

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): _____
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Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) and [TC-11-21](#) 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 type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input checked="" type="checkbox"/> Civic	Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: North Ridge Country Club Fitness Center/Cart Barn			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 6612 Falls of Neuse Rd.			
Site P.I.N.(s): 1717337989			
Please describe the scope of work. Include any additions, expansions, and change of use. Demo existing 7,400 sf Cart Barn/Bag Storage Building and construct new 25,900 sf 2-Story Fitness Center and Cart Barn/Bag Storage Building.			
Current Property Owner/Developer Contact Name: North Ridge Country Club, Inc. NOTE: please attach purchase agreement when submitting this form.			
Company: North Ridge Country Club, Inc.		Title: Jeff Earley, General Manager	
Address: 6612 Falls of Neuse Rd. Raleigh, NC 27615-6815			
Phone #: 919-846-9667		Email: jeasley@northridgecc.org	
Applicant Name: David H. Blevins, P.E.			
Company: Bass, Nixon & Kennedy Engineers		Address: 6310 Chapel Hill Rd. Suite 250 Raleigh, NC 279607	
Phone #: 919-645-3551 Direct		Email: david.blevins@bnkinc.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): R-4 - 1.10 Acres R-6 - 0.88 Acres	Existing gross floor area (not to be demolished): N/A
Gross site acreage: 1.98 Acres	Existing gross floor area to be demolished: 7,400 SF
Maximum # of parking spaces: 18	New gross floor area: 25,900 SF
# of parking spaces proposed: 18	Total sf gross (to remain and new): 25,900
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Golf Course	Proposed # of stories for each: 2
Proposed use (UDO 6.1.4): Golf Course	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>0.78</u> Square Feet: <u>33,789</u>	Proposed Impervious Surface: Acres: <u>0.05</u> Square Feet: <u>2,271</u>
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 N/A	
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, <u>David H. Blevins, P.E.</u> 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: <u>10/11/22</u>
Printed Name: <u>David H. Blevins</u>	

CTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

NORTH RIDGE COUNTRY CLUB FITNESS CENTER 6612 FALLS OF NEUSE ROAD

CITY OF RALEIGH, NORTH CAROLINA, WAKE COUNTY

ADMINISTRATIVE SITE REVIEW CITY OF RALEIGH PROJECT NO. XX-X-XXXX

- URB INLET
- RATE INLET/YARD INLET
- LARED END SECTION
- RE HYDRANT
- LOW-OFF ASSEMBLY
- ATE VALVE
- REDUCER
- WATER METER
- AN SEWER MANHOLE
- LEAN OUT
- OWER POLE
- ELEPHONE PEDESTAL
- REA LIGHT
- IGN
- INLET
- INLET/YARD INLET
- END SECTION
- HYDRANT
- OFF ASSEMBLY
- VALVE
- CER
- METER

- OLE
- V OUT

K

- FENCE
- ROTECTION FENCE
- INATION SILT/TREE PROTECTION FENCE
- RSION DITCH
- LIMITS

AS LINE

- COMMUNICATIONS LINE
- NDERGROUND TELEPHONE
- NDERGROUND ELECTRIC
- VERHEAD ELECTRIC

WATER LINE

- ANITARY SEWER FORCE MAIN
- ANITARY SEWER

STORM DRAINAGE

M DRAINAGE

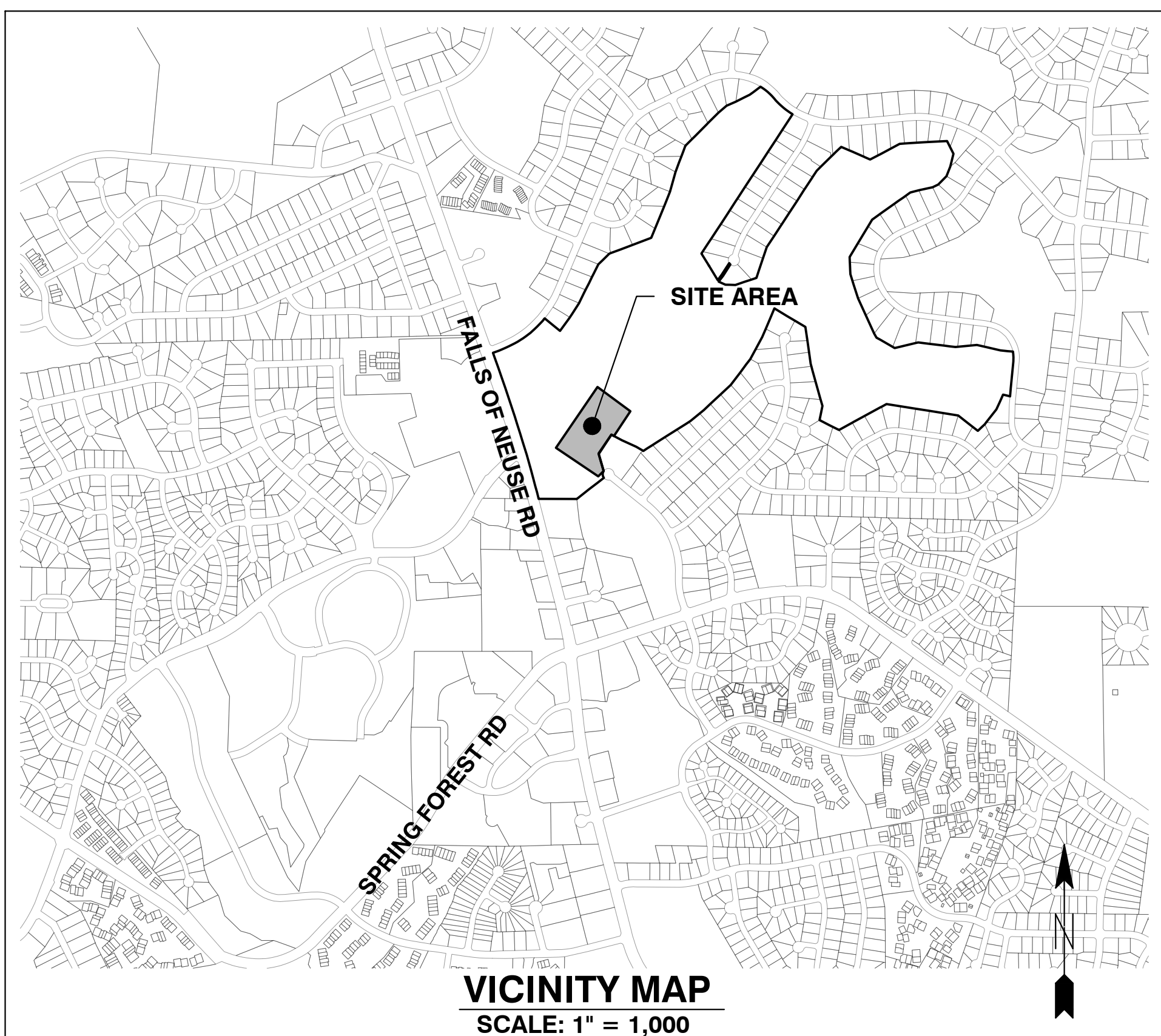
R LINE

- ARY SEWER
- ARY SEWER FORCE MAIN

MAN

ED ACCESSIBLE ROUTE

ACTIVITY MUST BE
ACCEPTED
SIGNED AND NCDOT



17. RETAINING WALLS EXCEEDING 30 INCHES IN HEIGHT SHALL INCLUDE FALL PROTECTION IN THE FORM OF A HANDRAIL OR FENCING ON THE HIGH SIDE OF THE RETAINING WALL.

18. PROPER COMPACTION OF ALL FILL SOILS PLACED ON SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPACTION SHALL BE ADEQUATE TO SUPPORT THE PROPOSED USE OF AREAS IN WHICH FILL SOILS ARE PLACED. THE CONTRACTOR SHALL HIRE A GEOTECHNICAL ENGINEER TO TEST AND VERIFY THAT COMPACTION IS ADEQUATE FOR THE PROPOSED USE OF IN THE AREA OF FILL PLACEMENT.

19. ALL ASPECTS OF THIS PROJECT SHALL BE IN FULL COMPLIANCE WITH CURRENT ADA STANDARDS. IF THE CONTRACTOR NOTES ANY ASPECTS OF THE PROJECT WHICH ARE NOT IN COMPLIANCE, THE ENGINEER SHALL BE NOTIFIED PRIOR TO ANY FURTHER WORK BEING PERFORMED. ANY WORK PERFORMED AFTER THE CONTRACTOR NOTES SUCH A NON COMPLIANCE IS SUBJECT TO REMOVAL AND REPAIR AT THE CONTRACTOR'S EXPENSE.

20. THE CONTRACTOR OR OWNER SHALL EMPLOY A GEOTECHNICAL ENGINEER TO TEST ALL EMBANKMENTS AND FILL PLACEMENT FOR PROPER COMPACTION. PROPER COMPACTION SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS OR THESE PLANS, WHICHEVER IS MORE STRINGENT. EMBANKMENTS FOR PONDS SHALL BE PLACED IN 6 INCH LOOSE LAYERS AND SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY AT A MOISTURE CONTENT OF + OR - TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS OF THE OUTLET STRUCTURE AT ALL AT ALL PHASES OF INSTALLATION AND SHALL RETAIN WITH GEOTECHNICAL TESTING DATA. THE CONTRACTOR SHALL ALSO RETAIN ALL SHIPPING RECORDS AND SPECIFICATIONS FOR THE OUTLET STRUCTURE MATERIALS AND STRUCTURES. ALL OF THE ABOVE DATA MAY BE REQUIRED AS PART OF THE MUNICIPALITY AS-BUILT PROCESS AND SHALL BE MADE AVAILABLE TO THE ENGINEER UPON REQUEST. THE CONTRACTOR AND OWNER SHALL HAVE DOCUMENTATION OF THESE TESTS AVAILABLE UPON REQUEST.

21. RETAINING WALLS SHOWN HEREIN SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL ENGINEER WITH EXPERIENCE DESIGNING RETAINING WALLS. AT LEAST 14 DAYS PRIOR TO BEGINNING CONSTRUCTION OF RETAINING WALLS, THE CONTRACTOR SHALL CONTACT THE OWNER'S GEOTECHNICAL ENGINEER TO SCHEDULE AND COORDINATE ALL APPROPRIATE INSPECTIONS, TESTS, AND VERIFICATION NECESSARY DURING RETAINING WALL CONSTRUCTION. THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTION, TESTING AND VERIFICATION FOR THE DURATION OF RETAINING WALL CONSTRUCTION. PROPER SCHEDULING, EXECUTION, AND RECORD KEEPING FOR ALL REQUIRED INSPECTIONS, TESTING, AND VERIFICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RECORDS SHALL BE RETAINED AND SHALL BE PROVIDED TO THE OWNER AND BASS, NIXON & KENNEDY, INC. ALL MONITORING, TESTING, AND VERIFICATION SHALL CONFORM TO THE MOST RECENT VERSION OF THE NC BUILDING CODE CHAPTER 18, SECTION 1806 OR THE WALL DESIGN ENGINEER'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.

19. CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS, THE FILL MATERIAL TO BE ED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.

20. INSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE TY TRENCHES FOR ANY OTHER DEPRESSION REQUIRING FILL OR BACKFILL TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TM STANDARD D698. STONE BACKFILL SHALL BE COMPACTED TO 95% TERMINED BY THE MODIFIED PROCTOR TEST AS SET OUT IN ASTM STANDARD R SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, HE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED HE MATERIALS TO BE USED ON THE PROJECT, TESTS SHALL BE CONDUCTED S TESTING LABORATORY AND THE CERTIFICATIONS MADE BY A LICENSED REPRESENTING THE LABORATORY.

21. 4D GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND RELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.

REVIEW, VERIFY AND COORDINATE ALL DIMENSIONS SHOWN ON PLANS, HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL STORM SEWER PRIOR TO STARTING PROJECT.

EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT EET. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.

STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA NORTH CAROLINA STATE BUILDING CODE, VOL. 1-C ACCESSIBILITY CODE.

ENGINEING AND OTHER SAFETY MEASURES NECESSARY IN AND AROUND ANY MANAGEMENT MEASURES (PONDS, WETLANDS, ETC.) OBTAINING PROPER RESPONSIBILITY OF THE OWNER.



SHEET INDEX

- C0.0 COVER SHEET
- C0.1 NOTES AND APPLICATIONS
- C0.2 EXISTING CONDITIONS PLAN
- C0.3 DEMOLITION PLAN
- C0.4 RECOMBINATION PLAN
- C1.0 SITE PLAN
- C2.0 UTILITY PLAN
- C3.0 GRADING & STORM DRAINAGE PLAN
- L5.00 OVERALL CODE LANDSCAPE PLAN
- A1 BUILDING ELEVATIONS
- A2 LIGHTING PLAN

OWNER/DEVELOPER:

NORTH RIDGE COUNTRY CLUB
6612 FALLS OF NEUSE ROAD
RALEIGH, NC 27615-6815

CONTACT: JEFF EARLEY, GENERAL MANAGER
PHONE: 919-846-9667
EMAIL: JEARLEY@NORTHTRIDGECC.ORG

ARCHITECT:

CHAMBERS
1800 WASHINGTON BLVD., SUITE 111
BALTIMORE, MD 21230

CONTACT: PRACHEE BIHANI
PHONE: 443-602-3482
EMAIL: PBIHANI@CHAMBERSUSA.COM

LANDSCAPE ARCHITECT:

McADAMS
621 HILLSBOROUGH ST., SUITE 500
RALEIGH, NC 27603

CONTACT: BRIAN KISKO
PHONE: 919-287-0838
EMAIL: KISKO@MCADAMSCO.COM

CIVIL ENGINEER:



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS

6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TELEPHONE: (919) 851-4422
FAX: (919) 851-8968

CERTIFICATION NUMBERS: NCBELS (C-0110)
NCBOLA (C-0267)

CONTACT: DAVID BLEVINS, PE
EMAIL: David.Blevins@BNKinc.com

SITE DATA

PROJECT NAME:	NORTH RIDGE COUNTRY CLUB FITNESS CENTER
PIN (MAIN PARCEL):	1717-33-7989
PIN (PARCEL TO BE RECOMBINED):	1717-23-2929
REAL ID NUMBER (MAIN PARCEL):	0051507
REAL ID NUMBER (PARCEL TO BE RECOMBINED):	0051448
ADDRESS:	6612 FALLS OF NEUSE ROAD RALEIGH, NORTH CAROLINA
ZONING (MAIN & NEW/PROPOSED PARCEL):	RESIDENTIAL-4 (R-4) RESIDENTIAL-6 (R-6)
ZONING (PARCEL TO BE RECOMBINED):	RESIDENTIAL-4 (R-4)
USE (MAIN & NEW/PROPOSED PARCEL):	GOLF COURSE GOLF COURSE
EXISTING:	
PROPOSED:	
USE (PARCEL TO BE RECOMBINED):	VACANT
EXISTING:	
FRONTAGE TYPE:	N/A
AREA (GROSS): (RECOMBINATION REQ'D)	
MAIN PARCEL AREA:	345.33 AC / 15,042,575 SF
RECOMBINED PARCEL AREA:	+ 0.51 AC / 22,216 SF
NEW/PROPOSED PARCEL AREA:	- 1.98 AC / 86,142 SF
MAIN PARCEL RECOMBINED AREA:	343.86 AC / 14,978,649 SF
PROPOSED BUILDING AREA:	
LOWER LEVEL (GOLF CART/BAG STORAGE):	12,000 SF
UPPER LEVEL (FITNESS CENTER):	13,900 SF
TOTAL:	25,900 SF
BUILDING HEIGHT:	39'-8"
BUILDING LOT COVERAGE:	(14,205 SF)/86,142 SF = 0.165
NEW PARCEL AREA:	
R-4 ZONING:	47,856 SF / 1.10 AC
R-6 ZONING:	38,286 SF / 0.88 AC
TOTAL:	86,142 SF / 1.98 AC
NEW PARCEL ALLOWED IMPERVIOUS AREA:	
R-4 ZONING (38%):	18,185 SF / 0.42 AC
R-6 ZONING (51%):	19,525 SF / 0.45 AC
NEW PARCEL IMPERVIOUS AREA (PRE-DEVELOPMENT):	
R-4 ZONING:	14,767 SF / 0.34 AC (30.9%)
R-6 ZONING:	19,022 SF / 0.44 AC (49.7%)
TOTAL:	33,789 SF / 0.78 AC (39.2%)
NEW PARCEL IMPERVIOUS AREA (POST-DEVELOPMENT):	
R-4 ZONING:	16,729 SF / 0.38 AC (35.0%)
R-6 ZONING:	19,331 SF / 0.44 AC (50.5%)
TOTAL:	36,059 SF / 0.83 AC (41.9%)
DENUDED AREA (LIMITS OF DISTURBANCE):	
NEW/PROPOSED PARCEL:	55,136 SF / 1.27 AC (%)
MAIN PARCEL:	30,647 SF / 0.70 AC (%)
TOTAL:	85,783 SF / 1.97 AC (%)
BUILDING SETBACKS (CIVIC BLDG R-4):	
FRONT:	20'
SIDES:	10'
REAR:	30'
BUILDING SETBACKS (CIVIC BLDG R-6):	
FRONT:	10'
SIDES:	10'
REAR:	20'
PARKING REQUIRED (NEW PARCEL):	
GOLF COURSE (1 SPACE/6 HOLES - 4 MIN.):	4 SPACES
CIVIC BLDG (1 SPACE/5,000 SF GROSS FLOOR AREA) X 25,900 SF:	5 SPACES
TOTAL:	9 SPACES
PARKING PROVIDED (NEW PARCEL):	18 SPACES
(INCLUDING 1 VAN ACCESSIBLE SPACE)	
OPEN SPACE REQUIRED:	N/A
AMENITY SPACE REQUIRED:	N/A
PROPOSED UTILITIES SUMMARY:	
PUBLIC WATER LINE:	NONE
PUBLIC SEWER LINE:	NONE
RECLAIMED WATER LINES:	NONE
WATER TAPS:	1
SEWER TAPS (EX MANHOLE):	1
APPROXIMATE SEWER FLOW: FITNESS CENTER (50 GALLONS/100 SF):	4,890 GPD
WATERSHED:	NEUSE RIVER

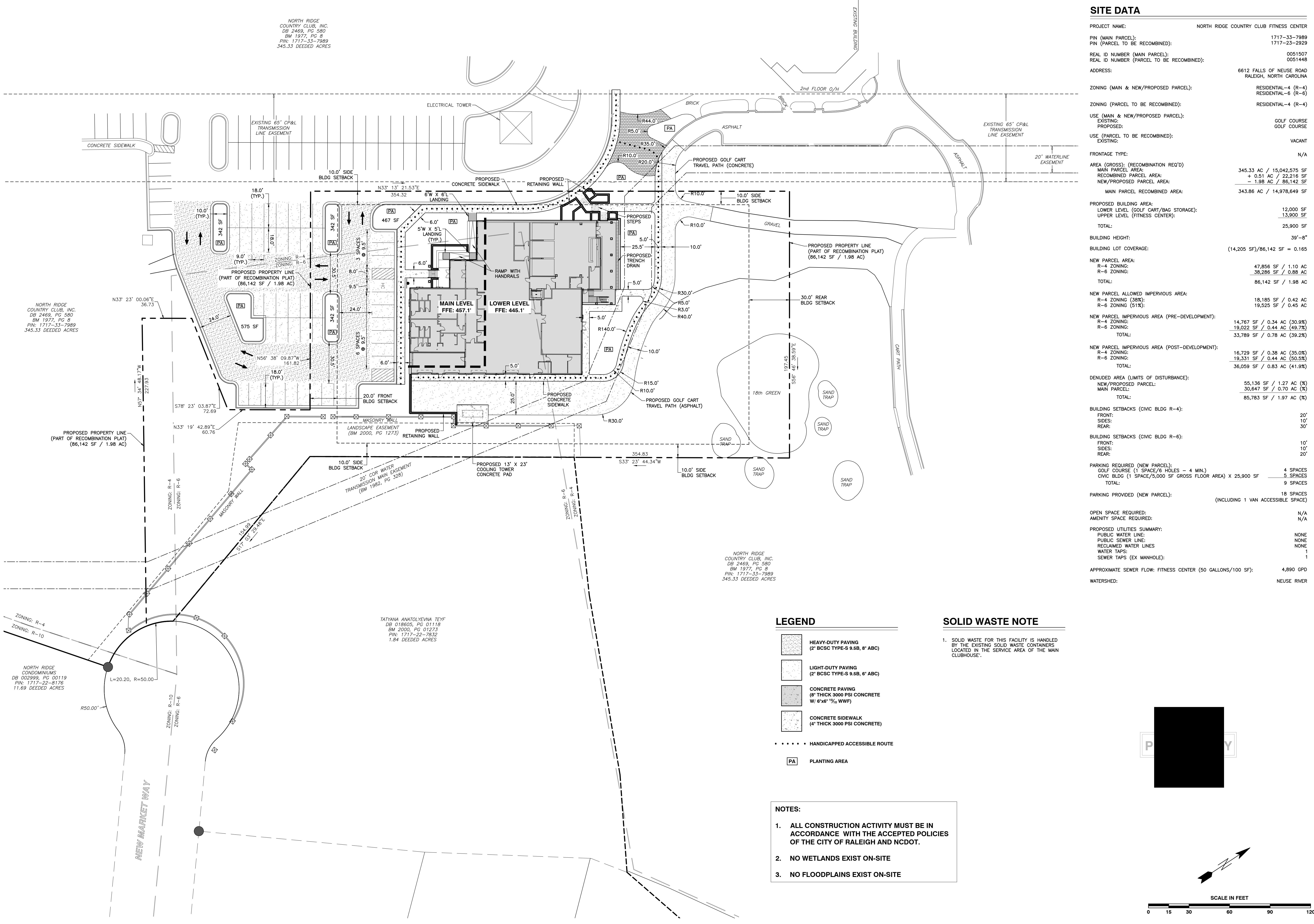
NORTH RIDGE
COUNTRY CLUB, INC.
DB 2469, PG 580
BM 1977, PG 8
PIN: 1717-33-7989
345.33 DEEDED ACRES

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TATYANA ANATOLYEVNA TEYF
DB 018605, PG 01118
BM 2000, PG 01273
PIN: 1717-22-7832
1.84 DEEDED ACRES

NORTH RIDGE
CONDOMINIUMS
DB 002999, PG 00119
PIN: 1717-22-8176
11.69 DEEDED ACRES



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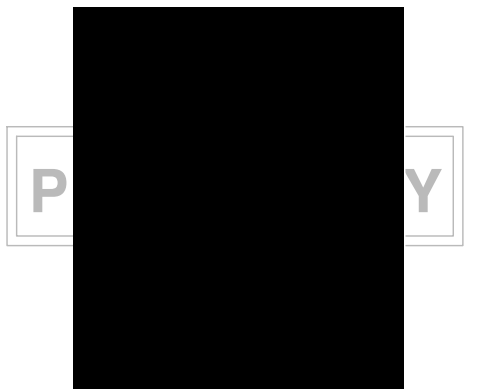
LEGEND

- HEAVY-DUTY PAVING
(2" BCSC TYPE-S 9.5B, 8" ABC)
- LIGHT-DUTY PAVING
(2" BCSC TYPE-S 9.5B, 6" ABC)
- CONCRETE PAVING
(8" THICK 3000 PSI CONCRETE
W/ 6"x6" 1% W/WF)
- CONCRETE SIDEWALK
(4" THICK 3000 PSI CONCRETE)
- HANDICAPPED ACCESSIBLE ROUTE
- PLANTING AREA

SOLID WASTE NOTE

1. SOLID WASTE FOR THIS FACILITY IS HANDLED BY THE EXISTING SOLID WASTE CONTAINERS LOCATED IN THE SERVICE AREA OF THE MAIN CLUBHOUSE.

- NOTES:**
- ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT.
 - NO WETLANDS EXIST ON-SITE
 - NO FLOODPLAINS EXIST ON-SITE



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6510 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4442 OR (800)354-1879 FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY

21144
JOB NO.
10-12-2022
DATE
RS
DRAWN BY
DATE
SITE PLAN
SCALE: 1" = 30'
CHK BY: DHB

NORTH RIDGE COUNTRY CLUB
FITNESS CENTER
ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA, WAKE COUNTY



NOT FOR
CONSTRUCTION

NORTH RIDGE COUNTRY CLUB
6612 Falls of the Neuse Road, Raleigh NC 27615

ADMINISTRATIVE SITE REVIEW

DATE	ISSUE

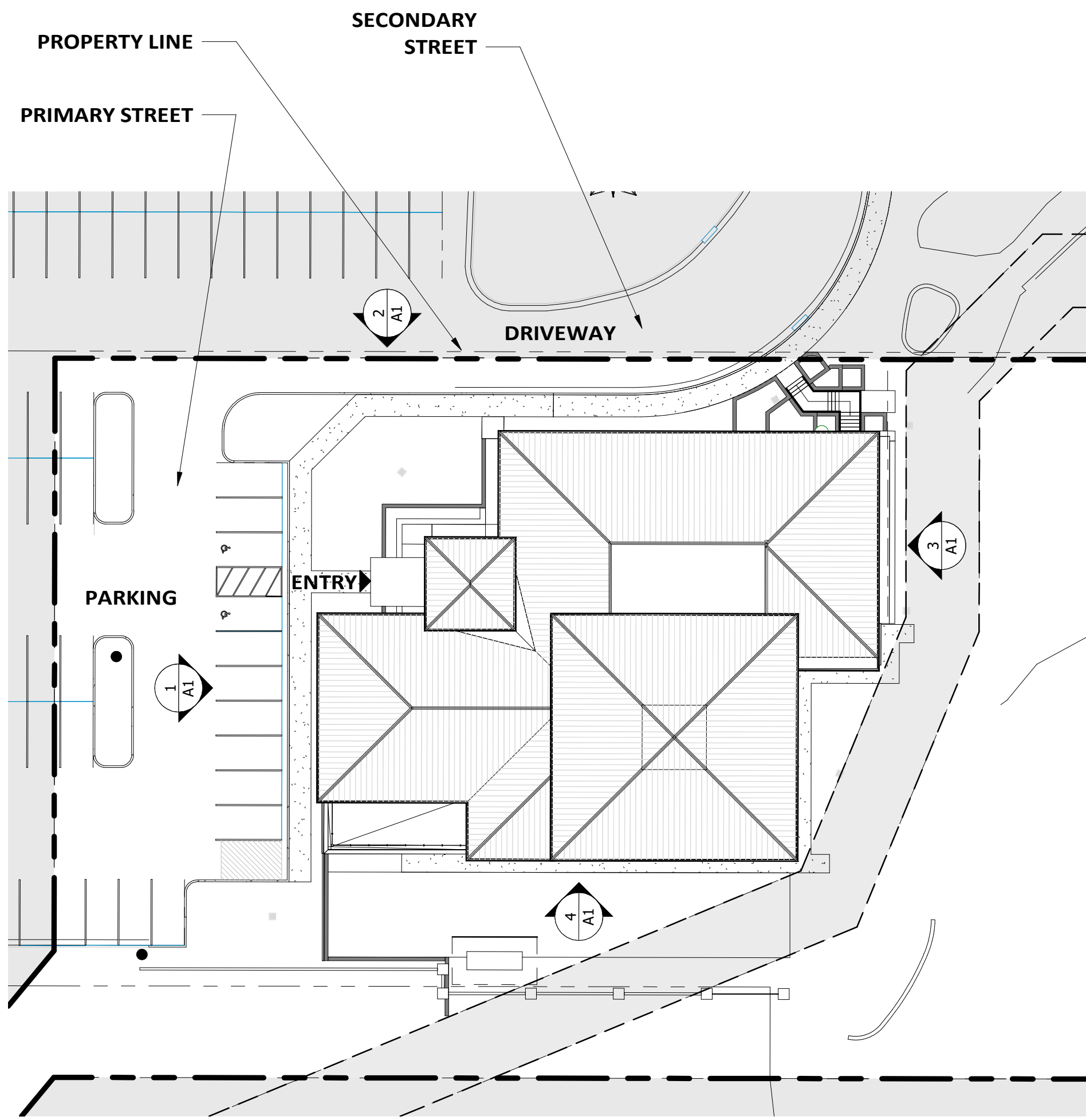
Date: 10/12/2022

Job No.: 21-115

Sheet Title
BUILDING ELEVATIONS

Sheet Number

A1



5 KEY PLAN
SCALE: 1" = 30'-0"



4 EAST SIDE ELEVATION
SCALE: 3/32" = 1'-0"



3 NORTH / TERRACE SIDE ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST SIDE ELEVATION
SCALE: 3/32" = 1'-0"



1 SOUTH / ENTRY SIDE ELEVATION
SCALE: 3/32" = 1'-0"

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