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

☑️ 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:
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
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 ¼ of the land area approved.

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

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor
Development Services Dir/Designee
Date: 09/07/2021

Staff Coordinator: Cara Russell
MEDLIN MODERN SUBDIVISION
PRELIMINARY SUBDIVISION PLAN REVIEW

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

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

SEAL
OWNER/DEVELOPER:
KRYSTEN S. & STEVEN R. DANIELS
3034 MEDLIN DRIVE RALEIGH, NC 27607
PHONE: (919) 699-4725
EMAIL: KRYSTENMEHR@EAGLECREATIVEGROUP.COM

LEGAL DESCRIPTION:
REPRESENTATIVE MAP COUNTY REGISTER
- BOOK OF MAPS 2018, PAGE 1333
- REEL BOOK 1717, PAGE 2312

DRAWN BY:
S. WARD
CHECKED BY:
S. WARD
DATE:
03/03/2021

WARD SURVEYING SERVICES, PLLC
LAND SURVEYING & PLANNING
124 SEABOARD ST, Apex, NC 27502
TELEPHONE: (919) 367-7858  FAX: (919) 367-7833