



Representative Transportation Projects

ERM & Associates focuses on the acquisition of land, easements and rights-of-ways for utility providers, municipalities, government agencies, and corporate entities. We bring more than forty years of extensive and specialized experience to this niche real estate field. The following are a representation of some clients and projects ERM has performed Right-of-Way services:

Albemarle County: Rio Rd, Avon St, Rockfish Gap Turnpike Sidewalk Project

Acquisition of ROW and easements to allow for the construction of sidewalk improvements on Rio Rd, Avon and Rte. 250. The property acquisition was for pedestrian walkway improvements and utility improvements. ERM managed the acquisition of property rights, title reports, BAR's and necessary appraisals for the projects. In total 31 properties were cleared to allow the project to move forward.

City of Charlottesville: Belmont Bridge Project

Acquisition of ROW's and/or easements to allow for the re-construction of the Belmont Bridge. ERM created the Deeds of Dedication and Deeds of Easement as well as managed the creation of Appraisals and Review Appraisals. This was a very visible project in the City.

City of Fairfax: University Drive Sidewalk Improvement Project

Acquisition of ROW's and utility easements necessary for the construction of missing sidewalk on the west side of University Drive just north of Armstrong Street and improved streetscape including brick pavers, landscaping, grading and storm water runoff. ERM managed the necessary preparation of legal documents, including BAR's and title reports.

City of Falls Church: Bus Shelter

Acquisition of easements required for the City's Bus Shelter Master Plan implementation. ERM negotiated with Commercial Business Owners on Rte. 7 & Washington Street for the necessary property rights to allow for the placement of new bus shelters. ERM also managed title reports for the project.

Culpeper County: Route 522 Road Pedestrian and Bicycle Safety Project

Acquired permanent easements and in conjunction with ROW, for the road widening of Route 522 in Culpeper County. ERM's role was to acquire ROW, permanent easement and temporary construction easements, and prepare the necessary offer packages conforming with the State Code and VDOT rules and regulations.

Design Build I-64 Bottom Bridge

Acquisition of ROW, drainage easements and temporary construction easements fronting on I-64 in Henrico, County. ERM followed the rules of negotiation as required by VDOT. ERM was also responsible for the creation of the offer packages. The compensation was determined by BARS and all properties signatures were attained on schedule, within budget and without condemnation. The project was completed in schedule and within budget.

Design Build Haymarket Park & Ride

Acquisition of ROW, drainage easements and temporary construction easements for the Haymarket Park & Ride off I-66. ERM followed the rules of negotiation as required by VDOT. ERM was also responsible for the creation of the offer packages. The compensation was determined by BARS and all properties signatures were attained on schedule, within budget and without condemnation. The project was completed in schedule and within budget.

Fauquier County: Route 610 Road Widening Project

Acquisition of ROW and Utility Easements to allow for the widening of Rte. 610/Midland Road in Midland, VA. The project allowed the buildout of the expanded entrance to the Fauquier Airport. ERM managed the acquisition of property rights, title reports, BAR's and necessary appraisals for the projects.

Hanover County: Mechanicsville Turnpike Rte. 360 Widening

Acquired ROW, utility easements and temporary construction easements to allow for the construction for the road widening of Rte. 360 in Mechanicsville, VA. 26 property owners required ROW and signatures were acquired for all but 1. This was a very successful project based on the level of impacts to the properties.

Prince William County Transportation: Multiple Projects in Manassas, Woodbridge, Haymarket, VA

ERM provided Title Reports and Appraisals in support of ROW and property acquisition projects for the Department of Transportation.

Stafford County Public Works: Berea Church Road Project

Acquired ROW, permanent easements and temporary construction easements to provide vertical profile and horizontal improvements from Warrenton Road to Truslow Road. Drainage was also improved with new roadway ditches, culverts and stormwater management swales. ERM also prepared the necessary legal documents including appraisals, BARs and title reports.

Town of Purcellville: Nursery Avenue Project

Acquisition of ROW and drainage easements required for the Nursery Avenue project. ERM negotiated with commercial and residential owners to acquire the necessary property rights to facilitate the improvements of drainage issues, sidewalks and parking. ERM also managed title reports and created BARS for the project.