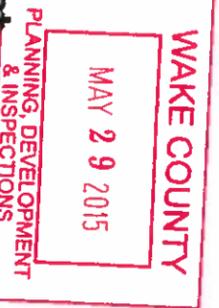




Planning, Development & Inspections



S-16-15

TEL (PLANNING) 919 856 6310  
TEL (INSPECTIONS) 919 856 6222

A Division of Community Services  
P.O. Box 550 • Raleigh, NC 27602  
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision LAYHILL ESTATES

( ) cluster subdivision (X) lot-by-lot subdivision ( ) open space  
Has a preliminary plan previously been approved for subdivision of this site? ( ) Yes (X) No  
If yes, when and under what name? \_\_\_\_\_

Property

Parcel Identification Number: 0782242036, 07821490865

Address: 5920 YATES MILL POND RD, 5924 YATES MILL POND RD

Location: EAST side of YATES MILL POND RD, at/between  
(north, east, south, west)

TRYON RD and BROOK CROSSING CIRCLE  
(street) (street)

Total site area in square feet and acres: 674347 square feet 15.47 acres  
(street)

Zoning District(s) and Overlay Districts (if any) and land area within each:  
R-40W: 15.14 AC RALEIGH R-1: 0.34 AC

Conditions of any Conditional Use Zoning Districts:  
SWIFT CREEK WATERSHED, 12% IMPERVIOUS WITHOUT MEASURES

Present land use(s): \_\_\_\_\_

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)

Name: OSAMA AL SHAHROUR

Address: 1305 NAVAHO DR STE 303

City: RALEIGH State: NC Zip Code: 27609

E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)

Name: KHALED AL-ZOUBI

Address: 5121 KAPLAN DR

City: RALEIGH State: NC Zip Code: 27609

E-mail Address: KHALED@ICENGINEERINGINC.COM FAX: \_\_\_\_\_

Telephone Number: 919-271-0051 Relationship to Owner: ENGINEER

Proposal

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 1 UNIT PER ACRE

Max. # of lots allowable\* : 15 Proposed # of lots\* : 8

Min. allowable lot area\* : 40,000 sf Proposed min. lot area\* : 40,000 sf

Average lot area\* : 81,000 sf

Min. allowable lot width\* : 110 ft Proposed min. lot width\* : 130 ft

\* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): ( ) 10 % ( ) 25 % ( ) 30% ( ) 40% of site area  
 Min. open space area: N/A LOT-BY-LOT acres  
 Proposed open space area [by parcel]: \_\_\_\_\_ acres  
 Proposed open space use(s) [by parcel]: \_\_\_\_\_  
 Proposed future development site area [by site]: \_\_\_\_\_ acres  
 Proposed impervious surfaces area: \_\_\_\_\_ sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 10 %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 5 acres  
 within floodway: 2.2 acres

**Vehicular Access**

Names of access street(s) and number of access points along each:

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
LAYHILL DRIVE	45	18	2	Y	5000	50	80

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit

<sup>3</sup> Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf)

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services**

Water supply provided by: ( ) municipal system ( ) \_\_\_\_\_ (X) individual well(s)

( ) community system ( ) \_\_\_\_\_ gpd (X) individual well(s)

Wastewater collection/treatment provided by: ( ) municipal system ( ) \_\_\_\_\_ ( ) community system - specify type ( ) \_\_\_\_\_ (X) individual on-site system

Estimated total wastewater discharge: \_\_\_\_\_ gpd

Electrical service provided by: DUKE PROGRESS \_\_\_\_\_ gpd Underground (X) yes ( ) no

Natural gas service provided by: PSNC \_\_\_\_\_ Underground (X) yes ( ) no

Telephone service provided by: BELLSOUTH \_\_\_\_\_ Underground (X) yes ( ) no

Cable television service provided by: TWC \_\_\_\_\_ Underground (X) yes ( ) no

Fire protection provided by: SWIFT CREEK \_\_\_\_\_

**Miscellaneous**

Generalized slope of site: HILLY

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: STREAM

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Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: STREAM

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A

**Land Use Plan Classifications**

General Classification (note associated municipality and/or watershed):

Short-Range Urban Services Area/Water Supply Watershed \_\_\_\_\_

Short-Range Urban Services Area \_\_\_\_\_

Long-Range Urban Services Area/Water Supply Watershed \_\_\_\_\_

Long-Range Urban Services Area \_\_\_\_\_

Non-Urban Area/Water Supply Watershed \_\_\_\_\_

Non-Urban Area \_\_\_\_\_

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

**Other information** (additional relevant information about the site or proposal you wish to note or cite)  
FLAG LOTS REQUIRED TO MINIMIZE DISTURBANCE IN FLOODPLAIN  
AND TO PROVIDE ADEQUATE SOIL TYPES FOR SEPTIC

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**All property owners must sign this application** unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature: Michael O. Alford Date: 5/29/15  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: Michael O. Alford Date: 5/29/15

Notes: All documents and maps submitted as required become the property of Wake County.  
The Wake County Unified Development Ordinance is on the web at <http://www.wakegov.com/>  
All application fees are non-refundable.

