

A "Minimum Plan" project requires survey and topo to provide sufficient right of way plans necessary for the acquisition of right of way by the Right of Way Division and plan, profile and cross section sheets are to be provided. In the establishment of such projects, attention should be given to determine that the project location and selection is in an area where disruption due to construction can be tolerated by the users of that particular roadway for a reasonable period of time.

The "Accelerated Bridge Plan" process may be used with structures requiring "B" or "D" designation numbers and other structures requiring major hydraulic analysis or river mechanics studies, and may also be used for bridge repair/maintenance and other engineered structures when pertinent survey, exploration and engineering are needed. For "Accelerated Bridge Plan" projects, the plan submittal may consist of 8½" X 11" sketches inserted into the assembly or separate full scale bridge plans.

PUBLIC HEARING AND RIGHT OF WAY

All right of way negotiations are to be conducted in accordance with the applicable statutes, regulations, policies, and procedures stipulated in the Right of Way Division's Manual of Instructions and related memoranda.

For "No Plan" projects any required right of way and/or easements will be secured by donation provided no condemnation is requested and no condemnation is required. However, right of way may be purchased without the preparation of official plans as long as the value of the acquisition of each parcel does not exceed \$5,000, which does not include incidental cost, such as fencing, shrubbery, etc. If the anticipated acquisition value is greater than \$5,000 per parcel or eminent domain is required the information as outlined in the Code of Virginia §[33.2-1001](#)* (see below) shall be developed and provided for each parcel on which a certificate is filed.

The Code of Virginia §[33.2-1001](#) states the Following:

"If Right of Way is purchased the following information shall be provided: (i) the giving of plans and profile drawings of the project, showing cuts and fills, together with elevations and grades; (ii) explanation, in lay terms, of all proposed changes in profile, elevation and grade of the highway and entrances, including the elevations of proposed pavement and shoulders, both center and edges, with relation to the present pavement, and approximate grade of entrances to the property."

To accompany the plat we need a plan view, profiles of road and entrances and cross sections. The plan area shown should extend about 100 feet on each side of the property to be condemned. If just beyond that is a major feature such as a large drainage pipe, box culvert, SWB, etc. the limits should probably be expanded as it may have some impact on the property value.

* Rev. 10/14