



Administrative Approval Action

Case File / Name: SUB-0027-2021
DSLC - Medlin Modern Subdivision

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 on the north side of Medlin Drive PIN #0794691839. The site is zoned R-10 within the corporate city limits of the City of Raleigh.

REQUEST: Conventional Subdivision for existing 0.33 acre lot into two lots for Detached, Single Family Residential at 6.05 units per acre density. Lot 1 & 2 will be created with access from Medlin Drive.

**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 July 27, 2021 by Ward Surveying Services, 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. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
2. 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.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☒ Utility Placement Easement Required

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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:



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General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. A public infrastructure surety for 2 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
3. Fee-in-lieu for 6' wide sidewalk across the frontage is paid to the City of Raleigh (UDO 8.1.10).
4. 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 these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Stormwater

6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
7. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G). These alluvial soils are to be shown unless a soil scientist determines that they do not exist on the subdivision.

☒ **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:

Urban Forestry

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 understory street trees along Medlin Drive.

The following are required prior to issuance of building occupancy permit:

General



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1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all right of way street trees by Urban Forestry Staff.

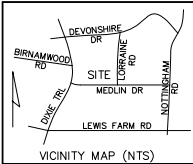
EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: January 4, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: January 4, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor* Date: 09/07/2021
Development Services Dir/Designee
Staff Coordinator: Cara Russell



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:

- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ALL AREA CALCULATED BY COORDINATE COMPUTATION.
- PROPERTY SUBJECT TO ANY EASEMENTS OF RECORD.
- UNDERGROUND OBJECTS, IF ANY, NOT LOCATED BY THIS OFFICE.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720079400 J, DATED MAY 2, 2006.
- LOTS ARE EXEMPT FROM ACTIVE STORMWATER CONTROL MEASURES AND LIMITED TO IMPERVIOUS AMOUNTS IN 9.2.2.4.g. UPON ADDITION OF IMPERVIOUS.
- SITE IS EXEMPT FROM TREE CONSERVATION (LESS THAN 2 ACRES). (9.1.2.)
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- HOUSE WAS DEMOL UNDER PERMIT # DEMO-#####-2021. MASS GRADING PERMIT LDC-#####-2021.
- NO RECORDED EASEMENT FOUND FOR SEWER LINE OR DRAIN LINE NEAR WEST SIDE OF PROPERTY.
- CITY OF RALEIGH TC-6-19 SECTION 425 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.
- 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:

PN 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

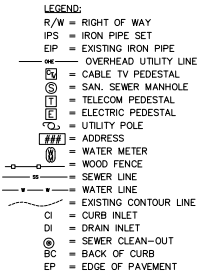
PROPOSED LOTS: 2/DETACHED HOUSE

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

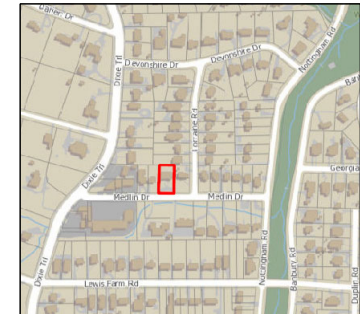
DESIGNER:
DANFORTH DESIGNED
CONTACT: MITCH DANFORTH
PHONE: (919)780-4242
EMAIL: MITCH@DANFORTHDESIGNED.COM

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



BN 2005, PG 1335

VICINITY MAP
1"=500'



Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 402 | Raleigh, NC 27601 | 919-996-2500



INSTRUCTIONS: This form to use when submitting a Preliminary Subdivision (UDO Section 15.8.3). Please attach 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)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District.	
GENERAL INFORMATION	
Scoping/attach plan case number(s):	
Development name (subject to approval): Medlin Modern Subdivision	
Property Address(es): 3034 Medlin Drive, Raleigh, NC 27607	
Recorded Deed (PIN)? Deed Book 17172, page 2312; PIN: 0794691839	
What is your project type?	
<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse
<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential
<input type="checkbox"/> Other:	<input type="checkbox"/> Attached houses
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form.	
Company: Owner/Developer Name and Title: Kristen S. & Steven R. 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 27602	
Phone #: (919)367-7858 ext. 7002 Email: SONYA@WARDSURVEYING.COM	

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DEVELOPMENT TYPE & SITE DATA TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 14,402 SF / 0.3306 AC.	
Zoning district (if more than one, provide acreage of each): R-10	
Overlay district: none	
Conditional Use District (CUD) Case # 2: Board of Adjustment (BOA) Case # A:	
STORMWATER INFORMATION	
Existing Impervious Surface:	Proposed Impervious Surface:
Acre: 0.1086	Acre: 0.3119
Square Feet: 4,748	Square Feet: 9,361
Nature River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide the following:	
Alluvial soils: None/undetermined pending - last revision aug. 3, 2015 - Book of Maps 2015, page 1301	
Flood study: None - see 1301	
FEMA Map Panel #: 220004002 2 panel effective date May 2, 2006	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached
Total # of single-family lots:	2
Proposed density for each zoning district (UDO 15.2.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 he/she is owner 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, resident plans and applicable documentation, and will represent the property owner in any public meeting regarding this application.	
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	Date: 4/23/2021
Signature:	Date: 4/23/2021
Printed Name: Kristen S. Daniels	Date: 4/23/2021

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

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DRAWING INDEX:

PAGE 1 OF 4: COVER SHEET FOR SUBDIVISION

PAGE 2 OF 4: EXISTING CONDITIONS & DEMOLITION PLAN

PAGE 3 OF 4: SUBDIVISION & LANDSCAPE PLAN

PAGE 4 OF 4: STORMWATER & UTILITY PLAN

Cara Russell

Digitally signed by Cara Russell
DN: cn=Cara Russell,
ou=Planning and Development,
o=City of Raleigh,
c=NC

SUNSET HILLS\2019227LT22_PLAT.DWG

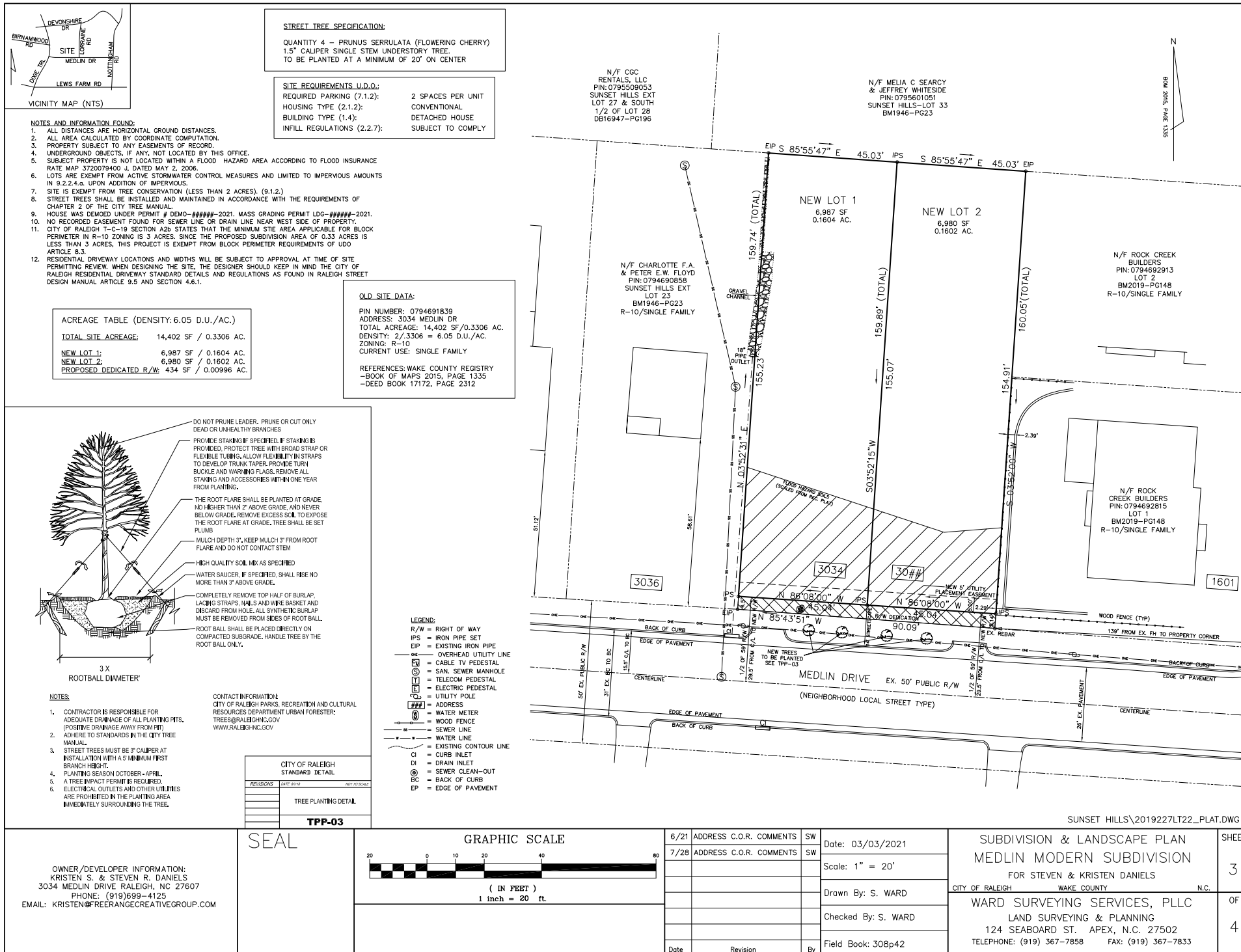
SEAL

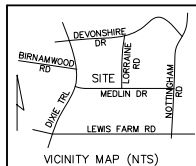
OWNER/DEVELOPER:
KRISTEN S. & STEVEN R. DANIELS
3034 MEDLIN DRIVE RALEIGH, NC 27607
PHONE: (919)699-4125
EMAIL: KRISTEN@FREERANGECREATIVEGROUP.COM

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	COVER SHEET FOR SUBDIVISION MEDLIN MODERN SUBDIVISION LOT 22, SUNSET HILLS EXTENDED FOR STEVEN & KRISTEN DANIELS CITY OF RALEIGH WAKE COUNTY N.C.	1
7/28	ADDRESS C.O.R. COMMENTS	SW	Scale: 1" = 20'		
			Drawn By: S. WARD		
			Checked By: S. WARD		
			Field Book: 308p42	WARD SURVEYING SERVICES, PLLC LAND SURVEYING & PLANNING 124 SEABOARD ST. APEX, N.C. 27502 TELEPHONE: (919) 367-7858 FAX: (919) 367-7833	4
Date	Revision	By			

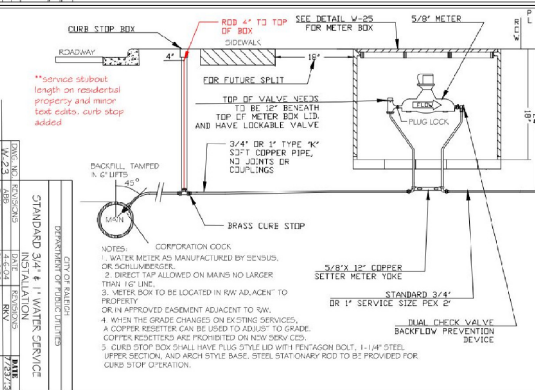
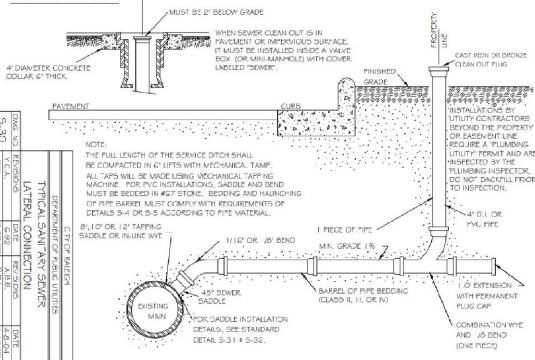
4





MAXIMUM IMPERVIOUS WITHOUT DEVICE OR STUDY PER UDO 9.2.2
 LOT 1 MAXIMUM IMPERVIOUS SURFACE AREA: (6,987 SF x 65%) = 4,542 SF
 LOT 2 MAXIMUM IMPERVIOUS SURFACE AREA: (6,980 SF x 65%) = 4,537 SF

PAVEMENT OPTION

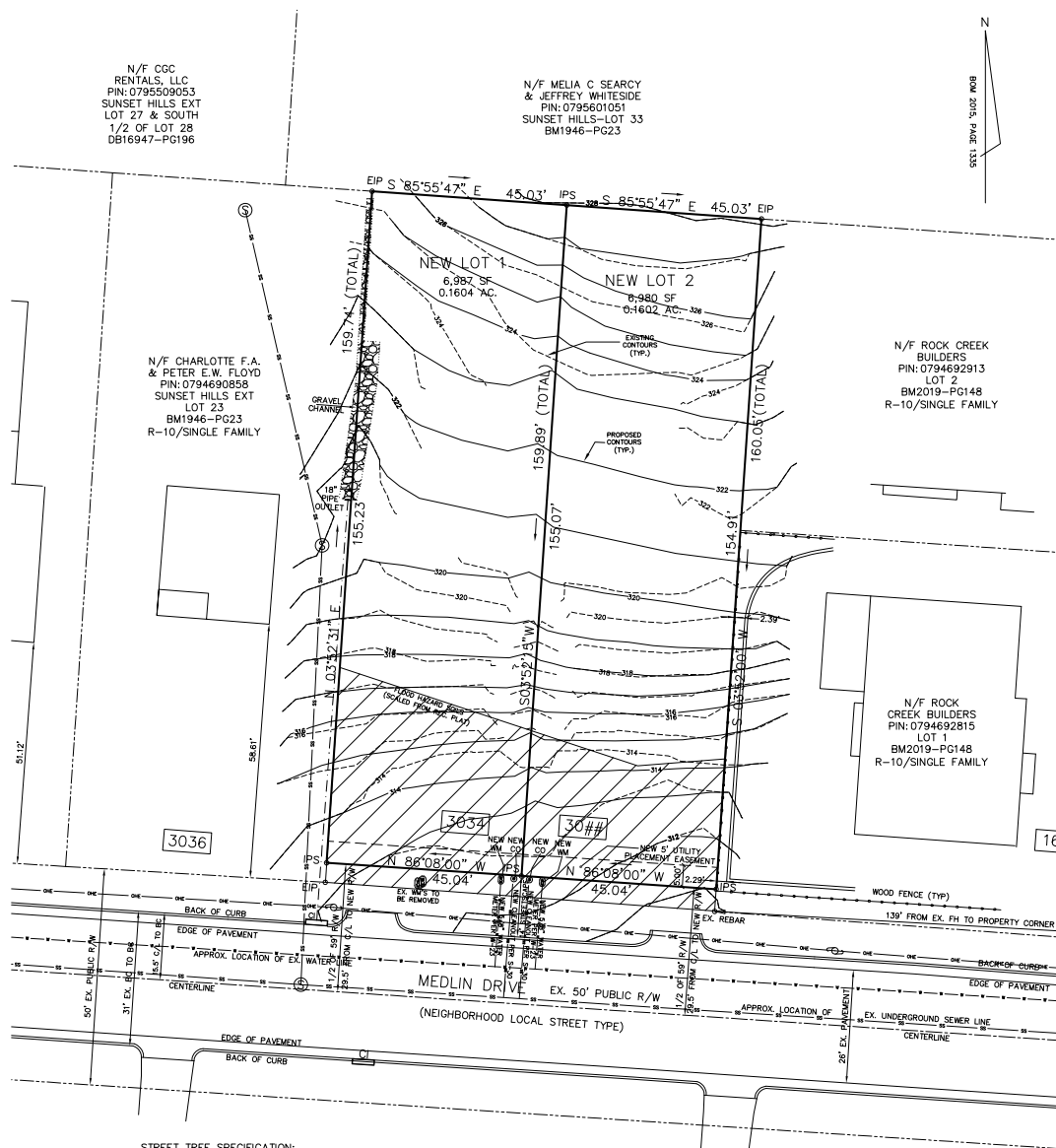


NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
2. TOPOGRAPHIC CONTOUR DATA WAS BASED ON AN ASSUMED ELEVATION ADOPTED FROM WAKE COUNTY GIS(MAPS).
3. PER CITY OF RALEIGH UDO SECTION 9.1.1, TREE CONSERVATION IS EXEMPT FOR SITES LESS THAN 2 ACRES.
4. LOTS ARE EXEMPT FROM ACTIVE STORMWATER CONTROL MEASURES AND LIMITED TO IMPERVIOUS AMOUNTS IN 9.2.2.4.a. UPON ADDITION OF IMPERVIOUS.
5. WATER/SEWER SERVICE CONNECTIONS: WATER METERS AND CLEANOUTS SHALL NOT BE PLACED IN DRIVEWAYS NOR CROSS PROPERTY LINES.
6. WATER SERVICE: REMOVE EXISTING WATER METERS AND ADD NEW 5/8" WATER METER PER DETAIL W-23 AS SHOWN TO SERVICES LOTS 1 & 2.
7. SEWER SERVICE: ADD NEW CLEANOUTS AND 4" PVC SERVICE FOR LOTS 1 & 2 PER DETAIL S-30. ALL SERVICES TO BE IN COMPLIANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK SPECIFICATIONS AND DETAILS.
8. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES & SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR SERVICE AT LEAST 48 HOURS PRIOR TO DIGGING.

LIMITS OF DISTURBANCE:
 ENTIRE LOT & AREA IN R/W =
 15,093 SQ. FT./0.3465 AC.

- LEGEND:
- R/W = RIGHT OF WAY
 - IPS = IRON PIPE SET
 - EIP = EXISTING IRON PIPE
 - OW = OVERHEAD UTILITY LINE
 - CS = CABLE TV PEDESTAL
 - SM = SAN. SEWER MANHOLE
 - TE = TELECOM PEDESTAL
 - EP = ELECTRIC PEDESTAL
 - UP = UTILITY POLE
 - ## = ADDRESS
 - WM = WATER METER
 - WF = WOOD FENCE
 - SL = SEWER LINE
 - WL = WATER LINE
 - EC = EXISTING CONTOUR LINE
 - CI = CURB INLET
 - DI = DRAIN INLET
 - SC = SEWER CLEAN-OUT
 - BC = BACK OF CURB
 - EP = EDGE OF PAVEMENT



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

SUNSET HILLS\2019227LT22_PLAT.DWG

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 RESIDENTIAL
 -BOOK OF MAPS 2015, PAGE 1335
 -DEED BOOK 17172, PAGE 2312

SEAL

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

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

6/21	ADDRESS C.O.R. COMMENTS	SW	Date: 03/03/2021	STORMWATER & UTILITY PLAN	SHEET
7/28	ADDRESS C.O.R. COMMENTS	SW	Scale: 1" = 20'	MEDLIN MODERN SUBDIVISION	4
			Drawn By: S. WARD	FOR STEVEN & KRISTEN DANIELS	
			Checked By: S. WARD	CITY OF RALEIGH WAKE COUNTY N.C.	OF
			Field Book: 308p42	WARD SURVEYING SERVICES, PLLC	4
				LAND SURVEYING & PLANNING	
				124 SEABOARD ST. APEX, N.C. 27502	
				TELEPHONE: (919) 367-7858 FAX: (919) 367-7833	