LOCATION: This site is located north of Western Boulevard on the west side of Method Road at 908 Method Rd.

REQUEST: Development of a 0.38 acre (gross 16,607sf) tract, with 173 sf of right-of-way dedication, zoned R-10 with a SRPOD into a proposed 2-unit attached building structure totalling 3,554 sf. The proposed density for the site is 5.3 units/acre.

DESIGN
ADJUSTMENT(S)/ALTERNATES, ETC: N/A

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 March 12, 2020 by CMS Engineering PLLC.

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:

Stormwater

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one 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.

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☑ 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. A demolition permit shall be obtained.

Engineering
2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

3. A 5’ utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

4. A fee-in-lieu for 1’ of sidewalk along the frontage on Method Road shall be paid to the City of Raleigh (UDO 8.1.10).

**Stormwater**

5. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one 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.

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

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

**Urban Forestry**

8. A public infrastructure surety for 3 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Method Road.

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**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). Inspector to confirm that all roof drains drain toward Method Rd.

**Urban Forestry**

2. Final inspection of all right of way street trees by Urban Forestry Staff.

**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:

**3-Year Expiration Date:** April 16, 2023
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: ___________________________ Date: 04/16/2020

Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
STORMWATER EXEMPTION:

- Exempt from runoff and nutrient requirements of R-2.2 per 1000 Sec. R-2.2.4.b and subject to impervious limitation in R-2.2.4.a.
- All roof runoff will be discharged at front of building and will run to Method Road.

NOTE: ALL DOWNSPOUTS TO DISCHARGE TO FRONT OF PROPERTY. THERE SHALL BE NO DOWNSPOUTS ON REAR OF BUILDINGS.