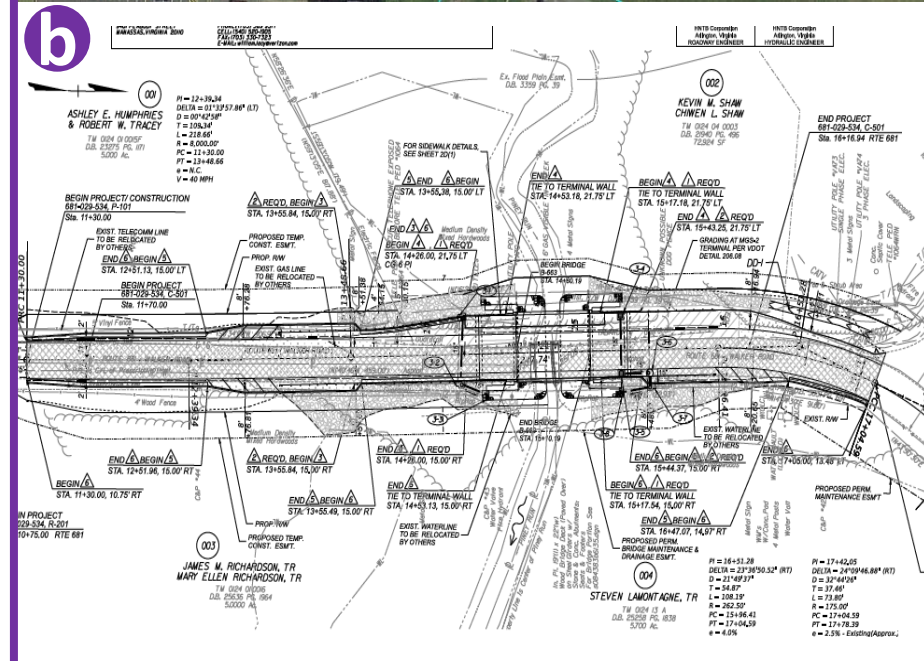
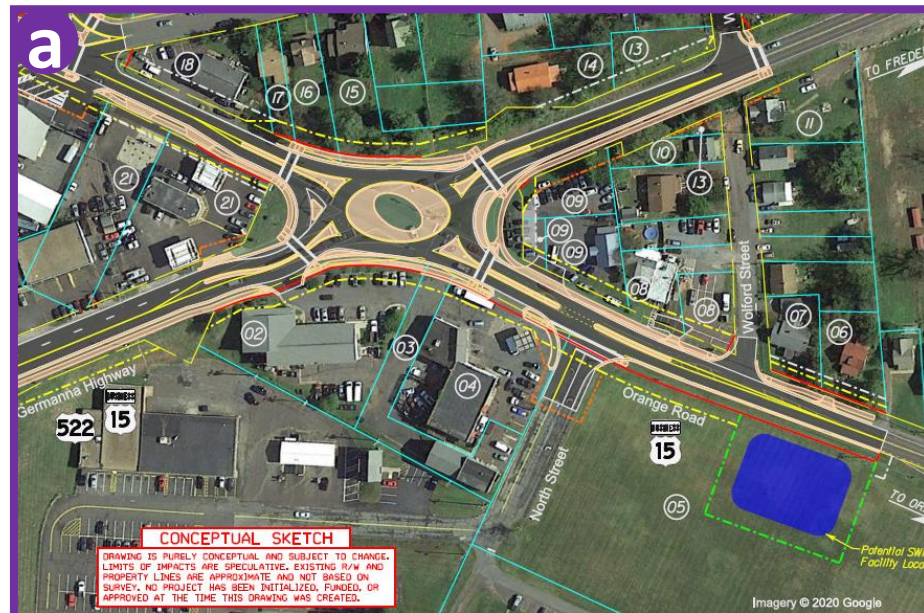


SMART SCALE Right of Way Cost Estimates

Required Documents for VDOT R/W to complete and validate a cost estimate:

- 1a) Project Sketch showing parcels impacted OR 1b) a detailed plan
- 2a) Spreadsheet reflecting areas to be acquired OR 2b) R/W Data Sheet
- 3) Parcel by parcel worksheet that reflect details of the estimate for each parcel



a

TOWN OF CULPEPER GIS DATA							EASEMENTS					TOTAL UTILITY	TOTAL TEMPORARY
PARCEL NO.	PIN	LANDOWNER	ZONING CODE	TOTAL ACRES	FEE TAKING SF	FEE REMAINDER ACRES	PERMANENT	UTILITY ONLY	TEMPORARY ONLY	TEMPORARY & UTILITY	ESMT	ESMT	
09	41A3 4 32	MCKIM, MARK A	C3	0.1962	0	0.196	0	0	0	1630	1630	1630	
	41A3 4 31	"	C3	0.0562	0	0.056	0	467	0	499	966	499	
	41A3 4 48A	"	C3	0.1474	45	0.146	0	298	1394	398	696	1792	
10	41A3 4 55	LEVY, EMILY LIZA	C3	0.07	0	0.07	0	0	261	0	0	261	
	41A3 4 62	HURTCO LLC	C3	0.207	0	0.207	0	0	203	0	0	203	

b

Parcel Information					Area: Areas greater than or equal to 1 acre will be shown in acres to 3 decimal places (x.000 AC). Areas less than 1 acre will be shown in square feet							
Parcel	Landowner Name	Sheet No.	Deed Acreage	Remainder	Fee Summary			Permanent Easements			Temporary Easements	
					Total	Prescriptive	Non-Prescriptive	Bridges/Drain.	Maintenance	Other	Construction	Slope
001	Ashley E. Humphries & Robert W. Tracey	3, 3RW	5.000 AC	4.914 AC	3753 SF	-	3753 SF	-	-	-	4232 SF	-
002	James M. Richardson & Mary Ellen Richardson, Trs.	3, 3RW	5.000 AC	4.785 AC	9386 SF	\$478 SF	3908 SF	606 SF	-	-	5063 SF	-
003	Kevin M. Shaw & Chwen L. Shaw	3, 3RW	1.674 AC	1.605 AC	3013 SF	-	3013 SF	-	-	-	3266 SF	-
004	Steven Lamontagne, Tr.	3, 3RW	5.700 AC	5.700 AC	-	-	-	2957 SF	3089 SF	-	-	-

3

PARCEL #	001	TAX MAP #	41A33A 1	Zoning	C3	LAND	\$ 11,300
ASSESSMENT	LAND	\$ 2,162,900	\$ 4.50			BUILDING	\$ -
	IMPROV.	\$ 3,238,900				IMPROVEMENTS	\$ -
	SUBJ. SIZE		11.034			DAMAGES	\$ 1,000
EST. FMV. PER ACQUISITION	SF/AC/SM	\$ 5.20				TOTAL	\$ 12,300
	FEE	5	SF/AC/SM		%		
	Temp/ Utility		SF/AC/SM				
	PDE		SF/AC/SM				
	UTILITY	3,553	SF/AC/SM		30%	\$ 5,600	
	TCE	3,553	SF/AC/SM		30%	\$ 5,600	
	-Type:						

251 SOUTHGATE SHOPPING CENTER; SOUTHGATE CULPEPER LLC; Valued at \$2,500,000; Improvements: None given at this time.; Damages: Property pins- \$1,000.

*Follow [DW/DE guidance](#); VDOT R/W will not consider DW/DE without correct approving entity

- Must include all possible improvements & damages, based on the design at the time
- Must use Fair Market Value for the price per SF
- State estimate assumptions on each parcel
- Suggested to use VDOT Cost Estimate Workbook
- Use County GIS/Assessment to find info on a particular parcel

SMART SCALE Right of Way Cost Estimate Resources



Cont'd from Pg 1

3

	VALUE	AREA	\$/SF	
Proposed Right of Way	\$ -	0.000	#DIV/0!	
Proposed Prescriptive Right of Way	\$ -	0.000	#DIV/0!	
Proposed Permanent Drainage Easement	\$ -	0.000	#DIV/0!	
Proposed Permanent Utility Easement	\$ -	0.000	#DIV/0!	
Proposed Temporary Construction Easement	\$ -	0.000	#DIV/0!	
Total Cost of Fee ROW and Easements:	\$ -			
Buildings	\$ -			
Improvements	\$ -			
Damages	\$ -			
Total Costs (Land + Above)	\$ -			
Administrative Settlements (NA%)	\$ -			
Condemnation increment (NA%)	\$ -			
Court Costs Range: (\$30,000-\$125,000)/Per Parcel	\$ -			
ROW Admin Cost: \$15,000/parcel	\$ -			
Total Admin and P.E Costs	\$ -			
*Estimated Total Acquisitions	0			
*Estimated Parcel Count	0			
Commercial Relocation Costs	\$ -			
Residential Relocation Costs	\$ -			
Hazmat Costs	\$ -			
Demolition Costs	\$ -			
Grand Total with Relo Costs (No Utility Costs)	\$ -			
Contingency NA%	\$ -			
ROW Grand Total with Contingency:	\$ -			

	RUMS		
	District	Condemnation %	Court %
NOVA		40%	7%
Culpeper		25%	20%
Fredericksburg		25%	24%

Note additional costs associated with ROW estimate:

- ROW Administrative costs, to include:
 - Cost of preparing title report
 - Appraisal
 - Review Appraisal
 - Negotiation
 - Settlement
 - Relocation and demolition
- Administrative settlements
- Court costs
- Condemnation increments
- Contingency

*Reference the [VDOT Right of Way Cost Estimate Guide](#) for greater detail, including examples, on how a ROW Cost Estimate is prepared