**PLAN LETTER ATTACHMENT**

FAI - SR 37 - 6.10

001-SH1, SH2, T

**Date of offer: 2/9/2021**

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 002-SH1, SH2. The acquisition is further explained as follows.

**Parcel 001 SH1** begins at STA 21+34.88 on SR 37 centerline and traveling east to the southern side of your property to a point at STA 21+35.85, 65.00 feet RT, from this point travel north 182.81 feet to STA 23+18.67, 65.00 feet RT, from this point travel west to STA 23+17.82 back to centerline. This acquisition contains 0.273 acres which includes 0.126 of PRO leaving a net take of 0.147 acres.

This proposed acquisition begins along the southern property boundary and runs parallel with Lancaster-Newark Rd. The proposed acquisition has a width of approximately 35 feet starting on the eastern border, which is consistent for the length of the property. The proposed acquisition is rectangular in shape and shaded in blue on the right of way plans. The existing PRO is colored in yellow.

**Parcel 001 SH2** begins at STA 21+34.88 on SR 37 centerline and traveling east to the southern side of your property to a point at STA 21+35.85, 65.00 feet RT, from this point travel north 182.81 feet to STA 23+18.67, 65.00 feet RT, from this point travel west to STA 23+17.82 back to centerline. This acquisition contains 0.273 acres which includes 0.126 of PRO leaving a net take of 0.147 acres.

This proposed acquisition begins along the southern property boundary and runs parallel with Lancaster-Newark Rd. The proposed acquisition has a width of approximately 35 feet starting on the eastern border, which is consistent for the length of the property. The proposed acquisition is rectangular 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 30+41.83, 31.32 feet RT on SR 37 existing standard highway easement, from this point travel east to STA 30.42+09, 50.00 feet RT, from this point travel north 134.40 feet to STA 31+75.00, 30.00 feet RT to existing boundary. This temporary easement is triangle in shape and has a net take of 0.031 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 24-25 of 37. The entire T area consists of 0.031 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 affected by this project.**

**Drives**

 **There are no drives affected by this 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, the edge of the pavement to the edge of the gravel will have a 8.00% grade.

The swale will have a 4:1 ratio fore slope, 2-foot bottom and a 2:1 ratio back slope.

**Drainage**

 **There are no drainage changes associated on your property.**

**Fencing**

**NA**

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

 **There are no items to be moved or destroyed.**

**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**

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 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)

 **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.