



Administrative Approval Action

Case File / Name: ASR-0099-2019
908 Method Road

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 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



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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.

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



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permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

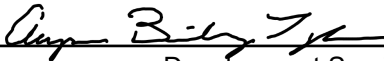
3-Year Expiration Date: April 16, 2023

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

4-Year Completion Date:

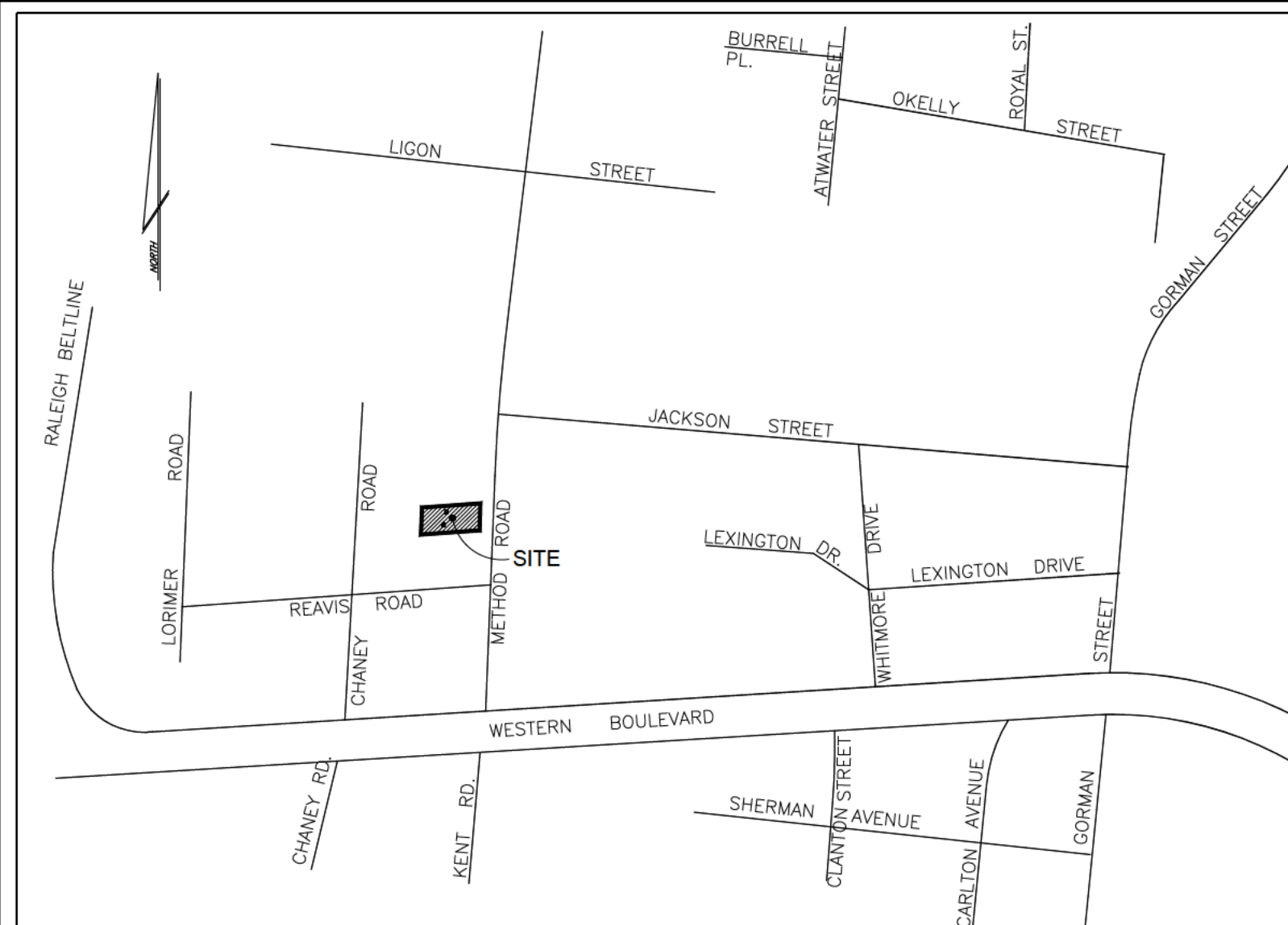
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site 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

908 Method Road Duplex Site Plan

ASR-0099-2019



VICINITY MAP

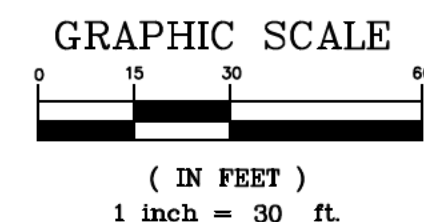
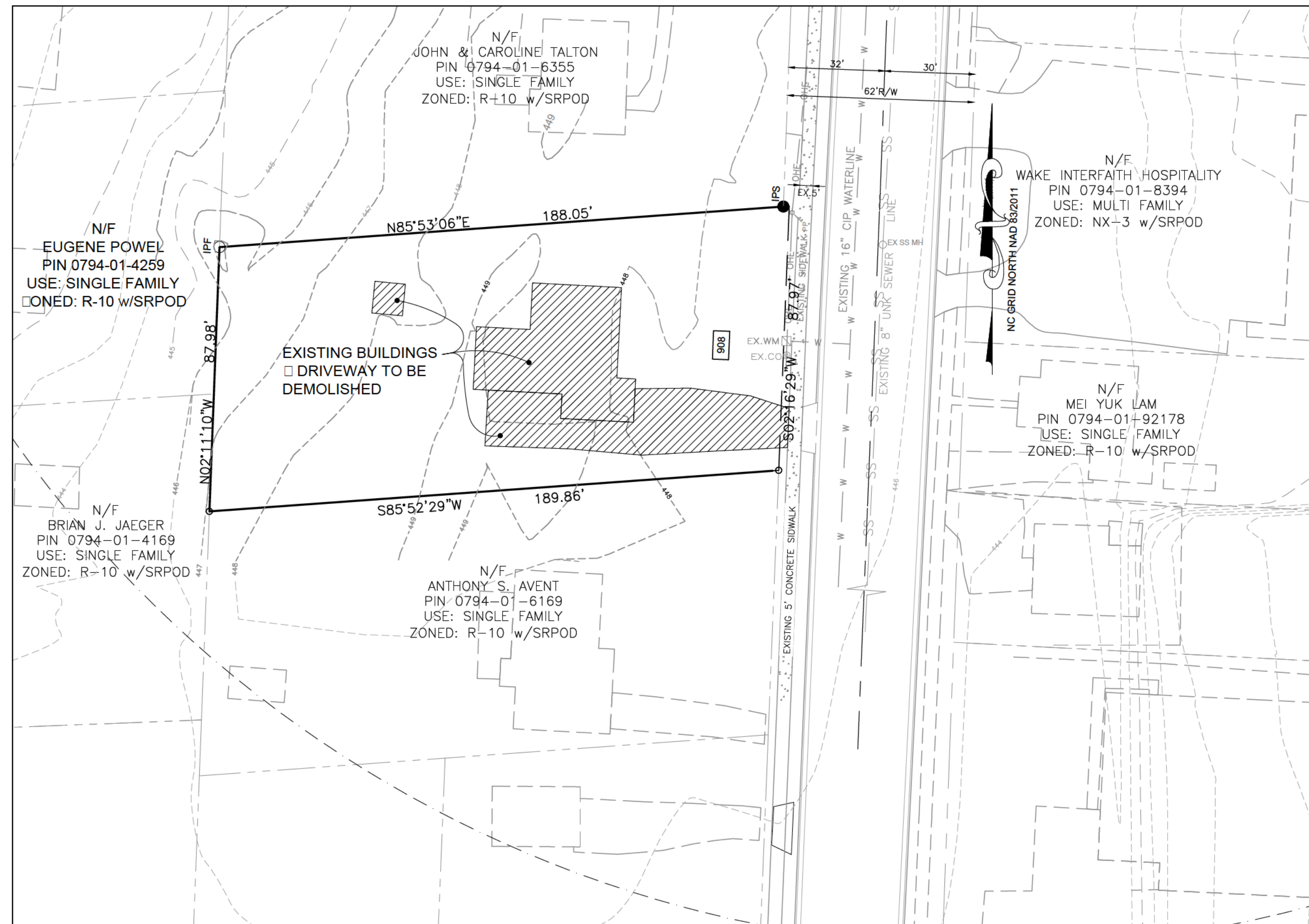
SCALE: 1"=500'

INDEX

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NOTES:

1. ONSITE TOPOGRAPHY FROM FIELD TOPO BY TRUE LINE SURVEYING, P.C.
2. OFF-SITE TOPOGRAPHY FROM WAKE COUNTY GIS.
3. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
4. ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.
5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
6. 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.
7. 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.
8. PER SEC. 9.1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
9. 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

ONING R-10 w/SRPOD

MAXIMUM DENSITY 10 units/acre

PROPOSED DENSITY 5.3 units/acre

LOT AREA 0.38 ac/16,607 sf

Area in R/W to be dedicated 173 sf

NET LOT AREA 0.38 ac/16,434 sf

OWNER Jeffery 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-10 ONING:

STANDARD MIN. FRONT - 10'

FRONT INFILL to CL - 66.5 to 110.9'

Distance from CL to R/W 32'

FRONT INFILL to R/W - 34.5' to 78.9'

SIDE - 5' SUM 10'

REAR - 20'

BUILDING HEIGHT MAX. - 40' 3 Stories

INFILL BLDG. HEIGHT - 22' wall height or avg. of 2 abutting neighbors, 1' for each additional foot of setback over minimum required.

PROVIDED From R/W

MIN.FRONT - 61.7'

MAX.FRONT - 70.7'

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'

DEVELOPMENT SERVICES
Administrative Site Review Application
Development Services Customer Service Center One Exchange Place, Suite 400, Raleigh, NC 27601 (919) 996-5485

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 102.2. Please check the appropriate building type and include the plan checklist document when submitting.

Office Use Only: Transaction # _____ Planning Coordinator: _____

Building Type: ☐ Detached ☒ Attached ☐ Apartment ☐ Townhouse ☐ General ☐ Mixed Use ☐ Civic

Site Transaction History: Subdivision transaction # _____ Sketch transaction # _____ Certificate of Appropriateness # _____ Board of Adjustment # _____ Zoning Case # _____ Administrative Alternate # _____

Development name: 908 Method Road
Inside City limits? ☒ Yes ☐ No
Property address(es): 908 Method Road
Site PIN(s): 0794-01-6258

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

Current Property Owner/Developer Contact Name: Jeffery M. & Sheila K. Bayler
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: bayler@gmail.com
Applicant Name: Patti Hildreth
Company: CMS Engineering PLLC Address: P.O. Box 780, Knightdale, NC 27545
Phone #: (919) 833-0830 Email: patti@cms-engineering.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): 1,785 sf Existing gross floor area to be demolished: 1,785 sf New gross floor area: 3,554 sf Total if gross (to remain and new): 3,554 sf
Gross site acreage: 0.38 ac/16,607 sf	Proposed # of buildings: 1 Proposed # of stories for each: 2
# of parking spaces required: 4	
# of parking spaces proposed: 8	
Overlay District (if applicable): SRPOD	
Existing use (UDO 6.1.4): SFR	
Proposed use (UDO 6.1.4): Duplex	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.58 Square Feet: 3,452	Proposed Impervious Surface: Acres: 0.58 Square Feet: 4,565
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: 1st: 2 2nd: 2 3rd: 2 4th 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 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 calendar and substantial policy, which states applications will expire after 180 days of inactivity.

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

N.C. UNDERGROUND UTILITIES



Phase Number(s)	1
Number of Lot(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

LEGEND

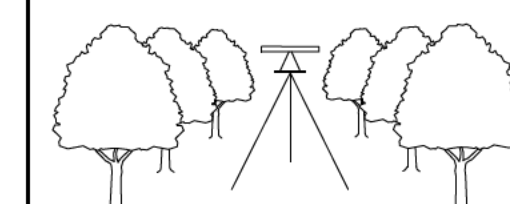
- Existing Iron Pipe
- Fire Hydrant
- Utility Pole
- Sanitary Sewer Manhole
- Water Valve
- Proposed Water Meter
- Proposed Sewer Clean Out
- Existing Water Meter
- Existing Sewer Clean Out

STORMWATER EXEMPTION:

- Exempt from runoff and nutrient requirements of 9.2.2 per UDO Sec 9.2.2 A.1. and subject to impervious limitation in 9.2.2.A.4.a.

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

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-0099-2019

REVISIONS

02/05/2020 PER
1ST REVIEW
03/12/2020 PER
2nd REVIEW

TITLE, EX.
CONDITIONS &
DEMOLITION

DWG NAME:

908 METHOD SR R2

DRAWN:

PDH

CHECKED:

PDH

PLAN DATE:

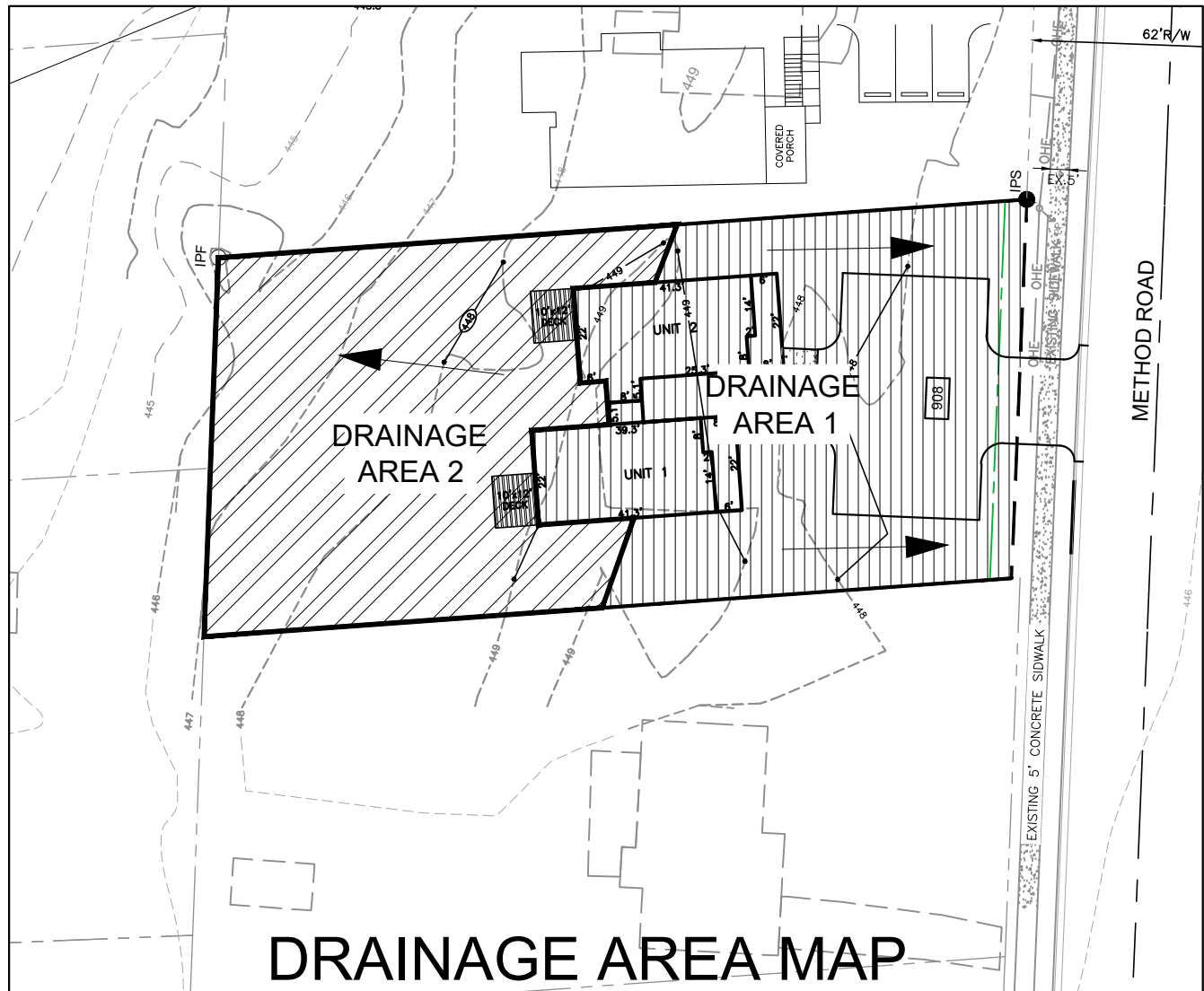
11/29/2019

DATE ISSUED:

03/12/2020

SCALE: AS SHOWN

SR-1



Drainage Area 1	
RUNOFF TO METHOD RD	
Parking & Sidewalk runoff	
Area=	2,528 sf
C=	0.06 ac
I ₁₀ =	0.95
Q ₁₀ =	7.22
	0.40 cfs
Building	
Area=	2162 sf
C=	0.05 ac
I ₁₀ =	0.95
Q ₁₀ =	7.22
	0.34 cfs
Total 10 year Runoff to Method Rd	
0.74 cfs	

Drainage Area 1	To Method Road
	exempt from regulations
Drainage Area 2	To west
	7,761 sf
Existing Impervious Area	
Shed	108 sf
Portion of house	53 sf
	161 sf
Proposed Impervious Area	
Two 10' x 12' Decks (@50%)	120 sf
Net change in Impervious Area	-41 sf

STORMWATER EXEMPTION:

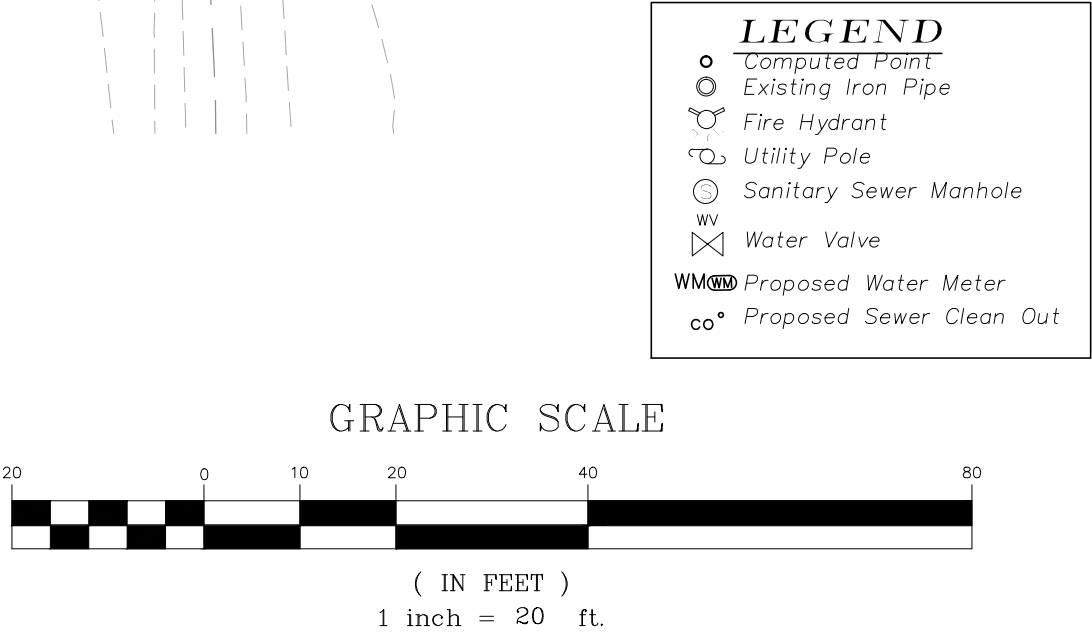
- Exempt from runoff and nutrient requirements of 9.2.2 per UDO Sec 9.2.2 A.1. and subject to impervious limitation in 9.2.2.A.4.a.
- ALL ROOF RUNOFF WILL BE DISCHARGED AT FRONT OF BUILDING AND WILL RUN TO METHOD ROAD.

N.C. UNDERGROUND UTILITIES

3 DAYS BEFORE DIGGING CALL 811

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

908 Method Road	
Impervious Area	0.38 ac
Lot Area (ac)	15,607 sf
Lot Area (sf)	173 sf
R/W to be dedicated	16,434
Net Lot Area	10,682 sf
65% of lot area	10,514 sf
65% lot area - future sidewalk	10,614 sf
Maximum Impervious Area	4,790 sf
Proposed Impervious Area (inc. D/W)	68 sf
Future 1' Sidewalk Widening	4,848 sf
Total	29.5%
Proposed Impervious Area Percentage	



- 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.

REVISIONS
02/05/2020 PER 1ST REVIEW
03/12/2020 PER 2nd REVIEW

SITE, GRADING & UTILITY PLAN

DWG NAME:	908 Method SR R2
DRAWN:	PDH
CHECKED:	PDH
PLAN DATE:	11/29/2019
DATE ISSUED:	03/12/2020
SCALE:	1"=20'

NOT RELEASED FOR CONSTRUCTION

908 METHOD ROAD DUPLEX SITE REVIEW ASR-0099-2019

CMS Engineering, PLLC

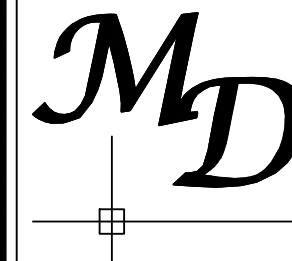
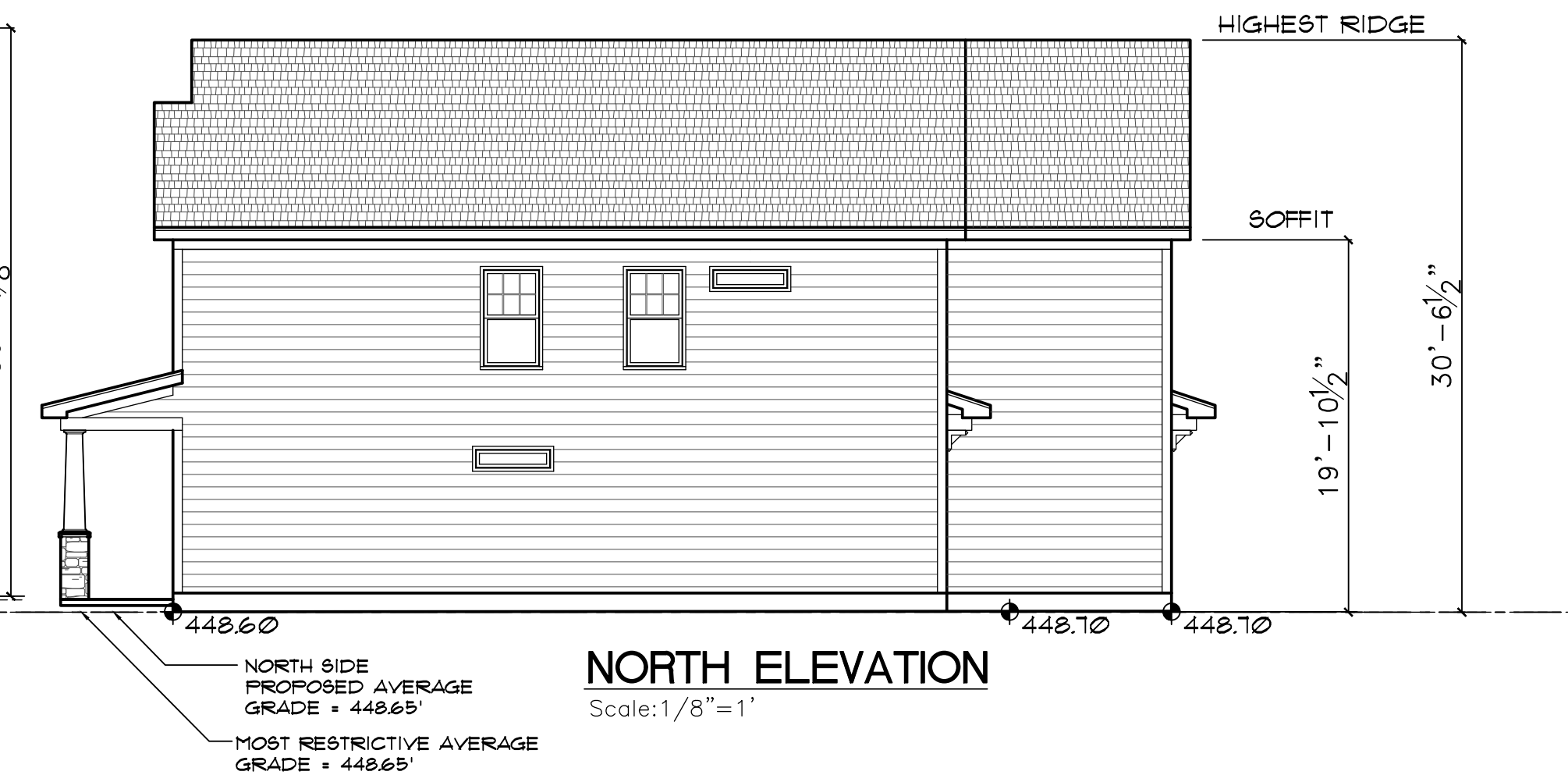
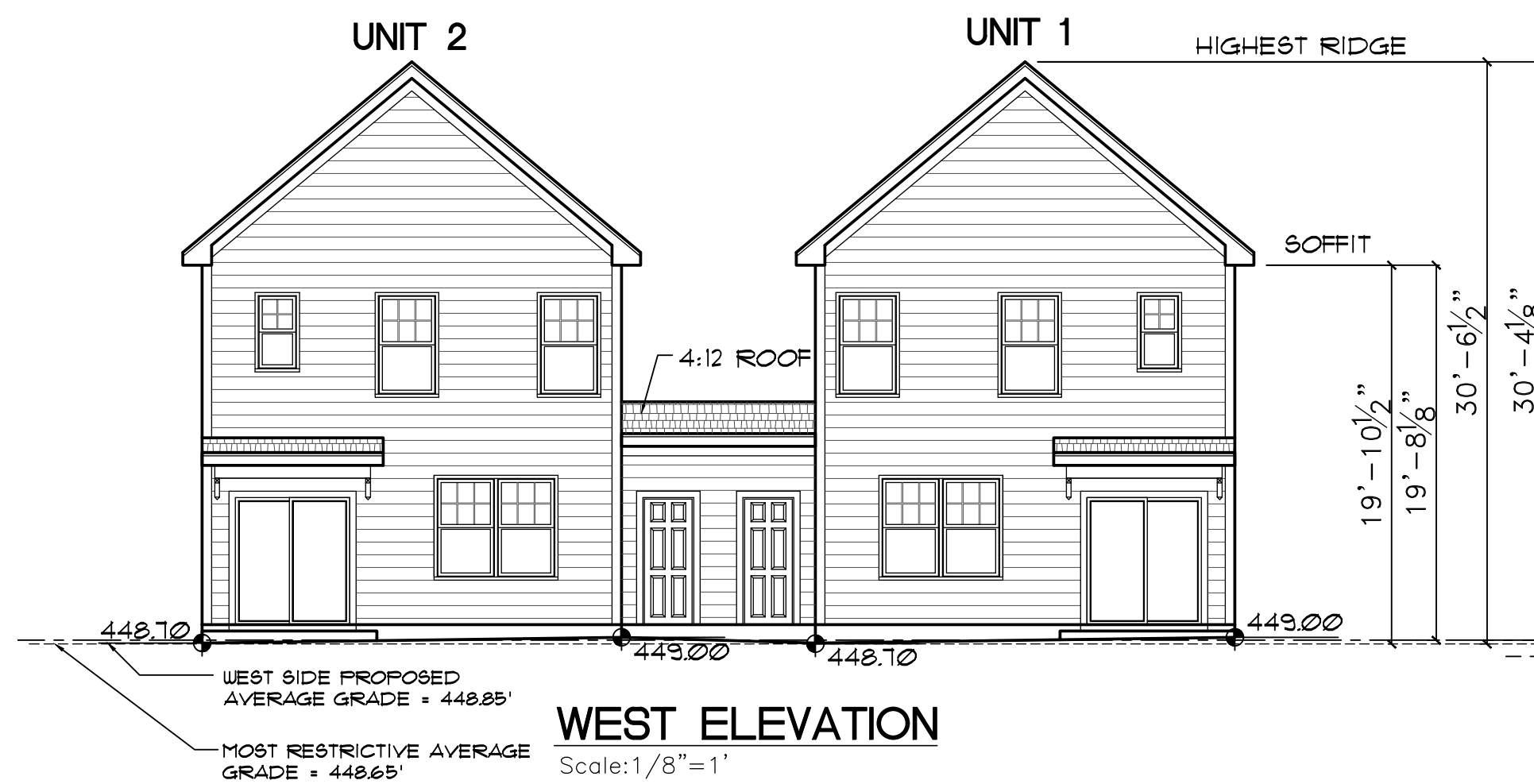
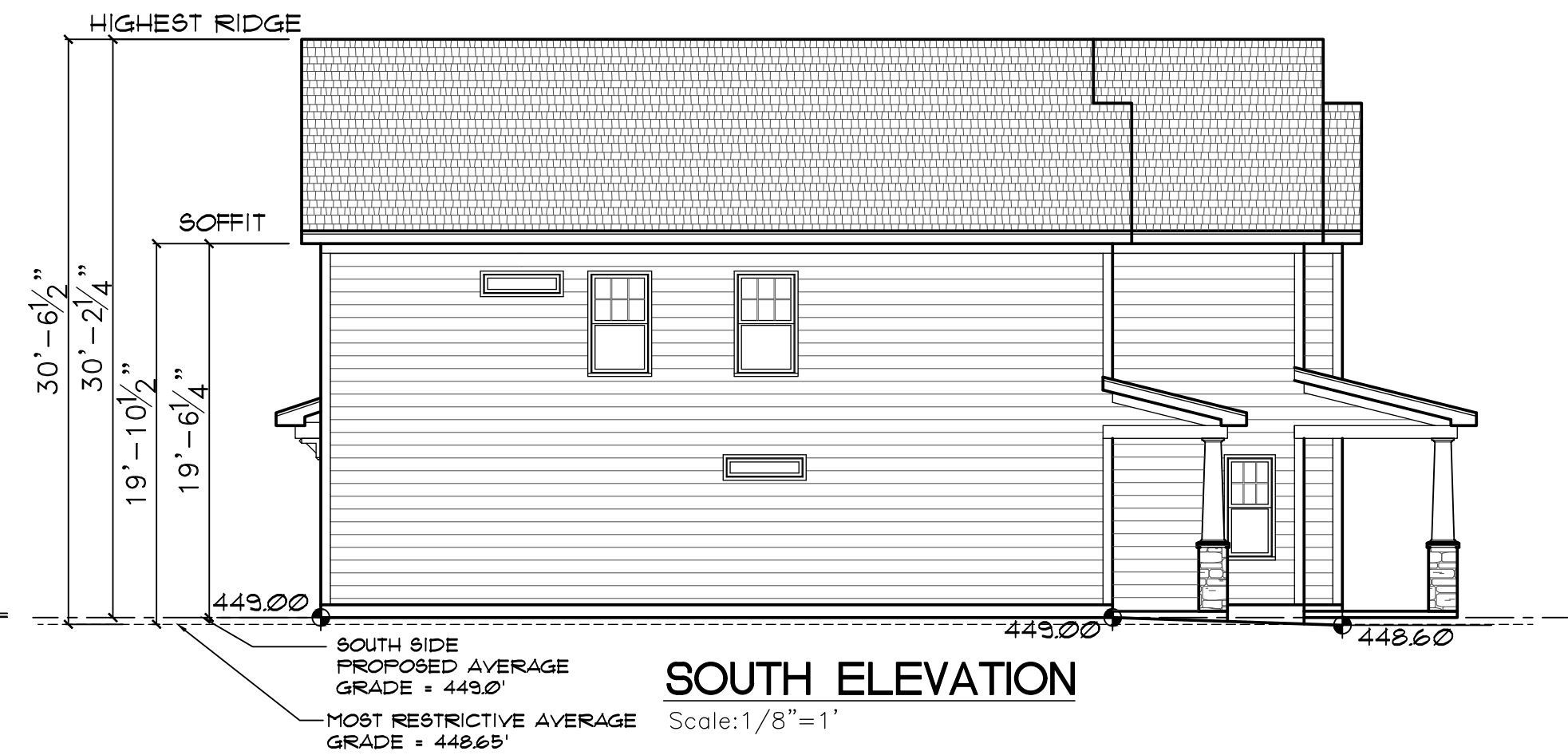
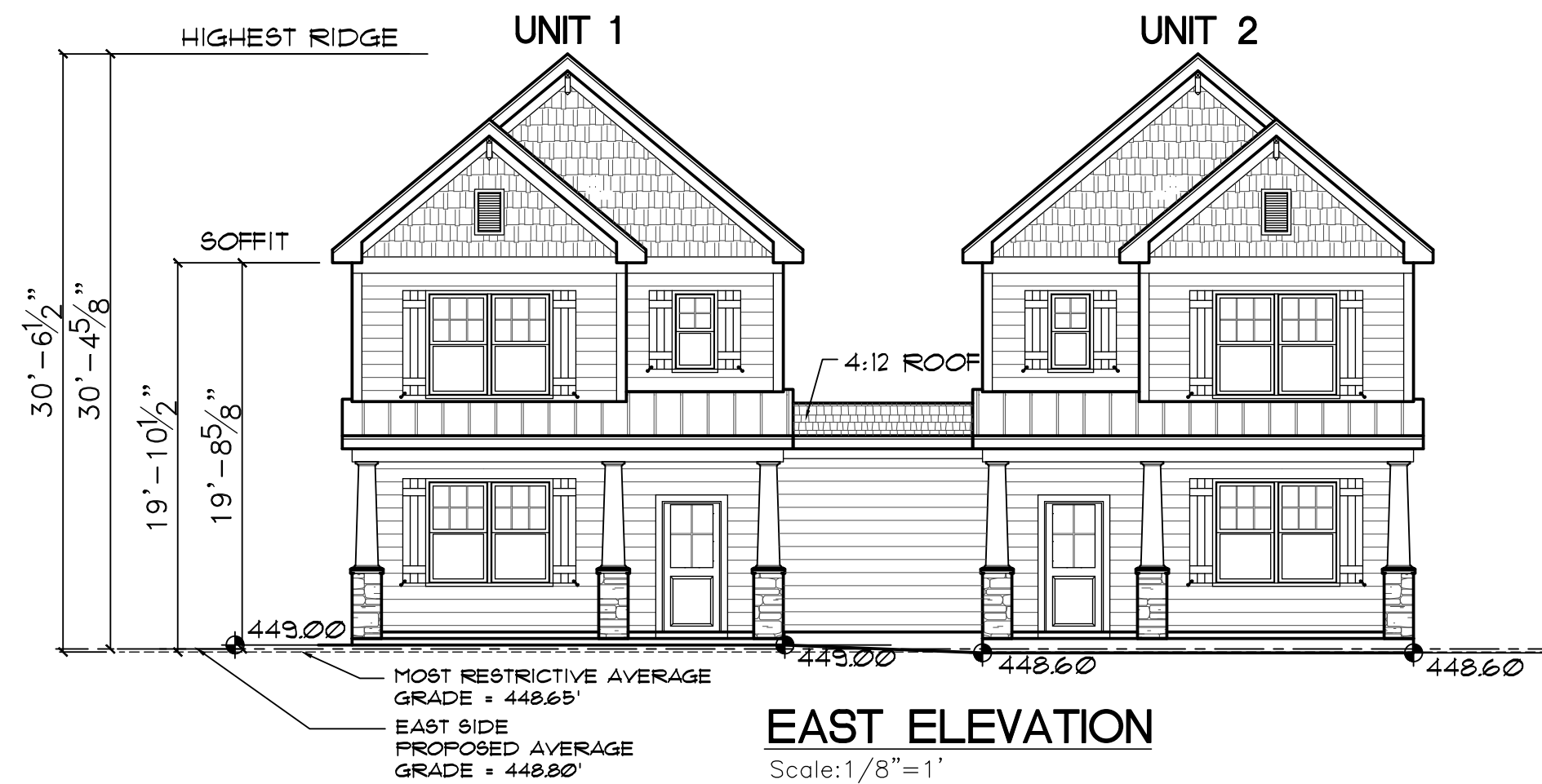
P.O. Box 780

Knightdale, NC 27545

PHONE: (919) 833-0830

EMAIL: info@cmsengineering.net

908 Method Road Site Grading 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	448.20	448.60	S	449.00	448.60	448.80
W	449.00	448.70	448.85	W	449.00	448.70	448.85
		Average	448.65			Average	448.78
*Pre-development is more restrictive							
Most Restrictive Grade = 448.65							



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

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Plan Number
M247-19
Sheet No. **A1**
Drawn By: **TB**
Date: **02-04-20**

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