

# Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

**Office Use Only:** Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_


Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan		Tier Three Site Plan	
Building Type		Site Transaction History	
Detached	General	Subdivision case #: _____	
Attached	Mixed use	Scoping/sketch plan case #: _____	
Apartment	Open lot	Certificate of Appropriateness #: _____	
Townhouse	Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: _____			
Inside City limits?    Yes    No			
Property address(es): _____			
Site P.I.N.(s): _____			
Please describe the scope of work. Include any additions, expansions, and change of use.     			
Current Property Owner/Developer Contact Name: <b>NOTE: please attach purchase agreement when submitting this form.</b>			
Company: _____		Title: _____	
Address: _____			
Phone #: _____		Email: _____	
Applicant Name: _____			
Company: _____		Address: _____	
Phone #: _____		Email: _____	

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage:	New gross floor area:
# of parking spaces required:	Total sf gross (to remain and new):
# of parking spaces proposed:	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each:
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Is this a flood hazard area?      Yes      No If yes, please provide: _____ Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer      Yes      No	Wetlands      Yes      No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br      2br      3br      4br or more	
# of lots:	Is your project a cottage court?      Yes      No

SIGNATURE BLOCK	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, _____ will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>	
Signature: 	Date:
Printed Name:	



# BLUE RIDGE MEDICAL ADMINISTRATIVE SITE REVIEW

## ASR-0017-2022

RALEIGH, WAKE COUNTY, NORTH CAROLINA, 27612

PIN: 0785-85-9551

### Administrative Site Review Application

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Office Use Only: Case #: Planner (print):

Please review UDO Section 10.2.8, as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
<b>Building Type</b>	<b>Site Transaction History</b>
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
Subdivision case #: _____	
Scoping/sketch plan case #: SCOPE-0074-2021	
Certificate of Appropriateness #: _____	
Board of Adjustment #: BOA-0079-2021	
Zoning Case #: Z-067-2021	
Administrative Alternate #: _____	

<b>GENERAL INFORMATION</b>	
Development name: Blue Ridge Medical	
Inside City limits?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Property address(es): 3249 Blue Ridge Road, Raleigh, NC 27612	

Site P.I.N.(s): 0785-85-9551  
Please describe the scope of work. Include any additions, expansions, and change of use.  
Proposed 2 story medical office building with associated parking, utilities, and stormwater control device.

Current Property Owner/Developer Contact Name: Patrick Faulkner	
<b>NOTE: please attach purchase agreement when submitting this form.</b>	
Company: The Keith Corporation	Title: Partner
Address: 4500 Cameron Valley Pkwy, Suite 400, Charlotte, NC, 28211	
Phone #: 704-319-8141	Email: pfaulkner@thekeithcorp.com
Applicant Name: Rick Baker	
Company: Timmons Group	Address: 5410 Trinity Rd, Raleigh, NC
Phone #: 919-866-4939	Email: rick.baker@timmons.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): OX-3-PL-CU	Existing gross floor area (not to be demolished): 0 SF
Gross site acreage: 3.97 AC	Existing gross floor area to be demolished: 0 SF
# of parking spaces required: 158	New gross floor area: 48,000 SF
# of parking spaces proposed: 202	Total sf gross (to remain and new): 48,000 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): VACANT	Proposed # of stories for each: 2
Proposed use (UDO 6.1.4): MEDICAL OFFICE	

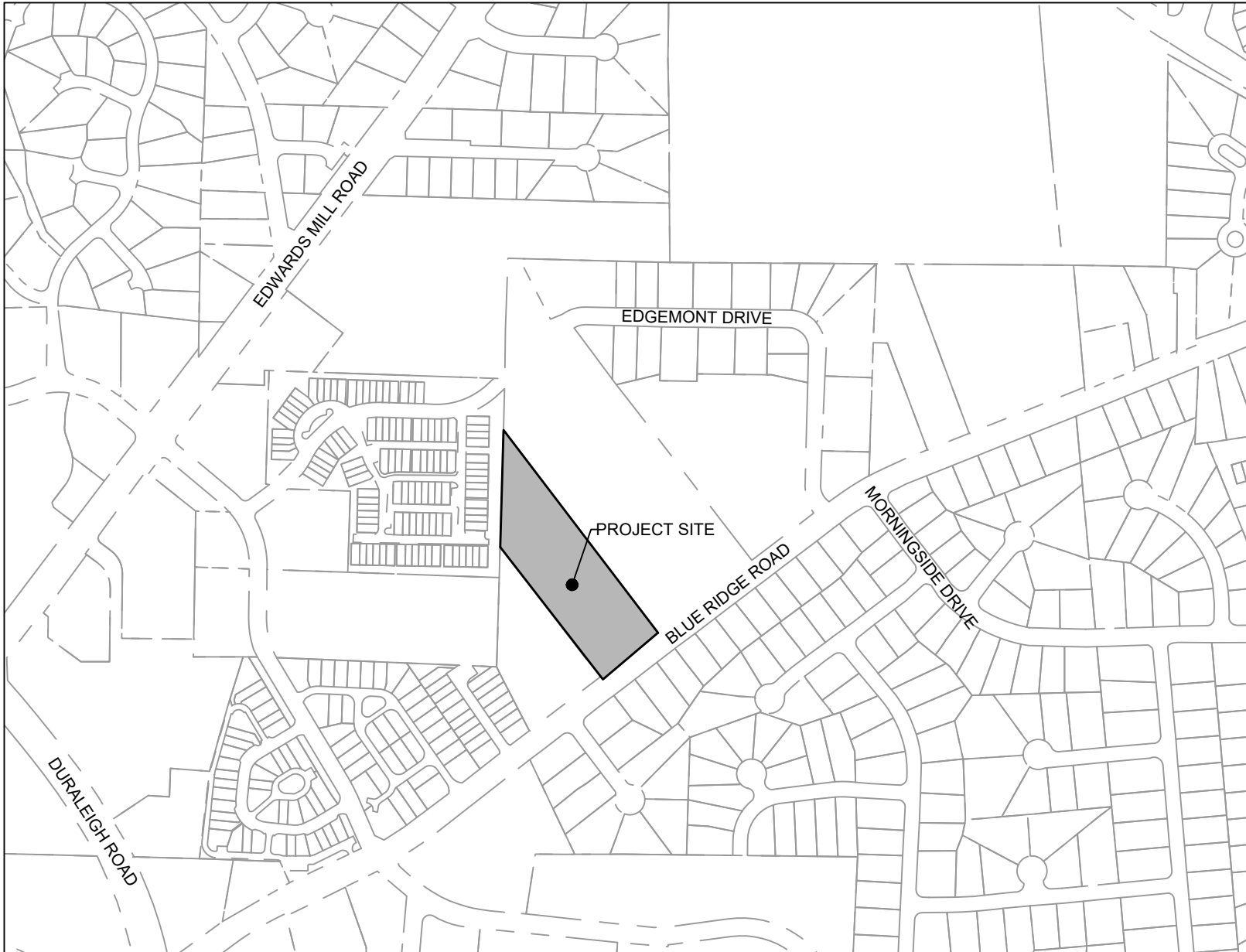
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.19 Square Feet: 8,276	Proposed Impervious Surface: Acres: 2.54 Square Feet: 110,642
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: N/A	Total # of hotel units: _____
# of bedroom units: 1br 2br 3br	4br or more
# of lots: _____	Is your project a cottage court? Yes <input type="checkbox"/> No <input type="checkbox"/>

<b>SIGNATURE BLOCK</b>	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, Rick Baker will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: _____	Date: 3/9/2022
Printed Name: Rick Baker	

KNOW WHAT'S BELOW.  
CALL 811 BEFORE YOU DIG.

TIMMONS GROUP					
Project: 3249 Blue Ridge Calculated By: R. Wingate/Patrick Barbeau, PE			Project No.: 47620 Date: 05/12/2022		
<b>Wastewater Flow Rate Worksheet</b>					
48,000 SF Medical Office Building					
Use	Unit	Flow Rate (GPD)	Total (GPD)	Peaking Factor	Total (GPM)
3249 Blue Ridge MOB	48,000	0.125	6,000		
Approved Flows					
Total Flow Rate			6,000	2.5	10.4
GPD - Gallons Per Day    GPM - Gallons Per Minute Peaking Factor From City of Raleigh Public Utilities Handbook (01/21/2014) Page 74					



VICINITY MAP

**DEVELOPER:**  
THE KEITH CORPORATION  
4500 CAMERON VALLEY PKWY, SUITE 400  
CHARLOTTE, NC 28211  
PATRICK FAULKNER  
704-319-8141  
PFAULKNER@THEKEITHCORP.COM

**SURVEYOR:**  
TIMMONS GROUP  
5410 TRINITY ROAD, STE. 102  
RALEIGH, NC 27607  
TERRY L. WESTENDORF, PLS  
(984) 255-2353  
TERRY.WESTENDORF@TIMMONS.COM

**CIVIL ENGINEER:**  
TIMMONS GROUP  
5410 TRINITY ROAD, STE. 102  
RALEIGH, NC 27607  
RICK BAKER  
(919) 866-4939  
RICK.BAKER@TIMMONS.COM

**ARCHITECT:**  
LS3P  
434 FAYETTEVILLE STREET, SUITE 1700  
RALEIGH, NC 27601  
JEFFREY MURAL  
919-829-2712  
JEFFMURAL@LS3P.COM

#### RIGHT-OF-WAY OBSTRUCTION NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TRAFFIC CONTROL AND PEDESTRIAN PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
  - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
  - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
  - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
  - RALEIGH STREET DESIGN MANUAL (RSDM).
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

#### GENERAL NOTES:

- SOLID WASTE MANAGEMENT WILL BE MANAGED THROUGH A PRIVATE CONTRACTOR WITH A DUMPSTER PAD AND ENCLOSURE.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	APPROVALS
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	SITE LAYOUT PLAN
C2.1	SITE EASEMENTS
C2.2	FIRE APPARATUS ACCESS EXHIBIT
C2.3	SOLID WASTE SERVICES EXHIBIT
C2.4	SIGHT DISTANCE TRIANGLE & DRIVEWAY SPACING EXHIBIT
C3.0	GRADING AND DRAINAGE PLAN
C5.0	UTILITY PLAN
C6.0	LANDSCAPE PLAN
C6.1	LANDSCAPE DETAILS
C7.0	NOTES AND DETAILS
C7.1	NOTES AND DETAILS
C7.2	NOTES AND DETAILS
E01	SITE LIGHTING PLAN
A-201	BUILDING ELEVATIONS
L1.0	TREE CONSERVATION PLAN 1
L1.1	TREE CONSERVATION PLAN 2
L1.2	TCA METES AND BOUNDS

#### PUBLIC IMPROVEMENT QUANTITY TABLE

NUMBER OF LOT(S)	1
LOT NUMBER(S) BY PHASE	N/A
NUMBER OF UNITS	N/A
LIVABLE BUILDINGS	N/A
OPEN SPACE?	YES
NUMBER OF OPEN SPACE LOTS	N/A
PUBLIC WATER (LF)	0 LF
PUBLIC SEWER (LF)	0 LF
PUBLIC STREET (LF) - FULL	0 LF
PUBLIC STREET (LF) - PARTIAL	0 LF
PUBLIC SIDEWALK (LF)	0 LF
STREET SIGNS (LF)	0
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	1

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919-866-4931 FAX 919-833-8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION  
REVISIONS PER C.O.R 2nd ASR COMMENTS

DATE  
07/12/2022  
DATE  
03/09/2022  
DRAWN BY  
A. MAY  
DESIGNED BY  
A. MAY  
CHECKED BY  
R. BAKER  
SCALE  
AS SHOWN

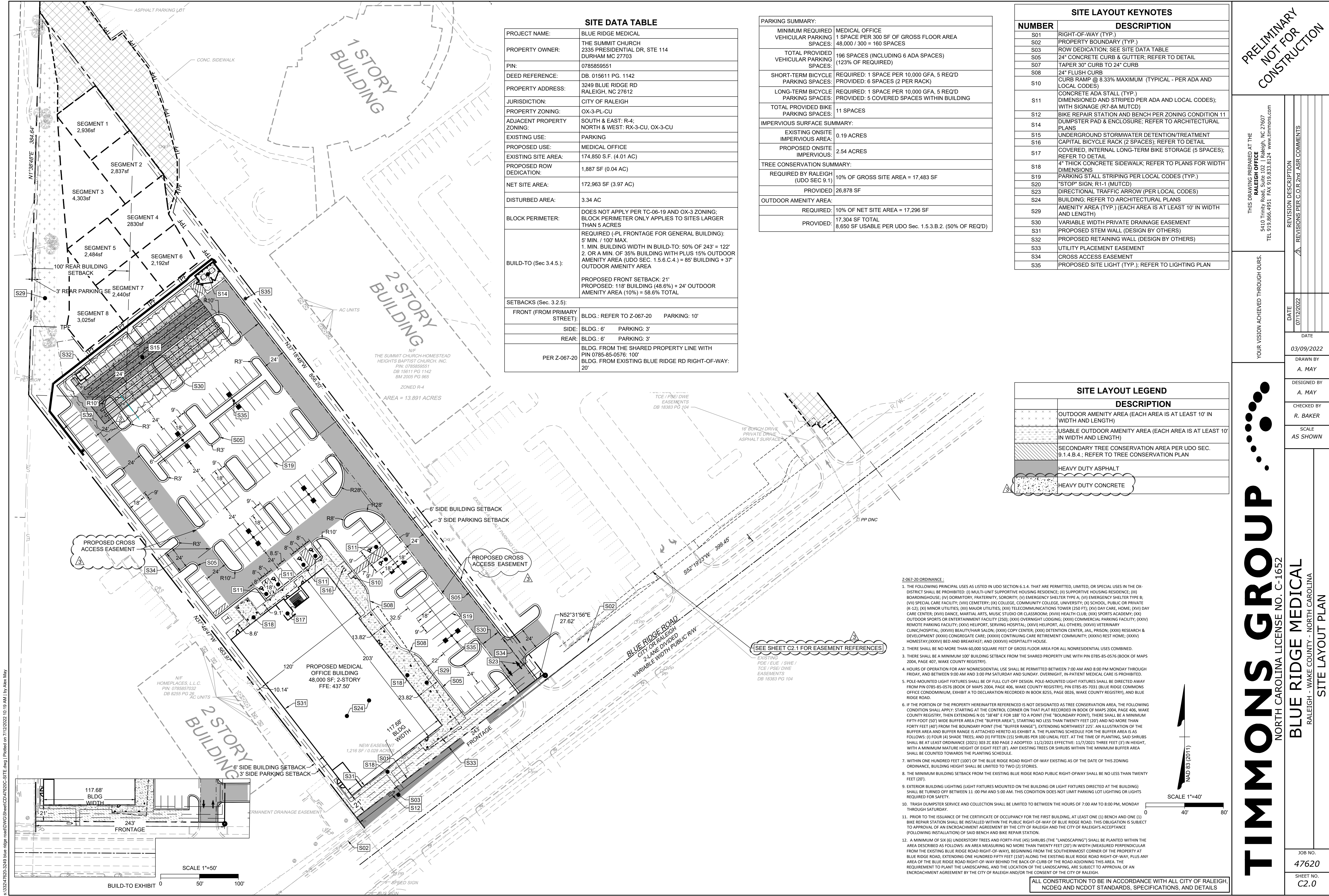
**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652  
**BLUE RIDGE MEDICAL**  
RALEIGH - WAKE COUNTY - NORTH CAROLINA

COVER SHEET

JOB NO.  
47620  
SHEET NO.  
C0.0

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SITE DATA TABLE	
PROJECT NAME:	BLUE RIDGE MEDICAL
PROPERTY OWNER:	THE SUMMIT CHURCH 2335 PRESIDENTIAL DR, STE 114 DURHAM NC 27703
PIN:	0785859551
DEED REFERENCE:	DB, 015611 PG. 1142
PROPERTY ADDRESS:	3249 BLUE RIDGE RD RALEIGH, NC 27612
JURISDICTION:	CITY OF RALEIGH
PROPERTY ZONING:	OX-3-PL-CU
ADJACENT PROPERTY ZONING:	SOUTH & EAST: R-4; NORTH & WEST: RX-3-CU, OX-3-CU
EXISTING USE:	PARKING
PROPOSED USE:	MEDICAL OFFICE
EXISTING SITE AREA:	174,850 S.F. (4.01 AC)
PROPOSED ROW DEDICATION:	1,887 SF (0.04 AC)
NET SITE AREA:	172,963 SF (3.97 AC)
DISTURBED AREA:	3.34 AC
BLOCK PERIMETER:	DOES NOT APPLY PER TC-06-19 AND OX-3 ZONING; BLOCK PERIMETER ONLY APPLIES TO SITES LARGER THAN 5 ACRES
BUILD-TO (Sec 3.4.5.):	REQUIRED - (PL FRONTAGE FOR GENERAL BUILDING): 5' MIN. / 100' MAX. 1. MIN. BUILDING WIDTH IN BUILD-TO: 50% OF 243' = 122' 2. OR A MIN. OF 35% BUILDING WITH PLUS 15% OUTDOOR AMENITY AREA (UDO SEC. 1.5.6.C.4.) = 85' BUILDING + 37' OUTDOOR AMENITY AREA  PROPOSED FRONT SETBACK: 21' PROPOSED: 118' BUILDING (48.6%) + 24' OUTDOOR AMENITY AREA (10%) = 58.6% TOTAL
SETBACKS (Sec. 3.2.5.):	
FRONT (FROM PRIMARY STREET):	BLDG.: REFER TO Z-067-20    PARKING: 10'
SIDE:	BLDG.: 6'    PARKING: 3'
REAR:	BLDG.: 6'    PARKING: 3'
	BLDG. FROM THE SHARED PROPERTY LINE WITH PIN 0785-85-0576: 100'
PER Z-067-20	BLDG. FROM EXISTING BLUE RIDGE RD RIGHT-OF-WAY: 20'

PARKING SUMMARY:	
MINIMUM REQUIRED VEHICULAR PARKING SPACES:	MEDICAL OFFICE 1 SPACE PER 300 SF OF GROSS FLOOR AREA 48,000 / 300 = 160 SPACES
TOTAL PROVIDED VEHICULAR PARKING SPACES:	196 SPACES (INCLUDING 6 ADA SPACES) (123% OF REQUIRED)
SHORT-TERM BICYCLE PARKING SPACES:	REQUIRED: 1 SPACE PER 10,000 GFA, 5 REQ'D PROVIDED: 6 SPACES (2 PER RACK)
LONG-TERM BICYCLE PARKING SPACES:	REQUIRED: 1 SPACE PER 10,000 GFA, 5 REQ'D PROVIDED: 5 COVERED SPACES WITHIN BUILDING
TOTAL PROVIDED BIKE PARKING SPACES:	11 SPACES
IMPERVIOUS SURFACE SUMMARY:	
EXISTING ONSITE IMPERVIOUS AREA:	0.19 ACRES
PROPOSED ONSITE IMPERVIOUS:	2.54 ACRES
TREE CONSERVATION SUMMARY:	
REQUIRED BY RALEIGH (UDO SEC 9.1)	10% OF GROSS SITE AREA = 17,483 SF
PROVIDED	26,878 SF
OUTDOOR AMENITY AREA:	
REQUIRED:	10% OF NET SITE AREA = 17,296 SF
PROVIDED:	17,304 SF TOTAL 8,650 SF USABLE PER UDO Sec. 1.5.3.B.2. (50% OF REQ'D)

SITE LAYOUT KEYNOTES	
NUMBER	DESCRIPTION
S01	RIGHT-OF-WAY (TYP.)
S02	PROPERTY BOUNDARY (TYP.)
S03	ROW DEDICATION: SEE SITE DATA TABLE
S05	24" CONCRETE CURB & GUTTER; REFER TO DETAIL
S07	TAPER 30" CURB TO 24" CURB
S08	24" FLUSH CURB
S10	CURB RAMP @ 8.33% MAXIMUM (TYPICAL - PER ADA AND LOCAL CODES)
S11	CONCRETE ADA STALL (TYP.) DIMENSIONED AND STRIPED PER ADA AND LOCAL CODES); WITH SIGNAGE (R7-8A MUTCD)
S12	BIKE REPAIR STATION AND BENCH PER ZONING CONDITION 11
S14	DUMPSTER PAD & ENCLOSURE; REFER TO ARCHITECTURAL PLANS
S15	UNDERGROUND STORMWATER DETENTION/TREATMENT
S16	CAPITAL BICYCLE RACK (2 SPACES); REFER TO DETAIL
S17	COVERED, INTERNAL LONG-TERM BIKE STORAGE (5 SPACES); REFER TO DETAIL
S18	4" THICK CONCRETE SIDEWALK; REFER TO PLANS FOR WIDTH DIMENSIONS
S19	PARKING STALL STRIPING PER LOCAL CODES (TYP.)
S20	"STOP" SIGN: R1-1 (MUTCD)
S23	DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES)
S24	BUILDING; REFER TO ARCHITECTURAL PLANS
S29	AMENITY AREA (TYP.) (EACH AREA IS AT LEAST 10' IN WIDTH AND LENGTH)
S30	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
S31	PROPOSED STEM WALL (DESIGN BY OTHERS)
S32	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
S33	UTILITY PLACEMENT EASEMENT
S34	CROSS ACCESS EASEMENT
S35	PROPOSED SITE LIGHT (TYP.); REFER TO LIGHTING PLAN

SITE LAYOUT LEGEND	
	DESCRIPTION
[Pattern]	OUTDOOR AMENITY AREA (EACH AREA IS AT LEAST 10' IN WIDTH AND LENGTH)
[Pattern]	USABLE OUTDOOR AMENITY AREA (EACH AREA IS AT LEAST 10' IN WIDTH AND LENGTH)
[Pattern]	SECONDARY TREE CONSERVATION AREA PER UDO SEC. 9.1.4.B.4.; REFER TO TREE CONSERVATION PLAN
[Pattern]	HEAVY DUTY ASPHALT
[Pattern]	HEAVY DUTY CONCRETE

- Z-067-20 ORDINANCE:
- THE FOLLOWING PRINCIPAL USES AS LISTED IN UDO SECTION 6.1.4. THAT ARE PERMITTED, LIMITED, OR SPECIAL USES IN THE OX-DISTRICT SHALL BE PROHIBITED: (I) MULTI-UNIT SUPPORTIVE HOUSING RESIDENCE; (II) SUPPORTIVE HOUSING RESIDENCE; (III) BOARDINGHOUSE; (IV) DORMITORY, FRATERNITY, SORORITY; (V) EMERGENCY SHELTER TYPE A; (VI) EMERGENCY SHELTER TYPE B; (VII) SPECIAL CARE FACILITY; (VIII) CEMETERY; (IX) COLLEGE, COMMUNITY COLLEGE, UNIVERSITY; (X) SCHOOL, PUBLIC OR PRIVATE (K-12); (XI) MINOR UTILITIES; (XII) MAJOR UTILITIES; (XIII) TELECOMMUNICATIONS TOWER (250 FT.); (XIV) DAY CARE, HOME; (XV) DAY CARE CENTER; (XVI) DANCE, MARTIAL ARTS, MUSIC STUDIO OR CLASSROOM; (XVII) HEALTH CLUB; (XVIII) SPORTS ACADEMY; (XIX) OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (250); (XX) OVERNIGHT LODGING; (XXI) COMMERCIAL PARKING FACILITY; (XXII) REMOTE PARKING FACILITY; (XXIII) HELIPORT, SERVING HOSPITAL; (XXIV) HELIPORT, ALL OTHERS; (XXV) VETERINARY CLINIC/HOSPITAL; (XXVI) BEAUTY/HAIR SALON; (XXVII) COPY CENTER; (XXVIII) DETENTION CENTER, JAIL, PRISON; (XXIX) RESEARCH & DEVELOPMENT (XXXX) CONGREGATE CARE; (XXXXI) CONTINUING CARE RETIREMENT COMMUNITY; (XXXXII) REST HOME; (XXXXIII) HOMESTAY; (XXXXIV) BED AND BREAKFAST; AND (XXXXV) HOSPITALITY HOUSE.
  - THERE SHALL BE NO MORE THAN 60,000 SQUARE FEET OF GROSS FLOOR AREA FOR ALL NONRESIDENTIAL USES COMBINED.
  - THERE SHALL BE A MINIMUM 100' BUILDING SETBACK FROM THE SHARED PROPERTY LINE WITH PIN 0785-85-0576 (BOOK OF MAPS 2004, PAGE 407, WAKE COUNTY REGISTRY).
  - HOURS OF OPERATION FOR ANY NONRESIDENTIAL USE SHALL BE PERMITTED BETWEEN 7:00 AM AND 8:00 PM MONDAY THROUGH FRIDAY, AND BETWEEN 9:00 AM AND 3:00 PM SATURDAY AND SUNDAY. OVERNIGHT, IN-PATIENT MEDICAL CARE IS PROHIBITED.
  - POLE-MOUNTED LIGHT FIXTURES SHALL BE OF FULL CUT-OFF DESIGN. POLE-MOUNTED LIGHT FIXTURES SHALL BE DIRECTED AWAY FROM PIN 0785-85-0576 (BOOK OF MAPS 2004, PAGE 406, WAKE COUNTY REGISTRY), PIN 0785-85-7031 (BLUE RIDGE COMMONS OFFICE CONDOMINIUM, EXHIBIT A TO DECLARATION RECORDED IN BOOK 8255, PAGE 0026, WAKE COUNTY REGISTRY), AND BLUE RIDGE ROAD.
  - IF THE PORTION OF THE PROPERTY HEREINAFTER REFERENCED IS NOT DESIGNATED AS TREE CONSERVATION AREA, THE FOLLOWING CONDITION SHALL APPLY: STARTING AT THE CONTROL CORNER ON THAT PLAT RECORDED IN BOOK OF MAPS 2004, PAGE 406, WAKE COUNTY REGISTRY, THEN EXTENDING N 01° 38'48" E FOR 188' TO A POINT (THE "BOUNDARY POINT"), THERE SHALL BE A MINIMUM FIFTY-FOOT (50') WIDE BUFFER AREA (THE "BUFFER AREA"), STARTING NO LESS THAN TWENTY FEET (20') AND NO MORE THAN FORTY FEET (40') FROM THE BOUNDARY POINT (THE "BUFFER RANGE"), EXTENDING NORTHWEST 225'. AN ILLUSTRATION OF THE BUFFER AREA AND BUFFER RANGE IS ATTACHED HERETO AS EXHIBIT A. THE PLANTING SCHEDULE FOR THE BUFFER AREA IS AS FOLLOWS: (I) FOUR (4) SHADE TREES; AND (II) FIFTEEN (15) SHRUBS PER 100 LINEAL FEET. AT THE TIME OF PLANTING, SAID SHRUBS SHALL BE AT LEAST ORDINANCE (2021) 303 ZC 830 PAGE 2 ADOPTED: 11/7/2021 EFFECTIVE: 11/7/2021 THREE FEET (3') IN HEIGHT, WITH A MINIMUM MATURE HEIGHT OF EIGHT FEET (8'). ANY EXISTING TREES OR SHRUBS WITHIN THE MINIMUM BUFFER AREA SHALL BE COUNTED TOWARDS THE PLANTING SCHEDULE.
  - WITHIN ONE HUNDRED FEET (100') OF THE BLUE RIDGE ROAD RIGHT-OF-WAY EXISTING AS OF THE DATE OF THIS ZONING ORDINANCE, BUILDING HEIGHT SHALL BE LIMITED TO TWO (2) STORIES.
  - THE MINIMUM BUILDING SETBACK FROM THE EXISTING BLUE RIDGE ROAD PUBLIC RIGHT-OF-WAY SHALL BE NO LESS THAN TWENTY FEET (20').
  - EXTERIOR BUILDING LIGHTING (LIGHT FIXTURES MOUNTED ON THE BUILDING OR LIGHT FIXTURES DIRECTED AT THE BUILDING) SHALL BE TURNED OFF BETWEEN 11:00 PM AND 5:00 AM. THIS CONDITION DOES NOT LIMIT PARKING LOT LIGHTING OR LIGHTS REQUIRED FOR SAFETY.
  - TRASH DUMPSTER SERVICE AND COLLECTION SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 AM TO 8:00 PM, MONDAY THROUGH SATURDAY.
  - PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING, AT LEAST ONE (1) BENCH AND ONE (1) BIKE REPAIR STATION SHALL BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OF BLUE RIDGE ROAD. THIS OBLIGATION IS SUBJECT TO APPROVAL OF AN ENCROACHMENT AGREEMENT BY THE CITY OF RALEIGH AND THE CITY OF RALEIGH'S ACCEPTANCE (FOLLOWING INSTALLATION) OF SAID BENCH AND BIKE REPAIR STATION.
  - A MINIMUM OF SIX (6) UNDERSTORY TREES AND FORTY-FIVE (45) SHRUBS (THE "LANDSCAPING") SHALL BE PLANTED WITHIN THE AREA DESCRIBED AS FOLLOWS: AN AREA MEASURING NO MORE THAN TWENTY FEET (20') IN WIDTH (MEASURED PERPENDICULAR FROM THE EXISTING BLUE RIDGE ROAD RIGHT-OF-WAY), BEGINNING FROM THE SOUTHERNMOST CORNER OF THE PROPERTY AT BLUE RIDGE ROAD, EXTENDING ONE HUNDRED FIFTY FEET (150') ALONG THE EXISTING BLUE RIDGE ROAD RIGHT-OF-WAY, PLUS ANY AREA OF THE BLUE RIDGE ROAD RIGHT-OF-WAY BEHIND THE BACK-OF-CURB OF THE ROAD ADJOINING THIS AREA. THE REQUIREMENT TO PLANT THE LANDSCAPING, AND THE LOCATION OF THE LANDSCAPING, ARE SUBJECT TO APPROVAL OF AN ENCROACHMENT AGREEMENT BY THE CITY OF RALEIGH AND/OR THE CONSENT OF THE CITY OF RALEIGH.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866.4951 | FAX 919.833.8124 | www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE  
07/12/2022

REVISIONS PER C.O.R. 2nd ASR COMMENTS

DATE  
03/09/2022

DRAWN BY  
A. MAY

DESIGNED BY  
A. MAY

CHECKED BY  
R. BAKER

SCALE  
AS SHOWN

JOB NO.  
47620

SHEET NO.  
C2.0

SITE LAYOUT PLAN

BLUE RIDGE MEDICAL  
RALEIGH - WAKE COUNTY - NORTH CAROLINA

NORTH CAROLINA LICENSE NO. C-1652

s:\3324\47620-3249 Blue Ridge Medical\DWG\Sheet\CD\47620-C-SITE.dwg | Plotted on 7/12/2022 10:19 AM | by Alex May





NOT FOR CONSTRUCTION

**Keith Corporation MOB for  
WIMC: CORE AND SHELL**

33249 Blue Ridge Rd. Raleigh, NC 27612

630 DBQ I.E.C.T. 8403 207880

[illegible]

SHEET NAME:  
BUILDING  
ELEVATIONS - ASR

ORIG SUBMISSION: 2022.01.2

SHEET: **AP-201**

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DESIGN DEVELOPMENT

