RELOCATION REPORT



SUMMARY

The following pages are the individual relocation reports of the project. Below is a summary table of the estimated displacees as presented in the DEIS.

Estimated Relocations*

	-							
	6-Lane W	/idening	8-Lane V	Videning	Hybrid 6/8-Lane			
	Altern	ative	Alterr	native	Widening Alternative			
	Relocatees	Minorities	Relocatees	Minorities	Relocatees	Minorities		
I-4400/I-4700								
Residential	2	0	13	2	8	2		
Business	0	0	1	0	0	0		
US 25 Interchange								
Residential	10	4	10	4	10	4		
Business	1	0	1	0	1	0		
TOTAL								
Residential	12	4	23	6	18	6		
Business	1	0	2	0	1	0		

^{*}No farms or non-profits are anticipated to be displaced as part of this project.

RELOCATION REPORT EIS

North Carolina Department of Transportation

⊠ E	I.I.S.		СОР	RRIDOR	2	☐ DE	SIGN					F	RELOCATIO	N Assis	TANCE PR	OGRAM		
WBS	S ELEN	ΛEΝ	T:			COUNTY	Hender Buncon				Alternat	е	1 o	f 3	Alte	rnate		
T.I.F	P. No.:		l,	-4400/	/I-47	'00			NE	TO	8 LANE	HYE	BRID AL	TERN	ATE			
			F PROJ				g and Imp											
DEO.	J1(11 11(J. (C	71 11100	,2011			ombe Cou			0.	00 20		711401001	· Ocan	iy io			
			ESTIMA	TED DIS				INCOME LEVEL										
Type				_		-		0.44	0-15M 15-25M 25-35M 35-50M									
	splacees Owners Tenants Total Minorities sidential 2 6 8)	15-25M 2	_	5-35M 35-50 5		0 50) UP 1		
	nesses 0 0 0							,	`		DWELLING			DWELLIN	G AVAILAE			
Farm			0		0	0	0	Owner			Tenar	nts	For S		For F			
	Profit		0		0	0	0	0-20		0	\$ 0-150	0	0-20м	0	\$ 0-150	0		
14011	i iont			R ALL Q			U	20-40		0	150-250	0	20-40м	0	150-250	0		
Yes	No	Fy	plain all					40-70		0	250-400	0	40-70м	0	250-400	0		
100	X	1.				n services be	necessary?	70-100		0	400-600	5	70-100м	9	400-600	3		
	X	2.	•			ches be affe	-	100 U		2	600 UP	1	100 UP	100+	600 UP	8+		
		۲.		cement?		ones be and	olou by			2	300 0.	6	100 01	100+	555 5.	11+		
X		3.	•			es still be av	ailahla	TOTAL 2 6 109+ REMARKS (Respond by Number)										
^		٥.	after p		oci vici	es suii be av	allable	3. Although no businesses are being displaced by this										
	Х	4.	-	-	see he	e displaced?	If so	alternate, there are numerous small, large and industrial										
	_ ^	-		-		estimated nu					ound this							
				yees, mi			ilibel of	projec	ct.									
	Χ	5.				e a housing :	shortage?											
		6.				housing (lis	-	6. Se	e att	achi	ment							
	Χ	7.				ing programs	-	8. Last resort housing may be required for some owners as										
			neede	d?				well as tenants depending on available housing at time of										
Х		8.	Should consid		esort	Housing be		reloca			•							
	Χ	9.	Are the	ere large	e, disa	abled, elderly	, etc.	11. TI	he A	she	ville/Henc	lerson	ville area	has a la	arge amo	unt of		
			familie	s?				11. The Asheville/Hendersonville area has a large amount of public housing. However, it does not appear that any public										
	Χ	10.	Will pub	blic hous	sing b	e needed fo	r project?	housi	ng u	ınits	are being	g impa	cted by t	his proj	ect.			
Χ		11.	Is publi	c housin	ig ava	ailable?		40 -				4				41		
Χ		12.	Is it felt	there w	ill be	adequate DS	SS housing				et is satur elt that D					tne		
			housin	ıg availa	ble du	uring relocati	on period?				he long-te			COILLIII	de to be			
	X	13.			-	em of housin	g within											
				ial mean				14. N	o bu	sine	esses are	being	displace	d on thi	s alterna	te.		
N/A		14.			sines	s sites availa	able (list											
	source	•	4:															
		RELOCA [*]	r r		mated to con	-												
			RELUCA	HON?		3-6 Month	S											
J			I. Ko	-		Revise	7/2014 d 5/22/15 ate			R	Alelocation C	Coordina	ator		5/22/1 Date	5		
	Righ	nt of \	Nay Agei	nt			l											

⊠ E	i.I.S.		СОР	RRIDOR		☐ DE	SIGN					ŀ	RELOCATION	ON ASSIS	TANCE PR	OGRAM		
WBS	S ELEM	/ENT	г:			COUNTY	Hender Buncon				Alternat	е	2 0	of 3	Alte	ernate		
T.I.P	P. No.:		Ī	-4400/	1-47	'00				(LANE A	ALTE	RNATE					
DESC	CRIPTIC	ON C	F PROJ	IECT:	1-26	3 Widenin	g and Imp	rovem	ent	fro	m US 25	in He	enderso	n Coun	tv to			
							ombe Cou											
		E	STIMA	TED DIS				INCOME LEVEL										
Туре	of																	
	acees	С	wners	Tena	nts	Total	Minorities	0-15M 15-25M 25-35M 35-50M							М 5	0 UP		
_	sidential 1 1 2								C)	0		1		0	1		
Busin	nesses 1 0 1							V	/ALUI	E OF	DWELLING		DSS	DWELLIN	IG AVAILAI	BLE		
Farm		0 0 0							s		Tenar	nts	For		For F			
	n-Profit 0 0 0						0	0-20	М	0	\$ 0-150	0	0-20м	0	\$ 0-150	0		
	ANSWER ALL QUESTIONS							20-40	м	0	150-250	0	20-40м	0	150-250	0		
Yes	No	Ext	olain all					40-70	м	0	250-400	0	40-70м	0	250-400	0		
	Χ	1.				n services be	necessary?	70-100	м	0	400-600	0	70-100м	9	400-600	3		
	Х	2.	•			ches be affe	•	1 00 U	P	1	600 UP	1	100 UP	100+	600 UP	8+		
				cement?	oriar	ondo bo ano	olou by			<u> </u>		<u>.</u>		100+		11+		
Х		3.	-		ervic	es still be av	ailahla	TOTAL 1 1 1 109+ 11										
^		Э.		roject?	CIVIC	es suii be av	allable	3 Imn	acto	d bu	siness is a					ontly		
Χ		-	e displaced?	If co				ted. The a										
^		4.		•		•		these	servi	ces.	There are	nume	rous othe	r small, la	arge and			
				yees, mi	-	estimated nu	mber or				nesses aro	und thi	s alternat	e. All wi	ll be availa	able		
	Х	5.				es, etc. e a housing s	shortage?	after p	rojec	t.								
	^	5. 6.				housing (lis	ŭ	4. (Pla	n Sh	eet	13) 11,000-	- SF st	one & cor	crete mo	tel buildii	ng.		
1	V	_				•	•	This building is new construction but will eventually employ										
	Х	7.	neede		nousi	ing programs	s be	approx. 20–40 people with minorities being approximately 10-15										
Χ		8.			esort	Housing be		individuals. Rockwood Hospitality (Mariott Courtyard) 356 Rockwood Rd,										
			consid			J		Arden					oui tyui uj	000 1100	KWOOU IKU	',		
	Χ	9.	Are the	ere large	, disa	abled, elderly	, etc.											
			familie	-				6. See attachment										
	Χ	10.	Will pul	blic hous	ing b	e needed for	project?	8. Las	t res	ort h	nousing ma	av be re	eauired fo	r these d	lisplacees	i		
Χ		11.	Is publi	c housin	g ava	ailable?					vailable ho							
Χ		12.	Is it felt	there w	II be	adequate DS	SS housing	44 Th		h avd	lla/Handar	النامم	a araa ba		amaunt a	مالطييم ا		
			housin	ıg availal	ole di	uring relocati	on period?				IIe/Hender ever, it doe							
	Χ	13.		-		em of housin	g within				impacted			· a, pa.		.9		
			financi	ial mean	s?									_		_		
Χ		14.	Are sui	table bus	sines	s sites availa	ble (list				is saturates is housing							
		source	,				term fu			S flousing	WIII CC	illiliue to	De availe	ible for the	e long-			
				s esti	mated to con	·			-									
		RELOCA	TION?		6-9 Month	S	14. Se	e att	achi	ment								
	Janice G. Rogers																	
0.	<i>.</i> .	11	Roan	rs														
l Ja	nece					10/1	7/2014								4/20/4	5		
				-		12/1/	1/2014		-	Fa.	/ <i>[]</i>)			4/29/1	J		
Janice G. Rogers Date							ate		<i>per</i>		Relocation C	Coordin	ator		Date			
	Janice G. Rogers Date Right of Way Agent Corrected 4/27/15									1	Colocation	Jourdill	4.01		Date			

⊠ E	.I.S.		СОБ	RRIDOR	DE	SIGN					R	ELOCATIO	ON ASSIS	TANCE PR	OGRAM		
WBS	S ELEN	1EN	Γ:		COUNTY	Henders Buncom			,	Alternate	Э	3 c	f 3	Alte	ernate		
T.I.P	. No.:	Į.	-4400/I	-4700					8	LANE A	ALTE	RNATE					
DESC	RIPTIO	ON C	F PROJ	ECT: 1-26	3 Widenir	g and Imp	rovem	ent fro	on	n US 25	in He	enderso	n Coun	tv to			
						ombe Cou								,			
		E	STIMAT	TED DISPLA						ı	NCON	IE LEVEL					
Type Displa	of acees	С)wners	Tenants	Total	Minorities	0-15	0-15M 15-25M 25-35N					35-50M 50 U				
Resid	lential		6	7	13	2		0		2		5		3	3		
Busin	esses		1	0	1	0	V	ALUE O	F	OWELLING		DSS	DWELLIN	G AVAILAI	BLE		
Farm	s		0	0	0	0	Owner	S		Tenar	its	For	Sale	For F	Rent		
Non-F	Profit		0	0	0	0-20N	1 ()	\$ 0-150	0	0-20м	0	\$ 0-150	0			
		ANSWE		20-40N	1 ()	150-250	0	20-40м	0	150-250	0					
Yes	No	Exp	olain all	"YES" answe	ers.		40-70N	1 ()	250-400	0	40-70м	0	250-400	0		
	Χ	1.	Will spe	ecial relocation	n services be	necessary?	70-100N	1 ()	400-600	5	70-100м	9	400-600	3		
	Χ	2.	Will sc	hools or chur	ches be affe	cted by	100 UF	° (ò	600 UP	2	100 UP	100+	600 UP	8+		
			displac	ement?			TOTAL	_ 6	3		7		109+		11+		
Χ		3.	Will bu	siness servic	es still be av	ailable	REMARKS (Respond by Number)										
			after p	roject?						iness is a							
Χ		4.	Will an	y business be	e displaced?	If so,				rooming s ther small							
			indicat	e size, type, e	estimated nu	mber of				III will be a				illesses a	rouna		
	employees, minorities, etc.											-					
	Χ	5.	Will rel	ocation cause	e a housing	shortage?											
		6.	Source	e for available	housing (lis	t).	Snylo	Pet Gro	on	ners, 701 l	Dana R	oad, Hen	aersonvii	ile, NC 28	792		
	Х	7.	needed			s be	6. See attachment										
Х		8.	Should consider	Last Resort	Housing be		8. Last resort housing may be required for some owners										
	Х	9.		ereu <i>r</i> ere large, disa	hlad aldarly	/ etc	and tenants depending on available housing at time of										
		٥.	familie	-	ablea, elaeriy	, G.G.	reloca	tion.									
1	Х	10.		olic housing b	a naadad fo	r project?	44 -										
Χ	٨	11.		c housing ava		i project:				rille/Hend g. Howev							
X		12.	•	there will be		SS housing				are being					public		
^		12.		g available du	-	-		.9			,						
	Х	13.		re be a proble	•	-				t is satur					the		
l				al means?		9				elt that DS			l continu	ue to be			
Х		14.	Are suit	table busines	s sites availa	able (list	availa	ble for	th	e long-te	rm tu	ture.					
			source			,	14 Se	e atta	ch	ment							
		15.	Numbe	r months esti	mated to cor	nplete	1 0	o alla	٠								
			RELOCA	TION?	6-9 Month	s	•										
				•			_										
Jás	uixe .	G.	Kozeri	J		4/2014 Pate		H	Re	elocation O	Coordina	ator		5/22/1 Date			
	Riah	t of \	Vav Agei	nt		ed 5/22/15						-		_ = =•			

⊠ E	I.I.S.		COF	RRIDOR	DE	SIGN					R	RELOCATI	on A ssis [.]	TANCE P	ROGRAM	
WBS	SELEN	ΛΕΝ		232.1.1/ 030.1.1	COUNTY	Hender: Buncon				Alternate	Э	(of	Al	ternate	
T.I.P	P. No.:		Į.	-4400/I-47	00					ALTERI CLOVER						
DESC	CRIPTIO	ON C	F PROJ	FCT: 1-26	3 Widenir	ng and Imp	provement from US 25 in Henderson County to									
<u> </u>	J1 (1)	<u> </u>	11100			ombe Cou				00 20		,,,,,,,,,	000	.,		
			CTIMAT	TED DISPLA							NCOM	IE I EVE				
			-STIMA	LU DISPLA	ICLLS		INCOME LEVEL									
Type Displa	of acees)wners	Tenants	Total	Minorities	0-1	5M		15-25M	25	-35M	35-50N	M 50 UP		
	dential	Ť	9	1	4				2		3		3	2		
	nesses		1	0	10	0	•	VALUE	OF	DWELLING	I	DSS	DWELLIN	G AVAIL	ABLE	
Farm			0	0	0	0	Owne			Tenar	its	For	Sale	For	Rent	
Non-l			0	0	0	0	0-20	М	0	\$ 0-150	0	0-20м	1	\$ 0-150	0	
			ANSWE	R ALL QUEST	IONS		20-40	М	2	150-250	0	20-40м	2	150-250	0	
Yes	No	Ex	olain all	"YES" answe	ers.		40-70	М	4	250-400	0	40-70м	17	250-400	1	
	Х	1.	Will spe	ecial relocation	n services be	necessary?	70-100	M	3	400-600	1	70-100м	50+	400-600	3	
	Х	2.	Will sc	hools or chur	ches be affe	cted by	100 U	JP	0	600 UP	0	100 UP	50+	600 UF	18	
			displac	ement?			TOTAL 9 1 120+ 2									
Χ		3.	Will bu	siness servic	es still be av	ailable				REMARKS						
			after p	=						merous la						
Χ		4.		y business b	•					in the Ash businesses					e many	
				e size, type, e		ımber of							_	_		
ı				ees, minoriti						age estima						
	Х	5.		ocation caus	ū	·				al and bloc 10 being m			umber or	empioye	es is 25	
I	- V	6.		for available	•	•	to 30, with 5 to 10 being minorities. 6. See attachment									
	Х	7.	neede			s be										
Х		8.	consid							ousing ma vailable ho					S	
	Χ	9.		ere large, disa	abled, elderly	y, etc.	44 TL		· · i	lla/Handar				-m	of mublic	
	T		familie							lle/Henders						
	Χ	10.	•	olic housing b		r project?				impacted I			, ,			
X		11.	•	c housing ava			12 TI	ma	rkot	is saturate	ما سائد	lictings	in the are	o of the	araiaat	
Х		12.		there will be g available de	•	•				S housing						
T	V	12		g avallable di re be a probl	•	•	term f			·						
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Х		14.		able busines	s sites avails	ahle (list	14. 30	se alle	aCIII	iiciit						
^		1-7.	source		o onco avanc	JOIO (IISC										
		15.		r months esti	mated to cor	mplete										
			RELOCA	гіом?	12 Month	s										
							-									
0		A.	. 0													
Ya	rucce	Æ	Roge	w	4/00	2/2010							2,	/12/16		
Janice G. Rogers Date									D	telocation C	`oordin	ator		Dot		
		ة. Rogers Nay Ageı		valt			K	elocation C	oorain	atUI		Dat	C			

⊠ E	E.I.S.		СОГ	RRIDOR		☐ DE	SIGN					F	RELOCATI	on Assis	TANCE PR	OGRAM	
WBS	S ELEM	IENT		1232.1. 3030.1.		COUNTY	Hender Buncon				Alternate)	(of	Alte	ernate	
T.I.F	P. No.:		İ	-4400/	I-47	00					ALTERN CLOVER						
DESC	CRIPTIC	ON OF	PRO	JECT:			ng and Imp		ne	nt fro	m US 25	in He	enderso	n Coun	ty to		
					1-4() in Bunc	ombe Cou	unty									
		E	STIMA	TED DIS	PLA	CEES		INCOME LEVEL									
Type Displ	of acees	O/	vners	Tenar	nts	Total	Minorities	0-15	0-15M 15-25M 25-35M 35-5				35-50	M 50 UP			
Resid	sidential 9 1 10										2		3		3	2	
Busir	nesses	ses 1 0 1 (۷A	LUE OF	DWELLING				IG AVAILAI	BLE	
Farm		s 0 0 0 0							rs		Tenan	ts		Sale	For F		
Non-	Profit		0		0	0	0	0-20		0	\$ 0-150	0	0-20м	1	\$ 0-150	0	
				R ALL Q				20-40		2	150-250	0	20-40M	2	150-250	0	
Yes	No			"YES" a		e rs. n services be	naaaaam,0	40-70i 70-100i		4	250-400 400-600	0	40-70м 70-100м	17	250-400 400-600	1	
	X	1. 2.					•	100 U		0	600 UP	<u>1</u>	100 UP	50+	600 UP	3	
	_ ^	۷.		cement?	Criur	ches be affe	cted by	TOTA		9	000 OF	1	100 01	50+ 120+	000 UF	18 22	
Χ		3.	•		arvic	es still be av	ماطوانو	IOTA		9	REMARKS	(Posi	ond by				
^		0.		roject?	CIVIO	os sun be av	allabio	3. The	ere	are ni	ımerous lar	•				ess	
Χ		4.	-	-	ss be	e displaced?	If so.	establi	isl	hments	in the Ash	eville/	Henderso	onville are	a. These		
Λ.				-		estimated nu		used o	caı	r sales	businesses	will b	e availab	le after p	roject.		
				yees, mir	-			4. Aut	to	Advan	tage estima	ted SF	is 8.500	+. Acreac	ne size is :	3.42.	
	Х	5.	Will re	location (caus	e a housing	shortage?	Buildi	ng	j is met	al and bloc	k. Est	imated n				
		6.	Source	e for avai	lable	housing (lis	t).	to 30, with 5 to 10 being minorities.									
	Х	7.	Will ad		nousi	ing programs	s be	6. See attachment									
Χ		8.	Should		sort	Housing be		8. Last resort housing may be required for these displacees depending on available housing at time of relocation.									
	X	9.	Are th	ere large	, disa	abled, elderly	,, etc.			_		_					
			familie	_							ille/Henders ever, it does						
			-		-	e needed fo	r project?				impacted b			at ally par		.9	
X			•	ic housin	_			42 Th		marka	lio ootuwata	ما 4 أن يا لم	liatinga	in the ere	a af tha m	ra laat	
Х		12.				adequate DS	J				t is saturate S housing						
	Х	13.		-		uring relocat	-	term fu			•						
		ial means		em of housin	ig within	14 80	~~	attachi	mont								
Х				s sites availa	ahle (list	14. 36		allaciii	illelit								
^		14.	source)II 103	o onco avanc	abio (iist										
		15.		,	esti	mated to cor	nplete										
			RELOCA	TION?		12 Month	S										
								_									
0		41	0												0/10/15		
Ja	anice.	13.	noge	ra/		4/00	2/2016								2/12/16		
Janice G. Rogers Date							-		Relocation C	oordin	ator		Date				
	Janice G. Rogers Date Right of Wav Agent									Г	veiocation C	oorani	atOi		Date		

⊠ E	E.I.S.		COF	RRIDOR	DE	SIGN					R	RELOCATION	on Assis [.]	TANCE P	ROGRAM		
WBS	SELEN	ΛΕΝ ⁻		232.1.1/	COUNTY	Hender: Buncon				Alternat	Э	(of	Al	ternate		
T.I.F	P. N o.:		Į.	-4400/I-47	700	6				YBRID A					S		
DESC	CRIPTION	ON C	F PROJ	ECT: 1-26	6 Widenir	ng and Imp	provement from US 25 in Henderson County to										
				I-40	o in Bunc	ombe Cou	inty							•			
		E	ESTIMAT	TED DISPLA	CEES						INCOM	IE LEVEI	-				
Type Displ	of acees	C)wners	Tenants	Total	Minorities	0-1	5M		15-25M	25	-35M	35-50N	M 50 UP			
Resid	dential		9	1	10	4				2		3		3	2		
Busir	nesses		1	0	1	0	,	VALU	JE OF	DWELLING	•	DSS	DWELLIN	G AVAIL	ABLE		
Farm	IS		0	0	0	0	Owne	rs		Tenar	nts	For	Sale	For	Rent		
Non-	Profit		0	0	0	0	0-20	М	0	\$ 0-150	0	0-20м	1	\$ 0-150	0		
				R ALL QUEST			20-40		2	150-250	0	20-40м	2	150-250	Ū		
Yes	No			"YES" answe			40-70		4	250-400	0	40-70м	17	250-400	•		
	Χ	1.	•	ecial relocation		•	70-100		3	400-600	1	70-100м	50+	400-600	U		
	Χ	2.		hools or chur	ches be affe	cted by	100 U		0	600 UP	0	100 UP	50+	600 UF	.0		
	ı	_	•	cement?			TOTA	L	9		1_		120+		22		
Χ		3.		siness servic	es still be av	allable	o Ti			REMARKS	_	_					
	ı		after p	-	l: 1 10					merous la							
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	Janice G. Rogers Date Right of Way Agent								R	elocation C	Coordin	ator		Dat	e		

From: Page, Daniel C [mailto:dcpage@ncdot.gov]
Sent: Monday, December 07, 2015 2:00 PM

To: Kat Bukowy

Subject: RE: STIP I-4400/I-4700 RW Estimate Question

Kat,

The additional cost for the six lane alternative is primarily in the acquisition of the Courtyard Hotel improvements (\$5,000,000). The other difference would be if there are changes in land area acquisition (\$50,000)in the vicinity of the hotel. Hopefully this answers your question....please contact me if you require further information.

Daniel

Daniel C. Page NC Certified General Appraiser A7265

NCDOT Appraisal Review Area 5 Appraisal Office Asheville, North Carolina 828-274-8449

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Nothing Compares

From: Kat Bukowy [mailto:kbukowy@HNTB.com]
Sent: Monday, December 07, 2015 12:14 PM

To: Wynne, James R; Page, Daniel C **Cc:** White, Sarah D; Jennifer Harris

Subject: STIP I-4400/I-4700 RW Estimate Question

Good afternoon,

Upon further refinement of the design for I-4400/I-4700, we have determined that the Courtyard hotel (356-360 Rockwood Rd, Arden) can be avoided in the 6-lane widening of I-26. Can you please tell me the right of way cost that was added to the 6-lane alternative and not included in the 8-lane alternative? Please see the attached June 2015 Cost Estimate for reference.

This is a separate request from the pending US 25 interchange area relocation and right of way cost estimate request. Please let me or Jennifer Harris (cc'd) know if you have any questions.

Regards,

Kat Bukowy

Kat Bukowy, AICP

HNTB North Carolina, P.C.

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