



AECOM
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REQUEST FOR R/W COST ESTIMATE/ RELOCATION EIS

COST ESTIMATE REQUEST RELOCATION EIS REPORT
 NEW REQUEST UPDATE REQUEST REVISION REQUEST
 Update to Estimate _____ Revision to Estimate _____
 Revision No.: _____

DATE RECEIVED: _____ DATE ASSIGNED: 8/31/2023 # OF ALTERNATES REQUESTED: 2 AIts
 DATE DUE: 9/15/2023

TIP NUMBER: H190959 DESCRIPTION: New Interchange at SR 1002 (Correll St/McCanless Rd) Along I-85

WBS ELEMENT: COUNTY: Rowan DIVISION: APPRAISAL OFFICE:
 REQUESTOR: DEPT.:

TYPE OF PLANS PROVIDED:

COMMENTS:

Cost Estimators: AECOM R/W TOOL COMPLETED: 9/15/2023 # OF ALTERNATES COMPLETED: 2 Alternatives
 John Pcholinsky
 Ashley Robertson

	Alt 1		Alt 2	
	None: X	Partial:	None: X	Partial:
TYPE OF ACCESS:	Limited:	Full: X	Limited:	Full: X
ESTIMATED NO. OF PARCELS	33		33	
RESIDENTIAL RELOCATEES:	2	\$ 106,437.63	2	\$ 106,437.63
BUSINESS RELOCATEES:	0	\$ -	0	\$ -
GRAVES:	0	\$ -	0	\$ -
CHURCH/ NON-PROFIT:	0	\$ -	0	\$ -
MISC.:	1	\$ 1,837.50	1	\$ 1,837.50
SIGNS & BILLBOARDS:	2	\$ 150,000.00	2	\$ 150,000.00
TOTAL ESTIMATED R/W COST:	\$ 4,875,000.00		\$ 4,956,000.00	

NOTES:

All Right-Of-Way Costs are approximate and do not reflect appraised values. The data contained herein are based on Right-Of-Way shapefiles provided by other Consultants and calculated costs based on NCDOT readily available GIS parcel data, criteria and estimation principles. These data have not been independently verified for accuracy or completeness. Any parcel damage override figures are based on data provided by NCDOT.

RIGHT OF WAY IMPACT CHECKLIST
(RED FLAG SHEET)



Firm Name: AECOM
 TIP/SPOT ID: H190959 Alt 1
 Project Description: New Interchange at SR 1002 (Correll St/McCanless Rd) Along I-85
 County: Rowan
 Date: 9/13/2023

Right of Way Impact Description or County PID #:	AECOM ID Number	Comments
Reloc (rural) - Fast Food Restaurant (ave)		
Reloc (rural) - Fast Food Restaurant (small)		
Reloc (urban) - Fast Food Restaurant (ave)		
Reloc (urban) - Fast Food Restaurant (small)		
Reloc (rural) - Sit-Down Restaurant (ave)		
Reloc (rural) - Sit-Down Restaurant (small)		
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Reloc (rural) - Convenience Store/Gas Station (small)		
Reloc (urban) - Convenience Store/Gas Station (ave)		
Reloc (urban) - Convenience Store/Gas Station (small)		
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Reloc (urban) - Truck Stop (large with separate islands/canopies)		
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Reloc (urban) - Truck Stop (with joint canopy)		
Reloc (rural) - Drug Store (large)		
Reloc (rural) - Drug Store (average)		
Reloc (urban) - Drug Store (large)		
Reloc (urban) - Drug Store (average)		
Reloc (rural) - Strip Shopping Centers (average)		
Reloc (rural) - Strip Shopping Centers (large)		
Reloc (urban) - Strip Shopping Centers (average)		
Reloc (urban) - Strip Shopping Centers (large)		
Other (Describe in Comments)	11	Total- Residential Relo
Other (Describe in Comments)	12	Total- Residential Relo due to full COA
Other (Describe in Comments)	14	Partial- Comes Close to House
Other (Describe in Comments)	15	Partial- 1 Billboard Relo
Other (Describe in Comments)	26	Partial- 1 Billboard Relo
Other (Describe in Comments)	29	Partial- 1 Misc. Building Relo
Other (Describe in Comments)	31	Partial- Easement comes close to building
Other (Describe in Comments)		

Submitted By: AECOM

Date: 9/13/2023

H190959 - Alt 1
 New Interchange at SR 1002 (Correll St/McCanless Rd) Along I-85
 Right of Way Cost Estimate-Express Designs

Date: 9/15/2023
 Originator: AECOM

							Total Cost:	\$	4,875,000.00
MAP PARCEL ID	OWNNAME	TOTAL ACRES	ACRES IN PROPOSED ROW	REMAINING ACRES	TAX ASSESSOR'S VALUE OF TOTAL PROPERTY	ESTIMATED ROW COST OF WHOLE PROPERTY	TOTAL ESTIMATED COST OF ROW		TYPE OF TAKING
1	BLACKWELL JOHN D JR	0.34	0.02	0.32	\$6,732.00	\$50,100.00	\$ 65,000.00		Partial
2	FOLTZ GAIL M &	23.50	0.56	22.94	\$269,280.00	\$542,400.00	\$ 91,000.00		Partial
3	GARDEN STREET COMMUNITIES SOUTHEAST LLC	129.17	7.41	121.76	\$981,663.00	\$1,878,100.00	\$ 303,000.00		Partial
4	CAHOON KEVIN	16.29	4.65	11.64	\$129,151.00	\$279,700.00	\$ 220,000.00		Partial
5	SMITH JAMES E	12.54	10.59	1.95	\$49,638.00	\$130,600.00	\$ 228,000.00		Total (M)
6	SMITH JAMES E	5.15	2.66	2.49	\$65,652.00	\$160,600.00	\$ 207,000.00		Partial
7	SMITH JAMES E	0.12	0.12	0.00	\$200.00	\$69,100.00	\$ 123,000.00		Total
8	KLUTTZ JAMES GARY & WF	7.48	4.67	2.80	\$85,822.00	\$198,400.00	\$ 350,000.00		Total (M)
9	HONEYCUTT CYNTHIA DAWN	0.33	0.31	0.02	\$2,244.00	\$73,000.00	\$ 130,000.00		Total
10	EARNHARDT FRANK D & WF	1.01	0.46	0.55	\$19,039.00	\$73,200.00	\$ 91,000.00		Partial
11	RODRIGUEZ SANDRA FLORES	0.51	0.49	0.02	\$103,947.00	\$328,600.00	\$ 586,000.00		Total (B)
12	BURROUGHS ZACHARY	0.45	0.06	0.38	\$135,521.00	\$376,300.00	\$ 667,000.00		Total (M)
13	HUGHES WILLIAM DUSTY	10.41	0.19	10.22	\$574,247.00	\$1,473,100.00	\$ 73,000.00		Partial
14	HONEYCUTT CYNTHIA DAWN	2.51	0.33	2.18	\$98,304.00	\$253,100.00	\$ 139,000.00		Partial (M)
15	HONEYCUTT MARGARET ADAMS	7.13	2.95	4.17	\$92,256.00	\$210,500.00	\$ 226,000.00		Partial
16	HONEYCUTT MARGARET ADAMS	2.99	0.41	2.57	\$40,453.00	\$113,300.00	\$ 82,000.00		Partial
17	HONEYCUTT MICHAEL JAMES	2.68	0.26	2.42	\$38,430.00	\$109,600.00	\$ 76,000.00		Partial
18	COHEN GEORGE JR &	0.45	0.04	0.40	\$9,776.00	\$55,800.00	\$ 67,000.00		Partial
19	EAST SPENCER TOWN OF	35.11	0.43	34.68	\$64,875.00	\$159,100.00	\$ 66,000.00		Partial
20	COHEN GEORGE JR &	0.82	0.05	0.77	\$177,561.00	\$370,400.00	\$ 70,000.00		Partial
21	HONEYCUTT MARGARET ADAMS	2.57	0.25	2.32	\$114,947.00	\$253,000.00	\$ 79,000.00		Partial
22	HONEYCUTT MICHAEL JAMES	2.14	0.16	1.97	\$104,840.00	\$234,100.00	\$ 75,000.00		Partial
23	NAVA REALTY LLC	20.68	0.50	20.18	\$258,086.00	\$521,400.00	\$ 84,000.00		Partial
24	DEPARTMENT OF TRANSPORTATION	1.04	0.35	0.69	\$10,621.00	\$57,400.00	\$ -		Partial
25	VASQUEZ HECTOR MENDOZA &	20.39	1.20	19.19	\$192,302.00	\$398,100.00	\$ 100,000.00		Partial
26	TOBY LAND COMPANY LLC	5.25	0.49	4.76	\$70,744.00	\$170,100.00	\$ 92,000.00		Partial
27	TYSINGER VOYLS W	3.35	0.10	3.25	\$300,120.00	\$600,200.00	\$ 71,000.00		Partial
28	WALLACE PROPERTIES I LLC	10.93	0.13	10.80	\$116,647.00	\$256,200.00	\$ 68,000.00		Partial
29	TYSINGER VOYLS W	4.06	0.70	3.36	\$199,759.00	\$412,000.00	\$ 123,000.00		Partial
30	NEW HOPE BAPTIST TRUST OF	5.22	0.36	4.87	\$1,492,883.00	\$2,836,700.00	\$ 90,000.00		Partial
31	HALLCO INDUSTRIES INC	5.56	0.02	5.54	\$568,704.00	\$1,103,800.00	\$ 67,000.00		Partial
32	NEW HOPE BAPTIST TRUST OF	7.95	0.50	7.45	\$1,264,066.00	\$2,407,600.00	\$ 95,000.00		Partial
33	NEW HOPE BAPTIST TRUST OF	8.51	0.15	8.36	\$124,839.00	\$271,600.00	\$ 71,000.00		Partial

H190959 Express Designs

New Interchange at SR 1002 (Correll St/McCanless Rd Along I-85

- Alt1 -

August 2023

Legend

Control of Access

- Full
- None
- Easement

Right of Way Impacts

Control of Access

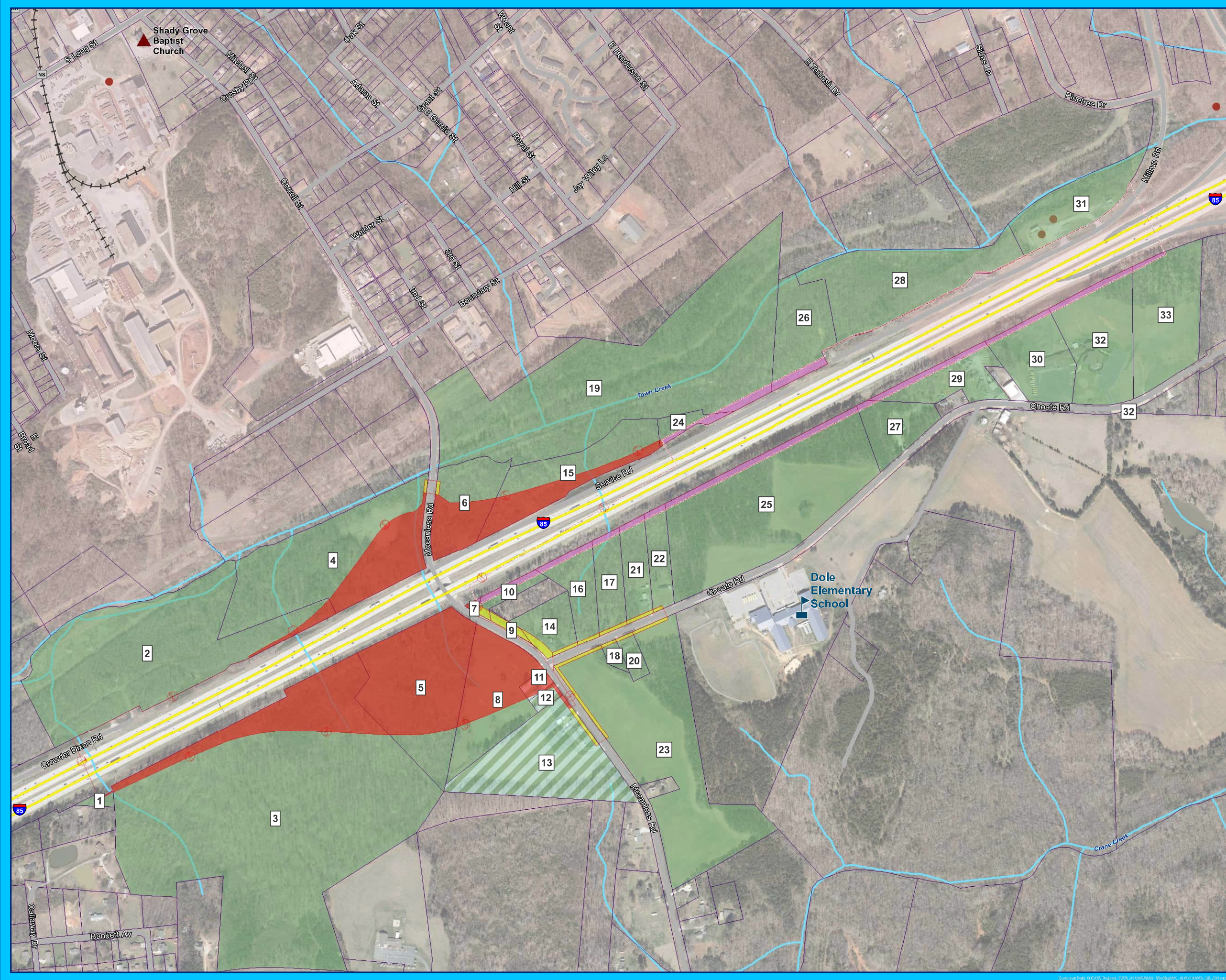
- None
- Full
- Easement

Is this a new controlled access impact

- Existing
- New
- Interstate
- Local Roads

- Schools
- Historic Place (State and National Register)
- Underground Storage Tank
- Railroad
- Parcels
- Streams
- Municipal Boundary

***Note: Conceptual designs subject to change without notice.
For Feasibility Study purposes only.**



RIGHT OF WAY IMPACT CHECKLIST
(RED FLAG SHEET)



Firm Name: AECOM
 TIP/SPOT ID: H190959 Alt 2
 Project Description: New Interchange at SR 1002 (Correll St/McCanless Rd) Along I-85
 County: Rowan
 Date: 9/13/2023

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Date: 9/13/2023

H190959 - Alt 2
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 Right of Way Cost Estimate-Express Designs

Date: 9/15/2023
 Originator: AECOM

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H190959 Express Designs New Interchange at SR 1002 (Correll St/McCanless Rd) Along I-85 - Alt2 -

August 2023

Legend

Control of Access

- Full
- None
- Easement

Right of Way Impacts

Control of Access

- None
- Full
- Easement

Is this a new controlled access impact

- Existing
- New
- Interstate
- Local Roads
- Schools

- Historic Place (State and National Register)
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