



City of Durham - Petition Project

Ardmore Drive PII

Frequently Asked Questions (FAQ's)

Is my property part of the Ardmore Drive PII petition?

The ordered improvements begin at the east property line of 917 Ardmore Drive (approximately where the existing pavement ends) and extend west to the west property line of 725 Ardmore Drive. See the vicinity map for a more detailed view of the included properties.

Click or browse to the following link to view the vicinity map:

<https://www.durhamnc.gov/DocumentCenter/View/51562/Vicinity-Map>

What work is being done as part of the Ardmore Drive PII petition?

The improvements to be made include ribbon paving (does not include curb & gutter) of the gravel street, stormwater improvements (roadside ditches and culverts), extension of the water main, and providing water and/or sewer laterals as needed through the petition limits.

What is the status of the Ardmore Drive PII petition?

City Council has adopted a resolution ordering the petitioned improvements to be made. As of September 2023, the project is currently being designed by the Public Works Department Engineering Design Group. Once the design is complete it will go through review by the required permitting agencies. Once the design and permitting phase is complete the project will move to acquisitions for any right-of-way or easements that may be required as part of the project.

When is construction of the Ardmore Drive PII petition anticipated to start?

As of September 2023, the anticipated start of construction is summer 2026. This is subject to change and may start sooner or later depending on the permitting and acquisition processes.

How much will the Ardmore Drive PII petition cost me?

The assessment amount for these improvements will be based on the total actual cost (i.e., 100% full cost recovery in accordance with Ordinance 15815). Estimates made at the time of the petition request estimate the total project cost to be just over \$1,220,000. There are many variables that can affect the overall cost and this estimate is subject to change. The total cost of the improvements will be divided equally between each property and is currently estimated to be between \$60,000-\$65,000 per benefiting parcel.

Click or browse to the following link to view Ordinance 15815:

<https://www.durhamnc.gov/DocumentCenter/View/52570/Ordinance-15815---Assessment-Rates-for-WS-and-Paving-Improvements>

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When will my property be assessed?

Once construction is complete and all project costs have been accounted for and approved by Durham City Council for cost recovery, a public hearing will be set and held prior to confirmation of the assessment(s) against each property. Property owners will be notified of the public hearing in advance, including the exact assessment amount(s) proposed to be levied against their respective property. At the conclusion of the public hearing, City Council will vote on confirmation of the proposed assessments. Notices of confirmed assessments are typically mailed to property owners within thirty days, with the first payment being due about 50 days after the date of confirmation.

How long do I have to pay the assessment for the Admore Drive PII petition?

Assessment bills are automatically set up with two payment options:

- Option 1 - The assessment may be paid in full with no interest, if paid within 50 days from the date the assessment is confirmed by City Council.
- Option 2 - The assessment may be paid in eight equal annual installments plus interest; interest will accrue on the unpaid balance at the rate in effect at the time of assessment (at a rate not to exceed 9% per year). If you elect this payment option, an installment notice will be mailed to you each year. Financed assessments plus interest may be paid in full at any time without penalty.