



City Of Raleigh

NORTH CAROLINA

October 24, 2013

Mr. Douglas Vaughn
3415 Alleghany Drive
Raleigh, NC 27609-6365

Re: Street Improvement Petition #1347 – Alleghany Drive

Dear Mr. Vaughn,

Enclosed is the street improvement petition for Alleghany Drive from Alamance Drive to Forsyth Street. In order that this petition may meet the requirements for approval by the City Council, **it must be signed by a majority in number of the adjacent property owners. Owners signing the petition must also represent a majority ownership of the total linear feet of adjacent property frontage.**

It is requested that you **contact all property owners** that will be affected by this petition so they may have the opportunity to read and/or sign the petition and be aware that this petition is requesting a possible future project that may result in an assessment against their property. **We believe that good communication with all property owners are essential to establishing good working relationships and enhance the possibility of a successful project.**

This petition will remain in our active files for a period of six (6) months from the date of this letter. If you desire the petition to remain active after this specified date, written notification should be given to the City of Raleigh Public Works Department.

Please contact an Assessment Staff member at (919) 996-3030 if we can be of further assistance.

Sincerely,

Donetta Powell

Assessment Specialist

City of Raleigh Public Works Department

Design/Construction Division

**PETITION FOR LOCAL IMPROVEMENTS
IN THE
CITY OF RALEIGH
NORTH CAROLINA**

NUMBER 1347

Streets Included in this Petition:

**ALLEGHANY DRIVE
From Alamance Drive to Forsyth Street**

PETITION FORM REQUESTED BY:

Mr. Douglas Vaughn
3415 Alleghany Drive
Raleigh, NC 27609-6365

This is to certify that the attached petition was filed in the Office of the City Clerk and Treasurer this day of , 200__

City Clerk & Treasurer

PETITION FOR LOCAL IMPROVEMENTS

TO THE CITY COUNCIL OF THE CITY OF RALEIGH:

A. We, the undersigned property owners, owning land abutting upon the street or streets or part of the street or streets proposed to be improved as referred to and identified below, hereby petition the City Council, pursuant to the provisions of Article 10 of Chapter 160A of the General Statutes of North Carolina (Section 160A-217 and following sections), to make the improvements described below upon the streets or parts thereof identified below:

B. The Street or parts thereof desired to be improved are:

Alleghany Drive – From Alamance Drive to Forsyth Street

C. The improvements petitioned for are generally described as follows:

X (1) **Standard improvements including curbs and gutters, drains, and paving:** That curbs, gutters, drains and paving be constructed and installed on the above named streets or parts thereof within the limits defined above.

Such curbs and gutters to be 26' back-to-back per Section 6-2012 and 6-2013 of attached Street and Sidewalk Standards. That streets, or parts thereof within the limits defined above, be paved with an asphaltic concrete surface not less than 2 ½ inches laid on a stabilized base of crushed stone or gravel of necessary thickness as determined by the City Council but to be not less than 8 inches. Such paving shall also include necessary grading and construction of drains (storm sewers, laterals, inlets and storm sewer manholes) and the doing of all other work incidental to the construction and installation of curbs, gutters, drains and paving.

** Additional easements may be needed in order to install the improvements as proposed*

Prior to or during the construction of the above described standard improvements, necessary water and sewer service lines shall be laid for the proper connection of such water, or sewer mains with abutting property as designated by the City's Public Utility Policy.

_____ (2) **Rebuilding of existing street to a width of not less than eighteen (18) feet with optional curbs and gutters.** That streets, or parts thereof within the limits defined above, be paved with an asphaltic concrete surface not less than _____ inches thick laid on a stabilized base of crushed stone or gravel of necessary thickness

as determined by the City Council but to be not less than _____ inches; such street rebuilding to include grading and the construction of drains (storm sewers, laterals, inlets and storm sewer manholes) and all other work incidental to said paving.

Prior to or during the construction of the above described rebuilding, necessary water and sewer service lines shall be laid for the proper connection of such water, or sewer mains with abutting property as designated by the City's Public Utility Policy.

 (3) Repaving of the existing street to a thickness of not less than one (1) inch. Residential streets which lack curb and gutter and/or which do not meet code standards for width are eligible for resurfacing at their current width if they a) have an adequate base, b) have acceptable drainage or drainage which can be made acceptable without major cost, and c) meet the conditions for variances set out in Section 6-2015 of the City Code.

 X (4) **Sidewalk Improvement:** That sidewalks as approved by the City Council be laid on the northeast side, or parts thereof within the limits above defined, per Section 6-2014 of the attached Street and Sidewalk Standards. Such sidewalk improvement to include necessary grading and all other work incidental to the construction of sidewalk improvements.

 X (5) **Variances Requested:** Variances will be allowed under Section 6-2015 of the attached Street and Sidewalk Standards of the City of Raleigh as follows:

- **26' Back to Back**
- **6' sidewalk placed directly behind curb**

D. And pursuant to and in accordance with Article 10 of Chapter 160a of the General Statutes of North Carolina (G.S. 160a-217 and following sections), we petition and request the City Council to specially assess and charge one hundred per cent (100%) of the total cost of said improvements (i.e. one-half on each side of each street to be improved), exclusive of so much of the cost as is incurred at street intersections in improving street intersections, as special assessments and charges upon and against the lots and parcels of land abutting directly on the improvements (i.e., abutting directly on the street improved) according to the extent of their respective frontage by an equal rate per foot of such frontage and charged against either the lots and parcels of land abutting on that side of the side(s) of the street, or parts thereof within the limits above defined, per Section 6-2014 of the attached Street and Sidewalk Standards. Such sidewalk improvement to include necessary grading and all other work incidental to the construction of sidewalk improvements.

** Effective 4/19/11, the City Council amended the City's assessment policy to remove the property owner assessment obligation for new sidewalk installation by the City.*

Property owner assessments will continue to apply for street improvements requested and constructed by the City as a result of this petition.

E. It is understood in making this Petition that when the City Council has determined

that the construction or replacement of water and sewer mains are needed, that the cost of installing such water and sewer mains shall be charged against the particular lot(s) or parcel(s) of land pursuant to the cost schedule provided in the Code of the City of Raleigh and that this charge shall be especially assessed against the particular lots(s) or parcel(s) of land pursuant to Article 10 of Chapter 160A.

NOTICE TO PETITIONERS AND PROPERTY OWNERS

PLEASE READ THIS BEFORE YOU SIGN THE PETITION

BEFORE YOU SIGN THIS PETITION, it is requested that you do the following:

1. **READ THIS PETITION** and all other accompanying information thoroughly to help you understand just what you are signing and what improvements you will receive.
2. **FIND YOUR PROPERTY ON THE PETITION MAP**. Each lot is assigned a number and you must sign opposite that number on the petition form
3. **CHECK YOUR DEED** to verify that the property frontage is the same as shown on the petition map. If there is an error on the petition map, note your deed frontage in the space provided next to the signature line for your lot.
4. **SIGN THE PETITION IN THE SAME MANNER AS YOUR DEED READS**. In case of co-ownership, such as man and wife, both must sign as recorded in the deed.
5. **IF YOU ARE SIGNING FOR A CORPORATION**, indicate your title and affix the corporate seal.

BE SURE YOUR SIGNATURE IS CORRECT before you release the petition. Incorrect signatures cannot be calculated in the percentages used to determine a valid petition.

The names of property owners listed on the petition map are not guaranteed to be correct. City staff has listed the most up-to-date ownership information available from Wake County computerized tax information. **If the listed owner is incorrect, the current owner(s) should sign the petition.**

Any estimate of assessments provided to you is not to be considered as a maximum or minimum cost. An accurate assessment cost cannot be calculated until project completion and preparation of the assessment roll. Any estimates provided are for the purpose of giving you some idea of what the assessment may be.

(NOTE: Lot numbers below refer to lots as shown on "THE CITY OF RALEIGH LOCAL IMPROVEMENTS PETITION MAP NUMBER 1347," dated 10/09/13 .)

Signature of Property Owner(s)
(Signatures required as per deed)

Corresponding Petition Map Lot No

Front Footage

LOT No. 1

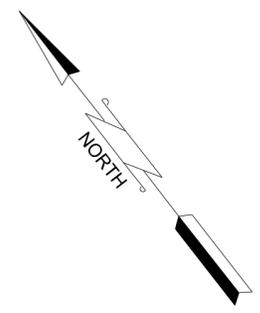
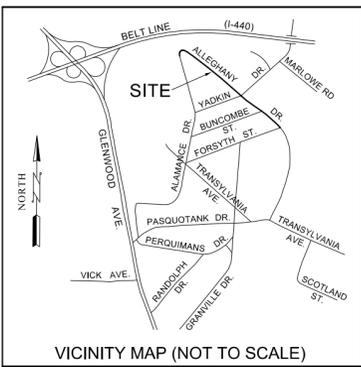
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LOT No. 3

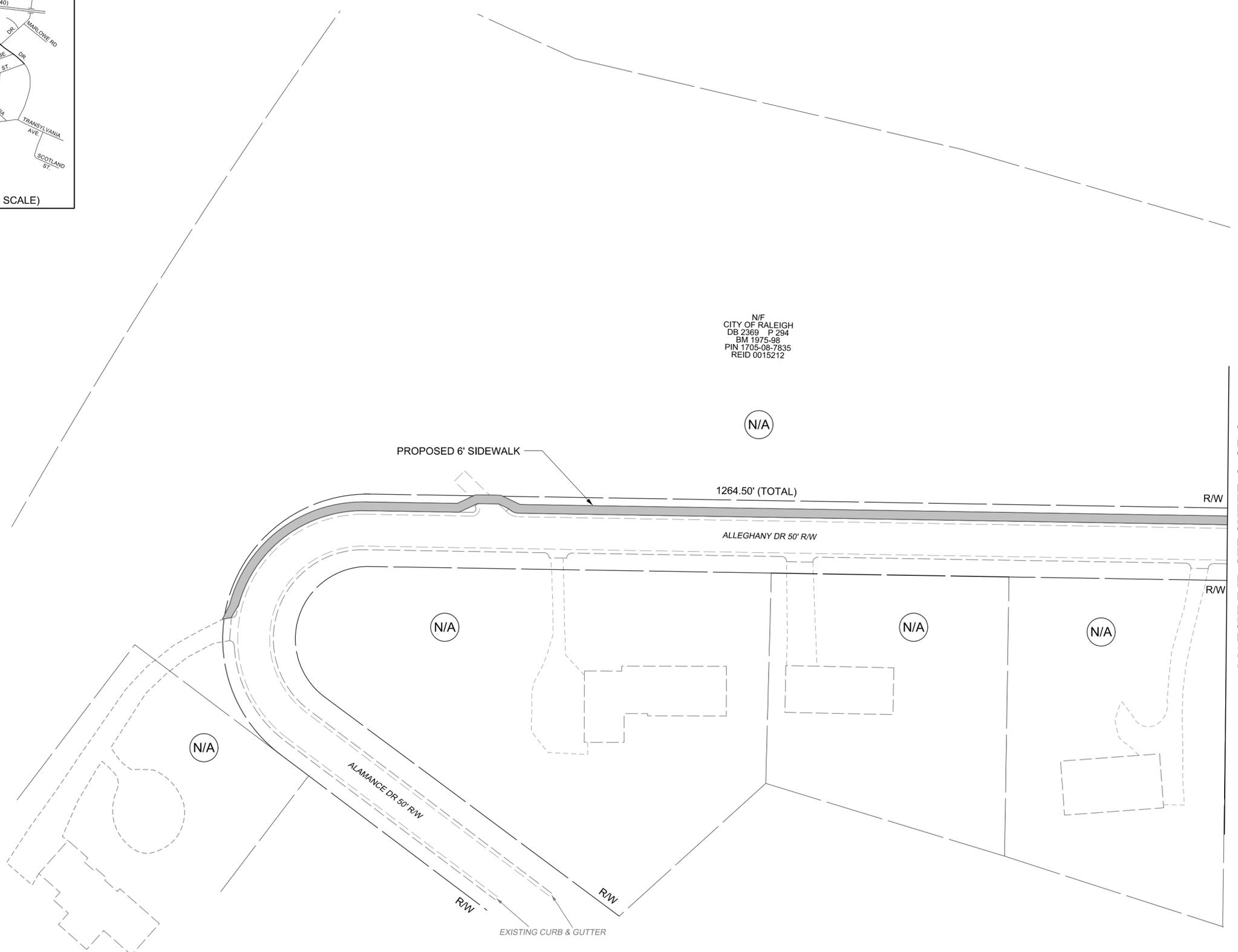
LOT No. _____

LOT No. _____

LOT No. _____

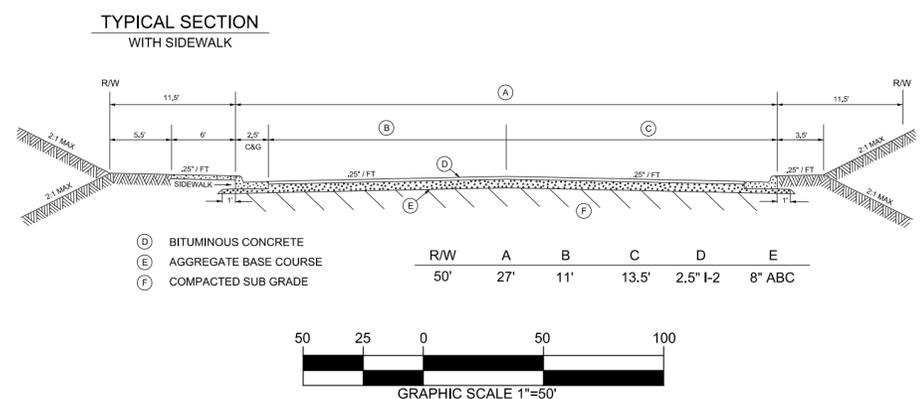


N/F
CITY OF RALEIGH
DB 2369 P 294
BM 1975-98
PIN 1705-08-7835
REID 0015212



MATCHLINE SEE SHEET 2 OF 3

- NOTES:**
1. THIS MAP IS AN APPROXIMATION OF PROPOSED IMPROVEMENTS. IT IS NOT INTENDED TO BE USED FOR DESIGN.
 2. ADDITIONAL EASEMENTS MAY BE NEEDED IN ORDER TO INSTALL THE IMPROVEMENTS AS PROPOSED
 3. PLANIMETRICS ARE PER WAKE COUNTY GIS INFORMATION, NOT FIELD VERIFIED
 4. THE PROPOSED SIDEWALK INSTALLATION IS NOT ASSESSABLE PER CITY COUNCIL POLICY CHANGE EFFECTIVE 4/19/11
 5. LOT 1 AND 3 IS ELIGIBLE FOR A 150' EXEMPTION OFF THE ASSESSABLE FOOTAGE FOR THE STREET IMPROVEMENTS PER CITY CODE SECTION 6-2021(d)(2)



LEGEND

PROPOSED IMPROVEMENTS	
EXISTING CURB & GUTTER	
EXISTING SIDEWALK	
EXISTING PROPERTY	
EXISTING RIGHT OF WAY	

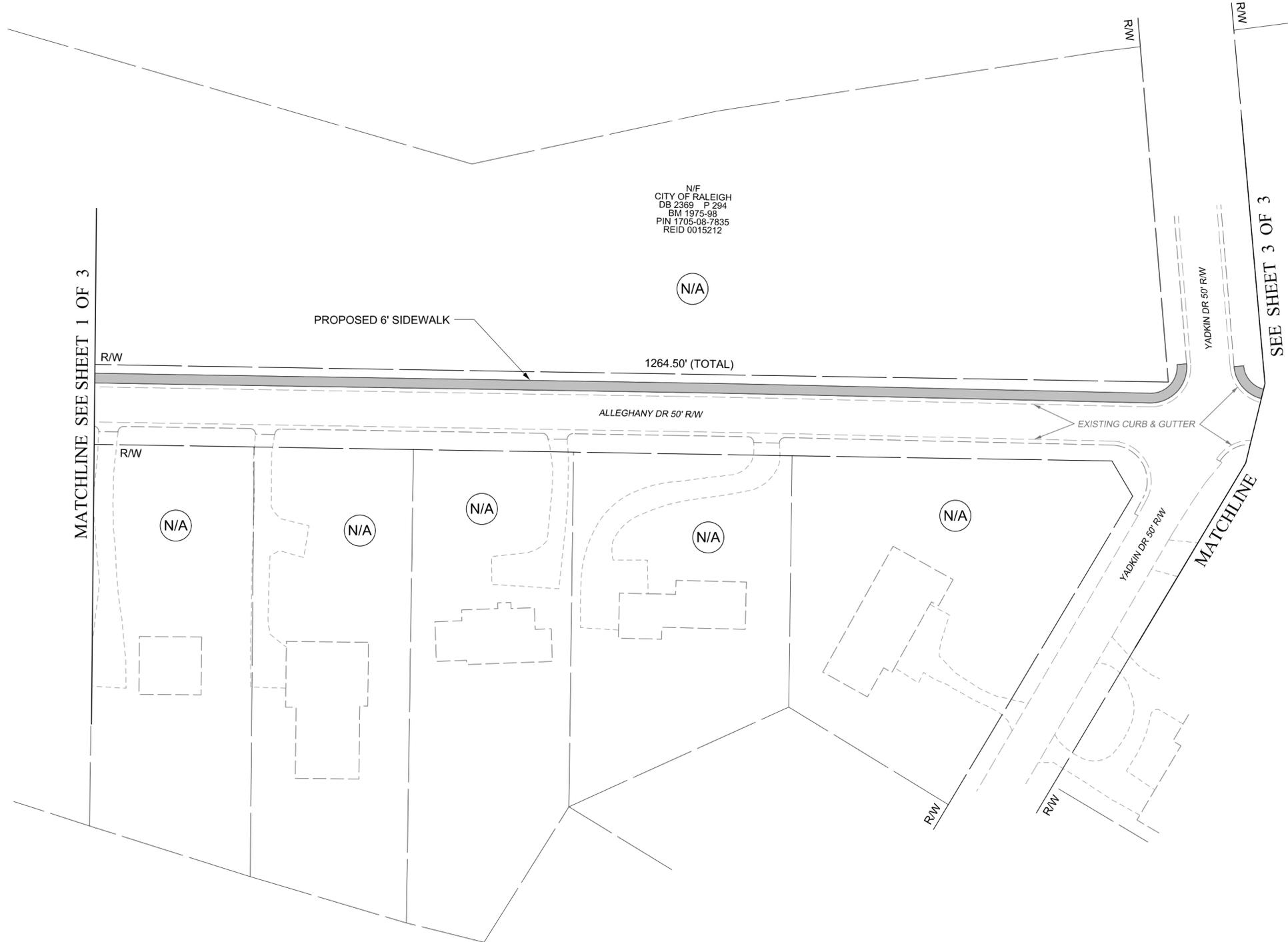
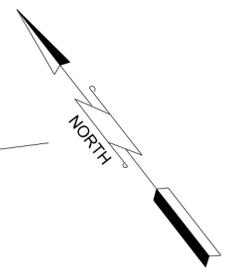
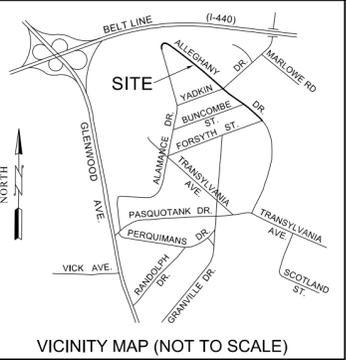
**CITY OF RALEIGH
PUBLIC WORKS DEPARTMENT**

ALLEGHANY DRIVE
FROM: ALAMANCE DRIVE
TO: FORSYTH STREET

STREET & SIDEWALK PETITION NO. 1347

REVISIONS		FILE NUMBER
FIELD BOOK		

SCALE: 1" = 50' DRAWN BY: WDP DATE: 10-9-2013



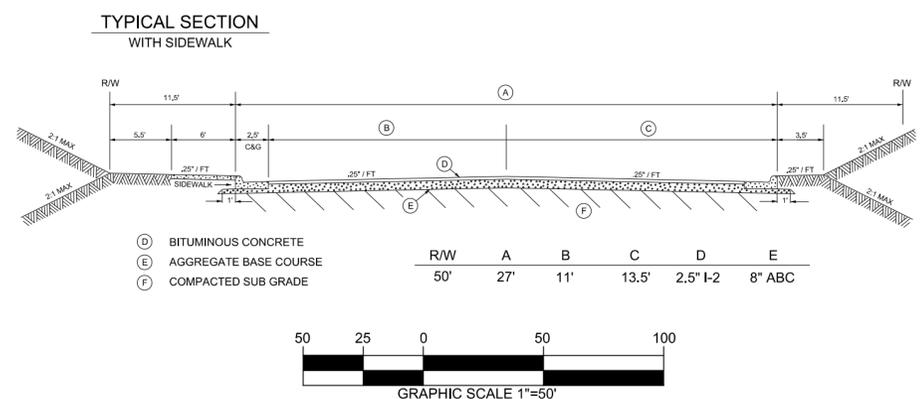
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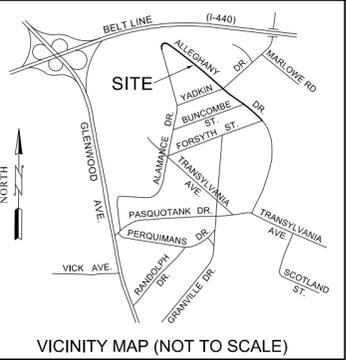
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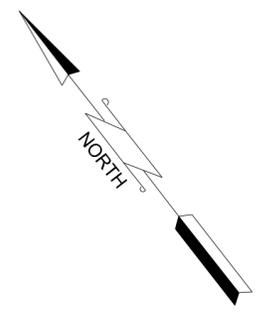
REVISIONS		
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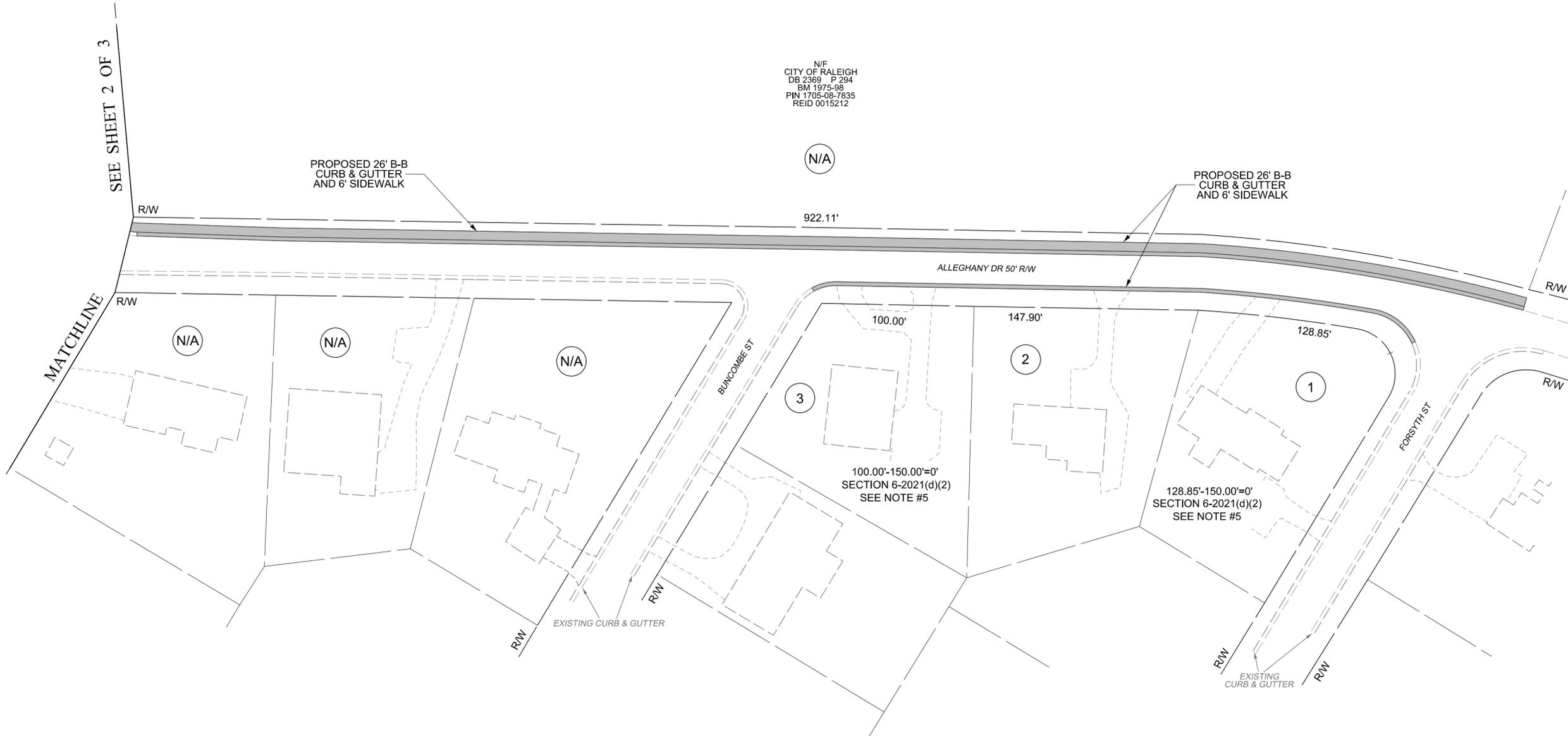
1. MARTIN, ROBERT H JR & ELAINE O
 3401 ALLEGHANY DR
 RALEIGH NC 27609-6365
 TAX ID: 0022484
 SITE: 3401 ALLEGHANY DR

2. NELSON, JAYNE AYCOCK
 3411 ALLEGHANY DR
 RALEIGH NC 27609-6365
 TAX ID: 0013570
 SITE: 3411 ALLEGHANY DR

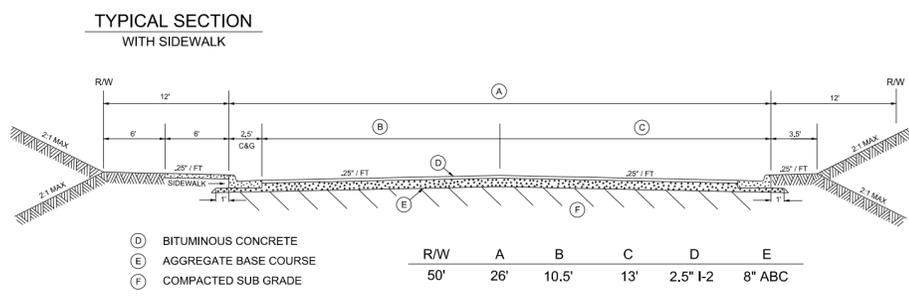
3. VAUGHN, DOUGLAS A & GREYSON T
 3415 ALLEGHANY DR
 RALEIGH NC 27609-6365
 TAX ID: 0015210
 SITE: 3415 ALLEGHANY DR



SEE SHEET 2 OF 3



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