

February 8, 2022

Transportation Facility: Route: 29  
State Project: 0029-029-350, R201  
Federal Project: NHPP-5A01(917)  
County: Fairfax  
UPC: 110329

RIGHT OF WAY - Property of Clifton Crest Homeowners Association  
Parcel 007

CERTIFIED # 7021 0350 0001 5875 0219 and emailed  
Return Receipt Requested

Clifton Crest Homeowners Association  
c/o Capitol Property Management II  
Ingrid Kettermann, Comm. Mgr.  
3914 Centreville Road, Suite 300  
Chantilly, Virginia 20151

Dear Ms. Kettermann:

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 29 in Fairfax County, Virginia. A public hearing was held previously in the County of Fairfax. Advertisements announcing the public hearing schedule were run in the local newspapers in advance of the hearing. Citizens' comments received by VDOT during this hearing were considered in the development of the final plans. The final project plans show that Clifton Crest HOA 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 the 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, the property may be used for the relocation, installation, improvement or maintenance of a utility service provided by a public utility provider. Pursuant to Section 25.1-204(B) of the Code of Virginia, the undersigned hereby certifies that the acquisition of the 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 property rights needed, as shown on the enclosed plan sheets, for the total sum of \$115,010.00. This offer is based solely upon the appraisal referenced below and in the enclosed appraisal report.

The appraiser assigned to determine the market value of that portion of the property needed for the referenced transportation facility has made a study of the real estate market in the area. After careful inspection and with full consideration of the impact of the proposed transportation facility on the property, the appraiser has concluded the market value of the needed area is established at **\$115,010.00**. A breakdown of this value is as follows:

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Category	Description	Link	Units	Size	Value
Land	In fee	@ \$13.50/sf	Sf	28	\$ 380.00 ®
Permanent Easement	Drainage	@ 10%/fee	Sf	5,870	\$ 7,925.00 ®
Perm. Utilities Ease.	VDOT & Dominion	@ 50%/fee	Sf	15,749	\$ 106,305.00
Temporary Easement	Construction	@ 30%/fee	Sf	9	\$ 100.00
Property Pins	Lump sum				\$ 300.00

**Total Offer        \$ 115,010.00**

Enclosed is a complete copy of the approved appraisal and a copy of the title examination of the property. Plan Sheets 5, 6, 5RW and 6RW are enclosed showing specific features highlighted in the following colors: RED the land in fee simple, GREEN the permanent drainage easement, PINK and YELLOW the permanent VDOT and Dominion utilities easements, and ORANGE the temporary construction easement. Other documents enclosed include a Commonwealth of Virginia Substitute W-9 form (Form W-9) that asks for the landowner's Taxpayer ID. This information is necessary to expedite closing and our payment of money owed.

At your specific request, I am sending these documents to you in advance of our meeting together with the Association. When we meet, I will discuss the offer with them, answer any questions, and address any concerns you they may have about the acquisition.

Description of the areas needed are as follows: The land in fee proposed right of way begins at the west property line, is approx. 3 ft. deep at the west end and approx. 35 ft. wide. The proposed permanent easement for maintenance of a noise wall and retaining wall and drainage easement lies behind and parallel to the proposed and existing right of way from the west property line to Station 319+67.06, varies in depth from approx. 10-20 ft. and is approx. 600 ft. wide. The proposed permanent utilities easement lies behind the proposed and existing right of way from the west property line to Station 320+07.85, varies in depth from approx. 25 ft. to 50 ft. and is approx. 625 ft. wide. The proposed temporary construction easement lies behind and parallel to the proposed permanent maintenance and drainage easement at the west property line and is approx. 5ft. deep and wide.

The new roadway will be approx. 2-7 ft. above current grade at the center line of NB Rte. 29. The cross section sheets X-25 to X-37 show the changes to the connections at the proposed parcel property line as follows:

Station 313+50 to 313+75: Approx. 1-3 ft. cut with 4:1 and 2:1 slope  
 Station 314+00 to 315+50: Approx. 1-2 ft. cut with 4:1 and 2:1 slopes  
 Station 317+00 to 317+25: Approx. 1-2 ft. cut with 4:1 and 2:1 slopes  
 Station 318+50 to 319+25: Approx. 1 ft. cut with 4:1 and 2:1 slopes

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

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

Sincerely,

Joan Marie Dias  
 Right of Way Manager

Jmd/file/Enclosures

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