

4-15 FREEWAY LEASE AREA MAP (FLA)

To show State-owned property (adjacent to or under freeways) available for leasing.

4-15.1 Use

- By R/W AIRSPACE: For inventory of lease areas; for information to potential lessees; for district circulation prior to leasing.
- By R/W APPRAISALS: For estimating or appraising value.

4-15.2 Map Requirements

- Use existing maps, R/W Map Appraisal or Record, by duplicating portion of map required, or trace parcel, if simpler to do so.
- Add pertinent data from:
 - 1) As Builts (Bridge Plans).
 - 2) R/W Record Maps.
 - 3) Field information as needed.
 - 4) Utility plans for easement data.

4-15.2.1 Freeway Lease Area Parcel Maps (Inventory).

Drawn or reduced to 8-1/2" x 11".

Information to be shown:

- Perimeter of FLA and as a minimum, scaled dimensions.
- Right of way lines.
- Design line of freeway with stationing.
- Graphically depict outside edge of viaduct structure.
- Graphically depict ramps.
- Top of slope - if any.
- Toe of slope - if any.
- Approximate size and location of bridge supports.
- Gross FLA (scaled).

- Area covered by structure (scaled).
- Area of supports (scaled).
- Location and width of easements (graphical).
- Area outside the right of way lines (excess).
- Fences and size and location of gates.
- FLA identification number.
- County, Route and Post Mile.
- Distance from existing ground to underside of bridge structure (minimum number to identify vertical clearance).

4-15.2.2 Freeway Lease Area Parcel Maps (Appraisal).

Drawn to scale with sufficient detail to enable the preparation of a legal description. Map size should be 22" x 34".

Information to be shown:

- Perimeter of the FLA showing bearings and distances with points of reference.
- Right of way lines.
- Design line of freeway with stationing.
- Edge of pavement or outside edge of viaduct structure (graphical).
- Ramps, abutments and retaining walls (graphical).
- Height-Limitation Zone 15 feet from edge of viaduct structure) (optional with Districts) (graphical if used).
- Top of slope.
- Toe of slope.
- Size and location of bridge supports.
- Approximate location, width and purpose of all easements including joint use agreements.

- Distance from existing ground to underside of bridge structure to the nearest foot (minimum number to identify vertical clearance).
- Typical Viaduct Section.

Information to be calculated:

- Gross Freeway Lease Area.
- Area of supports.
- Net FLA (Gross Freeway Lease Area. minus Area of supports)
- Area covered by viaduct (graphical).
- Area of Height Limitation Zone (graphical and optional with Districts).
- Area outside Height Limitation Zone within the right of way lines (graphical and optional with Districts).
- Area outside right of way lines (excess)

An index map should accompany each Lease Area Map and show:

- Parcel location.
- Relation to State Highway.
- Nearest streets, roads and identifiable locations.

All lease area maps shall include the District, County, Route and Post Mile designation and shall be assigned Freeway Lease Area numbers.

See example of Lease Area Map.

References: R/W Manual