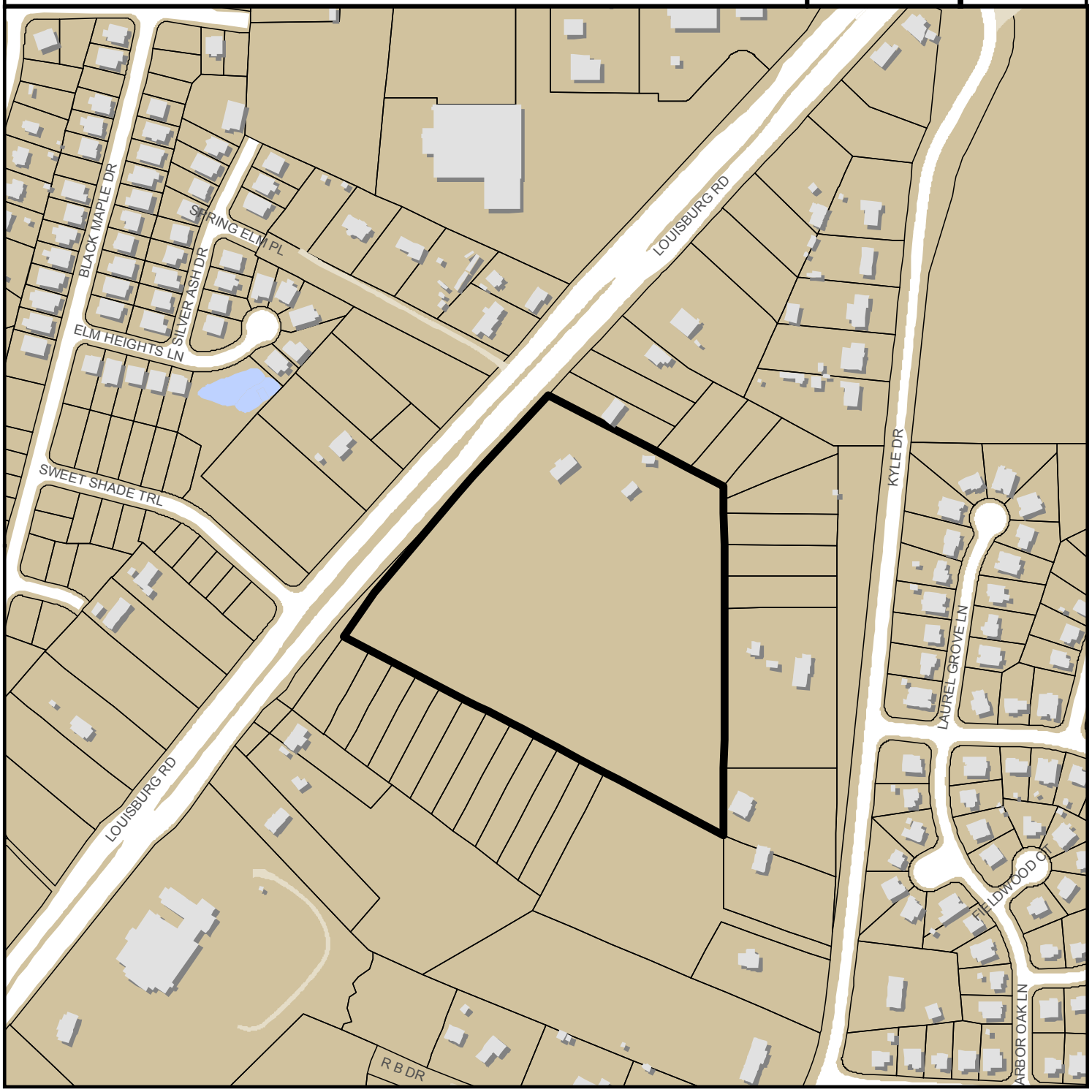
THE OASIS
S-4-2015



Zoning:	**R-10 CU, SHOD-3**
CAC:	**Northeast**
Drainage Basin:	**Beaver**
Acreage:	**11.56**
Number of Lots:	**36**

Planner:	**Michael Walters**
Phone:	**(919) 996-2636**
Applicant:	**Yathrib Oasis**
Phone:	**(919) 537-2499**

Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

5-4-2015

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission ☐ Preliminary Administrative Site Plans ☐ Group Housing ** ☐ Multifamily (Infill)**	■ Subdivision* ☐ Cluster Subdivision** ☐ Infill Subdivision** ☐ Expedited Subdivision Review ☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Subdivision	Transaction Number 422364 Assigned Project Coordinator Nawsome Assigned Team Leader walters 1
* May require Planning Commission or City Council Approval	** Legacy Districts Only	

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name : The Oasis

Proposed Use : Single Family Residential

Property Address(es) : 5520 Louisburg Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1736-15-0379			

What is your project type? ☐ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building ☐ Mixed Residential ☐ Non-Residential Condo ☐ Office ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ School ☐ Shopping Center ■ Single Family ☐ Telecommunication Tower ☐ Townhouse ☐ Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. The plan does not fall under the categories listed in Article 10.2.3.a. Table in 10.1.8
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.
CLIENT (Owner or Developer)	Company : MYCC; Art Builders, LLC; Yathrib Oasis, LLC — Name (s) : Khalid Baloch, Waleed Elhentaty, Ashraf El Fadaly Address : 114 Rocklyn Lane Apex, NC 27502 Phone : 919-537-2499 — Email : yathrib@fadalygroup.com — Fax : N/A
CONSULTANT (Contact Person for Plans)	Company : SEPI Engineering & Construction, Inc. — Name (s) : Mitch Craig, PE Address : 1025 Wade Avenue Raleigh, NC 27605 Phone : 919-573-9937 — Email MCraig@sepiengineering.com — Fax 919.789.9591

Zoning Information	Building Information
Zoning District(s): R10	Proposed building use(s) Single Family,
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross: N/A
Overlay District: SHOD-3	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 11.56 Inside City Limits ☐ Yes ■ No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required: N/A Provided: N/A	Proposed height of building(s) N/A
COA (Certificate of Appropriateness) case #: N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A-: N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z-: N/A	

Stormwater Information	
Existing Impervious Surface 0.67 acres/square feet	Flood Hazard Area ■ Yes ☐ No
Proposed Impervious Surface 1.83 acres/square feet	If Yes, please provide
Neuse River Buffer ☐ Yes ☐ No Wetlands ☐ Yes ■ No	(Alluvial Soils) Flood Study FEMA Map Panel # 3720173600J

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

Zoned Residential with 10 D.U./Acre
Proposed Residential

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached: N/A Attached N/A	11. Total number of all lots: 36
2. Total # Of Single Family Lots: 33	12. Is your project a cluster unit development? ☐ Yes ■ No
3. Total # Of Apartment Or Condominium Units: N/A	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units: N/A	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots: N/A	b) Total number of Single Family Lots
6. Total Number of Hotel Units: N/A	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above): 33	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br ■ 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 10 D.U./Acre	f) Total Number of Phases
10. Total number of Open Space (only) lots: 1	g) Perimeter Protective Yard Provided ☐ Yes ☐ No
	h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate SEPI ENGINEERING & CONSTRUCTION to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me 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.

Signed Waleed Elhady for Art Builders LLC Date 1/31/15

Signed Abdul Badawi for MYCC Date 1/31/15

Yattrib Qasis 1/31/15

TO BE COMPLETED BY APPLICANT	YES	N/A	TO BE COMPLETED BY CITY STAFF YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	x		✓		
2. **Preliminary Development Plan Application** completed and signed by the property owner	x		✓		
3. Client must complete and print page 1 and 2 of the **Preliminary Development Plan Application** to the plan cover sheet (not applicable for infill recombination)	x	☐	✓		
4. I have referenced the **Preliminary Development Plan Checklist** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	x		✓		
5. Provide the following plan sheets:	x				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	x		✓		
b) Existing Conditions Sheet	x	☐	✓		
c) Proposed Site or Subdivision Plan	x		✓		
d) Proposed Grading and Stormwater Plan	x	☐	✓		
e) Proposed Utility Plan, including Fire	x	☐	✓		
f) Proposed Tree Conservation Plan	x	☐	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	x	☐	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	x			✓
i) Transportation Plan Site	☐	x	✓		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals only – include all revision dates	x		✓		
7. Plan size 18"x24" or 24"x36"	x		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	x		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	x		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	x		✓		
11. Wake County School Form, if dwelling units are proposed	x	☐	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	x	☐	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester Page 4101	☐	x			

LEGEND

- PROPERTY LINE (PL)
- R/W — RIGHT-OF-WAY LINE
- SETBACK LINE
- UTILITY EASEMENT
- STORM EASEMENT
- X — X — PROPOSED FENCE

GENERAL SITE NOTES

1. STREET TREES SHOWN IN LOCATIONS AS APPROXIMATE, SPACED AT AN AVERAGE OF 40 O/C. CONTRACTOR TO COORDINATE FINAL LOCATIONS WITH DRIVEWAY PLACEMENT AND OBTAIN APPROVAL FROM OWNER PRIOR TO INSTALLATION.
2. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
3. PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT A COST TO THE CONTRACTOR.
4. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE OWNER.
5. NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
6. MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.

MUSLIM YOUTH COMMUNITY CENTER
YATHRIB OASIS LLC
D.B. 15536, PG. 1462
PIN: 1736150379
ZONING: CUD R-10
AREA: 503458 SQ FT
11.56 ACRES

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Yathrib

811 3 WORKING DAYS BEFORE YOU DIG FOR THE LOCATION OF UNDERGROUND FACILITIES
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NOTICE:
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SEPI ENGINEERING & CONSTRUCTION
1025 WADE AVENUE
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330 SHIPYARD BLVD, SUITE 203
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910.523.5715
www.sepiengineering.com

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CAD FILE	REVISIONS	DATE

YATHRIB LLC REAL ESTATE INVESTMENTS

THE OASIS

PRELIMINARY SITE LAYOUT PLAN

5520 LOUISBURG ROAD
RALEIGH, NORTH CAROLINA 27616

PROJECT MANAGER	FIELD SURVEY DATE:
M. CRAIG	12/09/2013
CHECKED BY:	DRAWING DATE:
J. BEARD	02/06/2015
DRAWN BY:	JOB #:
B. MUELLER	SC14.002.00

SHEET
C-3.0

LEGEND

- PROPERTY LINE (PL)
- RIGHT-OF-WAY LINE
- SETBACK LINE
- UTILITY EASEMENT
- —X——X— PROPOSED FENCE

MAXIMUM IMPERVIOUS TABLE

LOT #'s	INTENDED USE	ALLOWABLE IMPERVIOUS
1-8	SINGLE-FAMILY	50%
9-20	SINGLE-FAMILY	50%
21-24	SINGLE-FAMILY	50%
25-33	SINGLE-FAMILY	50%
34	STORMWATER BMP	N/A
35	CIVIC BUILDING	70%
36	FUTURE DEVELOPMENT	70%

* MAXIMUM ALLOWABLE IMPERVIOUS BASED ON AMOUNT THAT SHARED STORMWATER QUALITY BMP WAS DESIGNED TO HANDLE. IMPERVIOUS SURFACES INCLUDE: BUILDINGS, DRIVEWAYS, WALKWAYS, PATIO, UTILITY PADS, ETC. DEVIATIONS FROM THIS MUST BE COORDINATED WITH THE CITY OF RALEIGH.

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Yathrib

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YATHRIB LLC REAL ESTATE INVESTMENTS

THE OASIS

PRELIMINARY SUBDIVISION PLAN

5520 LOUISBURG ROAD
RALEIGH, NORTH CAROLINA 27616

PROJECT MANAGER	FIELD SURVEY DATE:
M. CRAIG	12/09/2013
CHECKED BY:	DRAWING DATE:
J. BEARD	02/06/2015
DRAWN BY:	JOB #:
B. MUELLER	SC14.002.00

SHEET
C-4.0

LEGEND

- PROPERTY LINE (PL)
- RW — RIGHT-OF-WAY LINE
- SETBACK LINE
- UTILITY EASEMENT
- 140 — EXISTING MAJOR CONTOUR
- 139 — EXISTING MINOR CONTOUR
- 140 — PROPOSED MAJOR CONTOUR
- 139 — PROPOSED MINOR CONTOUR
- SF — SF — PROPOSED SILT FENCE
- TP — TP — PROPOSED TREE PROTECTION FENCE
- LD — LD — PROPOSED LIMITS OF DISTURBANCE
- TEMPORARY DIVERSION DITCH
- PROPOSED STORM DRAINAGE PIPE
- SS — PROPOSED GRAVITY SEWER
- W — PROPOSED WATER LINE
- CHECK DAM
- INLET PROTECTION
- INLET PROTECTION FILTER
- HORSESHOE INLET PROTECTION FILTER
- SILT FENCE OUTLET
- CONSTRUCTION ENTRANCE
- FLARED END SECTION
- STORM MANHOLE
- YARD INLET
- CATCH BASIN
- FLOW ARROW

NITROGEN CALCULATIONS

Total Site

(1) Type of Land Cover	(2) Site Area (Acres)	(3) TN Export Coeff. (lbs/ac/yr)	(4) TN Export by Land Use (lbs/yr)	(5) TN Export From Site (lbs/ac/yr)
Residential Land Cover Areas - Method 1				
Area associated with new residential development	7.12		52.43	
Average for Residential				7.36
Residential Area	7.12 ac			

*** For buydown option eligibility, provide treatment to reduce the loading rate to 6 lbs/ac/year or less for residential development

Commercial Land Cover Areas - Method 2				
Area associated with new commercial development	4.44		59.44	
Average for Commercial				13.40
Commercial Area	4.44 ac			

*** For buydown option eligibility, provide treatment to reduce the loading rate to 10 lbs/ac/year or less for commercial development

Total Area	11.56 ac

Combined Nitrogen Goal for Buydown Option Eligibility 7.54

Adjusted Nitrogen Loading after Treatment

(1) Type of Land Cover	(2) Total Site Area (Acres)	(3) TN Export Coeff. (lbs/ac/yr)	(4) Total TN Export (lbs/yr)	(5) TN Export From Site (lbs/ac/yr)
Total Area associated with new development	11.56		65.26	
Average for Site				5.65

*** For buydown option eligibility, provide treatment to reduce the loading rate to the combined goal or less for the combined development

Buydown option used to further reduce TN loading to targeted rate of 3.6 lbs/ac/year:

GRADING NOTES

1. BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY ENTITLED "BOUNDARY SURVEY" PREPARED FOR: MYCC LLC. SITUATED IN THE NEUSE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA PREPARED BY ANTHONY DIBONA OF BOUNDARY ZONE INC. DATED DECEMBER 9, 2013.
2. TOPOGRAPHICAL INFORMATION GATHERED UNDER THE SUPERVISION OF SEPI ENGINEERING & CONSTRUCTION, INC.
3. PROPOSED TOPOGRAPHY SHOWN HEREIN IS PRELIMINARY. REFER TO APPROVED INFRASTRUCTURE CONSTRUCTION PLANS FOR FINAL DESIGN TOPOGRAPHY
4. THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION PRIOR TO THE CERTIFICATE OF OCCUPANCY (CO) IS SCHEDULED. THE FENCING SHALL BE REMOVED PRIOR TO FINAL SITE INSPECTION FOR THE FINAL INSPECTION.
5. THE TOP OF GRADE AND BOTTOM OF GRADE ELEVATIONS ARE GROUND ELEVATIONS AT THE RETAINING WALL. SEE RETAINING WALL DETAIL SHEET C-13.0.

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

1 inch = 50 ft.

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Yathrib

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YATHRIB LLC REAL ESTATE INVESTMENTS

THE OASIS

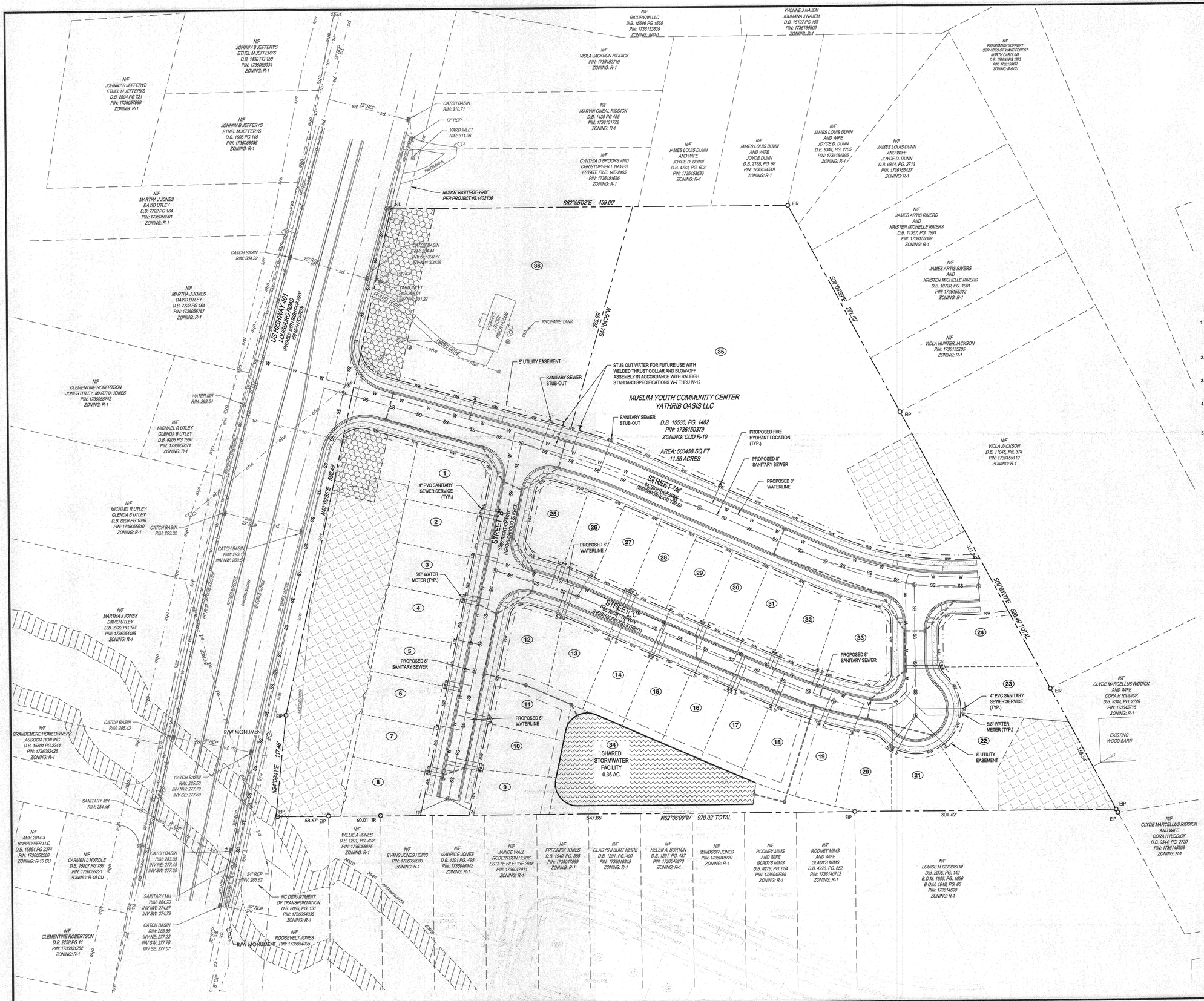
PRELIMINARY GRADING & DRAINAGE PLAN

5520 LOUISBURG ROAD
RALEIGH, NORTH CAROLINA 27616

PROJECT MANAGER: M. CRAIG	FIELD SURVEY DATE: 12/09/2013
CHECKED BY: J. BEARD	DRAWING DATE: 02/06/2015
DRAWN BY: B. MUELLER	JOB #: SC14.002.00

SHEET

C-5.0



LEGEND

- PROPERTY LINE (PL)
- R/W — RIGHT-OF-WAY LINE
- SETBACK LINE
- UTILITY EASEMENT
- SS — SS — PROPOSED GRAVITY SEWER
- W — W — PROPOSED WATER LINE
- PROPOSED STORM DRAINAGE PIPE
- G — G — PROPOSED GAS LINE
- OHE — OHE — PROPOSED OVERHEAD ELECTRIC LINE
- UGE — UGE — PROPOSED UNDERGROUND ELECTRIC LINE
- FO — FO — PROPOSED FIBER OPTIC LINE
- Ⓢ PROPOSED SS MANHOLE
- • PROPOSED SS CLEANOUT
- WM PROPOSED WATER METER
- ⊗ PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY

GENERAL UTILITY NOTES

1. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
2. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: COR PUD HANDBOOK, CURRENT EDITION)
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
5. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
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YATHRIB LLC REAL ESTATE INVESTMENTS

THE OASIS

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5520 LOUISBURG ROAD
RALEIGH, NORTH CAROLINA 27616

PROJECT MANAGER	FIELD SURVEY DATE:
M. CRAIG	12/09/2013
CHECKED BY: J. BEARD	DRAWING DATE: 02/06/2015
DRAWN BY: B. MUELLER	JOB #: SC14.002.00

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C-6.0