

5-06-10



Wake County

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Planning, Development  
& Inspections

JUL 26 2010

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

Planning, Development  
and Inspections  
**PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION**

**Name of Subdivision** BRINLEY'S COVE

( ) 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: 1709-75-8926, 1709-75-8941, & 1709-76-5076  
Address: 11424 Coachman's Way  
Location: southeast side of Coachman's Way, at/between  
(north, east, south, west) / (street)

Total site area in square feet and acres: 1,781,168.4 square feet 40.89 acres  
Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): RESIDENTIAL

**Property Owner** (Contact information is needed for reviews to proceed. Please provide fax or email)  
Name: Marian Brinley, Chad Brinley, Robby Brinley (CATRAM, LLC.)  
Address: 3611 Cessna dr.  
City: Garner State: NC Zip Code: 27529  
E-mail Address: Chad@brinleysgrading.com FAX: (661)-3398  
Telephone Number: 919-669-9268

**Consultant** (i.e. surveyor or engineer; person to whom all correspondence will be sent)  
Name: BLAKELY DESIGN GROUP, TAYLOR BLAKELY  
Address: 700 EXPOSITION PLACE, SUITE 105  
City: RALEIGH, NC State: N.C. Zip Code: 27615  
E-mail Address: Taylor@blakelydesign.net FAX: 870-0752  
Telephone Number: 919 870-1868 Relationship to Owner: (919) LANDSCAPE ARCHITECT

**Proposal**  
Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1 LOT / 40,000 S.F.  
Max. # of lots allowable\*: 40 LOTS Proposed # of lots\*: 16 LOTS  
Min. allowable lot area\*: 40,000 sf Proposed min. lot area\*: 62,726 sf  
Average lot area\*: 107,593 sf  
Min. allowable lot width\*: 110' ft Proposed min. lot width\*: 110' 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: N/A acres  
 Proposed open space area [by parcel]: N/A acres  
 Proposed open space use(s) [by parcel]: N/A  
 Proposed future development site area [by site]: N/A acres  
 Proposed impervious surfaces area: 15% of site 267,175.26 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15.0 %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance):    acres  
 within floodway: N/A acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

   dedication    reservation     fee \*\*

The amount of land to be dedicated/reserved is equal to 1/35<sup>th</sup> of an acre times the number of lots recorded. If fee is used, then the equivalent value is used. For example: 25 acres with a tax value of \$120,000 subdivided into 20 lots would dedicate 0.57 acres or pay a \$2473 fee.

Tax value of property (land only) 1,860,044.80 Total # of proposed lots 16 Total # of acres 40.89

Calculate both: Estimate of recreation area required: .45 ac.

Estimate of recreation fee required: \$20794.95 \*\*

\*Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed.

\*\*Actual fee will be based on current tax value at the time of final plat recording

**Vehicular Access**

Names of access street(s) and number of access points along each:

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>Coachman's Way</u>	<u>60'</u>	<u>20'</u>	<u>2</u>	<u>Y</u>			
<u>Pasture Ln.</u>	<u>60'</u>	<u>20'</u>	<u>2</u>	<u>Y</u>			

<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: No Heavy Vehicles ADT:   

Type of vehicle: " ADT:   

**Utilities and Services**

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

Estimated total water demand:    gpd

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

Estimated total wastewater discharge:    gpd

Electrical service provided by: Progress Energy Underground ( ) yes ( ) no

Natural gas service provided by:   

Telephone service provided by: AT&T or TIME Warner Cable Underground (  ) yes ( ) no

Cable television service provided by: " Underground (  ) yes ( ) no

Fire protection provided by: Bay Leaf Voluntary Fire Dept.

**Miscellaneous**

Generalized slope of site: Gently Rolling

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: 3 ponds to remain, old grave site

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: \_\_\_\_\_

**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 \_\_\_\_\_

() 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)

3 ponds to remain - Area of Dams At each Pond to be under common ownership by Homeowners Association and maintained by the HOA.

**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: Marian D Brinley CATRAM, LLC Date: 7-26-10  
Manager/Member

Signature: Cheryl CATRAM, LLC Date: 7-26-10  
Manager/Member

Signature: Robert L Brinley CATRAM, LLC Date: 7-26-10  
Manager/Member

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: Marian D Brinley CATRAM, LLC Date: 7-26-10  
Manager/Member

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.

OWNERS REPRESENTATIVE DESIGNEE

Sharon Ann Chappell and Perrin Moore Chappell being the current Owners of the real and personal property located at 11422, 11424, 11426 Coachman's Way, Raleigh, NC 27614 do hereby authorize Chad Brinley to represent them at meetings with city and county municipalities regarding proposed site plan submission, review, changes and approval of said property.

Signed this 26 day of July, 2010.

Sharon Ann Chappell

Sharon Ann Chappell, Individually and as  
Acting Power of Attorney for Perrin Moore Chappell

County of Wake

State of North Carolina

I, Douglas Chananie, a Notary Public for Wake County, North Carolina, do hereby certify that Sharon Ann Chappell personally appeared before me and acknowledged to be the person herein described, and who executed the foregoing instrument and acknowledged she executed same and being duly sworn by me, made oath that the statements in the foregoing instrument are true.

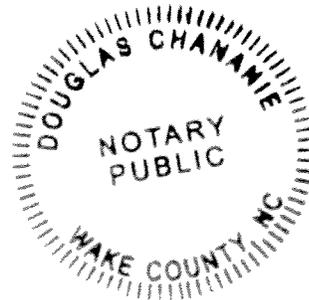
Subscribed and sworn to before me this 26 day of July, 2010.

Douglas Chananie

My commission expires: 08/06/2014

Acknowledged by and agreed to:

Chad Brinley  
Chad Brinley





Project Tracking Form - Subdivision

Initial Submittal Deadline:	07/27/10
DRS Meeting Date:	09/09/10
Revised Application Submittal Date:	09/28/10
Planning Director Decision	10/26/10 (tentative)
Planning Board Meeting	11/03/10

**Subdivision(s)**

S-06-10 Brinleys Cove: Submitted 7/27/10 [PIN(s):1709.02-75-8926; 1709.02-75-8941; and 1709.02-76-5076] A preliminary plan to subdivide 40.89 acres into a Lot-by-lot development consisting of 16 total proposed lots. The site is located on the eastern side of Coachman's Way and east of Six Forks Rd. The proposed subdivision is zoned R-40W (Residential 40 Watershed) and is in the Falls Lake Non-Urban Area Water Supply Watershed. The applicant has proposed that the Neighborhood Recreation Area Fee requirement be met with the payment of a fee.