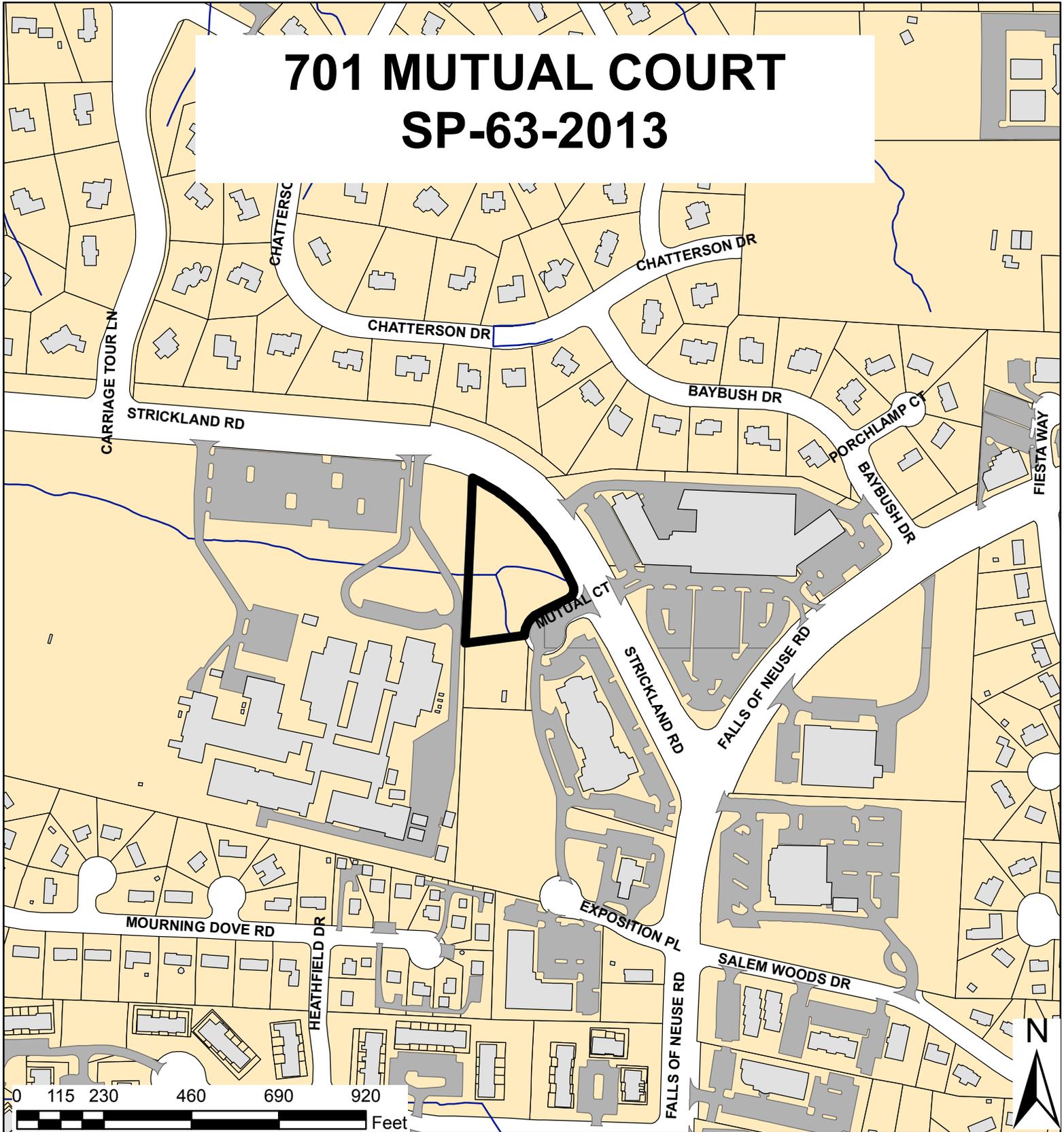


# 701 MUTUAL COURT SP-63-2013



Zoning: **O&I-1, CUD**  
CAC: **North**  
Drainage **Mine**  
Basin:  
Acreage: **1.79**

Number of Lots:  
Planner:  
Phone:  
Applicant Contact:  
Phone:

**1**  
**Michael Walters**  
**(919)996-2636**  
**Blakely Design Group**  
**(919) 870-1868**



# 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

## Preliminary Development Plan Application

SP-63-2013

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

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <b>383031</b> Assigned Project Coordinator  Assigned Team Leader
* 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: **701 MUTUAL COURT**

Proposed Use: **OFFICE - BANK w/ DRIVE THRU**

Property Address(es): **701 MUTUAL COURT**

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
<b>1708-90-8294</b>			

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.

**PLANNING COMMISSION**

Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. **BANK w/ DRIVE THRU WINDOW WITHIN 400' OF RESIDENTIAL USE**

**CLIENT (Owner or Developer)**

Company: **SOUTHPOINTE DEVELOPERS**    Name (s):

Address: **9212 FALLS OF NEUSE RD, SUITE 205**

Phone: **919-961-8725**    Email: **rq@russellgay.com**    Fax:

**CONSULTANT (Contact Person for Plans)**

Company: **BLAKELY DESIGN GROUP**    Name (s): **TAYLOR BLAKELY**

Address: **700 EXPOSITION PL, STE 105, RALEIGH, NC 27615**

Phone: **919-870-1868**    Email: **taylor@blakelydesign.net**    Fax: **919 870 0752**

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) <b>O#1-1 CUD</b>	Proposed building use(s) <b>OFFICE - BANK</b>
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross <b>0</b>
Overlay District <b>N/A</b>	Proposed Building(s) sq. ft. gross <b>12,000 S.F.</b>
Total Site Acres <b>1.79</b> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <b>12,000 S.F.</b>
Off street parking Required <b>40</b> Provided <b>40</b>	Proposed height of building(s) <b>28'</b>
COA (Certificate of Appropriateness) case # <b>N/A</b>	FAR (floor area ratio percentage) <b>%</b>
BOA (Board of Adjustment) case # A- <b>N/A</b>	Building Lot Coverage percentage (site plans only) <b>8.8%</b>
CUD (Conditional Use District) case # Z- <b>Z-40-90</b>	

**Stormwater Information**

Existing Impervious Surface <b>0</b> acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <b>31,363 S.F.</b> acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

**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

**PROPERLY ZONED FOR OFFICE AND BANK  
S-42-92 APPROVED SUBDIVISION**

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # Of Townhouse Lots Detached Attached <b>N/A</b>	11. Total number of Open Space (only) lots
2. Total # Of Single Family Lots	12. Total number of all lots
3. Total # Of Apartment Or Condominium Units	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above)	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

**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 **B. TAYLOR BLAKELY, RLA.** 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 **[Signature]** Date **2/3/13**

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
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) <i>cc</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
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	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. 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"/>		<input checked="" type="checkbox"/>		
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	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>





MUTUAL COURT/DRIVE-THRU ELEVATION (SOUTH)

WEST ELEVATION

- COMPOSITE SHINGLE ON WOOD TRUSS ROOF
- ARCHED EYEBROW WITH BRONZE COPING AND METAL ROOF
- EIFS SECOND FLOOR CLADDING
- MEMBRANE ROOF WITH PARAPET AND BRONZE EDGE COPING
- EIFS DRIVE-THRU PORTE-COCHERE
- COLUMNS
- ALUMINUM STOREFRONT WINDOW SYSTEM IN MASONRY VENEER
- BOLLARDS AND AUTOMATED TELLER DEVICES



NORTH ELEVATION



STRICKLAND ROAD ELEVATION (EAST)

- COMPOSITE SHINGLE ON WOOD TRUSS ROOF
- CUPOLA WITH BRONZE METAL ROOF
- EIFS SECOND FLOOR CLADDING
- ENTRY FEATURE WITH BRONZE METAL ROOF
- MASONRY VENEER
- ALUMINUM STOREFRONT WINDOW SYSTEM
- SPANDREL AT GRADE SHOWN\* (\*ALT. MASONRY WATER TABLE)

MAURER ARCHITECTURE

115.5 EAST HARGETT STREET, SUITE 300  
RALEIGH, NORTH CAROLINA 27601

TEL. 919-829-4969 FAX. 919-829-0860

DATE	11.22.13
DR.	RES
CH.	DSM
PROJ. #	12081
REVISIONS	DATE

ELEVATIONS