



City Of Raleigh

NORTH CAROLINA

June 28, 2013

Mr. Buck Burwell
3214 Rutherford Drive
Raleigh, NC 27609-6946

Re: Street Improvement Petition #1344 – Transylvania Avenue

Dear Mr. Burwell,

Enclosed is the street improvement petition for Transylvania Avenue from Hertford/Orange Street to Beaufort 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,

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

CC: Ms. Sandra Peace

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

NUMBER 1344

Streets Included in this Petition:

**TRANSYLVANIA AVENUE
From Hertford/Orange Street to Beaufort Street**

PETITION FORM REQUESTED BY:

Mr. Buck Burwell
3214 Rutherford Drive
Raleigh, NC 27609-6946

Ms. Sandra D Peace
516 Transylvania Avenue
Raleigh, NC 27609-6956

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:

Transylvania Avenue – From Hertford/Orange Street to Beaufort 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 27' 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.

_____ (4) Sidewalk Improvement: That sidewalks as approved by the City Council be laid on the _____ 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:

omit sidewalk installation

It is further conditioned that should the City Council deny the variance request to omit the sidewalk installation requirement, the property owners will have the opportunity to pull the petition request from consideration as a future street improvement project.

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 1344," dated 05/07/13 .)

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

Corresponding Petition Map Lot No

Front Footage

LOT No. 1

LOT No. 2

LOT No. 3

LOT No. 4

LOT No. 5

LOT No. 6

(NOTE: Lot numbers below refer to lots as shown on "THE CITY OF RALEIGH LOCAL IMPROVEMENTS PETITION MAP NUMBER 1344," dated 05/07/13 .)

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

Corresponding Petition Map Lot No

Front Footage

LOT No. 7

LOT No. 8

LOT No. 9

LOT No. 10

LOT No. 11

LOT No. 12

(NOTE: Lot numbers below refer to lots as shown on "THE CITY OF RALEIGH LOCAL IMPROVEMENTS PETITION MAP NUMBER 1344," dated 05/07/13 .)

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

Corresponding Petition Map Lot No

Front Footage

LOT No. 13

LOT No. 14

LOT No. 15

LOT No. 16

LOT No. 17

LOT No. 18

(NOTE: Lot numbers below refer to lots as shown on "THE CITY OF RALEIGH LOCAL IMPROVEMENTS PETITION MAP NUMBER 1344," dated 05/07/13 .)

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

Corresponding Petition Map Lot No

Front Footage

LOT No. 19

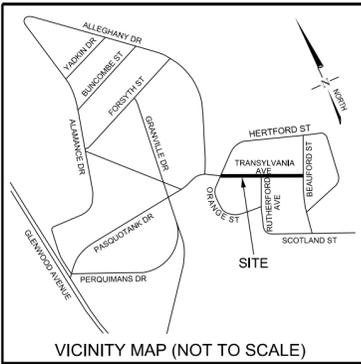
LOT No. 20

LOT No. 21

LOT No. _____

LOT No. _____

LOT No. _____



1. John F Hogan, Jr
Trustee of John F Hogan Revocable Trust
500 Orange St
Raleigh NC 27609-6928
TAX ID: 0031825
SITE: 501 Hertford St

2. Thomas Arthur Fritsch
& Suzanne Marie Fritsch
507 Transylvania Ave
Raleigh NC 27609-6955
TAX ID: 0016586
SITE: 507 Transylvania Ave

3. Marjorie Finch Smith
511 Transylvania Ave
Raleigh NC 27609-6955
TAX ID: 0062186
SITE: 511 Transylvania Ave

4. Thomas B Broughton, Heirs
c/o Dorothy M Broughton
515 Transylvania Ave
Raleigh NC 27609-6955
TAX ID: 0008838
SITE: 515 Transylvania Ave

5. Robert Newlin Wood, Jr
& Susan P Wood
PO Box 318
Salter Path NC 28575-0318
TAX ID: 0079223
SITE: 519 Transylvania Ave

12. William G. Smith, Jr
& Jennifer P. Smith
500 Transylvania Ave
Raleigh NC 27609-6956
TAX ID: 0027181
SITE: 500 Transylvania Ave

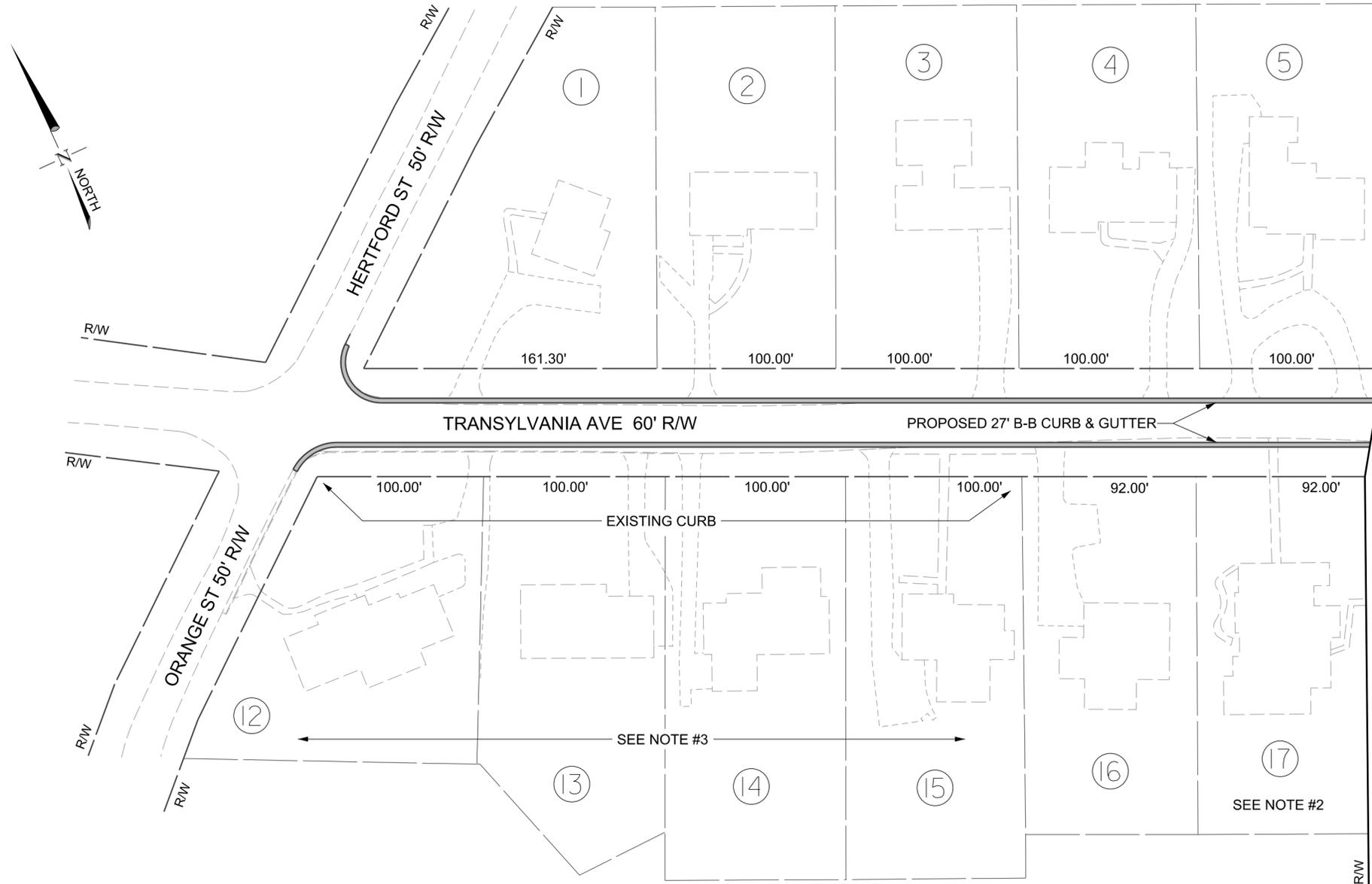
13. Robert B Brown
& Laura Brown
504 Transylvania Ave
Raleigh NC 27609-6956
TAX ID: 0020924
SITE: 504 Transylvania Ave

14. James Blount Macleod
& Kathryn E Macleod
508 Transylvania Ave
Raleigh NC 27609-6956
TAX ID: 0064231
SITE: 508 Transylvania Ave

15. William Glenn Lyle
& Elizabeth Lyle
512 Transylvania Ave
Raleigh NC 27609-6956
TAX ID: 0070133
SITE: 512 Transylvania Ave

16. Robert L. Peace
& Sandra D Peace
516 Transylvania Ave
Raleigh NC 27609-6956
TAX ID: 0031519

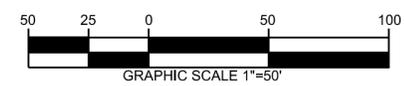
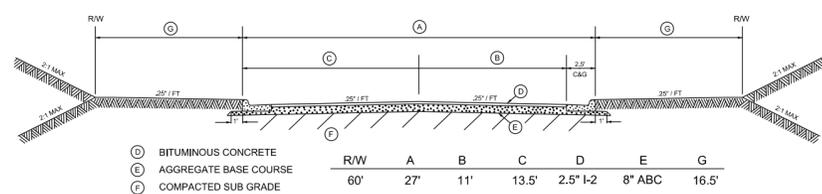
17. Blue Marlin Real Estate
& Development LLC
8428 Eden Park Dr
Raleigh NC 27613-8597
TAX ID: 0030197
SITE: 520 Transylvania Ave



MATCHLINE SEE SHEET 2 OF 2

- NOTES:**
- THIS MAP IS AN APPROXIMATION OF PROPOSED IMPROVEMENTS. IT IS NOT INTENDED TO BE USED FOR DESIGN.
 - LOTS 11, 17 & 18 ARE ELIGIBLE FOR A 150' EXEMPTION OFF THEIR ASSESSABLE FOOTAGE FOR STREET IMPROVEMENTS PER CITY CODE SECTION 6-2021(d)(2)
 - LOTS 12, 13, 14, 15 & 21 ARE NOT ASSESSABLE DUE TO EXISTING CURB THAT MAY BE REPLACED/RELOCATED
 - ADDITIONAL EASEMENTS MAY BE NEEDED IN ORDER TO INSTALL THE IMPROVEMENTS AS PROPOSED
 - PLANIMETRICS ARE PER WAKE COUNTY GIS INFORMATION, NOT FIELD VERIFIED

TYPICAL SECTION



LEGEND

- PROPOSED CURB & GUTTER
- EXIST CURB & GUTTER AND SIDEWALK
- EXISTING PROPERTY / RIGHT OF WAY

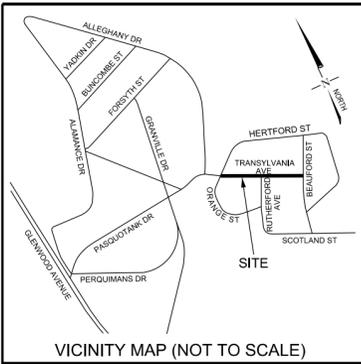
**CITY OF RALEIGH
PUBLIC WORKS DEPARTMENT**

TRANSYLVANIA AVENUE
FROM: HERTFORD STREET
TO: BEAUFORD STREET

PAVING PETITION NO. 1344

REVISIONS	FILE NUMBER
FIELD BOOK	

SCALE: 1" = 50' DRAWN BY: WDP & DOU DATE: 5-7-2013



6. Robert W Grabarek, Jr
& Mary Anne F Grabarek
601 Transylvania Ave
Raleigh NC 27609-6957
TAX ID: 0059196
SITE: 601 Transylvania Ave

7. Stephen M Weilandt
& Michele N Weilandt
605 Transylvania Ave
Raleigh NC 27609-6957
TAX ID: 0050928
SITE: 605 Transylvania Ave

8. Michael Francis Easley, Jr
2442 E Lake Dr
Raleigh NC 27609-7610
TAX ID: 0050999
SITE: 609 Transylvania Ave

9. Richard Curtis Dowd
& Angela Rabb Dowd
611 Transylvania Ave
Raleigh NC 27609-6957
TAX ID: 0027923
SITE: 611 Transylvania Ave

10. Darrin L Rohr
& Margaret J Rohr
615 Transylvania Ave
Raleigh NC 27609-6957
TAX ID: 0350885
SITE: 615 Transylvania Ave

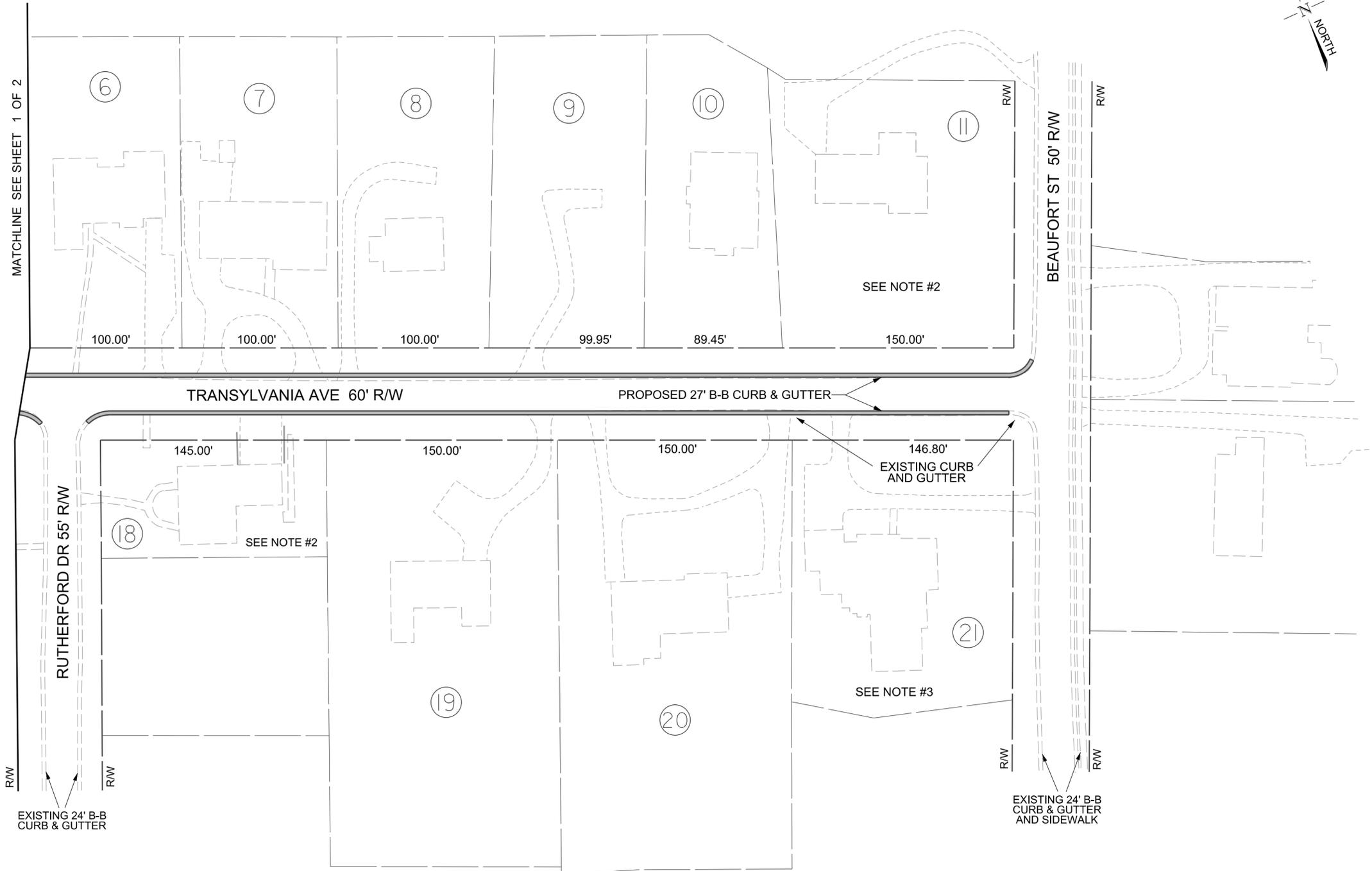
11. Stephanie Garrison Cole
123 Georgetown Rd
Raleigh NC 27608-2615
TAX ID: 0071383
SITE: 621 Transylvania Ave

18. Linda S Burwell
3214 Rutherford Dr
Raleigh NC 27609-6946
TAX ID: 0066735
SITE: 3214 Rutherford Dr

19. Joanna J Johnson
606 Transylvania Ave
Raleigh NC 27609-6958
TAX ID: 0042288

20. John H Whitford
& Ashlyn C Whitford
612 Transylvania Ave
Raleigh NC 27609-6958
TAX ID: 0069602
SITE: 612 Transylvania Ave

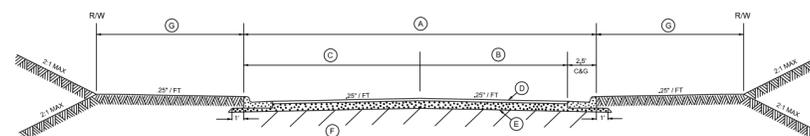
21. Stephen H Horney
& Rosanne F Horney
618 Transylvania Ave
Raleigh NC 27609-6958
TAX ID: 0079884
SITE: 618 Transylvania Ave



NOTES:

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5. PLANIMETRICS ARE PER WAKE COUNTY GIS INFORMATION, NOT FIELD VERIFIED

TYPICAL SECTION



	R/W	A	B	C	D	E	G
	60'	27'	11'	13.5'	2.5' I-2	8" ABC	16.5'



- PROPOSED CURB & GUTTER
- - - EXIST CURB & GUTTER AND SIDEWALK
- EXISTING PROPERTY / RIGHT OF WAY

CITY OF RALEIGH PUBLIC WORKS DEPARTMENT									
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