



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #
Fee \$800.00
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

Hasentree Golf Community

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

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

If yes, when and under what name? Hasentree Golf Community, June 5, 2002

Property

Parcel Identification Number: 1811971499, 1811721694, 1811846572, portion of 1821378156

Address: No address assigned

Location: north side of NC 98, at/between
(north, east, south, west) (street)

Stony Hill Road (SR 1917) and Camp Kanata Road (SR 1922)
(street) (street)

Total site area in square feet and acres: 761.45 acres

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

R-40 W (419.87 AC) R-80 W (341.58 AC)

Conditions of any Conditional Use Zoning Districts: None

Present land use(s): Wooded, timber Management

Property Owner

Name: Waterford LLC, Earl H. & Marjorie Brevoort

Address: 5623 Duraleigh Road, Suite 151

City: Raleigh State: NC Zip Code: 27612

E-mail Address: FAX: (919) 571-1521

Telephone Number: (919) 571-8263

Applicant (person to whom all correspondence will be sent)

Name: Hasentree Corporation, attn: Carlton Midyette

Address: 5623 Duraleigh Road, Suite 151

City: Raleigh State: NC Zip Code: 27612

E-mail Address: FAX: (919) 571-1521

Telephone Number: (919) 571-8263 Relationship to Owner: Agent

Proposal

R-40 W / R-80 W / Split Lots

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1 / 0.5

Max. # of lots allowable*: 412 / 170.5 Proposed # of lots*: 256 / 151 / 25

Min. allowable lot area*: 20,000 / 40,000 sf Proposed min. lot area*: 20,000 / 40,000 sf

Average lot area*: 24,613 sf / 44,038 sf

Min. allowable lot width*: 75 / 110 ft Proposed min. lot width*: 75 / 110 ft

* 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: 190.4 acres

Proposed open space area [by parcel]: Golf Course 197.9 AC, Sports Club 24.3 AC,

Undisturbed Open Space 143.1 acres

Proposed future development site area [by site]: **None** acres

Proposed impervious surfaces area: 114.07 AC

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.98 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 78.8 acres
within floodway: 14.1 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

_____ dedication **X** reservation _____ 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) \$4,922,800, Total # of proposed lots 432, Total # of acres 761.5

Calculate both: Estimate of recreation area required: 12.34 AC

Estimate of recreation fee required: \$ 79, 774

*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: NC 98, Keith Road

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
NC 98	300	26	2	Y		17,000	4164
Keith Road	60	26	2	N		90	463

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: WB-60 ADT: 2

Type of vehicle: _____ ADT: _____

Utilities and Services

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

() community system (Wells, Elevated Tank, Regulated Utility) (6) individual well(s)

Estimated total water demand: 200,000 gpd

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

() community system - specify type (Onsite WWTP with Tertiary Treatment to Reuse Application)
(1) individual on-site system

Estimated total wastewater discharge: 194,490 gpd

Solid waste collection provided by: Private Hauler Curbside

Electrical service provided by: CP&L, Wake Electric, Underground () yes () no

Natural gas service provided by: currently not available

Telephone service provided by: Sprint, Underground () yes () no

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

Fire protection provided by: Stony Hill Rural Fire Department

Miscellaneous

Generalized slope of site: 62% (0-10%), 34% (10-25%), 4% (Greater than 25%)

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Stream Protection with buffers and stormwater quality structures

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

No sites identified

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)

See attached documentation _____

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

See attached documentation _____

The undersigned property owner(s) hereby authorize the filing of this application, and authorize(s) on-site review by authorized staff.

Signature: Carl H. Brewster Date: 2/23/04

Signature: Mayorie Brewster Date: 2/23/04

Signature: WATKINS L2C, BY: Carlton M. Hight, MANAGER Date: 2/23/04

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: HASVILE CORP. Date: 2/23/04

7/11/00 Carlton M. Hight, PRES

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.

25 LOTS	432 LOTS
20,000 SF	40,000 SF
28.94 AC	28.42 AC
19.30 AC	19.30 AC
41.81 AC	52.26 AC
	35,573 SF
	1,427 AC
	(435%)

1811 04-72-1294, 1811 04-84-6572,
SECTION OF)

15'	20'
7.5'	10'
15'	15'
20'	20'

MINIMUM OPEN SPACE IS PROVIDED FOR A COMBINATION
PROPOSED PER CODE SECTION 3-4-5 (E)(2)
OWNERS TO THE CLUB OR HOMEOWNERS
ON ANY LOCATION. SEE OPEN SPACE MAP.

AND AVOIDANCE OF DEVELOPMENT IN ANY READILY
HAZARD AREAS - I.E., AREAS THAT POTENTIALLY
HAZARD TO PEOPLE OR PROPERTY (E.G., DESIGNATED
PERMANENTLY WET LANDS, AND LANDS WHOSE SLOPE
IS PARTICULARLY SUSCEPTIBLE TO EROSION WHEN
CONSTRUCTION ACTIVITIES).

AND/OR PASSIVE OUTDOOR RECREATION
MULTIFIELDS, PLAYGROUNDS, TENNIS COURTS,
SOFTBALL COURTS, GOLF COURSES, BIKEWAYS,
TRAILS, AND PICNIC AREAS. EITHER FOR THE
OR THE SUBDIVIDED RESIDENTS OR EMPLOYEES
OF THE DEVELOPER. THIS DOES NOT PRECLUDE A MEMBERSHIP
FEE OR TARIFF CHARGE FOR USE OF RECREATION FACILITIES
OR TENNIS CLUB, AS LONG AS SUBDIVISION
RESIDENTS HAVE AN OPPORTUNITY TO JOIN THE CLUB OR
USE THE FACILITIES.

PRELIMINARY SITE IMPROVEMENT INSPECTION SHALL
BE CONDUCTED TO VERIFY COMPLIANCE BEFORE A
PERMIT IS ISSUED BY WAKE COUNTY.

CONSTRUCTION CAN OCCUR WITHIN THE
BOUNDARIES OF THE PARCELS.

STORAGE AND DETENTION FACILITIES,
FOR ANY PURPOSE, UTILITY SUBSTATIONS,
OR UTILITY COMMODITIES OR EQUIPMENT
SHALL BE MAINTAINED WITHIN BUFFER YARDS.

SHALL BE IN ACCORDANCE WITH ALL
STATE AND FEDERAL REGULATIONS AND EROSION
CONTROL AND FLOOD HAZARD REGULATIONS.

INFORMATION TAKEN FROM WAKE COUNTY

WAKE COUNTY REGULATIONS:

COMMUNITY WATER SYSTEM (LICENSED
COLLECTION SYSTEM BY INDIVIDUAL
LOT TO COMMON FORCE MAIN
OR VIA COMMUNITY TREATMENT PLANT
OR REUSE APPLICATION ON GOLF
COURSE (LICENSED UTILITY).

SHALL BE MAINTAINED AND WILL EXCEED THE WAKE
COUNTY STANDARDS FOR PRIVATE ROADS
AND SHALL BE MAINTAINED BY A HOMEOWNERS
ASSOCIATION.

ALL SHALL BE CONSTRUCTED IN
ACCORDANCE WITH WAKE COUNTY STANDARDS AND WILL BE
SUBJECT TO WAKE COUNTY ACCEPTANCE.

ALL SHALL BE RELOCATED AND
RELOCATED AREA AS SHOWN UPON PLAN. A
RELOCATED ON 10TH ROAD BEYOND
USING R-10-W TO BE ABANDONED.
R-10-W WILL BE RELOCATED AND
SHOWN UPON PLAN.

ALL DRAINAGEWAY BUFFERS SHALL BE
MAINTAINED. NO STRUCTURES ARE
ALLOWED.

ALL PATHS SHALL BE TYPICALLY 6' IN
WIDTH. PATHS LOCATED IN A BUFFER
SHALL BE MAINTAINED WITHIN
CLEARING WIDTH.

ALL SHALL CONFORM WITH R-40W AND R-60W
ZONING DISTRICT.

7:00 AM - 26:00 HOURS OF OPERATION.

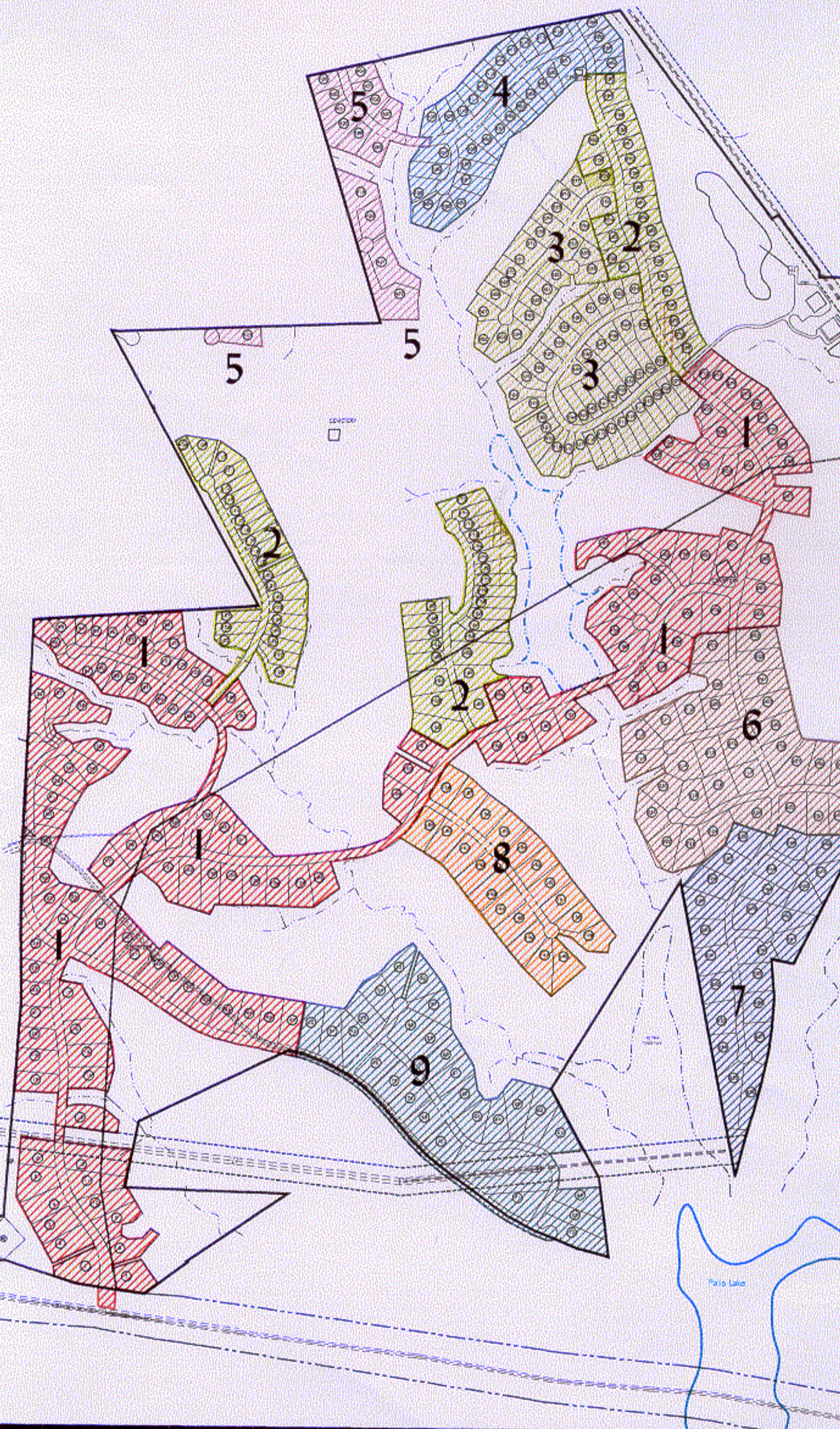
COVERAGE:

- 1.01 AC
- 1.02 AC
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- 1.99 AC
- 2.00 AC

WOODS SHALL BE MAINTAINED

CONSTRUCTION PERMIT FOR LOTS
MAY BE REQUIRED TO OBTAIN
PERMIT FROM WAKE COUNTY.
THE DEVELOPER SHALL OBTAIN
APPROPRIATE APPROVALS FROM
WAKE COUNTY.
THERE SHALL BE NO FILLING
OR CONSTRUCTION IN THE
FLOOD HAZARD ZONE OR
FLOOD HAZARD STUDY AREA
UNTIL A FLOOD STUDY IS
COMPLETED BY THE
DEVELOPER OR FEMA.

PRIVATE ROADS



ENTREE GOLF COMMUNITY, WAKE COUNTY, NORTH CARO

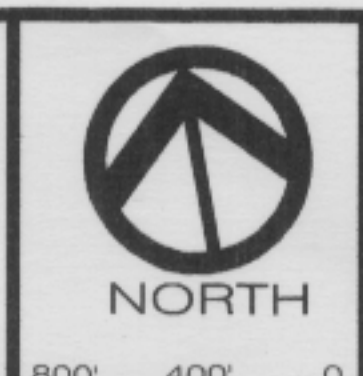
MODIFICATION TO
BUSINESS PLAN



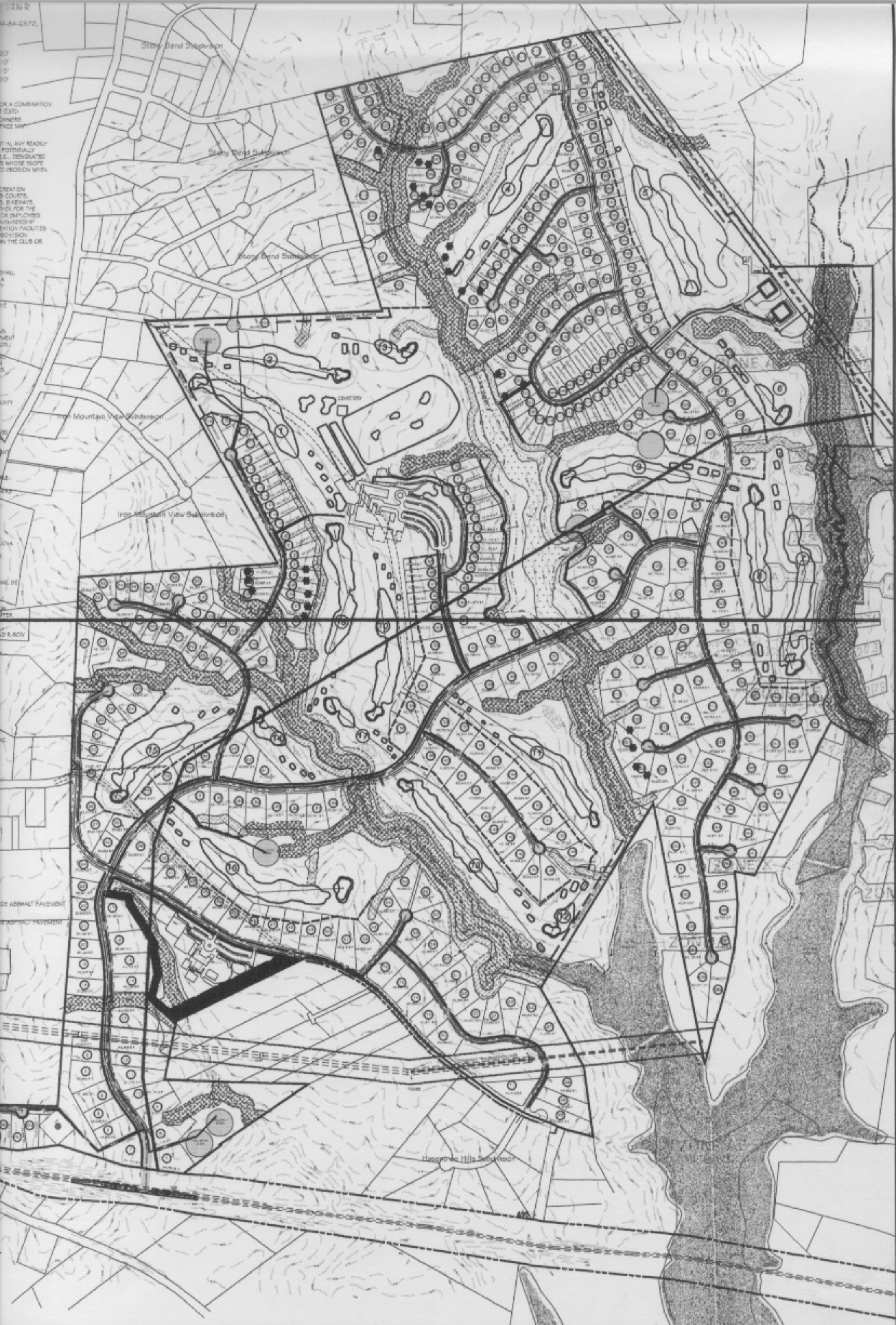


TREE GOLF COMMUNITY, WAKE COUNTY, NORTH CAROLINA

SECONDARY SUBDIVISION PLAN
 Tree Golf Community - (Open Space)
 Waterford, LLC
 5623 Duraleigh Road
 Suite 151
 Raleigh, NC 27612



Land Planner Scott T. Murray, Inc.
 Golf Course Architect Fazio Golf Course Design, Inc.
 Civil Engineer CE Group, Inc.
 Land Surveyor Elingburg Land Survey Co.
 Soil Scientist Edwin Andrews & Associates
 Environmental Soil & Environmental Consultants
 Wastewater



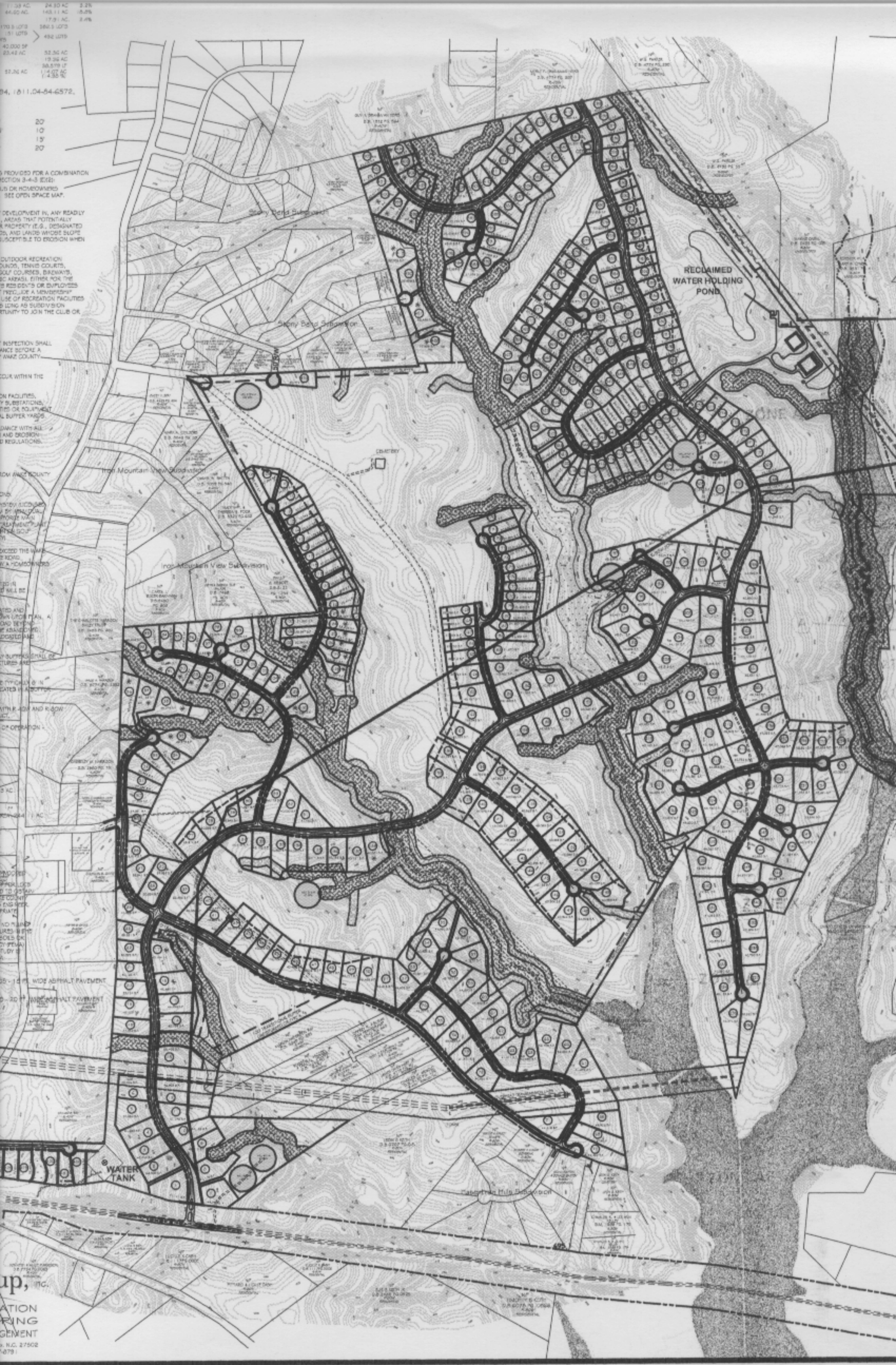
Fazio GOLF COMMUNITY, WAKE COUNTY, NORTH CAROLINA

MODIFICATION TO
 PRIMARY SUBDIVISION PLAN
 Fazio Golf Community - (Utility/Recreation)

Waterford, LLC
 5623 Duraleigh Road
 Suite 151



- Land Planner..... Scott T. Murray, Inc.
- Golf Course Architect..... Fazio Golf Course Design, Inc.
- Civil Engineer..... CE Group, Inc.
- Land Surveyor..... Elingburg Land Survey Co.
- Soil Scientist..... Edwin Andrews & Assoc.
- Environmental..... Soil & Environmental Consultants



TREE GOLF COMMUNITY, WAKE COUNTY, NORTH CAROLINA

MODIFICATION TO
PRIMARY SUBDIVISION PLAN



Land Planner Scott T. Murray,
Golf Course Architect Fazio Golf Course Design, Inc.