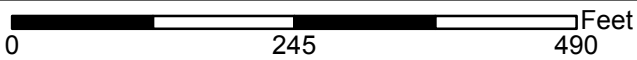
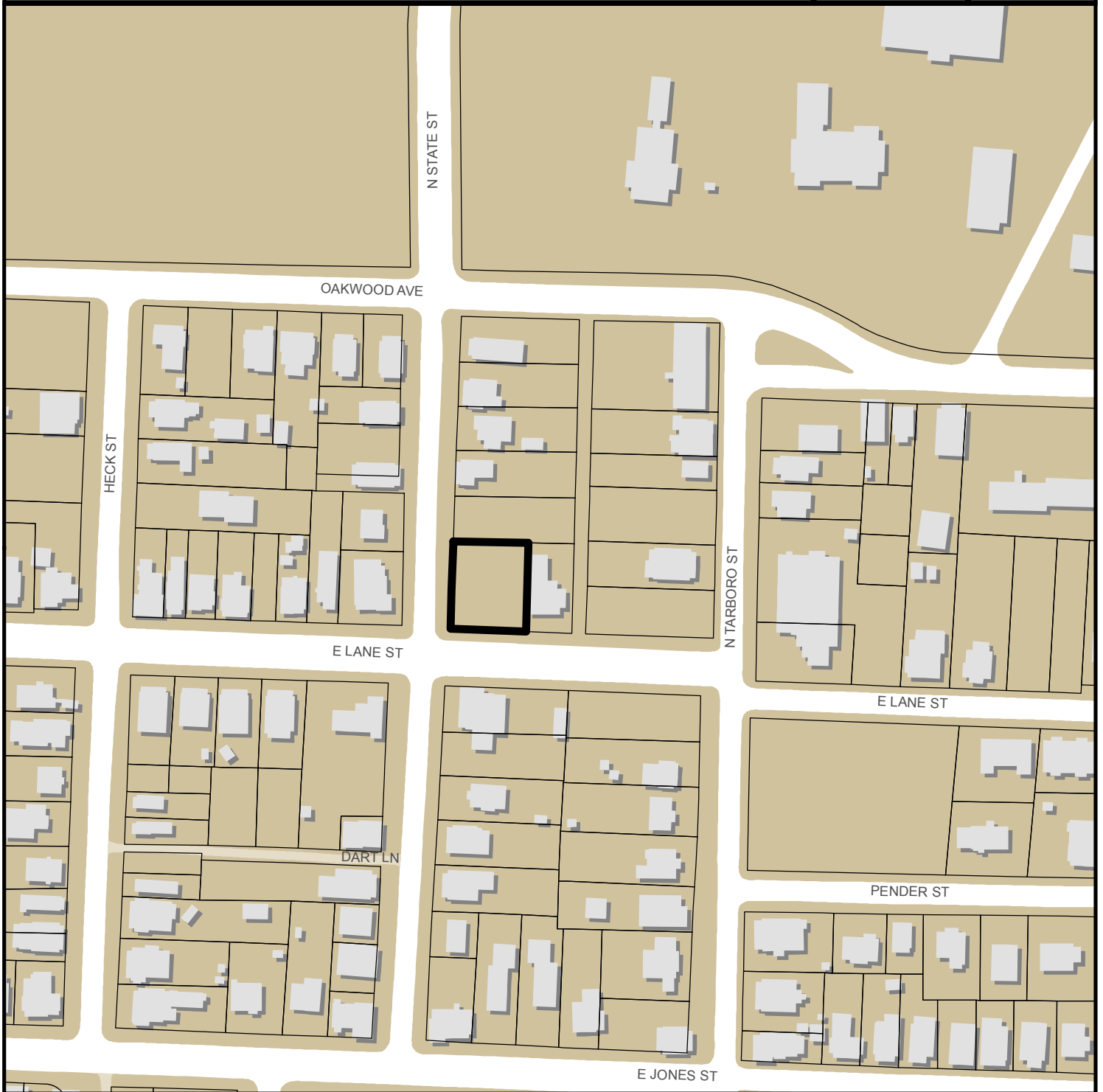


# IDLEWOOD ADDITION LOTS 1 & 2

## S-30-2016



Zoning: **R-10**  
CAC: **North Central**  
Drainage Basin: **Pigeon House**  
Acreage: **0.21**  
Number of Lots: **2**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**  
Applicant: **Hosseini**  
Phone: **919-601-5500**



# Preliminary Subdivision Plan Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831  
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

5-30-16

Office Use Only: Transaction # 467679 Project Coordinator SHAWK Team Leader WALTERS (1)

### PRELIMINARY APPROVALS

Subdivision \*     Conventional Subdivision     Compact Development     Conservative Subdivision

\*May require City Council approval if in a Metro Park Overlay or Historic Overlay District

If your project has been through the Due Diligence process, provide the transaction #:

### GENERAL INFORMATION

Development Name 1201 Lane St and State St Subdivision

Proposed Use Single family residential

Property Address(es) 1201 E. Lane Street, Raleigh NC 27601

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

PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
1714107372			

What is your project type?

Single family     Townhouse     Subdivision in a non-residential zoning district  
 Other (describe):

### OWNER/DEVELOPER INFORMATION

Company Name \_\_\_\_\_ Owner/Developer Name Ashkan, Cynthia, Sayed Hosseini & Taraneh Bayani

Address 108 Kingsmill Rd Cary NC 27511

Phone 919-413-1005 Email ashkanh9@gmail.com Fax \_\_\_\_\_

### CONSULTANT/CONTACT PERSON FOR PLANS

Company Name Turning Point Surveying, PLLC Contact Name Jeff Davis, PLS

Address 4113 John S Raboteau Wynd, Raleigh NC 27612

Phone 919-781-0234 Email tpsurvey@ncrrbiz.com Fax 1-800-948-0234

**DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)**

**ZONING INFORMATION**

Zoning District(s) **R-10**

If more than one district, provide the acreage of each: **n/a**

Overlay District?  Yes  No

Inside City Limits?  Yes  No

CUD (Conditional Use District) Case # Z- **n/a**

COA (Certificate of Appropriateness) Case # **n/a**

BOA ( Board of Adjustment) Case # A- **53-15**

**STORMWATER INFORMATION**

Existing Impervious Surface **exempt TC6-3** acres/sf

Flood Hazard Area  Yes  No

Proposed Impervious Surface **exempt TC6-3** acres/sf

Neuse River Buffer  Yes  No

Wetlands  Yes  No

If in a Flood Hazard Area, provide the following:

Alluvial Soils **n/a**

Flood Study **n/a**

FEMA Map Panel # **n/a**

**NUMBER OF LOTS AND DENSITY**

Total # of Townhouse Lots: Detached **n/a**

Attached **n/a**

Total # of Single Family Lots **2**

Total # of All Lots **2**

Overall Unit(s)/Acre Densities Per Zoning Districts **10 units per acre**

Total # of Open Space and/or Common Area Lots **0**

**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 **Jeff Davis, PLS** 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.

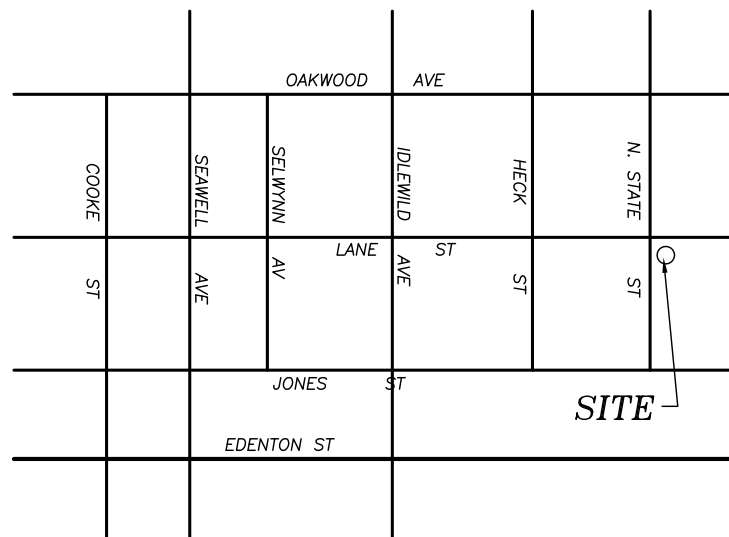
**Ashkan Hosseini**  
Digitally signed by Ashkan Hosseini  
DN: cn=Ashkan Hosseini, o, ou,  
email=ashkanh9@gmail.com, c=US  
Date: 2016.03.17 16:19:54 -04'00'

\_\_\_\_\_  
3/17/16  
Date

\_\_\_\_\_  
Signature

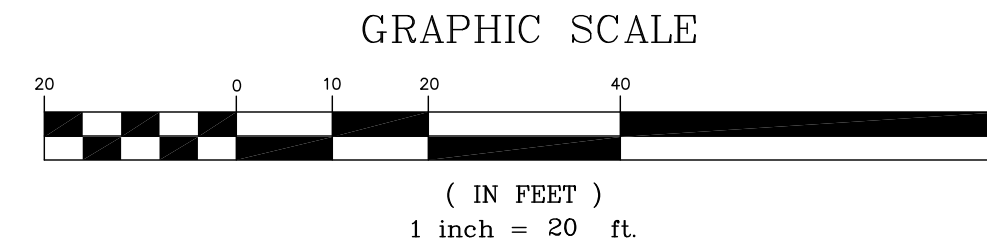
\_\_\_\_\_  
Date

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>				
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>				
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>				
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>				
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan (exempt: TC-6-15: 9.2.2 A1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan (exempt: 9.1.2 less than 2 acres)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
h) Transportation Plan (no new right of way)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. 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.	<input checked="" type="checkbox"/>				
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>				
9. 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	<input checked="" type="checkbox"/>				
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>				
11. 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	<input checked="" type="checkbox"/>				
12. Wake County School form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>			



VICINITY MAP  
(N.T.S.)

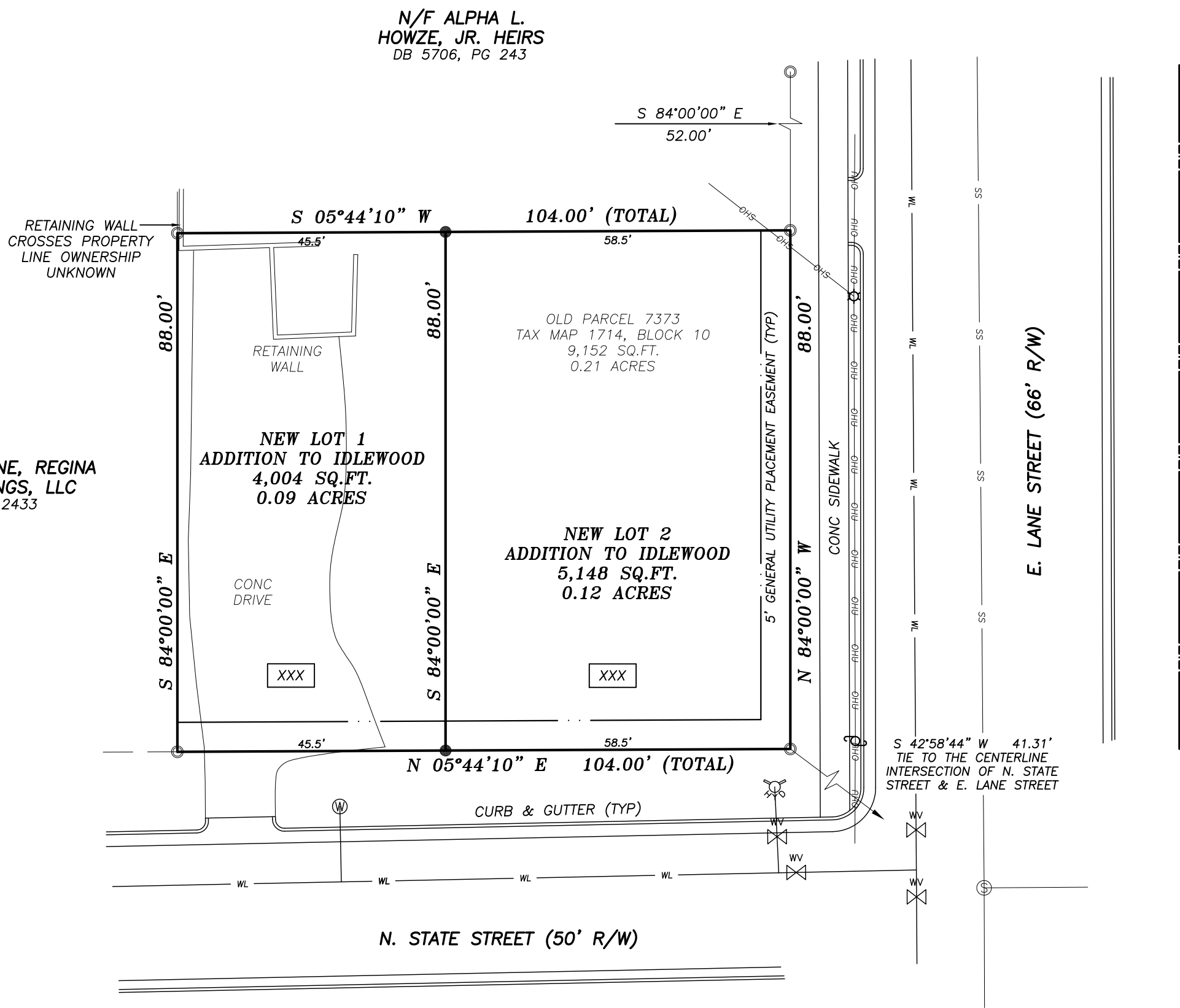
SCALED FROM WAKE COUNTY G.I.S.



- LEGEND**
- Property Line
  - - - Property Line (not surveyed)
  - - - Old R/W line
  - - - Right-of-Way Line
  - - - Easement Line
  - DL Drain Line
  - WL Water Line
  - SS Sanitary Sewer
  - OHU Overhead Utility
  - OHS Overhead Service
  - Chain Link Fence
  - Wood Fence
  - × Welded WIRE
  - Existing Iron Pipe
  - Iron Pipe Set (Unless Otherwise Designated)
  - △ Existing Concrete Monument
  - Concrete Monument Set
  - × Property Corner
  - PK Nail
  - Cable TV Box
  - Fire Hydrant
  - Drop Inlet
  - Utility Pole
  - Telephone Box
  - Light Pole
  - Sewer Clean Out
  - Water Valve
  - Existing Sewer Clean Out (To Be Removed)
  - Proposed Sewer Clean Out
  - Existing Water Meter (To Be Removed)
  - Proposed Water Meter
  - Power Box
  - Sewer Manhole
  - EIP - Existing Iron Pipe
  - NIP - Iron Pipe Set
  - DB - Deed Book
  - PG - Page
  - R/W - Right of Way
  - TM - Tax Map
  - N/F - Now or Formerly
  - XXX - DENOTES ADDRESS

**SITE DATA:**  
 TOWNSHIP: RALEIGH  
 PIN: 1714.17-10-7372  
 ZONING: R-10  
 LAND CLASS: VACANT  
 INSIDE CITY LIMITS: YES  
 TOTAL ACRES: 0.21 ACRES  
 TOTAL # OF LOTS: 2  
 THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.  
 SITE IS NOT LOCATED IN A FLOOD-HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720171400J, EFFECTIVE MAY 2, 2006  
 THERE ARE NO FLOOD HAZARD AREAS ON THIS SITE.  
 METHOD OF COMPUTATION, COORDINATE COMPUTATION  
 THIS SITE IS SUBJECT TO STORMWATER MANAGEMENT CONTROLS IN ACCORDANCE WITH OR ARTICLE 9 CHAPTER 2 OF THE UNIFIED DEVELOPMENT ORDINANCE.  
 THE PROJECT IS CLAIMING A STORMWATER EXEMPTION FOR A SUBDIVISION WITH AN AGGREGATE SIZE OF 1 ACRE OR LESS (9.2.2.A.3).  
 THE PROJECT IS CLAIMING A EXEMPTION FROM TREE CONSERVATION PLAN PER (9.1.2) LESS THAN 2 ACRES  
 REFERENCE:  
 D.B 15953, PG 2486  
 BOM 1885, PG 66

N/F GOODSON-KANE, REGINA  
 GOODSON HOLDINGS, LLC  
 DB 16287, PG 2433



REVISIONS

Preliminary Plat  
Not for recordation,  
conveyances, or sales

OWNER:  
ASHKAN HOSSEINI  
CYNTHIA KAROL HOSSEINI  
SAYED HASSAN HOSSEINI  
TARANEH BAYANI  
108 KINGSMILL ROAD  
CARY, NC 27511

**TURNING POINT SURVEYING PLLC**  
 4113 JOHN S. RABOTEAU WYND  
 RALEIGH, NORTH CAROLINA 27612  
 FAX 800-948-0213 PH 919-781-0234  
 License No: P-0121

SUBDIVISION MAP

NEW LOTS 1 & 2  
 ADDITION TO IDLEWOOD  
 1201 E. LANE STREET  
 WAKE COUNTY  
 NORTH CAROLINA

DATE: 05-03-2016  
 DRAWN BY: DC  
 CHK'D BY: JHD  
 JOB NO. C-768  
 SCALE: 1" = 20'  
 C.N. = 23918  
 DWG. NO.

C-768  
 SHEET 1 OF 1