

PLAN LETTER ATTACHMENT

FAI-158-04.20
20-SH, UV, T1, T2
Date of offer: 10/23/2024

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.

The purpose of the proposed project is to install a roundabout at the intersection of Coonpath Rd. and S.R. 158 in resulting in the reconstruction of 0.16 miles of Coonpath Rd. and 0.14 miles of S.R. 158 and the construction of curb, drainage, lighting and new signing and pavement markings.

The real property needed for the FAI-158-04.20 project requires the acquisition of only a part of your property. The agency needs to acquire from your parcels 20-SH, UV, T1, T2. The acquisition is further explained as follows.

Parcel 20-SH

Parcel 20-SH is defined as a Standard Highway Easement being acquired in the name of the State of Ohio Department of Transportation. This identifier is used when an area is needed for infrastructure improvement when fee simple title is not required and limitation of access from adjoining land is not desired.

As shown on the Summary of Additional Right of Way Sheet 7/18, the irregular-shaped parcel located along the west side of S.R. 158 will encumber a gross take area of 0.623 acres or 27,138 square feet. This area consists of two portions. The first of those two portions is existing right of way, also referred to as P.R.O. (Present Road Occupied) and consists of 0.386 acres or 16,814 square feet. The net take area will encumber 0.237 acres or 10,324 square feet. These are both highlighted in **Yellow** on Right of Way Boundary Sheets 12/18, 14/18, & 16/18.

The legal description for this acquisition is noted as Exhibit "A" and is attached to the Easement Instrument, form RE 208 Easement State, for Parcel 20-SH.

Parcel 020-T1

Parcel 020-T1 is defined as a Temporary Construction Easement to be acquired in the name of and for the use by the State of Ohio Department of Transportation. This

identifier is used to designate an area of temporary workspace, where permanent right-of-way is not required.

The temporary construction easement will be taken for a period of twenty four (24) months commencing with the date the contractor first enters the property and running consecutively for the (24) month duration. The State of Ohio Department of Transportation will have no residual interest in the defined work area once all construction activity is complete.

This area is shaded in **Pink** on right of way boundary sheet 12/18. The irregular-shaped temporary easement will encumber 0.055 acres or approximately 2,395 square feet of land and is needed to construct a drive. Under no circumstances are temporary easements to be used for storage of materials or equipment by the contractor.

The legal description for this acquisition is noted as Exhibit "A" and is attached to the Temporary Easement document, form RE 214, for parcel 020-T1.

Parcel 020-T2

Parcel 020-T2 is defined as a Temporary Construction Easement to be acquired in the name of and for the use by the State of Ohio Department of Transportation. This identifier is used to designate an area of temporary workspace, where permanent right-of-way is not required.

The temporary construction easement will be taken for a period of twenty four (24) months commencing with the date the contractor first enters the property and running consecutively for the (24) month duration. The State of Ohio Department of Transportation will have no residual interest in the defined work area once all construction activity is complete.

This area is shaded in **Pink** on right of way boundary sheet 12/18. The irregular-shaped temporary easement will encumber 0.072 acres or approximately 3,136 square feet of land and is needed to construct a drive. Under no circumstances are temporary easements to be used for storage of materials or equipment by the contractor.

The legal description for this acquisition is noted as Exhibit "A" and is attached to the Temporary Easement document, form RE 214, for parcel 020-T2.

Parcel 020-UV

Parcel 020-UV is defined as a perpetual easement for utility purposes to be acquired by ODOT for the use and in the name of the Northeast Ohio Natural Gas Corp. and South Central Power Company. The area is required for relocation of existing gas mains and electric lines, poles and appurtenances necessitated by the construction of the roundabout.

As shown on the Summary of Additional Right of Way sheet 7/18, the irregular-shaped parcel is located at the west side of S.R. 158 will encumber a gross and net take

area of 0.202 acres or approximately 8,799 square feet and is highlighted in **Orange** on right of way boundary sheets 12/18, 14/18, & 16/18.

The legal description for this acquisition is noted as Exhibit "A" and is attached to the Easement Instrument, form RE 208 Easement State, for Parcel 020-UV.

Structures, Improvements and Tenant-Owned Improvements

- +/- 9,230 SF Grass
- +/- 395 SF Concrete
- 4 Trees
- 8 Evergreens
- 2 Trees
- 1 Small Evergreen
- 3 Trees

Drives

An approx. 10' wide concrete, residential drive with mailbox approach will be reconstructed at approx. STA 110+10 (DR-5) in front of the subject property along Coonpath Rd. within the existing road right of way and/or proposed acquisition area(s). The drive apron and reconstructed portion of the drive located within the existing right of way and/or proposed acquisition area(s) will be constructed of non-reinforced concrete pavement over subgrade compaction. Please note that existing drive pipes may be removed and/or replaced or new drive pipe may be established as part of construction. The elevation of the reconstructed drive will higher than the existing elevation, see the provided Driveway Details and/or Driveway Profile plan sheet(s) for details.

An approx. 10' wide gravel, residential drive will be reconstructed at approx. STA 401+85 (DR-11) in front of the subject property along SR 158 within the existing road right of way and/or proposed acquisition area(s). The drive apron and reconstructed portion of the drive located within the existing right of way and/or proposed acquisition area(s) will be constructed of an aggregate base over subgrade compaction. Please note that existing drive pipes may be removed and/or replaced or new drive pipe may be established as part of construction. The elevation of the reconstructed drive will higher than the existing elevation, see the provided Driveway Details and/or Driveway Profile plan sheet(s) for details.

New Pavement/Grade/Swale

As part of this project a multi-lane roundabout will be constructed at the intersection of SR 158 and Coonpath Rd. The roadway lanes will be divided by concrete islands and/or medians. At the center of the roundabout will be a circular concrete median with landscaping. Beyond the roundabout motorist pavement will include a curbing, seeded / mulched area and any swales & grading required beyond to meet with the existing land elevation.

Drainage

The contractor shall provide unobstructed outlets for all existing under drains encountered during construction. Unrecorded storm water drainage and sanitary sewer connections shall be furnished, a continuance in conformance with local permitting authorities.

An improved roadside drainage system will be established as part of the project. In front of the subject property drainage will flow along the curbing, grading / sloping and/or a swale to be established and will flow or drain to an existing drainage system. Existing roadway drainage features may be removed and/or adjusted to conform to the improved roadside drainage system.

Fencing

None impacted by this project.

Items that will have to be moved or destroyed

None impacted by this project.

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.

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.

Sanitary Sewage Outlets

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

Cost to Cure Items (if applicable)

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. There is no cost to cure items for this acquisition.

Encroachments

There may be encroachments from your property into the State's right of way. Encroachments are privately-owned items that occupy public right of way without permission. Private owners are responsible for removing their encroachment items from the right of way as soon as possible. If left in place, encroachments are subject to removal

by ODOT with the cost for that work charged to the owner. (Ohio revised Code, Section 5515 and 5589)

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.