



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #
Fee \$1000.00
Amt Paid
Check #
Rec'd Date
Rec'd By

Submit required documentation to:
Wake County Planning Department/Current Planning Section
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact Current Planning at (919) 856-6216 for additional information.

Name of Subdivision

EDGEWATER PARK

(X) cluster subdivision () lot-by-lot subdivision

Has a preliminary plan previously been approved for subdivision of this site? (X) Yes () No

If yes, when and under what name? Edgewater Park (BOM 1959, Pg. 343 & BOM 1960, Pg. 224)

Property

Parcel Identification Number: 1609-04-94-3601 Plus 32 other parcels

Address: Lakeshore Drive

Location: North side of Rand Road (SR 2728), at/between
(north, east, south, west) (street)

Lakeshore Drive and Edgewater Drive
(street) (street)

Total site area in square feet and acres: 3,106,793 square feet 71.322 acres

Zoning District(s) and Overlay Districts (if any) and land area within each:

R-80W

Conditions of any Conditional Use Zoning Districts:

Subject to "Swift Creek Land Management Plan"

Present land use(s): Residential & wooded (vacant)

Property Owner

Name: CAP Properties, LLC

Address: 8133 Lakista Point Lane

City: Garner State: N.C. Zip Code: 27529

E-mail Address: DWilliams@RainyDayIrrigation.com FAX: 919-779-1425

Telephone Number: 919-422-7062

Applicant (person to whom all correspondence will be sent)

Name: David Gregory Williams

Address: 8133 Lakista Point Lane

City: Garner State: N.C. Zip Code: 27529

E-mail Address: DWilliams@RainyDayIrrigation.com FAX: 919-779-9285

Telephone Number: 919-422-7062 Relationship to Owner: Owner

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 0.50 units per acre
 Max. # of lots allowable*: 33 Proposed # of lots*: 32
 Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,000 sf
 Average lot area*: 2.229 Acres sf
 Min. allowable lot width*: 110 ft Proposed min. lot width*: 52.36 ft
 (along R/W)

* If applicable, show for each zoning district
 Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % (x) 25 % of site area
 Min. open space area: (776,698 s.f.) 17.830 acres
 Proposed open space area [by parcel]: (778,341 s.f) 17.868 acres
 Proposed open space use(s) [by parcel]: "Preserved Natural Areas"
 Proposed future development site area [by site]: 53.454 acres
 Proposed impervious surfaces area: 186,407 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 6.00 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 1.15 acres
 within floodway: 0.44 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:
 dedication reservation x fee
 The amount of land to be dedicated/reserved is equal to 1/35th 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 \$2472.86 fee.
 Tax value of property (land only) \$763,500 Total # of proposed lots 32 Total # of acres 71.322
 Calculate both: Estimate of recreation area required: 39,826 s.f. (0.914 Ac.)
 Estimate of recreation fee required: \$9,784.34

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

Vehicular Access

Names of access street(s) and number of access points along each: Rand Road (2)

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) ²	Est. traffic generated (ADT) ³
Taylor Drive	60'	None	N/A	N	Unknown		
Lakeshore Drive	60'	18'	2	Y	Unknown		

¹ See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix
² See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit
³ 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: Unknown ADT: _____

Type of vehicle: Unknown ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)

() community system (_____) (x) individual well(s)

Estimated total water demand: N/A gpd

Wastewater collection/treatment provided by: () municipal system (_____)

() community system – specify type(_____) (x) individual on-site system

Estimated total wastewater discharge: N/A gpd

Solid waste collection provided by: Busy Bee Sanitation

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

Natural gas service provided by: None

Telephone service provided by: BellSouth Underground (x) yes () no

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

Fire protection provided by: Garner Fire Department

Miscellaneous

Generalized slope of site: 9.0% +/-

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Borders Lake Benson

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

None to my knowledge

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 _____

(x) 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):

Fuquay-Varina/Garner Area Land Use Plan

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

Edgewater Park is an existing subdivision as shown on plats recorded in Book of Maps 1959, Page 343 and Book of Maps 1960, Page 224.

The subdivision plan submitted herewith is a revision to the original plans as recorded. There shall be recombination of various lots or parts of lots, the elimination of some old platted streets and the creation of "OPEN SPACES" to protect and preserve natural areas and avoid, as much as possible, hazard areas.

Note: The present owner is George F. Lattimore Jr. & Helen T. Lattimore for the majority of this proposed subdivision. CAP Properties, LLC has bought a portion of the proposed development and has options on the remainder. Copies of options are attached.

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).

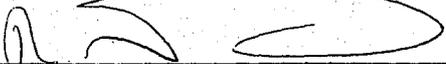
The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: CAP Properties, LLC Date: 04-25-2006

Signature:  Date: 04-25-2006
BY: DAVID G. WILLIAMS

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:  Date: 04-25-2006
DAVID G. WILLIAMS

Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Zoning and Subdivision Ordinances are on the web at www.wakegov.com. All application fees are non-refundable.

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

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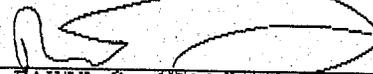
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Signature: CAP Properties, LLC Date: 04-25-2006

Signature:  Date: 04-25-2006
BY: DAVID G. WILLIAMS

Signature: *Helen T. Lattimore* Date: *4-25-06*
George F. Lattimore, Helen T. Lattimore POA

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:  Date: 04-25-2006
DAVID G. WILLIAMS

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