



TOWN OF  
**HILLSBOROUGH**

March 2, 2026

Town of Hillsborough  
105 East Corbin Street  
Hillsborough, NC 27278

RE: Engineer's Estimate of Probable Cost  
Elfin's Pond

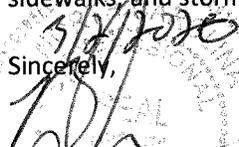
Dear Mayor and Board of Commissioners:

The Homeowner's Association for the Elfin's Pond community formally requested the Town of Hillsborough accept the streets, stormwater, and sidewalks in Elfin's Pond for Town ownership and maintenance. The Town would repair and maintain all infrastructure within the platted Right of Way (ROW) if this request is granted by the Town's Board of Commissioners.

The Town typically requires an estimate of the proposed value of infrastructure as part of the Town's acceptance process. This estimate, prepared by a third party engineer, establishes the capital value of the infrastructure being donated for accounting purposes. Unfortunately, a third party estimate of the value of the infrastructure proposed for donation is not available, the developer's engineer is no longer associated with this project.

Based on recently accepted bonds and construction trends for streets and sidewalk, an estimate of approximately \$500/foot of road is a reasonable estimate of current street values. Applying this estimate to the total length of roads (2,580'), a total valuation estimate for capitalization of \$1,290,000 for all roads, sidewalks, and stormwater conveyance infrastructure in the Elfin's Pond community is appropriate.

Sincerely,

  
Bryant Green, PE  
Engineering Services Manager