**PLAN LETTER ATTACHMENT**

FAI - SR 37 - 6.10

001-SH1, SH2, T

**Date of offer: 2/4/2021**

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 1-SH1, SH2, and T. The acquisition is further explained as follows.

**Parcel 001 SH1** begins at STA 2 +00.00 on SR 37 centerline and traveling east 30.00 feet to a point on your property boundary and current SH easement abutting SR 37, the easement begins at this point travelling north 401.12 feet to STA 6 + 00.00, 60.00 feet RT of SR 37 centerline, continue from this point north 450.00 feet to STA 10 + 50.00 right of SR 37 centerline then 100.12 feet to STA 11 + 50.00 RT continuing 400.00 feet to STA 15 + 50.00 RT of SR 37 centerline. The easement increases over the next 100.04 feet to STA 16 + 25.00 RT, continuing 125.01 feet to STA 17 + 50.00 RT of SR 37 centerline. The easement continues along the property boundary abutting the intersection to a shared point 108.70 feet right of SR 37 STA 17 + 81.06 and SR 256 STA 27 + 30.00 which is 55.00 feet RT of centerline. The easement continues along the north boundary of your property 165.61 feet to SR 256 STA 28 + 55.61, 55.00 feet RT of centerline and at your eastern property boundary. This acquisition contains 2.436 acres which includes 1.271 acres of PRO leaving a net take of 1.165 acres.

This proposed acquisition begins at a point on your western property boundary and abuts the current SH Lancaster-Newark Rd (SR 37) easement. The proposed SH1 easement increases in width from this point to 68.00 feet at the intersection and then the acquisition narrows to 45.00 feet when it runs along the existing SR 256 SH easement for the length of the northern property boundary. The proposed acquisition is irregular in shape but follows the current SH easement. The easement is shaded in blue on the right of way plans. The existing PRO is colored in yellow.

**Parcel 001 SH2** begins at STA 29 + 05.61 on SR 256 centerline and traveling south along your western property boundary to 55.00 feet RT of SR 256 centerline, the easement travels east 14.39 feet to STA 29 + 20.00 at 55.00 feet right then travels south 10.00 feet then east 20.00 feet to STA 29 + 40.00 65.00 feet right of centerline turning north and traveling 10.00 feet from this point to STA 29 + 40.00, 55.00 feet RT of SR 256 centerline. The **SH2** easement then finishes by going east 25.10 feet to STA 29 + 65.10 and then following your east boundary 55.00 feet back to STA 29 + 65.75 on centerline of SR 256. This acquisition contains 0.080 acres which includes 0.041 of PRO leaving a net take of 0.039 acres.

This proposed acquisition has a width of approximately 25 feet. The proposed acquisition is irregular in shape and shaded in blue on the right of way plans. The existing PRO is colored in yellow.

**Parcel 001 T** begins at STA 16 + 25.00, 67.25 feet RT of SR 37 centerline, continues in northeastern direction 67.08 feet to STA 16 + 70.00 117.00 feet RT of SR 37 centerline. Continuing 62.58 feet northeast to a shared point at SR 37 STA 17 + 21.60 RT and SR 256 STA 27 + 75.00, 155.00 feet right of centerline. The **Temporary** then travels north 60.00 feet to STA 27 + 75.00, 55.00 feet right of SR 256 centerline. The **Temporary** begins to share a boundary with **PCL 001 SH1** travelling 45.00 feet to another shared reference point at SR 256 STA 27 + 30.00, 55.00 RT of centerline and SR 37 STA 17 + 81.06, 106.70 feet RT of centerline. The **Temporary** then travels 49.63 feet to SR 37 STA 17 + 50.00, 68.00 feet RT of centerline and completing 100.00 feet west at SR 37 STA 16 + 25.00, the point of beginning. This **T** easement is irregular in shape and has a net take of 0.205 acres.

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 001 T** 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 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 16-19 of 37 pages. The entire T area consists of 0.205 acres with a structure and concrete pad improvement which will be removed. The area will be released after the project is completed to you as part of your remaining property.

**Structures, Improvements and Tenant-Owned Improvements**

**The Temporary Easement contains a structure to be removed and a concrete pad improvement will be removed as part of the project. There are no Tenant-Owned improvements affected by this project.**

**Drives**

**Due to safety concerns the drive access to your property will be limited to a new location on SR 37 beginning at STA 16 + 20 with access to STA 16 + 80.00. The new drive will have a new apron constructed and the drive will be constructed as part of the project.**

**New Pavement/Grade/Swale**

The grade of the road will be consistent with the current grade specifically the centerline to the edge of the east 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% of compacted aggregate to the 8.00% grade off the pavement which will be seeded and mulched.

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

Curbing will also be added at the intersection spanning from SR 37 to SR 256 in front of your property as a safety feature.

**Drainage**

**Project will upgrade 12” storm drain existing along the western boundary of your property and add a 6” underdrain from STA 113 to STA 116. Slope Erosion Protection and Ditch Erosion Protection will be installed as a part of the project along SR 37, PCL 001 SH1.**

**Fencing**

**NA**

**Items that will have to be moved or destroyed**

There are no items to be moved or destroyed except the structure mentioned in separate topic.

**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.

**Current 4”, 6” and 8” water lines will remain in place both in SH1 and SH2.**

**Sanitary Sewage Outlets**

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

**Current 6” sanitary line will remain in place, SH1.**

**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.

**There are no Cost to Cure Items.**

**Encroachments**

**There are no encroachments on your property.**

**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.

**Currently, fiber optic is in place encased in 2” pipe along your property. This fiber optic utility will stay in place as well, SH1.**