



Date: February 4, 2014

To: Thomas J. Bonfield, City Manager
Through: W. Bowman Ferguson, Deputy City Manager
From: Marvin G. Williams, Director of Public Works

Subject: Agenda Item - Street and Infrastructure Acceptance

Executive Summary

Pursuant to City ordinance, streets and associated infrastructure shall be considered for acceptance for maintenance by the City of Durham when they are improved in accordance with requirements established by the City Council. The following streets, associated infrastructure, and off street utilities have been improved to City of Durham standards:

Chamberlynn Subdivision – Phase I

- 1) Victorian Oaks Drive – from the centerline of Cook Road west to the end of Phase I construction @ STA 12+75 (2,290') and
- 2) Baronet Court – from the centerline of Victorian Oaks Drive northwest through the cul-de-sac (197') and
- 3) Promenade Court - from the centerline of Victorian Oaks Drive south through the cul-de-sac (141').

Chamberlynn Subdivision – Phase I – Additional Infrastructure Limits

- 1) 8" Sanitary Sewer Outfall – from Victorian Oaks Drive @ STA 1+05 south to existing sewer outfall north of Swallows Ridge Court (326').

The Park at Auburn

- 1) Mallory Lane – from the centerline of Pebble Creek Crossing southeast to the centerline of Auburn Village Drive (892').

Ben Franklin Boulevard

- 1) Ben Franklin Boulevard – from the west curb line of Danube Lane west to the existing maintenance (599').

Ravenstone - Phases IIIA and IIIB

- 1) Holly Blossom Drive – from the centerline of Hiddenbrook Drive east to the centerline of English Ivy Drive (1857') and
- 2) Hiddenbrook Drive – from the city limits line @ STA 17+20 south to the end of Phase IIIB construction @ STA 13+78 (342') and
- 3) Cottonseed Way – from the centerline of Holly Blossom Drive north to the end of Phase IIIB construction @ STA 25+05 (165') and
- 4) Cottonseed Way – from the centerline of Holly Blossom Drive south to the end of Phase IIIB construction @ STA 21+42 (198') and
- 5) Wild Sage Way – from the centerline of Holly Blossom Drive south through the cul-de-sac (470') and
- 6) White Willow Court – from the centerline of Wild Sage Way east through the cul-de-sac (345').

Ravenstone - Phases IIIA and IIIB – Additional Infrastructure

- 1) 10" Sanitary Sewer Outfall – from Wild Sage Way cul-de-sac southeast, then northeast to Rondelay Drive Pump Station (1825').

Grove Pointe Subdivision

- 1) Sylvias Court – from the centerline of Northlake Drive north through the cul-de-sac (730') and
- 2) Nobel Road from the centerline of Sylvias Court west to the end of construction @ STA 12+03 (203').

Grove Pointe Subdivision – Additional Infrastructure Limits

- 1) 8" Sanitary Sewer Main – along Northlake Drive from Sylvias Court west to Winward Pointe Drive, then south along Winward Pointe Drive to the existing sewer main at Spinnaker Court (540').

Wedgewood Lane Water and Sewer Extensions

- 1) 8" Sanitary Sewer Extension – along Wedgewood Lane from Carpenter Fletcher Road northeast to terminal manhole (169') and
- 2) 8" Water Line Extension – along Wedgewood Lane from Carpenter Fletcher Road northeast to the existing water main @ STA 2+00 (285').

Recommendation

The Public Works Department recommends that the City Council accept the above named streets, as well as the water, sanitary sewer, and storm drainage lines located within the

street rights of way, and the additional listed infrastructure for maintenance by the City of Durham.

Background:

Chamberlyne Subdivision – Phase I, The Park at Auburn and Ben Franklin Boulevard are located within areas that have been developed and annexed into the City. Per the extension agreements executed with the developers, street rights of way and utility easements have been dedicated as public with the understanding that once the streets were built to City of Durham standards and as defined by the agreements, these streets and associated infrastructure (water lines, sewer lines and storm drainage) would be accepted for maintenance by the City.

Ravenstone – Phases IIIA and IIIB is a newly constructed subdivision (started approximately 2010) adjacent to the older Ravenstone subdivision (Phase I and Phase II). Ravenstone III is not classified as a part of the failed and struggling development program. This project is a completely separate project from the original Ravenstone Phase I and Phase II Development and has a separate home owners association.

Grove Pointe Subdivision is a subdivision that has been previously designated as a failed development. Final street and infrastructure construction has been completed with leveraging private development funds and insurance company performance bonds. No public City of Durham funds were expended in the completion of the infrastructure for this development. Per the extension agreements executed with the developer, street rights of way and utility easements have been dedicated as public with the understanding that once the streets were built to City of Durham standards and as defined by the agreements, these streets and associated infrastructure (water lines, sewer lines, and storm drainage) would be accepted for maintenance by the City.

The water and sewer extensions in Wedgewood Lane were completed under City Contract WS-83. These improvements were previously ordered by City Council in response to sufficient petitions from the abutting property owners.

Issues and Analysis:

Past practice has dictated that the City of Durham accept streets and infrastructure that are part of new developments with dedicated public rights of way as defined by the extension agreements.

Alternatives:

The alternative to accepting these streets and infrastructure from the developer would be to decline their requests and ask that they continue to maintain them under a private maintenance program.

Financial Impacts:

Accepting these streets would result in the City spending some additional annual maintenance funds. This expense would be somewhat mitigated by adding additional mileage to the annual Powell Bill listing resulting in additional State Powell Bill funds for the City.

SBDE Summary:

N/A

MGW/mln

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