

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 <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>			
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: PRO 3:5 SPORTS ACADEMY			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 1810 ROUNDROCK DR			
Site P.I.N.(s): 1727146960			
Please describe the scope of work. Include any additions, expansions, and change of use. NEW INDOOR RECREATION FACILITY AND ASSOCIATED SURFACE PARKING AREAS			
Current Property Owner/Developer Contact Name: CHAD DOYLE NOTE: please attach purchase agreement when submitting this form.			
Company: PRO 3:5 SPORTS ACADEMY INC		Title: PRESIDENT	
Address: 3201 NORTHSIDE DR, STE 119, RALEIGH, NC 27615			
Phone #:		Email: chad@pro35sports.com	
Applicant Name: ROBERT WINGATE			
Company: TIMMONS GROUP		Address: 5410 TRINITY RD, STE 102, RALEIGH, NC 27607	
Phone #: 984-255-2352		Email: PUBLICLANDPERMITS@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): IX-3	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 4.48	New gross floor area: 26,374 SF
# of parking spaces required: 88	Total sf gross (to remain and new): 26,374
# of parking spaces proposed: 88	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 2
Existing use (UDO 6.1.4): VACANT	
Proposed use (UDO 6.1.4): INDOOR RECREATION	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: ⁰ _____ Square Feet: ⁰ _____	Proposed Impervious Surface: Acres: ^{1.97} _____ Square Feet: _____
Is this a flood hazard area? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: ^{3720172700J} _____	
Neuse River Buffer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

RESIDENTIAL DEVELOPMENTS

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

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, Robert Wingate, PE (Timmons Group) 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: March 12, 2021

Printed Name: Robert Wingate

PRO 3:5 SPORTS ACADEMY ADMINISTRATIVE SITE REVIEW

ASR CASE No. ASR-0021-2021 BOA CASE No. TBD SPR CASE No. TBD
RALEIGH, WAKE COUNTY, NORTH CAROLINA
PIN: 1727146960

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<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 #: 518-000-2019	
Scoping/sketch plan case #:	
Certificate of Appropriateness #:	
Board of Adjustment #:	
Zoning Case #:	
Administrative Alternate #:	

GENERAL INFORMATION

Development name: PRO 3:5 SPORTS ACADEMY

Inside City limit? Yes ☒ No ☐

Property address(es): 1810 ROUNDROCK DR

Site P.I.N.(s): 1727146960

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Address: 3201 NORTHSIDE DR, STE 119, RALEIGH, NC 27615

Phone #:

Email: chad@pro35sports.com

Applicant Name: ROBERT WINGATE

Company: TIMMONS GROUP

Address: 5410 TRINITY RD, STE 102, RALEIGH, NC 27607

Phone #: 984-255-2352

Email: PUBLICLANDPERMITS@TIMMONS.COM

Page 1 of 2

REVISION 02.19.21

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STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 1.97 Square Feet:
Is this a flood hazard area? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, please provide: Alluvial soils: Flood study: FEMA Map Panel #: 2120172700	
Neuse River Buffer	Wetlands
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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# of bedroom units: 1br 2br 3br	4br or more
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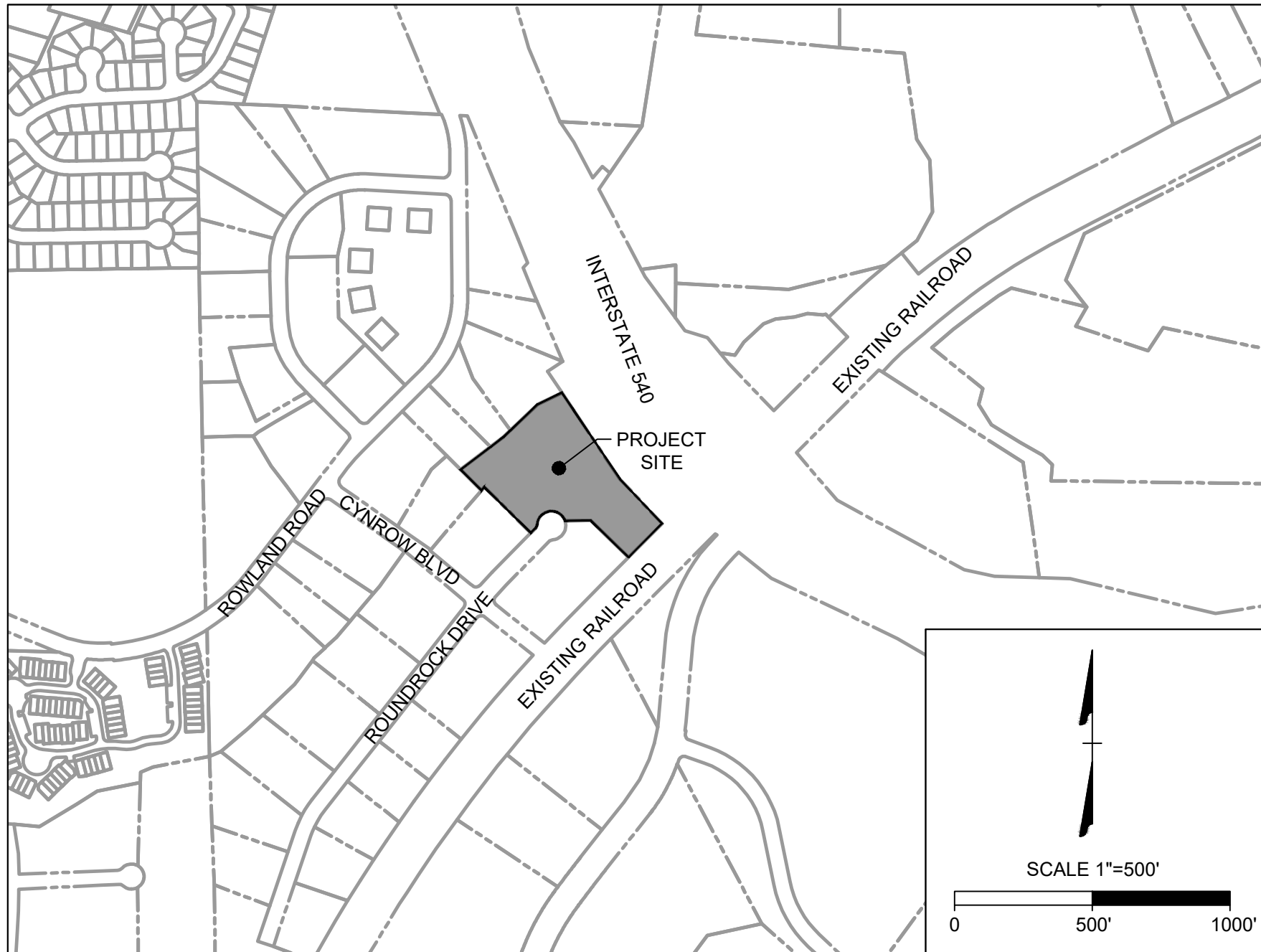
Signature: Robert Wingate Date: May 20, 2021

Printed Name: Robert Wingate

Page 2 of 2

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VICINITY MAP

DEVELOPER:
PRO 3:5 SPORTS ACADEMY
3201 NORTHSIDE DRIVE, STE 119
RALEIGH, NC 27615
CHAD DOYLE
chad@pro35sports.com

CIVIL ENGINEER:
TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
ROBERT WINGATE, PE
(984) 255-2352
robert.wingate@timmons.com

ARCHITECT:
ARMISTEAD ARCHITECTURAL DESIGN, PC
3206 HERITAGE TRADE DRIVE, STE 108
WAKE FOREST, NC 27587
JOE ARMISTEAD
joe@adesignnpc.com

GENERAL NOTES:

TREE CONSERVATION:
SITE COMPLIES WITH TREE CONSERVATION REQUIREMENTS PER RALEIGH DEVELOPMENT PLAN S-45-08. NO ADDITIONAL TREE CONSERVATION IS REQUIRED.

STORMWATER:
THIS DEVELOPMENT DOES NOT REQUIRE ACTIVE STORMWATER CONTROLS SINCE THE INCREASE IN PEAK STORMWATER RUNOFF BETWEEN PRE-DEVELOPMENT AND POST DEVELOPMENT CONDITIONS FOR THE SITE FOR THE TWO-YEAR STORM IS TEN PER CENT (10%) OR LESS PER CITY OF RALEIGH STORMWATER DESIGN MANUAL 1.2.6.5.1.

SOLID WASTE MANAGEMENT:
SOLID WASTE WILL BE MANAGED THROUGH A PRIVATE CONTRACTOR AND ONSITE DUMPSTER PAD.

BLOCK PERIMETER:
SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER UDO 8.3.2.A.2.B. (TC-6-19).

CROSS ACCESS:
• CROSS ACCESS TO LOTS ABUTTING SITE IS NOT REQUIRED ALONG PERRY CREEK PER UDO SEC. 8.3.5.D.5.B.IV. (TC-6-19).
• CROSS ACCESS TO LOTS SOUTH OF CSX RIGHT-OF-WAY IS NOT REQUIRED PER UDO SEC. 8.3.5.D.5.B.II. (TC-6-19).
• CROSS ACCESS TO LOTS NORTH OF I-540 RIGHT-OF-WAY IS NOT REQUIRED PER UDO SEC. 8.3.5.D.5.B.II. (TC-6-19).
• DESIGN ALTERNATE FOR CROSS ACCESS TO ABUTTING LOTS THAT FRONT ROUNDROCK ROAD WILL BE REQUESTED PER UDO SEC. 8.3.6.A.4.B.II. (TC-6-19).

TRAFFIC STUDY:
PROPOSED DEVELOPMENT IS NOT PROJECTED TO EXCEED THRESHOLDS FOR A TRAFFIC STUDY PER RALEIGH STREET DESIGN MANUAL ARTICLE 7.1.

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.1	EXISTING PLAT AND TREE CONSERVATION PLAN
C2.0	SITE LAYOUT
C2.1	FIRE APPARATUS ACCESS EXHIBIT
C2.2	SOLID WASTE SERVICES ACCESS EXHIBIT
C3.0	GRADING PLAN
C5.0	UTILITY PLAN
C7.0	NOTES AND DETAILS
C7.1	NOTES AND DETAILS
L1.0	LIGHTING PLAN
L2.0	PLANTING PLAN
L2.1	PLANTING DETAILS
A-3.01	EXTERIOR ELEVATIONS
A-3.02	EXTERIOR ELEVATIONS

PRELIMINARY
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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

REVISION DESCRIPTION

REVISIONS PER CITY OF RALEIGH ASR COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

DATE

05/24/2021

DATE

03/12/2021

DRAWN BY

332

DESIGNED BY

R. WINGATE

CHECKED BY

R. BAKER

SCALE

AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

PRO 3:5 SPORTS ACADEMY
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA

COVER SHEET

JOB NO.

43603

SHEET NO.

C0.0

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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



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

ITE LAND USE CODE	SQUARE FOOTAGE	DAILY	AM PEAK HOUR			PM PEAK HOUR		
			IN	OUT	TOTAL	IN	OUT	TOTAL
435 - MULTIPURPOSE RECREATIONAL FACILITY	36,374 SF	NA	21	13	34	44	29	73

TRIP GENERATION SUMMARY

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
4. AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) TO HAVE EXISTING UTILITIES LOCATED.
5. PARKING SPACES ARE 8.5' WIDE X 18' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 8.0' VAN ACCESS AND 5.0' STANDARD ACCESS AISLES.
6. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
7. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
8. ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
9. TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY OR AS DIRECTED IN THE PLAN.
10. ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATIONS.
11. ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH CITY OF RALEIGH. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
12. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELING WAY OR SIDEWALK IF ONE EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.
13. PDE = PRIVATE DRAINAGE EASEMENT
14. TREE CONSERVATION REQUIREMENTS MET BY EXISTING RECORDED TCA.
15. NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	23.00'	16.03'	15.71'	N 24°41'07" E	39°56'21"
C2	52.00'	44.89'	43.51'	N 29°27'22" E	49°27'51"
C3	52.00'	27.47'	27.15'	S 69°19'17" W	30°15'58"
C4	52.00'	69.43'	64.38'	N 57°17'50" W	76°29'48"

SITE DATA TABLE		
PROJECT NAME:	PRO 3:5 SPORTS	
PROPERTY OWNER:	PRO 3:5 SPORTS ACADEMY INC 10804 POND COURT RALEIGH, NC 27614	
PIN:	1727-14-6960	
DEED REFERENCE:	DB. 18142 PG. 477	
PROPERTY ADDRESS:	1810 ROUNDROCK DRIVE RALEIGH, NC 27615	
JURISDICTION:	CITY OF RALEIGH	
PROPERTY ZONING:	IX-3	
EXISTING USE:	VACANT	
PROPOSED USE:	GENERAL BUILDING USE - SPORTS ACADEMY	
TOTAL PROJECT AREA:	195,183 S.F. (4.48 AC)	
BLOCK PERIMETER:	DOES NOT APPLY PER TC-06-19 AND IX ZONING; BLOCK PERIMETER ONLY APPLIES TO SITES LARGER THAN 9 ACRES	
BUILD-TO:	NOT REQUIRED	
SETBACKS:		
FRONT (FROM PRIMARY STREET):	BLDG. : 3'	PARKING: 10'
SIDE:	BLDG. : 6'	PARKING: 3'
REAR:	BLDG. : 6'	PARKING: 3'
PARKING SUMMARY:		
MINIMUM REQUIRED VEHICULAR PARKING SPACES:	INDOOR RECREATION 1 SPACE PER 300 SF OF GROSS FLOOR AREA 26,374 / 300 = 88 SPACES	
TOTAL PROVIDED VEHICULAR PARKING SPACES:	88 SPACES (INCLUDING 4 ADA SPACES)	
MINIMUM REQUIRED SHORT-TERM BICYCLE PARKING SPACES:	1 SPACE PER 5,000 GFA, MINIMUM 4	
MINIMUM REQUIRED LONG-TERM BICYCLE PARKING SPACES:	NONE	
TOTAL PROVIDED BICYCLE PARKING SPACES:	4 SHORT TERM SPACES	
IMPERVIOUS SURFACE SUMMARY:		
EXISTING ONSITE IMPERVIOUS AREA:	0.00 ACRES = 0.00%	
PROPOSED ONSITE IMPERVIOUS:	1.97 ACRES = 44% (INCLUDES 0.30 ACRES FUTURE IMPERVIOUS)	
PROPOSED OFFSITE IMPERVIOUS IN R/W:	0.00 ACRES	
TOTAL PROPOSED IMPERVIOUS:	1.97 ACRES	
OUTDOOR AMENITY AREA:		
REQUIRED:	195,183 SF (NET SITE AREA, 4.48 AC) * 10% = 19,518 SF	
PROVIDED:	24,650 SF	

SITE LAYOUT KEYNOTES	
NUMBER	DESCRIPTION
S01	RIGHT-OF-WAY (TYP.)
S02	PROPERTY BOUNDARY (TYP.)
S03	EXISTING 100-YR FLOODPLAIN PER FEMA FIRM PANEL 3720172700J, EFFECTIVE 05/02/2006
S04	BUILDING SETBACK
S05	PARKING SETBACK
S06	24" CONCRETE CURB & GUTTER; REFER TO DETAIL
S07	30" CONCRETE CURB & GUTTER; REFER TO NCDOT 846.01
S08	TAPER 30" CURB TO 24" CURB
S09	24" FLUSH CURB
S10	36" CONCRETE FLUME
S11	CURB RAMP @ 8.33% MAXIMUM (TYPICAL - PER ADA AND LOCAL CODES)
S12	BUILDING; REFER TO ARCHITECTURAL PLANS
S13	BUILDING PRIMARY ENTRANCE
S14	CONCRETE ADA STALL (TYP.) DIMENSIONED AND STRIPED PER ADA AND LOCAL CODES); WITH SIGNAGE (R7-8A MUTCD)
S15	3' CURB RADIUS (TYP.)
S16	HEAVY DUTY ASPHALT; REFER TO DETAIL
S17	DUMPSTER PAD & ENCLOSURE; REFER TO ARCHITECTURAL PLANS
S18	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
S19	RETAINING WALL (DESIGN BY OTHERS)
S20	U-RAIL BICYCLE RACK (2 SPACES); REFER TO DETAIL
S21	4" THICK CONCRETE SIDEWALK; REFER TO PLANS FOR WIDTH DIMENSIONS
S22	PARKING STALL STRIPING PER LOCAL CODES (TYP.)
S23	"STOP" SIGN; R1-1 (MUTCD)
S24	"RIGHT TURN ONLY" SIGN; R3-5 (MUTCD)
S25	"DO NOT ENTER" SIGN; R5-1 (MUTCD)
S26	DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES)
S27	PEDESTRIAN CROSSWALK STRIPING (PER LOCAL CODES)
S28	LIGHT POLE BASE (TYPICAL - REFER TO LIGHTING AND ARCHITECTURAL PLANS)
S29	WATER BACKFLOW LOCATION; REFER TO UTILITY PLAN
S30	MECHANICAL UNIT (REFER TO LANDSCAPE PLAN FOR SCREENING)
S31	AREA RESERVED FOR CITY OF RALEIGH GREENWAY EASEMENT (UDO 8.1.6 A)
S32	AMENITY AREA (TYP.) (EACH AREA IS AT LEAST 10' IN WIDTH AND LENGTH)
S33	PROPOSED NEW CITY OF RALEIGH SANITARY SEWER EASEMENT FOR PERRY CREEK INTERCEPTOR

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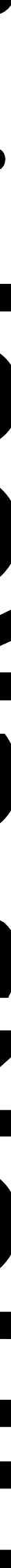
DATE
03/12/202

DRAWN BY
T. DAEKE

DESIGNED BY
R. BAKER

CHECKED BY
R. BAKER

SCALE
AS SHOWN



TIMMONS GROUP

PRO 3:5 SPORTS ACADEMY
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA

SITE LAYOUT

JOB NO.
43603

SHEET NO.
C2.0

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