

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

NUMBER 1361

Streets Included in this Petition:

TURNBRIDGE DRIVE

From existing curb and gutter on Turnbridge at Bellevue Road to Bellevue Road

PETITION FORM REQUESTED BY:

Molly Logan
3517 Turnbridge Drive
Raleigh, NC 27609

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

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.

 X (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 within the existing 50' ROW**
- **Omit the sidewalk on both sides of Street**
- **Allow for 3.5' grass area behind curb on west side 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 a petition however the proposed improvements will not be assessable due to previous assessments with ½ of street was constructed in 1988-1989 per Assessment Roll AR738 Confirming Resolution 1990-606 Adopted by City Council on February 20, 1990.

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.

1. Branch, James W & Jennifer M
3607 Turnbridge Dr
Raleigh NC 27609-7137
TAX ID: 0419473
SITE: 3609 Turnbridge Dr
77.35'

2. Strickland, Brenda Brooke Kincade
Strickland, Jeffrey Barnett
3605 Turnbridge Dr
Raleigh NC 27609-7137
TAX ID: 0077222
SITE: 3605 Turnbridge Dr
63.96'

3. Christian, Robert G
3601 Turnbridge Dr
Raleigh NC 27609-7137
TAX ID: 0145634
SITE: 3601 Turnbridge Dr
70.00'

4. Smith, William C & Mary Alice
3535 Turnbridge Dr
Raleigh NC 27609-7135
TAX ID: 0028890
SITE: 3535 Turnbridge Dr
30.02'

5. Osborne, Zachary David
Brenton Osborne, Jessica Leigh
3529 Turnbridge Dr
Raleigh NC 27609-7135
TAX ID: 0332840
SITE: 3529 Turnbridge Dr
48.91'

6. Sholar, James Adam & Amelia Rogers
3525 Turnbridge Dr
Raleigh NC 27609-7135
TAX ID: 0343410
SITE: 3525 Turnbridge Dr
60.12'

7. Cassell, Charles A & Shannon J
3519 Turnbridge Dr
Raleigh NC 27609-7135
TAX ID: 0071532
SITE: 3519 Turnbridge Dr
69.62'

8. Logan, David A & Molly Y
3517 Turnbridge Dr
Raleigh NC 27609-7135
TAX ID: 0377029
SITE: 3517 Turnbridge Dr
69.62'

9. Jones, Michael D & Ashley T
1505 Canterbury Rd
Raleigh NC 27608-1105
TAX ID: 0434201
SITE: 3509 Turnbridge Dr
70.00'

10. Jones, Michael D & Ashley T
1505 Canterbury Rd
Raleigh NC 27608-1105
TAX ID: 0042115
SITE: 0 Turnbridge Dr
70.00'

11. Jones, Michael D & Ashley T
1505 Canterbury Rd
Raleigh NC 27608-1105
TAX ID: 0019061
SITE: 3501 Turnbridge Dr
140.53'

12. Bus, Brian & Amy Holland
104 Ambler Court
Holly Springs, NC 27540-5987
TAX ID: 0071777
SITE: 3423 Turnbridge Dr
127.76'

13. Blue Heron Signature Homes LLC
C/O Mark MacDonald, Manager
144 Wind Chime Court Fl 1
Raleigh NC 27615-6433
TAX ID: 0055093
SITE: 3415 Turnbridge Dr
167.08'

14. Burnham, Christopher & Asa (AKA Anna A)
3331 Turnbridge Dr
Raleigh NC 27609-7131
TAX ID: 0006075
SITE: 3331 Turnbridge Dr
80.25'

NOTES:

1. THIS MAP IS AN APPROXIMATION OF PROPOSED IMPROVEMENTS. IT IS NOT INTENDED TO BE USED FOR DESIGN
2. LOT 5 PAID A FEE-IN-LIEU FOR STREET IMPROVEMENTS (C&G) VIA SUBDIVISION/DEVELOPMENT CASE # S-57-05
3. THE EXISTING C&G ALONG THE EAST SIDE WAS CONSTRUCTED BY PETITION AND ASSESSED TO PROPERTIES ON BOTH SIDES OF THE STREET ON AR 738, THEREFORE **NO ASSESSMENTS WILL BE APPLICABLE TO THIS PETITION AND THE PROPOSED IMPROVEMENTS ARE ALONG THE WEST SIDE OF THE STREET**
4. ADDITIONAL ROW/EASEMENTS MAY BE NEEDED IN ORDER TO INSTALL THE IMPROVEMENTS AS PROPOSED
5. PLANIMETRICS ARE PER WAKE COUNTY GIS INFORMATION, NOT FIELD VERIFIED

(NOTE: Lot numbers below refer to lots as shown on "THE CITY OF RALEIGH LOCAL IMPROVEMENTS PETITION MAP NUMBER 1361," dated 10/10/19 .)

<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 1361," dated 10/10/19 .)

<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. <u>9</u>	_____
_____ _____ _____ _____ _____	LOT No. <u>N/A</u>	_____
_____ _____ _____ _____ _____	LOT No. <u>N/A</u>	_____
_____ _____ _____ _____ _____	LOT No. <u>12</u>	_____

(NOTE: Lot numbers below refer to lots as shown on "THE CITY OF RALEIGH LOCAL IMPROVEMENTS PETITION MAP NUMBER 1361," dated 10/10/19 .)

<i>Signature of Property Owner(s)</i>	<i>Corresponding Petition Map Lot No</i>	<i>Front Footage</i>
_____ _____ _____ _____ _____	LOT No. <u>13</u>	_____
_____ _____ _____ _____ _____	LOT No. <u>14</u>	_____
_____ _____ _____ _____ _____	LOT No. _____	_____
_____ _____ _____ _____ _____	LOT No. _____	_____
_____ _____ _____ _____ _____	LOT No. _____	_____
_____ _____ _____ _____ _____	LOT No. _____	_____

(NOTE: Lot numbers below refer to lots as shown on "THE CITY OF RALEIGH LOCAL IMPROVEMENTS PETITION MAP NUMBER 1351," dated 10/29/14 .)

<i>Signature of Property Owner(s)</i>	<i>Corresponding Petition Map Lot No</i>	<i>Front Footage</i>
_____ _____ _____ _____	LOT No. <u>19</u>	_____
_____ _____ _____ _____	LOT No. <u>20</u>	_____
_____ _____ _____ _____	LOT No. <u>21</u>	_____
_____ _____ _____ _____	LOT No. <u>22</u>	_____
_____ _____ _____ _____	LOT No. <u>23</u>	_____
_____ _____ _____ _____	LOT No. <u>24</u>	_____

(NOTE: Lot numbers below refer to lots as shown on "THE CITY OF RALEIGH LOCAL IMPROVEMENTS PETITION MAP NUMBER 1351," dated 10/29/14 .)

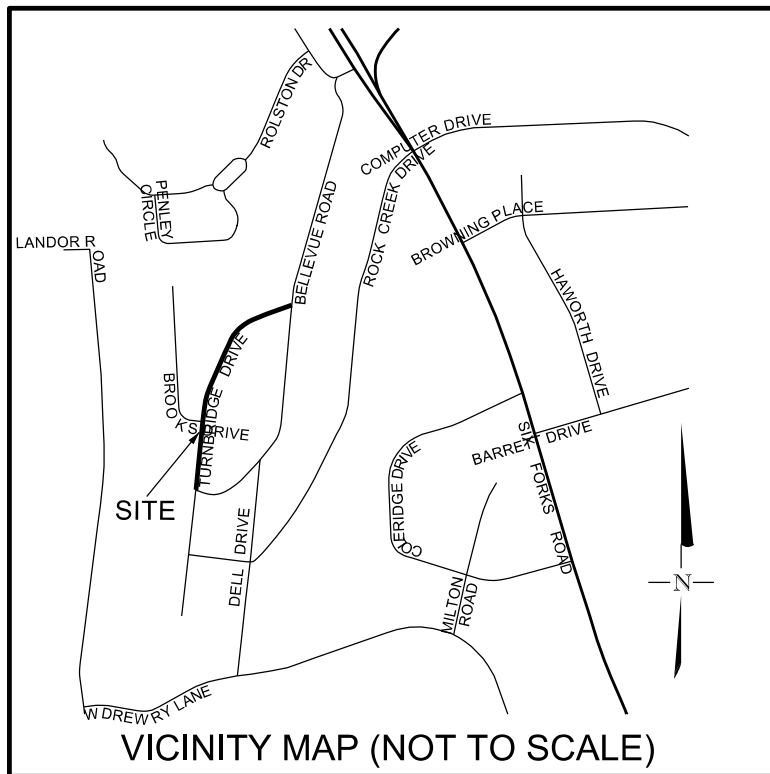
<i>Signature of Property Owner(s)</i>	<i>Corresponding Petition Map Lot No</i>	<i>Front Footage</i>
_____ _____ _____ _____	LOT No. <u>25</u>	_____
_____ _____ _____ _____	LOT No. <u>26</u>	_____
_____ _____ _____ _____	LOT No. <u>27</u>	_____
_____ _____ _____ _____	LOT No. <u>28</u>	_____
_____ _____ _____ _____	LOT No. <u>29</u>	_____
_____ _____ _____ _____	LOT No. <u>30</u>	_____

(NOTE: Lot numbers below refer to lots as shown on "THE CITY OF RALEIGH LOCAL IMPROVEMENTS PETITION MAP NUMBER 1351," dated 10/29/14 .)

<i>Signature of Property Owner(s)</i>	<i>Corresponding Petition Map Lot No</i>	<i>Front Footage</i>
_____ _____ _____ _____	LOT No. <u>31</u>	_____
_____ _____ _____ _____	LOT No. <u>32</u>	_____
_____ _____ _____ _____	LOT No. <u>33</u>	_____
_____ _____ _____ _____	LOT No. <u>34</u>	_____
_____ _____ _____ _____	LOT No. <u>35</u>	_____
_____ _____ _____ _____	LOT No. <u>36</u>	_____

(NOTE: Lot numbers below refer to lots as shown on "THE CITY OF RALEIGH LOCAL IMPROVEMENTS PETITION MAP NUMBER 1351," dated 10/29/14 .)

<i>Signature of Property Owner(s)</i>	<i>Corresponding Petition Map Lot No</i>	<i>Front Footage</i>
_____ _____ _____ _____	LOT No. <u>37</u>	_____
_____ _____ _____ _____	LOT No. <u>38</u>	_____
_____ _____ _____ _____	LOT No. <u>39</u>	_____
_____ _____ _____ _____	LOT No. <u>40</u>	_____
_____ _____ _____ _____	LOT No. <u>41</u>	_____
_____ _____ _____ _____	LOT No. _____	_____



1. Branch, James W & Jennifer M
3607 Turnbridge Dr
Raleigh NC 27609-7137
TAX ID: 0419473
SITE: 3609 Turnbridge Dr

2. Strickland, Brenda Brooke Kincade
Strickland, Jeffrey Barnett
1710 Center Rd
Raleigh NC 27608-2612
TAX ID: 0077222
SITE: 3605 Turnbridge Dr

3. Christian, Kathleen M
3601 Turnbridge Dr
Raleigh NC 27609-7137
TAX ID: 0145634
SITE: 3601 Turnbridge Dr

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3535 Turnbridge Dr
Raleigh NC 27609-7135
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Brenton Osborne, Jessica Leigh
3529 Turnbridge Dr
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TAX ID: 0332840
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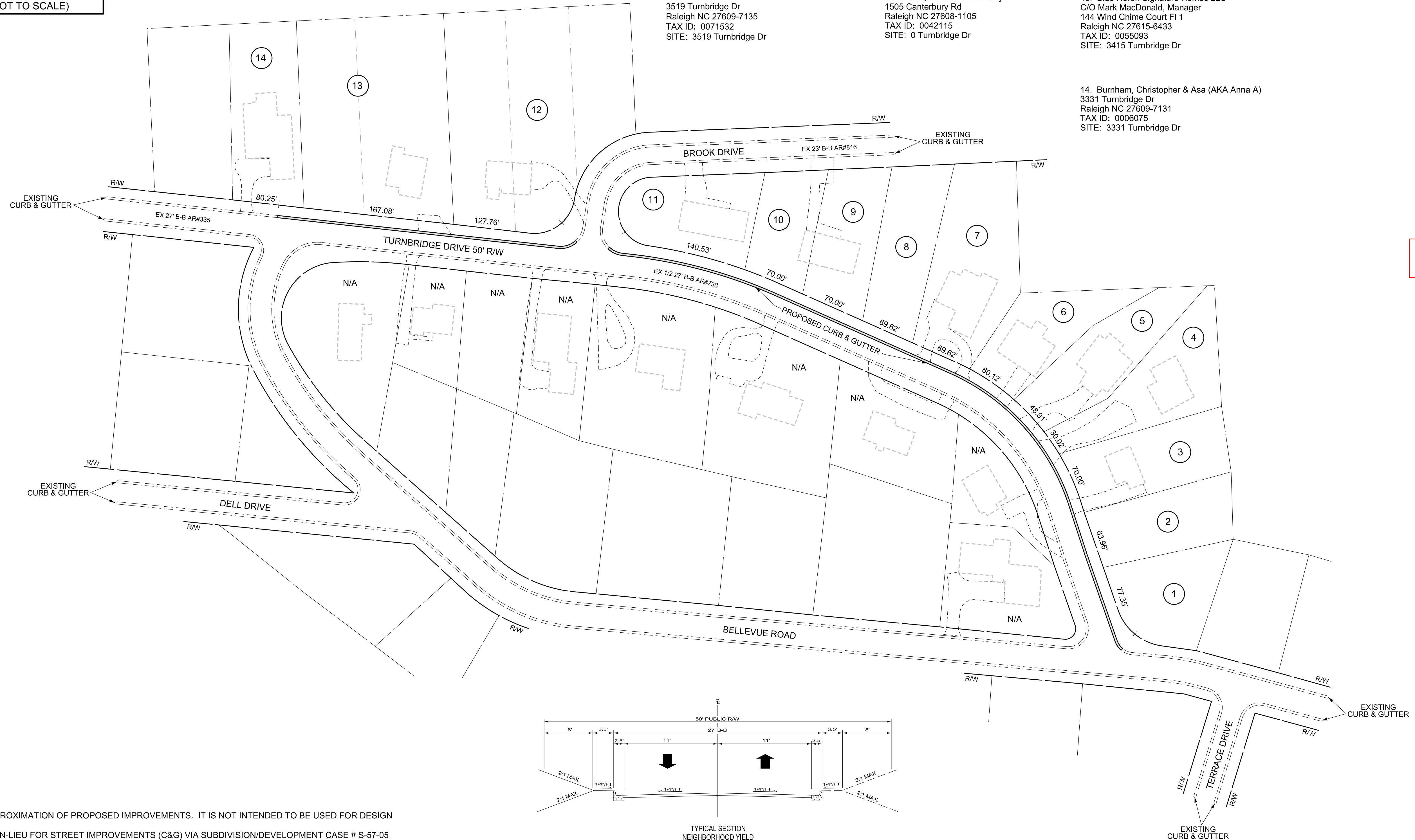
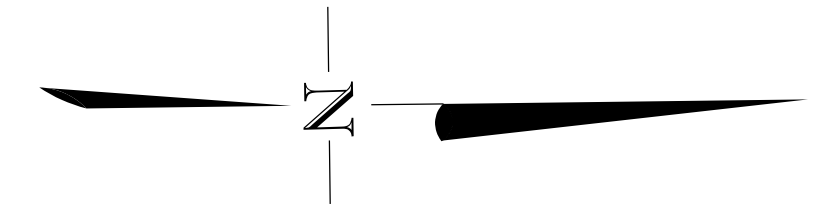
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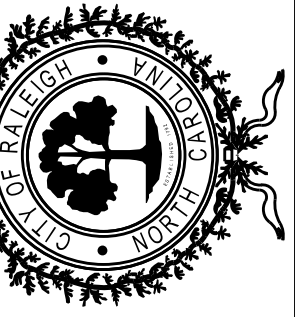
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C/O Mark MacDonald, Manager
144 Wind Chime Court Fl 1
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SITE: 3415 Turnbridge Dr

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3331 Turnbridge Dr
Raleigh NC 27609-7131
TAX ID: 0006075
SITE: 3331 Turnbridge Dr



PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION
PLANS REVIEW 25%



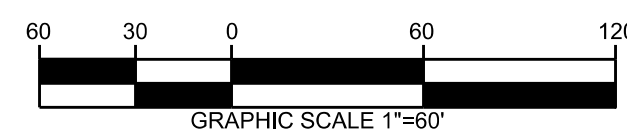
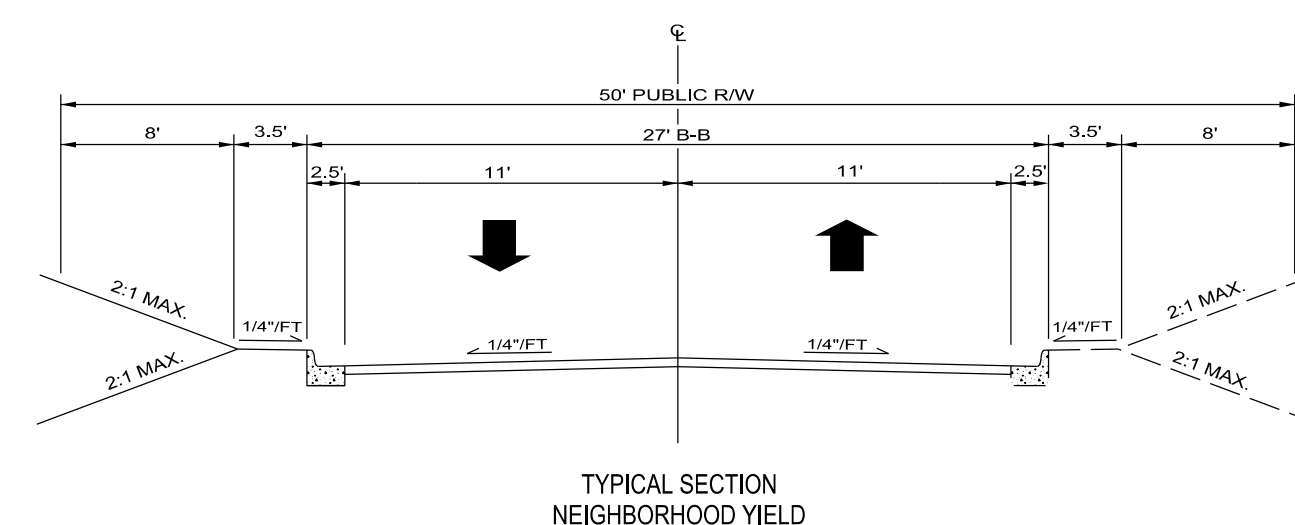
CITY OF RALEIGH
ENGINEERING SERVICES
DEPARTMENT

STREET IMPROVEMENTS
PETITION SW #1361

TURNBRIDGE DRIVE
FROM BELLEVUE RD
TO BELLEVUE RD

NOTES:

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2. LOTS 5 PAID A FEE-IN-LIEU FOR STREET IMPROVEMENTS (C&G) VIA SUBDIVISION/DEVELOPMENT CASE # S-57-05
3. THE EXISTING C&G ALONG THE EAST SIDE WAS CONSTRUCTED BY PETITION AND ASSESSED TO PROPERTIES ON BOTH SIDES OF THE STREET ON AR 738, THEREFORE **NO ASSESSMENTS WILL BE APPLICABLE TO THIS PETITION AND THE PROPOSED IMPROVEMENTS ALONG THE WEST SIDE OF THE STREET**
4. ADDITIONAL ROW/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 PROPERTY
- EXISTING RIGHT OF WAY

DATE:	09/28/2019
CADD TECH:	AK
CHECKED BY:	
REVISIONS	
NO.	DATE
SCALES	
HSCALE	1" = 60'
VSCALE	
SHEET NO.	

PET-1



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.

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 City streets inside the city limits, classified as "neighborhood/residential" streets, 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 and 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 Transportation Department Office of Transportation Planning. 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 8 - 12 weeks depending on the length and complexity of the proposed improvements 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 Transportation Department Office of Transportation Planning Staff by calling (919) 996-4054 to speak with a Petition Specialist or contact us via e-mail at PetitionSpecialist@raleighnc.gov .**