



Administrative Approval Action

Case File / Name: ASR-SR-32-2019
904 & 906 Method Road Duplex

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 904 and 906 Method Road.

REQUEST: Development of two attached houses (duplexes), both 2 stories, on an existing two lots totalling 0.488 acres tract, zoned R-10 and SRPOD, into a proposed combined 6,852 square foot/total of 4 units, 2 units in each duplex building structure.

The two existing lots are a part of an approved subdivision plan SUB-S-57-2016 "Method Oaks Subdivision" recorded in BM 2017 PG 2052. Lot 1 being 10,637 sf/.244 acres & Lot 2 being 10,647 sf/.244 acres. The lots are currently vacant and the demolition permit is noted on the coversheet of the ASR plans (note #2).

**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 October 16, 2019 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:

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. On building elevation Sheet A-3, on the "east elevation" illustration, the 'lowest' spot grade is shown along the elevation plane.
2. The gross floor area for each individual building is indicated on the building permit plans for both structures.

Engineering

3. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3) for the street trees if documentation that the surety for the street trees was paid prior to recordation of lots cannot be provided.

Public Utilities



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5. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

6. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
8. 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.
9. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
10. If total land disturbance will be over 12,000 sq. ft. for multiple buildings, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)
11. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
12. All stormwater control measures and means of transporting stormwater runoff to and from any stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

13. 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).
2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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



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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:

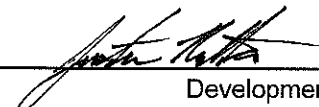
3-Year Expiration Date: November 26, 2022

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: 11/27/2019
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy