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

<table>
<thead>
<tr>
<th>Office Use Only: Transaction #</th>
<th>Project Coordinator</th>
<th>Team Leader</th>
</tr>
</thead>
<tbody>
<tr>
<td>467679</td>
<td>s.</td>
<td>v.</td>
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</tbody>
</table>

**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 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@ncrbiz.com
- Fax: 1-800-948-0234

[Website Link] WWW.raleighnc.gov

[Revision Date] REVISION 03.11.16
### 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 TC6-4 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**

**Signature**

**Digitally signed by Ashkan Hosseini**
- DN: cn=Ashkan Hosseini, o, ou=
- email=ashkahn9@gmail.com, c=US
- Date: 2016.03.17 16:19:54-04'00"

**3/17/16**

**Date**

**Signature**

**Date**
<table>
<thead>
<tr>
<th>GENERAL REQUIREMENTS</th>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>OFFICE USE ONLY</th>
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<tbody>
<tr>
<td></td>
<td>YES</td>
<td>N/A</td>
</tr>
<tr>
<td>1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal</td>
<td>X</td>
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<tr>
<td>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)</td>
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<tr>
<td>3. Preliminary Subdivision Plan Application must be completed and signed by the property owner</td>
<td>X</td>
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<tr>
<td>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)</td>
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<tr>
<td>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</td>
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<td>6. Provide the following plan sheets:</td>
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<tr>
<td>a) Cover sheet, to include general notes, owner’s name, contact’s name, phone number, mailing address, email address</td>
<td>X</td>
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<td>b) Existing conditions sheet</td>
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<tr>
<td>c) Proposed Subdivision Plan</td>
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<tr>
<td>d) Proposed Grading and Stormwater Plan (exempt: TC-6-15: 9.2.2 A1)</td>
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<td>e) Proposed Utility Plan, including Fire</td>
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<td>f) Proposed Tree Conservation Plan (exempt: 9.1.2 less than 2 acres)</td>
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<td>g) Proposed Landscaping</td>
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<td>h) Transportation Plan (no new right of way)</td>
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<td>7. Ten (10) sets of proposed plans to engineering scale (1&quot;=20', 1&quot;=100', etc.) and date of preparation. For re-submittals only, include all revision dates.</td>
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<tr>
<td>8. Plan size must be 18” x 24” or 24” x 36”</td>
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<tr>
<td>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</td>
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<td>10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map</td>
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<tr>
<td>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</td>
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<tr>
<td>12. Wake County School form, if dwelling units are proposed</td>
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<td>13. Preliminary stormwater quantity and quality summary and calculations package</td>
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<td>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</td>
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