



Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #: <u>ASR-0099-2019</u>		Planning Coordinator: <u>ASR-0099-2019 PURTEFOY</u>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic	Subdivision transaction #: _____ Sketch transaction #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: 908 Method Road			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 908 Method Road			
Site P.I.N.(s): 0794-01-6258			
Please describe the scope of work. Include any additions, expansions, and change of use. Construction of a duplex (two units).			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: Jeffery M. & Sheila K. Bayler		Title: owners	
Address: 5112 Shagbark Oak Road, Garner, NC 27529			
Phone #: (919) 427-0160		Email: jbayler@gmail.com	
Applicant Name: Patti Hildreth			
Company: CMS Engineering PLLC		Address: P.O. Box 780, Knightdale, NC 27545	
Phone #: (919) 833-0830		Email: patti@cmsengineering.net	

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA		BUILDING DATA	
Zoning district (if more than one, please provide the acreage of each): R-10		Existing gross floor area (not to be demolished):	
		Existing gross floor area to be demolished: 1,798 sf	
Gross site acreage:	0.39 ac	New gross floor area:	3,554 sf
# of parking spaces required:	4	Total sf gross (to remain and new):	3,554 sf
# of parking spaces proposed:	8	Proposed # of buildings:	1
Overlay District (if applicable):	SRPOD	Proposed # of stories for each:	2
Existing use (UDO 6.1.4):	SFR		
Proposed use (UDO 6.1.4):	Duplex		

STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>0.08</u> Square Feet: <u>3,462</u>	Proposed Impervious Surface: Acres: <u>0.10</u> Square Feet: <u>4,545</u>
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS

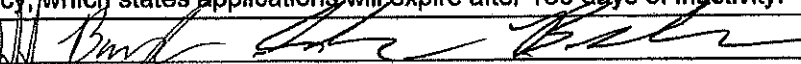
Total # of dwelling units:	2	Total # of hotel units:	
# of bedroom units: 1br:2	2br: 2	3br: 2	4br or more: 2
# of lots:	1	Is your project a cottage court?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

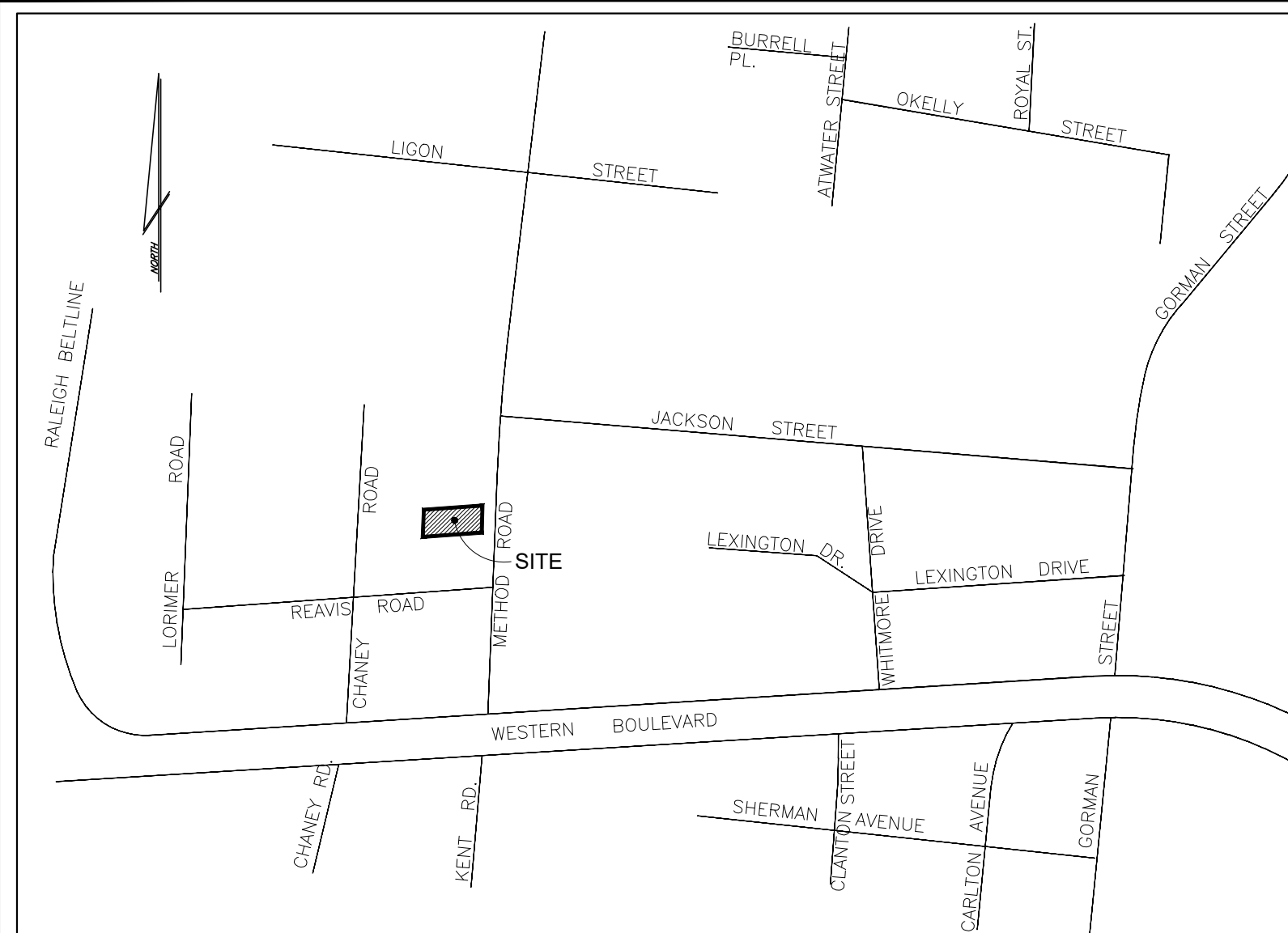
I hereby designate CMS Engineering PLLC to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: 	Date: <u>11-26-19</u>
Printed Name: Jeffery M. Bayler, Sheila K. Bayler	

908 Method Road Duplex Site Plan

ASR-SR-xx-2019



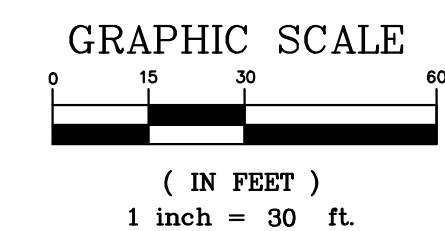
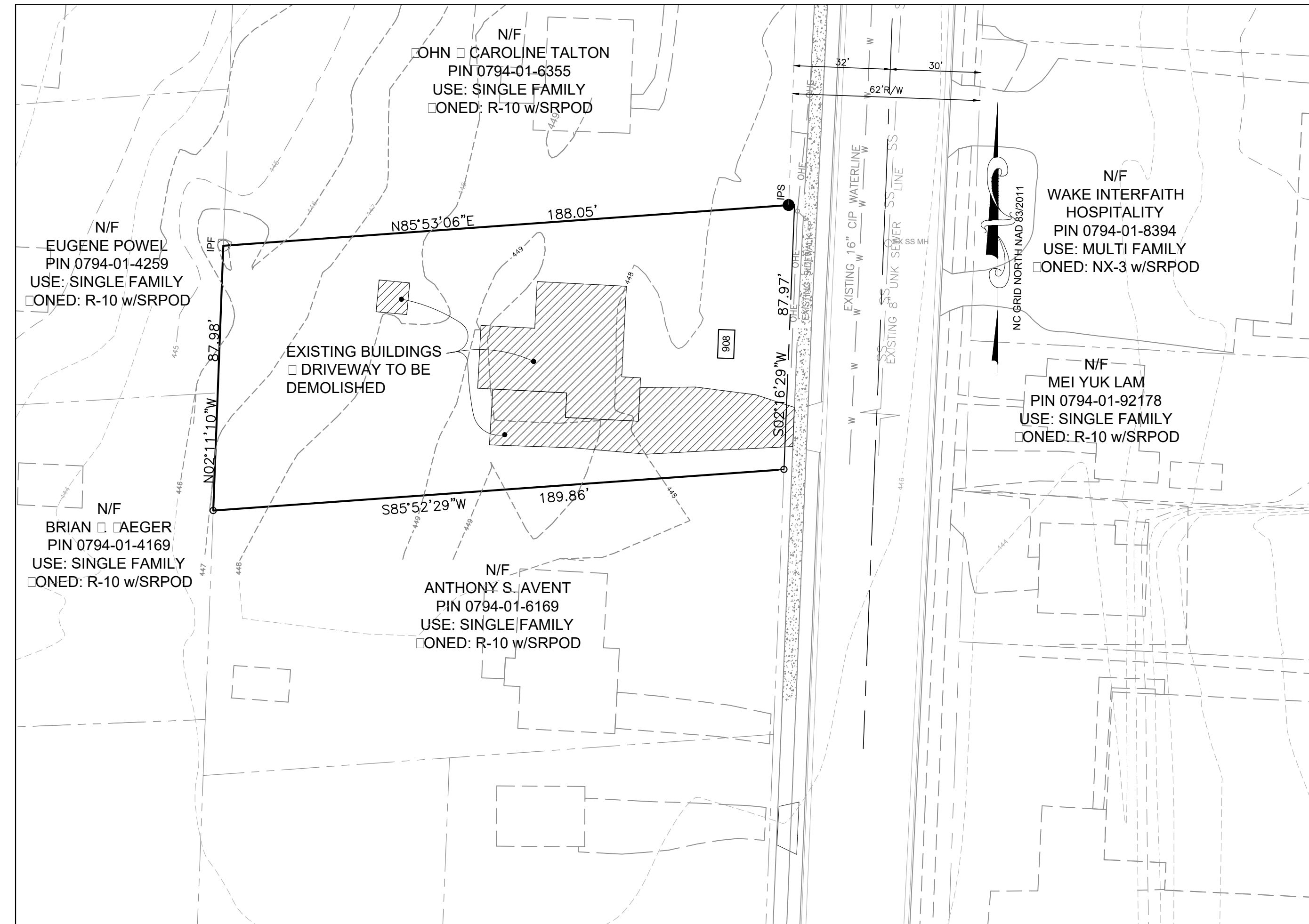
VICINITY MAP
SCALE: 1"=500'

INDEX

TITLE, EXISTING CONDITIONS	DEMOLITION	SR-1
INFILL COMPATIBILITY		SR-2
SITE UTILITY PLAN		SR-3
LANDSCAPE PLAN		SR-4
DETAILS		SR-5
BUILDING ELEVATIONS		A-1

NOTES:

- ONSITE TOPOGRAPHY FROM FIELD TOPO BY TRUE LINE SURVEYING, P.C.
- OFF-SITE TOPOGRAPHY FROM WAKE COUNTY GIS.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
- ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GAL. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH WASTE DESIGN MANUAL.
- A SURETY OF 125% OF ESTIMATED CONSTRUCTION COST IS REQUIRED FOR THE CONSTRUCTION COSTS OF ALL PUBLIC IMPROVEMENTS WHICH ARE NOT COMPLETE AT THE TIME OF BUILDING PERMIT.
- PER SEC. 9.1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
- RESIDENTIAL INFILL RULES APPLY (SEC.2.2.7) AND PROPOSED SETBACKS AND BUILDING HEIGHTS ARE BASED ON SAID RULES.



PLAN SUMMARY

ADDRESS: 908 Method Road
 WAKE CO. PINs: 0794-01-6258
 REFERENCE: BM 1951 PG 100, DB 12640 PG 0198
 ZONING: R-10 w/SRPOD
 LOT AREA: 0.39 ac
 OWNER: Jeffrey M. & Sheila K. Bayler
 5112 Shagbark Oak Rd., Garner, NC 27529
 bayler@gmail.com

No. of Duplex Units: 2
 No. of Bedrooms per unit: 4
 Total No. of Bedrooms: 8
 PARKING REQUIRED: 2sp/unit x 2 units = 4 spaces
 PARKING PROVIDED: 8 spaces

SETBACK INFORMATION

REQUIRED FOR R-6 ZONING:
 FRONT - 10'
 FRONT INFILL to ϕ - 69.8' to 94.4'
 Distance from ϕ to R/W ϕ 32'
 FRONT INFILL to R/W - 37.8' to 62.4'
 SIDE - 5', SUM 15'
 REAR - 20'
 PROVIDED From R/W:
 FRONT - 62.4'
 SIDE - Lot 1 - 7.5', 11.56' Sum 19.06'
 Lot 2 - 8.7', 12.33' Sum 21.0'
 REAR - Lot 1 - 66.47' Lot 2 - 67.2'

Phase Number(s)	1
Number of Lots(s)	1
Lot Number(s) by Phase	1
Number of Units	2
Liveable Buildings	1
Open Space?	No
Number of Open Space Lots	0
Public Water (LF)	0
Public Sewer (LF)	0
Public Street (LF) - FULL	0
Public Street (LF) - PARTIAL	0
Public Sidewalk (LF)	0
Street Signs (LF)	0
Water Service Stubs	1
Sewer Service Stubs	1

STORMWATER EXEMPTION:
 PER SEC. 9.2.2.A.3, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH STORMWATER REQUIREMENTS.

LEGEND

- Existing Iron Pipe
- Fire Hydrant
- Utility Pole
- Sanitary Sewer Manhole
- Water Valve
- Proposed Water Meter
- Proposed Sewer Clean Out

BOUNDARY SURVEY BY:
TRUE LINE SURVEYING, P.C.
 205 WEST MAIN STREET
 CLAYTON, N.C. 27520
 TELEPHONE: (919) 359-0427
 FAX: (919) 359-0428
 www.truelinesurveying.com

N.C. UNDERGROUND UTILITIES

3 DAYS BEFORE DIGGING CALL 811
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

ASR-SR-XX-2019

NOT RELEASED FOR CONSTRUCTION

CMS Engineering, PLLC
 P.O. Box 780
 Knightdale, NC 27545
 PHONE: (919) 833-0830
 EMAIL: info@cmsengineering.net

908 METHOD ROAD
 DUPLEX
 SITE REVIEW
 ASR-SR-XX-2019

REVISIONS

TITLE, EX. CONDITIONS & DEMOLITION

DWG NAME: 908 METHOD SR
 DRAWN: PDH
 CHECKED: PDH
 PLAN DATE:

DATE ISSUED:

SCALE: AS SHOWN

SR-1

DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center - One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | (919) 995-2495

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #: _____ Planning Coordinator: _____

Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic

Development name: 908 Method Road
 Inside City limits? Yes No
 Property address(es): 908 Method Road
 Site P.I.N. (s): 0794-01-6258

Please describe the scope of work. Include any additions, expansions, and change of use.
 Construction of a duplex (two units).

Current Property Owner/Developer Contact Name: Jeffrey M. & Sheila K. Bayler
 Address: 5112 Shagbark Oak Road, Garner, NC 27529
 Phone #: (919) 427-0180 Email: jbayler@gmail.com

Applicant Name: Patti Hildreth
 Address: P.O. Box 780, Knightdale, NC 27545
 Phone #: (919) 833-0830 Email: patti@cmsengineering.net

DEVELOPMENT TYPE + SITE DATA TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): R-10	Existing gross floor area (not to be demolished): 1,284 sf
Cross site acreage: 0.39 ac	Existing gross floor area to be demolished: 1,284 sf
# of parking spaces required: 4	Total of gross (to remain and new): 3,554 sf
# of parking spaces proposed: 8	Proposed # of buildings: 1
Overlay District (if applicable): SRPOD	Proposed # of stories for each: 2
Existing use (UDO 6.1.4): SFR	
Proposed use (UDO 6.1.4): Duplex	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.28 Square Feet: 3,442	Proposed Impervious Surface: Acres: 0.18 Square Feet: 4,545
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Flood stu. FEMA Map Panel #: Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

RESIDENTIAL DEVELOPMENTS

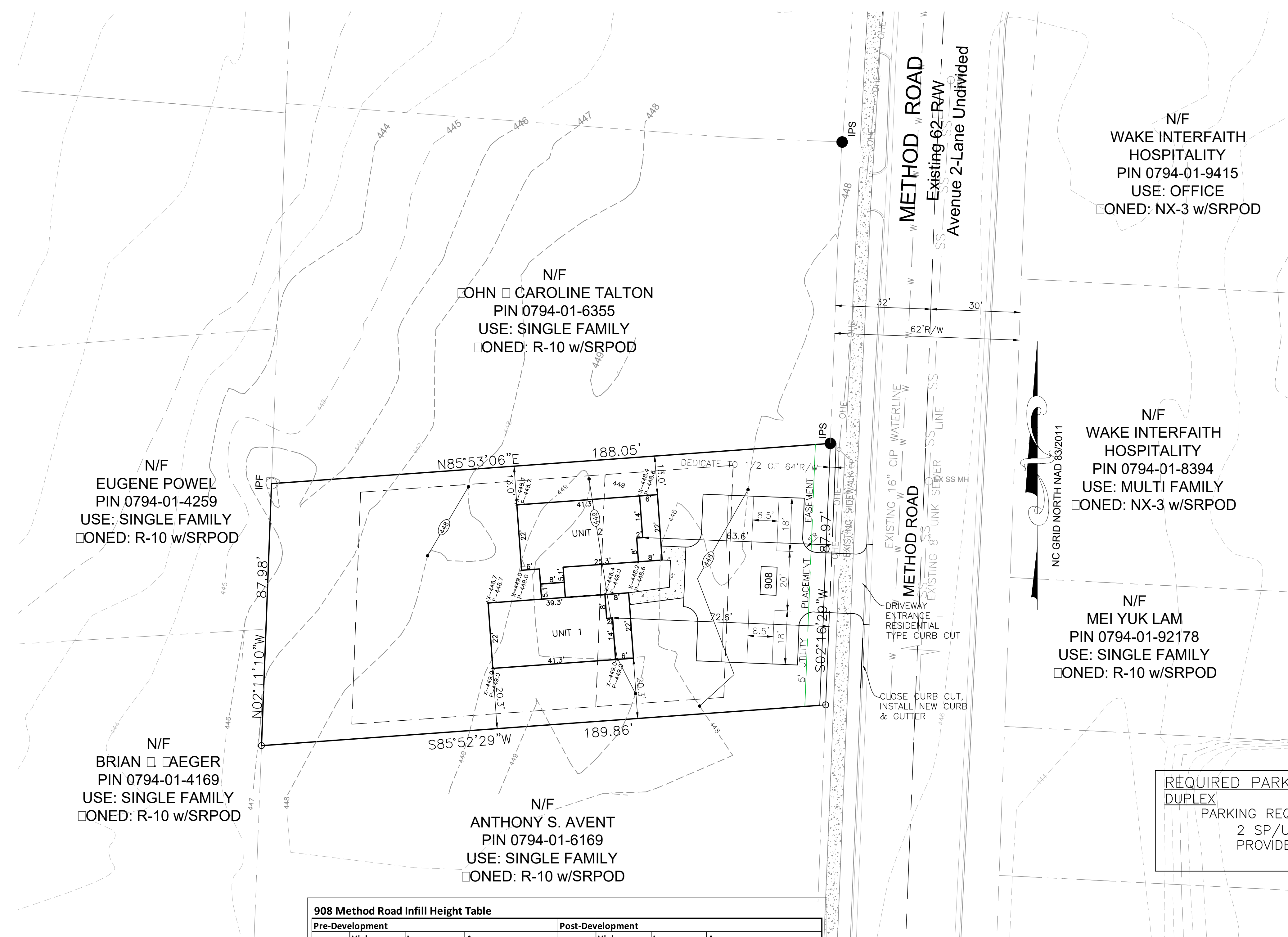
Total # of dwelling units: 2	Total # of hotel units: 0
# of bedroom units: 1sr: 2 2sr: 2 3sr: 2 4sr or more: 2	
# of lots: 1	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK

I hereby designate CMS Engineering, PLLC to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing order and substantial policy, which states applications will expire after 180 days of inactivity.

Signature: Jeffrey M. Bayler, Sheila K. Bayler Date: 11-2-19



N/F
EUGENE POWEL
PIN 0794-01-4259
USE: SINGLE FAMILY
ONED: R-10 w/SRPOD

N/F
BRIAN AEGER
PIN 0794-01-4169
USE: SINGLE FAMILY
ONED: R-10 w/SRPOD

N/F
JOHN CAROLINE TALTON
PIN 0794-01-6355
USE: SINGLE FAMILY
ONED: R-10 w/SRPOD

N/F
ANTHONY S. AVENT
PIN 0794-01-6169
USE: SINGLE FAMILY
ONED: R-10 w/SRPOD

N/F
WAKE INTERFAITH
HOSPITALITY
PIN 0794-01-9415
USE: OFFICE
ONED: NX-3 w/SRPOD

N/F
WAKE INTERFAITH
HOSPITALITY
PIN 0794-01-8394
USE: MULTI FAMILY
ONED: NX-3 w/SRPOD

N/F
MEI YUK LAM
PIN 0794-01-92178
USE: SINGLE FAMILY
ONED: R-10 w/SRPOD

REQUIRED PARKING	
DUPLX	
PARKING REQUIRED	4 SP
PROVIDED	8 SP

Pre-Development			Post-Development				
	High	Low	Average	High	Low	Average	
N	448.70	448.40	448.55	N	448.70	448.60	448.65
E	449.00	448.20	448.60	E	449.00	448.60	448.80
S	449.00	449.00	449.00	S	449.00	449.00	449.00
W	449.00	448.70	448.85	W	449.00	448.70	448.85
		Average	448.75			Average	448.83

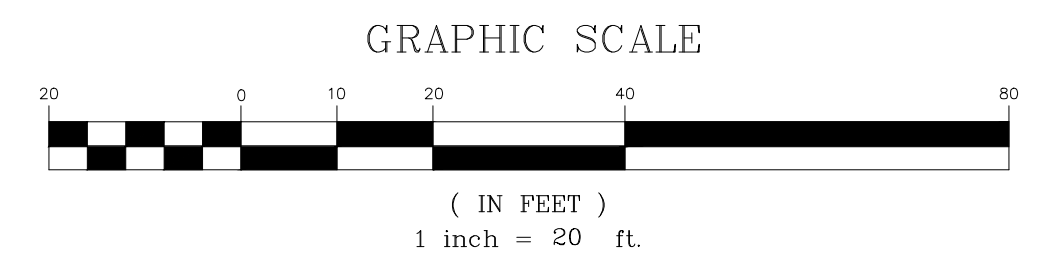
*Pre-development is more restrictive
Most Restrictive Grade = 448.75

STORMWATER EXEMPTION:
PER SEC. 9.2.2.A.3, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH STORMWATER REQUIREMENTS. ALL ROOF RUNOFF WILL BE DISCHARGED AT FRONT OF BUILDING AND WILL RUN TO METHOD ROAD.

N.C. UNDERGROUND UTILITIES
3 DAYS BEFORE DIGGING CALL
811
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

LEGEND

- Computed Point
- Existing Iron Pipe
- Fire Hydrant
- Utility Pole
- Sanitary Sewer Manhole
- Water Valve
- Proposed Water Meter
- Proposed Sewer Clean Out



- NOTES:**
- SEWER CLEANOUTS SHALL BE LOCATED ON THE RIGHT-OF-WAY LINE.
 - WATER METERS SHALL BE INSTALLED WITH THE BACK OF THE METER AT THE RIGHT-OF-WAY LINE IF POSSIBLE. IF THERE IS EXISTING SIDEWALK OR NEW SIDEWALK TO BE INSTALLED, SET METERS AT BACK EDGE OF SIDEWALK AND RECORD 2'x2' EASEMENT AROUND PORTION OF METER THAT IS OUTSIDE OF THE RIGHT-OF-WAY.
 - A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT OR PRIOR TO SUBDIVISION, WHICHEVER HAPPENS FIRST.

NOT RELEASED FOR CONSTRUCTION

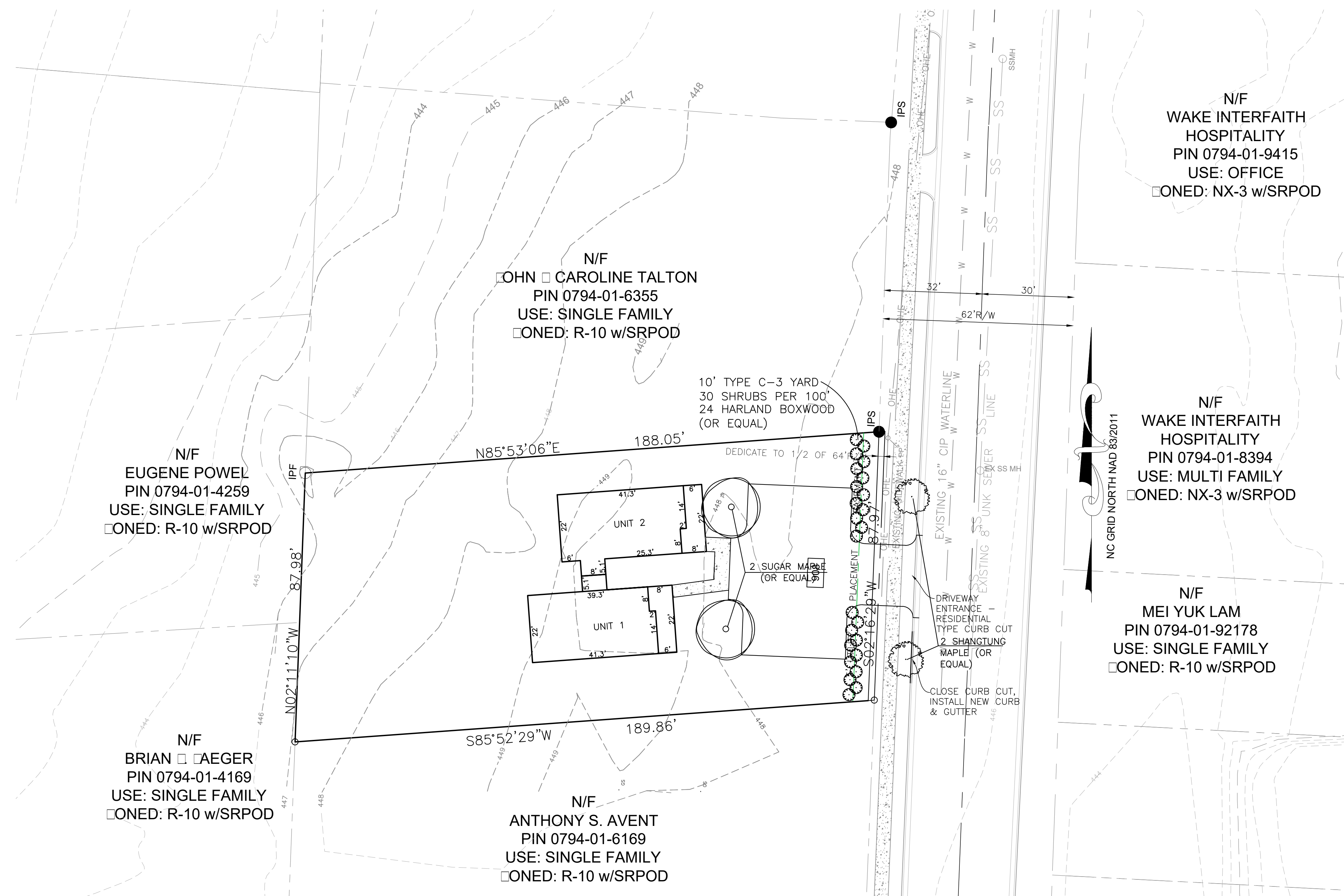
908 METHOD ROAD
DUPLX
SITE REVIEW

REVISIONS

SITE, GRADING
& UTILITY
PLAN

DWG NAME:
908 Method SR
DRAWN:
PDH
CHECKED:
PDH
PLAN DATE:
DATE ISSUED:
SCALE: 1"=20'

CMS Engineering, PLLC
P.O. Box 780
Knightdale, NC 27545
PHONE: (919) 833-0830
EMAIL: info@cmsengineering.net



N/F
WAKE INTERFAITH
HOSPITALITY
PIN 0794-01-9415
USE: OFFICE
ZONED: NX-3 w/SRPOD

N/F
WAKE INTERFAITH
HOSPITALITY
PIN 0794-01-8394
USE: MULTI FAMILY
ZONED: NX-3 w/SRPOD

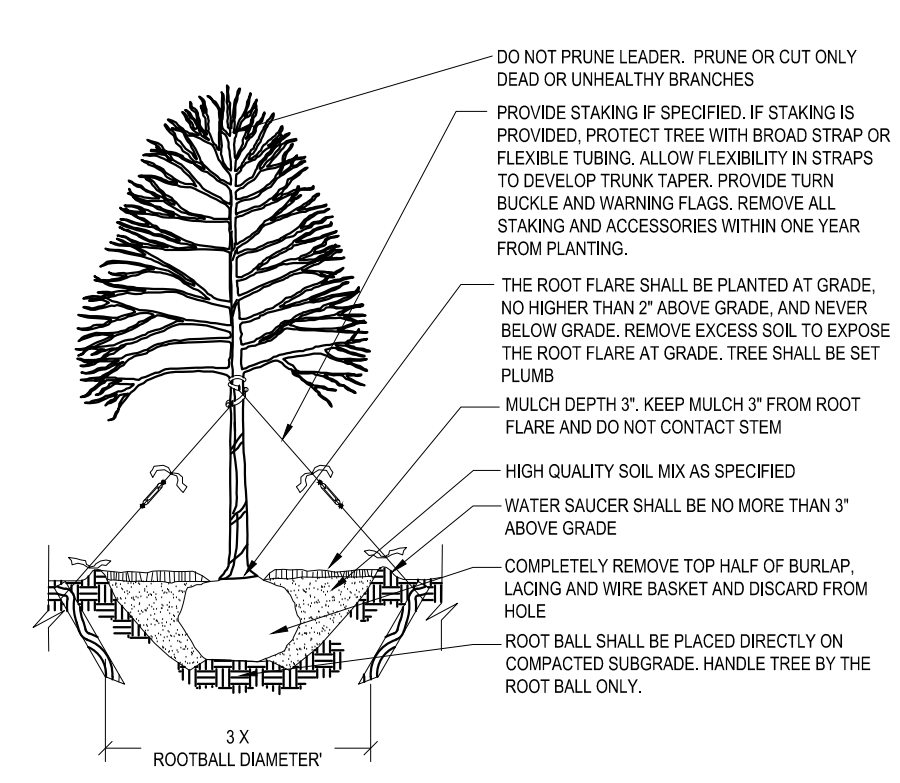
N/F
MEI YUK LAM
PIN 0794-01-92178
USE: SINGLE FAMILY
ZONED: R-10 w/SRPOD

N/F
EUGENE POWELL
PIN 0794-01-4259
USE: SINGLE FAMILY
ZONED: R-10 w/SRPOD

N/F
BRIAN & AEGER
PIN 0794-01-4169
USE: SINGLE FAMILY
ZONED: R-10 w/SRPOD

N/F
JOHN & CAROLINE TALTON
PIN 0794-01-6355
USE: SINGLE FAMILY
ZONED: R-10 w/SRPOD

N/F
ANTHONY S. AVENT
PIN 0794-01-6169
USE: SINGLE FAMILY
ZONED: R-10 w/SRPOD



NOTES:

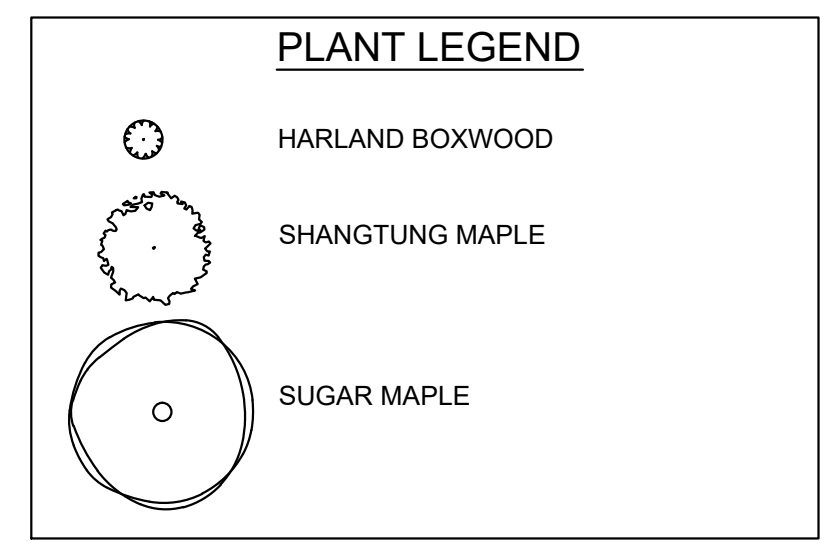
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER - APRIL.
- A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER
TREES@RALEIGH.GOV
WWW.RALEIGH.NC.GOV

CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPT
REVISIONS DATE BY NOT TO SCALE

TREE PLANTING DETAIL
PRCR-03

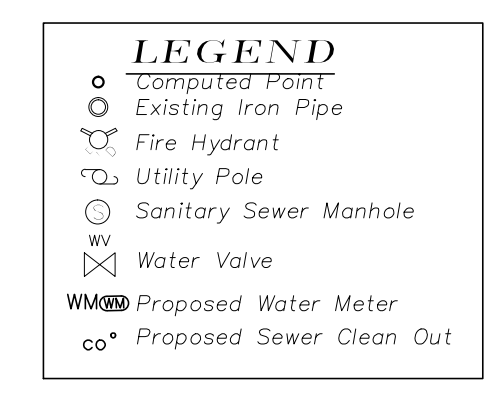
LANDSCAPE PLANTING SCHEDULE				
QTY	COMMON	SCIENTIFIC	SIZE @ PLANTING	MATURE HT/CROWN SPREAD
2	SUGAR MAPLE	ACER SACCHARUM	2" CAL, 8" HT	50-75' / 30-40'
2	SHANGTUNG MAPLE	ACER TRUNCATUM	1.5" CAL, SINGLE STEM	20-25' / 15-20'
24	HARLAND BOXWOOD	BOXUS HARLANDII	18"	2-4' / 2-3'



1. ALL STREET TREE INSTALLATION AND MAINTENANCE WILL COMPLY WITH CITY OF RALEIGH STREET DESIGN MANUAL SECTIONS 6.18.1 AND 6.18.2.

2. A TREE IMPACT PERMIT IS REQUIRED FROM C.O.R. PRIOR TO INSTALLATION OF STREET TREES.

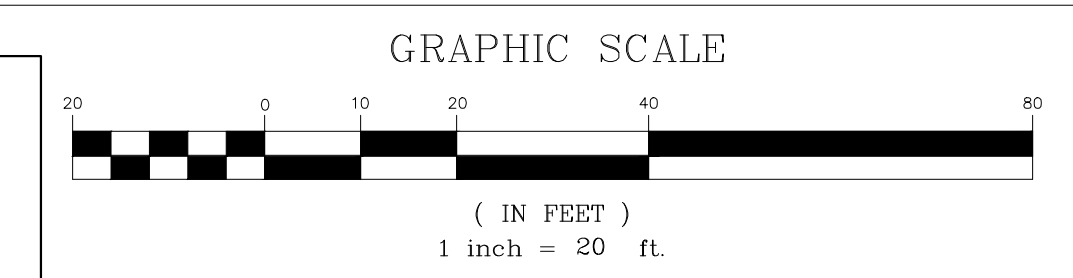
PLANTING STANDARDS:
1. ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:
a. AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42ND STREET, NEW YORK, N.Y. 10036
b. AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI Z60.1, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET, NW, SUITE 500, WASHINGTON, DC 20005
c. HORTICULTURE, THE STAFF OF THE L.H. BAILEY HORTORIUM, 1976, MacMILLAN PUBLISHING CO., NEW YORK



N.C. UNDERGROUND UTILITIES
3 DAYS BEFORE DIGGING CALL
811
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

NOTES:

- THIS PARCEL IS LESS THAN 2 ACRES THEREFORE COMPLIANCE WITH ARTICLE 9.1 TREE CONSERVATION IS NOT REQUIRED.
- A TREE IMPACT PERMIT WILL BE REQUIRED PRIOR TO SUBDIVISION OR PRIOR TO ISSUANCE OF BUILDING PERMITS, WHICHEVER COMES FIRST.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.



NOT RELEASED FOR CONSTRUCTION

908 METHOD ROAD
DUPLEX
SITE REVIEW

REVISIONS

LANDSCAPE PLAN

DWG NAME:
908 Method SR

DRAWN:
PDH

CHECKED:
PDH

PLAN DATE:

DATE ISSUED:

SCALE: 1"=20'

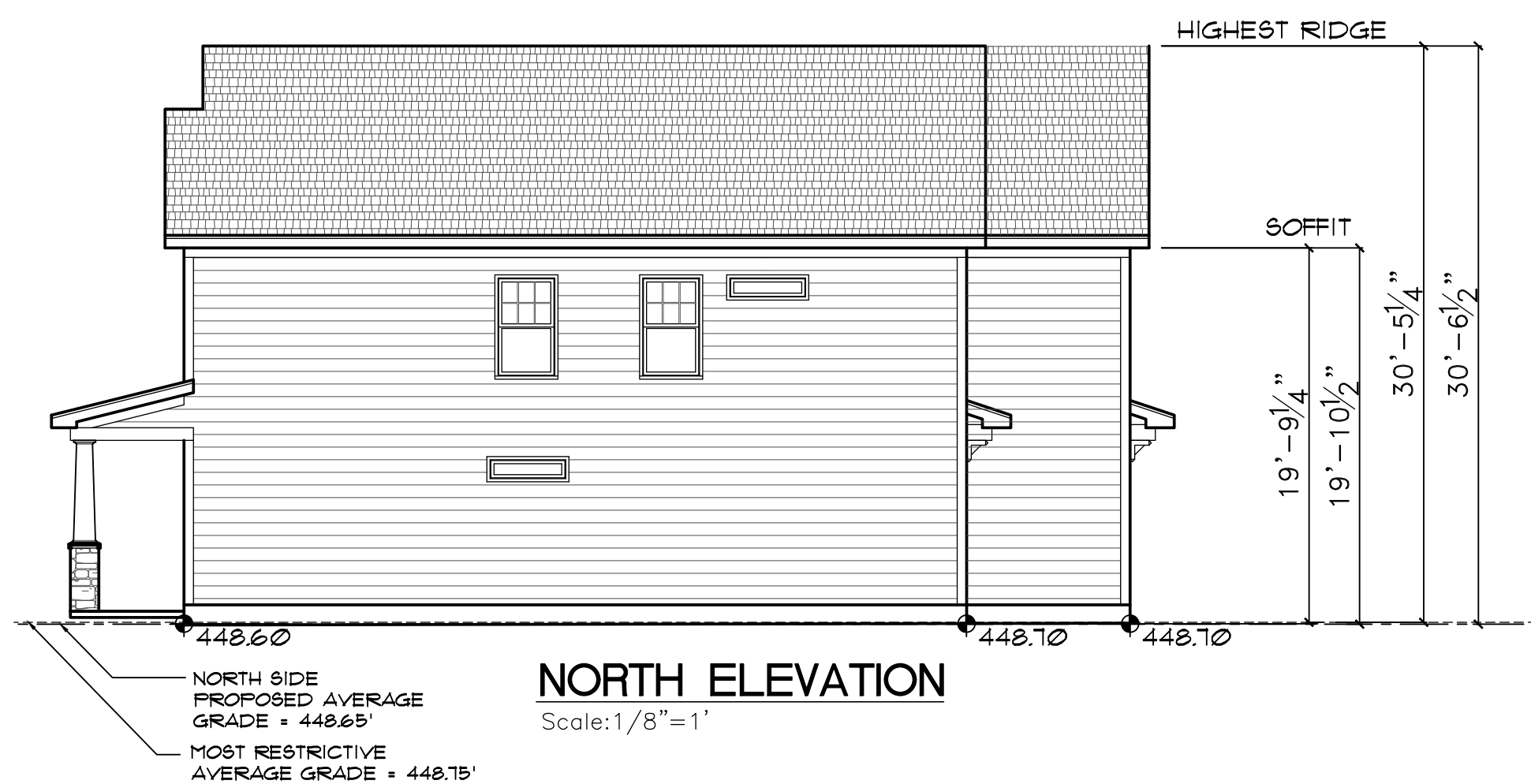
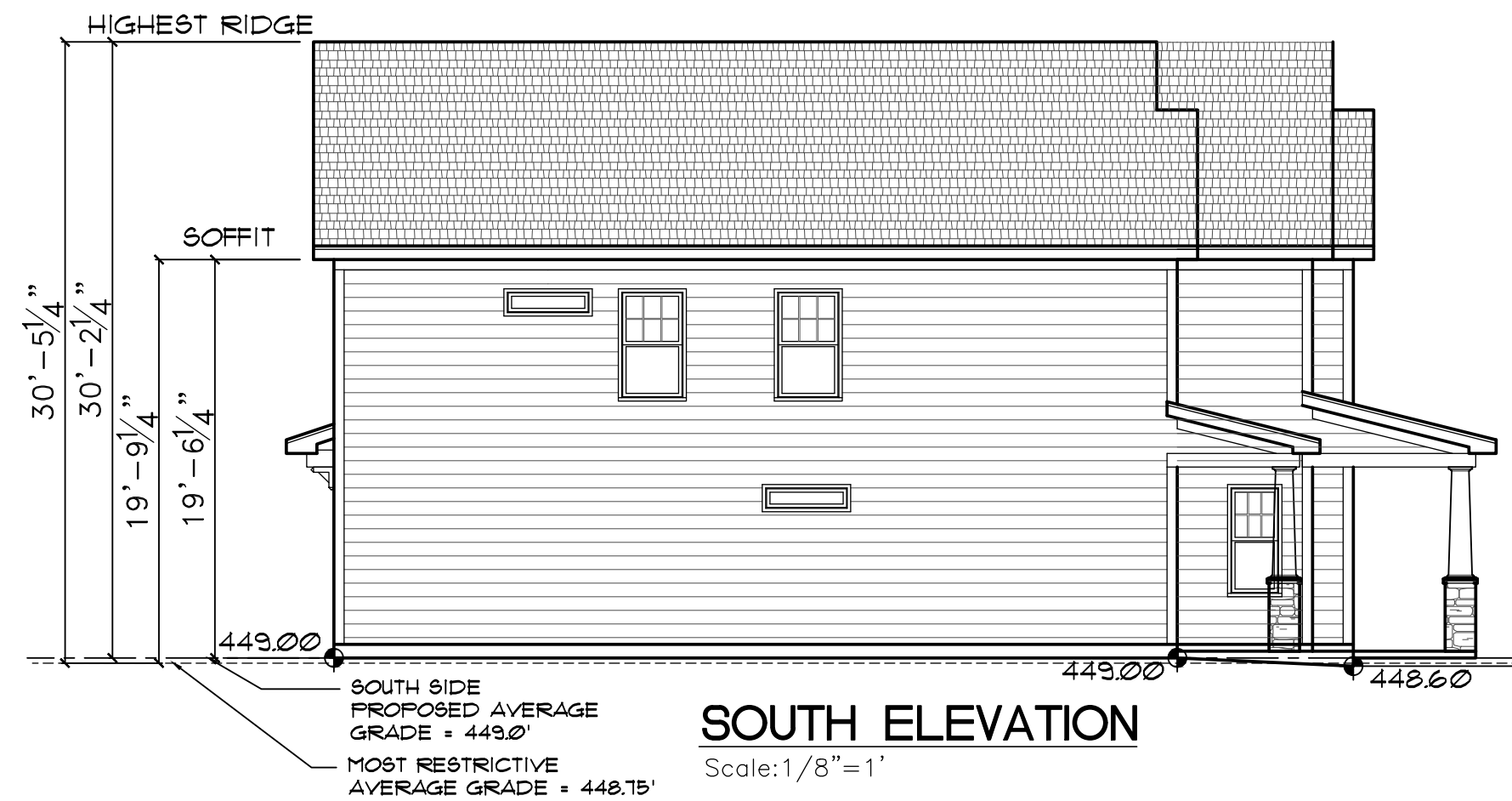
SR-4

CMS Engineering, PLLC
P.O. Box 780
Knightdale, NC 27545
PHONE: (919) 833-0830
EMAIL: info@cmsengineering.net

P-1867

908 Method Road Infill Height Table

Pre-Development			Post-Development				
	High	Low	Average		High	Low	Average
N	448.70	448.40	448.55	N	448.70	448.60	448.65
E	449.00	448.20	448.60	E	449.00	448.60	448.80
S	449.00	449.00	449.00	S	449.00	449.00	449.00
W	449.00	448.70	448.85	W	449.00	448.70	448.85
		Average	448.75			Average	448.83
				*Pre-development is more restrictive			
				Most Restrictive Grade = 448.75			



McMillan Design
 123 S. White St. Wake Forest, NC 27587
 Office: 919.263.1509 / Fax: 919.263.1512
 www.mcmillan-design.com

Corban Homes
 908 Method Road
 Raleigh, NC

Sheet Title:
BUILDING ELEVATIONS

REVISIONS	
NUMBER	DATE

This plan is the property of McMillan Design and may not be used or reproduced without the expressed written consent of McMillan Design. These drawings are offered to the named client for a conditional one time use. The conditional use is limited to the lot or property as specified herein, and only for said location. McMillan Design assumes no liability for any home constructed from these plans. Contractor or Builder shall verify all dimensions and conditions prior to construction. Caution must be exercised when making modifications to these drawings. If changes are made to these drawings, contact McMillan Design.

Plan Number
M247-19
 Sheet No. **A1**
 Drawn By: **TB**
 Date: **11-25-19**