



Administrative Approval Action

Case File / Name: ASR-0046-2023
601 Method Rd

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the north side of Western Boulevard, east of Method Road at 601 Method Road.

REQUEST: Development of a .45 acre/19,551 sf tract zoned R-4 SPROD (Special Parking Residential Overlay District) with .04 acres/1,534 sf of right-of-way dedication, leaving a net area of .41 acres/18,017 sf. A proposed development of a 2-story, 8,252 gross floor area (GFA), multi-unit apartment building, with 9 1-bedroom units. This development is a part of the Community Alternatives for Supportive Abodes Corporation (CASA) and the site & proposed development is in the Frequent Transit Development area.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** FIL-0695-2023: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated October 25, 2023 by CASA.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Per the site data table, the 2 proposed long-term internal bicycle spaces are labeled & located on the civil Site Permit Review plans set.
2. Revise and relabel the proposed building's GFA (Gross Area) in the civil Site Permit Review plans data table and application form.
3. Provide the floor-to-floor height dimensions, per Sec.1.5.7, on sheet A2.1 in the civil SPR elevations set.

Public Utilities

4. A deed shall be recorded prior to construction approval (SPR) for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
5. A plat shall be recorded for all necessary offsite right-of-way dedication to accommodate future waterline construction.



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- The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing transmission easements prior to concurrent approval.

Stormwater

- A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- These lots are exempt per UDO Section 9.2.2.A.2.b.i as a commercial subdivision of one-half acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

- A fee-in-lieu for 74 LF of 1' of sidewalk along the Method Rd frontage is paid to the City of Raleigh (UDO 8.1.10).
- A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Stormwater

5. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. Comply with all conditions of Sec.5.6.1 for SPROD.

Stormwater

2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:



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3-Year Expiration Date: November 16, 2026

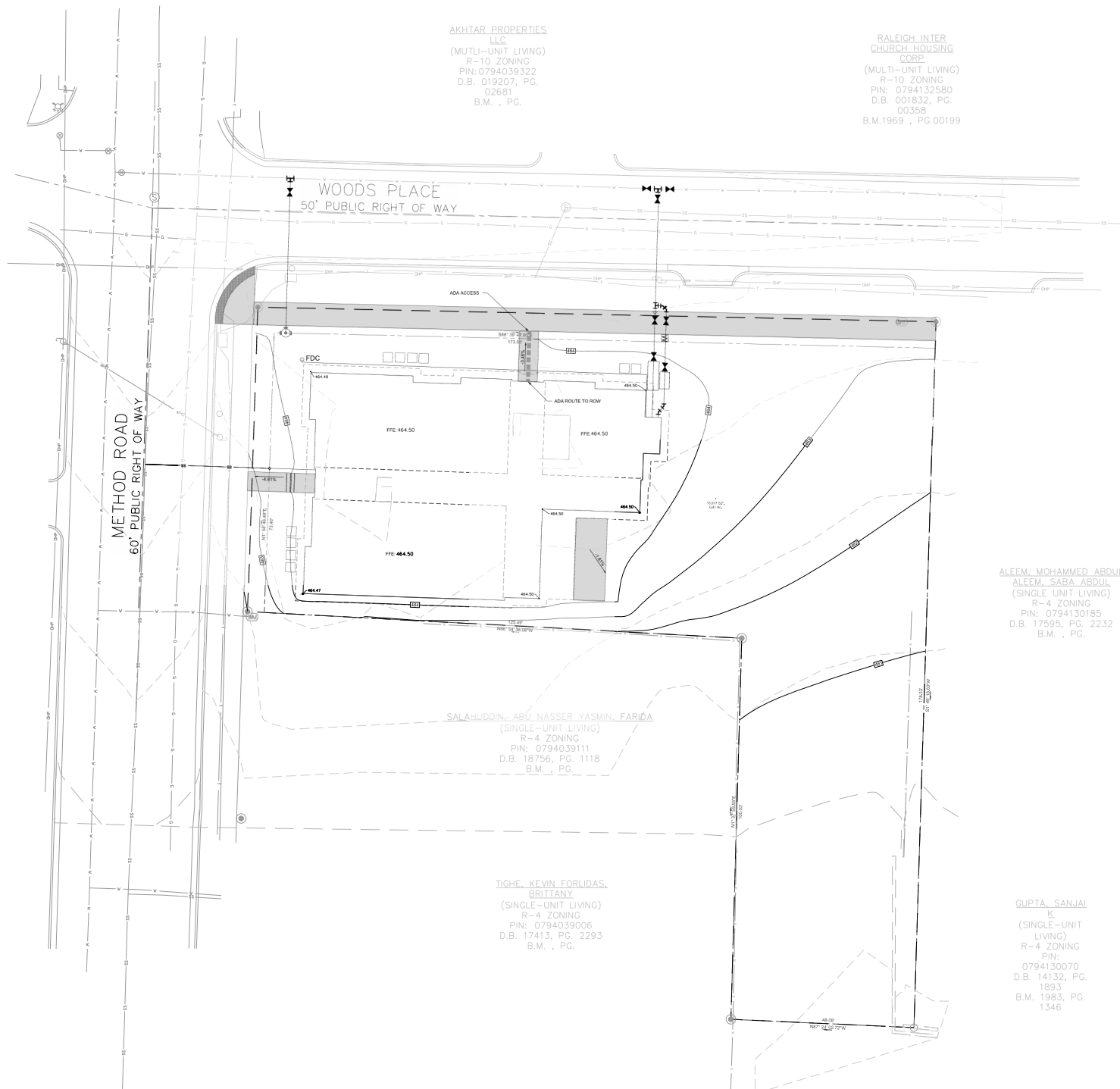
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: TRAVIS R. CRANE Date: 11/16/2023
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**



GRADING LEGEND:

SYMBOL	DESCRIPTION
	LIMITS OF DISTURBANCE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED STORM DRAINAGE
	PROPOSED JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED AREA DRAIN
	RIPRAP DISSIPATOR
	FLOW DIRECTION
	PROPOSED ELEVATION
	TOPBOTTOM OF CURB
	TOPBOTTOM OF WALL

NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND GRADING NOTES.

AVERAGE GRADE CALCULATIONS	
METHOD RD	
HIGHEST PROPOSED GRADE	464.49
LOWEST PROPOSED GRADE	464.47
BUILDING FFE	464.50
AVERAGE GRADE	464.475

SWIFT
PARTNERS



414 FAYETTEVILLE ST
RALEIGH NC 27601
FIRM LICENSE: P-2187

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VICINITY

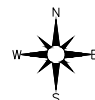


SCALE



SCALE: 1" = 10'

ARROYO



DATE: 10.25.2023
CHECKED BY: WW
DRAWN BY: WW
PROJECT: 601 METHOD RD
PROJECT #: ASR-0046-2023

C5.00

RALEIGH INTER
CHURCH HOUSING
CORP
(MULTI-UNIT LIVING)
R-10 ZONING
PIN: 0794132580
D.B. 001832, PG.
00358
B.M.1969 , PG.00199

ALEEM, MOHAMMED ABDUL
ALEEM, SABA ABDUL
(SINGLE UNIT LIVING)
R-4 ZONING
PIN: 0794130185
D.B. 17595, PG. 2232
B.M. , PG.

SALAHUDDIN, ABU NASSER YASMIN, FARIDA
(SINGLE-UNIT LIVING)
R-4 ZONING
PIN: 0794039111
D.B. 18756, PG. 1118
B.M. , PG.

TIGHE, KEVIN FORLIDAS.
BRITTANY
(SINGLE-UNIT LIVING)
R-4 ZONING
PIN: 0794039006
D.B. 17413, PG. 2293
B.M. , PG.

GUPTA, SANJAI
K
(SINGLE-UNIT
LIVING)
R-4 ZONING
PIN:
0794130070
D.B. 14132, PG.
1893
B.M. 1983, PG.
1346

UTILITY LEGEND:

SYMBOL	DESCRIPTION
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED CLEANOUT
	PROPOSED FDC
	PROPOSED BACKFLOW METER
	PROPOSED POST INDICATOR VALVE
	GREASE INTERCEPTOR
	300' HYDRANT COVERAGE LIMITS OF DISTURBANCE

NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND UTILITY NOTES.

CITY OF RALEIGH STANDARD UTILITY NOTES:

[illegible]

SWIFT
PARTNERS



414 FAYETTEVILLE ST
RALEIGH NC 27601
FIRM LICENSE: P-2187

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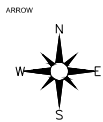
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SCALE



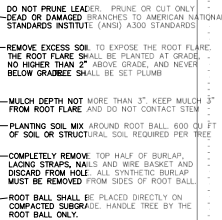
SCALE: 1" = 10'



DATE: 10.25.2023
CHECKED BY: LAP
DRAWN BY: LAP
PROJECT: 601 METHOD RD
PROJECT #: ASR-0046-2023

SHEET NO.

C6.00

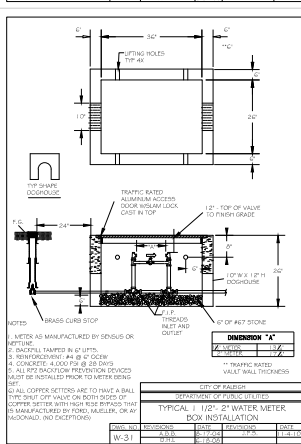
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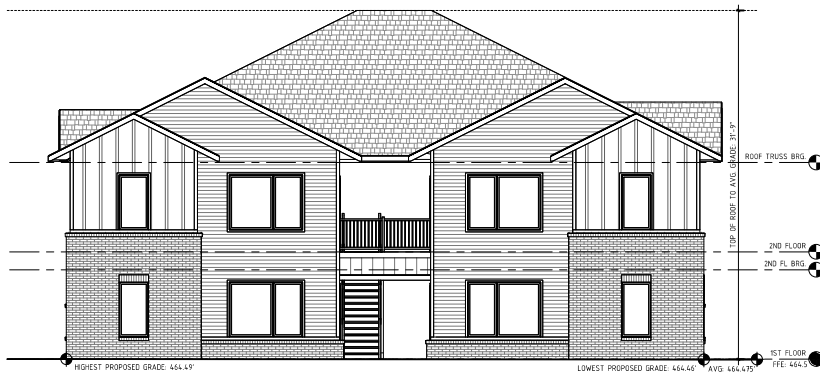
SCALE

ARROW





④ SOUTH ELEVATION
3/16" = 1'-0"



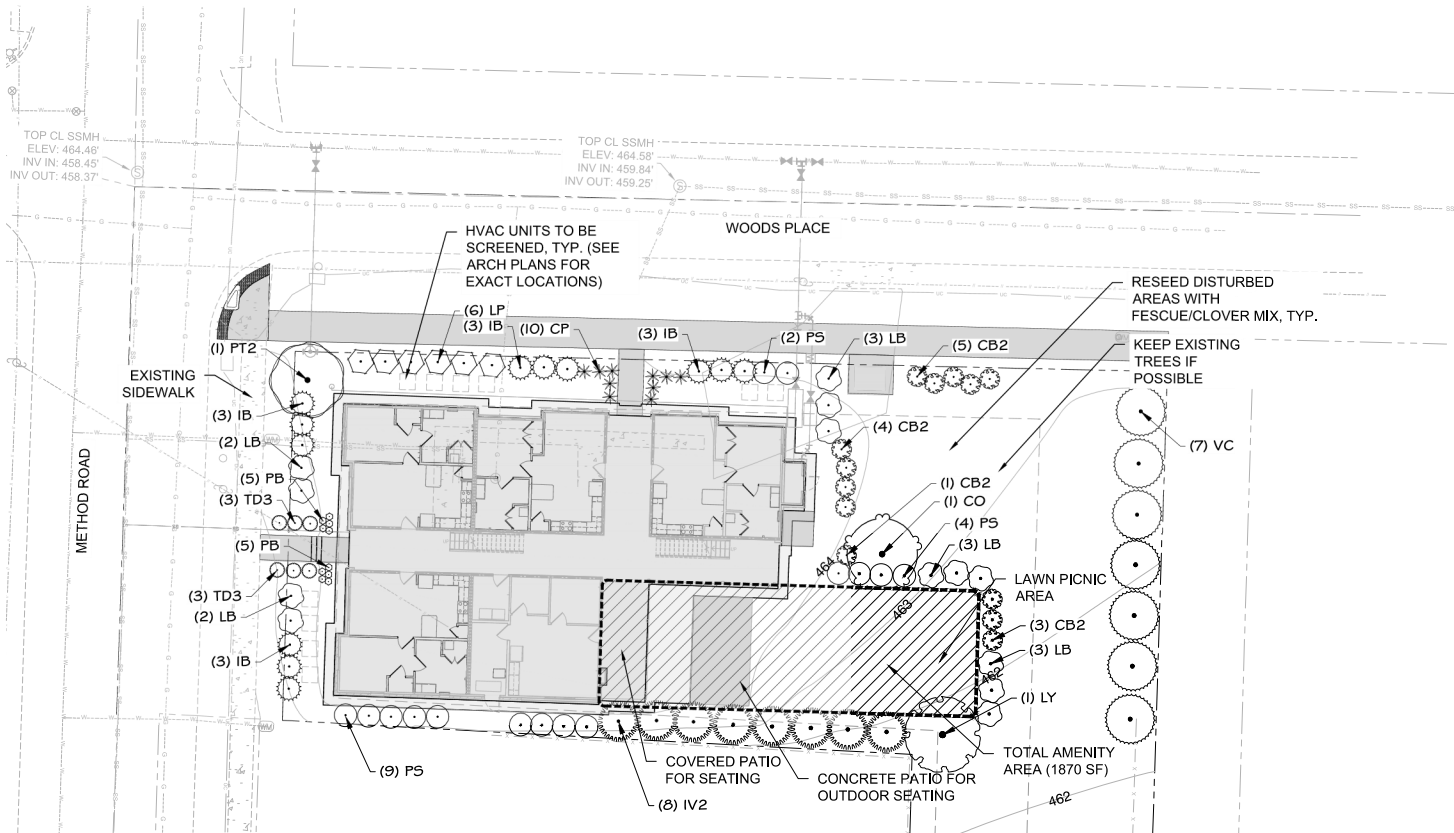
③ WEST ELEVATION (METHOD ROAD - PRIMARY STREET)
3/16" = 1'-0"



② EAST ELEVATION
3/16" = 1'-0"



① NORTH ELEVATION (WOODS PLACE)
3/16" = 1'-0"



PLANT SCHEDULE

UNDERSTORY TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	INSTALL HEIGHT	MATURE HEIGHT	QTY	REMARKS
	CO	Cercis canadensis texensis 'Oklahoma'	Oklahoma Texas Redbud	1.5' Cal.	B&B		20-25'	1	single-stem
	LY	Lagerstroemia indica x fauriei 'Arapaho'	Arapaho Crape Myrtle	1.5' Cal.	Pot		20-25'	1	single-stem
	PT2	Prunus cerasifera 'Thundercloud'	Thundercloud Purpleleaf Plum	1.5' Cal.	Pot		15-20'	1	matching, strong central leader
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	INSTALL HEIGHT	MATURE SIZE	QTY	REMARKS
	CP	Cephalotaxus harringtonia 'Prostrata'	Prostrate Plum Yew	3 gal.	Pot		3' x 3'	10	Evergreen
	CB2	Cleyera japonica 'Bronze Beauty'	Bronze Beauty Cleyera	5 gal.	Pot	36" min.	10' x 5'	13	Evergreen
	IB	Ilex cornuta 'Burfordi Nana'	Dwarf Burford Holly	3 gal.	Pot		6' x 6'	12	Evergreen
	IV2	Ilex vomitoria	Yaupon Holly	3 gal.	Pot	36"	15' x 8'	8	Evergreen
	LP	Leucothoe populifolia	Florida Hobblebush	3 gal.	Pot	36"	8' x 6'	6	Evergreen
	LB	Loropetalum chinense 'Blush'	Blush Fringe Flower	5 gal.	Pot	36"	6' x 6'	13	Evergreen
	PB	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal.	Pot		1' x 1'	10	
	PS	Prunus laurocerasus 'Schipkaensis'	Schipka English Laurel	5 gal.	Pot	36"	5' x 8'	15	Evergreen
	TD3	Thuja occidentalis 'Dwarf Globe'	Dwarf Globe Arborvitae	3 gal.	Pot		3' x 3'	6	Evergreen
	VC	Viburnum awabuki 'Chindo'	Chindo Sweet Viburnum	7 gal.	Pot		12' x 8'	7	Evergreen

KEEP EXISTING TREES

CODE REQUIRED PLANTING NOTES

ZONING - R4 (SFPD)

NO NEIGHBORHOOD TRANSITIONS APPLY. NO C3 STREET PROTECTIVE YARD PARKING SCREENING REQUIRED BECAUSE THERE IS NO PARKING PROVIDED. NO TRANSITIONAL PROTECTIVE YARDS REQUIRED FOR MULTIFAMILY APARTMENT USE.

STREET TREES / NOT REQUIRED FOR TIED TWO SIDE PLAN

AMENITY AREA - 10% OF SITE (NET SITE - 21 ACRES = 1860 SF AMENITY REQUIRED)
10% OF AMENITY PROVIDED ON SITE AS SHOWN ON PLAN WITH CALL-OUTS AND DASHED LINE.
NO ADDITIONAL AMENITY ELEMENTS REQUIRED IN THIS ZONING.

NO TCA - SITE IS UNDER 2 ACRES

SCREENING
FOR SOLID WASTE STORAGE AND LOADING:
PER SOLID WASTE MANUAL:
Page C2, C-8

Collection/transfer shed to be screened from view by means of a closed fence or wall at least 8 feet high, and covered on the sides or accessible entrance and color of the principal structure on the property, or by a landscape screen consisting of evergreen plant materials which will reach a height of 8 feet or greater within 3 years, or by a combination of both fence and plant materials that will collectively reach a height of 8 feet within 3 years. The minimum size of plant materials at the time of installation is 2 feet with no gap between plants greater than 4 feet.

PER Raleigh/LD03

Section 7.2.3.5.5

Screening may also be accomplished with evergreen plant material that can be expected to reach a height of 8 feet with a spread of 4 feet within three years of planting.

PER Raleigh/LD03

Section 7.2.3.5.4

FOR GROUND MOUNTED EQUIPMENT: (HVAC AND WATER BACKFLOW ENCLOSURES)

PER Raleigh/LD03

Section 7.2.3.5.4

a. Ground-mounted equipment screening shall be as high as the highest point of the equipment being screened.

b. Screening shall consist of landscaping or an opaque screen comparable with the principal building in terms of texture, quality, material and color.



General Notes		
2	ASR SUBMITTAL	2023/10/05
1	ASR SUBMITTAL	2023/06/11
No.	Revision/Issue	Date
Designed By: PROSPECT LANDSCAPE ARCHITECTURE, PLLC 227 GLASCOCK STREET RALEIGH, NC 27604 919-400-0005 JEN@PROSPECT-LA.COM WWW.PROSPECT-LA.COM		
Project Client: CASA METHOD ROAD APARTMENTS 601 METHOD ROAD RALEIGH, NC		
Project	METHOD RD	Sheet
Date	2023/10/05	PLANTING PLAN
Scale	1:10	L100



DETAIL 2 - SHRUB PLANTING



DETAIL 2 - SHRUB PLANTING



DETAIL 3 - TREE PROTECTION FENCE



DETAIL 5 - PLANTING NOTES

1. ALL DISTURBED AREAS NOT SHOWN WITH PLANTS SHALL BE PLANTED WITH TUFFT BERRY OR OTHER PLANT SPECIES TO TOP 4" OF PREPARED SOIL. ALSO COMPOST TO TOP 4" OF VOLUME TO BE PLANTED.
2. DO NOT PLACE MULCH IN CONTACT WITH EXPOSED SOIL.
3. PROVIDE GRAFT BASIS FOR TREES WHERE PLANTING IS NOT PREPARED. SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE WEEKS AFTER PLANTING TO REGULARLY THROUGHOUT THE FOLLOWING YEAR.
4. PLANTS SHALL BE REPRESENTATIVE OF THEIR NATURAL HABITAT AND 280. LANDSCAPE ARCHITECT OR OTHER MAINTAINS THE RIGHT TO SELECT ANY PLANT SPECIES OR SPECIES DEFICIENCY AT ANY TIME.
5. TREES SHOWN ON THE PLANT LEGEND ARE FOR THE CONTRACTORS CONVENIENCE. ANY OTHER SPECIES OCCURRING SHALL OVERLAP THE PLANT LEGEND.
6. IF ANY PLANT SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR, SUGGESTED REPLACEMENTS SHALL BE APPROVED BY THE CITY. 72-HOURS SHALL BE GIVEN TO THE CITY TO OBJECT PRIOR TO PROCEEDING DATE FOR FINAL DECISION.
7. BALLED AND BURLAPPED PLANTS SHALL BE PLANTED BY CONTRACTOR OR REEDING PLANTS.
8. SOAKING SHRUBS TO SOFTEN MANURE AND MEET CITY LOD TO LIVE WASTE MANUA

- [illegible]

Designed By:
PROSPECT LANDSCAPE ARCHITECTURE, PLLC
227 GLASCOCK STREET
RALEIGH, NC 27604
919-807-0025
JENWAGNERLANDSCAPE@GMAIL.COM
WWW.PROSPECT-LA.COM

PROSPECT LANDSCAPE ARCHITECTURE P.L.L.C.

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RALEIGH, NCL200