



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: Swing Racquet and Paddle			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 6121 MT HERMAN RD, Raleigh, NC 27617			
Site P.I.N.(s): 0778082589			
Please describe the scope of work. Include any additions, expansions, and change of use. Develop the site with paved parking, multiple buildings, and sports courts. Additionally includes landscaped greenspace and trails			
Current Property Owner/Developer Contact Name: John T. Jenkins II			
NOTE: please attach purchase agreement when submitting this form.			
Company: Swing Racquet and Paddle		Title: Chief Development Officer	
Address: 6121 Mt. Herman Rd Raleigh, NC 27617			
Phone #:		Email: jjenkins@swingnc.com	
Applicant Name: John T. Jenkins II			
Company: Swing Racquet and Paddle		Address: 6121 Mt. Herman Rd Raleigh, NC 27617	
Phone #: 919.906.8508		Email: jjenkins@swingnc.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-PK-AOD	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 44.06 acres	New gross floor area: 180,893 SF
# of parking spaces required: 0	Total sf gross (to remain and new): 180,893 SF
# of parking spaces proposed: 504	Proposed # of buildings: 8
Overlay District (if applicable): AOD	Proposed # of stories for each: Operation building 3 story, Restaurant 2 story, All other buildings are 1 story
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Outdoor Recreation, Indoor Recreation, and Restaurant	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.00 Square Feet: 0.00	Proposed Impervious Surface: Acres: 20.95 Square Feet: 912582
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: Yes _____	
FEMA Map Panel #: 2 Panels (3720077800J & 3720076800J)	
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:	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"/>

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, John T. Jenkins II 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.

DocuSigned by:

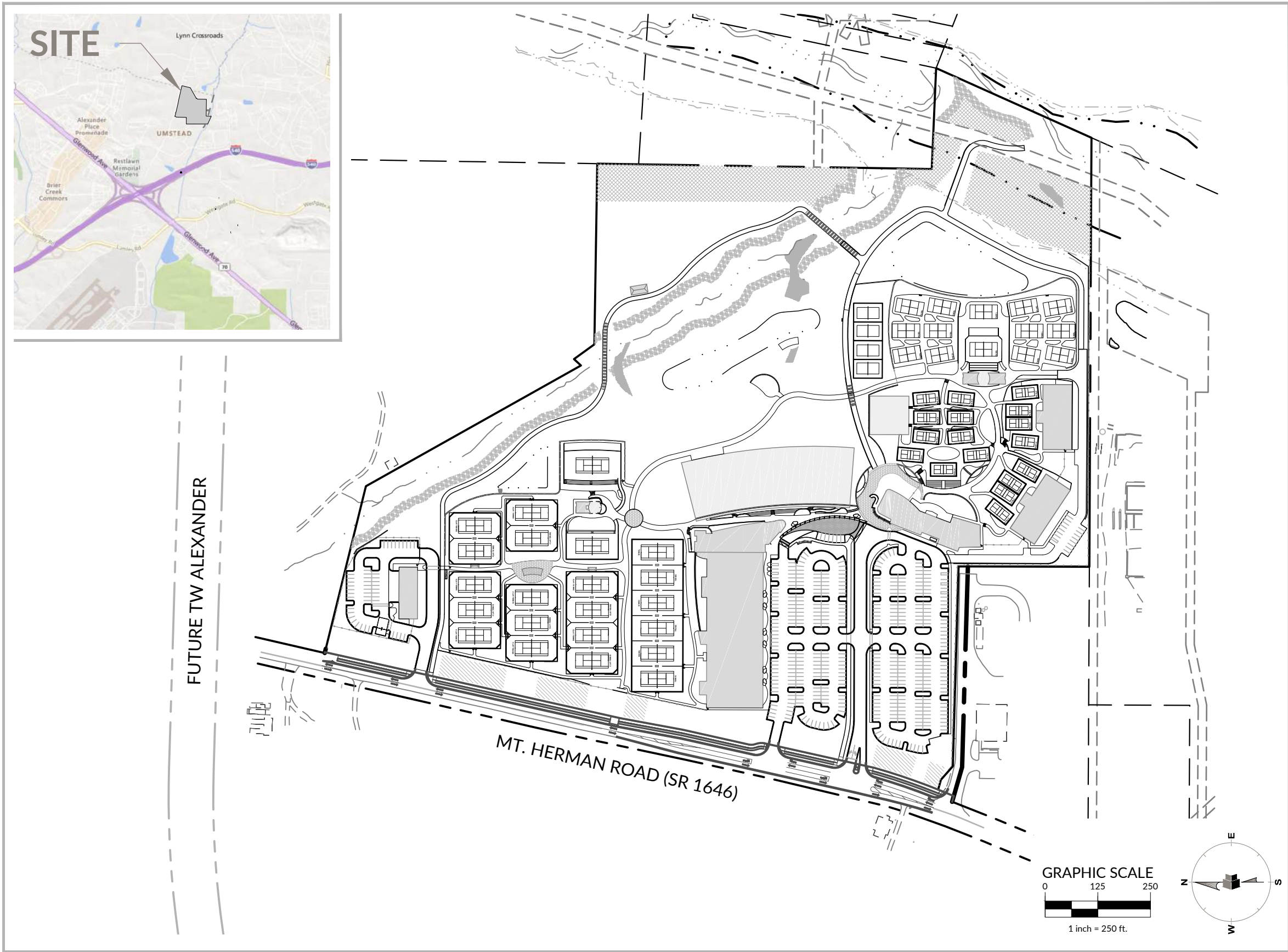
Signature: <u>John T. Jenkins II</u>	Date: 5/13/2022
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Printed Name: <u>John T. Jenkins II</u>

SWING RACQUET & PADDLE

6121 MT. HERMAN ROAD | RALEIGH, NC 27613 | WAKE COUNTY

INITIAL SUBMITTAL: MAY 17, 2022



SITE DATA	
PARCEL OWNER:	CITY OF RALEIGH
PARCEL PIN NO.	0778082589
GROSS PARCEL AREA *	1,919,288 SF / 44.04 AC
R.O.W. DEDICATION	15,590 SF / 0.36 AC
NET PARCEL AREA	1,903,698 SF / 43.70 AC
TOTAL DISTURBED AREA	1,569,208 SF / 36.02 AC
CURRENT ZONING	IX-3-PK-AOD
CURRENT LAND USE	VACANT
PROPOSED LAND USE	OUTDOOR RECREATION, INDOOR RECREATION, & RESTAURANT
PRIMARY FRONTAGE	MT. HERMAN ROAD
CONSTRUCTION TYPE	VARIES, REFER ARCH PLANS
MAX BUILDING HEIGHT	3 STORIES / 50 FT
PROPOSED BUILDING HEIGHT	VARIES, REFER TO ARCH PLANS
WATERSHED	NEUSE RIVER BASIN
EXISTING IMPERVIOUS AREA	0 AC / 0 SF
PROPOSED IMPERVIOUS AREA	912,582 SF / 20.95 AC
REQUIRED TREE CONSERVATION	190,370 SF / 4.37 AC (10%)
PROPOSED TREE CONSERVATION	190,370 SF / 4.37 AC (10%)
REQUIRED AMENITY SPACE	190,370 SF / 4.37 AC (10%)
PROPOSED AMENITY SPACE	343,367 SF / 7.9 AC (10%)

PROJECT NOTES & RECOMMENDATIONS

- EXISTING PROPERTY LINE IS TO BE RELOCATED ACCORDING TO THE AMENDED AND RE-STATED GROUND LEASE BETWEEN THE CITY OF RALEIGH AND SWING SPORTS, INC. DATED OCTOBER 2, 2018. REQUESTS FOR MORE INFORMATION SHOULD BE DIRECTED TO BRANDON POOLE, SENIOR DEPUTY CITY ATTORNEY, CITY OF RALEIGH, CITY ATTORNEY'S OFFICE AT BRANDON.POOLE@RALEIGHNC.GOV OR 919-996-4540. THE GROSS PARCEL AREA IS BASED ON THE RESULTING PARCEL AREA AFTER THIS RECOMBINATION.
- BLOCK PERIMETER EXEMPTIONS:
 - FEMA FLOODWAY AND WATERWAY OVER 1 MILE IN LENGTH LOCATED TO THE EAST
 - FUTURE TW ALEXANDER ALIGNMENT TO THE NORTH COMBINED WITH RR ZONING
 - RECORDED TCA TO THE EAST AND SOUTH
 - NO AVAILABLE ROAD STUDS TO ADJACENT PROPERTIES
- CROSS ACCESS EXEMPTIONS:
 - FEMA FLOODWAY AND WATERWAY OVER 1 MILE IN LENGTH LOCATED TO THE EAST
 - 25% SLOPES ALONG SOUTH PROPERTY LINE
 - FUTURE TW ALEXANDER ALIGNMENT TO THE NORTH COMBINED WITH RR ZONING

VEHICULAR PARKING CALCULATIONS

MAXIMUM PARKING PER UDO TEXT CHANGE TC-11-21

OUTDOOR RECREATION	NO MAXIMUM
INDOOR RECREATION (1 SPACE PER 200 GSF)	
INDOOR TENNIS	50,200 SF / 200 = 251 SPACES
INDOOR PICKLEBALL	21,600 SF / 200 = 108 SPACES
RESTAURANT OR BAR (1 SPACE PER 100 GSF)	
TOTAL RESTAURANT AREA	20,085 SF / 100 = 201 SPACES
COMFORT STATION	4,225 SF / 100 = 43 SPACES
COMBINED MAXIMUM SPACES BY USE	603 SPACES

SECTION 12.7.1.2.A, K2: WHEN A LOT IS USED FOR A COMBINATION OF USES, THE PARKING MINIMUM OR MAXIMUM REQUIREMENTS ARE THE SUM OF THE REQUIREMENTS FOR EACH USE AND NO PARKING SPACE FOR ONE USE CAN BE INCLUDED IN THE CALCULATION OF PARKING REQUIREMENTS FOR ANY OTHER USE, EXCEPT AS ALLOWED AS IN SECTION 7.1.5.A. FOR SITES THAT CONTAIN MORE THAN ONE USE AND WHERE AT LEAST ONE USE HAS NO MAXIMUM, THE SHOPPING CENTER CATEGORY WILL SERVE AS THE MAXIMUM FOR THAT USE OR USES.

SHOPPING CENTER (1 SPACE PER 200 GSF)	
INDOOR TENNIS	56,000 SF
INDOOR PICKLEBALL (QTY: 2)	21,600 SF
COMFORT STATION (QTY: 2)	4,225 SF
RESTAURANT	20,085 SF
RESTAURANT OFFICE	3,375 SF
RETAIL	1,921 SF
OPERATIONS OFFICE	11,300 SF
MAINTENANCE	5,412 SF
TOTAL BUILDING AREA*	123,918 SF / 200 = 620 SPACES

*EXCLUDES: COVERED TENNIS AND COVERED PADEL, BECAUSE THESE AREA CONSIDERED OUTDOOR RECREATION USES.

MAXIMUM SPACES ALLOWED 620 SPACES

PROPOSED PARKING

VAN ACCESSIBLE (11' X 18')	4
STANDARD ACCESSIBLE (8' X 18')	9
ELECTRIC VEHICLE (9' X 18')	10
COMPACT (8.5' X 18')	54
STANDARD (9' X 18')	427
TOTAL PROPOSED	504 SPACES

BICYCLE PARKING CALCULATIONS

REQUIRED SHORT-TERM PARKING

OUTDOOR SPORTS OR ENTERTAINMENT (1 SPACE PER COURT OR 4 MIN)	
64 COURTS	66 SPACES
INDOOR RECREATION (1 SPACE PER 5,000 GSF OR 4 MIN)	
INDOOR TENNIS	50,200 SF / 5,000 = 10.04 SPACES
INDOOR PICKLEBALL	21,600 SF / 5,000 = 4.3 SPACES
RESTAURANT OR BAR (1 SPACE PER 50,000 GSF OR 4 MIN)	
TOTAL RESTAURANT AREA	20,085 SF / 50,000 = 0.4 SPACES
COMFORT STATION	4,225 SF / 50,000 = 0.1 SPACES

TOTAL REQUIRED 82 SPACES
TOTAL PROVIDED* 36 SPACES

REQUIRED LONG-TERM PARKING

OUTDOOR SPORTS OR ENTERTAINMENT (NONE)

INDOOR RECREATION (NONE)	
RESTAURANT OR BAR (1 SPACE PER 25,000 GSF OR 4 MIN)	
TOTAL RESTAURANT AREA	20,085 SF / 25,000 = 0.8 SPACES
COMFORT STATION	4,225 SF / 25,000 = 0.2 SPACES

TOTAL REQUIRED 1 SPACE
TOTAL PROVIDED* 2 SPACES*

*PER UDO 7.1.7 J - NO MORE THAN 30 BICYCLE PARKING SPACES SHALL BE REQUIRED. ONE BIKE RACK PROVIDES FOR 2 BICYCLE SPACES.

19 BICYCLE RACKS / 38 BICYCLE PARKING SPACES

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Current Property Owner/Developer Contact Name: John T. Jenkins II

NOTE: please attach purchase agreement when submitting this form.

Company: Swing Racquet and Paddle Title: Chief Development Officer

Address: 6121 Mt. Herman Rd Raleigh, NC 27617

Phone #: Email: jjenkins@swingnc.com

Applicant Name: John T. Jenkins II

Company: Swing Racquet and Paddle Address: 6121 Mt. Herman Rd Raleigh, NC 27617

Phone #: 919.906.8508 Email: jjenkins@swingnc.com

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Signature: John T. Jenkins II Date: 5/13/2022
Printed Name: John T. Jenkins II

TRAFFIC CONTROL & PEDESTRIAN PLAN 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 STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TC/PD 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 TC/PD 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.

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY A PRIVATE CONTRACTOR.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.

FIRE DEPARTMENT NOTES

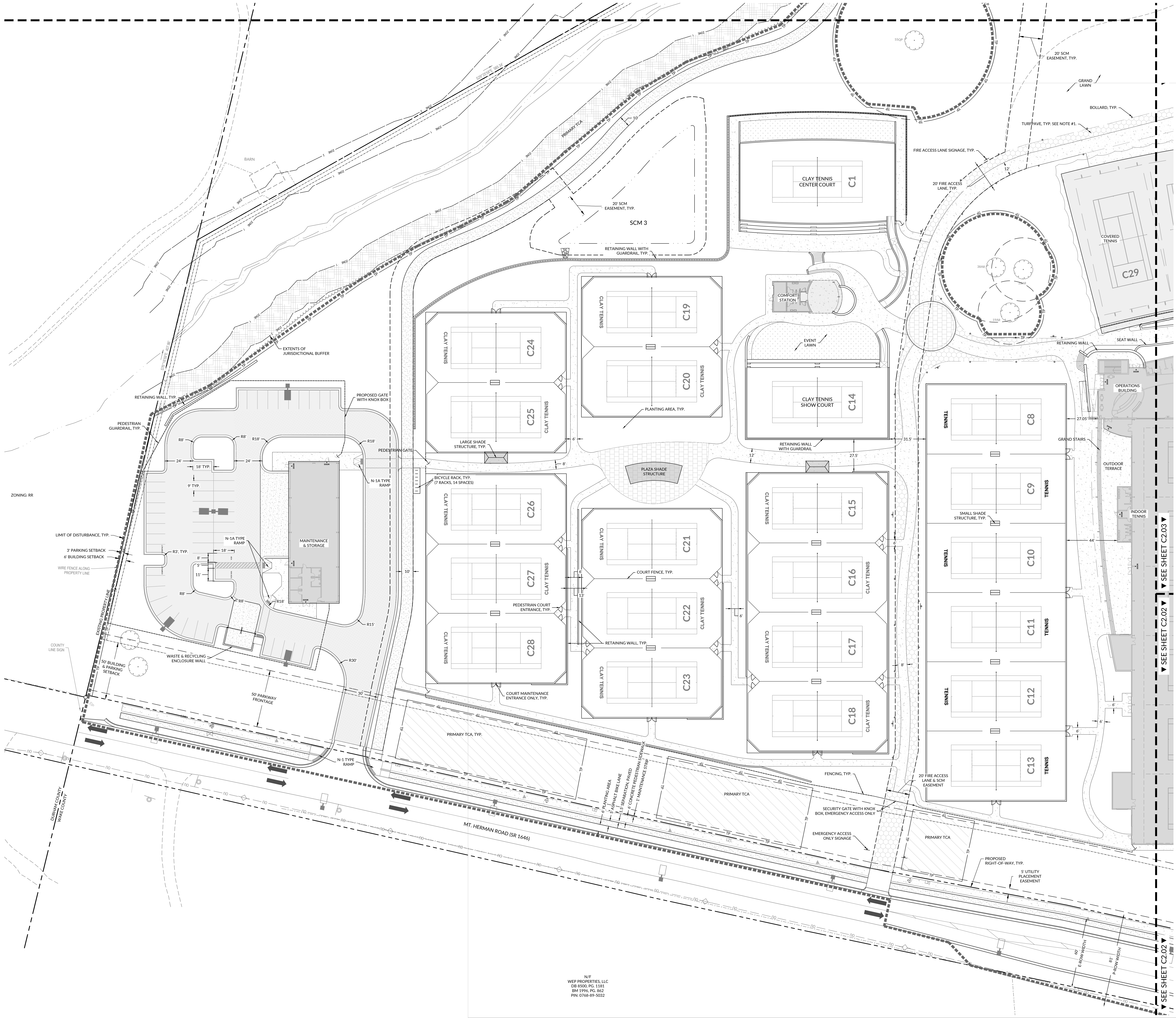
- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 250 FEET (NFPA 13); A NFPA 13 SPRINKLING SYSTEM IS PROPOSED FOR THIS SITE.
- FIRE HYDRANT SHALL BE LOCATED WITHIN 600 AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFP 507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2018 NCFP, SECTION 507.3.
- ALTERNATIVE PAVEMENT MATERIALS TO BE APPROVED BY RALEIGH FIRE MARSHALL.

ATTENTION CONTRACTORS

- THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 919-996-2409 AND THE PUBLIC UTILITIES DEPARTMENT AT 919-987-4540 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.
- FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.
- FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.



137 S Wilmington Street | Suite 200 | Raleigh, NC 27601 | 919-469-3340 | License #: F-1479 | www.withersravenel.com
WR PROJECT NO. 09211068.00



SITE LEGEND	
SYMBOL	DESCRIPTION
[Pattern]	BUILDING OR STRUCTURE
[Pattern]	HEAVY DUTY CONCRETE PAVING
[Pattern]	LIGHT DUTY CONCRETE PAVING
[Pattern]	LIGHT DUTY ASPHALT PAVING
[Pattern]	HEAVY DUTY ASPHALT PAVING
[Pattern]	HEAVY DUTY VEHICULAR UNIT PAVERS
[Pattern]	GREENWAY
[Pattern]	LIGHT DUTY UNIT PAVERS
[Pattern]	SYNTHETIC TURF
[Pattern]	BOARDWALK
[Pattern]	HEAVY DUTY TURF PAVE
[Pattern]	STANDARD CURB & GUTTER
[Pattern]	PRECAST CONCRETE
[Symbol]	SIGN
[Symbol]	FENCE
[Symbol]	SITE WALL
[Symbol]	BOLLARD
[Symbol]	LIGHT POLE - BY DUKE ENERGY
[Symbol]	FIRE DEPARTMENT CONNECTION (FDC)
[Symbol]	LIMIT OF DISTURBANCE

Withers
Our People. Your S

SWING
RACQUET & PADDLE

ASR-XXXX-2022 ADMINISTRATIVE SITE REVIEW FOR
SWING RACQUET & PADDLE

6121 MT. HERMAN ROAD | RALEIGH, NC 27613 | WAKE COUNTY

XX.05XX.04
XX.01XX.03
XX.02

0 15 30
SCALE 1"=30' - 30' 0"

Initial Plan Date: 05/17/2022
Revisions:

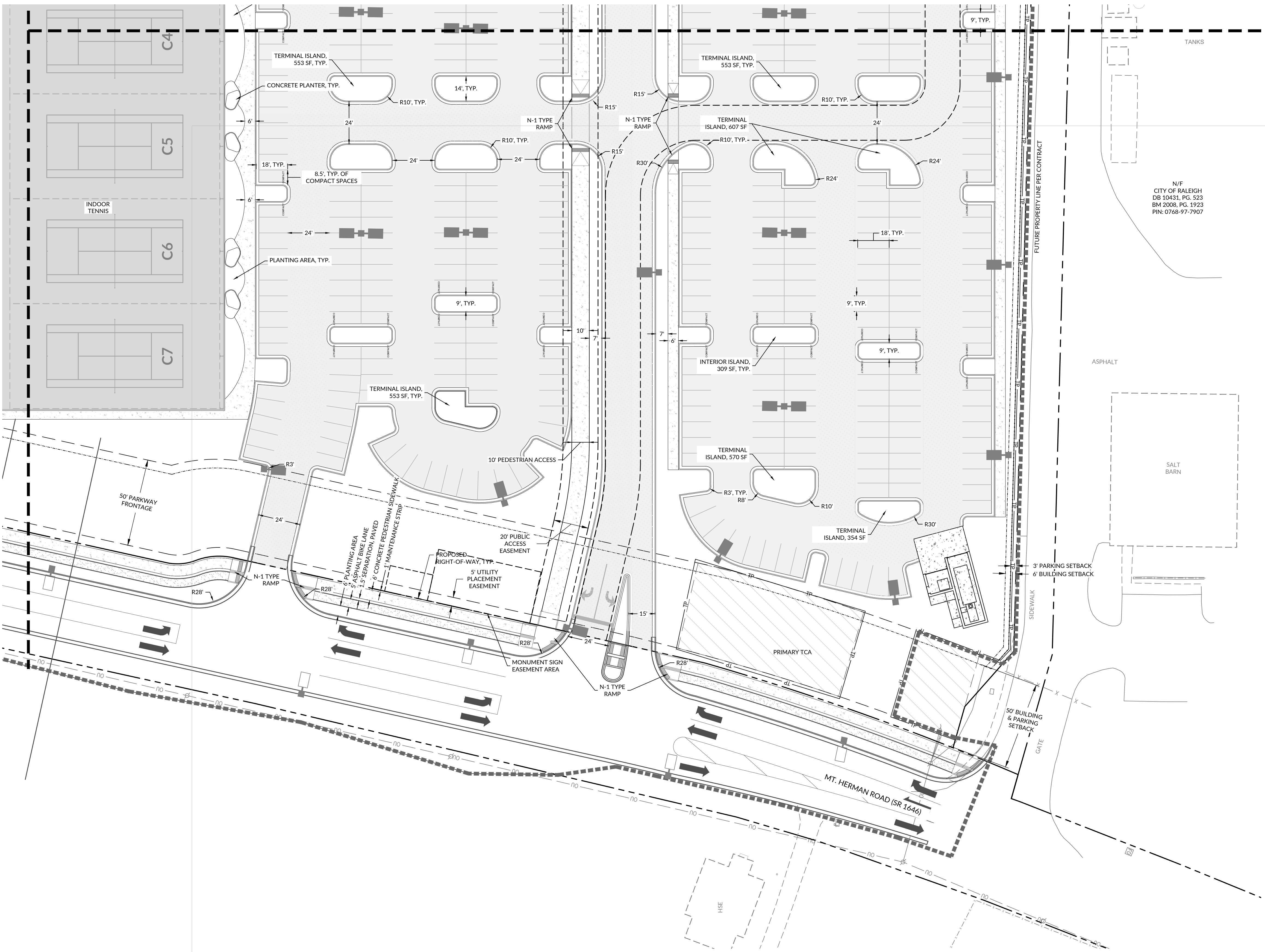
WR Job No. 09211088.00 DATE 05/17/2022
DRN: WR DGN: WR CKD: WR

SITE PLAN AREA I

C2.01

our people • your

N/P
WEP PROPERTIES, LLC
DB 8500, PG. 1181
BM 1996, PG. 862
PIN: 0768-89-5002



SITE LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	BUILDING OR STRUCTURE
[Symbol]	HEAVY DUTY CONCRETE PAVING
[Symbol]	LIGHT DUTY CONCRETE PAVING
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[Symbol]	SIGN
[Symbol]	FENCE
[Symbol]	SITE WALL
[Symbol]	BOLLARD
[Symbol]	LIGHT POLE - BY DUKE ENERGY
[Symbol]	FIRE DEPARTMENT CONNECTION (FDC)
[Symbol]	LIMIT OF DISTURBANCE

Withers
Our People. Your S

137 S. Wilmington Street | Suite 200 | Raleigh, NC 27601 |
www.withersracquet.com

SWING
RACQUET + PADDLE

ASR-XXXX-2022 ADMINISTRATIVE SITE REVIEW FOR
SWING RACQUET & PADDLE
6121 MT. HERMAN ROAD | RALEIGH, NC 27613 | WAKE COUNTY

XX.05
XX.04
XX.03
XX.01
XX.02

0 15 30
SCALE 1 inch = 20 ft.

Initial Plan Date: 05/17/2022
Revisions:

WR Job No. 09211088.00 DATE 05/17/2022
DRN-WR DGN-WR CKD-WR

SITE PLAN AREA II

C2.02

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