

S-13-15



Planning, Development & Inspections

TEL (PLANNING) 919 856 6310  
TEL (INSPECTIONS) 919 856 6222

A Division of Community Services  
P.O. Box 550 • Raleigh, NC 27602  
www.wakegov.com

**PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION**

Name of Subdivision Calvary Subdivision

( ) cluster subdivision (x) lot-by-lot subdivision ( ) open space  
Has a preliminary plan previously been approved for subdivision of this site? ( ) Yes (x) No  
If yes, when and under what name? \_\_\_\_\_

**Property**

Parcel Identification Number: 1851945076  
Address: 1863 Oak Grove Church Road  
Location: north side of Oak Grove Church Road, at/between  
Mitchell Ridge Road and Averette Road  
(north, east, south, west) (street) (street)  
Total site area in square feet and acres: 758,815 square feet 17.42 acres  
Zoning District(s) and Overlay Districts (if any) and land area within each: R-80W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant

**Property Owner** (Contact information is needed for reviews to proceed- Please provide fax or email)

Name: Charles Vernon and Louise D Mitchell  
Address: PO Box 52  
City: Rolesville State: NC Zip Code: 27571-0052  
E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

**Consultant** (i.e. surveyor or engineer; person to whom all correspondence will be sent)

Name: Patrick Perez - Mulkey Engineers  
Address: 6750 Tryon Road  
City: Cary State: NC Zip Code: 27518  
E-mail Address: pperez@mulkeyinc.com FAX: 919 851 1918  
Telephone Number: 919.858.1845 Relationship to Owner: Consultant

**Proposal**

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 0.5 Lots/Acre  
Max. # of lots allowable\*: 8 Proposed # of lots\*: 8  
Min. allowable lot area\*: 80,000 sf Proposed min. lot area\*: 81,032 sf  
Average lot area\*: 85,378 sf  
Min. allowable lot width\*: 150 ft Proposed min. lot width\*: 154 ft

\* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): ( ) 10 % ( ) 25 % ( ) 30% ( ) 40% of site area  
 Min. open space area: 0 acres  
 Proposed open space area [by parcel]: 0 acres  
 Proposed open space use(s) [by parcel]: 0  
 Proposed future development site area [by site]: \_\_\_\_\_ acres  
 Proposed impervious surfaces area: \_\_\_\_\_ sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): \_\_\_\_\_ %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 acres  
 within floodway: 0 acres

**Vehicular Access**

Names of access street(s) and number of access points along each: Private - 8 residential

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Oak Grove Church	60	22	2	Y	2000	1200	1225

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit

<sup>3</sup> Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf)

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: 0 ADT: \_\_\_\_\_

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )  
 ( ) community system ( \_\_\_\_\_ ) (x) individual well(s)

Estimated total water demand: 3200 gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )  
 ( ) community system - specify type( \_\_\_\_\_ ) (x) individual on-site system

Estimated total wastewater discharge: 2880 gpd

Electrical service provided by: WEMC Underground (x) yes ( ) no

Natural gas service provided by: n/a

Telephone service provided by: Century Link Underground (x) yes ( ) no

Cable television service provided by: Time Warner Cable Underground (x) yes ( ) no

Fire protection provided by: Wake County

**Miscellaneous**

Generalized slope of site: 2.5 % Gentle Slopes

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Riparian Buffered stream at rear of subdivision.

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: n/a

**Land Use Plan Classifications**

General Classification (note associated municipality and/or watershed):

- Short-Range Urban Services Area/Water Supply Watershed \_\_\_\_\_
- Short-Range Urban Services Area \_\_\_\_\_
- Long-Range Urban Services Area/Water Supply Watershed \_\_\_\_\_
- Long-Range Urban Services Area \_\_\_\_\_
- Non-Urban Area/Water Supply Watershed Lower Neuse river
- Non-Urban Area \_\_\_\_\_

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

**Other Information** (additional relevant information about the site or proposal you wish to note or cite).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**All property owners must sign this application** unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: [Signature] Date: 4/6/2015

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Signature] Date: 4/6/15

Notes: All documents and maps submitted as required become the property of Wake County.  
The Wake County Unified Development Ordinance is on the web at <http://www.wakegov.com/>  
All application fees are non-refundable.

[Signature]

# PRELIMINARY SUBDIVISION PLAN CALVARY SUBDIVISION

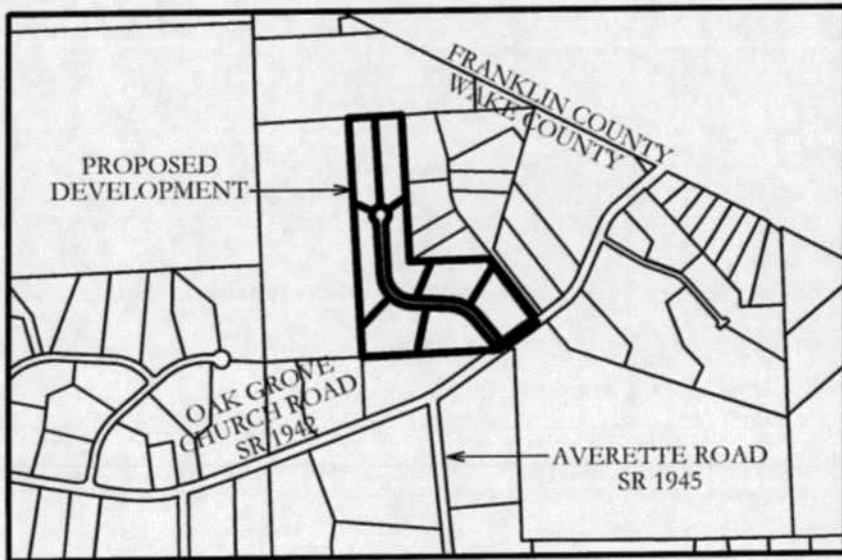
## LOT BY LOT SUBDIVISION WAKE COUNTY, NORTH CAROLINA

**MULKEY**  
ENGINEERS & CONSULTANTS  
RD BOX 38327  
19191 BURNING TREE RD  
19191 BURNING TREE RD  
FIRM LICENSE NO. 0-1021

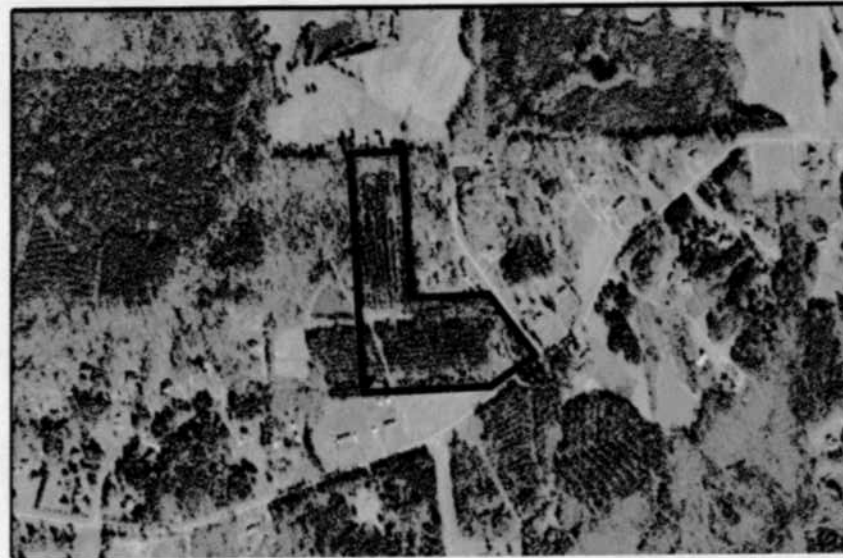
DO NOT USE  
FOR CONSTRUCTION

### INDEX TO SHEETS

COVER	C-000
EXISTING CONDITIONS	C-001
BOUNDARY SURVEY	C-002
SITE PLAN	C-100



VICINITY MAP  
1" = 500'



AERIAL PHOTO REFERENCE  
1" = 500'

### SITE DATA

WAKE COUNTY PIN	1851-94-1214
TOTAL PARCEL AREA	17.417 ACRES / 758,684.520 SF
AREA TO BE SUBDIVIDED	17.417 ACRES
DENSITY ALLOWED (0.5 UNITS/ACRE)	8.8 UNITS
TOTAL LOTS RESIDENTIAL	8
OPEN SPACE REQUIRED	0.00 ACRES
OPEN SPACE PROVIDED	0.00 ACRES
LESS RIGHT OF WAY	1.728 ACRES
NET AREA	15.689 ACRES
MINIMUM LOT SIZE REQUIRED	80,000 SF / 1.837 ACRES
MINIMUM LOT SIZE PROVIDED	81,832 SF / 1.860 ACRES
AVERAGE LOT SIZE	1.96 ACRES
MINIMUM LOT WIDTH REQUIRED	150 LF
MINIMUM LOT WIDTH PROVIDED	154 LF
GREENWAY DEDICATION	0.00 ACRES
TOTAL ROAD LENGTH	1,151 LF
PROPOSED USE	RESIDENTIAL SINGLE FAMILY
EXISTING USE	WOODED
CURRENT ZONING	R-80W
TOTAL DISTURBED AREA	1.93 ACRES +/-

PRELIMINARY SUBDIVISION PLAN  
CALVARY SUBDIVISION  
LOT BY LOT SUBDIVISION

Developer: Cady Construction  
123 S. White St  
Wake Forest, NC 27587

**Developer:**  
Cady Construction  
847 Wake Forest Business Park  
Suite 101  
Wake Forest, NC 27587  
Daryl Cady, President  
T: 919-562-0000

**Owner:**  
Charles Vernon Mitchell &  
Louise D Mitchell  
P.O. Box 52  
Rolesville, NC 27571

### GENERAL NOTES:

- ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
- ALL LOTS AREAS ARE GREATER THAN 80,000 SQUARE FEET.
- THIS SUBDIVISION WILL COMPLY WITH WAKE CO. SOIL AND EROSION CONTROL ORDINANCE.
- NO BUILDING IS PERMITTED WITHIN 20' OF A DRAINAGEWAY OR WATERSUPPLY WATERWAY BUFFER.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MAINTENANCE OF ALL ROADS UNTIL TAKEN OVER BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- A LICENSED SOIL SCIENTIST WILL SUBMIT A SOILS REPORT THAT MEETS THE SPECIFICATIONS OF ENVIRONMENTAL SERVICES. THIS REPORT MUST DEMONSTRATE THAT ADEQUATE SOILS EXIST ON EACH LOT TO SUPPORT THE REQUIRED SEPTIC SYSTEM AND REPAIR AREA.
- UNDEVELOPED OPEN SPACE WILL BE PRESERVED IN A NATURAL OR VEGETATED STATE.
- MAXIMUM IMPERVIOUS SURFACE AREA ON EACH LOT WILL BE STRICTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY.
- ALL OPEN SPACE, NON-NCDDT DRAINAGE EASEMENTS, ETC., WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 10' X 70' SIGHT TRIANGLES AT ALL INTERSECTIONS.
- NO PROTECTED TREES ARE PLANNED FOR REMOVAL.
- THE COUNTY AFFIRMS THAT SECTION 1-1-06 OF THE WAKE COUNTY ZONING ORDINANCE WAS AMENDED ON MAY 19, 2003 TO PROHIBIT FILL AND NEW DEVELOPMENT IN AREAS DESIGNATED AS "FLOODWAY" OR "FLOODWAY FRINGE".
- FLOOD HAZARD SOILS LOCATIONS TAKEN FROM WAKE COUNTY GIS DATA, AND ADJUSTED TO FIT TOP.
- NO PORTION OF THE SUBJECT PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA PER MAP NUMBER STORMCROOK & STORMCROOK SHOWN ON MAP DOWNLOADED 04-06-2015 FROM THE FOLLOWING WEBSITE, WWW.NCFLOODMAPS.COM. EFFECTIVE DATE: APRIL 16TH 2003.
- ALL FLOOD HAZARD SOIL AREAS ARE CONTAINED WITHIN OPEN SPACE AREAS.
- ALL WETLAND AREAS ARE CONTAINED WITHIN OPEN SPACE AREAS.
- ALL DRAINAGE EASEMENTS ARE TO BE DESIGNATED AS PERMANENT PUBLIC DRAINAGE EASEMENTS.
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY. 1989-79-4200L.
- ALL LOTS MEET MINIMUM WIDTH REQUIREMENT ESTABLISHED BY WAKE COUNTY.
- NO LOTS SHALL HAVE DIRECT ACCESS TO OAK GROVE CHURCH ROAD (SR 1948).

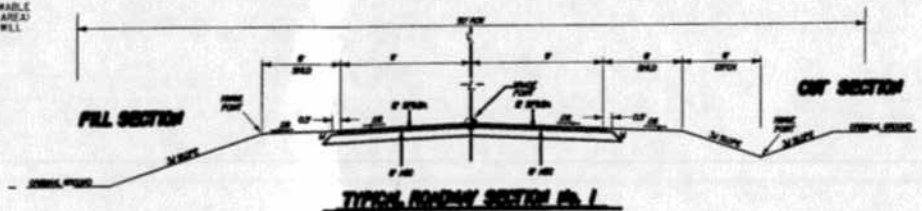
IMPERVIOUS SURFACE CALCULATIONS: SECTION 1

TOTAL AREA	= 17.417 ACRES
IMPERVIOUS IN ROADWAY	= 0.889 ACRES
IMPERVIOUS IN LOTS	= 1.824 ACRES
TOTAL SITE IMPERVIOUS	= 2.813 ACRES (16,020)

IS ALLOWABLE WITHOUT STORMWATER DEVICES -- 30% MAXIMUM ALLOWABLE  
(STORMWATER DEVICES REQUIRED TO EXCEED 30% IMPERVIOUS SURFACE AREA)  
\*MAXIMUM IMPERVIOUS SURFACE AREA SQUARE FOOTAGE ON EACH LOT WILL  
BE STRICTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY.

### Building Setbacks: (R-80W)

Front & Corner = 40'  
Rear = 30'  
Side = 20'

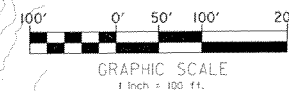


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PROJECT NO: 2015037.DWG  
 DRAWN BY: DFB  
 ENW CHECKED BY: PCF  
 SCALE: SEE PLAN  
 DATE: 04-07-2015

COVER  
C-000





**MULKEY**  
ENGINEERS & CONSULTANTS  
PO BOX 33127  
1919 S. W. 19th St.  
1919 S. W. 19th St. (PAK)  
FIRM LICENSE NO. C-1021

**DO NOT USE FOR CONSTRUCTION**

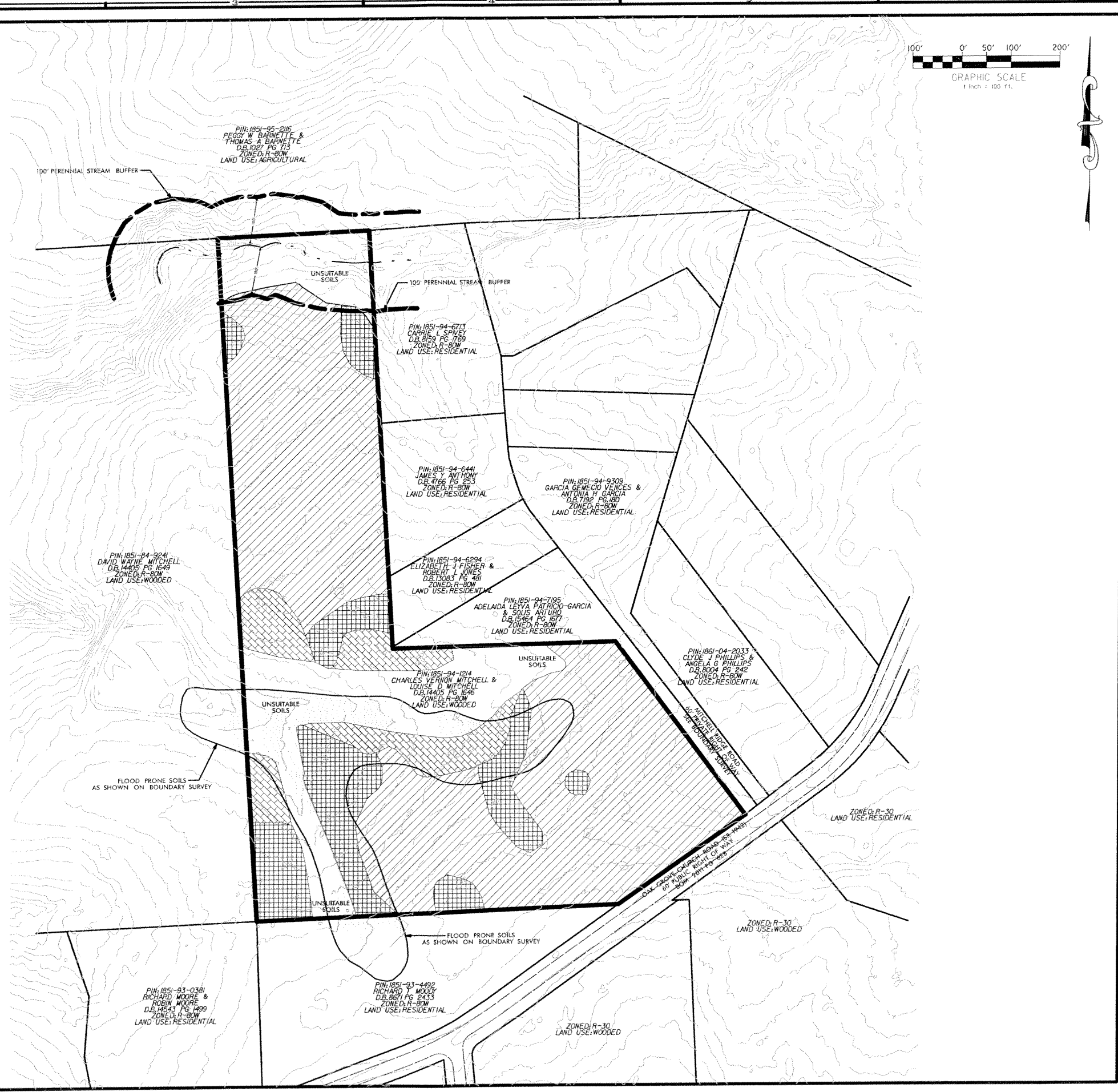
**PRELIMINARY SUBDIVISION PLAN  
CALVARY SUBDIVISION  
LOT BY LOT SUBDIVISION**

Developer: Cady Construction  
123 S. White St.  
Wake Forest, NC 27587

**PRELIMINARY SOILS EVALUATION PROVIDED BY CENTRAL CAROLINA SOIL CONSULTING, PLLC**

- \*Preliminary Soils Evaluation
- \*Soil boundary was sketched in the field.
- \*Not a Survey.
- \*Septic system setbacks listed below for new lots.
  - 1) 10' from property lines.
  - 2) 100' from wells for primary systems.
  - 3) 100' from wells for repair systems.
  - 4) 50' from surface waters (streams, ponds, lakes).
- \*Any mechanical disturbances such as grading, cutting and filling of the suitable soil areas can render areas unsuitable for future septic systems.
- \*See accompanying report for additional information.
- \*Base map acquired from Wake County GIS website not a survey.
- \*Due to Soil Variability, CCSC cannot guarantee that the areas shown as suitable will be permitted by the local Health Department.
- \*The preliminary (approximate) soil lines cannot be used as legal descriptions for purposes of a land transfer or legal documentation.
- \*Additional field work may be required for a septic permit (septic system field layout/design).

- Areas contain soils with 30 inches or more of provisionally useable material and have potential for conventional or modified conventional septic systems. There will be inclusions of soils in these areas that may only be suitable for LPP septic systems.
- Areas contain soils with 24 to 29 inches or more of provisionally useable material and have potential LPP or ultra-shallow conventional septic systems. These areas may contain small areas of soils with less than 24 inches to unsuitable soil characteristics within this mapping unit only suitable for subsurface drip septic systems.
- Areas contain soils with 18 to 23 inches or more of provisionally useable material and have potential subsurface drip septic systems. These systems are expensive >\$30,000 and should only be used for repair areas for future lots.
- UNSUITABLE SOILS Unsuitable areas for subsurface septic systems.



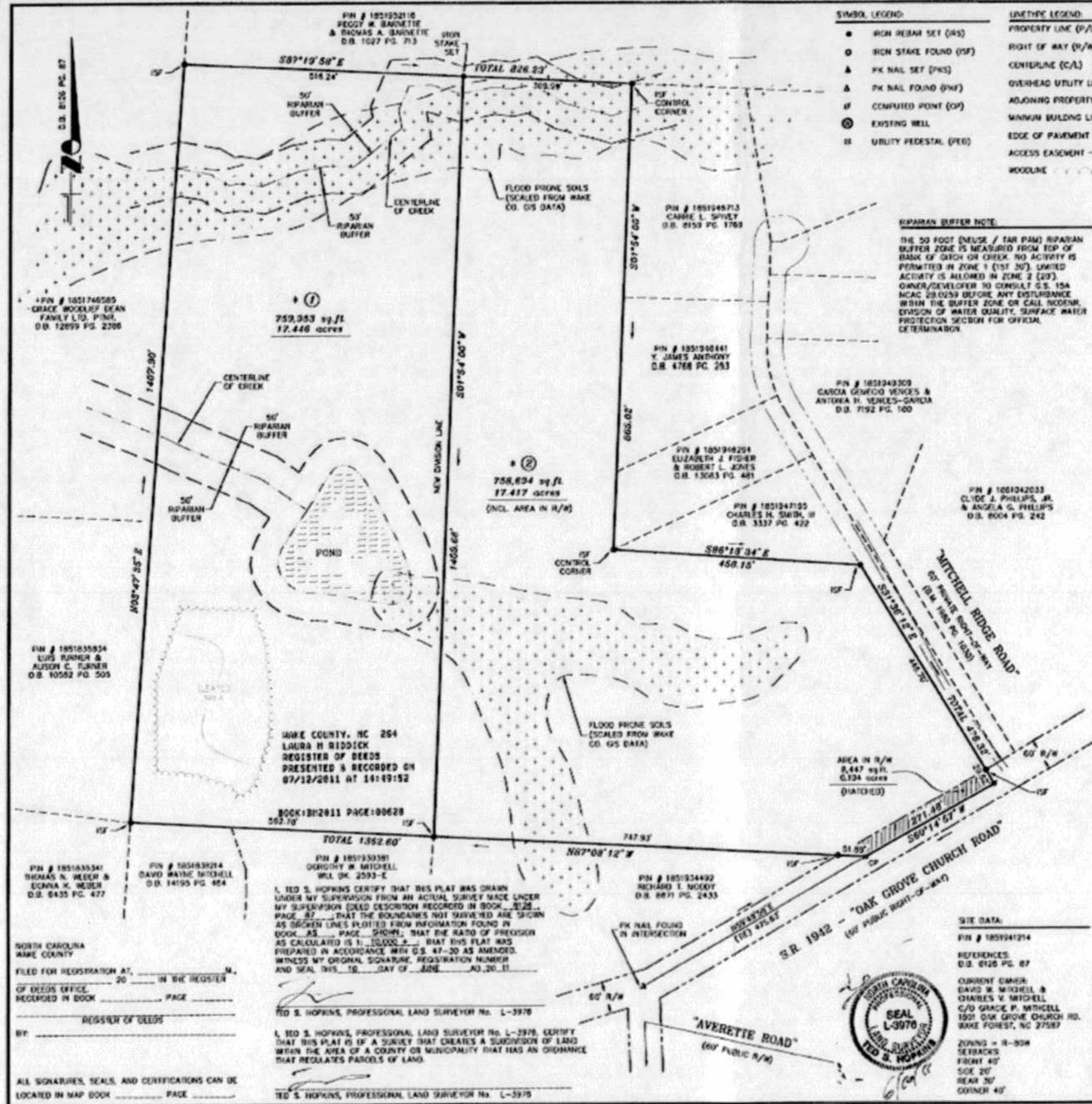
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PROJECT NO: 2015037.00  
DRAWN BY: DFB  
DWG CHECKED BY: PCF  
SCALE: SEE PLAN  
DATE: 04-07-2015

EXISTING CONDITIONS

C-001

BKSN2211PG0028



- SYMBOL LEGEND:**
- IRON REBAR SET (RS)
  - IRON STAKE FOUND (ISF)
  - ▲ PK NAIL SET (PKS)
  - ▲ PK NAIL FOUND (PKF)
  - ⊕ COMPUTED POINT (CP)
  - ⊙ EXISTING WELL
  - ⊞ UTILITY PEDESTAL (UPD)

- LINE/TYPE LEGEND:**
- PROPERTY LINE (P/L)
  - - - RIGHT OF WAY (R/W)
  - · - · CENTERLINE (C/L)
  - · - · OVERHEAD UTILITY LINE (OHL)
  - · - · ADJOINING PROPERTY LINE
  - · - · MINIMUM BUILDING LINE
  - · - · EDGE OF PAVEMENT (EOP)
  - · - · ACCESS EASEMENT
  - · - · WOODLINE



**RIPIARIAN BUFFER NOTE:**  
 THE 50 FOOT (DEUSE / TAR PAM) RIPIARIAN BUFFER ZONE IS MEASURED FROM TOP OF BANK OF DITCH OR CREEK. NO ACTIVITY IS PERMITTED IN ZONE 1 (15' 30'). LIMITED ACTIVITY IS ALLOWED IN ZONE 2 (25'). OWNER/DEVELOPER TO CONSULT G.S. 15A NCAC 2B.0259 BEFORE ANY DISTURBANCE WITHIN THE BUFFER ZONE OR CALL NCCEM, DIVISION OF WATER QUALITY, SURFACE WATER PROTECTION SECTION FOR OFFICIAL DETERMINATION.

I, Lynn Patne, PLANNING DIRECTOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAN DOES NOT CONSTITUTE A SUBDIVISION AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. BECAUSE OF ITS "EXEMPT" STATUS, THE COUNTY HAS NOT REVIEWED THIS PLAN FOR COMPLIANCE WITH APPLICABLE STANDARDS AND OTHER SUBDIVISION REGULATIONS (E.G., ROAD STANDARDS). PROSPECTIVE PURCHASERS SHOULD BE AWARE THAT PLANS FOR BUILDING AND DEVELOPMENT MAY BE DENIED FOR LOTS THAT DO NOT MEET APPLICABLE COUNTY STANDARDS.

7-12-11 DATE  
 Lynn Patne PLANNING DIRECTOR / REVIEW OFFICER  
 APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 7-27-11

I CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF WAKE AND THAT I (WE) HEREBY ADOPT THIS PLAN WITH MY (OUR) FREE CONSENT.

OWNER: Charles W. Mitchell DATE: 7-11-11  
 OWNER: Charles W. Mitchell DATE: 7-11-11  
 OWNER: Charles W. Mitchell DATE: 7-11-11  
 NOTARIZED: My Commission Expires 4/30/12  
 REBECCA S. KEITH NOTARY PUBLIC WAKE COUNTY, NC

- NOTE(S):**
1. THIS PLAN IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY, IF RECORDED PRIOR TO THE DATE OF RECORDATION.
  2. THERE SHALL BE NO FILING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARDOUS SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.
  3. BEFORE ADDING A BUILDING PERMIT FOR LOTS MARKED BY AN 'X' (ASTERISK) THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM THE WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
  4. AREA COMPUTED BY COORDINATE METHOD.
  5. ALL DISTANCES SHOWN ARE HORIZONTAL UNLESS OTHERWISE NOTED.
  6. NO NGCS MONUMENTS FOUND WITHIN 2000'.

EXEMPT PLAT

DIVISION PLAT

for  
 DAVID WAYNE MITCHELL  
 and  
 CHARLES VERNON MITCHELL

Wake Forest Township  
 Wake County, North Carolina  
 Scale: 1"=120' Drawn by RCH  
 8-10-2011

**Civiltek East**  
 Surveying Planning Subdivision Design  
 602 EAST NASH STREET  
 SPRING HOPKINS, N.C. 27582  
 (252) 478-5005



NORTH CAROLINA WAKE COUNTY  
 FILED FOR REGISTRATION AT \_\_\_\_\_ IN THE REGISTER OF DEEDS OFFICE RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 BY \_\_\_\_\_ REGISTER OF DEEDS  
 ALL SIGNATURES, SEALS, AND CERTIFICATIONS CAN BE LOCATED IN MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

I, TED S. HOPKINS CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_) THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DOTTED LINES PLOTTED FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000. THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 17-20 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 10 DAY OF JUNE 20 11.  
 TED S. HOPKINS, PROFESSIONAL LAND SURVEYOR No. L-3976  
 I, TED S. HOPKINS, PROFESSIONAL LAND SURVEYOR No. L-3976, CERTIFY THAT THIS PLAN IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.  
 TED S. HOPKINS, PROFESSIONAL LAND SURVEYOR No. L-3976

**MULKEY**  
 ENGINEERS & CONSULTANTS  
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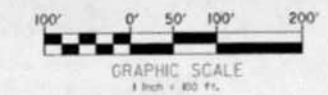
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BOUNDARY SURVEY  
 C-002



**SITE DATA**

WAKE COUNTY PIN:	1851-94-1214
TOTAL PARCEL AREA	17,417 ACRES / 758,884,520 SF
AREA TO BE SUBDIVIDED	17,417 ACRES
DENSITY ALLOWED (0.5 UNITS/ACRE)	9.0 UNITS
TOTAL LOTS RESIDENTIAL	8
OPEN SPACE REQUIRED	0.00 ACRES
OPEN SPACE PROVIDED	0.00 ACRES
LESS RIGHT OF WAY	1.728 ACRES
NET AREA	15,689 ACRES
MINIMUM LOT SIZE REQUIRED	80,000 SF / 1.837 ACRES
MINIMUM LOT SIZE PROVIDED	81,032 SF / 1.860 ACRES
AVERAGE LOT SIZE	1.96 ACRES
MINIMUM LOT WIDTH REQUIRED	150 LF
MINIMUM LOT WIDTH PROVIDED	154 LF
GREENWAY DEDICATION	0.00 ACRES
TOTAL ROAD LENGTH	1,151 LF
PROPOSED USE	RESIDENTIAL SINGLE FAMILY
EXISTING USE	WOODED
CURRENT ZONING	R-80W
TOTAL DISTURBED AREA	1.93 ACRES +/-



**MULKEY**  
ENGINEERS & CONSULTANTS  
PO Box 28187  
Raleigh, N.C. 27636-3187  
10101 Bland Blvd. (F&K)  
WWW.MULKEYINC.COM  
FIRM LICENSE NO. 01 02 1

**DO NOT USE FOR CONSTRUCTION**

**PRELIMINARY SUBDIVISION PLAN  
CALVARY SUBDIVISION  
LOT BY LOT SUBDIVISION**

Developer: Calh Construction  
123 S. White St  
Wake Forest, NC 27787

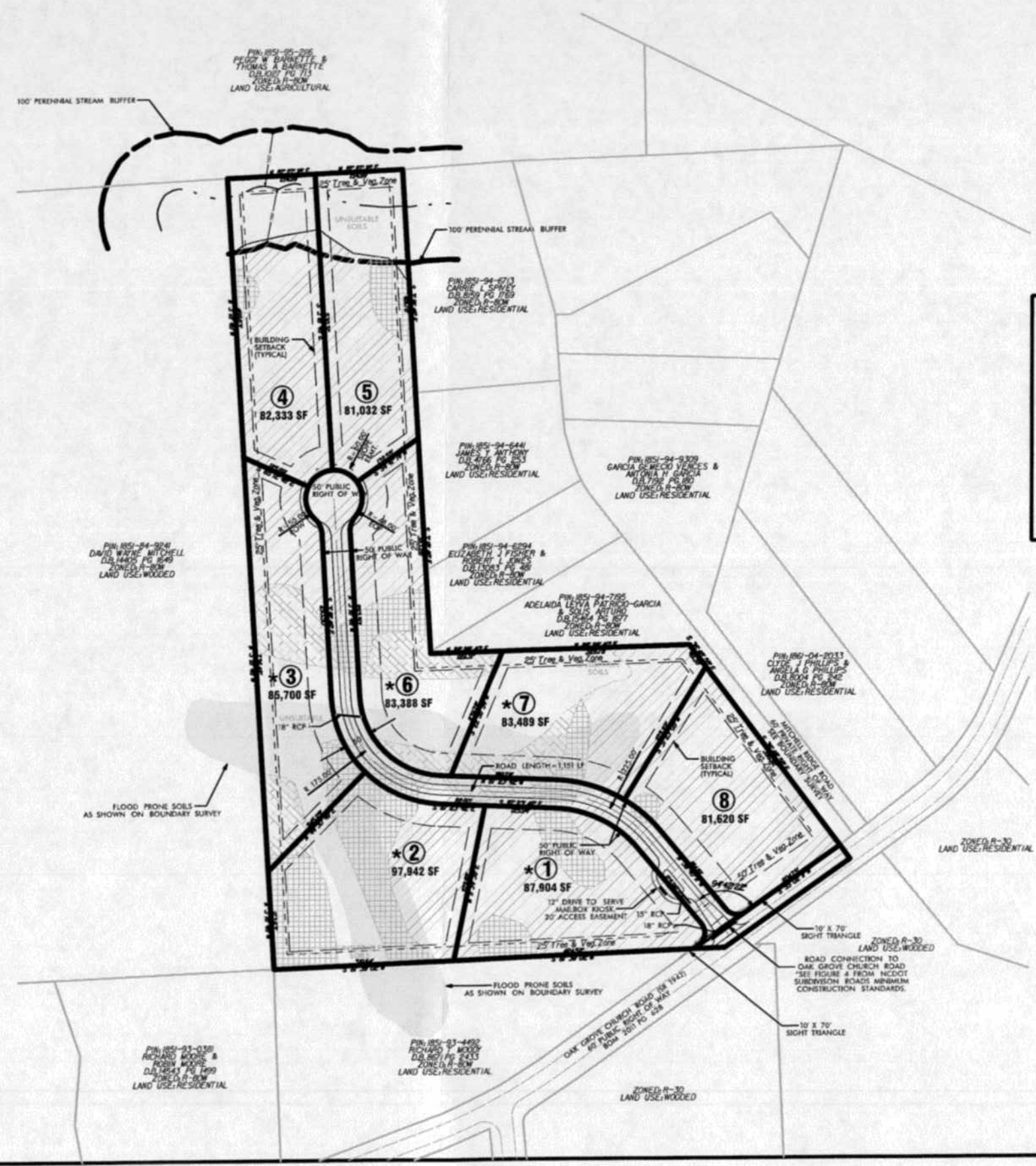
LOT #	MAXIMUM IMPERVIOUS ALLOWED
1	10,473 SF
2	10,473 SF
3	10,473 SF
4	10,473 SF
5	10,473 SF
6	10,473 SF
7	10,473 SF
8	10,473 SF
<b>83,784,730 SF. 1.924 AC.</b>	

**PRELIMINARY SOILS EVALUATION PROVIDED BY CENTRAL CAROLINA SOIL CONSULTING, PLLC**

\*Preliminary Soils Evaluation  
\*Soil boundary was sketched in the field.

Notes:  
 1) 10' from property lines.  
 2) 100' from wells for primary systems.  
 3) 100' from wells for repair systems.  
 4) 50' from surface waters (streams, ponds, lakes).  
 \*Any mechanical disturbances such as grading, cutting and filling of the suitable soil areas can render areas unsuitable for future septic systems.  
 \*See accompanying report for additional information.  
 \*Base map acquired from Wake County GIS website not a survey.  
 \*Due to Soil Variability, CESC cannot guarantee that the areas shown as suitable will be permitted by the local Health Department.  
 \*The preliminary (approximate) soil lines cannot be used as legal descriptions for purposes of a land transfer or legal documentation.  
 \*Additional field work may be required for a septic permit (septic system field layout/design).

- Areas contain soils with 30 inches or more of provisionally useable material and have potential for conventional or modified conventional septic systems. There will be inclusions of soils in these areas that may only be suitable for LPP septic systems.
  - Areas contain soils with 24 to 29 inches or more of provisionally useable material and have potential LPP or ultra-shallow conventional septic systems. These areas may contain small areas of soils with less than 24 inches to unsuitable soil characteristics within this mapping unit only suitable for subsurface drip septic systems.
  - Areas contain soils with 18 to 23 inches or more of provisionally useable material and have potential subsurface drip septic systems. These systems are expensive >\$30,000 and should only be used for repair areas for future lots.
- UNUSABLE SOILS: Unsuitable areas for subsurface septic systems.



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PROJECT NO: 2016037.00  
 DRAWN BY: DFB  
 DWG. CHECKED BY: PFB  
 SCALE: SEE PLAN  
 DATE: 04-07-2016

**SITE PLAN**  
**C-100**