



Best Practices Related to Railroad Real Estate Easements

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Where the Public meets the Railroad



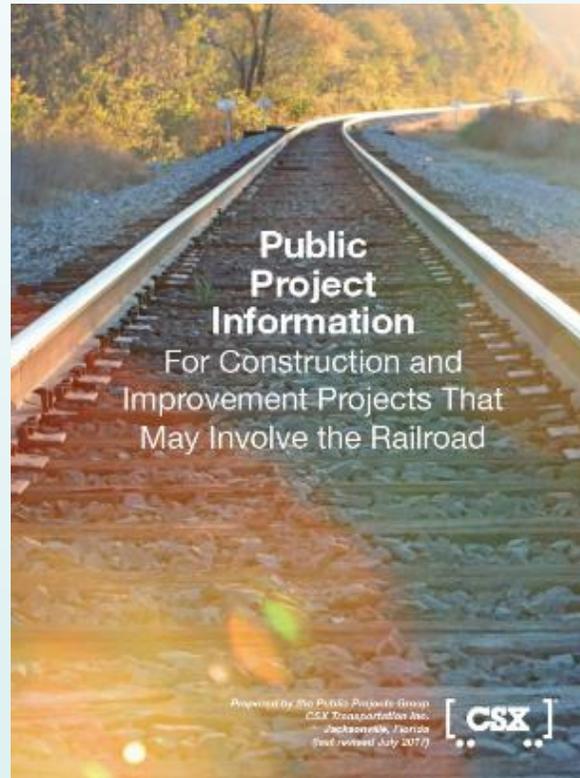
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2018 Annual Meetings

- KYTC – KYTC Headquarters, Frankfort KY – May 11th
- NCDOT – Raleigh Union Station, Raleigh NC – May 23rd
- VDOT – CSX Richmond D&C Office, Richmond VA – August 8th
- WVDOH – WVDOH District HQ, Huntington WV - August 23rd
- DDOT – DDOT HQ, Washington DC - October 15th



CSX Public Projects Manual



CSX Public Projects Manual Highlights

- **Provides information to DOTs and other external partners regarding typical interactions with the railroad.**
- **Explains CSX priorities and goals in terms of safety and operations.**
- **Fosters relationships with the DOTs and other external partners.**
- **Provides best practices to aid in the success of Public Projects with the potential to affect CSX**



Requirements for CSX Preliminary Engineering Review

Construction and improvement projects involving CSXT property will require a conveyance of property rights.

FOR EXAMPLE:

- Highway-Rail Grade Crossings
- Bridges Over CSX
- Parallel Roads/Facilities
- Road/Bridge Widening

Requirements for CSX Preliminary Engineering Review

Process Steps To Be Taken

- Notify CSXT Public Projects Group of the project by providing location information and conceptual plans.
- Provide CSXT authorization to incur preliminary engineering costs.
- Review and complete a standard PE agreement and provide payment for expenses as specified in the agreement.
- Provide project information; attend meetings (as needed), review site with CSXT or GEC personnel.
- Submit initial plans to CSXT or designated GEC for review.
- **Begin CSXT Real Estate review process**
- Respond to CSXT or designated GEC comments and adjust design if necessary.
- Submit final design for CSXT or designated GEC review.
- CSXT will perform final review to ensure compliance with railroad requirements.
- CSXT will estimate the cost of the work to be done by CSXT, including flagging.
- If CSXT takes no exceptions to the design plans (or once all CSXT concerns have been addressed), CSXT will prepare a standard construction agreement for execution.
- **Finalize CSXT Real Estate review process upon execution of the construction agreement.**

CSX REAL ESTATE AND FACILITIES MANAGEMENT

■ REAL ESTATE AND FACILITIES MANAGEMENT

- Right of Entry
- Wire line and pipeline crossings
- Temporary and private highway-rail grade crossings
- Land leases
- Easements
- Buying & selling property
- Rails to trails conversions
- Industrial Development
- Property management & Environmental



REAL ESTATE SPECIALIST – “DOT” CONTACT

- Primary contact for Real Estate matters for Public Agencies and Municipalities.
- Assist Principal Engineer and GEC:
 - Ownership Research
 - Title Issues
 - Easement Types / Conditions
 - General Real Estate Questions
 - Identify and assist with resolution of property issues
 - Work with Legal
- Conveyance of property rights involving public improvement projects.



PUBLIC AGENCIES ACQUIRE EASEMENTS

TYPES OF EASEMENTS

- Temporary Construction Easement
 - Access for the purpose of Construction
 - Constructing a Temporary Detour Bridge

- Permanent Easement
 - Drainage
 - Roadway
 - Slope
 - Overhead Bridge
 - Sidewalks and Curbs



Workflow: Real Estate Review Process



BEST PRACTICES TO SUCCESS

GOALS:

- Provide Railroad Real Estate Expertise
- Establish Expectations
- Consistency
- Communication
- Sense of Urgency
- Contribute to the Success of the Project



BEST PRACTICES



HOW TO ACHIEVE THE GOALS:

- Get involved with the real estate review process early
- Understand the project scope, specifications & schedule
- Notify DOTs when railroad real estate involvement will be required
- Ensure the Construction Agreement properly addresses the real estate requirements
- Facilitate timely closing and let dates

BUILDING RELATIONSHIPS



SAFETY #1





Conclusion

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