is completed to you as part of your remaining property.

Parcel 006-T2 begins on SR 37 STA 20+10.00, 40.00 feet RT travelling east 25.00 feet to STA 20+10.00 65.00 feet RT which is 35 feet from the boundary of the existing SH easement then travel 70.00 feet north to STA 20+80.00, 65.00 feet RT of centerline and property line. The temporary take area is 0.020 acres.

This temporary easement is triangular in shape and is needed to reconstruct your drive and access to SR 37. The temporary easement will begin the first day construction begins on your property and continue for 18 months or until construction completes within your property boundary.

Parcel 006 T2 is a Temporary Easement acquisition, and this means a portion of your property will be needed to perform grading and reconstruct your drive and access to SR 37. A Temporary Easement is a “rental” of a portion of your property during the project construction. You will notice the T area is colored in orange of the Right of Way Detail Sheet pages 20-21 of 37 pages. The entire T area consists of 0.020 acres with no improvements. The area will be released after the project is completed to you as part of your remaining property.

Structures, Improvements and Tenant-Owned Improvements

There are no structures, improvements or tenant-owned improvements.

Drives

Both drive accesses one to SR 37 and one to SR 256 will be returned to current location and access.

New Pavement/Grade/Swale

The grade of the road will be consistent with the current grade specifically the centerline to the edge of the north bound lane will have a grade of 1.60%, the white line to the edge of pavement will have a 4.00% grade, a 6.00% grade of 9" aggregate before then an 8.00% grade to edge of the gravel aggregate shoulder seeding and mulching will begin at the edge of new roadway.

The swale will have a 3:1 ratio fore slope, 2-foot bottom and a 2:1 ratio back slope.

Drainage

A 6.00" underdrain will be installed when upgrading the intersection with the turn lane addition. The 12" storm sewer will remain in place at the same depth.

Fencing

NA

Items that will have to be moved or destroyed

NA

Field Tiles

The Department has made every effort to locate field tiles within the limits of the new right of way and to provide outlets for these tiles. However, since field tiles are underground installations, with their location difficult to establish, we do not guarantee that every tile has been located. For this reason, it is requested that you advise us of the location of any tile omitted from the plans. By doing this, you will be assured that provisions will be made on the plans for a re-connection if it is destroyed during construction.

NA

Gas, Oil and/or Water Lines

We would appreciate being advised as to the location and ownership of any gas, water, or oil lines which might not appear on the plans.

The water line and the gas line will remain the same.

Sanitary Sewage Outlets

State and County health laws do not permit sanitary sewage to outlet into road side drainage systems.

NA

Cost to Cure Items

These are items located partially or totally within an area being acquired as right of way and for which you are being compensated an amount for their purchase in addition to an amount for a cost to cure. A cost to cure is an amount paid to you to cure a damage to your remaining property resulting from the acquisition of the cost to cure items.

NA

Encroachments

There are no encroachments in this acquisition.

Miscellaneous

Please be advised that after this acquisition is completed, no improvements, including fencing, may be placed in the new permanent right of way without a written permit from the local District Office of the Ohio Department of Transportation.