

Preliminary Subdivision Application

Planning and Development

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



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

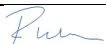
DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	Single family Apartment	Townhouse Non-residential	Attached houses Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
	Address:
Phone #:	Email:

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage:	
Zoning districts (if more than one, provide acreage of each):	
Overlay district:	Inside City limits? Yes No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Neuse River Buffer Yes No	Wetlands Yes No
Is this a flood hazard area? Yes No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots:	
Total # of requested lots:	

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:	
Signature:	Date:
Printed Name:	

Please email your completed application to SiteReview@raleighnc.gov.

3249 BLUE RIDGE ROAD PRELIMINARY SUBDIVISION REVIEW

RALEIGH, WAKE COUNTY, NORTH CAROLINA, 27612

PIN: 0785-85-9551

PLAN CASE #SUB-0093-2021

Preliminary Subdivision Application Planning and Development

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



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District	
GENERAL INFORMATION	
Scoping/sketch plan case number(s): SCOPE-0074-2021	
Development name (subject to approval): 3249 Blue Ridge Rd	
Property Address(es): 3249 Blue Ridge Road	
Recorded Deed PIN(s): 0785-85-9551	
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential <input type="checkbox"/> Other:

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: The Keith Corporation	Owner/Developer Name and Title: Patrick Faulkner, Partner
Address: 4500 Cameron Valley Pkwy, Suite 400, Charlotte, NC, 28211	
Phone #: 704-319-8141	Email: pfaulkner@thekeithcorp.com
APPLICANT INFORMATION	
Company: Timmons Group	Contact Name and Title: Rick Baker, Group Leader
	Address: 5410 Trinity Rd, Raleigh, NC
Phone #: 919-866-4939	Email: rick.baker@timmons.com

Continue to page 2 >>

Page 1 of 2

REVISION 02.19.21

raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 13.89 AC	
Zoning districts (if more than one, provide acreage of each): OX-3-PL-CU; R-4	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 67-20	Board of Adjustment (BOA) Case # A- 0079-2021

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: ~5.74 AC Square Feet: ~250,000 SF	Proposed Impervious Surface: Acres: 0 AC Square Feet: 0 SF
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	

NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached N/A Attached N/A
Total # of single-family lots:	N/A
Proposed density for each zoning district (UDO 1.5.2.F):	N/A
Total # of open space and/or common area lots:	N/A
Total # of requested lots:	1

SIGNATURE BLOCK	
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: 12-21-2021
Printed Name: Rick Baker	
Signature: _____	Date: _____
Printed Name: _____	

Please email your completed application to SiteReview@raleighnc.gov.

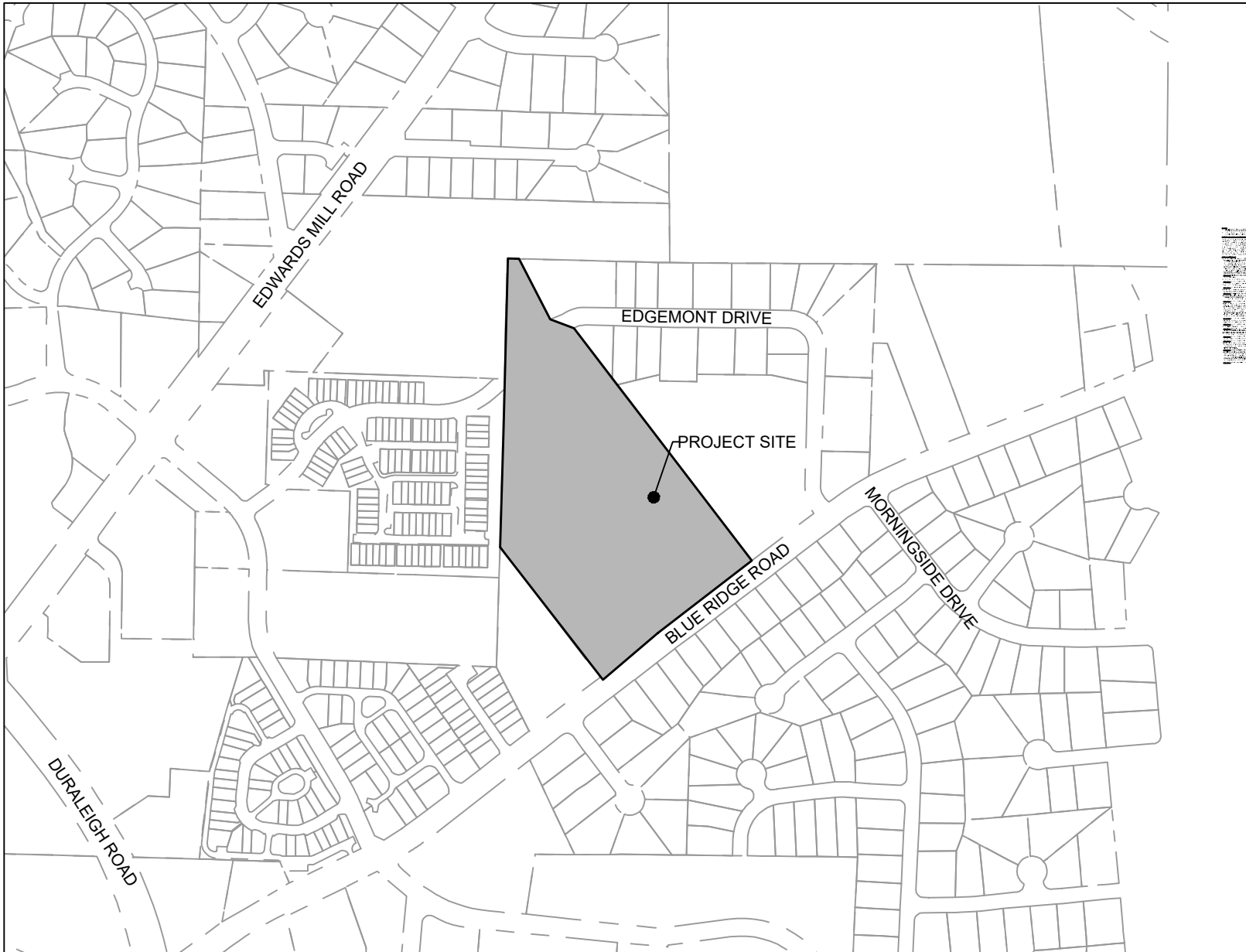
Page 2 of 2

REVISION 02.19.21

raleighnc.gov



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



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

CROSS ACCESS REQUIREMENTS

PROPERTY BOUNDARY ABUTTING NON-LOCAL STREET	PROVIDED/EXEMPT
WEST OF LOT 2	CROSS ACCESS EASEMENT PROVIDED TP PIN 0785857032
EAST OF LOT 1	EXEMPT PER UDO SEC. 8.3.5.D.5.c; PLACE OF WORSHIP
BETWEEN LOT 1 AND LOT 2	EXEMPT PER UDO SEC. 8.3.5.D.5.c; PLACE OF WORSHIP

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	BOA-0079-2021 APPROVAL SUMMARY
C1.0	EXISTING CONDITIONS
C2.0	SUBDIVISION PLAN
C2.1	SIGHT DISTANCE TRIANGLE AND DRIVEWAY SPACING EXHIBIT
C6.0	LANDSCAPE PLAN
L1.0	TREE CONSERVATION PLAN 1
L1.1	TREE CONSERVATION PLAN 2

NOTES:

- SITE IS EXEMPT FROM BLOCK PERIMETER AND STUB STREET STANDARDS SINCE THE EXISTING USE IS A PLACE OF WORSHIP AND LOT 1 WILL CONTINUE AS A PLACE OF WORSHIP PER RALEIGH UDO SECTION 8.3.2.A.k.
- ANY FUTURE DEVELOPMENT OF LOT 2 SHALL PROVIDE INTERNAL VEHICULAR CIRCULATION AREAS TO ALLOW FOR CROSS-ACCESS BETWEEN ABUTTING LOTS IN COMPLIANCE WITH LATEST CITY OF RALEIGH CROSS ACCESS REQUIREMENTS.

BOARD OF ADJUSTMENT APPROVED BOA-0079-2021 SUMMARY:

WHEREAS THE SUMMIT CHURCH - HOMESTEAD HEIGHTS BAPTIST CHURCH, INC. PROPERTY OWNER, REQUESTS A 0.5-ACRE VARIANCE TO UDO SECTION 9.1.3, WHICH REQUIRES THAT PROPERTY 2 ACRES OR GREATER DEDICATE AT LEAST TEN PERCENT (10%) OF ITS GROSS SITE AREA BE SET ASIDE AS TREE CONSERVATION AREA PRIOR TO SUBDIVISION APPROVAL, RESULTING IN 0.88-ACRES OF TREE CONSERVATION AREA IN ORDER TO SUBDIVIDE THE 13.89-ACRE PARCEL, ZONED OX-3-PL-CU AND R-4 AND LOCATED AT 3249 BLUE RIDGE ROAD, THE FOLLOWING CONDITION WAS APPROVED: THE PROPERTY OWNER SHALL PROVIDE AT LEAST 6.4% GROSS SITE AREA OF UDO-COMPLIANT TREE CONSERVATION AREA, IN LIEU OF HAVING TO DESIGNATE AS TREE CONSERVATION AREA OTHER PORTIONS OF THE PROPERTY THAT MIGHT OTHERWISE QUALIFY AS UDO-COMPLIANT TREE CONSERVATION AREAS. THE PROPERTY OWNER SHALL NOT REMOVE EXISTING TREES WITHIN THOSE AREAS IDENTIFIED AS "TREE SAVE VARIANCE AREA (1)", "TREE SAVE VARIANCE AREA (2)", "TREE SAVE VARIANCE AREA (3)" AND "TREE SAVE VARIANCE AREA (4)" ON THE ATTACHED EXHIBIT TITLED "BLUE RIDGE ROAD TREE SURVEY EXHIBIT", DATED FEBRUARY 10, 2022, PREPARED BY TIMMONS GROUP. HOWEVER, TREES WITHIN THESE TREE SAVE VARIANCE AREAS THAT ARE UNHEALTHY, DEAD OR DISEASED MAY BE REMOVED. THE AMOUNT OF UDO-COMPLIANT TREE CONSERVATION AREAS PLUS THE AMOUNT OF TREE SAVE VARIANCE AREAS SHALL TOTAL AT LEAST 12.5% GROSS SITE AREA OF THE PROPERTY.

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; (v) FRATERNITY; (vi) SORORITY; (vii) EMERGENCY SHELTER TYPE A; (viii) EMERGENCY SHELTER TYPE B; (ix) SPECIAL CARE FACILITY; (x) CEMETERY; (xi) COLLEGE; (xii) COMMUNITY COLLEGE; (xiii) UNIVERSITY; (xiv) SCHOOL, PUBLIC OR PRIVATE (K-12); (xv) MINOR UTILITIES; (xvi) MAJOR UTILITIES; (xvii) TELECOMMUNICATIONS TOWER (250 FT); (xviii) DAY CARE, HOME; (xix) DAY CARE CENTER; (xx) DANCE, MARTIAL ARTS, MUSIC STUDIO OR CLASSROOM; (xxi) HEALTH CLUB; (xxii) SPORTS ACADEMY; (xxiii) OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (250); (xxiv) OVERNIGHT LODGING; (xxv) COMMERCIAL PARKING FACILITY; (xxvi) REMOTE PARKING FACILITY; (xxvii) HELP/PORT, SERVING HOSPITAL; (xxviii) HELP/PORT, ALL OTHERS; (xxix) VETERINARY CLINIC/HOSPITAL; (xxx) BEAUTY/HAIR SALON; (xxxi) COPY CENTER; (xxxii) DETENTION CENTER, JAIL, PRISON; (xxxiii) RESEARCH & DEVELOPMENT (xxxiv) CONGREGATE CARE; (xxxv) CONTINUING CARE RETIREMENT COMMUNITY; (xxxvi) REST HOME; (xxxvii) HOMESTAY; (xxxviii) BED AND BREAKFAST; AND (xxxvix) HOSPITALITY HOUSE.

RESPONSE: EXISTING USE OF LOT 1 R-4 (CHURCH) SHALL REMAIN. LOT 2 IS OX-. ANY FUTURE USE WILL COMPLY WITH THE ABOVE CONDITION AND UDO SECTION 6.1.4.

- THERE SHALL BE NO MORE THAN 60,000 SQUARE FEET OF GROSS FLOOR AREA FOR ALL NONRESIDENTIAL USES COMBINED.

RESPONSE: NO DEVELOPMENT AT THIS TIME. FUTURE DEVELOPMENT WILL COMPLY WITH THIS CONDITION.

- 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).

RESPONSE: NO BUILDING IS WITHIN 100' FROM SHARED PROPERTY LINE ON LOT 2. FUTURE DEVELOPMENT WILL COMPLY WITH THIS CONDITION.

- 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.

RESPONSE: CONDITION HAS BEEN NOTED ON SUBDIVISION PLAN AND WILL BE A REQUIREMENT OF FUTURE DEVELOPMENT.

- 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.

RESPONSE: NO DEVELOPMENT AT THIS TIME. FUTURE DEVELOPMENT WILL COMPLY WITH THIS CONDITION.

- 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 D1° 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 ORNAMENTAL (2021) 3/8" TO 3/4" DIA. 2" ADAPTED: 1/12/2021 EFFECTIVE: 1/1/2022 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.

RESPONSE: REFERENCED PORTION OF THE PROPERTY IS SHOWN AS A TREE CONSERVATION AREA.

- 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.

RESPONSE: NO DEVELOPMENT AT THIS TIME. FUTURE DEVELOPMENT WILL COMPLY WITH THIS CONDITION.

- THE MINIMUM BUILDING SETBACK FROM THE EXISTING BLUE RIDGE ROAD PUBLIC RIGHT-OF-WAY SHALL BE NO LESS THAN TWENTY FEET (20').

RESPONSE: A TWENTY FOOT (20') BUILDING SETBACK HAS BEEN PROVIDED ALONG THE BLUE RIDGE ROAD RIGHT-OF-WAY. NO BUILDING IS SHOWN WITHIN 20' OF EXISTING RIGHT-OF-WAY ON LOT 2. FUTURE DEVELOPMENT WILL COMPLY WITH THIS CONDITION.

- 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.

RESPONSE: NO DEVELOPMENT AT THIS TIME. FUTURE DEVELOPMENT WILL COMPLY WITH THIS CONDITION.

- TRASH DUMPSTER SERVICE AND COLLECTION SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 AM TO 8:00 PM, MONDAY THROUGH SATURDAY.

RESPONSE: NO DEVELOPMENT AT THIS TIME. FUTURE DEVELOPMENT WILL COMPLY WITH THIS CONDITION.

- 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.

RESPONSE: NO DEVELOPMENT AT THIS TIME. FUTURE DEVELOPMENT WILL COMPLY WITH THIS CONDITION.

- 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.

RESPONSE: REQUIRED PLANTINGS ARE SHOWN ON THE LANDSCAPE PLAN ALONG LOT 2.

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. SUBDIVISION COMMENTS
REVISIONS PER C.O.R. SUBDIVISION COMMENTS
REVISIONS PER C.O.R. SUBDIVISION COMMENTS

DATE
02/16/2022
03/14/2022
05/05/2022

DATE

03/09/2022

DRAWN BY
A. MAY

DESIGNED BY
A. MAY

CHECKED BY
R. BAKER

SCALE
AS SHOWN

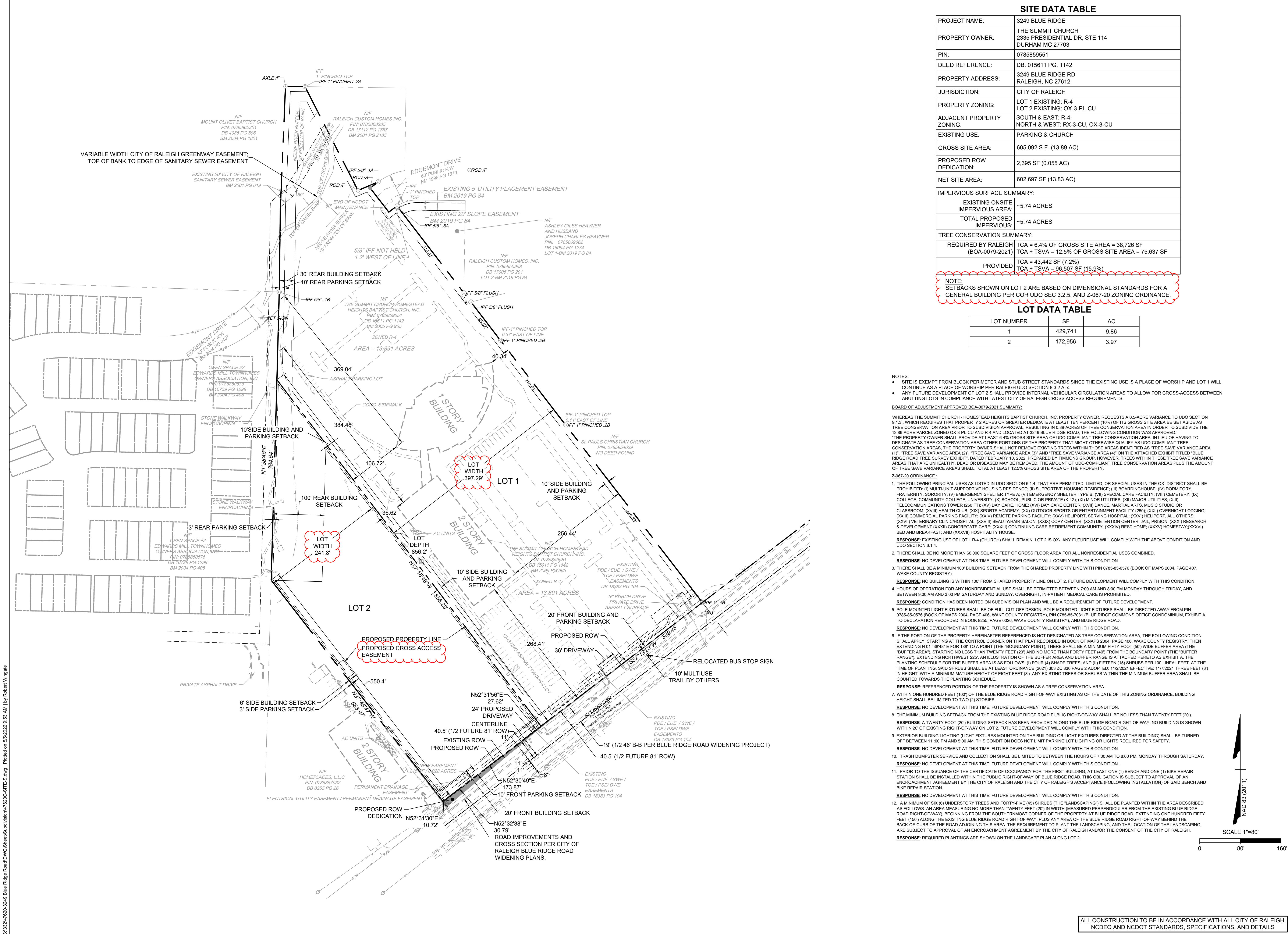
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
BLUE RIDGE MEDICAL
RALEIGH - WAKE COUNTY - NORTH CAROLINA
COVER SHEET

JOB NO.
47620

SHEET NO.
C0.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

S:\3247620-3249 Blue Ridge Road\DWG\Sheet\Subdivision\47620C-SITE.s.dwg | Printed on 6/5/2022 9:53 AM | by Robert Wingoale



SITE DATA TABLE	
PROJECT NAME:	3249 BLUE RIDGE
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:	LOT 1 EXISTING: R-4 LOT 2 EXISTING: OX-3-PL-CU
ADJACENT PROPERTY ZONING:	SOUTH & EAST: R-4; NORTH & WEST: RX-3-CU, OX-3-CU
EXISTING USE:	PARKING & CHURCH
GROSS SITE AREA:	605,092 S.F. (13.89 AC)
PROPOSED ROW DEDICATION:	2,395 SF (0.055 AC)
NET SITE AREA:	602,697 SF (13.83 AC)
IMPERVIOUS SURFACE SUMMARY:	
EXISTING ONSITE IMPERVIOUS AREA:	~5.74 ACRES
TOTAL PROPOSED IMPERVIOUS:	~5.74 ACRES
TREE CONSERVATION SUMMARY:	
REQUIRED BY RALEIGH (BOA-0079-2021)	TCA = 6.4% OF GROSS SITE AREA = 38,726 SF TCA + TSVA = 12.5% OF GROSS SITE AREA = 75,637 SF
PROVIDED	TCA = 43,442 SF (7.2%) TCA + TSVA = 96,507 SF (15.9%)
NOTE: SETBACKS SHOWN ON LOT 2 ARE BASED ON DIMENSIONAL STANDARDS FOR A GENERAL BUILDING PER COR UDO SEC 3.2.5. AND Z-067-20 ZONING ORDINANCE.	

LOT DATA TABLE		
LOT NUMBER	SF	AC
1	429,741	9.86
2	172,956	3.97

- NOTES:
- SITE IS EXEMPT FROM BLOCK PERIMETER AND STUB STREET STANDARDS SINCE THE EXISTING USE IS A PLACE OF WORSHIP AND LOT 1 WILL CONTINUE AS A PLACE OF WORSHIP PER RALEIGH UDO SECTION 8.3.2 A.i.x.
 - ANY FUTURE DEVELOPMENT OF LOT 2 SHALL PROVIDE INTERNAL VEHICULAR CIRCULATION AREAS TO ALLOW FOR CROSS-ACCESS BETWEEN ADJUTING LOTS IN COMPLIANCE WITH LATEST CITY OF RALEIGH CROSS ACCESS REQUIREMENTS.

BOARD OF ADJUSTMENT APPROVED BOA-0079-2021 SUMMARY:

WHEREAS THE SUMMIT CHURCH - HOMESTEAD HEIGHTS BAPTIST CHURCH, INC. PROPERTY OWNER, REQUESTS A 0.5-ACRE VARIANCE TO UDO SECTION 9.1.3., WHICH REQUIRES THAT PROPERTY 2 ACRES OR GREATER DEDICATE AT LEAST TEN PERCENT (10%) OF ITS GROSS SITE AREA BE SET ASIDE AS TREE CONSERVATION AREA PRIOR TO SUBDIVISION APPROVAL, RESULTING IN 0.89-ACRES OF TREE CONSERVATION AREA IN ORDER TO SUBDIVIDE THE 13.89-ACRE PARCEL ZONED OX-3-PL-CU AND R-4 AND LOCATED AT 3249 BLUE RIDGE ROAD, THE FOLLOWING CONDITION WAS APPROVED: "THE PROPERTY OWNER SHALL PROVIDE AT LEAST 6.4% GROSS SITE AREA OF UDO-COMPLIANT TREE CONSERVATION AREA, IN LIEU OF HAVING TO DESIGNATE AS TREE CONSERVATION AREA OTHER PORTION OF THE PROPERTY THAT MIGHT OTHERWISE QUALIFY AS UDO-COMPLIANT TREE CONSERVATION AREAS. THE PROPERTY OWNER SHALL NOT REMOVE EXISTING TREES WITHIN THOSE AREAS IDENTIFIED AS "TREE SAVE VARIANCE AREA (1)"; "TREE SAVE VARIANCE AREA (2)"; "TREE SAVE VARIANCE AREA (3)"; AND "TREE SAVE VARIANCE AREA (4)" ON THE ATTACHED EXHIBIT TITLED "BLUE RIDGE ROAD TREE SURVEY EXHIBIT", DATED FEBRUARY 10, 2022, PREPARED BY TIMMONS GROUP; HOWEVER, TREES WITHIN THESE TREE SAVE VARIANCE AREAS THAT ARE UNHEALTHY, DEAD OR DISEASED MAY BE REMOVED. THE AMOUNT OF UDO-COMPLIANT TREE CONSERVATION AREAS PLUS THE AMOUNT OF TREE SAVE VARIANCE AREAS SHALL TOTAL AT LEAST 12.5% GROSS SITE AREA OF THE PROPERTY.

Z-067-20 ORDINANCE:

- THE FOLLOWING PRINCIPAL USES AS LISTED IN UDO SECTION 8.1.4. THAT ARE PERMITTED, LIMITED, OR SPECIAL USES IN THE OX DISTRICT SHALL BE PROHIBITED: (i) MULTIFAMILY 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 (50 FT); (xiv) DAY CARE, HOME; (xv) DAY CARE CENTER; (xvi) DANCE, MARTIAL ARTS, MUSIC STUDIO OR CLASSROOM; (xvii) HEALTH CLUB; (xix) SPORTS ACADEMY; (xx) OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (250); (xxi) OVERNIGHT LODGING; (xxii) COMMERCIAL PARKING FACILITY; (xxiii) REMOTE PARKING FACILITY; (xxiv) HELIPORT, SERVING HOSPITAL; (xxv) HELIPORT, ALL OTHERS; (xxvii) VETERINARY CLINIC/HOSPITAL; (xxviii) BEAUTY/HAIR SALON; (xxix) COPY CENTER; (xxx) DETENTION CENTER, JAIL, PRISON; (xxxi) RESEARCH & DEVELOPMENT; (xxxii) CONGREGATE CARE; (xxxiii) CONTINUING CARE RETIREMENT COMMUNITY; (xxxiv) REST HOME; (xxxv) HOMESTAY; (xxxvi) BED AND BREAKFAST; AND (xxxvii) HOSPITALITY HOUSE.
RESPONSE: EXISTING USE OF LOT 1 R-4 (CHURCH) SHALL REMAIN. LOT 2 IS OX. ANY FUTURE USE WILL COMPLY WITH THE ABOVE CONDITION AND UDO SECTION 6.1.4.
- THERE SHALL BE NO MORE THAN 60,000 SQUARE FEET OF GROSS FLOOR AREA FOR ALL NONRESIDENTIAL USES COMBINED.
RESPONSE: NO DEVELOPMENT AT THIS TIME. FUTURE DEVELOPMENT WILL COMPLY WITH THIS CONDITION.
- THERE SHALL BE A MINIMUM 10' BUILDING SETBACK FROM THE SHARED PROPERTY LINE WITH PIN 0785-85-0576 (BOOK OF MAPS 2004, PAGE 407, WAKE COUNTY REGISTRY).
RESPONSE: NO BUILDING IS WITHIN 100' FROM SHARED PROPERTY LINE ON LOT 2. FUTURE DEVELOPMENT WILL COMPLY WITH THIS CONDITION.
- 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.
RESPONSE: CONDITION HAS BEEN NOTED ON SUBDIVISION PLAN AND WILL BE A REQUIREMENT OF FUTURE DEVELOPMENT.
- 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 6255, PAGE 0026, WAKE COUNTY REGISTRY), AND BLUE RIDGE ROAD.
RESPONSE: NO DEVELOPMENT AT THIS TIME. FUTURE DEVELOPMENT WILL COMPLY WITH THIS CONDITION.
- 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: 11/2/2021 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.
RESPONSE: REFERENCED PORTION OF THE PROPERTY IS SHOWN AS A TREE CONSERVATION AREA.
- 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.
RESPONSE: NO DEVELOPMENT AT THIS TIME. FUTURE DEVELOPMENT WILL COMPLY WITH THIS CONDITION.
- THE MINIMUM BUILDING SETBACK FROM THE EXISTING BLUE RIDGE ROAD PUBLIC RIGHT-OF-WAY SHALL BE NO LESS THAN TWENTY FEET (20').
RESPONSE: A TWENTY FOOT (20') BUILDING SETBACK HAS BEEN PROVIDED ALONG THE BLUE RIDGE ROAD RIGHT-OF-WAY. NO BUILDING IS SHOWN WITHIN 20' OF EXISTING RIGHT-OF-WAY ON LOT 2. FUTURE DEVELOPMENT WILL COMPLY WITH THIS CONDITION.
- 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.
RESPONSE: NO DEVELOPMENT AT THIS TIME. FUTURE DEVELOPMENT WILL COMPLY WITH THIS CONDITION.
- TRASH DUMPSTER SERVICE AND COLLECTION SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 AM TO 8:00 PM, MONDAY THROUGH SATURDAY.
RESPONSE: NO DEVELOPMENT AT THIS TIME. FUTURE DEVELOPMENT WILL COMPLY WITH THIS CONDITION.
- 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.
RESPONSE: NO DEVELOPMENT AT THIS TIME. FUTURE DEVELOPMENT WILL COMPLY WITH THIS CONDITION.
- 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-CURVE 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.
RESPONSE: REQUIRED PLANTINGS ARE SHOWN ON THE LANDSCAPE PLAN ALONG LOT 2.

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.

REVISION DESCRIPTION
REVISIONS PER C.O.R. SUBDIVISION COMMENTS
REVISIONS PER C.O.R. SUBDIVISION COMMENTS
REVISIONS PER C.O.R. SUBDIVISION COMMENTS

DATE	DATE
02/16/2022	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
SUBDIVISION PLAN

JOB NO.

47620

SHEET NO.

C.2.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.