



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
1401 EAST BROAD STREET
RICHMOND, VIRGINIA 23219-2000

Stephen C. Brich, P.E.
COMMISSIONER

February 17, 2021

Andrew Reitelbach
Senior Planner
Albemarle County Community Development Department
401 McIntire Road
Charlottesville, Virginia 22902

RIGHT OF WAY - VDOT Lands Acquired From Forest Lakes Associates
RST Residences Zoning Application (ZMA 2020-00007)

Dear Mr. Reitelbach:

The Virginia Department of Transportation (“VDOT”) has been requested to provide Albemarle County (“County”) information regarding VDOT’s right of way and Tax Map Parcel 46B5-1D, as it relates to the proposed project known as “RST Residences” (“RST”) and a proposed connection to Ashwood Boulevard. The County has requested clarification regarding RST’s right and ability to construct an access to Ashwood Boulevard, as shown on the application plan, across those lands owned by VDOT.

VDOT acquired Parcel 46B5-1D in 2001 from Forest Lakes Associates for the purpose of constructing a Route 29 Western Bypass. The Bypass project was subsequently rescinded by the Commonwealth Transportation Board by resolution dated July 16, 2014. As a part of the initiative to return those lands acquired for the Bypass project, back to private ownership, VDOT reviewed Tax Parcel 46B5-1D to determine its need for current or future highway purposes. During the review it was noted the County comprehensive plan showed an extension of Ashwood Boulevard to Berkmar Drive. As a result, VDOT determined that a portion of the property, fronting Route 29, containing approximately 1.44 acres (marked in RED – Attachment 1) could be released for sale, and the remainder, located along Ashwood Blvd (marked in BLUE – Attachment 1), should be reserved for right of way purposes, allowing for future modifications and improvements within those limits.


The process to adjust right of way limits, on lands already owned by VDOT, is an internal administrative process (see attachment 2). As a result, VDOT has a requested RST to depict the proposed right of way limits for Ashwood Boulevard on their site plan, showing that portion of Parcel 46B5-1D being retained by VDOT as “Proposed Right of Way” and VDOT will formally acknowledge this designation as a part of the RST site plan review process. This will also be supported by VDOT’s request to the County Assessor to revise the boundaries and acreage of Parcel 46B5-1D to depict the proposed right of way limits, and reflecting only that 1.44 acre portion of the parcel which will be offered to the public.

Letter to Andrew Reitelbach
RST Residences Zoning Application (ZMA 2020-00007)
February 17, 2021
Page 2

The acknowledgement and designation of this area as right of way provides for RST to construct the proposed connection and any improvements (i.e. sidewalk, curb and gutter, etc) that may be required by the County or VDOT as a part of the site plan review process, along Ashwood Boulevard and clarify any questions as to the legal rights of access across those lands owned by VDOT. After this area is designated as right of way, RST's property would then abut the Ashwood Boulevard right of way. As such, the proposed connection would not cross a separate County tax map parcel to reach the Ashwood Boulevard right of way, allowing the proposed connection to be constructed within the right of way limits pursuant under VDOT's access permitting procedures. No portion of the proposed connection would be built on a tax map parcel, owned by VDOT. All improvements and any proposed connection will still require review and approval by the County and VDOT to ensure they meet all zoning, land use, and highway standards and requirements.

If you have any further questions regarding this matter, please do not hesitate to contact me.

Sincerely yours,



Kimberly M. Leckner
Assistant Program Manager
Right of Way and Utilities Division

cc: Adam J. Moore, P.E., Area Land Use Engineer, Charlottesville Residency

Attachments 2 (1 – Acquisition Project Plans, 2 – Real Estate Certification)



Real Estate Certification

The following land and/or property interest that was formerly a portion of road right of way is no longer deemed necessary for uses of the State Highway System or Secondary Highway System.

<u>Location of Property or Property Interest</u> PMI 6638	
Route : 29	County : Albemarle
Acquired for Project	6029-002-F22, RW-202
Acquired from	Forest Lakes Associates
Location	Shown on Sheet 9, 10 and 10E of the plans for Route 29, State Highway Project 0029-002-135, RW201, lying northeast of the intersection of Ashwood Boulevard and Route 29, north of and adjacent to north existing and proposed right of way line of Ashwood Boulevard and east of and adjacent to the east existing right of way line of Route 29; from a point 176.03 feet opposite Station 102+77.56 (Ashwood Boulevard Construction Baseline to a point 90.98 feet opposite Station 2657+32.02 (Route 29 Mainline Construction Baseline).
Size (area)	1.4473 acre

Reason for Change

	Roadway abandoned
	Roadway changes resulting from a new project
X	Reduction of right of way width, for area no longer needed (no further need was reviewed and concurred in by Planning, Operation, and Maintenance.
	Easement no longer needed (no further need was reviewed and concurred in by Planning, Operation, and Maintenance.
X	The plans have been revised at the request of the County and District to accommodate a future project to widen and extend Ashwood Blvd.. If approved for sale, the limited access rights as shown on the plans will be released.

I certify that the above described real property or property interest is no longer needed for uses of the State Highway System or Secondary Highway System and authorize the disposal in accordance with State statutes.

Richard

Walton Jr.
Richard Walton Jr.
Chief of Policy

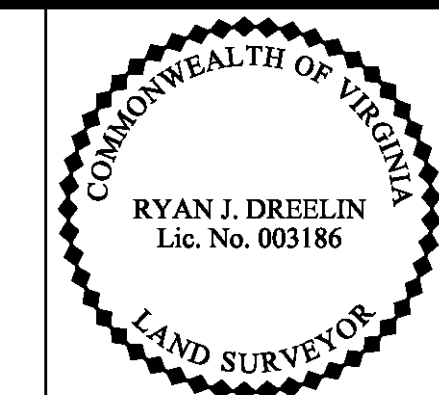
Digitally signed by
Richard Walton Jr

Date: 2020.08.28

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Date _____

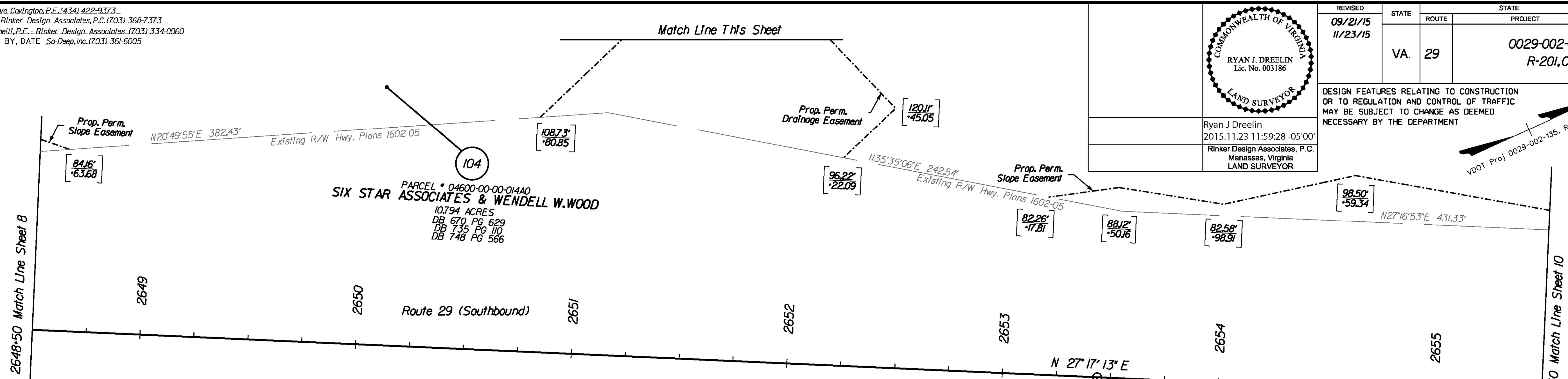
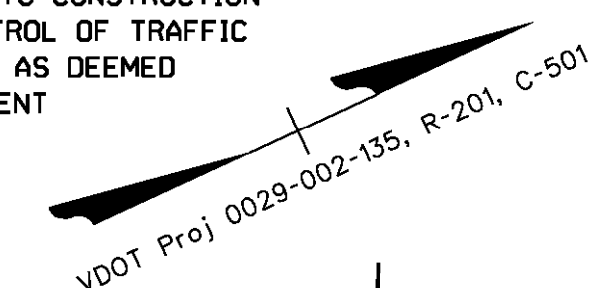
PROJECT MANAGER Dave Cavington, P.E. (434) 422-9373
SURVEYED BY, DATE Rinker Design Associates, P.C. (703) 368-7373
DESIGN BY John A. Glanville, P.E. - Rinker Design Associates (703) 334-0060
SUBSURFACE UTILITY BY, DATE So-Deep, Inc. (703) 361-6005



REVISED	STATE	ROUTE	PROJECT	SHEET NO.
09/21/15 11/23/15	VA.	29	0029-002-135 R-201, C-501	9RW

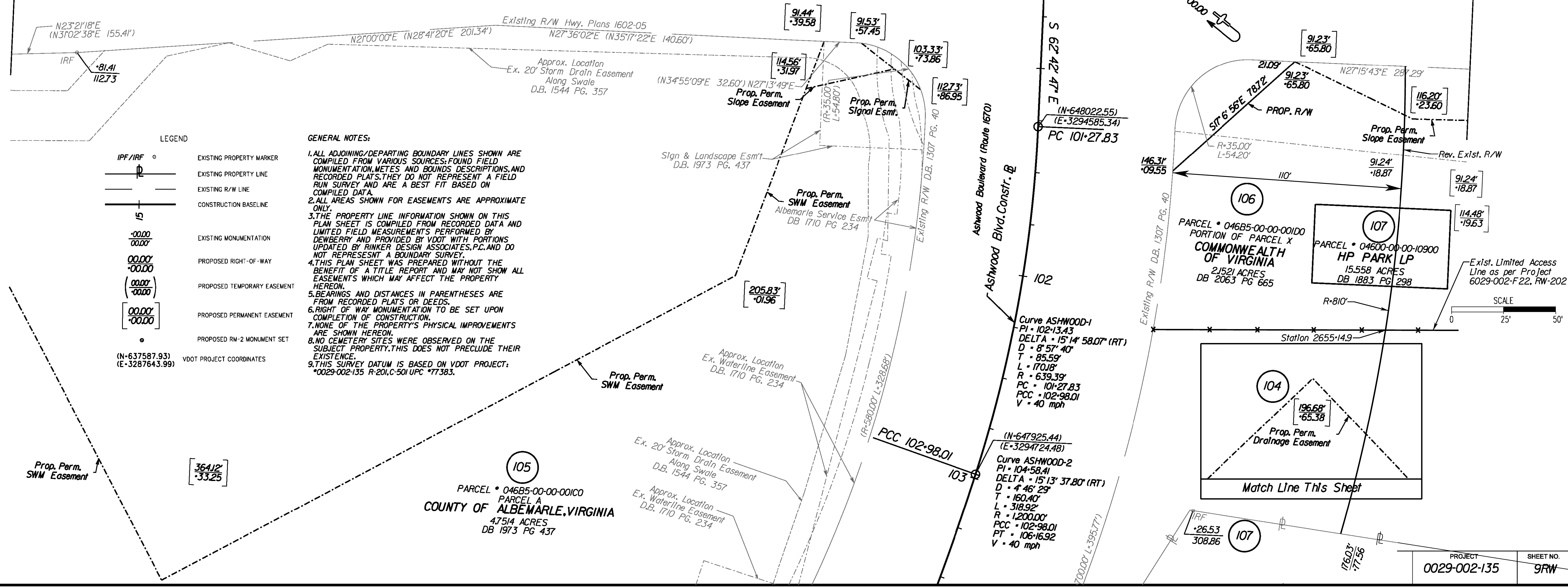
DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

Ryan J Dreelin
2015.11.23 11:59:28 -05'00'
Rinker Design Associates, P.C.
Manassas, Virginia
LAND SURVEYOR



PARCEL * 04600-00-00-0140
SIX STAR ASSOCIATES & WENDELL W. WOOD
10.794 ACRES
DB 670 PG 629
DB 735 PG 110
DB 748 PG 966

PARCEL NUMBERS	TOTAL ACRES	FEE TAKING ACRES	REMAINDER ACRES	PERM. SLOPE ESMT SQ.FT.	PERM. SWM ESMT ACRES	PERM. DRAINAGE ESMT SQ.FT.	PERM. INGRESS/EGRESS ESMT ACRES	PERM. SIGNAL ESMT SQ.FT.	TEMP. CONSTR. ESMT ACRES	TEMP. ENTRANCES! ACRES
104	10.794	-	10.794	6861	0.1575	-	-	-	-	-
105	4.7514	-	4.7514	2,990	0.0686	69,379	1,5927	-	-	-
106	2,1521	0.0293	1,277	2,1228	3,462	0.0795	-	-	-	-
107	15.588	-	15.588	-	-	-	-	-	-	17,186 0.3945



LEGEND

	EXISTING PROPERTY MARKER
	EXISTING PROPERTY LINE
	EXISTING R/W LINE
	CONSTRUCTION BASELINE
	EXISTING MONUMENTATION
	PROPOSED RIGHT-OF-WAY
	PROPOSED TEMPORARY EASEMENT
	PROPOSED PERMANENT EASEMENT
	PROPOSED RM-2 MONUMENT SET
	VDOT PROJECT COORDINATES

GENERAL NOTES:
1. ALL ADJOINING/DEPARTING BOUNDARY LINES SHOWN ARE COMPILED FROM VARIOUS SOURCES: FOUND FIELD MONUMENTATION, METES AND BOUNDS DESCRIPTIONS, AND RECORDED PLATS. THEY DO NOT REPRESENT A FIELD RUN SURVEY AND ARE A BEST FIT BASED ON COMPILED DATA.
2. ALL AREAS SHOWN FOR EASEMENTS ARE APPROXIMATE ONLY.
3. THE PROPERTY LINE INFORMATION SHOWN ON THIS PLAN SHEET IS COMPILED FROM RECORDED DATA AND LIMITED FIELD MEASUREMENTS PERFORMED BY DEWBERRY AND PROVIDED BY VDOT WITH PORTIONS UPDATED BY RINKER DESIGN ASSOCIATES, P.C. AND DO NOT REPRESENT A BOUNDARY SURVEY.
4. THIS PLAN SHEET WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY HEREON.
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8. NO CEMETERY SITES WERE OBSERVED ON THE SUBJECT PROPERTY. THIS DOES NOT PRECLUDE THEIR EXISTENCE.
9. THIS SURVEY DATUM IS BASED ON VDOT PROJECT: *0029-002-135 R-201, C-501 UPC *77383.

CULPEPER DISTRICT

Cda Rinker Design Associates, P.C.
Civil Engineering • Surveying • Land Planning • Transportation • Environmental • Construction Management

PROJECT MANAGER: Dave Covington, P.E. (434) 422-9373
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COMMONWEALTH OF VIRGINIA
 LAND SURVEYOR
 RYAN J. DREELIN
 Lic. No. 003186

Ryan J Dreelin
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 Rinker Design Associates, P.C.
 Manassas, Virginia
 LAND SURVEYOR

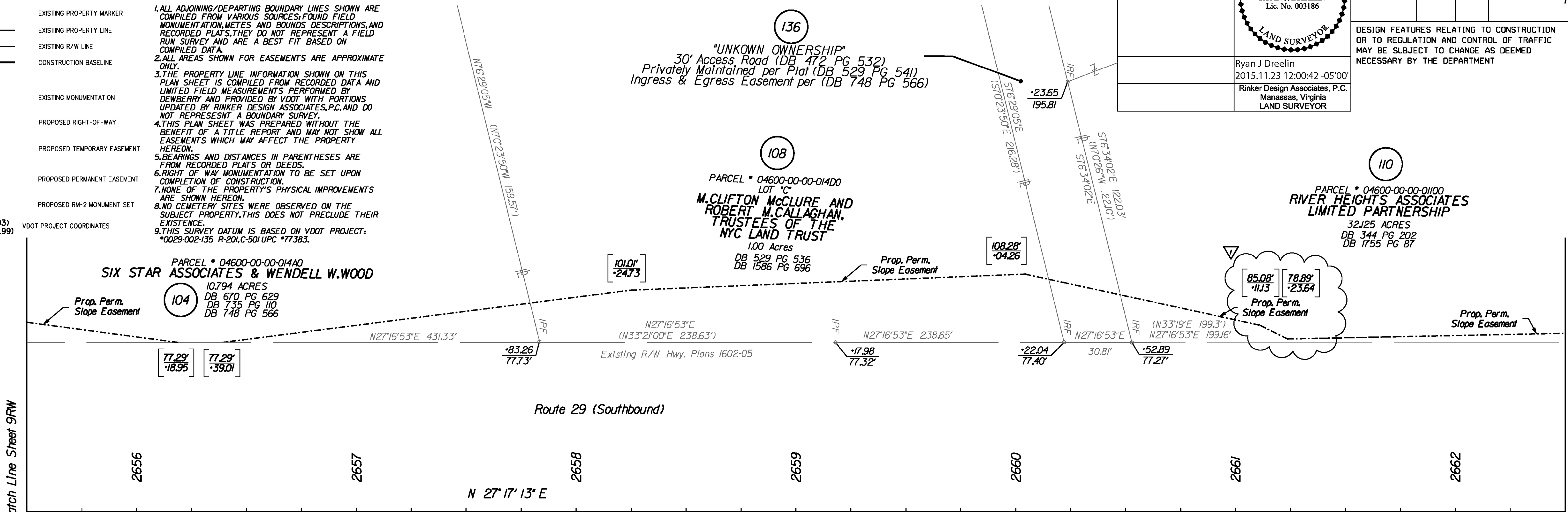
REVISED	STATE	ROUTE	PROJECT	SHEET NO.
09/02/15 09/21/15 10/26/15 11/23/15	VA.	29	0029-002-135 R-201, C-501	10RW

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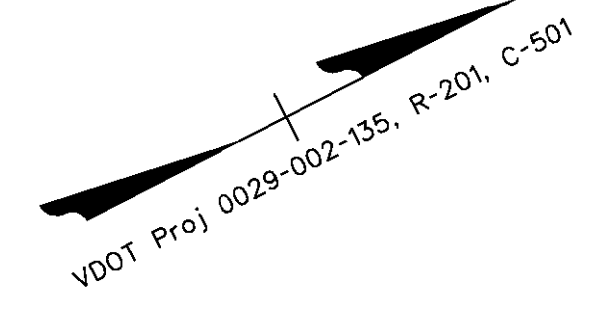
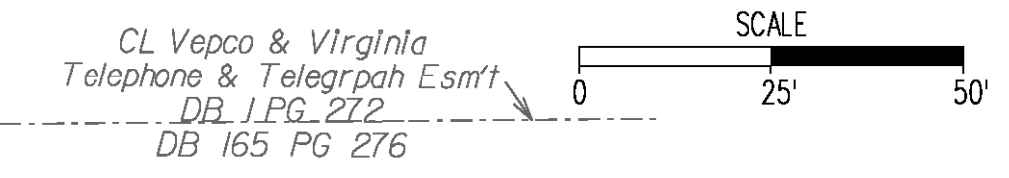
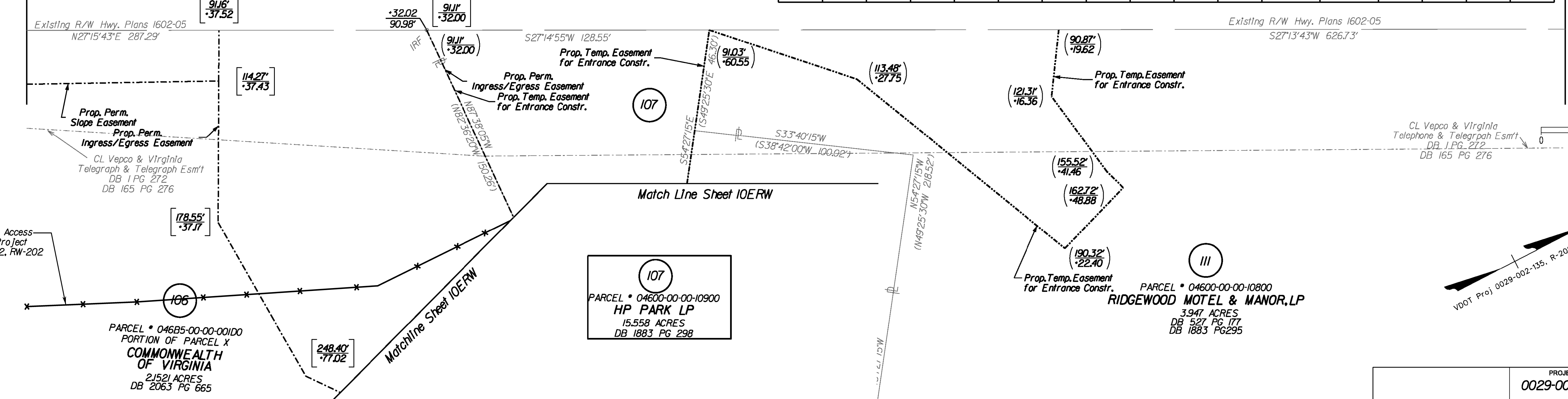
- LEGEND**
- IPF / IRF
 - EXISTING PROPERTY MARKER
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Office Locations: Charlottesville, VA; Fairfax, VA; Herndon, VA; Leesville, VA; Manassas, VA; Norfolk, VA; Richmond, VA; Roanoke, VA; Staunton, VA; Virginia Beach, VA; York, VA
 Rinker Design Associates, P.C.
 Civil Engineering • Surveying • Land Planning • Environmental Remediation • Transportation Planning • Light Pole Design



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104	10.794	-	-	10.794	6861	0.1575	-	-	-	8.125	0.1865	-	-	-	-	-	-
106	2.1521	0.0293	1,277	0.1228	3,462	0.0795	-	-	-	-	-	22.791	0.5232	-	-	-	-
107	15.588	-	-	15.588	-	-	-	-	-	-	-	-	-	-	-	17.186	0.3945
108	1.00	-	-	1.00	6,238	0.1432	-	-	-	-	-	-	-	-	-	-	-
110	32.125	-	-	32.125	1,403	0.0322	-	-	2.355	0.0541	-	-	-	-	-	-	-
111	3.947	-	-	3.947	1,253	0.0288	-	-	8.459	0.1942	-	-	-	-	-	8.273	0.1900
136	N/A	-	-	N/A	772	0.0177	-	-	-	-	-	-	-	-	-	-	-



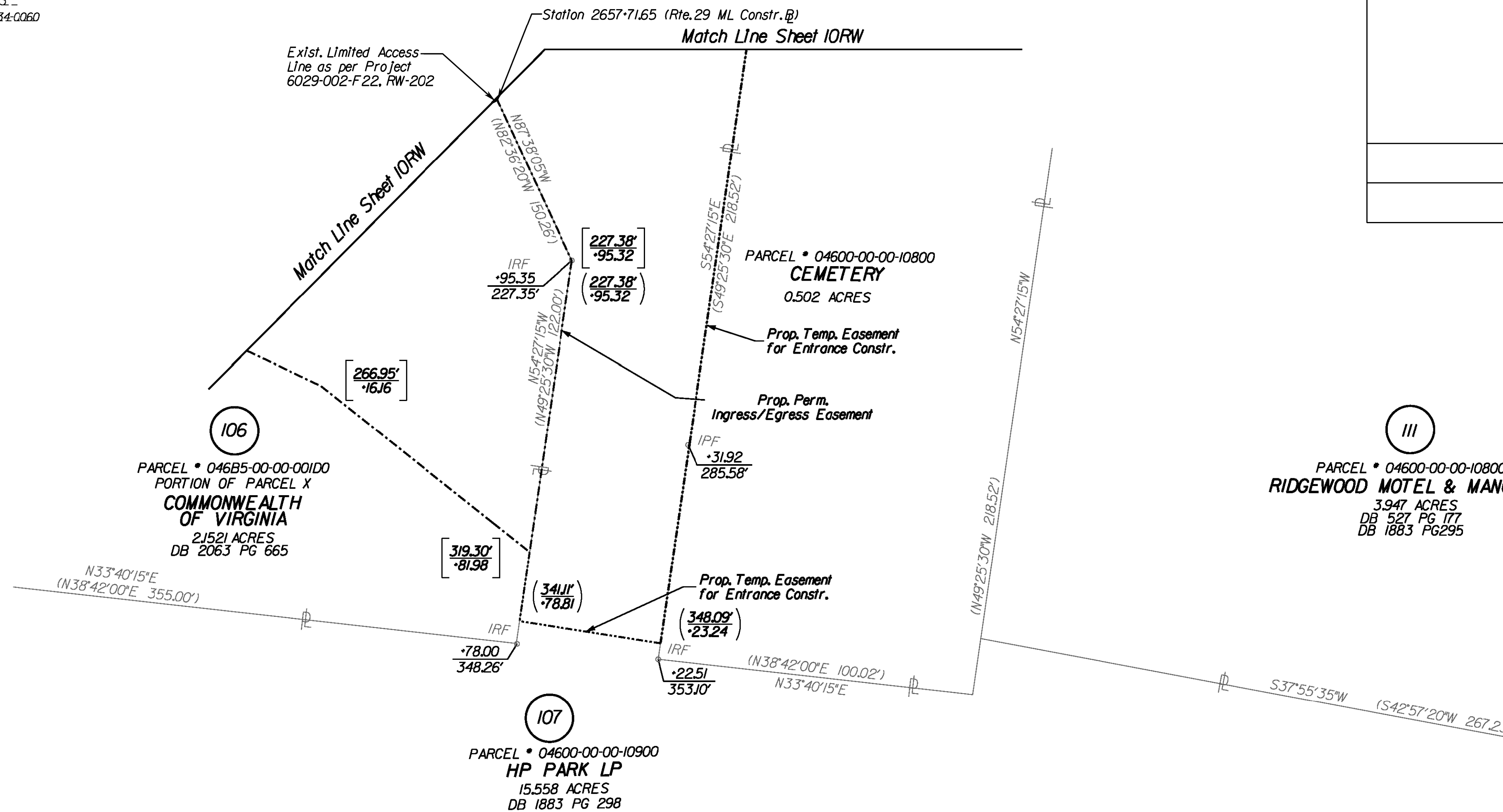
R.W. PLANS

PROJECT	SHEET NO.
0029-002-135	10RW

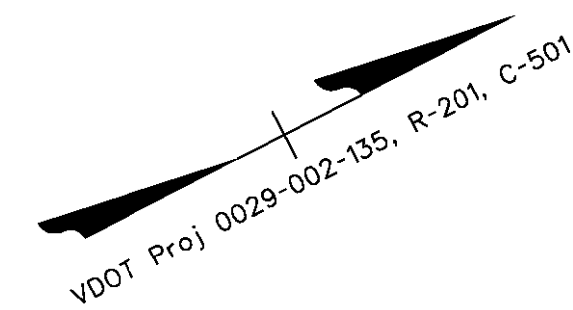
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 Manassas, VA 20108
 Phone: (703) 368-7373
 Fax: (703) 368-7373
 www.rinker.com

CULPEPER DISTRICT



	REVISED	STATE	ROUTE	STATE	PROJECT	SHEET NO.
	09/02/15 11/23/15	VA.	29		0029-002-135 R-201, C-501	10E-RW
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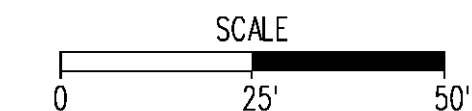
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		ACRES	SQ. FT.		SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
106	21521	0.0293	1277	21228	3,462	0.0795	-	-	-	-	22791	0.5232	-	-	-	-
107	15558	-	-	15558	-	-	-	-	-	-	-	-	-	-	17186	0.3945
III	3947	-	-	3947	1,253	0.0288	-	-	6132	0.1408	-	-	-	-	8,273	0.1900

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(N-637587.93) (E-3287643.99)	VDOT PROJECT COORDINATES

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PROJECT	SHEET NO.
0029-002-135	10E-RW

R.W PLANS