



# Preliminary Subdivision Application

## Site Review

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](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT OPTIONS (UDO Chapter 2)				
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development		
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s): SCOPE-0004-2023				
Development name (subject to approval): Mid Pines Townhomes				
Property Address(es): 2523 Mid Pines Rd				
Recorded Deed PIN(s): 0792050145				
<b>Building type(s):</b>	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
<b>Current Property Owner(s) Names:</b> Islamic Association of Raleigh	
Company:	Title:
Address: 3020 Ligon St, Raleigh, NC 27607	
Phone #:	Email:
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b> Julie Gavaghan	
Relationship to owner: <input checked="" type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: Blue Heel Development, LLC	Address: 2300 Rexwoods Dr, Suite 120, Raleigh, NC 27607
Phone #: 919.291.6364	Email: julie@blueheeldevelopment.com
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact Names:</b> Jon Frazier	
Company: FLM Engineering, Inc.	Title: Principal
Address: PO Box 91727, Raleigh, NC 27675	
Phone #: 919.610.1051	Email: jfrazier@flmengineering.com

**DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION**

Gross site acreage: 13.09			
Zoning districts (if more than one, provide acreage of each): R-6-CU			
Overlay district(s): SWPOD	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input type="checkbox"/>	
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

**STORMWATER INFORMATION**

Imperious Area on Parcel(s): Existing (sf) <u>27,377</u> Proposed total (sf) <u>162,282</u>	Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>27,377</u> Proposed total (sf) <u>166,176</u>
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**NUMBER OF LOTS AND DENSITY**

# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots: 59
# of Tiny House Lots:	# of Open Lots: 3	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 62	Total # Dwelling Units: 59	
Proposed density for each zoning district (UDO 1.5.2.F): 4.5 du/ac		

**SIGNATURE BLOCK**

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: <u>Julie Savaghan</u>	Date: <u>8/4/2023</u>
Printed Name: <u>Julie Savaghan</u>	
Signature:	Date:
Printed Name:	









CeB - CECIL SANDY LOAM, 2 TO 6 PERCENT SLOPES

CeC - CECIL SANDY LOAM, 6 TO 10 PERCENT SLOPES

ChA - CHEWACLA AND WEHADKEE SOILS, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED

PaD - PACOLET SANDY LOAM, 10 TO 15 PERCENT SLOPESD

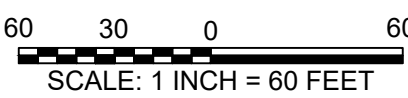
1. SURVEY AND TOPOGRAPHIC DATA PROVIDED CAWTHORNE, MOSS & PANCIERA, PC.
2. WETLANDS AND STREAMS DELINEATED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA AND LOCATED BY CAWTHORNE, MOSS & PANCIERA, PC.
3. FLOOD HAZARD SOILS (FHS) DELINEATED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA.
4. PER FEMA FIRM PANEL NOS. 3720078200K AND 3720079200K, THE PROPERTY DOES NOT CONTAIN ANY FLOOD PRONE AREAS.
5. THE PROPERTY APPEARS TO CONTAIN FLOOD PRONE SOILS PER WAKE COUNTY IMAPS.
6. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
7. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
8. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
9. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 0512° 30' E	+ / -931.2'
L-2	S 0204° 39' E	27.45'
L-3	S 0204° 39' E	110.33'
L-4	S 6722° 59' E	79.79'
L-5	S 2722° 59' E	87.87'
L-6	S 5322° 34' E	76.17'
L-7	E 4236° 33' E	96.16'
L-8	N 7950° 05' E	70.04'
L-9	E 4844° 53' E	90.57'
L-10	S 5430° 09' E	91.87'
L-11	S 2002° 18' E	66.86'
L-12	S 0353° 09' E	65.88'
L-13	S 5002° 38' E	103.87'
L-14	S 0434° 40' E	85.87'
L-15	S 0434° 40' E	159.44'
L-16	S 0100° 00' E	84.95'
L-17	S 6330° 29' E	25.13'
L-18	N 6410° 59' E	76.22'
L-19	N 2504° 50' E	47.85'
L-20	N 4302° 17' E	110.15'

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ORIGINAL PLAN SIZE: 24" X 36"

## DO NOT USE FOR CONSTRUCTION



**SCALE ADJUSTMENT**

THIS BAR IS 1 INCH IN LENGTH  
ON ORIGINAL DRAWING



IF IT IS NOT 1 INCH ON THIS  
SHEET, ADJUST YOUR SCALE  
ACCORDINGLY

MID PINES TOWNHOMES  
2523 MID PINES ROAD  
RALEIGH, NC 27606



DATE:	08-02-2023
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	23001

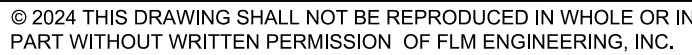
C-2

SHEET 2 OF 9

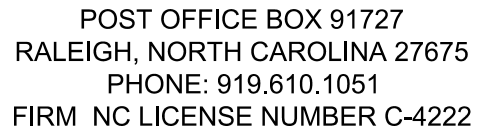











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PRELIMINARY  
PLANS  
DO NOT USE FOR CONSTRUCTION



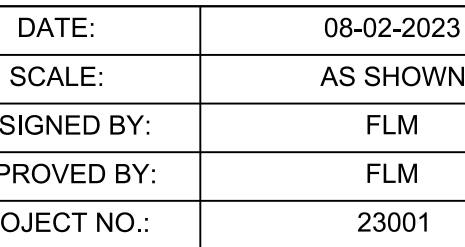
**SCALE ADJUSTMENT**

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ON ORIGINAL DRAWING



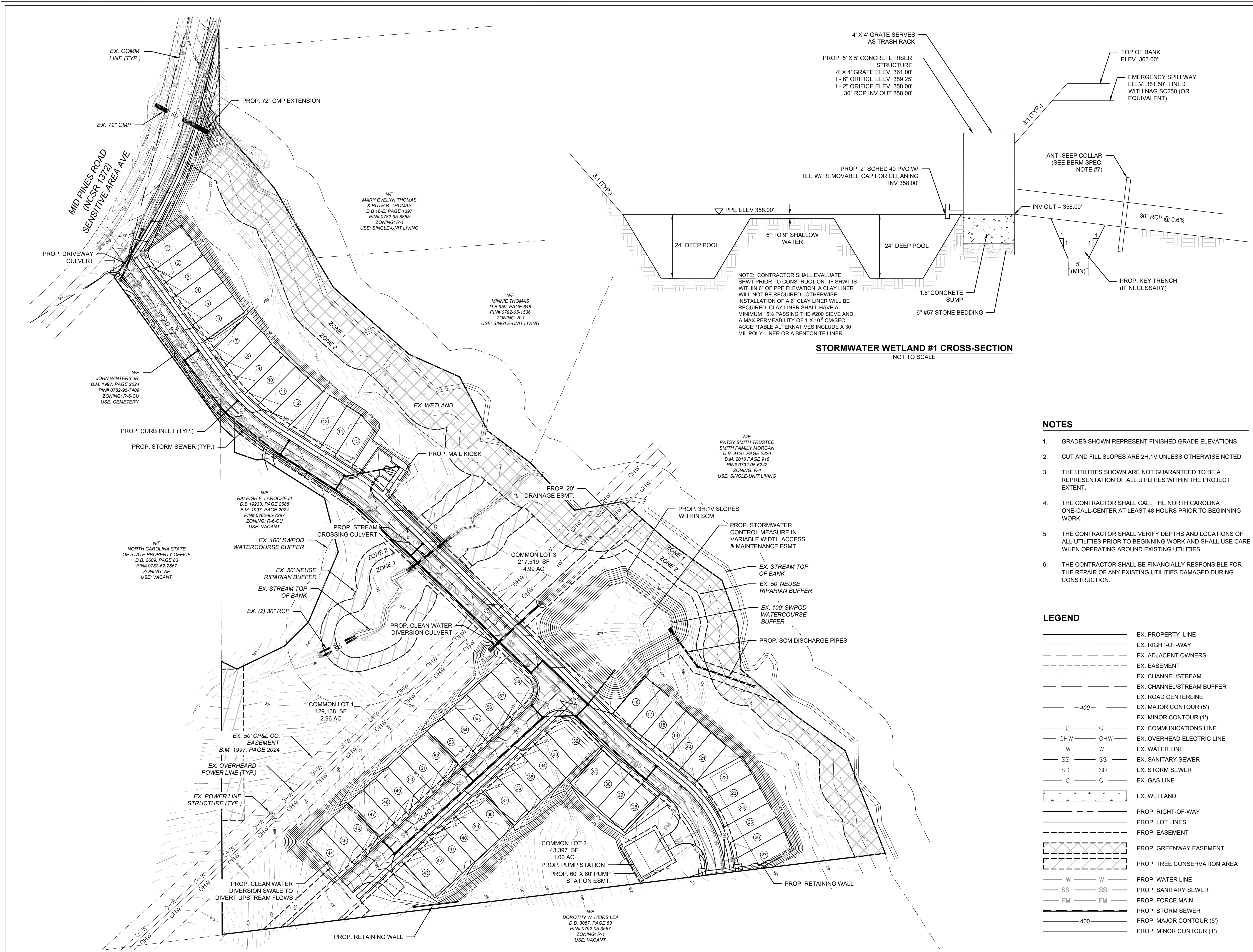
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# C-5

SHEET 5 OF 9



© 2024 THIS DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF FLM ENGINEERING, INC.



DO NOT PRUNE LEADER, PRUNE OR CUT ONLY DEAD OR DAMAGED BRANCHES TO MECHANICAL STANDARDS INSTITUTE (ANSI) AND STANDARDS

REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. THIS SHALL BE SET PLUMB

MULCH DEPTH NOT MORE THAN 2". KEEP MULCH 2" FROM ROOT FLARE AND DO NOT CONTACT STEM

PLANTING SOIL MIX AROUND ROOT BALL, 600 CUBIC FT OF SOIL OR STRUCTURAL SOIL REQUIRED PER TREE

COMPLETELY REMOVE TOP HALF OF BURLAP. JACKING STRAPS SHALL BE KEPT ABOVE AND DISCARDED FROM HOLES. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SURFACE. HANDLE TREE BY THE ROOT BALL ONLY

CONTACT INFORMATION:  
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTRY  
TREES@RALEIGH.GOV  
WWW.FLE.COM/RA

NOTES:

- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH
- A TREE IMPACT PERMIT IS REQUIRED
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE
- IF EXISTING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR
- TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH STANDARD DETAIL		
DATE	ISSUED	REV
01/2024	01/2024	01/2024
TTP-03		

LEGEND

EX. PROPERTY LINE

EX. RIGHT-OF-WAY

EX. ADJACENT OWNERS

EX. EASEMENT

EX. CHANNEL/STREAM

EX. CHANNEL/STREAM BUFFER

EX. ROAD CENTERLINE

EX. COMMUNICATIONS LINE

EX. OVERHEAD ELECTRIC LINE

EX. WATER LINE

EX. SANITARY SEWER

EX. STORM SEWER

EX. GAS LINE

EX. WETLAND

PROP. RIGHT-OF-WAY

PROP. LOT LINES

PROP. EASEMENT

PROP. GREENWAY EASEMENT

PROP. TREE CONSERVATION AREA

PROP. WATER LINE

PROP. SANITARY SEWER

PROP. FORCE MAIN

PROP. STORM SEWER

PROP. LARGE MATURING TREE (QV)

PROP. MEDIUM MATURING TREE (CO)

PROP. SMALL MATURING TREE (CF)

PROP. SHRUB (IV)

PROP. LIGHT FIXTURE WITH 20' RADIUS

PLANT LIST							
KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	INSTALL HT.	MATURE HT.	CROWN SPREAD
LARGE MATURING TREES							
QV	QUERCUS VIRGINIANA	LIVE OAK	46	3"	10'	40' - 80'	30' - 100'
MEDIUM MATURING TREES							
CO	CELTIS OCCIDENTALIS	HACKBERRY	22	3"	10'	30' - 40'	25' - 45'
SMALL MATURING TREES							
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	8	1.5"	6'	15' - 25'	25' - 30'
SHRUBS							
IV	ILEX VOMITORIA	YAUPON HOLLY	142	-	18"	10' - 20'	8' - 12'

NOTES

- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- FOR FRONT LOADING TOWNHOME LOTS, STRUCTURAL SOIL IS REQUIRED TO BE PLACED UNDER SIDEWALK WHERE RIGHT OF WAY STREET TREES ARE LOCATED BETWEEN TWO TOWNHOME DRIVEWAYS OR BETWEEN A DRIVEWAY AND SIDEWALK RAMP. IN ORDER TO PROVIDE STREET TREE WITH THE REQUIRED 600 CUBIC FEET OF ROOT SPACE.

LANDSCAPING CALCULATIONS

VEHICLE PARKING LOT LANDSCAPING

REQUIREMENTS:

EACH INTERIOR ISLAND (AND TERMINAL INTERIOR ISLAND) MUST INCLUDE AT LEAST 1 SHADE TREE

IN NO CASE SHALL THERE BE LESS THAN 1 SHADE TREE FOR EVERY 2,000 SQ FT OF PARKING AREA

MAIL KIOSK PARKING LOT

REQUIRED: 1,898 SQ FT / 2,000 SQ FT = 0.95 SHADE TREE

PROVIDED: 2 SHADE TREES (AT LEAST 1 SHADE TREE IN EACH INTERIOR ISLAND AND TERMINAL INTERIOR ISLAND)

STREET TREES

REQUIRED:

SHADE TREES SPACED AT 50' O.C.

PROVIDED:

SHADE TREES SPACED AT 50' O.C.

SCM & PUMP STATION SCREENING

REQUIRED:

75% LOCALLY-ADAPTED EVERGREEN SPECIES SCREEN OCCUPYING 75% OF VERTICAL PLANE AROUND PERIMETER

PROVIDED:

EVERGREEN SHRUBS AT 5' O.C.



POST OFFICE BOX 91727  
RALEIGH, NORTH CAROLINA 27675  
PHONE: 919.610.1051  
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	2/12/2024	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS  
DO NOT USE FOR CONSTRUCTION

60 30 0 60  
SCALE: 1 INCH = 60 FEET



SCALE ADJUSTMENT  
THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING  
0 1"  
IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

PRELIMINARY SUBDIVISION PLANS  
SUB-0047-2023

MID PINES TOWNHOMES  
2523 MID PINES ROAD  
RALEIGH, NC 27606



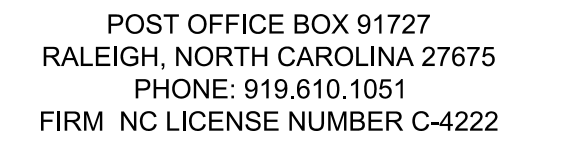
DATE:	08-02-2023
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	23001

LANDSCAPING PLAN

C-6

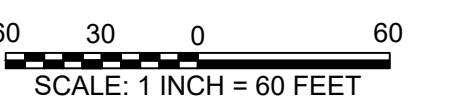
SHEET 6 OF 9



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ORIGINAL PLAN SIZE: 24" X 36"

## DO NOT USE FOR CONSTRUCTION



SCALE ADJUSTMENT

0 1"

IT IS NOT 1 INCH ON THIS  
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RALEIGH, NC 27606

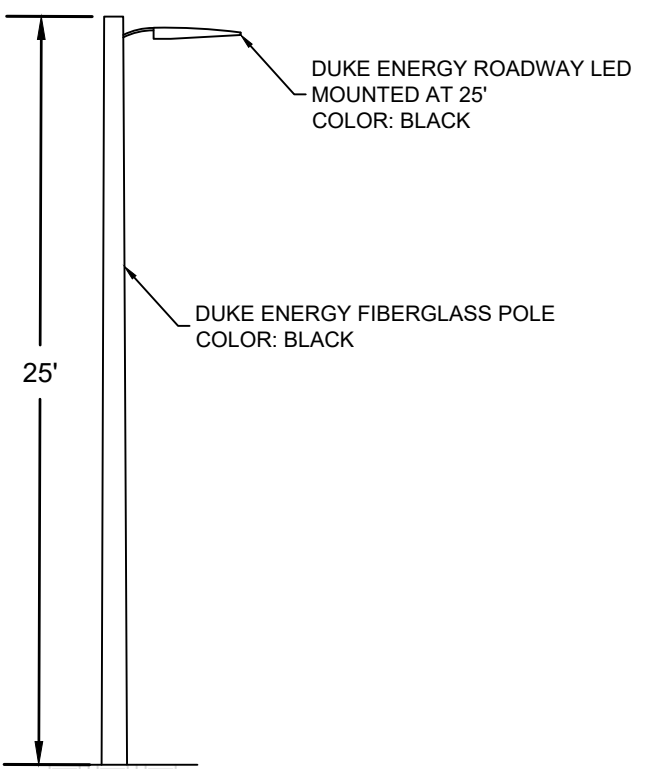


DATE:	08-02-2023
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	23001


## LIGHTING PLAN

HEET 7 OF 9

1. THE MINIMUM LIGHT LEVEL OF ANY FIXTURE CANNOT EXCEED 0.5 FOOTCANDLE MEASURED AT THE PROPERTY LINE OF ANY RESIDENTIAL DISTRICT AND 2.0 FOOTCANDLES MEASURED AT THE RIGHT-OF-WAY LINE OF A STREET.
2. LIGHTING MUST NOT BE ORIENTED SO AS TO DIRECT GLARE OR EXCESSIVE ILLUMINATION ONTO ADJACENT PROPERTIES, STREETS, OR SIDEWALKS.
3. SERVICE CONNECTIONS TO ALL FREESTANDING LIGHTING FIXTURES MUST BE INSTALLED UNDERGROUND.
4. BUILDING, WALL, AND OTHER LIGHTING SHALL BE BY OWNER.
5. ALL SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF RALEIGH UDO.





















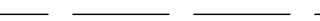



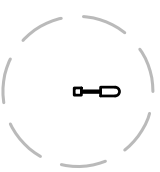
**STREET LIGHT DETAIL**  
NO SCALE

LUMINAIRE SCHEDULE				
SYMBOL	DESCRIPTION*	LAMP	HEIGHT (FT)**	QUANTITY
	PROPOSED DUKE ENERGY ROADWAY LED (50W)	1	25	12

\*APPROVED EQUALS ACCEPTED  
\*\*HEIGHT IS FROM BOTTOM OF BASE TO TOP OF FIXTURE

## LEGEND

	EX. PROPERTY LINE		PROP. RIGHT-OF-WAY
	EX. RIGHT-OF-WAY		PROP. LOT LINES
	EX. ADJACENT OWNERS		PROP. EASEMENT
	EX. EASEMENT		PROP. WATER LINE
	EX. CHANNEL/STREAM		PROP. SANITARY SEWER
	EX. CHANNEL/STREAM BUFFER		PROP. FORCE MAIN
	EX. ROAD CENTERLINE		PROP. STORM SEWER
	EX. COMMUNICATIONS LINE		PROP. LIGHT FIXTURE WITH 20' RADIUS
	EX. OVERHEAD ELECTRIC LINE		
	EX. WATER LINE		
	EX. SANITARY SEWER		
	EX. STORM SEWER		
	EX. GAS LINE		
	EX. WETLAND		





LEGEND

EX. PROPERTY LINE

EX. RIGHT-OF-WAY

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PROP. TREE CONSERVATION AREA

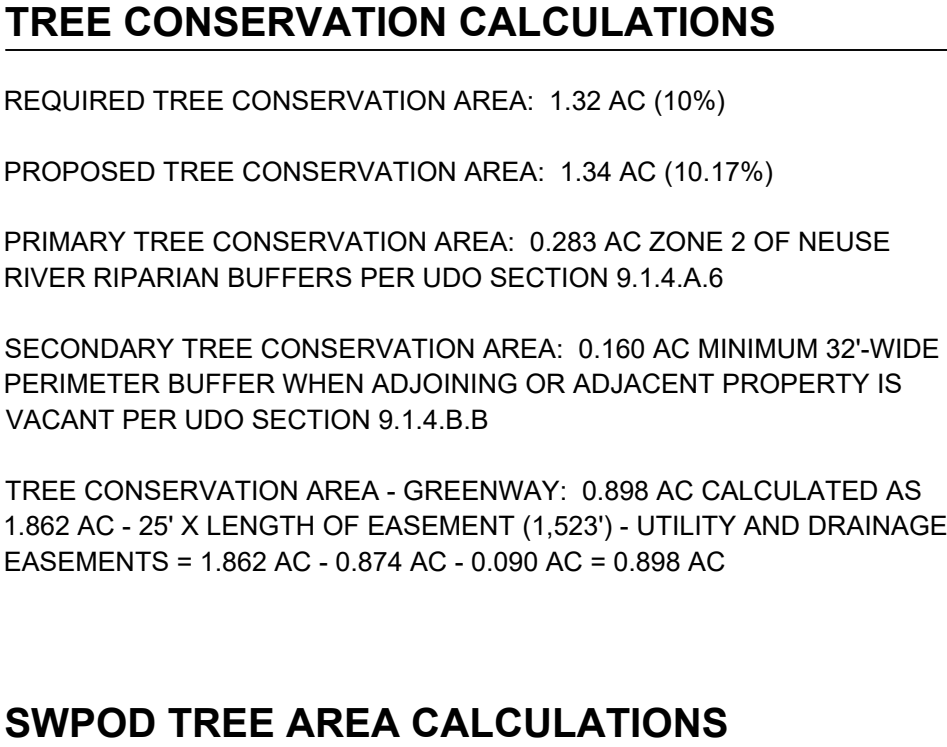
PROP. SWPOD TREE AREA

PROP. WATER LINE

PROP. SANITARY SEWER

PROP. FORCE MAIN

PROP. STORM SEWER

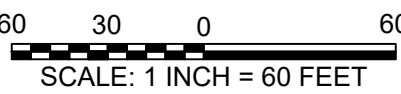


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PHONE: 919.610.1051  
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY		
REV #	DESCRIPTION	DATE
1	COR COMMENTS	2/12/2024


ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY  
PLANS  
DO NOT USE FOR CONSTRUCTION



**SCALE ADJUSTMENT**

THIS BAR IS 1 INCH IN LENGTH  
ON ORIGINAL DRAWING



IF IT IS NOT 1 INCH ON THIS  
SHEET, ADJUST YOUR SCALE  
ACCORDINGLY

PRELIMINARY SUBDIVISION  
PLANS  
SUB-0047-2023

MID PINES TOWNHOMES  
2523 MID PINES ROAD  
RALEIGH, NC 27606



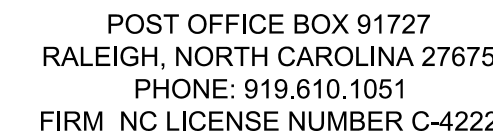
DATE:	08-02-2023
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	23001


## TREE CONSERVATION PLAN

# C-8

SHEET 8 OF 9





REVISION HISTORY			
REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	2/12/2024	FLM
ORIGINAL PLAN SIZE: 24" X 36"			
<div style="border: 1px solid black; padding: 10px; text-align: center;"><p><b>PRELIMINARY PLANS</b></p><p>DO NOT USE FOR CONSTRUCTION</p></div>			
		<p><b>SCALE ADJUSTMENT</b></p> <p>THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING</p> <div style="text-align: center;">0<span style="font-size: 2em;">}</span>1"</div> <p>IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY</p>	
<p align="center"><b>PRELIMINARY SUBDIVISION PLANS</b> <b>SUB-0047-2023</b></p> <p align="center"><b>MID PINES TOWNHOMES</b> <b>2523 MID PINES ROAD</b> <b>RALEIGH, NC 27606</b></p>			
<div style="display: flex; align-items: center;"><div style="margin-left: 10px;"><p><b>blue heel</b></p><p>DEVELOPMENT</p></div></div>			
DATE:		08-02-2023	
SCALE:		AS SHOWN	
DESIGNED BY:		FLM	
APPROVED BY:		FLM	
PROJECT NO.:		23001	
VARIANCE APPROVAL DOCUMENTS			
<div style="text-align: center;"><h1>C-9</h1><p>SHEET 9 OF 9</p></div>			