**PLAN LETTER ATTACHMENT**

FAI - SR 37 -6.10

Parcel 020-SH, T

**Date of offer: 1/20/2021**

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 020-SH, T. The acquisition is further explained as follows.

**Parcel 020-SH Beginning at STA 34+65.55 on SR 256 centerline and traveling south to the western side of your property to a point at STA 34+64.90, 55.00 feet RT, from this point travel east 304.12 feet to STA 38+59.12, 45.00 feet RT, from this point of the eastern side of your property travel north to STA 38+59.65 back to centerline. This acquisition contains 0.417 acres which includes 0.271 acres of PRO leaving a net take of 0.146 acres.**

**This proposed acquisition begins along the western property boundary and runs parallel with Baltimore Somerset Rd NE. The proposed acquisition has a width of approximately 33 feet starting on the western border, which is consistent for the length of the property then decreasing to approximately 24 feet. 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 020-T Beginning at STA 35+00.00, 51.10 feet RT of SR 256 centerline and traveling south on your property to STA 35+00.00, 60.00 feet RT, from this point travel east 55.00 feet to STA 35+55.00, 60.00 RT travel back north to STA 35+55.00, 45.00 feet RT of centerline. This temporary easement is 15.00 feet in width and tapers to 8.90 feet. The temporary take area is 0.015 acres.**

**This temporary is mostly rectangular in shape and is needed for drive 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 020 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 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 34-35 of 37. The entire T area consists of 0.015 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

**Your current drive location will remain as it is today with the same access to State Route 256**.

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 3:1 ratio fore slope, 2-foot bottom and a 2:1 ratio back slope.**

Drainage

**Remains as it is today.**

Fencing

**The picket fence will need to be removed prior to construction without compensation.**

Items that will have to be moved or destroyed

**Fencing will have to moved prior to construction.**

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 will remain the same and the gas line on the eastern border will remain in the same area which is crosses State Route 256 at STA 38+30 on page 34 and 35 of 37 pages the RW Plans, page 90 of 136 at Station 220 + 00.00 RT on the construction plans.**

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.

As soon as possible after you receive compensation you will be responsible for removing any cost to cure items from the right of way area(s) unless you desire ODOT to remove them for you as part of the project. **If ODOT does the removal, ODOT will NOT perform any additional work required to cure damages to your residue property since you will have already been compensated for that work**.

**NA**

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)

**The boulder on the west side of the property will need removed.**

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.