

Disposition of Property by Easement – The University of North Carolina at Chapel Hill

The University of North Carolina at Chapel Hill has forwarded information for consideration and approval by the Board of Governors for three temporary construction easements, two permanent easements (for a sidewalk and drainage area), and one permanent right-of-way easement (for a drainage swale) to East West Partners Management Company, Inc., a Chapel Hill-based development company, in connection with their East 54 mixed-use development project currently being constructed near the intersection of Hwy. 54 and Finley Golf Course Road in Chapel Hill as shown on the attached map. The easements will allow the developer to comply with Town of Chapel Hill and NC DOT requirements. The President of East West Partners, Roger Perry, is also Chair of the Board of Trustees at UNC-CH.

The first temporary construction easement will be for a drainage swale and will comprise an area of approximately 0.33 acres. It will be located on UNC-CH property along Finley Golf Course Road. Project plans call for the widening of Finley Golf Course Road and the addition of a turn lane. NC DOT is requiring a new drainage swale. Upon completion of construction, a portion of this temporary easement, 0.18 acres, will become a permanent right-of-way easement and will be dedicated to NC DOT. No structures will exist in this right-of-way.

The second temporary construction easement will comprise an area of approximately 0.34 acres. It will be located on UNC-CH property along Prestwick Road. The easement is needed to allow for improvements to Prestwick Road. Plans call for replacing the existing gravel road with a widened paved road with curb, gutter, and a sidewalk. The temporary easement area will be used for the purpose of raising the grade level to meet the new improvements. Upon completion of construction, two portions of this temporary easement area will become permanent easements dedicated to the Town of Chapel Hill. The first portion, 0.02 acres, will be used to

build a small section of the new sidewalk along Prestwick Road that does not fit within the current right-of-way area. The second portion, 0.009 acres, will be used to build a 20'x20' stormwater drainage holding area.

Detailed construction plans, including plans for clearing and re-landscaping, will be submitted to UNC-CH for review and approval prior to the issuance of these easements.

As the planned improvements along Finley Golf Course Road and Prestwick Road benefit UNC-CH with improved safety, improved landscaping along Finley Golf Course, and with improved storm water management for their property, the State Property Office has indicated that they will not require the developer to provide additional compensation for the total of 0.21 acres of State property that will be encumbered by the permanent easements.

It is recommended that the easements be approved and transmitted to the Council of State for final action.

