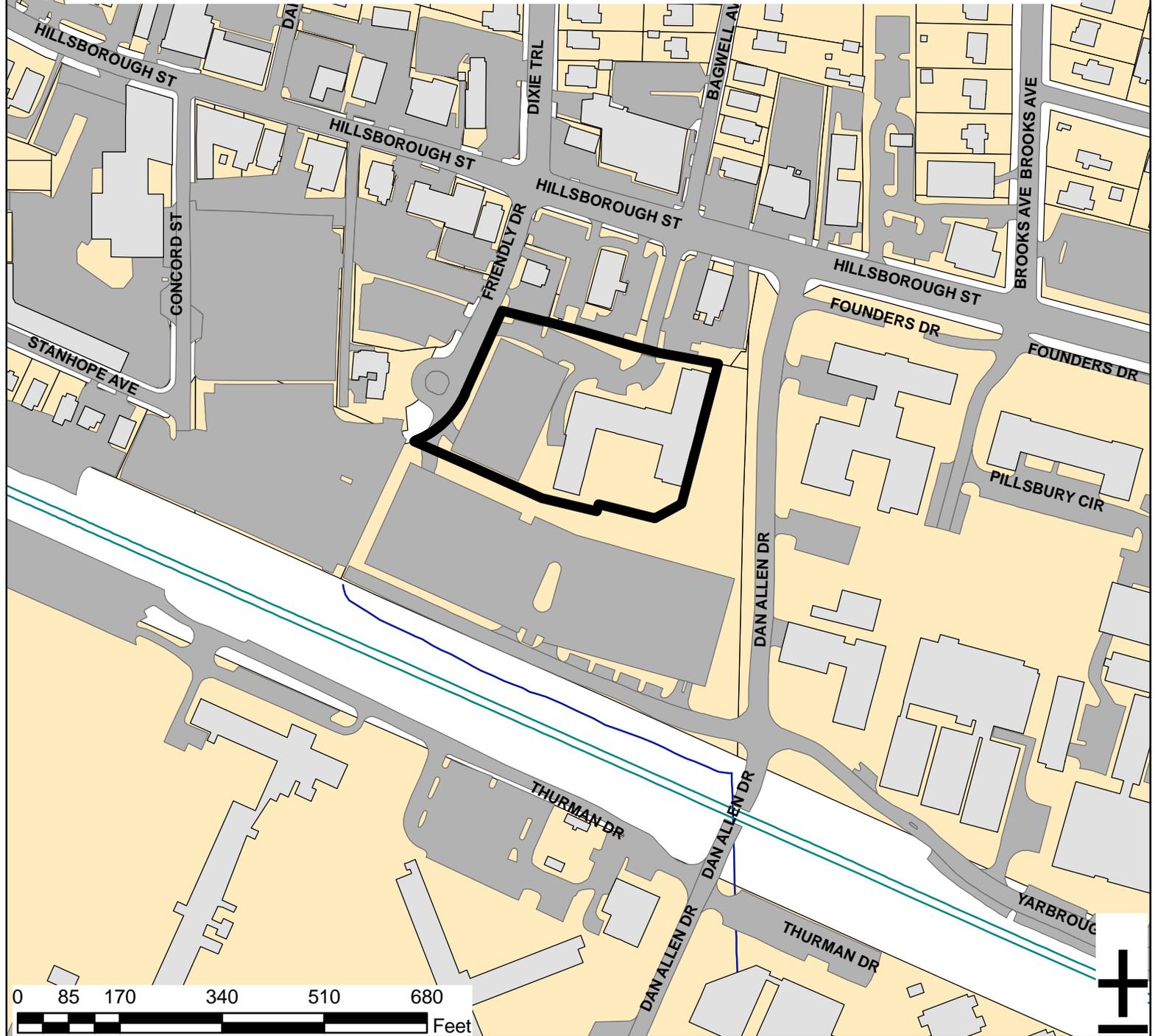
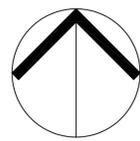
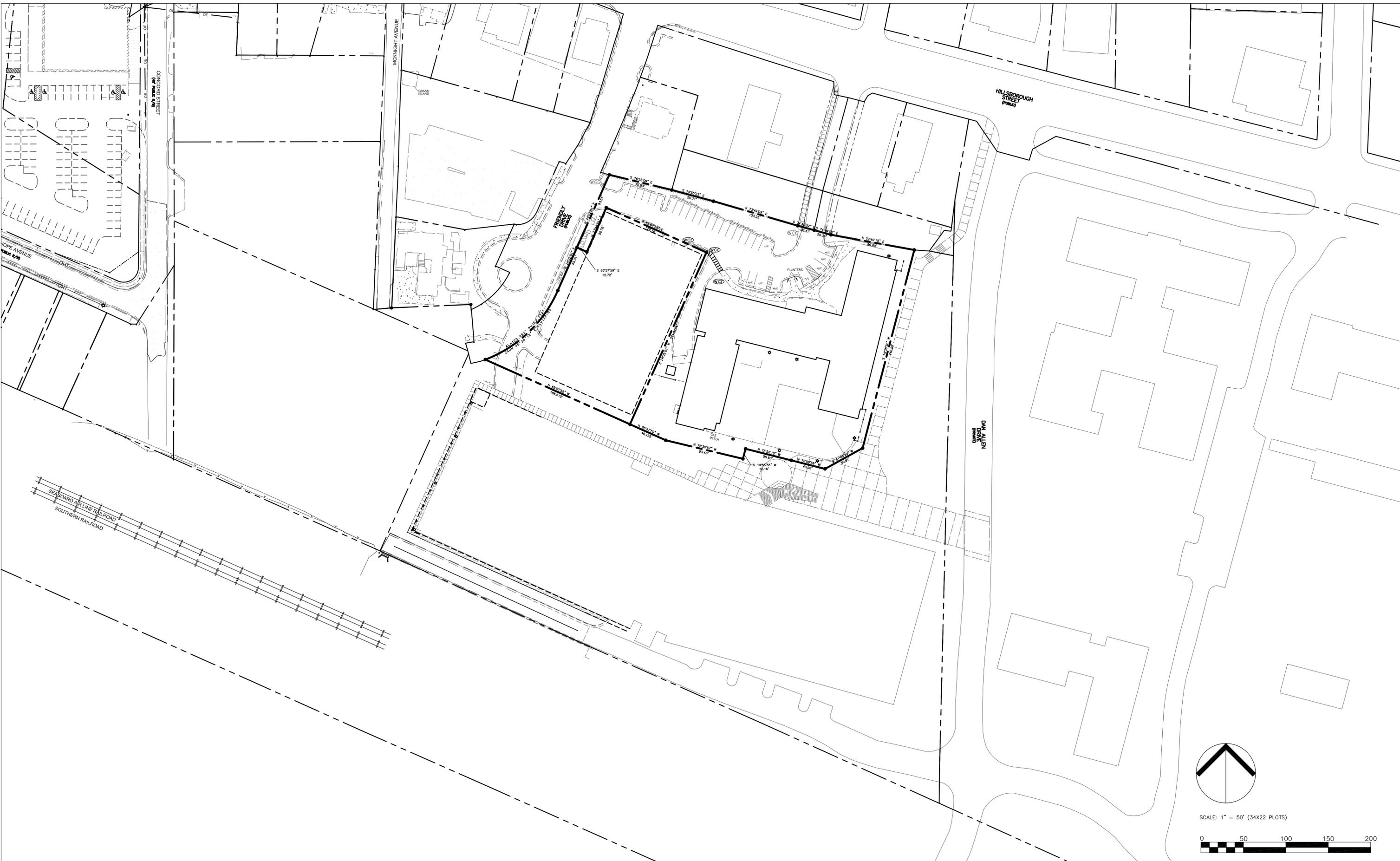


UNIVERSITY TOWERS SUBDIVISION S-11-2010

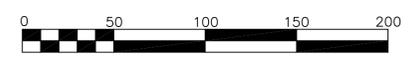


Zoning: **O&I-2**
CAC: **Wade**
Drainage
Basin: **Rocky Branch**
Acreage: **2.48**

Number of Lots: **2**
Planner: **Eric Hodge**
Phone: **(919) 516-2639**
Applicant Contact: **Integrated Design, P.A.**
Phone: **(919) 832-6658**



SCALE: 1" = 50' (34X22 PLOTS)





SUBDIVISION

5-11-10

Check appropriate box, if applicable:

Cluster Unit Development

Infill Subdivision

Also Expedited

City of Raleigh, NC
Development Plans Review Center

P. O. Box 590, Raleigh, N. C. 27602
One Exchange Plaza 3rd Floor
Telephone: (919) 516-2626 FAX: (919) 516-2684

Visit us at our web site:
www.raleighnc.gov/planning/dprc

Section A. SUMMARY INFORMATION

ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF DRAWING SETS:

DEVELOPMENT NAME: University Towers Subdivision
PROPERTY ADDRESS: 111 Friendly Drive Raleigh NC 27607
WAKE COUNTY PROPERTY IDENTIFICATION # (13-DIGIT PIN XXXX.XX-XX-XXXX) 0794.19-62-1075

ZONING DISTRICT: O&I 2; SUP PA-1-87; S-28-87 TOTAL ACRES: 2.483 acres TOTAL # OF LOTS/UNITS: 2
TOTAL # OF OPEN SPACE LOTS: None
INSIDE CITY LIMITS? Yes LINEAR FT. IN PUBLIC STREETS: None
SQ. FT./ACRES OF RESIDENTIAL STREET R/W: None
SQ. FT./ACRES OF THOROUGHFARE R/W: None

**NOTE: IF IN A CONDITIONAL USE ZONING DISTRICT,
PLACE THE COMPLETE LIST OF ZONING CONDITIONS ON THE PLAN.**

FOR SUBDIVISION / CLUSTER / M.H. SUBD.: Minimum Lot Size: _____ Total # of Phases: _____
FOR CLUSTER: # Detached Lots: _____ # Townhouse Lots: _____ # Group Housing Units: _____
FOR TOWNHOUSE OR GROUP HOUSING: # 1BR Units: _____ 2BR: _____ 3BR: _____ 4BR: _____
Proposed Building Height: UT: +/-89'; Deck: +/-50' Off-street parking required: 485 provided: 493
Basis of determination (1 space per (?)): 1 per Rooming Unit (485)
FOR RIGHT-OF-WAY DEDICATION: Associated City Case File # (S-__-98, SP-__-98, etc.): S-28-87

CLIENT (Owner or Developer):
Name(s) University Towers Raleigh LLC
Address: 114 Friendly Dr.
Raleigh NC 27607 ZIP _____
Telephone: 919-833-0330 FAX: 919-833-4008
E-Mail Address: 1valentine@bellsouth.net

CONSULTANT (Person to contact regarding questions or revisions to the plan):
Name(s) Ed Sconfianza PE
Address: 1111 Oberlin Road
Raleigh NC ZIP 27605
Telephone: (919) 832-6658 FAX: (919) 839-2255
E-Mail Address: efs@id-aep.com

OWNER'S SIGNATURE:

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.

Trans # 272121

I hereby designate Edwin F. Sconfienza, P.E., Integrated Design, PA 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.

Date: 4/26/10

Signed: _____

Printed Owner's Name Melton E. Valentine, Jr.

Section B. SUBMITTAL PROCESS AND CHECKLIST

(1) THIS APPLICATION IS FOR THE PRELIMINARY APPROVAL OF THE FOLLOWING PLANS:

Subdivisions, Cluster Unit Developments, Right-of-way Dedications, Townhouse Developments, Mobile Home Subdivisions, and Mobile Home Parks. If you do not know what category your proposal falls into, call the Planning Department at 516-2626.

(2) PLANS MAY BE SUBMITTED TO THE DEVELOPMENT SERVICES CUSTOMER SERVICE CENTER, SUITE 404 MONDAY THROUGH FRIDAY BY 8:00 - 4:30 P.M.

(3) COMMENTS WILL BE FAXED OR SENT VIA E-MAIL TO CLIENT IN APPROXIMATELY 10-15 BUSINESS DAYS

(4) NOTE: SOME SUBDIVISIONS MAY REQUIRE PRELIMINARY PLANNING COMMISSION APPROVAL.

Upon your response to these comments we will re-review the plan, and when all issues have been properly addressed, issue an approval letter. The approval letter may contain conditions of approval. Upon satisfaction of these conditions, plats may be recorded creating the new lots.

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). Please check the list below carefully before you submit:

FILING FEE FOR PRELIMINARY PLANS (NOT REQUIRED FOR RIGHT-OF-WAY DEDICATION that results in no new lots).

- Checks made payable to: City of Raleigh.
- Payments may be made by cash, check, Visa or Master Card.
- Right-of-way dedication only requires a plat equal to the cost of recordation in accordance with the Fee schedule, payable upon submittal of the review prior to recording.

New fees effective February 16, 2010

Properties less than 2 acres	\$307.00
Properties between 2 and 4 acres	\$821.00
Properties greater than 4 acres	\$1,592.00
Infill Subdivision of 3 or fewer lots	\$307.00
Infill subdivision of 4 or more lots	\$564.00

If expedited
additional fee required at time of submittal \$720.00
and additional fees will be paid based on review time

Submittal fee covers **two review cycles** and file closeout.

Additional fee equal to the cost of your original submittal fee is required for every single subsequent review after two reviews.