

## Right of Way Acquisition Training

Course 101
Introduction to
Right of Way Acquisition

For Training Purposes Only

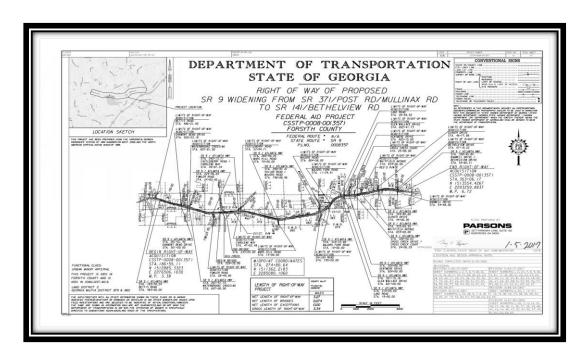


# Plan Reading & Overview of PDP

Consultant Right of Way Training



### PLAN READING









### Introduction - ROW Plan Reading

**▶ Plans: Primary Information Source for....** 

### **≻Visual Depiction**

- picture is worth a thousand words
- but it sometimes takes more than one..

Source of legal descriptions and exhibits for....



# Information Source - Convey with sufficient detail (ROW Manual)

- > Owners, tenants, other interested parties
- > Appraisers
- > Specialty Valuators
  - **≻** Signs
  - > Septic systems/ wells
  - ➤ Water Vaults
  - ➤ Parking & Circulation
  - **≻**Others
- **≻ Negotiators**
- > Attorneys, Judges, Witnesses



## **Visual Depiction**

Shapes, Types, Areas and relative locations of right of way & easements.

- >Improvements or property features
  - ➤ Buildings, other improvements (fences, driveways, etc.)



## **Visual Depiction**

#### Construction Features

- ➤ Medians & Median Breaks
- Curbs & Gutters, shoulders
- ➤ Driveways
- Ditches, culvers, drainage features (ponds, infiltration areas, etc.)

#### > Proximities

- ➤ Edge of Pavement
- ➤ Property Lines
- **➤** Construction limits



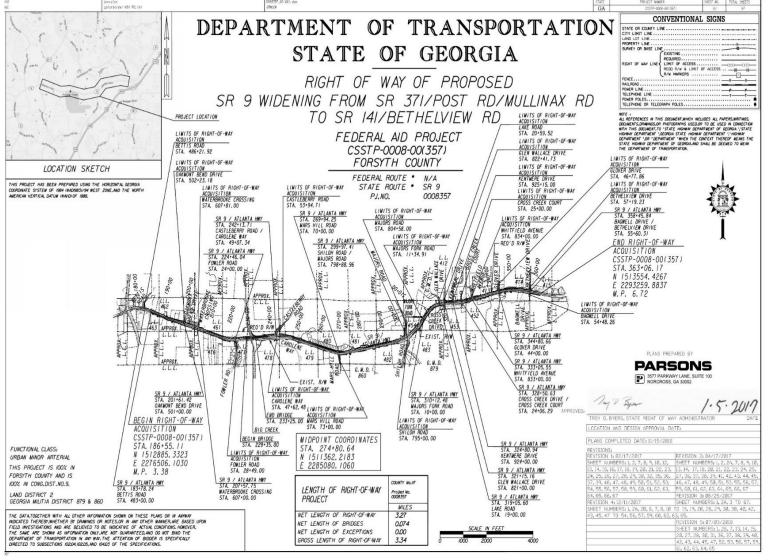
## **Legal Descriptions**

- **➢ Plans become Plats**
- **►** Tables become legal descriptions
- > Both get recorded at the Court House



#### Final Plan Development Process GDOT Office of Design Policy and Support Supp. 1. This chart was decadopse to the contact of a major manage project. San the PGP for specific requirements for other project types. TRANSPORT OF THE SECURE AND SECURE ASSESSMENT This intert illustrates the connection of activities accomplished survey. Environmental final phase plan development and is not meant to rate the place of actually reading and becoming landlar with the publishes presented in Environmental Reevaluation Certification the PDP reservati. Project reprofit constraints and objectives may these some carrier of the property. It is recommended that the PAI special with the responsible affice with any questions variety to the result Environmental Permits/Reevaluation to at theirane with what a specific talk would be accomplished. 2. Final plan development can also arruptions from several resolution in a New years. Also a adhermatic this chard stope nethal appared to be to any equitwith inspect to tree. 4. Charges to the commoder-plans that nonese or demode the required construction finite, offect the emmocraemal analysis of notions or discrete the required right-divide multiple conditated in a photo barner with the MEPA learn harrise to possible resultation in Re-philosophia boumert and pomils. 5. Delagraphese feathers will make available for the project PM upon Validate Approved Pavement Designs request all DEGRI documentation (u.g., character communication) deal should represent the documentation of the communication of the com the same in about to complete and consistent the sequinments of their appropriat Construction PFPR Report Authorization R/W Plans Roadway Design FFPR Mecseni Se obtained prior to-companion withfull Structural Design SE- brigation and price an Final Plans MRN - other of Engineering Section BAPEP running sediment and L&D Notice makenia pinenal. Series for all management AAA - Parked Arbitra American Lighting TOTAL PARK INCOMES NO BY PETER AND INCOMPANIES AND ADDRESS. HERRY - Strain Said place reviews to SDOF imaged printle. AMA I Fallent Refresh Mall + hospitalists in their GAS - beneficial and message METS I RECORD TO ANNUAL PROPERTY. R/W authorization OBA + Office of Greeny Adven-QBMS - Office of Design Fresquand R/W acquisition R/W Certification DESCRIPTION OF TRANSPORT AND PER LOS CONTURSOS DESIGNADOS. MISS Infrastruct Educate Editories AGE - plan development stroken MES - Playment restorior buttons USTAW tenden i propinsona field previouse MR I SHARK MANAGEMENT Utilities & RR GC - mally tentral TOW sectional sector freed Utilities OL Friends trees Certification RF I reporte partie AN CONTRACT \$69 - street lafter retrette \$6 + that belowe BUE I OverNooth describes 1886. SUE MARKET LANGUAGE A Acres delega di dagra Nata Manada Samana VBE in schempfreches aborhapt stell. WY-red forming treatment SETTING. Final Plans & Railroad Coordination Design Approval and R/W Authorization Construction Authorization R/W Acquisition and FFPR Plans

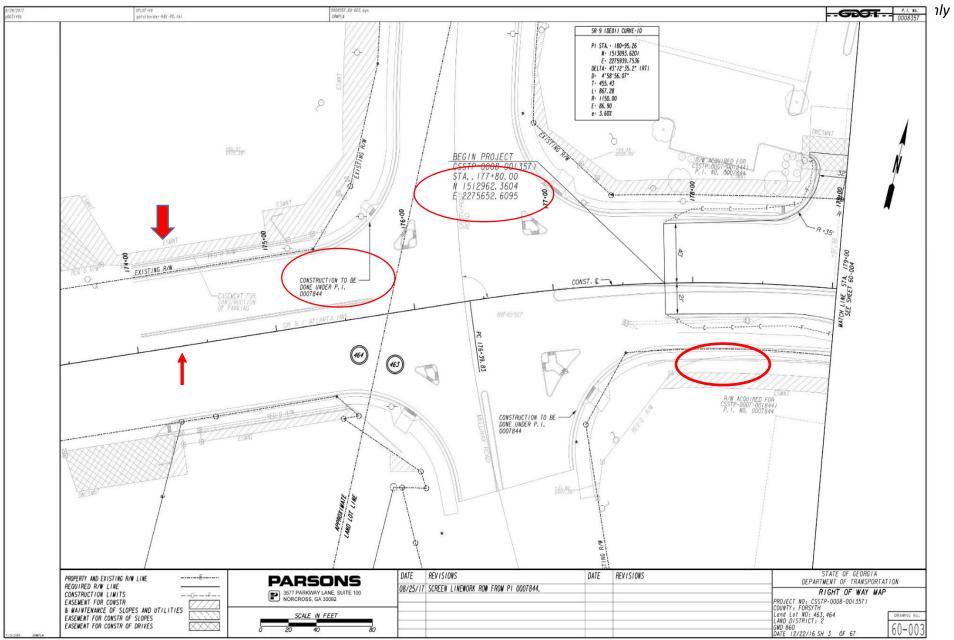




- Dept of Transportation
- > State of Georgia
- ROW Plans (preliminary)
- Project Name
- Funding Type
- Project #
- Federal/State
  Route
- > P.I. Number
- Designer
- Functional Class
- Disclaimer Language
- > Scale
- Length & Midpoint
- Project Limits
- Dates
- North Arrow
- Location Sketch
- Conventional Signs
- > STA (Stadia) #

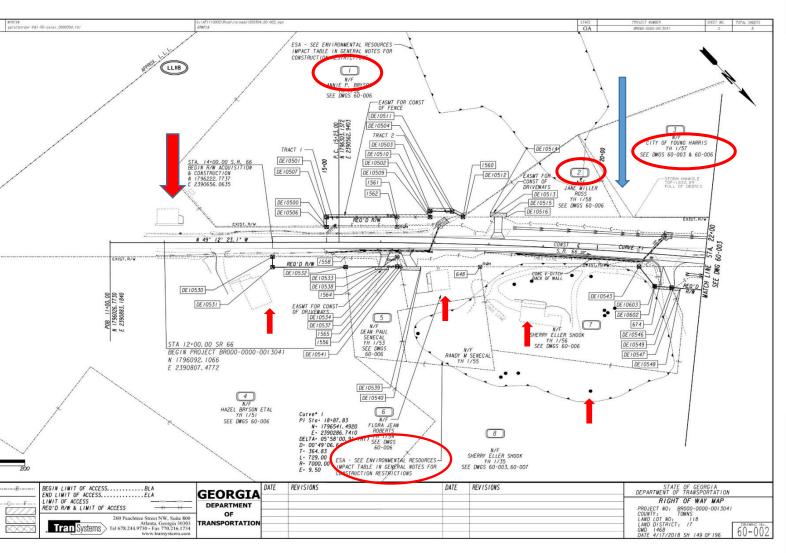


	sPLOT-VB splotborder-v81-P0, t		0908357_60-GG2_dgx GPMPLW					<b>6361</b> -
DATE L	RAWING NO.	REVISION			DATE	DRAWING NO.	REVISION	200000000000000000000000000000000000000
					-			
-	60	REVISED TABLES PARCEL 064. RE				45	REVISED PROPERTY OWNER NAME PARCELS O	093 AND 097, REVISED PARCELS
_	62	REVISED TABLES PARCEL 069 AND	UTZ. ADDED TABLES FOR PARCE	. 069A.		46	091.093.094.095.096 AND 097.	FI 007 DEVISED DADGEL 007
_	63	REVISED TABLES PARCEL 079.	ADOE! ORO DEVISED TABLES O	ADCE / ORE		47	REVISED PROPERTY OWNER NAME FOR PARCE	ABLES PARCELS 001, 003, 004, 005 AND 006.
_	64	REVISED PROPERTY OWNER NAME P		ARCEL U85.		48		ABLES PARCELS 001,003,004,005 AND 006.
_	65	REVISED PROPERTY OWNER NAME F				49	REVISED TABLES PARCEL 009.	14.015.480.016
	66	REVISED PROPERTY OWNER NAME F				50	REVISED TABLES FOR PARCELS 012, 013, 01 REVISED TABLES FOR PARCELS 017, 018, 01	
	67	REVISED TABLES FOR PARCEL 091				5/	REVISED TABLES FOR PARCELS 022, 023, 02	
1	07	REVISED TABLES FOR PARCEL 097				52		SED TABLES FOR PARCEL 028, 029, 030 AND 0
08/25/2017	1	ADDED REVISION 3 DETAILS.				53		32A. REVISED PROPERTY OWNER NAME FOR PA
0072372017	2A	ADDED REVISION 3 DETAILS.				54	REVISED TABLES FOR PARCELS 035, 036 AM	
	- 3	SCREEN LINEWORK FROM PI 00078	44			55	REVISED TABLES FOR PARCELS 039, 040 AM	
	4	SCREEN LINEWORK FROM PI 00078				56		47 AND 048. REVISED PROPERTY OWNER NAME
	- 5	SCREEN LINEWORK FROM PI 00078				30	PARCEL 043E AND 043F.	TI AND 046. HEVISED PROPERTY OWNER WANTE
	6					57		SI 052 053 AND 054 REVISED PROPERTY OF
	7	REMOVED PARCEL 002. REVISED F REVISED PARCELS 001, 003, 004, 0				31	NAME FOR PARCEL 050A, 051 AND 054.	51,052,053 AND 054. REVISED PROPERTY ON
	8	REVISED PARCELS 005, 006, 009 A				58		ND 059. REVISED PROPERTY OWNER NAME FOR
	9	REVISED PARCELS 012, 013, 014, 0				30	PARCELS 055 AND 059.	TO USO TETTSED THUTERIT WHILK WARE FUT
	10	REVISED PARCELS 012, 013, 014, 0				59	REVISED TABLES PARCELS 060, 061 AND 06	69
	11	REVISED PROPERTY OWNER NAME F		DISTURB SIGN FOR PARCE!		60		68. REVISED PROPERTY OWNER NAME FOR PAI
	100	022. REVISED PARCELS 019.021.		DISTORD STOR FOR PRICEL		61	REVISED TABLES PARCELS 069A, 069, 070, 0	
	12	REVISED PROPERTY OWNER NAME F		ELS 023 026 027 AND 028		62		B AND 079. REVISED PROPERTY OWNER NAME F
	13	REVISED PARCELS 027 AND 028.	O	250 0E0, 0E0, 0E1 AND 0E01		-	PARCEL 075.	S THE STATE OF THE
	14	REVISED PARCELS 027 AND 028.				63	REVISED TABLES PARCEL 080, 082, 083, 084	4 085 AND 086
	15	REVISED PARCELS 028, 029 AND 0	TO REMOVED PARCEL 029A			64	REVISED TABLES PARCELS 088, 090, 091 AM	
	16	REVISED PROPERTY OWNER NAME F		FIS D27 AND D3/A		65		ND 095. REVISED PROPERTY OWNER NAME PAR
	17	REVISED PARCEL 03/A AND 032.				66		7. REVISED PROPERTY OWNER NAME FOR PAR
	18	REVISED PARCELS 031A AND 032A		TON TANCEE USE.		67	REVISED PROPERTY OWNER NAME FOR PARCE	
	19	REVISED PARCELS 031A, 035, 036		WAFR WAME PARCEL 035 036			THE PTOLET THOSE HAS THE THINK THE	LE UST. NEVISED PADLES PARILLE UST.
	20	REVISED PARCELS 032A, 038 AND		THEN WARE TANCEL 033, 030.	12/11/201	7 1	ADDED REVISION 4 DETAILS.	
	21	REVISED PARCELS 032A, 039, 040				2A	ADDED REVISION 4 DETAILS.	
	22	REVISED PARCELS 032A AND 041.	NHO 071.			2B	ADDED REVISION 4 DETAILS.	
	23	REVISED PARCELS 032A, 041 AND 044.				6	CORRECTED SHEET FILE LEVELS.	
	24	REVISD PARCELS 041, 044, 045, 046 AND 047.				7	REVISED PARCELS 003 AND 005.	
	25	REVISED PROPERTY OWNER NAMES FOR PARCEL 043 AND 043F. REVISED PARCELS 041,047 & 048.				8	REVISED PARCELS 005 AND 008.	
	26	REVISED PARCEL 047.				10	REVISED PARCEL 019.	
	27	REVISED PROPERTY OWNER NAME FOR PARCEL OSOA. DO NOT DISTURB STONE WALL NOTE ADDED.				11	REVISED PARCEL 023.	
		DO NOT DISTURB SIGN AND GATE				12	REVISED PARCEL 023.	
	28	REVISED PROPERTY OWNER NAME F				13	REVISED PARCELS 027 AND 028.	
	29	REVISED PROPERTY OWNER NAME F				14	REVISED PARCEL 027.	
	30	REVISED PARCELS 048, 051A, 052				15	REVISED PARCEL 030.	
	31	PROPERTY OWNER NAME REVISED FOR PARCEL 054. REVISED PARCELS 052 AND 053.				19	REVISED PARCELS 031A, 036, AND 038.	
	32	PROPERTY OWNER NAME REVISED F				20	REVISED PARCEL 032A.	
		AND 058.				28	REVISED PARCELS 048 AND 050A.	
	33	PROPERTY OWNER NAME REVISED F	OR PARCEL 054. REVISED PARCE	EL 054 AND 058.		29	REVISED PARCELS 048, 051, 050A, AND 051	/A.
	34	PROPERTY OWNER NAME REVISED F				30	REVISED PARCELS 048 AND 051A.	
	35	PROPERTY OWNER NAME REVISED F				38	REVISED PARCEL 064.	
	36	REVISED PROPERTY OWNER NAME F				40	REVISED PARCEL 078.	
	37	REVISED PARCELS 061, 062, 064, 0				42	REVISED PARCEL 084.	
	38	REVISED PROPERTY OWNER NAME F		EL 064, 067, 068, 069, 070		43	REVISED PARCELS 084.	
		AND 071.				45	REVISED PARCEL 094.	
	39	REVISED PARCELS 069A, 069, 071.	072 AND 073.			47	REVISED TABLES FOR PARCELS 003 AND OC	05.
	40	REVISED PROPERTY OWNER NAME F		ELS 073, 075, 076, 078 AND 079		48	REVISED TABLES FOR PARCEL 008.	
	41	REVSIED PARCELS 075, 079 AND C				49	REVISED TABLES FOR PARCEL 016.	
	42	REVISED PARCELS 080, 082, 083, 0				50	REVISED TABLES FOR PARCEL 019.	
	43	REVISED PARCELS 084, 085, 086, 0				51	REVISED TABLES FOR PARCELS 023 AND 02	27.
	44	REVISED PROPERTY OWNER NAME F		91.092, AND 093.		52	REVISED TABLES FOR PARCELS 028, 030, A	AND 03/A.
OPERTY AND EXIST	ING RAW LINE			DATE REVISIONS		DATE	REVISIONS	STATE OF GEORGIA
QUIRED RAW LIN			RSONS	04/17/17 ADDED REVISION 2 DET	ALIS	1000	rent recognition	DEPARTMENT OF TRANSPORT
ONSTRUCTION LIN	ITS	CF	77 PARKWAY LANE, SUITE 100 PRCROSS, GA 30092	08/25/17 ADDED REVISION 3 DET	ALLS			RIGHT OF WAY MA
ASEMENT FOR COM			monous, GR 30092	12/11/17 ADDED REVISION 4 DET				PROJECT NO: CSSTP-0008-00(357) COUNTY: FORSYTH
ASEMENT FOR CONS	SLOPES AND UTILITIE	2 1/1/1/1						Land Lot NO: 411, 412, 413, 414, 415, 452, 45;
ASEMENT FOR CONS ASEMENT FOR CONS	TR OF DRIVES							COUNT: FORST III 412, 413, 414, 415, 452, 453, LAND DISTRICT: 2 454, 458, 459, 461, 462, 465, GMD 860 AND 879 462, 443, DATE 12/22/16 5H 2A OF 67
CON CONS	J. DITTES	~~~~						UMU 000 AND 019 482, 483



NORTH-CAROLINA CONVENTIONAL SIGNS DEPARTMENT OF TRANSPORTATION STATE OR COUNTY LINE ..... CITY LIMIT LINE..... LAND LOT LINE ..... STATE OF GEORGIA REQUIRED..... HIAWASSEE REOD R/W & LIMIT OF ACCESS ... RIGHT OF WAY OF PROPOSED TELEPHONE LINE ..... S.R.66 BRIDGE REPLACEMENT TELEPHONE OR TELEGRAPH POLES. OVER BRASSTOWN CREEK ALL REFERENCES IN THIS DOCUMENT, WHICH INCLUDES ALL PAPERS, WRITINGS. DOCUMENTS, DRAWINGS, OR PHOTOGRAPHS USED, OR TO BE USED IN CONNECTION WITH THIS DOCUMENT, TO 'STATE HIGHWAY DEPARTMENT OF GEORGIA': STATE HIGHWAY DEPARTMENT "GEORGIA STATE HIGHWAY DEPARTMENT " HIGHWAY PROJECT LOCATION DEPARTMENT '.OR ' DEPARTMENT 'WHEN THE CONTEXT THEREOF MEANS THE STATE HIGHWAY DEPARTMENT OF GEORGIA, AND SHALL BE DEEMED TO MEAN THE DEPARTMENT OF TRANSPORTATION. FEDERAL AID PROJECT LOCATION SKETCH BR000-0000-00(304) TOWNS COUNTY FEDERAL ROUTE . N/A STATE ROUTE \* 66 MIDPOINT: PJ.NO. 8 0000304 ESA - SEE ENVIRONMENTAL RESOURCES IMPACT TABLE IN GENERAL NOTES FOR STA. 7+40.00 STA. 35+50.00 BYERS CREEK RD N 1797703.2317 CONSTRUCTION RESTRICTIONS LIMIT OF R/W E 2389100. 9176 (III7) ACQUISITION N 1797751.1222 STA 51+10.00 S.R. 66 • STA 10+00.00 AIRLINE RD E 2388673, 6702 LOCATION & DESIGN APPROVAL DATE: 19-MAR-2001 FUNCTIONAL CLASS: END RIGHT OF MAJOR COLLECTOR WAY ACQUISITION [3] S. R. 66 STA. 57+00.00 THIS PROJECT IS 100% IN N 1799526.1698 TOWNS COUNTY AND IS E 2388412. 9023 100% IN CONG. DIST. NO. 10. PLANS PREPARED BY M. P. 0.95 PROJECT DESIGNATION: PDP CLASSIFICATION: MINOR 260 Peachtree Street NW DESIGNED IN ENGLISH UNITS. Suite 800 (LLIT) Atlanta, Georgia 30303 Tel 678.244.9730 (8) 5 Fax 770.216.1734 TO YOUNG HARRIS THE COORDINATES LISTED ARE WEST ZONE GRID COORDINATES BASED ON THE GASTATE www.transvstems.com LL99 PLANE COORDINATE SYSTEM OF 1984. HORIZONT AL DATUM: NAD 83/84 HARN UNDER THE SUPERVISION OF VERTICAL DATUM: NAVO 1988. ALBERT V. SHELBY III 4 SPANS @ 65'-0" EA. BEGIN RIGHT OF OFFICE OF PROGRAM DELIVERY 1 SPAN @ 90'-0" STA 38+33.62 S.R. 66 • STA 10+00.00 BYERS CREEK RD WAY ACQUISITION BR000-0000-00(304) S. R. 66 STA. 14+00.00 N 1796222, 7737 TOWNS TROY BYERS . STATE RIGHT OF WAY ADMINISTRATOR E 2390656.0635 TOWNS COUNTY LOCATION AND DESIGN APPROVAL DATE: 04/16/2018 M. P. 0. 13 Pro Ject No. BR000-0000-00x 304. PLANS COMPLETED DATE: 04/18/2018 LENGTH OF RIGHT OF WAY PROJECT LAND LOTS: 100, 117, & 118 NET LENGTH OF RIGHT OF WAY 0.014 LAND DISTRICT: 17 8.866 THE DATA TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANYWAY NET LENGTH OF EXCEPTIONS GROSS LENGTH OF RIGHT OF WAY GEORGIA WILITIA DISTRICT 1468 INDICATED THEREBY WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS, HOWEVER, Ø.814 THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THE DEPARTMENT OF TRANSPORTATION IN ANY WAY, THE ATTENTION OF BIDDER IS SPECIFICALLY DIRECTED TO SUBSECTIONS 102.04.102.05. AND 104.03 OF THE SPECIFICATIONS.

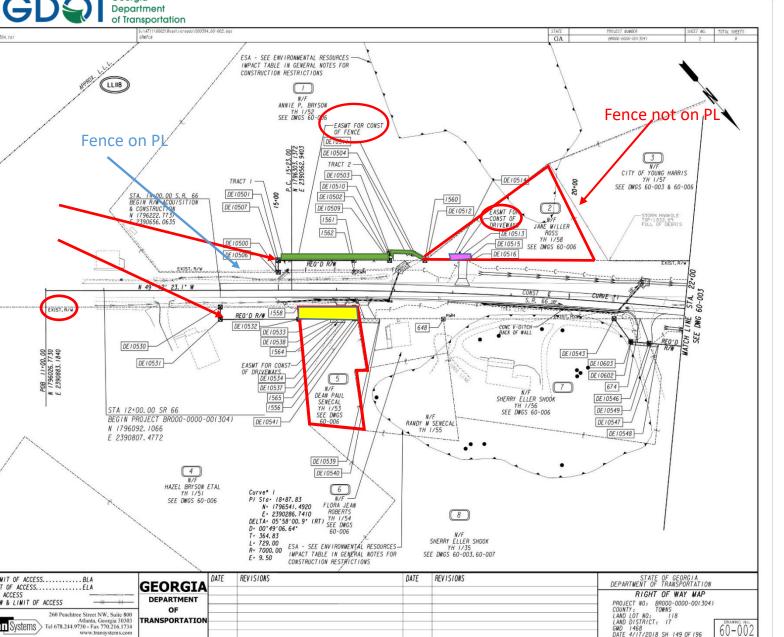




- Header/Footer
- Scale
- Parcel Numbers
- Parcel Owners
- Tax ID Numbers
- Referenced Sheets
- Existing Structures
- > ESA
- ➢ Fences x—x—x—x
- Existing Road Features
- Proposed
  Construction
- Survey & Area Point
- > STA #
- Match Lines

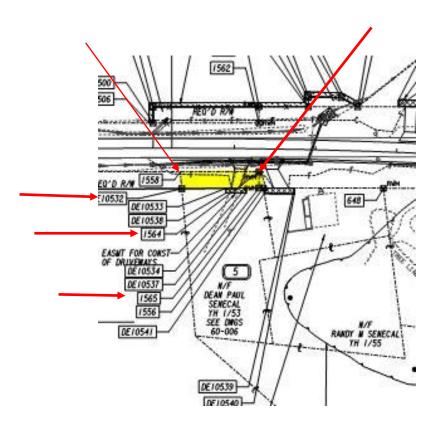


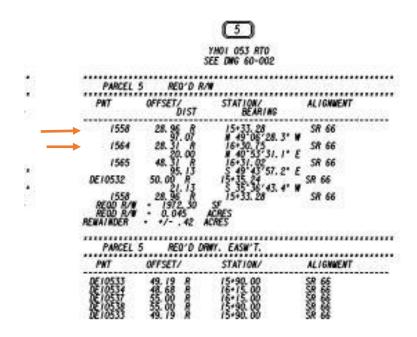
- Existing ROW also a PL
- Req'd ROW
- Req'd Easements
- Driveway Easements
- > Fence Easement
- Parcel 5



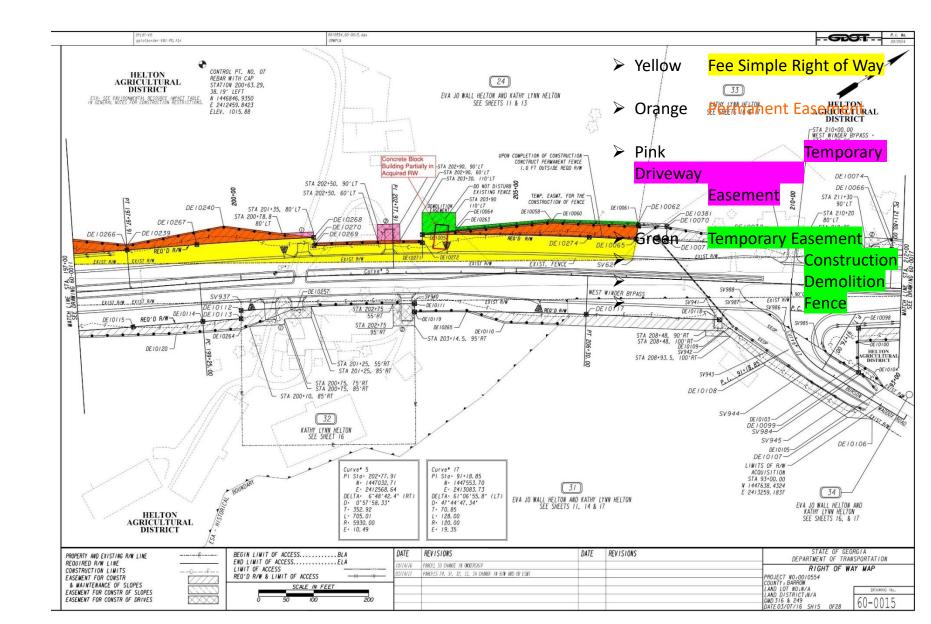


### **PLATS & TABLES**

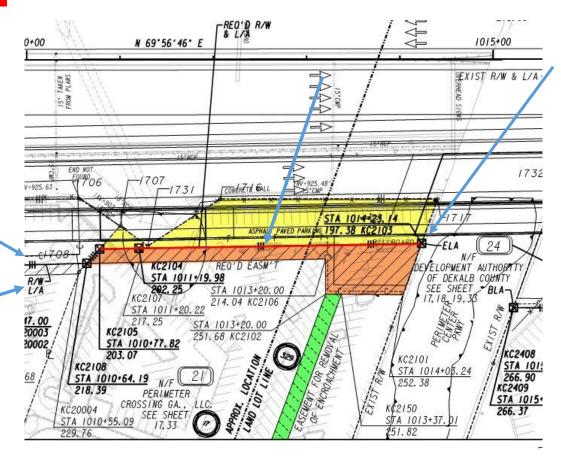








#### Limited Access - I 285



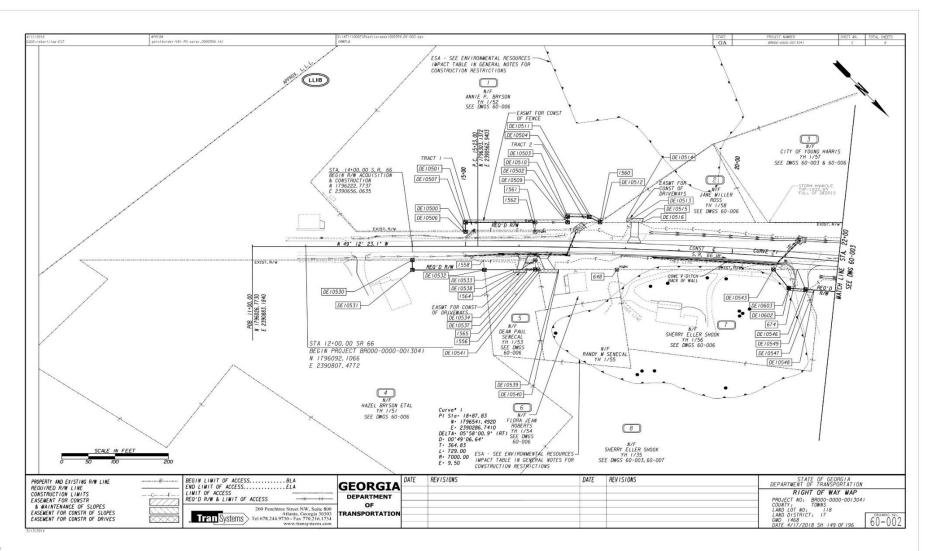


## Class Exercise - Parcel 7 (Classroom Activity)

PL lines in blue
Existing structures in blue
RW in yellow
DWE in pink
PCE in Orange
TCE in Green

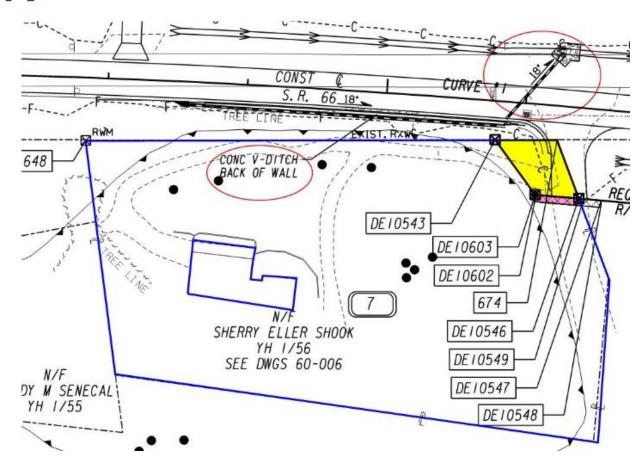
What construction features affect this parcel?







#### Parcel 7

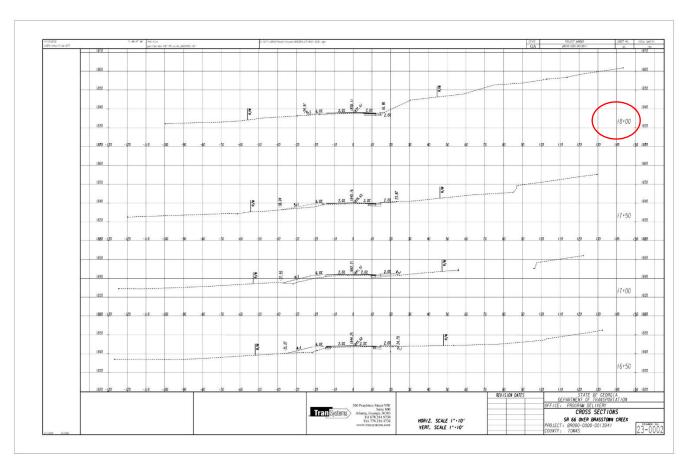


# Proximity to Improvements (Closeness)

- > Distance from a reference point to improvements
  - > Measured
- > From New RW Line
- **➢ Or From New PCE**
- ➢ Or from EOP (Edge of Pavement)
  - ➤ For Parcel 7:
- ➤ Distance to new RW Line?
- **→** Distance to new road location?
- ➤ Distance to old road?



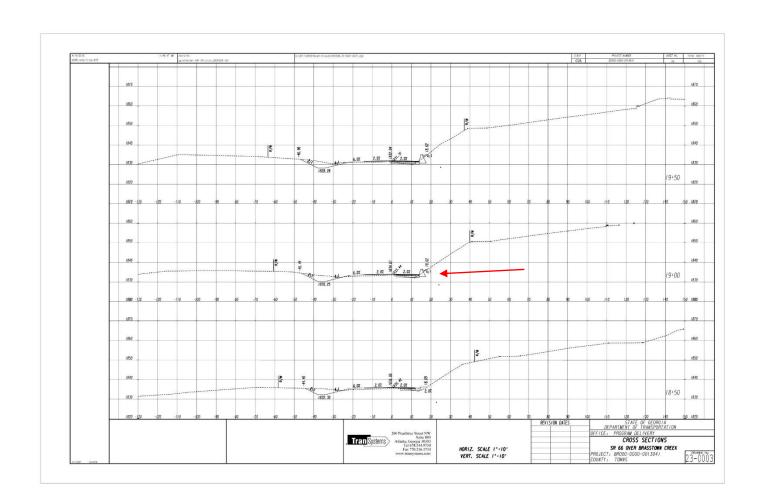
#### **Cross-Sections**



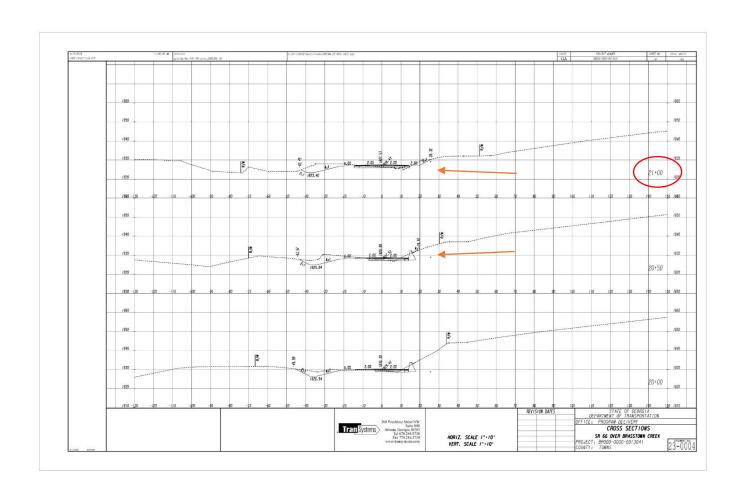
- > STA #
- **Elevations**
- Current Ground
- > Improvements
- Slope Changes
- ➤ 2:1 Slope
- ➤ 4:1 Slope
- ➤ Scales !!!
- > Cut
- > Fill













# Class Exercise - Parcel 8 (Classroom Activity)

Property Lines

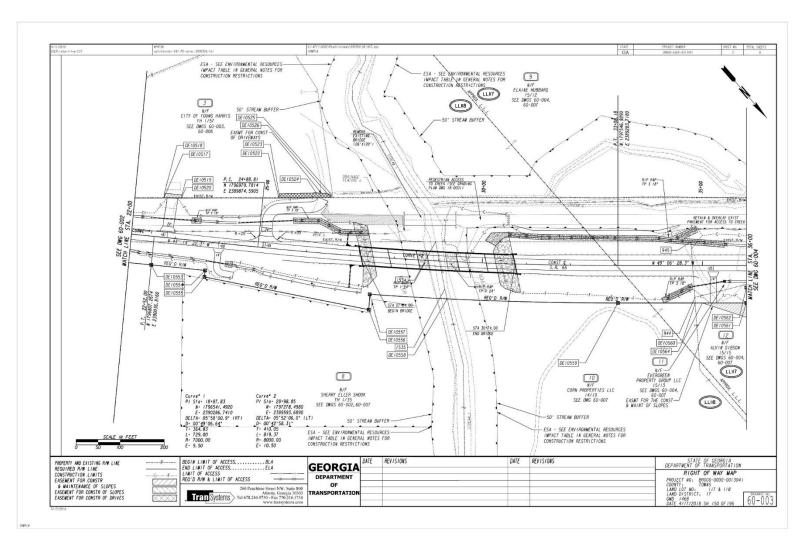
Existing Improvements

Right of Way

Easements

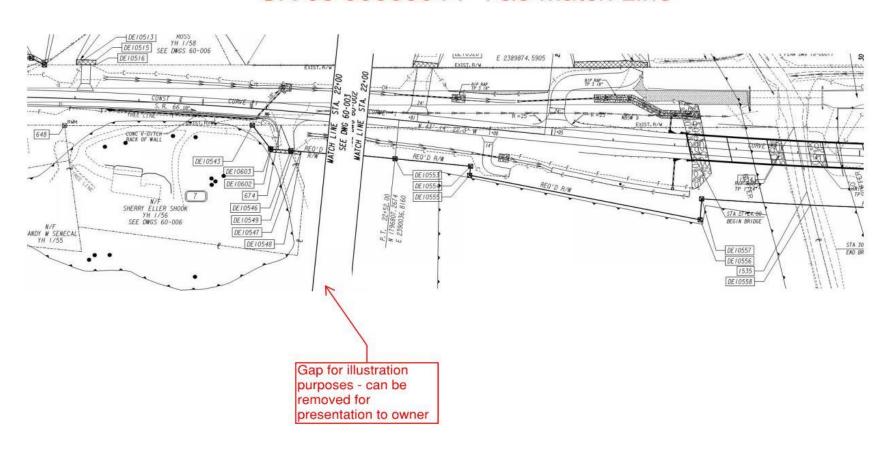
Construction Features





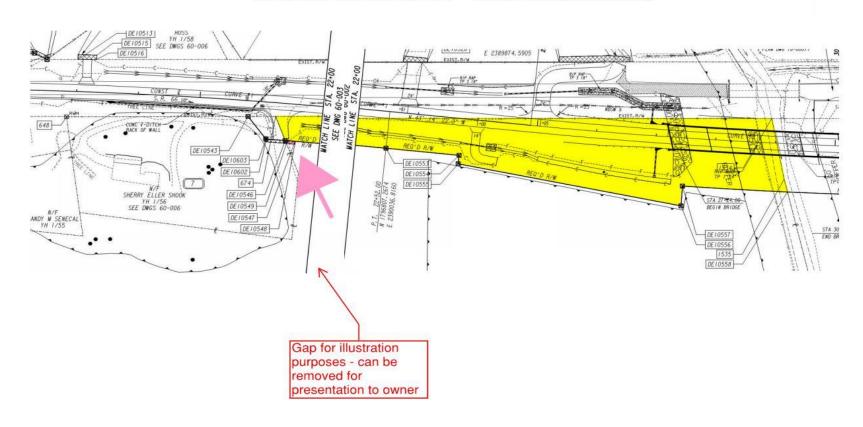


#### SR 66 0000304 P 7&8 Match Line

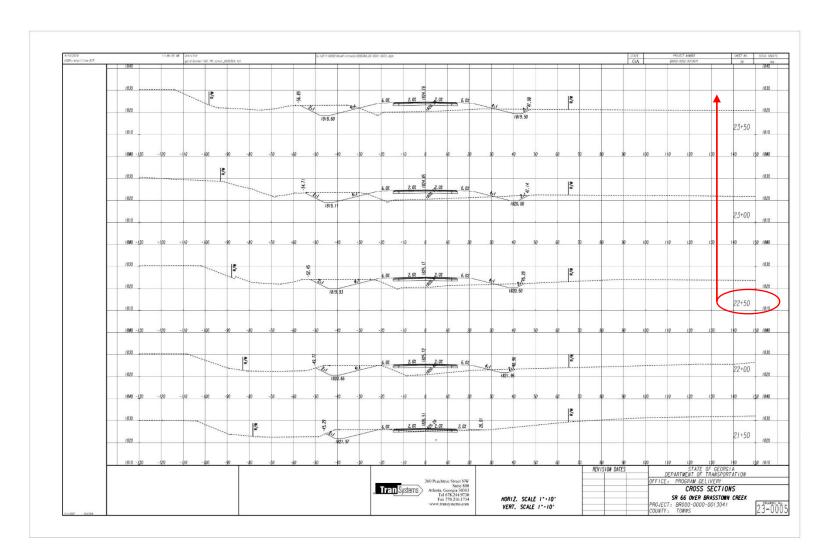




#### SR 66 0000304 P 7&8 Match Line



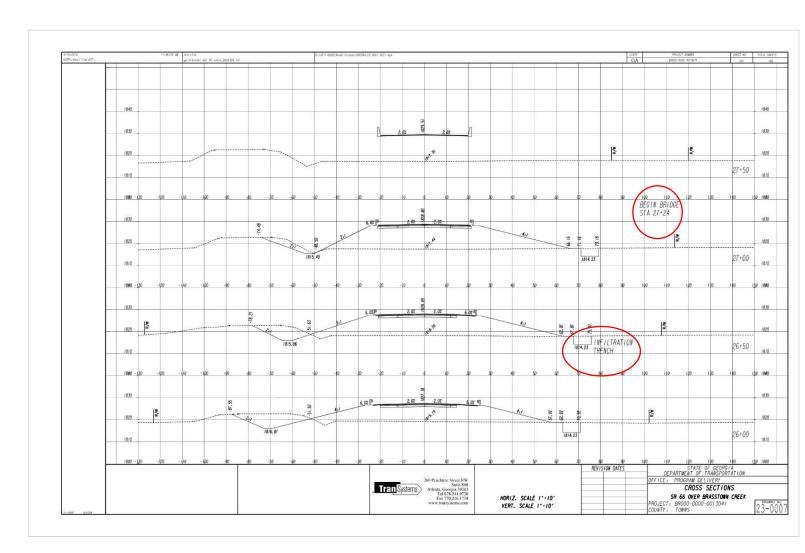














#### **Infiltration Trench**

#### 5.4.1 Description and Function of Structure

Infiltration trenches are excavations typically filled with washed aggregate or media that create an underground reservoir to capture, hold, and infiltrate stormwater runoff. The captured runoff volume gradually exfiltrates into the underlying water table through the bottom and sides of the trench into the subsoil over a 2- to 3-day period. By diverting runoff into the soil, an infiltration trench treats the water quality volume and helps to preserve the natural water balance on a site and can recharge groundwater and preserve base flows in receiving streams.

http://www.dot.ga.gov/PartnerSmart/DesignManuals/Drainage/I%20and%20M%20Manual.pdf

An infiltration trench with a filter strip acting as pretreatment is shown on Figure 5.4-1.



Figure 5.4-1 Typical Infiltration Trench Configuration and Components

# GDOT's Approved Post-Construction BMPs

Filter Strip

**Grass Channel** 

**Enhanced Swale** 

Infiltration Trench

Bioslope

Sand Filter

**Bioretention Basin** 

**Dry Detention Pond** 

Wet Detention Pond

Stormwater Wetland

Open Graded Friction Course (OGFC)

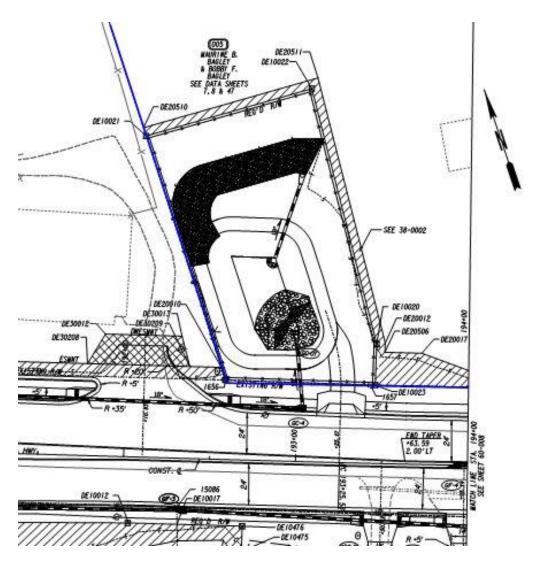
Included in the designer's "tool box" to meet MS4 and other stormwater requirements.

nιτρ://www.dot.ga.gov/PartnerSmart/DesignManuals/NPD ES/ADW4%20Wet%20Detention%20Pond%20Design.pdf

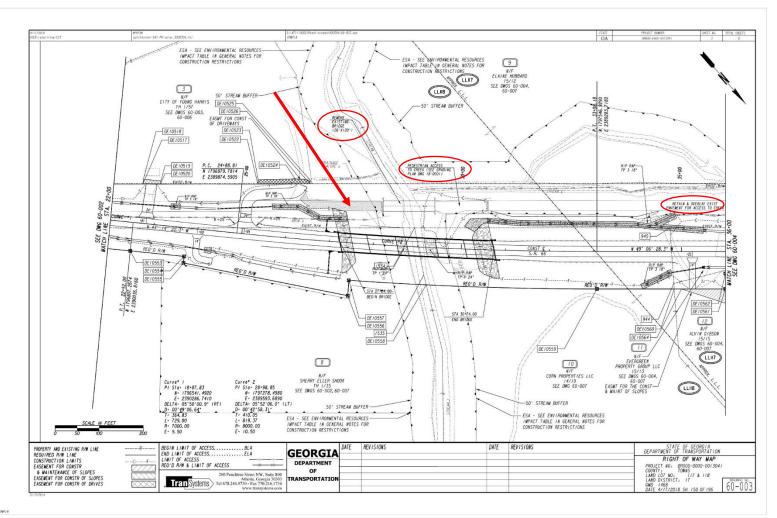




### MS 4 Pond - approx. 100' x 200'







- Road Location
- Stream Buffers/ESA
- Note PL 10, 11, 12
- Old Bridge Notes
- Old Road Info
- Obliteration
- Drainage Structures



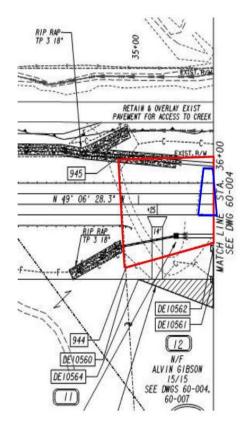
# Class Exercise - Parcel 11

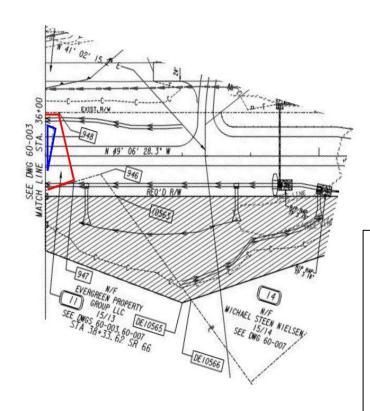
(For In-Person Classroom)

- 1. Outline property lines
  - 2. RW in yellow
  - 3. PCE in orange
  - 4. DWE in yellow
- 5. Impact on Property?



### Parcel 11 - Total Acquisition - SFR



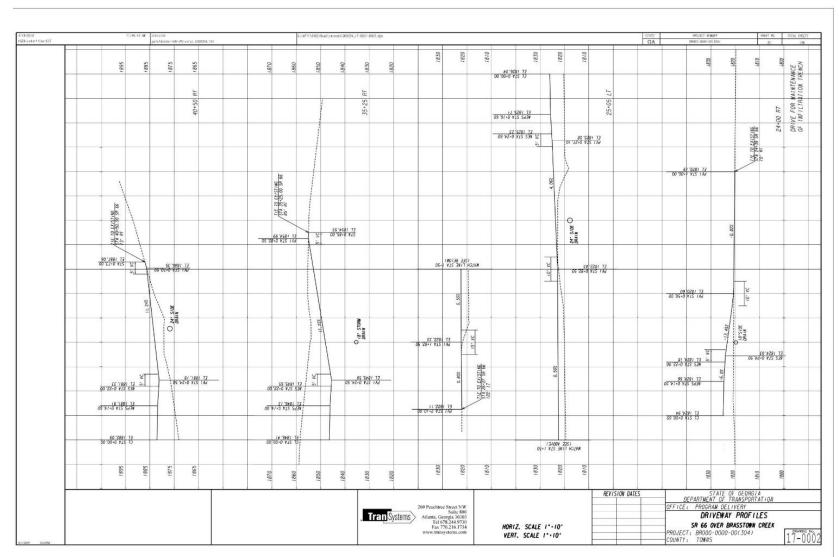


What is colored?

What color?

What is the impact?

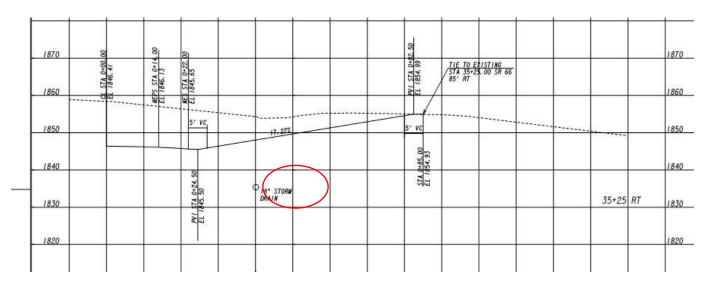
# **Driveway Profiles**







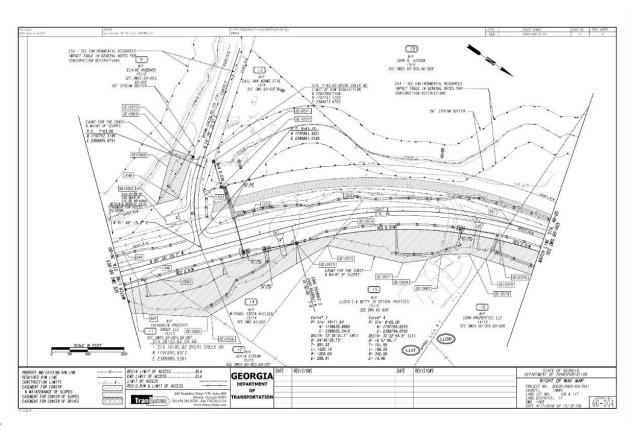
## Driveway Profile - Parcel 12 - 35+12RT



- Dotted Line existing ground
- Solid Line new driveway
- ➤ VC Vertical Curve
- ➤ % slope not ratio
- ➤ Note the scale



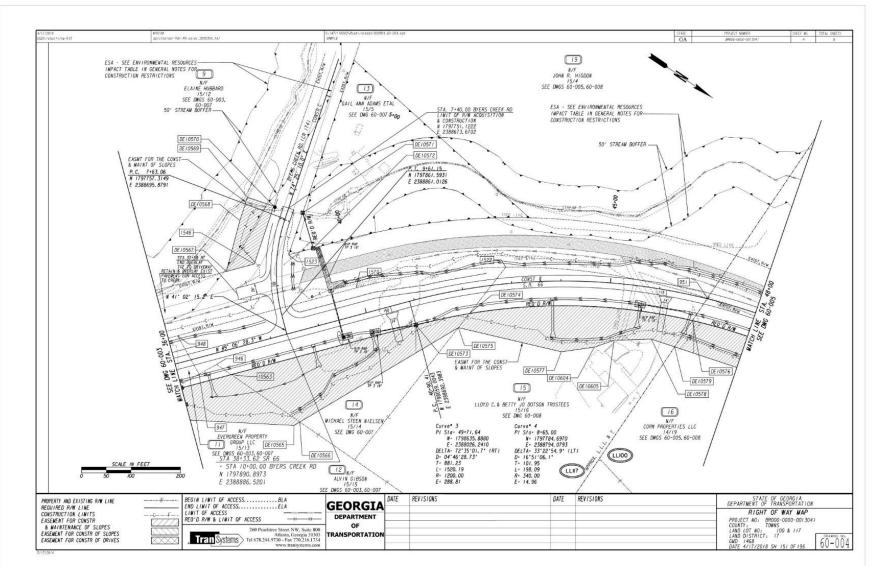
# Parcel 15 Class Exercise (For In-Person Classroom)



### Parcel 15

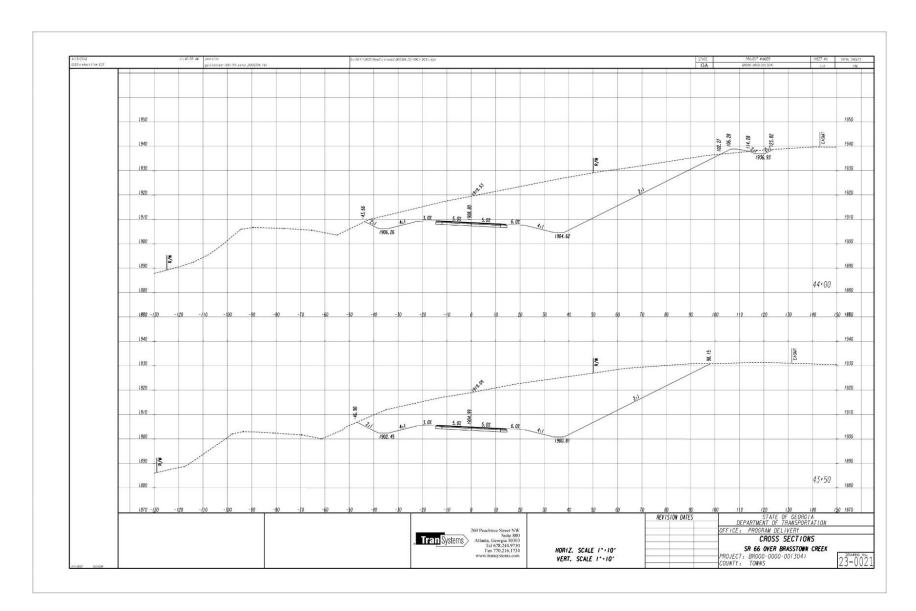
- ➤ Highlighted Areas
- **≻** Construction Features
- >Impacts to Land
  - >Impacts to Improvements

### For Training Purposes Only

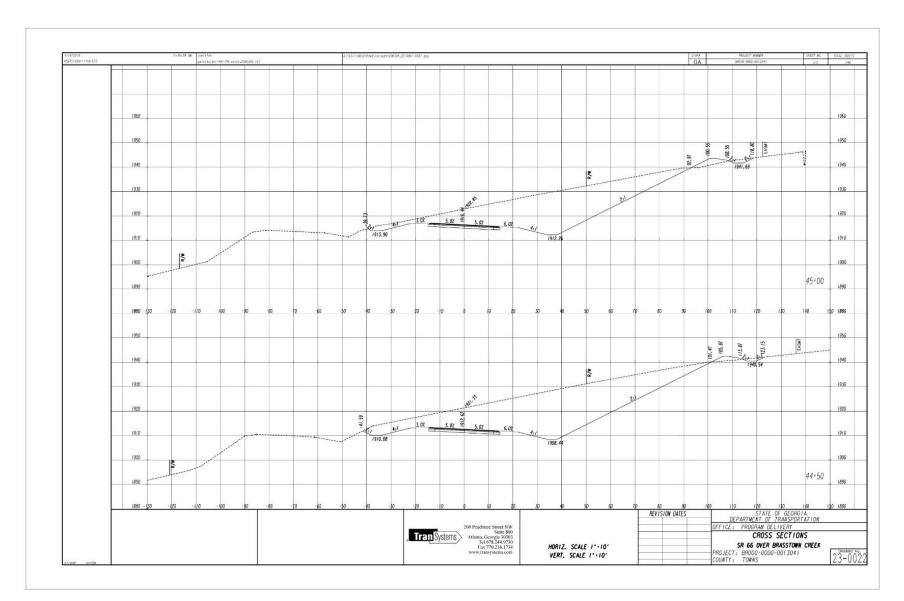




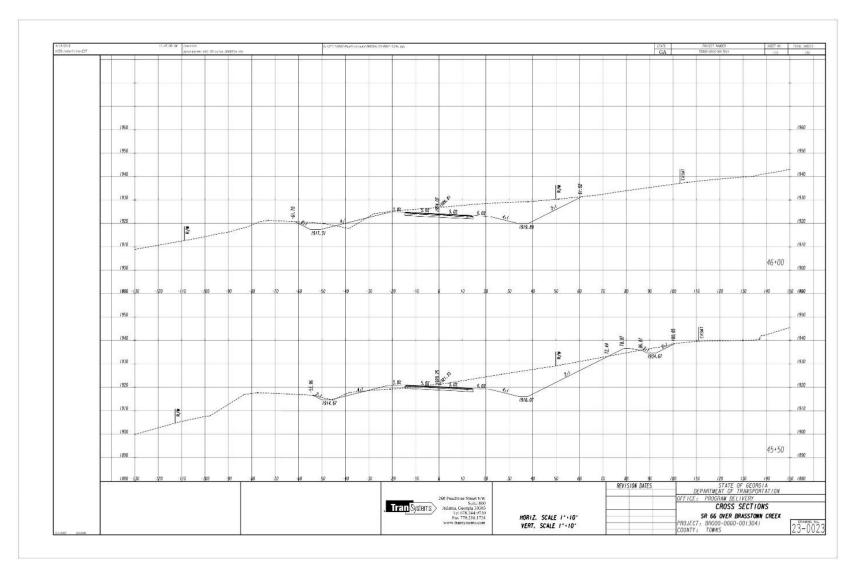




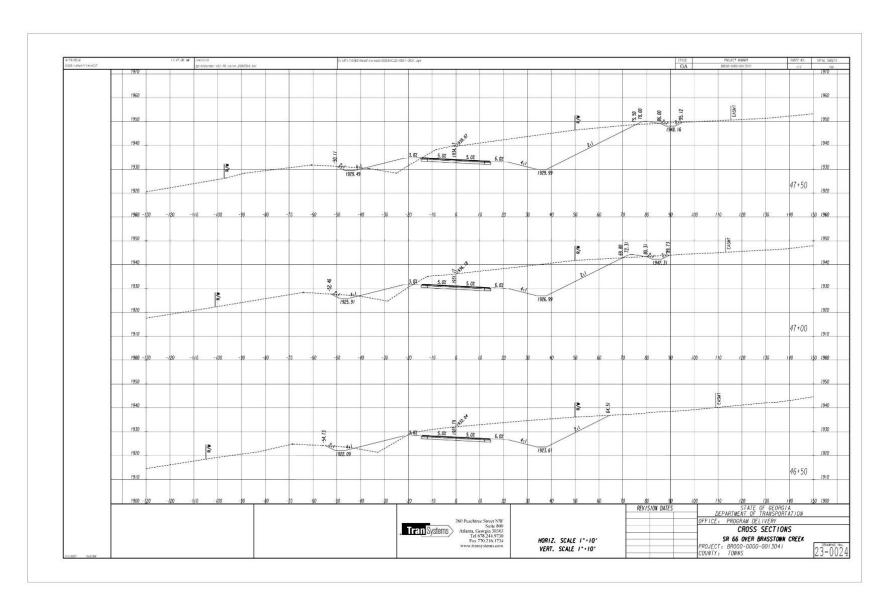






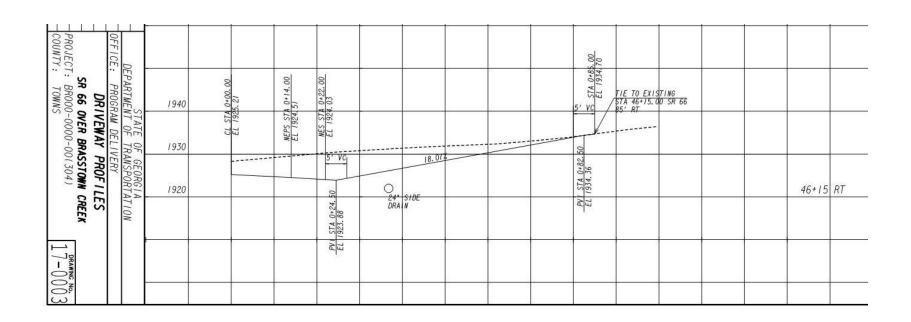


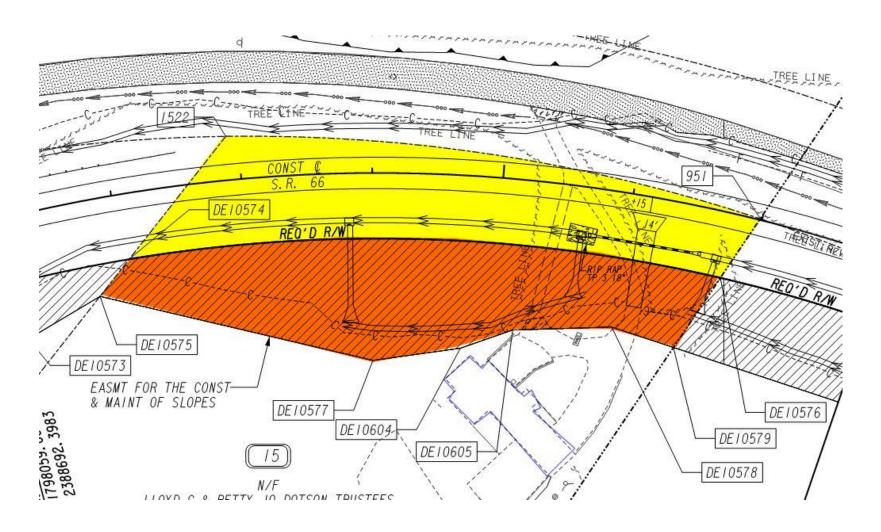






## **Driveway Profiles**



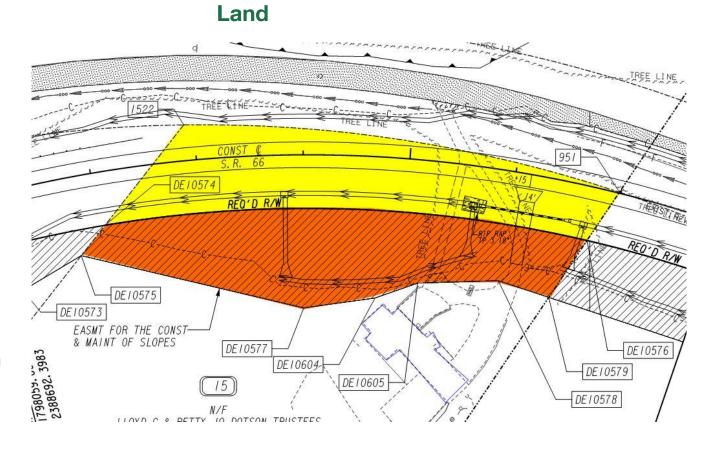






## Parcel 15 Impacts

- ROW Area
- Easement Area
  - Trees
  - Slopes
  - Cuts or Fills
  - Drainage
     Ditches/Swales
     Flumes
     Culverts
- Driveway Location
  - Road Location

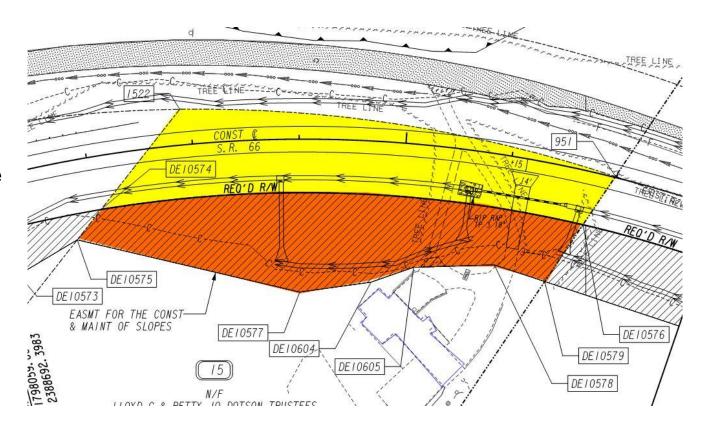




## Parcel 15 Impacts

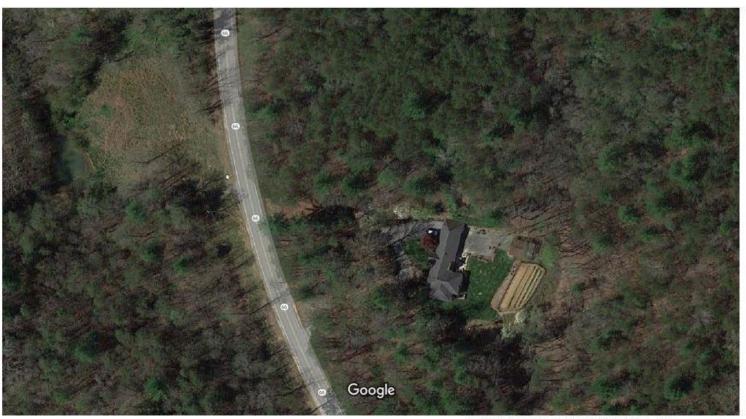
### **Improvements**

- Proximity?
  195 to old road
  125 to new road
  To new RW line
  To existing RW line
  To Swale/ditch
- Driveway
   Location
   Circulation
   Mailbox
   Drainage/Rip Rap





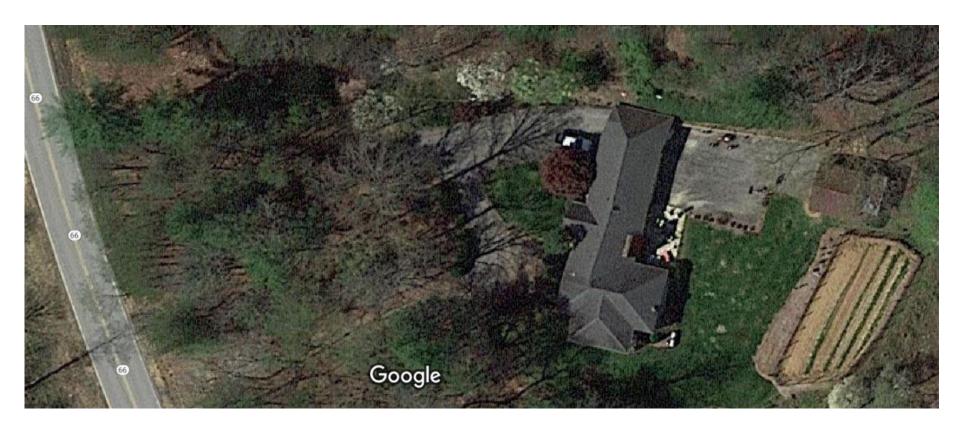
# Parcel 15 Impacts



Imagery @2018 DigitalGlobe, Map data @2018 Google 50 ft |



# 15 Aerial





### 15 View from Existing Road

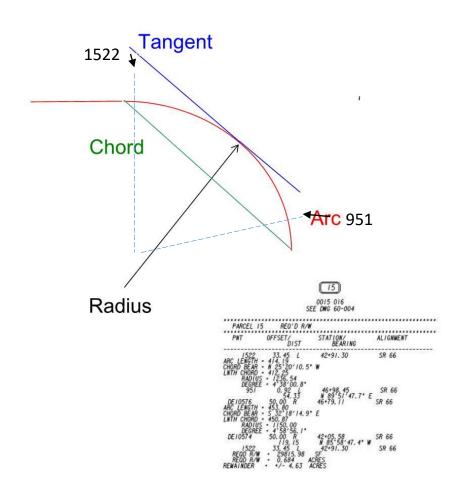


Image capture: Sep 2009 © 2018 Google





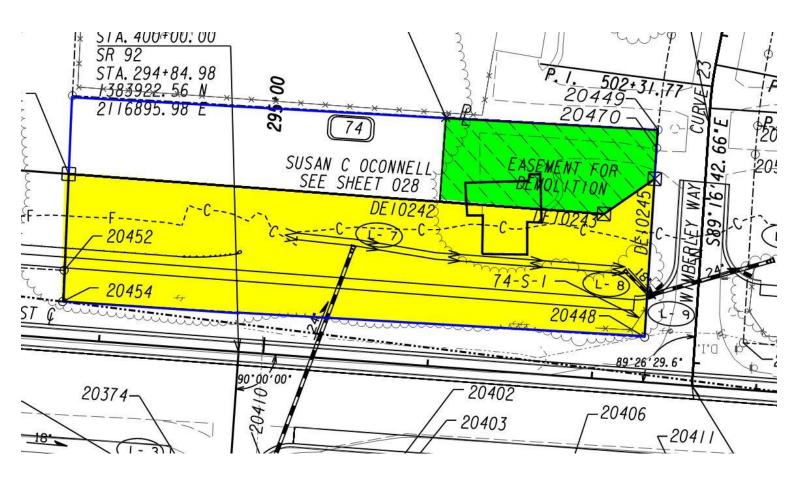






### **Uneconomic Remnants**

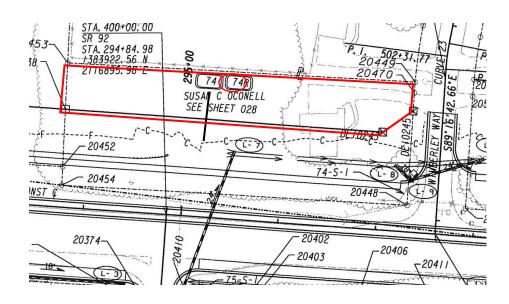
### Always the option of the owner – not required Right of Way



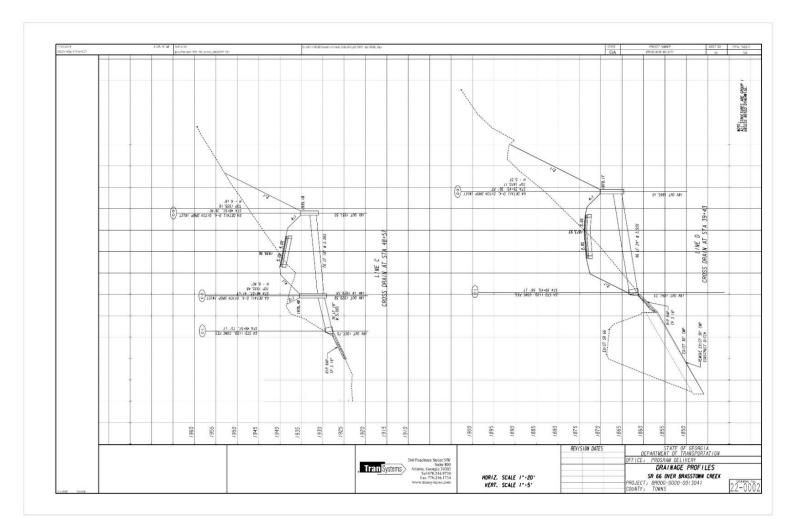


### **R Parcel**

No Demo Easement; other easements (if applicable remain). GDOT purchases both parcels – R parcel could become surplus property.



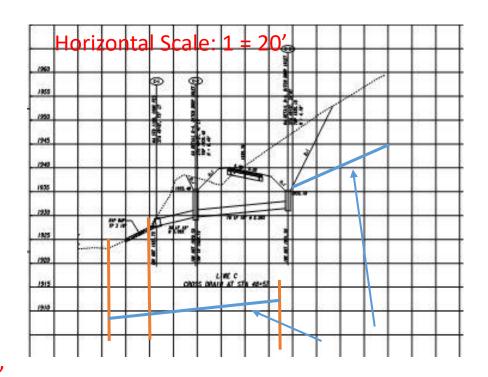
# **Cross-sections: Axis Scale Differences**





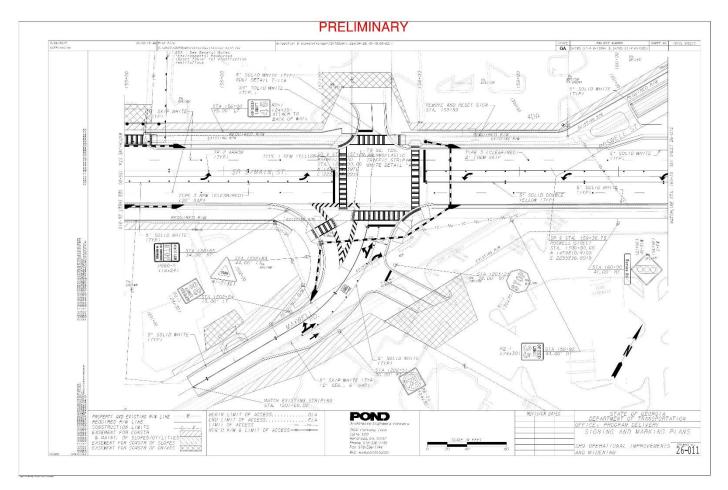


# Visual Impact of Scale Differences



Vertical Scale 1=5'





# Signing & Marking

- **≻**Signs
- ➤ Stop Bars
- ➤Turn
  Arrows
- Cross-Walks
- ➤ Traffic Control Devices





Box Culvert
Culvert –wing wall



Triple Box Culvert



Bridge – Wing Wall – Guard Rail



Check Dams





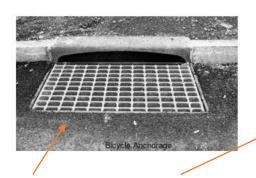




Clearing & Grubbing



Slope Drain w/rip rap
Drop Inlet/Silt Fence



Metal Inlet







Anchored Wall (tendons-nails)



Guard Rail - Slope

Section 515: Handrail—Ferrous Metal and Pipe





Mechanically Stabilized Wall Sound Wall





Figure 5.3-1 Examples of a Dry (left) and a Wet Swale (right) (source: Georgia Stormwater Management Manual [GSMM], Volume 2)







**Temporary Sediment Basin** 





Underground Storage Tank (UST) Removal





### **Construction Features**



Concrete Flume



Depressed, Grassed Median



Raised Grassed Median



# **Construction Features**

### **Pedestrian Facilities**







# GD9T Georgia Department of Transportation Construction Features

# Drainage - Rip Rap

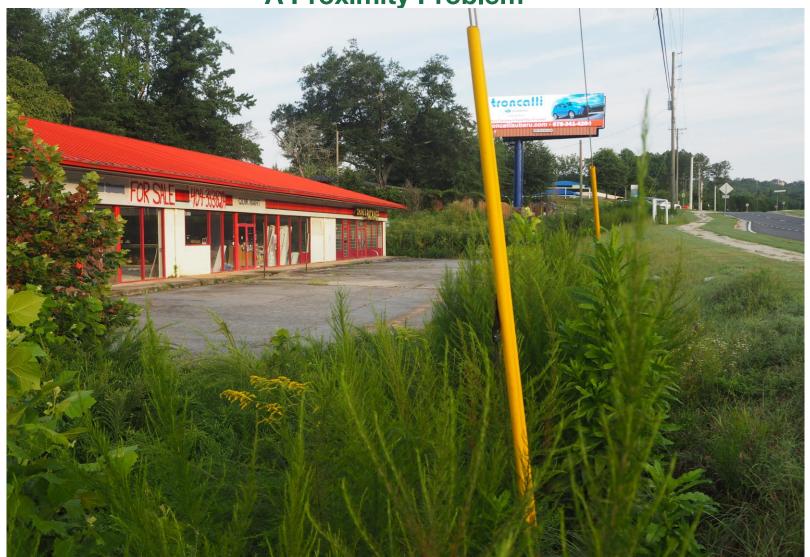






## **Construction Features**

**A Proximity Problem** 



#### State of Georgia

**Department of Transportation** 

### Drainage Design for Highways

http://www.dot.ga.gov/PartnerSmart/DesignManuals/Drainage/Drainage%20Manual.pdf



### **Drainage Design for Highways**

5/9/2018

Revision 3.3

Atlanta, Georgia 30308





#### **Skills Development Series**

http://www.dot.ga.gov/PS/Training#tab-2

### Basic Highway Plan Reading



Revised May 1, 2008

#### **CONVENTIONAL SYMBOLS**

State or County Line City Limit Line Property Line Survey or Base Line	
Right of Way Line Required Limit of Acces	
Fence	x x
Railroads	100 000 0000 0000 0000 0000 0000 0000
Power Line	— P—— P —
Telephone Line	— r —— r —
Power Poles	
Telephone or Telegraph Poles	

#### RIGHT OF WAY (ROW) SYMBOLS

Begin Limit of Access	BLA
End Limit of Access	ELA
Limit of Access	
R/W and Limit of Access	
Property and Existing R/W Line	
Required R/W Line	
$\begin{array}{ll} \text{Construction Limits} & \begin{array}{ll} C = Cut \\ F = Full \end{array}$	E
Easement For Constr & Maintenance Of Slopes (Permanent)	
Easement For Constr Of Slopes (Temporary)	
Easement For Const Of Drives (Temporary)	$\times \times \times \times$

Figure 6-7. Conventional and Right of Way (ROW) Symbols

Chapter 6: Stationing, Symbols and Abbreviations

29



For Training Purposes Only



# Law & Regulations

Consultant
Right of Way
Training





# **Consultant Right of Way Training**

# Laws & Regulations

- ➤ 23 CFR Part 710 Right of Way Program Administration
- ➤ 49 CFR Part 24 The Uniform Relocation Assistance & Real Property Acquisition Act of 1970
- ➤ OCGA Title 32 Highway, Bridges & Ferries
- ➤ OCGA Title 22 Eminent Domain
- ➤ Right of Way Manual

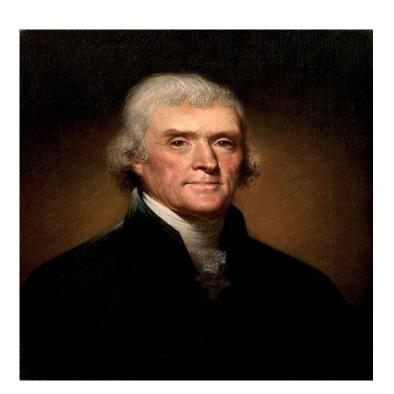


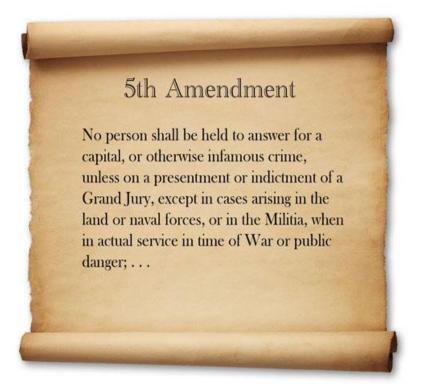


### Laws & Regulations

### 5<sup>th</sup> Amendment

...Nor shall private property be taken for public use without Just Compensation







### Purpose of the Uniform Act

To encourage and expedite the acquisition of real property by agreement with owners, to avoid litigation and relieve congestion in the courts to assure consistent and fair treatment of owners in the many Federal Programs, and to promote confidence in Federal Land Acquisition Practices.





### Purpose of the Uniform Act

### Decent Safe & Sanitary Housing

To ensure that no one family is displaced unless Decent, Safe and Sanitary (DS &S) housing is available

### **Avoid Delays**

To encourage and expedite acquisition by agreement

Minimize litigation

#### Promote Confidence

Public Confidence in Federal Aid Acquisition Programs



### Basic Requirements of 49 CFR Part 24

- ➤ Appraise FMV of property to be acquired
- > Review Appraisals
- ➤ Offer no less than FMV
- ➤ Offer must be in writing
- > Relocate residences, businesses and others
- ➤ Provide Relocation Advisory Services
- ➤ Payment before possession

For Training Purposes Only



### **GDOT** Organization

### Consultant Right of Way Training





### **Consultant Right of Way Training**

**GDOT** Organization

#### General Office

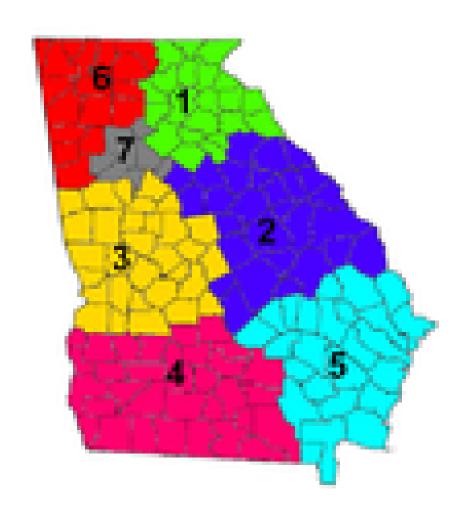
Senior Management & Roles

#### **Districts**

Acquisition Managers

### **Program Delivery**

Project Managers



For Training Purposes Only



# Appraisal Process Consultant Right of Way Training

**Eric K. Murray** 





# Pre-Acquisition The Appraisal Process

**Cost Estimate** 

Data Book

**Appraisals** 





# Pre-Acquisition The Appraisal Process Cost Estimates

- ➤ No consequential Damages are anticipated
- ➤ Value is \$15,000 or less
- Cost Estimate Values are approved for 60 days
- The offer that is made must be the value listed on the Cost Estimate



# Pre-Acquisition The Appraisal Process Data Book

- ➤ No consequential Damages are anticipated
- ➤ Value is \$25,000 or less
- ➤ Range of Values are approved for 60 days
- This method is seldom used



# Pre-Acquisition The Appraisal Process Appraisals

- Consequential Damages are anticipated
- The estimated value us over \$25,000
- The Property Owner elects to have an appraisal prepared



### **Consultant Right of Way Training**

**Pre-Acquisition** 

The Appraisal Process

- ➤ Non Compensable Items
- **▶** Donations
- ➤ Donations must be unsolicited



# Appraisal Process The Five Step Process

- (1) Determine the fair market value of the entire tract of property before any part is taken;
- (2) The value of the partial portion taken considered as a part of the whole tract;
- (3) the value of the remaining tract but just before the taking; i.e., the value of the remainder as a part of the whole by subtracting the value of a part taken from the value of the entire property;
- (4) the market value of the remainder just after the taking, considering the negative impact of the separation of the part from the whole; and
- (5) The positive impact of the taking of the part upon the value of the remainder just after the taking. Obviously steps 4 and 5 dealing with consequential damages must be determined separately from steps 1, 2, and 3 in as much as actual value is determined separately from consequential damages which may be added to but cannot be deducted from the value of the part taken.



# Appraisal Process The Five Step Process

(2) The value of the partial portion taken considered as a part of the whole tract;

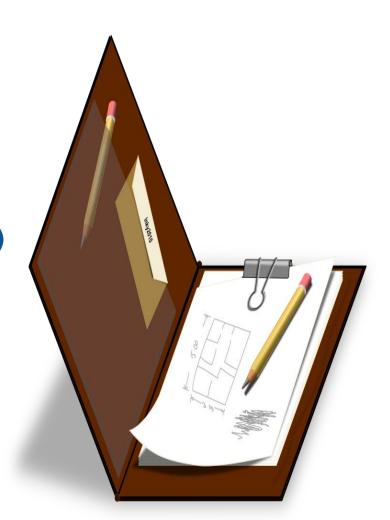




# Appraisal Process Types of Appraisals

388-C Summary Report (Strip Take)

388-N Before & After (Narrative)





### **Appraisal Process**

532 Review Appraisers Report

The Official Fair Market Offer





### Right of Way Acquisition

Bundle of Rights
Right of Way (Fee Simple)

Easements
Permanent Easements
Temporary Easements



For Training Purposes Only



### **Performance** Management

**Consultant Right of Way Training** 





### **Consultant Right of Way Training**

Right of Way Acquisition

### Performance Management

14 days to make 1st Contact with Property Owner

7 days to make Contact with other interest

30 to 60 days to complete negotiations

GDOT is like a big ship when it gets to you, you

have to be ready to go.



### Right of Way Acquisition

- Read the Appraisal & 532 Reviewer Report
- ➤ Be familiar with the Property
- ➤ Negotiations Records
- ➤ Be mindful of the schedule
- ➤ Elevate when necessary



For Training Purposes Only



### Right of Way Acquisition

### Consultant Right of Way Training





### Right of Way Acquisition

- ➤ Offer must be made in writing (Offer Letter)
- Summary Statement Basis for Just and Adequate Compensation
- > Receipt for Brochure
- ➤ Availability of Incidental Payment Letter
- ➤ Option for Right of Way
- Owner's Acknowledgement of Plans & Explanation



### Right of Way Acquisition Methods of Making Offers

- 1. In Person
- 2. Certified Mail
- 3. Do not make offer over the phone
- 4. Technology?





# Right of Way Acquisition Sharing Appraisal Information

- ➤ Do not give the property owner a copy of the Appraisal
- > Items you can share with the property owner
- 1. Comparable Sales
- 2. Cost to Cure Information





### Right of Way Acquisition Negotiator Responsibility

- Explain the basis of the offer to property owner
- ➤ Procedures including its payment of incidental expenses
- ➤ Owner must be given reasonable opportunity to consider the offer



### Right of Way Acquisition Negotiator Responsibility

- ➤ No Coercive Action in order to induce an agreement
- Remember that the owner knows more about his property than you do
- Listen to the property owner



# Right of Way Acquisition Complex Negotiations

- ➤ Leasehold Estate
- **►** Life Estates
- **Corporation**
- **Churches**
- ➤ Multiple Interests



### Right of Way Acquisition Negotiation Records

If it is not written in the negotiation records, it did not happen.

- **▶** Dated
- **Legible**
- ➤ Detailed (not a novel)
- > Signed





#### MOCK NEGOTIATIONS

Consultant Right of Way Training

**Classroom Activity** 





# Right of Way Acquisition Closings

- Closings will be conducted by GDOT Attorney (SAAG)
- Lien Release for Property Acquisitions less than \$15,000
- Examine title certificate and discuss potential issues with property owner
- Ensure all interests have been acquired



## Right of Way Acquisition Closings

- Right of Way Deeds
- > R-Parcels
- Settlement and Disbursement Statement
- ➤ IRS 1099-S Form
- Owner's Affidavit
- Final Title Certificate
- Quit-Claim Deed

For Training Purposes Only



### **Property** Management

### **Consultant Right of Way Training**





### Property Management Mission

Responsible for the timely demolition and removal of structures, signs, billboards, fences and underground storage tanks and other trade fixtures from the GDOT right of way.



### **Property Management**

Property Management begins and ends with the cooperation between the acquisition team/ consultants and the property management team. Once the parcels are acquired the property management begins.



### **Property Management**

Notice to Vacate

Property Management

PM-14 R/W Improvement Status

PM-15 Trade Fixtures & Sign Inventory





### **Property Management**

- ➤ If there are structures located within the required Right of Way the Right of Way shall be cleared prior to Certifying the Project
- ➤ Underground Storage Tanks (UST's) & Monitoring Wells (Please contact GDT Property Management Office)

For Training Purposes Only



**Negotiations** 

**Consultant Right of Way Training** 





### **Negotiations**

- ➤ Breakdown in Negotiations
- ➤ Irate Property Owners
- **Condemnation**





### Consultant Right of Way Training

#### Condemnation

Title Certificates should be within 6 months of current date

Appraisal Reports should be within 12 months of current date



### Consultant Right of Way Training Certification

- (1) Preconstruction Status Report
- (2) ROW Project Status Report
- (3) Relocation Advisory Service Certificate
- (4) Relocation Status Report



### Certification

- (5) Right of Way Improvement Status
- (6) Trade Fixture and Sign Inventory Report
- (7) Copies of all Right of Entries & Options w/Special Stipulations
- (8) Copy of cover sheet highlighting outstanding parcels



### Consultant Right of Way Training Certification

Certifications are due in the Right of Way office by the date listed on the Critical

Events schedule.

	J	anu	ary	20	14	
Sun	Mon	Tue	Wed 1	2	3	Sat 4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

					111
					^
3	4	5	6	7	8
10	11	12	13	14	15
17	18	19	20	21	22
24	25	26	27	28	
	17	17 18	17 18 19	10     11     12     13       17     18     19     20	10 11 12 13 14 17 18 19 20 21



	April 2014								
Mon	Tue	Wed	Thu	Fri	Sa				
	1	2	3	4	5				
7	8	9	10	11	12				
14	15	16	17	18	19				
21	22	23	24	25	26				
28	29	30							
	21	14 15 21 22	7 8 9 14 15 16 21 22 23	7 8 9 10 14 15 16 17 21 22 23 24	7 8 9 10 11 14 15 16 17 18 21 22 23 24 25				

Sun	Mon	Ma	$y_{\text{Wed}}^2$	014	Eri	Sat
Juli		140		1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Sun	Mon	JUI	y 2	V14	Eri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Sun	Mon	Tue	Wed	Thu	Fri	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

4 3014

			nbe		J14	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Mon	Tue	Wed 1	Thu	Fri	Sa
		1	2	3	4
6	7	8	9	10	11
13	14	15	16	17	18
20	21	22	23	24	25
27	28	29	30	31	
		20 21	13 14 15 20 21 22	13 14 15 16 20 21 22 23	13 14 15 16 17 20 21 22 23 24

Sun	Mon	Tue	Wed	Thu	Fri	Sat
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Mon	Tue				
1	2	3	4	5	Sa 6
8	9	10	11	12	13
15	16	17	18	19	20
22	23	24	25	26	27
29	30	31			
	15 22	8 9 15 16 22 23	8 9 10 15 16 17 22 23 24	8 9 10 11 15 16 17 18 22 23 24 25	8 9 10 11 12 15 16 17 18 19 22 23 24 25 26



### **Wrap UP**

**Questions**