

Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): Medlin Modern Subdivision			
Property Address(es): 3034 Medlin Drive, Raleigh, NC 27607			
Recorded Deed PIN(s): Deed Book 17172, page 2312 ; PIN: 0794691839			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title: Steven R. & Kristen S. Daniels
Address: 3034 Medlin Drive, Raleigh, NC 27607	
Phone #: (919)699-4125	Email: Kristen@freerangecreativegroup.com
APPLICANT INFORMATION	
Company: Ward Surveying Services, PLLC	Contact Name and Title: Sonya A. Ward, PLS
	Address: 124 Seaboard Street, Apex, NC 27502
Phone #: (919)367-7858 ext. 7002	Email: Sonya@Wardsurveying.com

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 14,402 SF / 0.3306 AC.

Zoning districts (if more than one, provide acreage of each): R-10

Overlay district: none

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0.10895 Square Feet: 4,746

Proposed Impervious Surface:

Acres: 0.2149 Square Feet: 9,361

Neuse River Buffer ☐ Yes ☒ No

Wetlands ☐ Yes ☒ No

Is this a flood hazard area? ☒ Yes ☐ No

If yes, please provide the following:

Alluvial soils: New determination pending - last revision aug. 3, 2015 - Book of Maps 2015, page 1335

Flood study: zone X per FRIS

FEMA Map Panel #: 3720079400 J panel effective date: May 2, 2006.

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached Attached

Total # of single-family lots: 2

Proposed density for each zoning district (UDO 1.5.2.F): $2/.3306=6.05$ d.u./ac.

Total # of open space and/or common area lots: 0


Total # of requested lots: 2

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

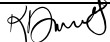
I, Sonya A. Ward will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

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: 4/23/2021

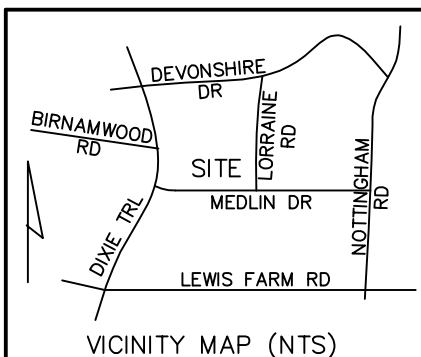
Printed Name: Steven R. Daniels

Signature: 

Date: 4/23/2021

Printed Name: Kristen S. Daniels

Please email your completed application to SiteReview@raleighnc.gov.



MEDLIN MODERN SUBDIVISION

PRELIMINARY SUBDIVISION PLAN REVIEW

SUB-0027-2021

APRIL 19, 2021 (REV. JUNE 14, 2021)

(REV. JULY 28, 2021)

NOTES AND INFORMATION FOUND:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. ALL AREA CALCULATED BY COORDINATE COMPUTATION.
3. PROPERTY SUBJECT TO ANY EASEMENTS OF RECORD.
4. UNDERGROUND OBJECTS, IF ANY, NOT LOCATED BY THIS OFFICE.
5. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720079400 J, DATED MAY 2, 2006.
6. LOTS ARE EXEMPT FROM ACTIVE STORMWATER CONTROL MEASURES AND LIMITED TO IMPERVIOUS AMOUNTS IN 9.2.2.4.c. UPON ADDITION OF IMPERVIOUS.
7. SITE IS EXEMPT FROM TREE CONSERVATION (LESS THAN 2 ACRES). (9.1.2.)
8. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
9. HOUSE WAS DEMOED UNDER PERMIT # DEMO-#####-2021. MASS GRADING PERMIT LDG-#####-2021.
10. NO RECORDED EASEMENT FOUND FOR SEWER LINE OR DRAIN LINE NEAR WEST SIDE OF PROPERTY.
11. CITY OF RALEIGH TC-6-19 SECTION A2b STATES THAT THE MINIMUM SITE AREA APPLICABLE FOR BLOCK PERIMETER IN R-10 ZONING IS 3 ACRES. SINCE THE PROPOSED SUBDIVISION AREA OF 0.33 ACRES IS LESS THAN 3 ACRES, THIS PROJECT IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS OF UDO ARTICLE 8.3.
12. RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF SITE PERMITTING REVIEW. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.

SITE DATA:

PIN NUMBER: 0794691839

ADDRESS: 3034 MEDLIN DR

TOTAL ACREAGE: 14,402 SF/0.3306 AC.

DENSITY: 2/.3306 = 6.05 D.U./AC.

ZONING: R-10

CURRENT USE: SINGLE FAMILY

PROPOSED LOTS: 2/DETACHED HOUSE

OWNER/DEVELOPER:
KRISTEN S. & STEVEN R. DANIELS
3034 MEDLIN DRIVE RALEIGH, NC 27607
PHONE: (919)699-4125
EMAIL: KRISTEN@FREERANGECREATIVEGROUP.COM

GENERAL CONTRACTOR:
AGRAM INC. DBL: MILANO BUILDING AND CONTRACTING
CONTACT: MARIO MILANO
PHONE: (919)454-6820
EMAIL: MILANO1903@GMAIL.COM

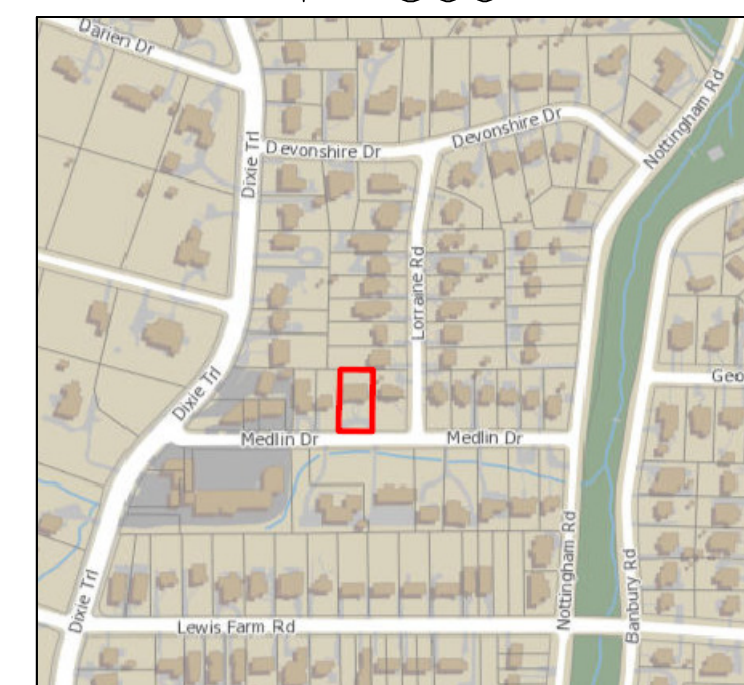
DESIGNER:
DANFORTH DESIGNED
CONTACT: MITCH DANFORTH
PHONE: (919)780-4242
EMAIL: MITCH@DANFORTHDESIGNED.COM

SURVEYOR:
WARD SURVEYING SERVICES, PLLC.
CONTACT: SONYA WARD
PHONE: (919)367-7858
EMAIL: SONYA@WARDSURVEYING.COM

LEGEND:
R/W = RIGHT OF WAY
IPS = IRON PIPE SET
EIP = EXISTING IRON PIPE
OHE = OVERHEAD UTILITY LINE
C/T = CABLE TV PEDESTAL
S = SAN. SEWER MANHOLE
T = TELECOM PEDESTAL
E = ELECTRIC PEDESTAL
U = UTILITY POLE
= ADDRESS
W = WATER METER
W = WOOD FENCE
SS = SEWER LINE
W = WATER LINE
--- = EXISTING CONTOUR LINE
CI = CURB INLET
DI = DRAIN INLET
SC = SEWER CLEAN-OUT
BC = BACK OF CURB
EP = EDGE OF PAVEMENT

BN 2015, PG 1335

VICINITY MAP
1"=500'



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REVISION 02.19.21 raleighnc.gov	

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
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Please email your completed application to SiteReview@raleighnc.gov .	
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DRAWING INDEX:

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PAGE 2 OF 4: EXISTING CONDITIONS & DEMOLITION PLAN

PAGE 3 OF 4: SUBDIVISION & LANDSCAPE PLAN

PAGE 4 OF 4: STORMWATER & UTILITY PLAN

SUNSET HILLS\2019227LT22_PLAT.DWG

SEAL

OWNER/DEVELOPER:
KRISTEN S. & STEVEN R. DANIELS
3034 MEDLIN DRIVE RALEIGH, NC 27607
PHONE: (919)699-4125
EMAIL: KRISTEN@FREERANGECREATIVEGROUP.COM

REFERENCES: WAKE COUNTY REGISTRY
-BOOK OF MAPS 2015, PAGE 1335
-DEED BOOK 17172, PAGE 2312

6/21	ADDRESS C.O.R. COMMENTS	SW	Date: 03/03/2021
7/28	ADDRESS C.O.R. COMMENTS	SW	Scale: 1" = 20'
			Drawn By: S. WARD
			Checked By: S. WARD
			Field Book: 308p42
Date	Revision	By	

COVER SHEET FOR SUBDIVISION MEDLIN MODERN SUBDIVISION LOT 22, SUNSET HILLS EXTENDED FOR STEVEN & KRISTEN DANIELS CITY OF RALEIGH WAKE COUNTY N.C.	SHEET 1 OF 4
WARD SURVEYING SERVICES, PLLC LAND SURVEYING & PLANNING 124 SEABOARD ST. APEX, N.C. 27502 TELEPHONE: (919) 367-7858 FAX: (919) 367-7833	



- ACREAGE TABLE (DENSITY:6.05 D.U./AC.)

TOTAL SITE ACREAGE: 14,402 SF / 0.3306 AC.

NEW LOT 1: 6,987 SF / 0.1604 AC.

NEW LOT 2: 6,980 SF / 0.1602 AC.
PROPOSED DEDICATED D/W: 174 SF / 0.00396 AC.

PROPOSED DEDICATED R/W: 434 SF / 0.00996 AC

STREET TREE SPECIFICATION:

QUANTITY 4 – PRUNUS SERRULATA (FLOWERING CHERRY)
1.5" CALIPER SINGLE STEM UNDERSTORY TREE.
TO BE PLANTED AT A MINIMUM OF 20' ON CENTER

SITE REQUIREMENTS U.D.O.:

REQUIRED PARKING (7.1.2):

HOUSING TYPE (2.1.2):

BUILDING TYPE (1.4):

2 SPACES PER UNIT

CONVENTIONAL

DETACHED HOUSE

INFILL REGULATIONS (2.2.7): SUBJECT TO COMPLY

OLD SITE DATA:

PIN NUMBER: 0794691839
ADDRESS: 3034 MEDLIN DR
TOTAL ACREAGE: 14,402 SF/0.3306 AC.
DENSITY: 2/.3306 = 6.05 D.U./AC.
ZONING: R-10
CURRENT USE: SINGLE FAMILY

REFERENCES: WAKE COUNTY REGISTRY
-BOOK OF MAPS 2015, PAGE 1335
-DEED BOOK 17172, PAGE 2312



1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. 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@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
STANDARD DETAIL

DATE: 8/1/18 NOT TO SCALE

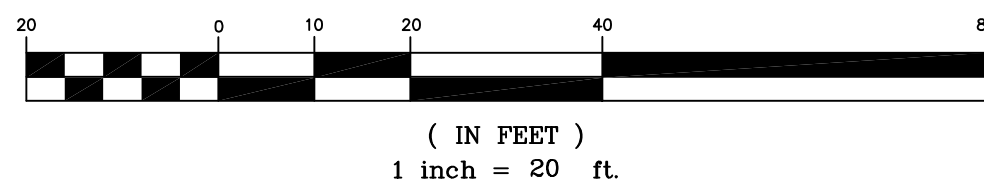
TREE PLANTING DETAIL

TPP-03

OWNER/DEVELOPER INFORMATION:
KRISTEN S. & STEVEN R. DANIELS
3034 MEDLIN DRIVE RALEIGH, NC 27607
PHONE: (919)699-4125
EMAIL: KRISTEN@FREERANGECREATIVEGROUP.COM

SEAL

GRAPHIC SCALE



6/21	ADDRESS C.O.R. COMMENTS	SW
7/28	ADDRESS C.O.R. COMMENTS	SW
Date	Revision	By

Date: 03/03/2021

Scale: 1" = 20'

D. B. C. WARD

Checked By: S. WARD

Field Book: 308p42

SUBDIVISION & LANDSCAPE PLAN
MEDLIN MODERN SUBDIVISION

FOR STEVEN & KRISTEN DANIELS
CITY OF RALEIGH WAKE COUNTY N.C.

WARD SURVEYING SERVICES, PLLC

LAND SURVEYING & PLANNING

124 SEABOARD ST. APEX, N.C. 27502

TELEPHONE: (919) 367-7858 FAX: (919) 367-7833

SHEET

3

	On
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4