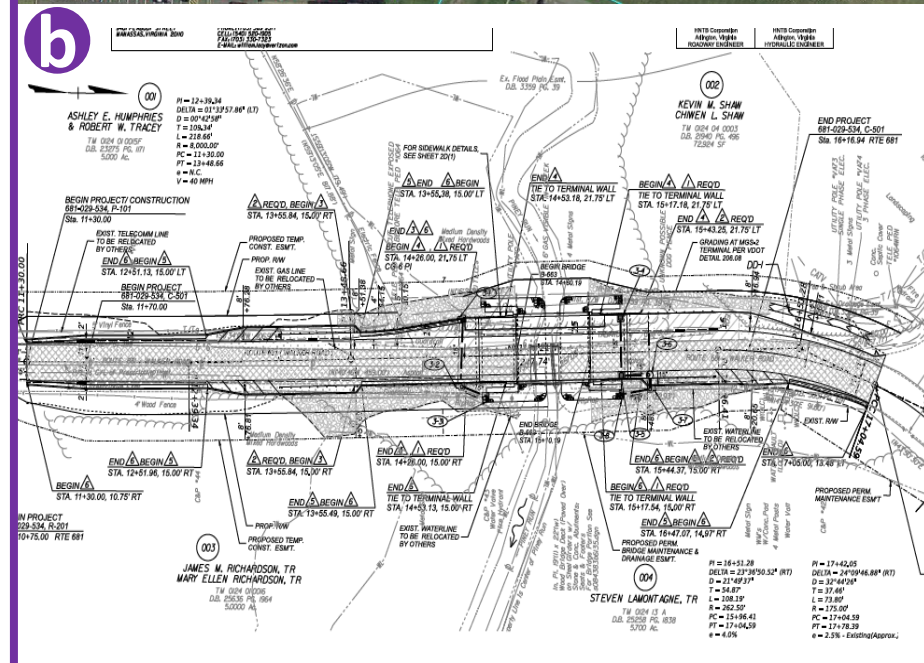
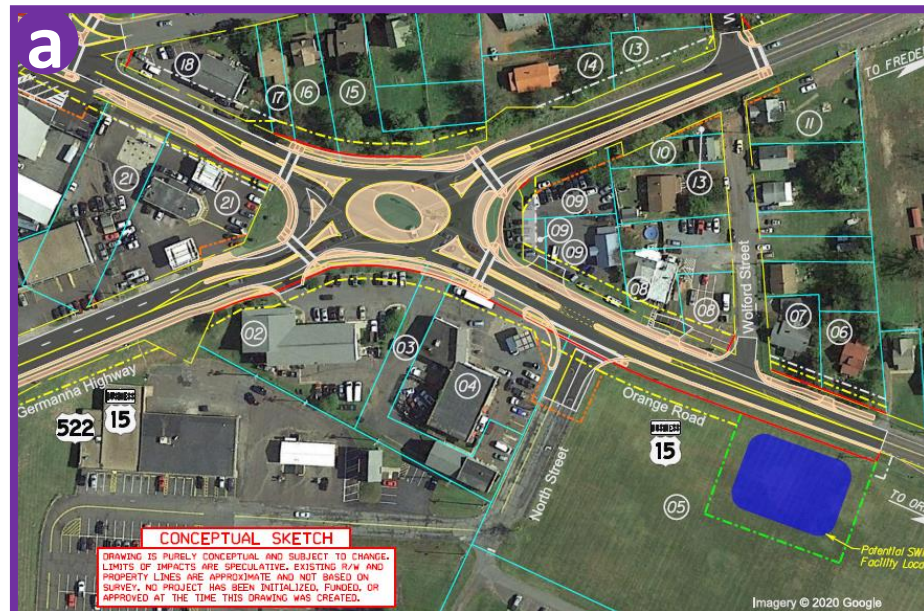


# SMART SCALE Right of Way Cost Estimates

## 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				
PARCEL NO.	PIN	LANDOWNER	ZONING CODE	TOTAL ACRES	FEE TAKING SF	FEE REMAINDER ACRES	PERMANENT	UTILITY ONLY	TEMPORARY ONLY	TEMPORARY & UTILITY	TOTAL UTILITY ESMT	TOTAL TEMPORARY 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	Landowner Name	Sheet No.	Deed Acreage	Remainder	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							
					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	Slope
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!	
<b>Total Cost of Fee ROW and Easements:</b>	<b>\$ -</b>			
Buildings	\$ -			
Improvements	\$ -			
Damages	\$ -			
<b>Total Costs (Land + Above)</b>	<b>\$ -</b>			
Administrative Settlements (NA%)	\$ -			
Condemnation increment (NA%)	\$ -			
Court Costs Range: <b>(\$30,000-\$125,000)/Per Parcel</b>	\$ -			
ROW Admin Cost: \$15,000/parcel	\$ -			
<b>Total Admin and P.E Costs</b>	<b>\$ -</b>			
*Estimated Total Acquisitions	0			
*Estimated Parcel Count	0			
Commercial Relocation Costs	\$ -			
Residential Relocation Costs	\$ -			
Hazmat Costs	\$ -			
Demolition Costs	\$ -			
<b>Grand Total with Relo Costs (No Utility Costs)</b>	<b>\$ -</b>			
Contingency NA%	\$ -			
<b>ROW Grand Total with Contingency:</b>	<b>\$ -</b>			

	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