



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

1601 Orange Road  
Culpeper, Virginia 22701

**Stephen C. Brich, P.E.**  
Commissioner

May 27, 2022

Route: 708  
State Project: 0708-002-949, R201  
Federal Project: BROS-5104(313)  
County: Albemarle  
UPC: 111378

RIGHT OF WAY - Property of School Board of Albemarle County, Virginia  
Parcel 001

### HAND DELIVER

Albemarle County Public Schools  
Attn: Lindsay Snoddy, Deputy Director  
Building Services Department  
2751 Hydraulic Road  
Charlottesville, Virginia 22901

Dear Ms. Snoddy:

The Virginia Department of Transportation (VDOT) is in the process of acquiring rights of way for the construction, maintenance and/or operation of the above referenced public transportation facility, specifically, Route 708 in Albemarle County, Virginia. The final project plans show that your property is needed for this transportation facility, and VDOT hereby offers to acquire the property that is needed, as shown on the enclosed plan sheets.

VDOT seeks to acquire your property to use for the construction, maintenance and/or operation of the referenced public transportation facility including any components thereof such as, but not limited to, storm water management systems, drainage systems, traffic control equipment, curbs, gutters, sidewalks and bike trails. If it is necessary for the construction, maintenance and/or operation of the referenced transportation facility, your property may be used for the relocation, installation, improvement or maintenance of a utility service provided by a public utility provider, or for the relocation, installation, improvement or maintenance of railroad facilities. Pursuant to Section 25.1-204(B) of the Code of Virginia, the undersigned hereby certifies that the acquisition of your property has been reviewed by the Commissioner of Highways for purposes of complying with Section 1-219.1 of the Code of Virginia.

VDOT hereby offers to acquire the property and/or property rights needed, as shown on the enclosed plan sheets, for the total sum of \$2,300.00. This offer is based solely upon the valuation referenced below and in the enclosed valuation report.

VDOT made a study of the real estate market in your area to determine the value of the area needed. This study is the basis for our offer. After careful inspection and with full consideration of the impact of the proposed transportation facility on your property, the market value was established at **\$2,300.00**. A breakdown of this value is as follows:

Category	Description	Units	Size	Value
Fee Simple Area	Land	SF	3,383	\$1,100.00
Temporary Easement	For Construction	SF	3,808	\$200.00
Permanent Utility Easement	For CenturyLink (Lumen) and Dominion Energy	SF	11,432	\$1,000.00

**Total Offer        \$ 2,300.00**

Enclosed is a complete copy of the approved evaluation report and a copy of the title examination of your property. Plan Sheets 40GG and 40GGRW are enclosed showing specific features highlighted in the following colors: outlined in RED the area to be acquired in fee simple, in ORANGE the temporary construction easement, in BROWN the communications easement for CenturyLink (Lumen), and in YELLOW the power easement for Dominion Energy. Other documents enclosed include a Commonwealth of Virginia Substitute W-9 form (Form W-9) that asks for your Social Security Number or Taxpayer ID and Form N28, an authorization for your mortgage company allowing us to obtain mortgage lien information on your property. This information is necessary to expedite closing and our payment to you of money owed.

Today my objective is to explain the appraisal, the title report, and the plans and to answer any questions you may have.

A description of the areas needed are as follows: The proposed right of way or fee acquisition area is described as containing 3,383 square feet, shown in red, runs approximately 235 feet along the frontage of your property, and is approximately 20 feet at its widest point.

A temporary construction easement, shown in orange, is described as containing 3,808 square feet, lies adjacent and roughly parallel to the proposed right of way, runs approximately 420 feet, and is approximately 15 feet at its widest point. This easement provides space to conduct the construction.

There is also a permanent utility easement for CenturyLink (Lumen) and Dominion Energy shown in brown and yellow, described as containing 11,432 square feet, lies adjacent and roughly parallel to the proposed right of way, runs approximately 400 feet, and is approximately 40 feet at its widest point.

The new road will be approximately 0.5 foot above current grade at the centerline. After construction, the new road will be approximately 4 feet wider from existing edge of pavement.

Your property lies between approximate Station 100+75 and approximate Station 105+75 as shown on the enclosed plan sheets 40GG and 40GGRW. The cross sections are depicted on the enclosed sheets 2 through 9 which show the following cuts/fills at 25 foot intervals based on the station numbers.

Station 100+75 - an approximate 3 feet of fill with a -2:1 slope.

Station 101+00 through 102+00 - an approximate 0 feet of fill with no change in grade.

Station 102+25 - an approximate 2 feet of fill with a -2:1 slope.

Station 102+50 through 102+75 - an approximate 1 foot of fill with a -2:1 slope.

Station 103+00 - an approximate 2 feet of fill with a -2:1 slope.

Station 103+25 - an approximate 2.5 feet of fill with a -2:1 slope.

Station 103+50 through 103+75 - an approximate 1 feet of fill with a -2:1 slope.

Station 104+00 through 104+20 - an approximate 0.5 foot of fill with a -2:1 slope.

You may be entitled to a reimbursement or reduction of your real estate taxes, depending on the circumstances at the time the transfer is concluded. Should you have any questions pertaining to this, please contact your local treasurer for further details.

Thank you for your consideration of our offer to purchase the needed rights of way. Through your cooperation, Virginia's transportation system will remain among the nation's finest.

Letter to the School Board of Albemarle County, Virginia  
Page 3  
May 27, 2022

Sincerely,

*Kirsten L. Cunningham*

Kirsten L. Cunningham  
Lnd Acq and Prop Mgmt Agent II

Enclosures

cc: Ms. Lori A. Snider, State Right of Way & Utilities Director