



Administrative Approval Action

Case File / Name: SUB-0060-2023
DSLCL - 319 HECK SUBDIVISION

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 0.51 acre site is located south of Oakwood Avenue between Idlewild Avenue and Heck Street.

REQUEST: This plan proposes a 3 lot subdivision for apartments and attached houses on 0.49 acre property located at 319 Heck Street. The site is currently developed with a 3-story, 12-unit apartment building which will remain on New Lot 1 (0.267 acres, 11,620 square feet). New Lot 2 is approximately 0.099 acre and 4,327 square feet for an attached house. New Lot 3 is approximately 0.095 acre and 4,130 square feet for an attached house. A minimum 10% net site area is required to be set aside for outdoor amenity area for apartment building type. This area is shown on New Lot 1 (1,182 square feet).

The site is located in zoned R-10-NCOD: New Bern-Edenton and located within a Frequent Transit Area. The plan proposes utilizing the Frequent Transit Development Option (FTDO) for all 3 lots. Under FTDO, any development with more than 12 residential units shall provide a minimum of 20% of units above 12 as affordable (UDO Section 2.7.1.G4(7)). The proposed subdivision will have a total of 16 residential units (12 multi-living units, 4 for the attached houses) and requires a minimum of 1 affordable residential unit. The plan indicates the affordable unit will be located within the existing apartment building.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated January 12, 2026 by Crumpler Consulting Services.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

SITE PERMITTING REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Prior to approval, plan shall clearly indicate and show that the required affordable housing unit(s) will be located in the existing apartment building. Show the math on how the number of unit(s) is determined
2. Show the dimensions of the outdoor amenity area on Lot 1 to ensure compliance with UDO Section 1.5.7.



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3. Determine the applicable primary street(s) using the methodology set forth in UDO Section 1.5.4.C.; update primary and side street designations, and associated setbacks, accordingly.

Urban Forestry

4. A tree impact permit is required for the removal of 1 existing street tree in the right-of-way along Idlewild Ave., and 3 existing street trees along Heck St.

LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
2. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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Stormwater

4. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

5. A public infrastructure surety for 14 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. An evaluation of access and parking will take place at time of SPR (if applicable) or building permit if SPR is not applicable. Additionally, alignment of ADA ramps and final design of the streetscape shall be addressed prior to SPR or building permits if SPR is not applicable. Additionally, all signage and pavement markings shall be addressed through permit reviews at a process to be determined on how these plans are submitted.

Stormwater

2. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a subdivision of one-half acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
3. If total land disturbance will be over 12,000 sq. ft. for multiple buildings, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)
4. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along Idlewild Ave, 7 street trees along Oakwood St, and 5 street trees along Heck St.

The following are required prior to issuance of building occupancy permit:

General



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1. Final inspection of all right-of-way street trees by Urban Forestry Staff.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Prior to the issuance of a certificate of occupancy for either New Lot 2 or New Lot 3, whichever comes first, record an Affordable Housing Deed Restriction in accordance with UDO Section 2.7.1.G4 and Footnote 7.

Stormwater

4. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: April 29, 2029
Record at least 1/2 of the land area approved.

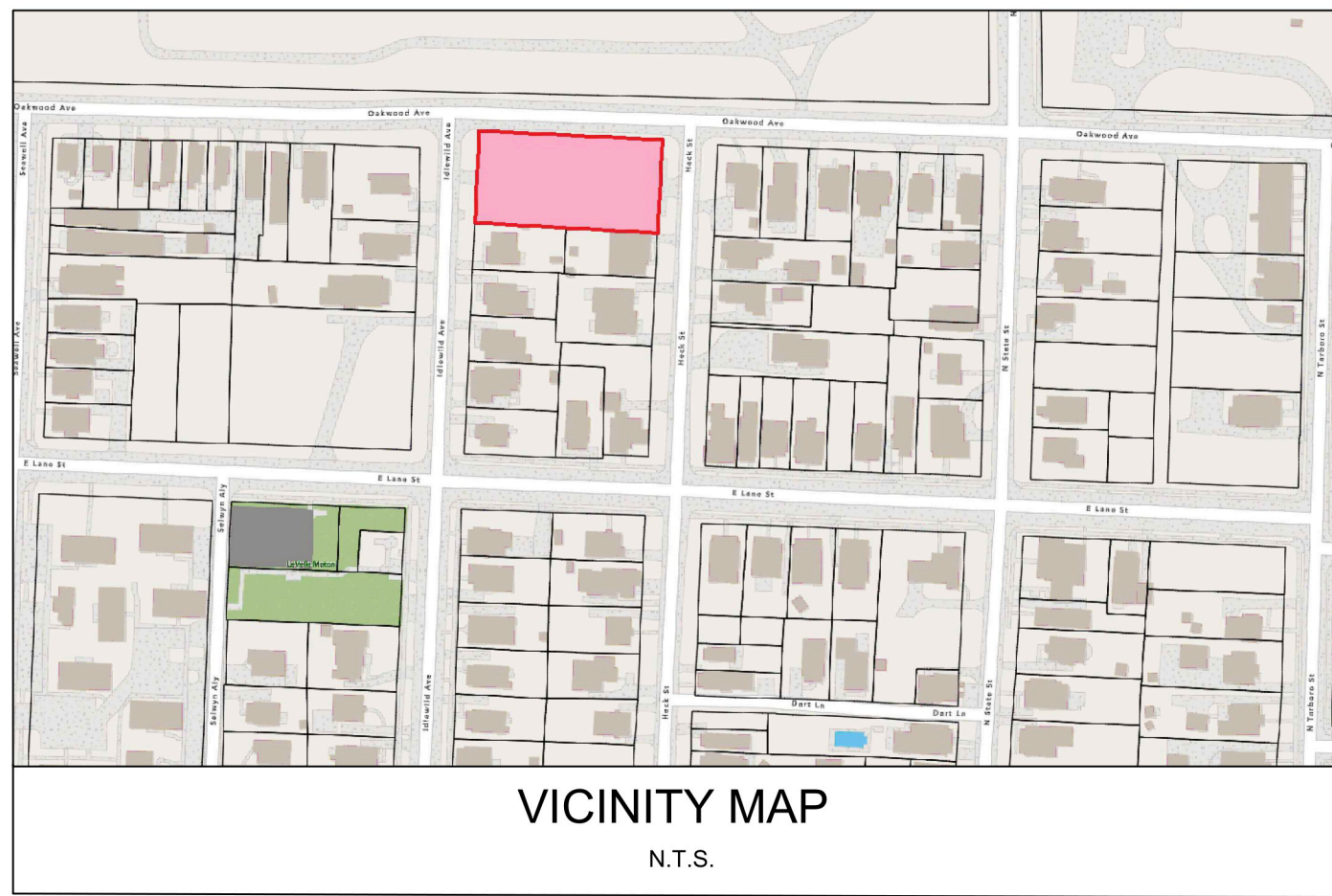
5-Year Sunset Date: April 29, 2031
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Keegan.McDonald@raleighnc.gov _____ Date: 04/29/2026

Development Services Dir/Designee

Staff Coordinator: Jessica Gladwin



VICINITY MAP
N.T.S.

SUBDIVISION PLANS FOR 319 HECK SUBDIVISION 319 HECK STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0060-2023

PREPARED FOR:
319 HECK STREET LLC
319 SEAWELL AVE
RALEIGH, NC 27601-1255

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

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

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY BATEMAN CIVIL SURVEY COMPANY DATED 03/20/2023.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171400K DATED JULY 19, 2022.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- RESIDENTIAL INFILL STANDARDS (UDO SECTION 2.2.7), IF A COMPARATIVE SAMPLE CAN BE OBTAINED, THESE STANDARDS WILL NEED TO BE MET AT BUILDING PERMIT REVIEW.

BUILDING UNIT QUANTITIES	
MULTI-FAMILY UNITS	11
AFFORDABLE MULTI-FAMILY UNITS	1
ATTACHED UNITS	4
TOTAL NUMBER OF UNITS	16

**Preliminary Subdivision Application
Site Review**

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 OPTIONS (UDO Chapter 2)

Conventional Subdivision
 Compact Development
 Conservation Development
 Cottage Court
 Flag lot
 Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION

Scoping/sketch plan case number(s):

Development name (subject to approval): 319 HECK SUBDIVISION

Property Address(es): 319 HECK STREET

Recorded Deed PIN(s): 1714-10-2600

Building type(s):
 Detached House
 Attached House
 Townhouse
 Apartment
 General Building
 Mixed Use Building
 Civic Building
 Open Lot
 Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Names: STUART CULLINAN

Company: 319 HECK STREET LLC Title: OWNER

Address: 319 SEAWELL AVE., RALEIGH, NC

Phone #: [REDACTED]

Applicant Name (if different from owner. See "who can apply" in instructions):

Relationship to owner: Lessee or contract purchaser
 Owner's authorized agent
 Easement holder

Company: Address: Phone #: Email:

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Names: STUART CULLINAN

Company: 319 HECK STREET LLC Title: OWNER

Address: 319 SEAWELL AVE., RALEIGH, NC

Phone #: [REDACTED]

DEVELOPMENT TYPE + SITE DATA TABLE - ZONING INFORMATION

Gross site acreage: 0.503AC

Zoning districts (if more than one, provide acreage of each): R-10

Overlay district(s): Inside City Limits? Yes No Historic District/Landmark: N/A

Conditional Use District (CUD) Board of Adjustment Case # Design Alternate Case #

Case # Z- BOA- DA-

STORMWATER INFORMATION

Impervious Area on Parcel(s): Existing (sf) 8,913 Proposed total (sf) 10,638 Impervious Area for Compliance (includes right-of-way): Existing (sf) 9,905 Proposed total (sf) 13,158

NUMBER OF LOTS AND DENSITY

of Detached House Lots: 3 # of Attached House Lots: # of Townhouse Lots: # of Tiny House Lots: # of Open Lots: # of Other Lots (Apartment, General, Mixed Use, Civic): 1

Total # of Lots: 4 Total # Dwelling Units: 15

of bedroom units (if known): 1br 2br 12 3br 3 4br

Proposed density for each zoning district (UDO 1.5.2.F): 1,462

SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: Date: 10/19/23

Printed Name: Stuart Cullinan Date:

Signature: Date:

Printed Name: Date:

ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	03/01/24	CITY OF RALEIGH COMMENTS
2	05/20/24	CITY OF RALEIGH COMMENTS
3	01/29/25	CITY OF RALEIGH COMMENTS
4	08/28/25	CITY OF RALEIGH COMMENTS
5	01/12/26	CITY OF RALEIGH COMMENTS

COVER
 319 HECK SUBDIVISION
 319 HECK STREET
 RALEIGH, NORTH CAROLINA
 CITY OF RALEIGH FILE: SUB-0060-2023

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

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

CALL 48 HOURS BEFORE YOU DIG



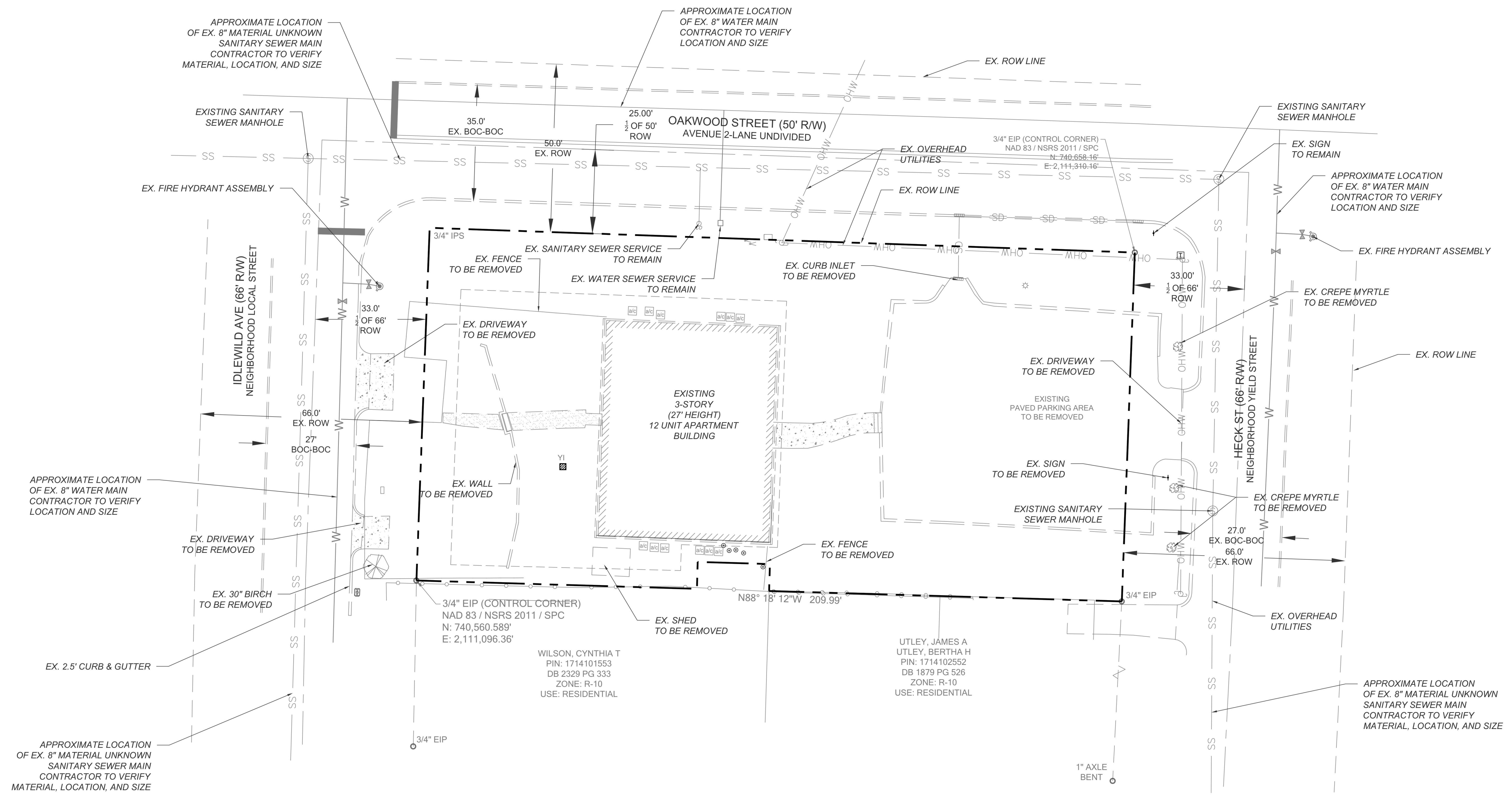
NORTH CAROLINA ONE-CALL CENTER
1-800-632-4949

PROJECT NO.:	23043
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	10/18/23
SCALE:	N.T.S.

C-1

LEGEND

---	EXISTING PROPERTY LINE
- - - -	EXISTING ABUTTING PROPERTY LINE
- - - -	EXISTING RIGHT-OF-WAY
OHW	EXISTING OVERHEAD POWER LINE
- - - -	EXISTING ABUTTING PROPERTY LINE
- - - -	EXISTING EDGE OF PAVEMENT
100	EXISTING CONTOUR MAJOR
- - - -	EXISTING CONTOUR MINOR
SS	EXISTING SANITARY SEWER
SD	EXISTING STORM SEWER
---	EXISTING WATER MAIN
---	EXISTING CATCH BASIN
⊙	EXISTING SANITARY SEWER MANHOLE
⊙	EXISTING STORMWATER MANHOLE



ISSUED FOR PERMITTING

DATE	DESCRIPTION
03/01/24	CITY OF RALEIGH COMMENTS
05/20/24	CITY OF RALEIGH COMMENTS
01/29/25	CITY OF RALEIGH COMMENTS
08/28/25	CITY OF RALEIGH COMMENTS
01/12/26	CITY OF RALEIGH COMMENTS

EXISTING CONDITIONS PLAN
319 HECK SUBDIVISION
319 HECK STREET
RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0060-2023

PROJECT NO.:	23043
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	10/18/23
SCALE:	1" = 20'

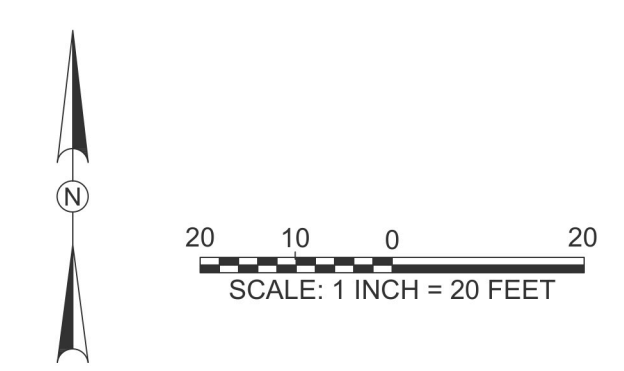
C-2

SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY BATEMAN CIVIL SURVEY COMPANY DATED 03/20/2023.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171400K DATED JULY 19, 2022.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- RESIDENTIAL INFILL STANDARDS (UDO SECTION 2.2.7), IF A COMPARATIVE SAMPLE CAN BE OBTAINED, THESE STANDARDS WILL NEED TO BE MET AT BUILDING PERMIT REVIEW.



STORMWATER IMPERVIOUS NOTES:

IDLEWILD AVE, OAKWOOD STREET, AND HECK STREET: 418LF OF 5' SIDEWALK = 2,090SF

MAXIMUM IMPERVIOUS SURFACE PER ZONING=65%
 MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:
 -LOT 1: 11,620SF (65%) = 7,553SF-2,090SF = 5,463SF MAX IMPERVIOUS SURFACE
 PROPOSED IMPERVIOUS SURFACE = 4,154SF
 -LOT 2: 4,327SF (65%) = 2,813SF MAX IMPERVIOUS SURFACE
 -LOT 3: 4,130SF (65%) = 2,685SF MAX IMPERVIOUS SURFACE

-PER SECTION 9.2.2.A.2.B.I SUBJECT TO 4.A OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE. THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

LANDSCAPING NOTES

- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03.
- STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEDED AND WATERED.
- SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
- A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDED/COMPOSTED LEAVES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- COMPLETELY REMOVE TOP HALF OF BURLAP LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- LANDSCAPING SHOWN MEETS REQUIREMENTS.
- ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

TREE CONSERVATION AND LANDSCAPING NOTES:

-THIS SITE IS LESS THAN 2 ACRES AND EXEMPT OF CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.1.2.TREE CONSERVATION APPLICABILITY.

-THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

LANDSCAPING REQUIREMENTS

OAKWOOD AVENUE (AVENUE 2-LANE, UNDIVIDED STREETScape)
 REQUIREMENT: 1 TREE PER 40LF SHADE=105LF/40LF=2 TREES
 PROVIDED: 2 TREES
 OAKWOOD AVENUE (AVENUE 2-LANE, UNDIVIDED STREETScape)
 REQUIREMENT: 1 TREE PER 20LF UNDERSTORY=105LF/20LF=5 TREES
 PROVIDED: 5 TREES
 IDLEWILD STREET (NEIGHBORHOOD STREET STREETScape)
 REQUIREMENT: 1 TREE PER 40LF=105LF/40LF=2 TREES
 PROVIDED: 2 TREES
 HECK STREET (NEIGHBORHOOD STREET STREETScape)
 REQUIREMENT: 1 TREE PER 20LF UNDERSTORY=105LF/20LF=5 TREES
 PROVIDED: 5 TREES

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING		
SHADE TREES						
NO	4	QUERCUS NUTTALLII	NUTTALL OAK	10'	3"	B&B
UNDERSTORY TREES						
DG	10	CORNUS FLORIDA	FLOWERING DOGWOOD SINGLE STEM	HEIGHT	CALIPER	ROOT
				6'	1.5"	B&B

SITE EXEMPTION NOTES:

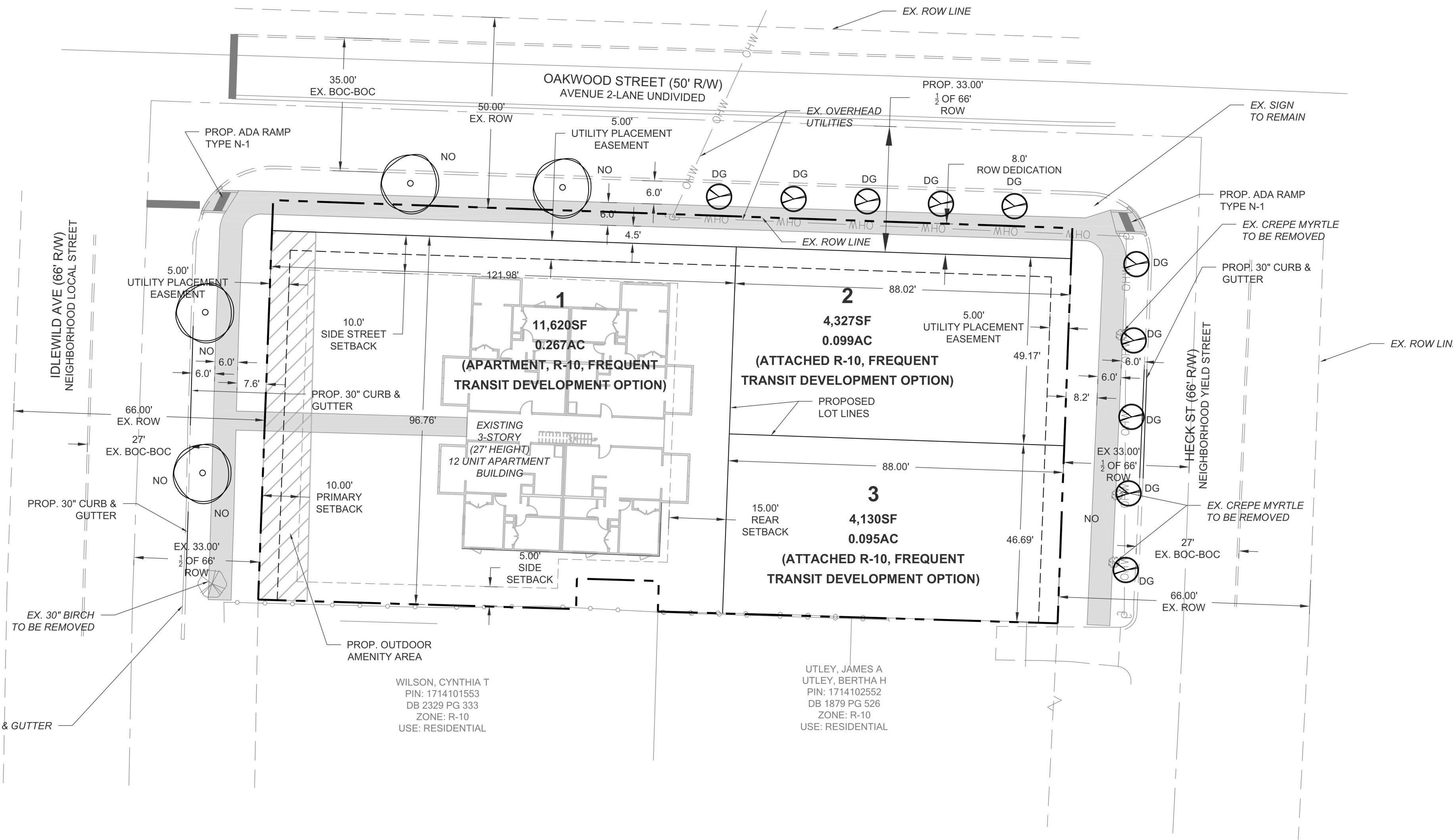
-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

NOTES

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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 EASEMENT
	PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
	PROPOSED LOT LINE
	PROPOSED OUTDOOR AMENITY AREA

SUMMARY INFORMATION

DEVELOPMENT NAME: 319 HECK SUBDIVISION
SITE ADDRESS: 319 HECK STREET RALEIGH, NORTH CAROLINA
PIN NUMBER: 1714-10-2600

JURISDICTION: CITY OF RALEIGH
EXISTING USE: APARTMENT
PROPOSED USE: MULTI-UNIT LIVING AND TWO-UNIT LIVING
CURRENT ZONING DISTRICT: R-10
CURRENT ZONING OVERLAY: FREQUENT TRANSIT AREA
CURRENT NEIGHBORHOOD OVERLAY: NEW BERN-EDENTON

TOTAL ACREAGE: 0.489 ACRES (21,757 SF)
DEDICATED RIGHT OF WAY: 0.039 ACRES (1,680 SF)
TOTAL NET ACREAGE: 0.465 ACRES (20,250 SF)

PROVIDED OUTDOOR AMENITY AREA APARTMENT: 1,163 SF (MIN.)
PROVIDED OUTDOOR AMENITY AREA: 1,182 SF

EXISTING IMPERVIOUS SURFACE AREA: 10,145SF

R-10, FREQUENT TRANSIT DEVELOPMENT OPTION, REQUIREMENTS:
 REQUIRED LOT SIZE: 2,500SF (MIN.)
 REQUIRED LOT WIDTH: 45' (MIN.)
 REQUIRED LOT DEPTH: 60' (MIN.)
 REQUIRED LOT AREA PER UNIT: 800SF (MIN.) MULTI-UNIT

NCOD NEW BERN-EDENTON NEIGHBORHOOD, REQUIREMENTS:
 REQUIRED LOT SIZE: 4,000SF (MIN.)
 REQUIRED LOT FRONTAGE: 30' (MIN.)
 REQUIRED FRONT YARD SETBACK: MIN. OF 10', MAX. OF 25'
 REQUIRED SIDE YARD SETBACK: MIN. OF 0' WHEN BUILDING SEPARATION IS MET
 REQUIRED BUILDING SEPARATION: MIN. OF 10'
 MAXIMUM BUILDING HEIGHT: 35'
 EXISTING BUILDING HEIGHT: 27'

PROPOSED LOT 1 (APARTMENT, FREQUENT TRANSIT DEVELOPMENT OPTION): 11,620SF/0.267AC
 PROVIDED LOT SIZE: 11,620SF
 PROVIDED LOT WIDTH: 96.76'
 PROVIDED LOT DEPTH: 124.98'
 PROVIDED LOT AREA PER UNIT: 11,620SF/12 = 994SF

PROPOSED LOT 2 (ATTACHED HOUSE, FREQUENT TRANSIT DEVELOPMENT OPTION): 4,327SF/0.099AC
 PROVIDED LOT SIZE: 4,327SF
 PROVIDED LOT WIDTH: 47.93'
 PROVIDED LOT DEPTH: 85.02'

PROPOSED LOT 3 (ATTACHED HOUSE, FREQUENT TRANSIT DEVELOPMENT OPTION): 4,130SF/0.095AC
 PROVIDED LOT SIZE: 4,130SF
 PROVIDED LOT WIDTH: 47.93'
 PROVIDED LOT DEPTH: 85.00'

BLOCK PERIMETER REQUIRED (MAX.): 2,500LF
BLOCK PERIMETER PROVIDED: 1,875LF**
 **EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR SITES LESS THAN 2 ACRES

OWNER/DEVELOPER:
 319 HECK STREET LLC
 319 SEAWELL AVE
 RALEIGH, NC 27601-1255

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

DATE	DESCRIPTION
03/01/24	CITY OF RALEIGH COMMENTS
05/20/24	CITY OF RALEIGH COMMENTS
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08/28/25	CITY OF RALEIGH COMMENTS
01/12/26	CITY OF RALEIGH COMMENTS

REV.

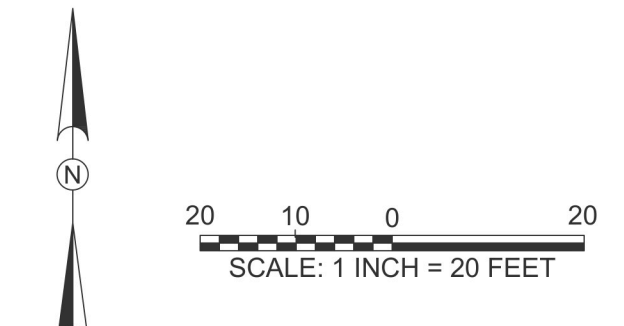
REV.	DESCRIPTION
1	CITY OF RALEIGH COMMENTS
2	CITY OF RALEIGH COMMENTS
3	CITY OF RALEIGH COMMENTS
4	CITY OF RALEIGH COMMENTS
5	CITY OF RALEIGH COMMENTS

SUBDIVISION & LANDSCAPING PLAN
319 HECK SUBDIVISION
 319 HECK STREET
 RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0060-2023

PROJECT NO.: 23043
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 10/18/23
 SCALE: 1" = 20'

C-3
 3 of 5



STANDARD UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
- PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED UNDER THE PRIVATE INFRASTRUCTURE PERMIT FOR SEWER.
- ANY WATER OR SEWER SERVICES ON PRIVATE PROPERTY THAT WILL BE INSTALLED UNDER CONSTRUCTION DRAWINGS MAY REQUIRE A PLUMBING UTILITY PERMIT IN THE CITY OF RALEIGH. CONSULT WITH THE ENGINEERING INSPECTION COORDINATOR DURING THE PRE-CONSTRUCTION MEETING ON THE NECESSARY PERMITS.
- INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDDT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
- THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
- THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
- THE DEVICES SHALL BE INSTALLED AND TESTED BOTH INITIAL AND PERIODIC TESTING (THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN \$250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.
- PRIVATE SUB-METERING - NO RESALE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE "SAFE DRINKING WATER ACT".

ADA NOTES

- PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
- PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
- RAMP SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
- HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

FIRE PROTECTION NOTES:

- ALL PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING SHALL BE LOCATED WITHIN 150 FEET OF FIRE APPARATUS LOCATED WITHIN ROADWAY.
- FIRE FLOW ANALYSIS MUST BE PROVEN PRIOR TO ISSUANCE OF BUILDING PERMITS.
- FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS HOW THE FIRE HOSE LAYS.

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

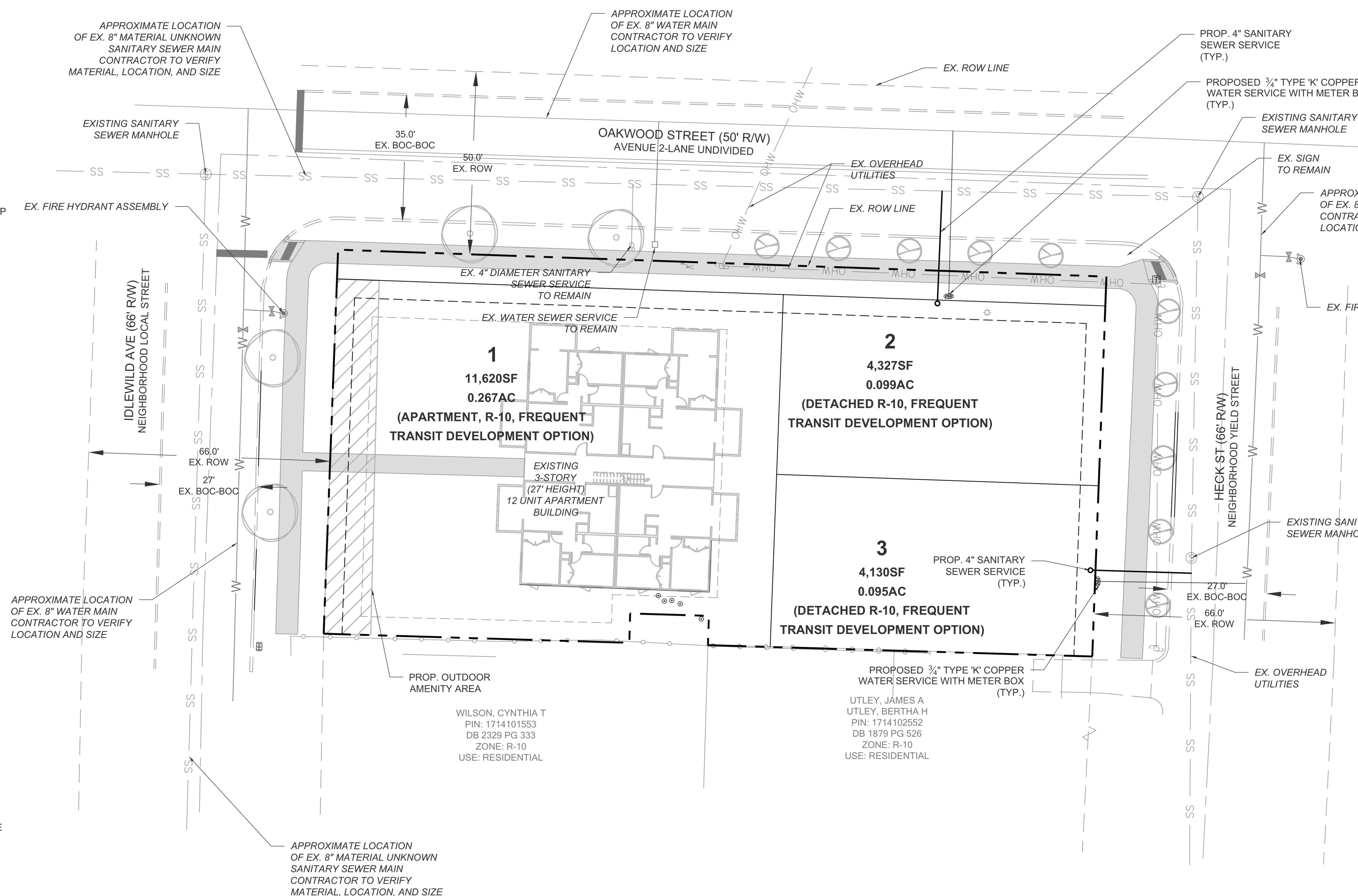
-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2.16.

NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY BATEMAN CIVIL SURVEY COMPANY DATED 03/20/2023.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171400K DATED JULY 19, 2022.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- RESIDENTIAL INFILL STANDARDS (UDO SECTION 2.2.7), IF A COMPARATIVE SAMPLE CAN BE OBTAINED, THESE STANDARDS WILL NEED TO BE MET AT BUILDING PERMIT REVIEW.

LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING BUILDING SETBACK LINE
	EXISTING PARKING SETBACK LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED LOT LINE
	PROPOSED UTILITY PLACEMENT EASEMENT
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	PROPOSED SANITARY MANHOLE
	PROPOSED HYDRANT ASSEMBLY
	PROPOSED OUTDOOR AMENITY AREA



WILSON, CYNTHIA T
PIN: 1714101553
DB 2329 PG 333
ZONE: R-10
USE: RESIDENTIAL

UTLEY, JAMES A
UTLEY, BERTHA H
PIN: 1714102552
DB 1879 PG 526
ZONE: R-10
USE: RESIDENTIAL

CRUMPLER
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Ph: 919-333-1704
P-1533

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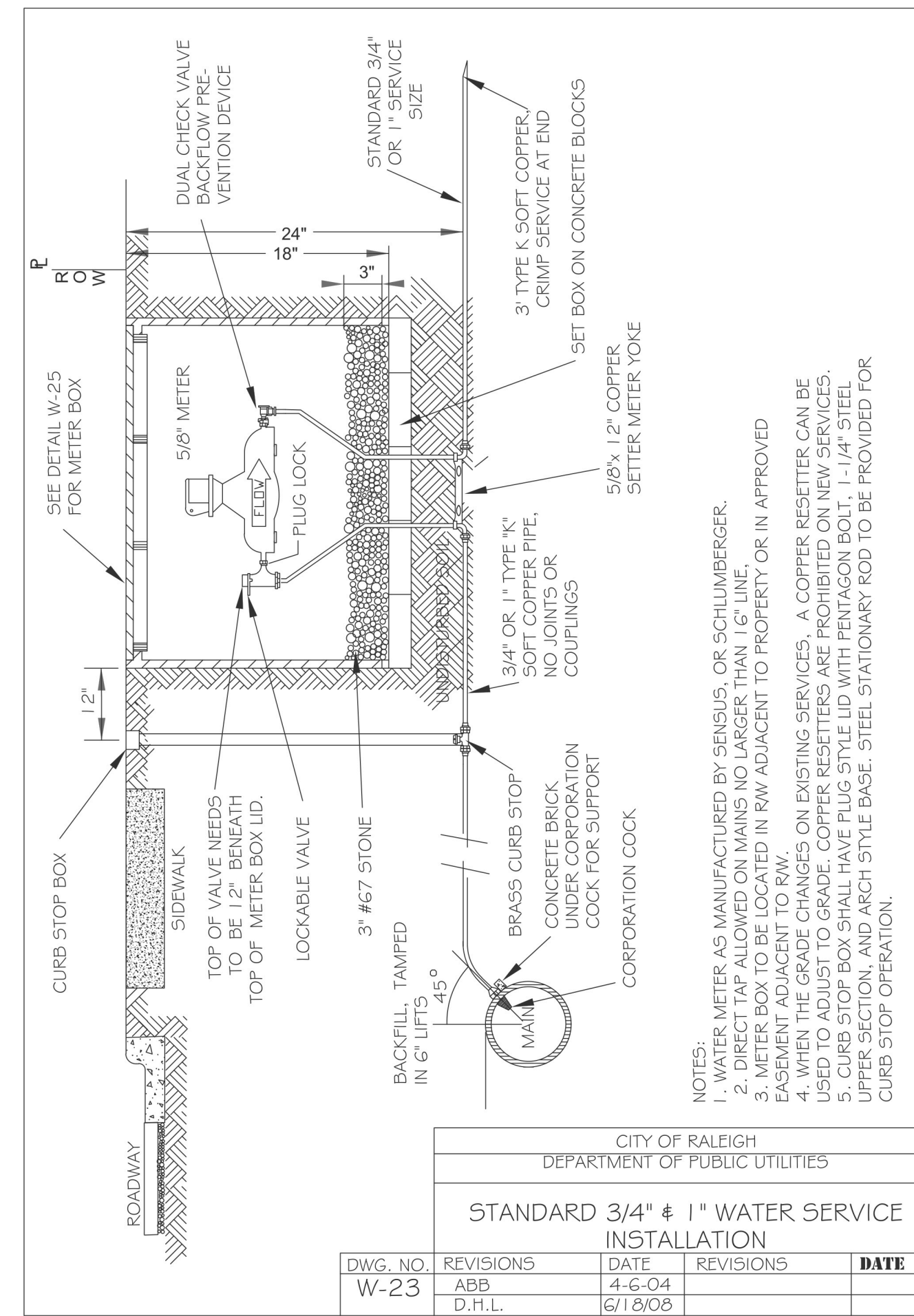
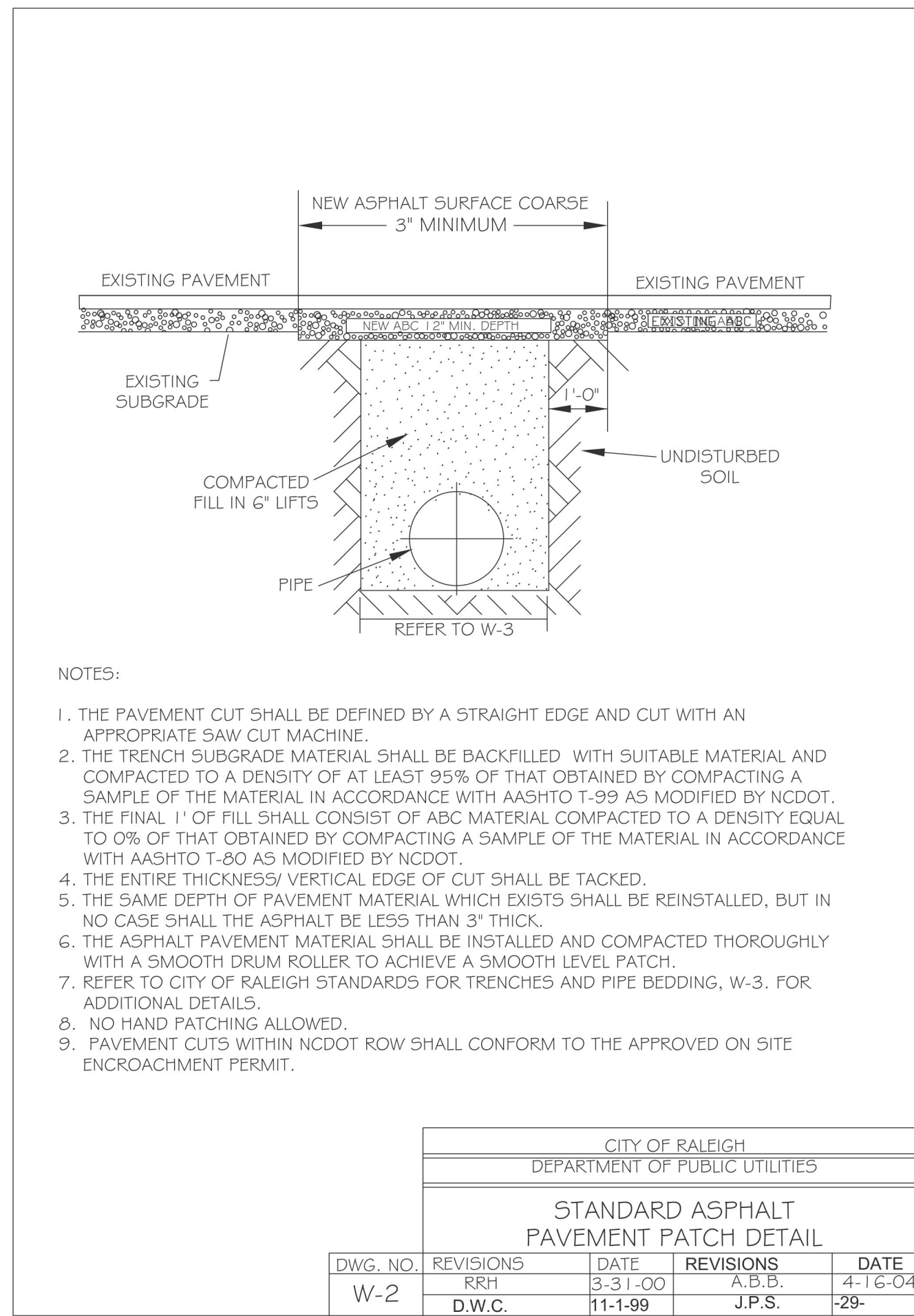
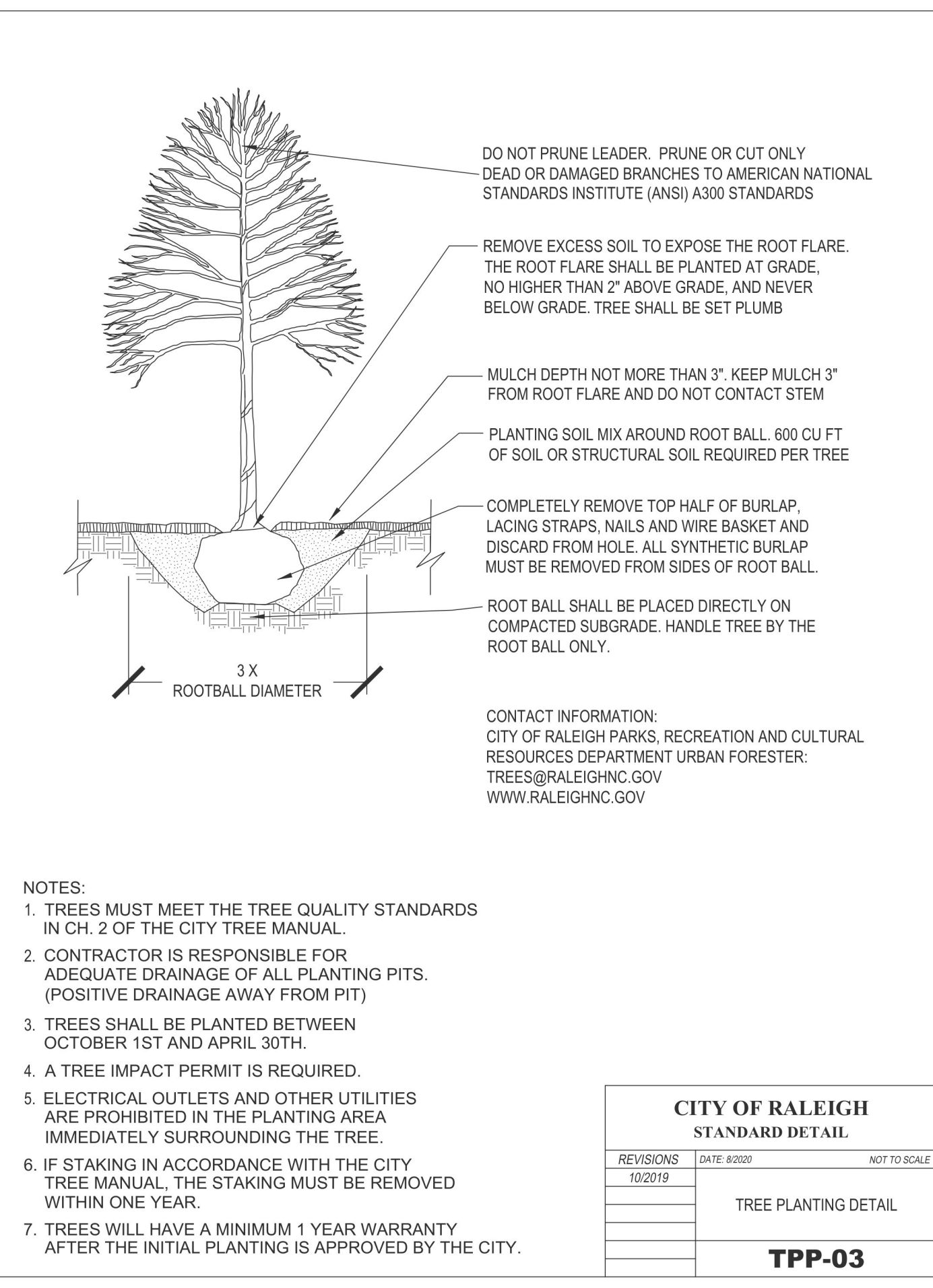
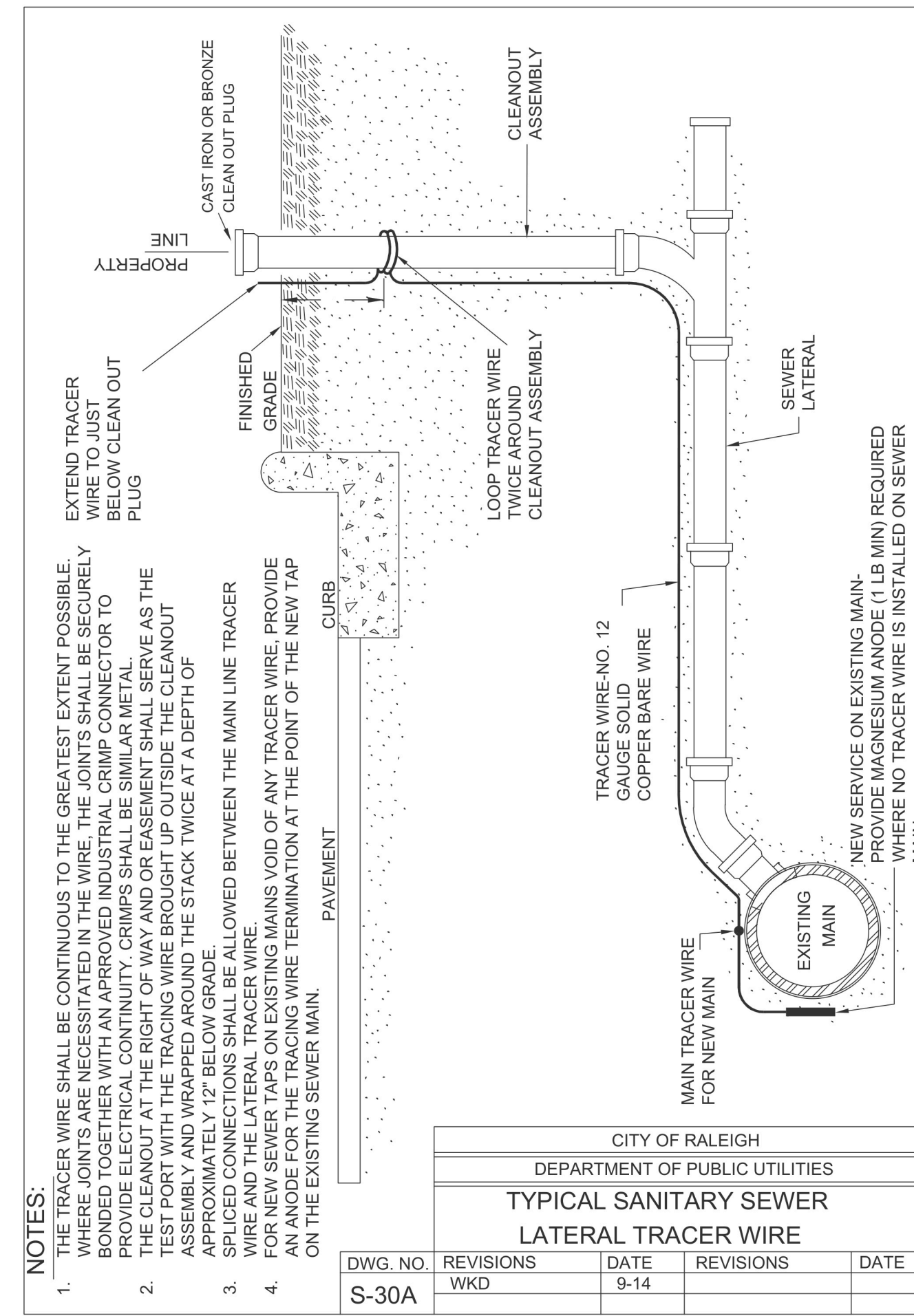
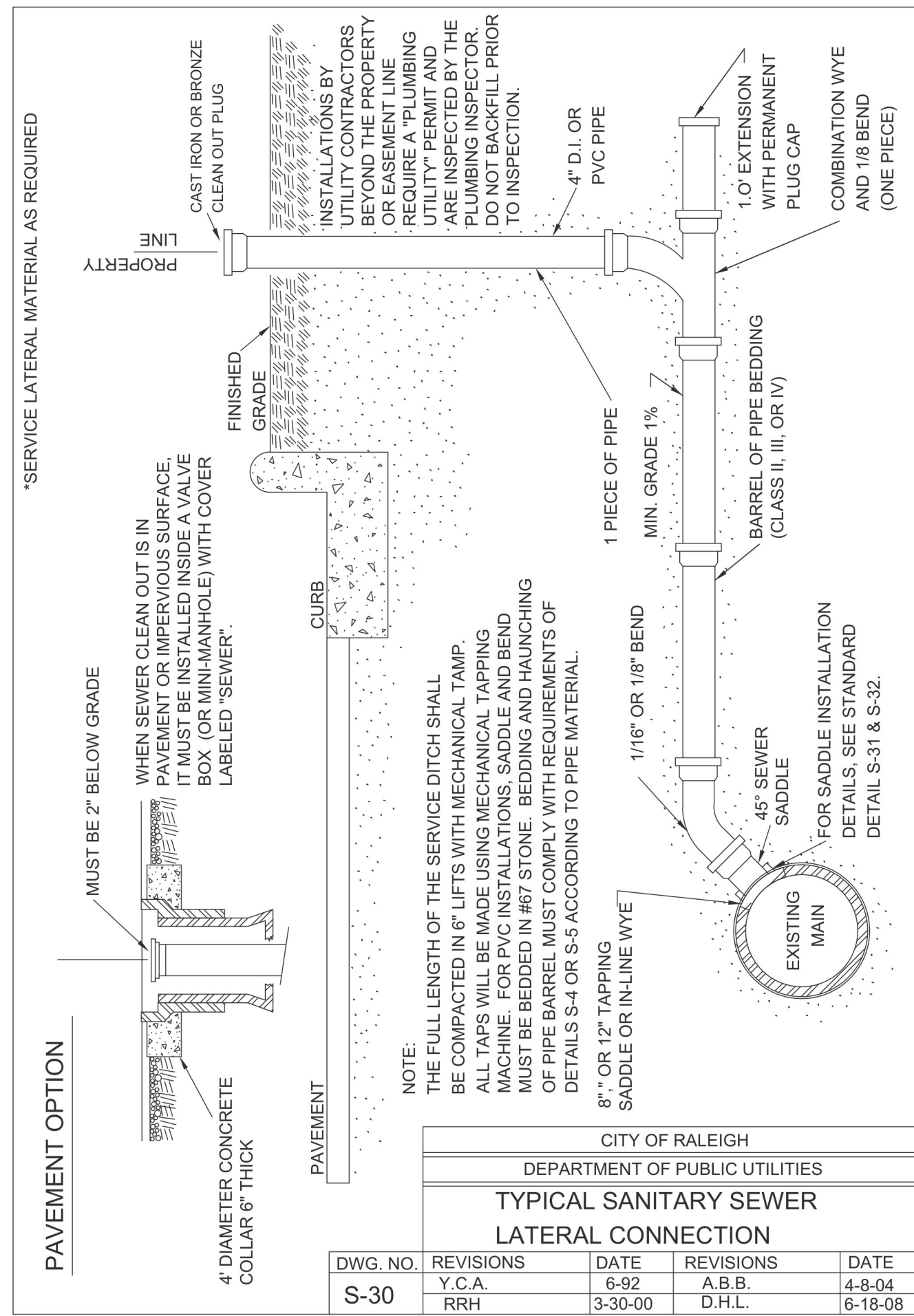
UTILITY PLAN
319 HECK SUBDIVISION
319 HECK STREET
RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0060-2023

PROJECT NO.:	23043
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	10/18/23
SCALE:	1" = 20'

C-4

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CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-871-1704
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DETAILS
319 HECK SUBDIVISION
319 HECK STREET
RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0060-2023

PROJECT NO.: 23043
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 10/18/23
SCALE: N.T.S.

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