



City Of Raleigh

NORTH CAROLINA

November 24, 2014

Mr. Eric Stajcer
1309 Woodmanor Drive
Raleigh, NC 27614

Re: Street Improvement Petition #1352 – Breeze Road

Dear Mr. Stajcer,

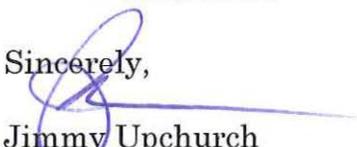
Enclosed is the street improvement petition for Breeze Road from Beechridge Road to Hales Road. In order that this petition may meet the requirements for approval by the City Council, **it must be signed by a majority in number of the adjacent property owners. Owners signing the petition must also represent 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,


Jimmy Upchurch
Assessment Supervisor
City of Raleigh Public Works Department
Design/Construction Division

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

NUMBER 1352

Streets Included in this Petition:

**BREEZE ROAD
From Beechridge Road to Hales Road**

PETITION FORM REQUESTED BY:

Mr. Eric Stajcer
1309 Woodmanor Drive
Raleigh, NC 27614

This is to certify that the attached petition was filed in the Office of the City
Clerk and Treasurer this day of , 20__

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:

Breeze Road – From Beechridge Road to Hales Road

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.

In conjunction with the Raleigh Street Design Manual, such curbs and gutters to be 27' back-to-back per Chapter 8, Article 8.4 and Article 8.5 of the City of Raleigh Unified Development Ordinance. That streets, or parts thereof within the limits defined above, be paved with an asphaltic concrete surface not less than 3 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 ROW / 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.

____ (4) Sidewalk Improvement: That sidewalk, as approved by the City Council, be laid on the _____ side, or parts thereof within the limits above defined, per Chapter 8, Article 8.4 and Article 8.5 of the City of Raleigh Unified Development Ordinance and in conjunction with the Raleigh Street Design Manual. Such sidewalk improvement to include necessary grading and all other work incidental to the construction of sidewalk improvements.

X (5) Administrative Design Adjustments: Administrative design adjustments approved by the Public Works Director pursuant to Chapter 8, Article 8.4 (E) and Article 8.5 (G) of the City of Raleigh Unified Development Ordinance and Raleigh Street Design Manual are listed as follows:

- **Retrofit the proposed improvements, 27' back-to-back street with 3.5' shoulders, within the existing 36' ROW**
- **Omit the sidewalk requirements, 5' utility easements, maintenance strips and planting areas and ROW requirements as required by the UDO_neighborhood yield specifications**

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.

** 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 1352," dated 11/21/14 .)

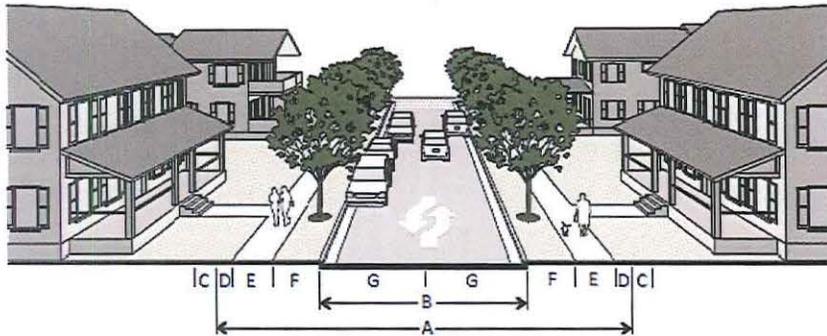
<i>Signature of Property Owner(s)</i>	<i>Corresponding Petition Map Lot No</i>	<i>Front Footage</i>
_____ _____ _____ _____ _____	LOT No. <u>1</u>	_____
_____ _____ _____ _____ _____	LOT No. <u>2</u>	_____
_____ _____ _____ _____ _____	LOT No. <u>3</u>	_____
_____ _____ _____ _____ _____	LOT No. <u>4</u>	_____
_____ _____ _____ _____ _____	LOT No. <u>5</u>	_____
_____ _____ _____ _____ _____	LOT No. <u>6</u>	_____

(NOTE: Lot numbers below refer to lots as shown on "THE CITY OF RALEIGH LOCAL IMPROVEMENTS PETITION MAP NUMBER 1352," dated 11/21/14 .)

<i>Signature of Property Owner(s)</i>	<i>Corresponding Petition Map Lot No</i>	<i>Front Footage</i>
_____ _____ _____ _____ _____	LOT No. <u>7</u>	_____
_____ _____ _____ _____ _____	LOT No. <u>8</u>	_____
_____ _____ _____ _____ _____	LOT No. _____	_____
_____ _____ _____ _____ _____	LOT No. _____	_____
_____ _____ _____ _____ _____	LOT No. _____	_____
_____ _____ _____ _____ _____	LOT No. _____	_____

4.2.1. Neighborhood Yield

Neighborhood Yield is an unstriped two-way street accommodating parallel parking on one side. Neighborhood Yield streets operate best under low speed and volume conditions, giving opposing vehicle drivers the time and space necessary to successfully negotiate potential conflicting movements and serving no more than 40 units and no longer than ½ mile. Sidewalks are required on both sides of the street. Items in the amenities zone such as streetlights and trees should be installed at a pedestrian scale so as to provide a high level of comfort for residents and non-motorized street users.



Width	
A Right-of-way width	55'
B Back-of-curb to back-of-curb	27'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	2'
E Sidewalk (min)	6'
F Planting area (min)	6'
Travelway	
G Parallel parking/travel lane	13.5'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg
Parking type	Parallel

Engineering Specifications	
Design Speed (mph)	25 mph
Design Vehicle	Passenger Vehicle
Signalized Intersection Density	As warranted
Driveway Spacing	As needed
Median Opening Distance	N/A
Partial Medians/Island	No
Curb Radii	5-10'
Lighting	Required on all public streets for new development, pedestrian scale optional and responsibility of developer
Permitted Furniture	As needed



Petitioning for Street Improvements

Some streets in the City of Raleigh have never been paved to City standards. Why? Because at the time the subdivision or area was developed, it may have been outside the City limits, or even outside the City's extraterritorial jurisdiction, therefore, the streets were not required to be built to City of Raleigh standards. Over the years, many such non-standard streets have been brought into the Raleigh City limits.

Streets may be considered non-standard for several reasons. Three of the most common reasons are:

- The street is not wide enough
- The street does not have an acceptable pavement and/or base structure
- The street does not have curb, gutters and drains

Street Improvements may be initiated by City Council action or by petition of citizens. Either improvement process may include resurfacing a paved street that does not have existing curb and gutter, improving a non-standard street to a standard city street with curbs, gutters and drains or installing sidewalk along existing curbed and guttered streets.

For street improvement and street resurfacing projects, City policy, in conjunction with NC General Statutes, require assessment to the abutting properties. Assessment indicates that property owners along the improvement will share in the cost of construction.

Current assessment rates are:

- Resurfacing \$8.50 per abutting foot/per side)
(*non-standard residential streets only – applies each time the street is resurfaced*)
- Street Improvements \$32.00 per abutting foot/per side
(*residential zoning*)
\$64.00 per abutting foot/per side
(*non-residential streets with non-residential zoning*)

Streets improved to meet City standards allow the street to have full maintenance, including future resurfacing, at no additional expense to the abutting property owners.

City Council Initiative

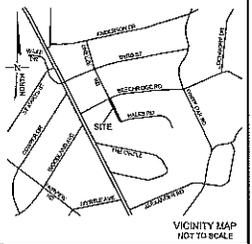
The City Council may initiate street and/or sidewalk improvements as an assessable project. With City initiated projects, the City Council will adopt a resolution of intent for the proposed improvements and notify the abutting Property owners. Advertisements, public meetings within the community and letters by mail are normal methods of notifying property owners in the area about the intended project as well as postings to the City's website. The City Council will hold a formal public hearing to receive comments from property owners and other interested parties before deciding whether or not to continue with the project.

Citizen's Initiative By Petition

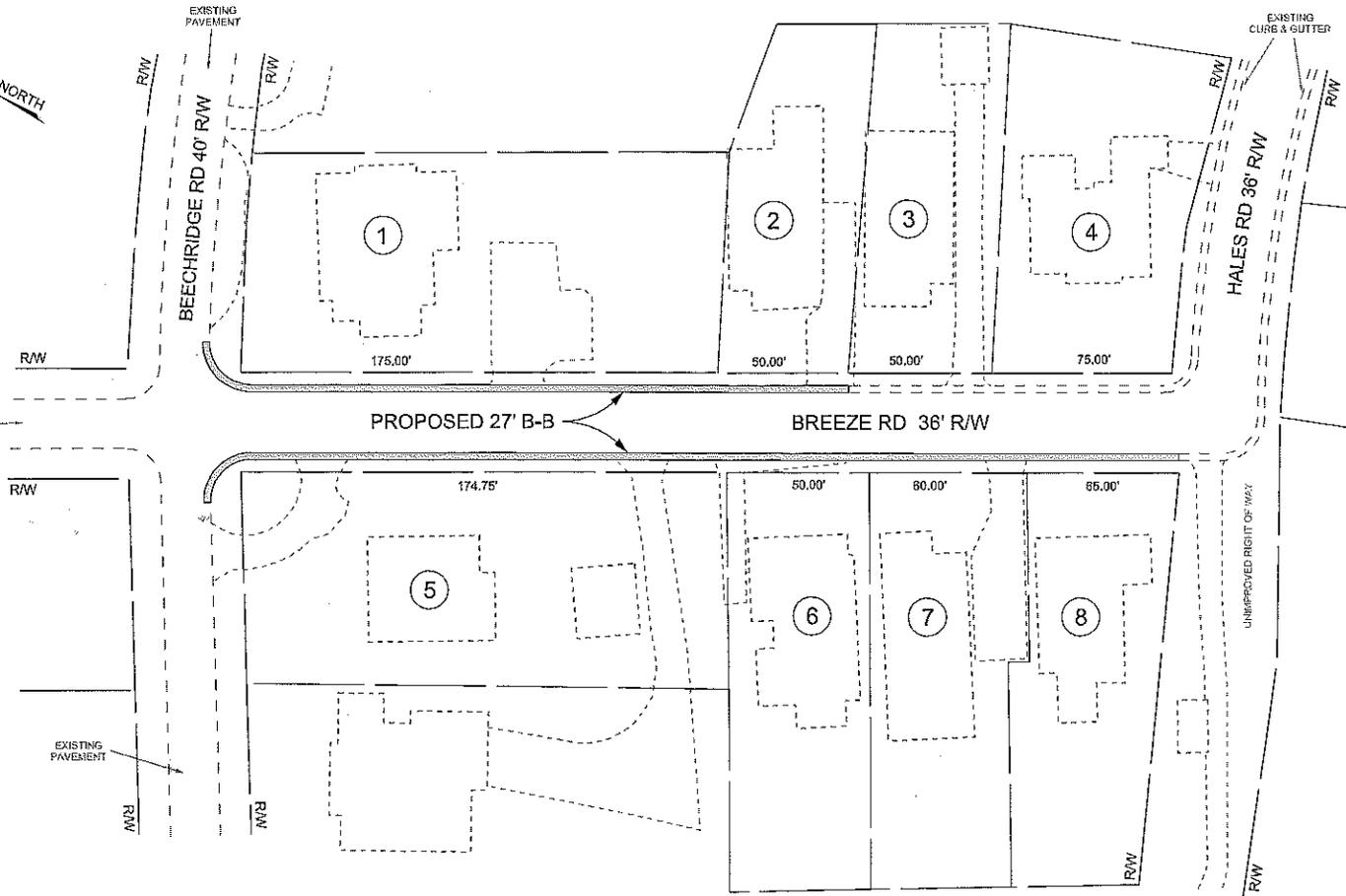
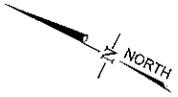
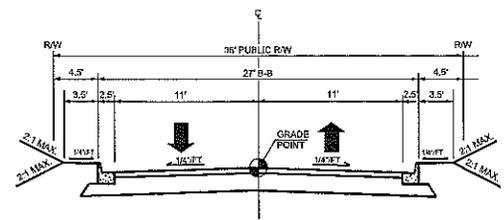
For public streets inside the city limits, citizens may petition the City Council for street and/or sidewalk improvements. In order to submit a petition for street improvements to the City Council for consideration, a sufficiency requirement must be met as required in Article 10 and section 160A-217 of the NC General Statutes. This sufficiency requirement being signatures from a majority in number of the owners of property to be assessed who represent at least a majority of all the lineal feet of frontage of the lands abutting on the street or portion thereof to be improved. When a valid petition is returned it will be submitted to the City Council for consideration. The City Council will adopt a resolution of intent for the proposed improvement and notify the abutting property owners by letter. A formal public hearing will be held to receive comments from the property owners affected by the request before deciding whether or not to continue with the project. Valid street improvement petitions that are returned will go through a prioritization process and will be ranked according to City Code/Policy criteria and availability of funds. The prioritized petitions, along with staff recommendations for approval, will be submitted semi-annually to the City Council through the City Manager's office.

All requests for petitions should be made through the Assessment staff in the Design/Construction Division of the Public Works Department. Staff will provide a petition packet consisting of a copy of the City of Raleigh's Street and Sidewalk Policies, a map showing the location and typical street section of the proposed improvements in relation to the adjacent properties and street right-of-way, the property owner's contact information for all abutting properties as is on file with the Wake County Tax Office and the petition forms for owner signatures. The time required to put together the petition packet is typically 4 - 6 weeks depending on the length of the proposed improvement and number of properties involved. Once issued, the petition will remain active for a 6 month period to allow the petitioner to circulate the document for signatures.

If you are interested in additional information on the City's petition process for street and sidewalk improvements, **please contact the Public Works Department at (919) 996-3030 to speak with an Assessment Staff member.**



- | | | | |
|--|--|--|--|
| 1. STUART & ANNE THOMPSON
2300 BEECHRIDGE RD
RALEIGH NC 27608-1430
TAX ID: 0001149
SITE: 2300 BEECHRIDGE RD | 3. BROOKS MCLAUGHLIN DENMARK
2104 BREEZE RD
RALEIGH NC 27608-1436
TAX ID: 0017819
SITE: 2104 BREEZE RD | 5. LUTHER H & DEBORAH R CARRINGTON
2210 BEECHRIDGE RD
RALEIGH NC 27608-1428
TAX ID: 0122231
SITE: 2210 BEECHRIDGE RD | 7. JAMES E & JON ELLEN BELK BAKER
2105 BREEZE RD
RALEIGH NC 27608-1435
TAX ID: 0008915
SITE: 2105 BREEZE RD |
| 2. GREGORY HUGH & STEPHANIE ZHANG KEEFER
2106 BREEZE RD
RALEIGH NC 27608-1436
TAX ID: 0004535
SITE: 2106 BREEZE RD | 4. JEFFREY BRENNON CHILDERS
1024 COWPER DR
RALEIGH NC 27608-2229
TAX ID: 0023742
SITE: 2100 BREEZE RD | 6. TRANSITION PROPERTIES I LLC
1309 WOODMANOR DR
RALEIGH NC 27614-9055
TAX ID: 0040020
SITE: 2107 BREEZE RD | 8. CAMERON WADE VENTURES LLC
975 WALNUT ST, SITE 354
CARY NC 27511-4216
TAX ID: 0061857
SITE: 2103 BREEZE RD |



- NOTES:
1. THIS MAP IS AN APPROXIMATION OF PROPOSED IMPROVEMENTS. IT IS NOT INTENDED TO BE USED FOR DESIGN.
 2. LOTS 3 & 4 ARE EXEMPT FROM ASSESSMENTS FOR THE PROPOSED STREET IMPROVEMENTS AS CURB & GUTTER EXISTS ALONG THE FRONTAGE OF THESE LOTS.
 3. ADDITIONAL ROW / EASEMENTS MAY BE NEEDED IN ORDER TO INSTALL THE IMPROVEMENTS AS PROPOSED.
 4. PLANIMETRICS AND PROPERTY ARE PER WAKE COUNTY GIS INFORMATION, NOT FIELD VERIFIED.

LEGEND

PROPERTY LINE	—————
RIGHT OF WAY	—————
HOUSE / GARAGE	-----
DRIVE WAY	-----
EXISTING CURB & GUTTER	-----
PROPOSED CURB & GUTTER	-----

CITY OF RALEIGH
PUBLIC WORKS DEPARTMENT

BREEZE ROAD
FROM: BEECHRIDGE RD
TO: HALES RD
STREET PETITION NO, 1352

REVISIONS

FILE NUMBER

SCALE: NOT TO SCALE DRAWN BY: WDP DATE: 11-21-2014