



City Of Raleigh

June 30, 2015

Jonathan Coker
4405 Old Colony Road
Raleigh, NC 27613

Re: Street Improvement Petition #1353 – Hilburn Hills Lane

Dear Mr. Coker,

Enclosed is the street improvement petition for Hilburn Hills Lane from Pleasant Pines Drive to Hilburn Drive. 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 in 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 me or 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 1353

Streets Included in this Petition:

HILBURN HILLS LANE
From Hilburn Drive to Pleasant Pines Drive

PETITION FORM REQUESTED BY:

Jonathan Coker
4405 Old Colony Road
Raleigh, NC 27613

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:

Hilburn Hills Lane – From Pleasant Pines Drive to Hilburn Drive

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 **31' 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.

X **(4) Sidewalk Improvement:** That sidewalk, as approved by the City Council, be laid on the North 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 within the existing 60' ROW**
- **Omit the sidewalk on South side of street and grade 3.5' shoulder**
- **Omit 5' utility easement requirement on both sides of street**

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.**

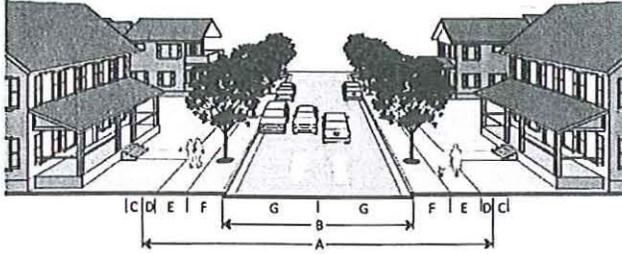
Any estimate of assessments provided to you is not to be considered as a maximum or minimum cost. An accurate assessment cost cannot be calculated until project completion and preparation of the assessment roll. Any estimates provided are for the purpose of giving you some idea of what the assessment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

(NOTE: Lot numbers below refer to lots as shown on "THE CITY OF RALEIGH LOCAL IMPROVEMENTS PETITION MAP NUMBER 1353," dated 06/11/15.)

<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>	_____

4.2.2. Neighborhood Local

Neighborhood Local Streets are used in primarily residential developments serving from 41 and up to 150 residential units and no longer than ¼ mile. They accommodate on-street parallel parking on both sides and feature two general travel lanes for vehicular use, including automobiles, bicycles, and occasional local transit or freight vehicles. Sidewalks are required on both sides of the street.



Width		
A Right-of-way width		59'
B Back-of-curb to back-of-curb		31'
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		15.5'
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.

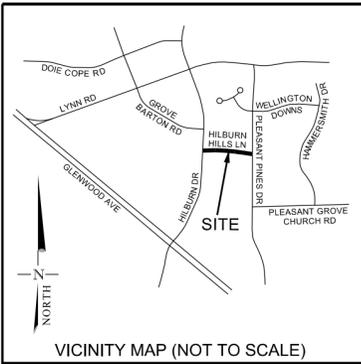
For street improvement and street resurfacing projects, City policy, in conjunction with NC General Statutes, require assessment to the abutting properties. Assessment indicates that property owners along the improvement will share in the cost of construction.

Current assessment rates are:

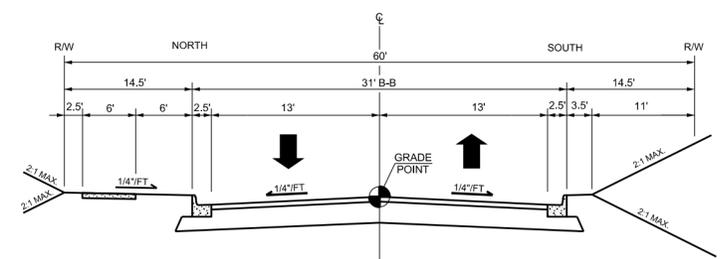
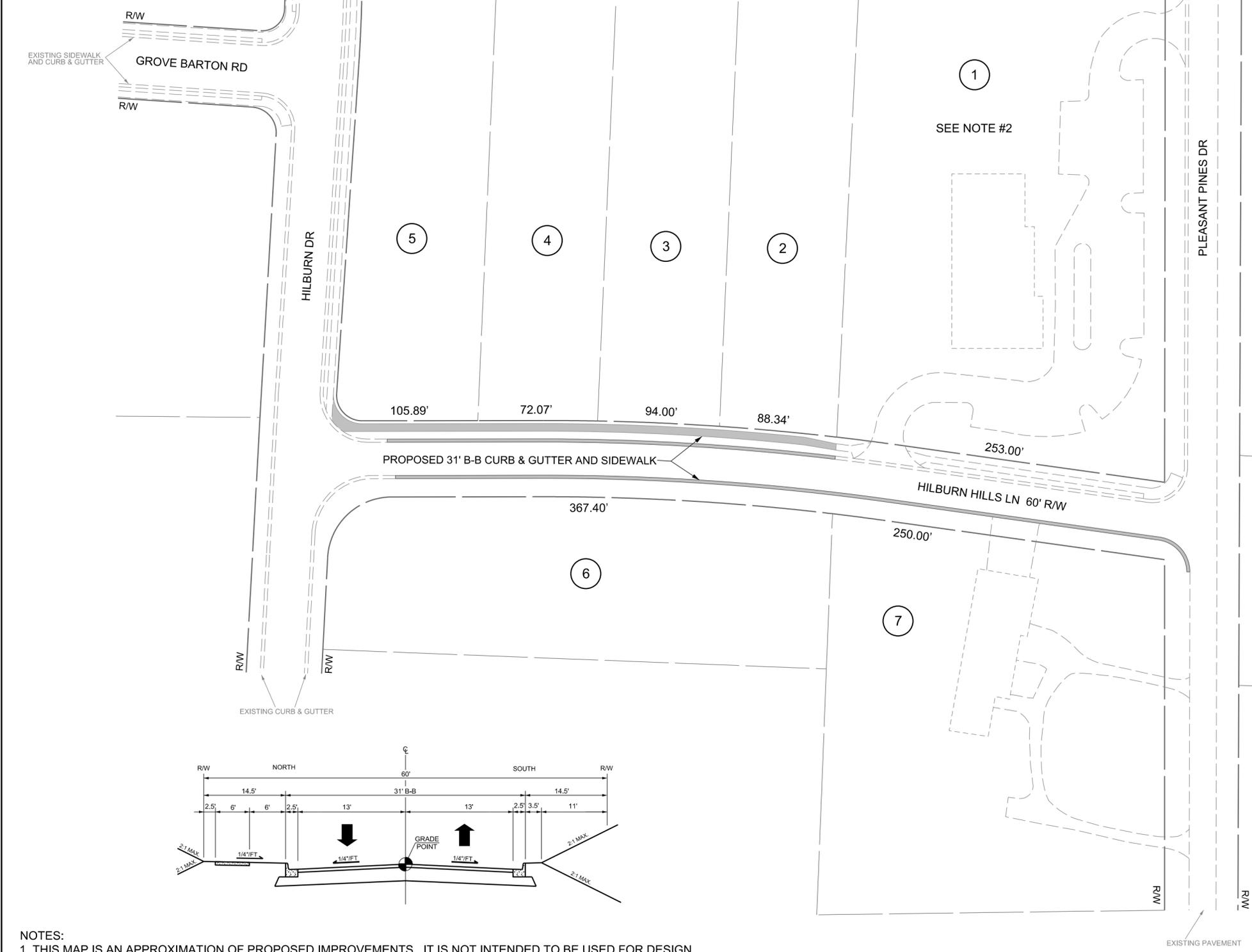
- Resurfacing \$8.50 per abutting foot/per side)
(non-standard residential streets only – applies each time the street is resurfaced)
- Street Improvements \$32.00 per abutting foot/per side
(residential zoning)
- \$64.00 per abutting foot/per side
(non-residential streets with non-residential zoning)

Pursuant to City Code Section 6-2025, assessments shall be payable in cash, or if any property owner should so elect and give notice of the fact in writing to the City of Raleigh, in accordance with the provisions of Section 160A-232 of the General Statutes of North Carolina, such property owner shall have the option and privilege of paying the assessment annually in ten (10) equal installments, such installments to bear interest at the rate of six (6) per cent per annum (*simple interest*) from the date of confirmation of the assessment by City Council.

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



1. OHM PROPERTIES LLC
LEARNING CARE GROUP
21333 HAGGERTY RD STE 300
NOVI MI 48375-5537
TAX ID: 0087040
SITE: 6601 PLEASANT PINES DR
2. LYON COMPANY
3939 GLENWOOD AVE STE 166
RALEIGH NC 27612-4739
TAX ID: 0109823
SITE: 4704 HILBURN HILLS LN
3. LYON COMPANY
3939 GLENWOOD AVE STE 166
RALEIGH NC 27612-4739
TAX ID: 0109820
SITE: 4708 HILBURN HILLS LN
4. LYON COMPANY
3939 GLENWOOD AVE STE 166
RALEIGH NC 27612-4739
TAX ID: 0109817
SITE: 4712 HILBURN HILLS LN
5. LYON COMPANY
3939 GLENWOOD AVE STE 166
RALEIGH NC 27612-4739
TAX ID: 0109814
SITE: 4716 HILBURN HILLS LN
6. LYON COMPANY
3939 GLENWOOD AVE STE 166
RALEIGH NC 27612-4739
TAX ID: 0109826
SITE: 4709 HILBURN HILLS LN
7. KERR, ROBERT W & KAREN A
6519 PLEASANT PINES DR
RALEIGH NC 27613-1919
TAX ID: 0038970
SITE: 6519 PLEASANT PINES DR



- NOTES:
1. THIS MAP IS AN APPROXIMATION OF PROPOSED IMPROVEMENTS. IT IS NOT INTENDED TO BE USED FOR DESIGN.
 2. LOT 1 IS EXEMPT FROM ASSESSMENT DUE TO EXISTING IMPROVEMENTS.
 3. THE PROPOSED SIDEWALK INSTALLATION IS NOT ASSESSABLE PER CITY COUNCIL POLICY CHANGE EFFECTIVE 4/19/11
 4. ADDITIONAL EASEMENTS MAY BE NEEDED IN ORDER TO INSTALL THE IMPROVEMENTS AS PROPOSED.
 5. PLANIMETRICS ARE PER WAKE COUNTY GIS INFORMATION, NOT FIELD VERIFIED.



LEGEND

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

CITY OF RALEIGH PUBLIC WORKS DEPARTMENT									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;">REVISIONS</td></tr> <tr><td style="height: 40px;"> </td></tr> <tr><td style="text-align: center;">FIELD BOOK</td></tr> <tr><td style="height: 20px;"> </td></tr> <tr><td style="text-align: center;">SCALE: 1" = 60'</td></tr> </table>	REVISIONS		FIELD BOOK		SCALE: 1" = 60'	<p>HILBURN HILLS LANE</p> <p>FROM: PLEASANT PINES DR TO: HILBURN DR</p> <p>STREET & SIDEWALK PETITION NO. 1353</p>	 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;">FILE NUMBER</td></tr> <tr><td style="height: 20px;"> </td></tr> </table>	FILE NUMBER	
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