



STATE OF NORTH CAROLINA  
**DEPARTMENT OF TRANSPORTATION**

PAT McCRORY  
GOVERNOR

ANTHONY J. TATA  
SECRETARY

March 7, 2015

**ORANGE COUNTY**

Mr. Runyon Woods  
Woodhill NC, LLC  
P. O. Box 4022  
Chapel Hill, NC 2715

Subject: Proposed South Green Development (formerly Triem property)  
Located on SR 1919, South Greensboro Street  
Property Owner Participation for Required Roadway Drainage Improvements

Dear Mr. Woods,

I am writing in follow up to our recent conversations concerning the above subject. Woodhill NC, LLC proposes to develop the subject property for mixed use. The proposed development of the site includes upgrading of the existing insufficient site drainage system which connects to the adjacent roadway storm system. The resulting increased discharge will require upgrades to the existing storm water system under South Greensboro Street to include upsizing or supplementing of the existing 42" cross line pipe and 48" pipe running along the west side of South Greensboro Street and discharging into the outfall ditch adjacent to the westbound ramp at NC 54. As a condition of issuance of the required driveway permit and right of way encroachment agreement, Woodhill NC, LLC agrees to participate in the costs of the necessary upgrade of the roadway storm drain system in the amount of \$97,600 consisting of direct payments by Woodhill NC, LLC to their consultant for all work associated with design and plan preparation for the storm water upgrades within the NCDOT right of way and direct payment of the remaining balance to the Department of Transportation. The project consultant will perform all work necessary for investigation, surveying, design and plan preparation per NCDOT requirements including:

- Field surveying
- Property boundary investigation

- Investigation and location of utilities and design adjustments to minimize utility conflicts to the extent possible.
- Identification of any impacts to jurisdictional streams and wetlands and securence of any needed permit authorizations from the jurisdictional agencies
- Preparation of plans subject to NCDOT approval to include:
  - Existing topography, property boundaries, pertinent features
  - Utility plan
  - Drainage plans and standard and special details
  - Roadway repair and paving details
  - Pavement marking plan
  - Traffic control plan
  - Erosion control and environmental plan

The Department of Transportation will provide the remaining funding for the required improvements and will take necessary steps to begin construction of the required improvements within the right of way within approximately 60 days after submittal of final approved plans and securence of any required permit authorization. The Department of Transportation will be responsible for administration, management and construction of the project.

The Department of Transportation and Woodhill NC, LLC will continue to coordinate activities to the extent practical to establish and meet mutual goals and timelines.

If you are in agreement with these terms, please indicate by your signature below.

Feel free to contact if you have any questions.

  
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 Woodhill NC, LLC

Sincerely,



C. N. Edwards Jr., PE  
 District Engineer

Cc: J. M. Mills, PE, Division Engineer