



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): _____

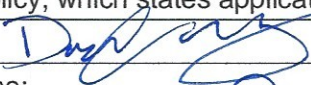
Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this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

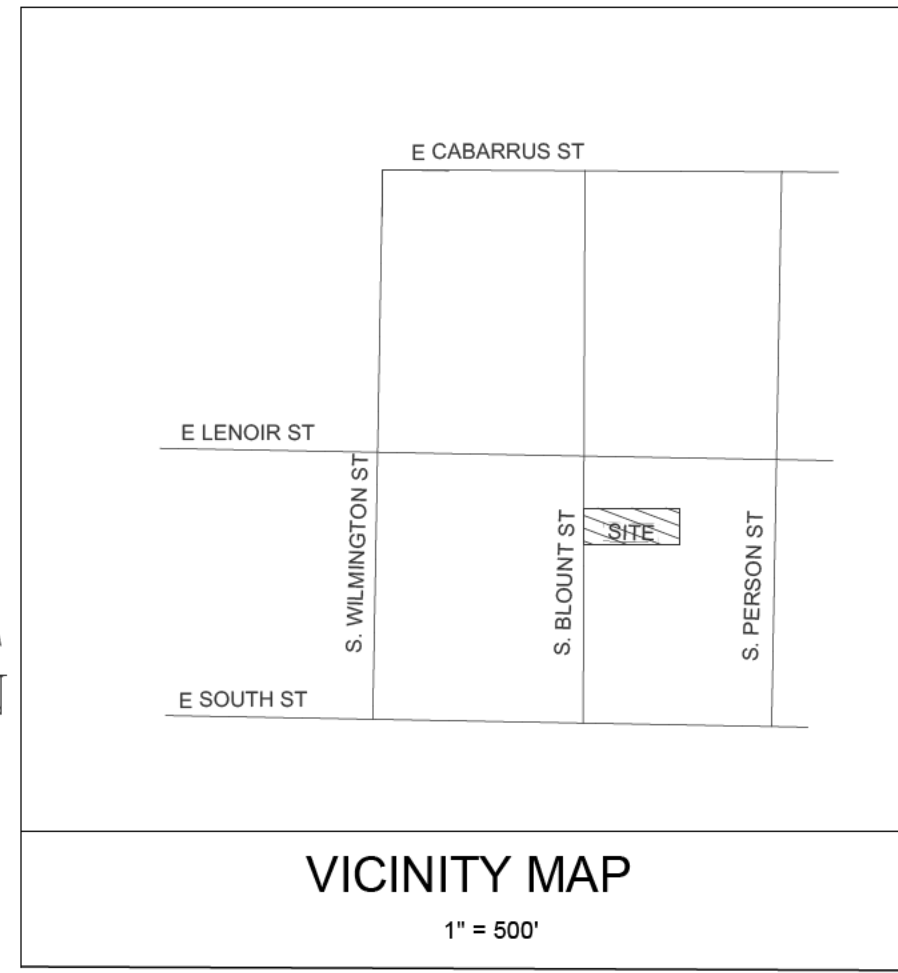
Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type		Site Transaction History	
<input checked="" type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____	
<input type="checkbox"/> Attached	<input 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 checked="" type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Blount Street Project			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 603 S. Blount Street			
Site P.I.N.(s): 1703-76-7279			
Please describe the scope of work. Include any additions, expansions, and change of use. Proposed 14'x35' Building for real estate office use on a 0.02 acre parcel.			
Current Property Owner/Developer Contact Name: Blount Street Project, LLC-David Mang			
NOTE: please attach purchase agreement when submitting this form.			
Company: Blount Street Project, LLC		Title: David Mang-Owner	
Address: PO BOX 6356, Raleigh, NC 27628			
Phone #: 919-757-3652		Email: mang@richrealtygroup.com	
Applicant Name: Josh Crumpler, PE			
Company: Crumpler Consulting Services, PLLC		Address: 2308 Ridge Road, Raleigh, NC 27612	
Phone #: 919-413-1704		Email: josh@crumplerconsulting.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-DE	Existing gross floor area (not to be demolished): 0.0
	Existing gross floor area to be demolished: 0.0
Gross site acreage: 882sf	New gross floor area: 980sf
# of parking spaces required: 1	Total sf gross (to remain and new): 980sf
# of parking spaces proposed: 1	Proposed # of buildings: 1
Overlay District (if applicable): HOD-G Prince Hall	Proposed # of stories for each: 2
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4):	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>0.022</u> Square Feet: <u>975</u>	Proposed Impervious Surface: Acres: <u>0.022</u> Square Feet: <u>955</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	
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	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate <u>Joshua Crumpler, PE</u> to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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>2-19-21</u>
Printed Name: <u>David Mang</u>	



ADMINISTRATIVE SITE PLANS (TIER 3) FOR BLOUNT STREET PROJECT 603 S. BLOUNT STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: ASR-XXXX-2021

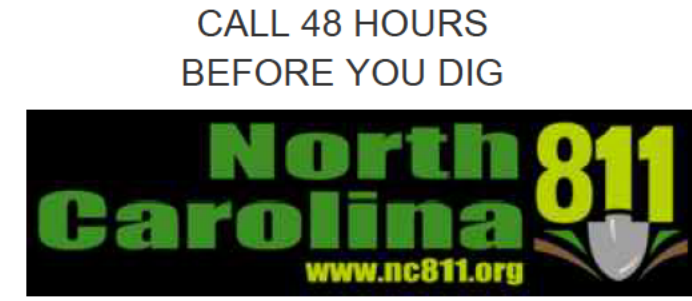
PREPARED FOR:
BLOUNT STREET PROJECT, LLC
PO BOX 6356
RALEIGH, NORTH CAROLINA 27628

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
 Raleigh, North Carolina 27612
 Ph. 919-413-1704
 P-1533

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	SITE AND LANDSCAPING PLAN
C-4	GRADING, STORMWATER AND UTILITY PLAN
D-1	DETAILS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



NORTH CAROLINA
 ONE-CALL CENTER
 1-800-632-4949

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

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Site Plan Tier: Tier Two Site Plan Tier Three Site Plan

Building Type	Site Transaction History
<input checked="" type="checkbox"/> Detached	Subdivision case #:
<input type="checkbox"/> Attached	Scoping/sketch plan case #:
<input type="checkbox"/> Apartment	Certificate of Appropriateness #:
<input type="checkbox"/> Townhouse	Board of Adjustment #:
<input type="checkbox"/> General	Zoning Case #:
<input type="checkbox"/> Mixed use	Administrative Alternate #:
<input type="checkbox"/> Open lot	
<input checked="" type="checkbox"/> Civic	

GENERAL INFORMATION

Development name: Blount Street Project
 Inside City limits? Yes No
 Property address(es): **603 S. Blount Street**
 Site P.I.N.(s): 1703-76-7279
 Please describe the scope of work. Include any additions, expansions, and change of use.
 Proposed 14'x35' Building on a 0.02 acre parcel.

Current Property Owner/Developer Contact Name: Blount Street Project, LLC-David Mang
NOTE: please attach purchase agreement when submitting this form.
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 Phone #: 919-757-3652 Email: mang@richrealtgroup.com
 Applicant Name: Josh Crumpler, PE
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 Phone #: 919-413-1704 Email: josh@crumplerconsulting.com

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raleighnc.gov

DEVELOPMENT TYPE + SITE DATA TABLE
 (Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): OX-3-DE	Existing gross floor area (not to be demolished): 0.0
Gross site acreage: 0.02	Existing gross floor area to be demolished: 0.0
# of parking spaces required: 1	New gross floor area: 980sf
# of parking spaces proposed: 1	Total sf gross (to remain and new): 980sf
Overlay District (if applicable): HOV-G Prince Hall	Proposed # of buildings: 1
Existing use (UDO 6.3.4): Vacant	Proposed # of stories for each: 2
Proposed use (UDO 6.1.4): Vacant	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.02 Square Feet: 875
 Proposed Impervious Surface: Acres: 0.02 Square Feet: 865
 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

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

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Signature: David Mang Date: 7-19-21
 Printed Name: David Mang

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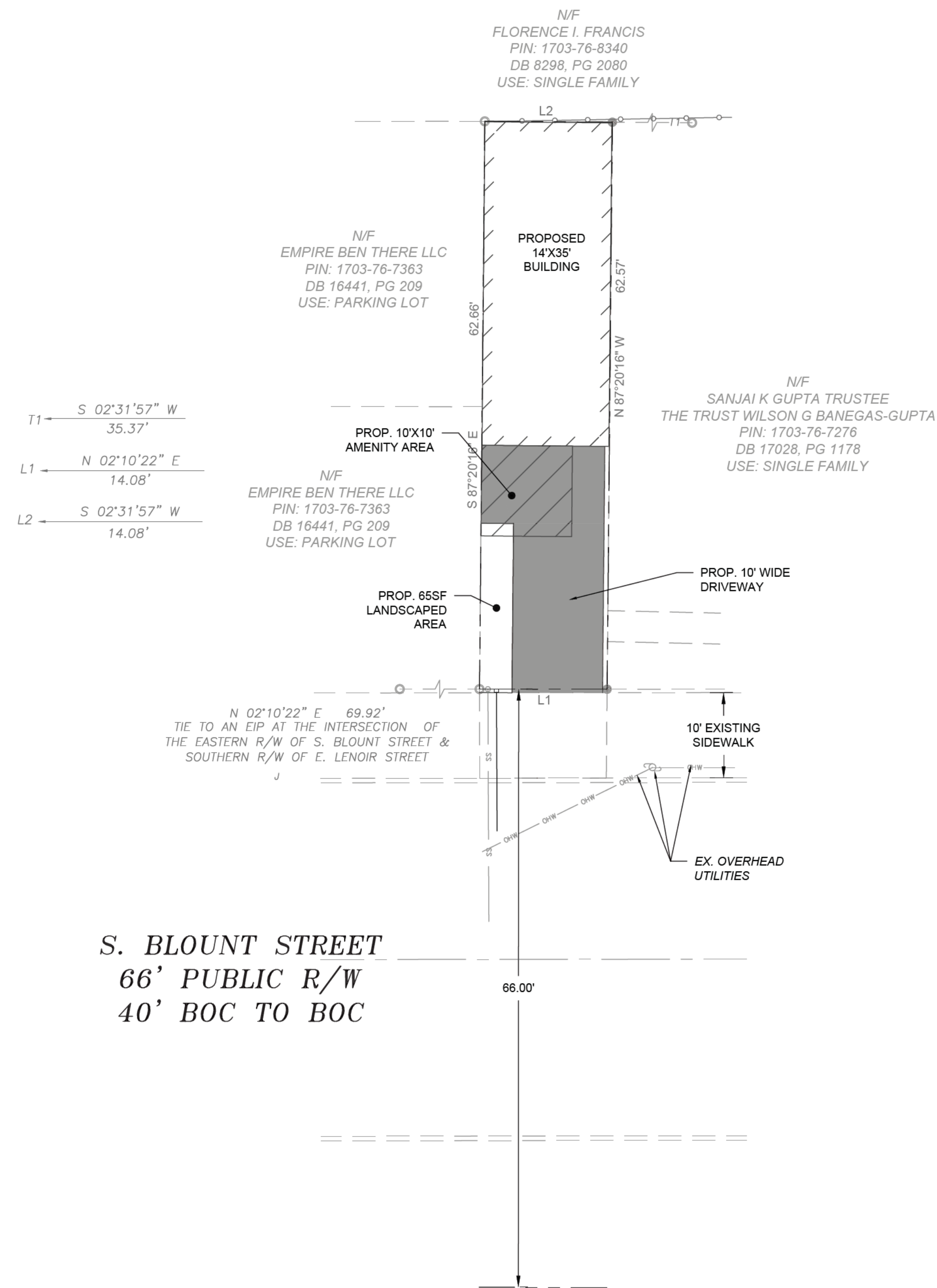


ISSUED FOR PERMITTING

REV.	DESCRIPTION	DATE

COVER
BLOUNT STREET PROJECT
 603 S. BLOUNT STREET
 RALEIGH, NORTH CAROLINA

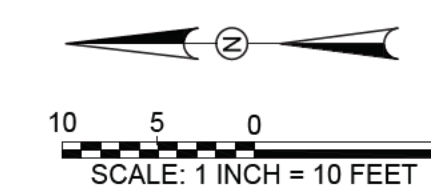
PROJECT NO.: 20024
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 02/18/21
 SCALE: N.T.S.



S. BLOUNT STREET
66' PUBLIC R/W
40' BOC TO BOC

LANDSCAPING REQUIREMENTS

S. BLOUNT STREET (AVENUE 4-LANE, PARALLEL PARKING STREETSCAPE)
REQUIREMENT: 1 TREE PER 40LF=14.08LF/40LF=0 TREES
PROVIDED: 0 TREES PROVIDED



LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
	PROPOSED LOT LINE
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE

SUMMARY INFORMATION

DEVELOPMENT NAME: BLOUNT STREET PROJECT

SSITE ADDRESS: 603 S. BLOUNT STREET
RALEIGH, NORTH CAROLINA

PIN NUMBER: 1703-76-7279

JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: OX-3-DE

TOTAL ACREAGE: 0.02 ACRES (882 SF)

AMENITY AREA REQUIRED: 88SF
AMENITY AREA PROVIDED: 100SF

OWNER/DEVELOPER:
BLOUNT STREET PROJECT, LLC
PO BOX 6356
RALEIGH, NORTH CAROLINA 27628

ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE
2308 RIDGE ROAD
RALEIGH, NC 27612
(919) 413-1704

CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

ISSUED FOR
PERMITTING

REV.	DESCRIPTION	DATE

SITE AND LANDSCAPING PLAN
BLOUNT STREET PROJECT
603 S. BLOUNT STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 20024

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 02/18/21

SCALE: 1" = 10'

C-3

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