

**Application for Preliminary Open Space Subdivision Plan**

**Hasentree Golf Community**  
**Hasentree Corporation**

**Wake County, North Carolina**

**CE Group, inc.**

LAND USE EVALUATION  
CIVIL ENGINEERING  
CONSTRUCTION MANAGEMENT

**11000 Regency Parkway, Suite 410**  
**Cary, NC 27511**

**February 28, 2006**

In 2004 Hasentree Golf Community received both preliminary cluster subdivision approval and a golf course special use permit. Currently the project consists of 761.5 AC with 432 residential lots, golf course and associated facilities. This preliminary subdivision submission provides for the creation of an "Open Space Subdivision" along with a residual "Cluster Subdivision" containing the lots that have not been modified with this new land plan. In addition, nine new parcels have been added to the overall project. Although, the overall community is now divided into two specific non-overlapping subdivisions, all residents will belong to the recreational sports club and have access to common trails, open space, utilities, etc.

As mentioned above, the proposed "Open Space Subdivision" includes 265 acres from the prior approved "Cluster Subdivision". The land plan in these locations has been revised to comply with the new Open Space Subdivision Ordinance. Nine additional parcels as indicated upon the ownership map have also been included within the proposed "Open Space Subdivision". 409 residential lots are proposed. All lots with the exception of a few drive accesses are completely outside of any regulated site buffers. 49% of the property is in open space.

The remaining approved cluster subdivision (residual property) includes 496.4 acres. This residual area is screened upon the attached plans. Project data for the previously approved residual property is also included within the plan sheets. This residual area fully complies with requirements of a Cluster Subdivision, providing 261 lots with 44% open space. Essentially the residual areas are unchanged from the prior approval. The Open Space plan reflects the breakdown of active and passive open space within both subdivision types.

Currently, Phase 1 and 2 of the approved cluster subdivision plan along with golf course and related facilities are under construction. We have attempted to maintain the existing lot numbers for each of these phases with exception to lot changes that have occurred within the proposed Open Space Subdivision. Another realignment of Keith Road is also proposed near Stony Hill Road to eliminate an existing sharp turn. Abandonment and realignment will follow Wake County procedures as accomplished previously further east on Keith Road.

The opportunity to develop a significant portion of this project as an Open Space Subdivision allows for the removal of residential lot overlays on existing buffers further enhancing the protection of these key environmentally significant corridors.



# 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

**Hasentree Golf Community**

(  ) open space subdivision ( ) 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 2004

## Property

Parcel Identification Number: portion of 1811968752, portion of 1811348871, portion of 1811633361, 1811642766, 1811645889, 1811559057, 1812806703, 1812915195, 1822002960, 1812905877

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: 437.2 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40 W ( 368.4 AC ) R-80 W ( 68.8 AC )

Conditions of any Conditional Use Zoning Districts: None

Present land use(s): Wooded, Timber Management, Farming, Golf Course under Construction, and Phase 1 & 2 Lots/Roadways

## Property Owners

Name: Hasentree Corporation, Ray, Waterford, Coleman Davis, Helen & Davis Coleman, Coleman etal, Branaman Heirs

Address: 8310 Bandford Way

City: Raleigh \_\_\_\_\_ State: NC Zip Code: 27615

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

Telephone Number: (919) 571-8263

See attached Ownership Map for other property owners

## Applicant (person to whom all correspondence will be sent)

Name: Hasentree Corporation, attn: Carlton Midyette

Address: 8310 Bandford Way

City: Raleigh \_\_\_\_\_ State: NC Zip Code: 27615

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)): 1.08 / 0.54

Max. # of lots allowable\*: 397 / 37 Proposed # of lots\*: 356 / 37 / 16

Min. allowable lot area\*: 10,000 / 20,000 sf Proposed min. lot area\*: 10,000 / 20,000 sf

Average lot area\*: 19,000 sf / 27,500 sf

Min. allowable lot width\*: 60 / 90 ft Proposed min. lot width\*: 60 / 90 ft

\* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): ( ) 30 % ( X ) 40 % of site area

Min. open space area: 174.9 acres

Proposed open space area [by parcel]: Golf Course 154.8 AC

Undisturbed Open Space 60.8 AC

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

Proposed impervious surfaces area: 95.9 AC

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 21.9 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 40.5 AC  
within floodway: 0 acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

\_\_\_\_\_ dedication \_\_\_\_\_ X \_\_\_\_\_ reservation \_\_\_\_\_ fee

The amount of land to be dedicated/reserved is equal to 1/35<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 \$2472.86 fee.

Tax value of property (land only)\$2,940,000, Total # of proposed lots 409, Total # of acres 437.2

Calculate both: Estimate of recreation area required: 11.7 AC

Estimate of recreation fee required: \$ 78,678.00

\*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 <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
NC 98	300	26	2	Y		17,400	2900
Stony Hill Road	60	20	2	Y		3400	725

<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) 8.9 trips / residence

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

Type of vehicle: WB-60 ADT: 4

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )

( **X** ) community system ( \_Wells, Elevated Tank, Regulated Utility ) ( 6 -10 ) individual well(s)

Estimated total water demand: 180,000 gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )

( **X** ) community system – specify type( \_Onsite WWTP with Tertiary Treatment to Reuse Application)

( 1 ) individual on-site system

Estimated total wastewater discharge: 160,000 gpd, 250,000 GPD total including residual cluster

Solid waste collection provided by: Private Hauler Curbside

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

Natural gas service provided by: currently not available

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

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

Fire protection provided by: Stony Hill Rural Fire Department

**Miscellaneous**

Generalized slope of site: 66 % ( 0-10% ), 30% ( 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 \_\_\_\_\_

( **X** ) 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 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: *[Handwritten Signature]* Date: 2/27/06

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: *[Handwritten Signature]* Date: 2/27/06

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](http://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)

See attached documentation \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:   *Hugh H. Brennan*   Date:   2-23-06  

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

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](http://www.wakegov.com).  
All application fees are non-refundable.  
2/20/06 P:\310 ( Creedmoor Partners )\310-25 ( Feb 2006 Suidivision Expansion)\Admin\Permitting\County Pre-File 5 of 5  
Submission\060224Preliminary Subdivision Plan Application.doc

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

See attached documentation \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

X Signature: Jerry H. Ray Date: 2/21/06

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.

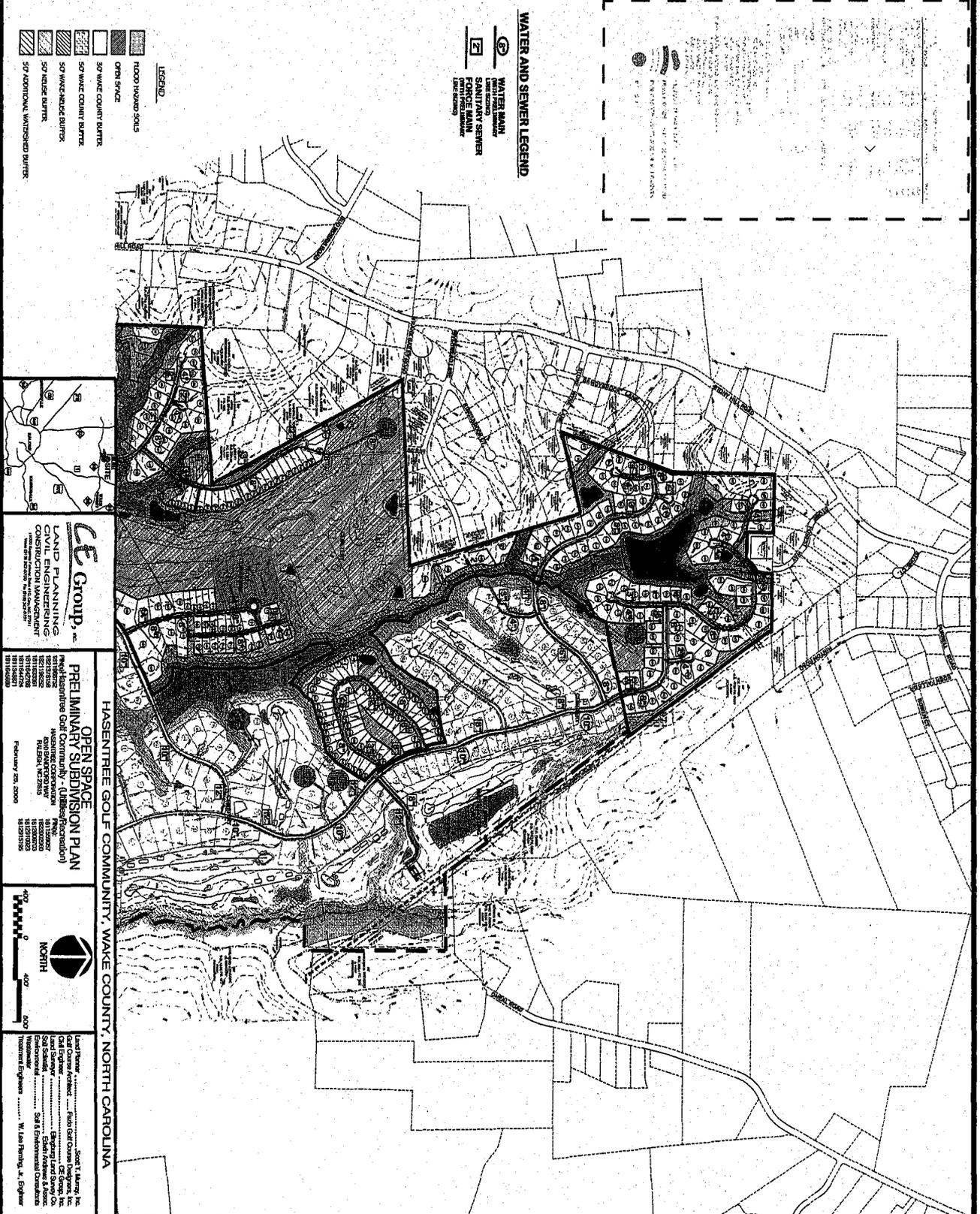
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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](http://www.wakegov.com).  
All application fees are non-refundable.





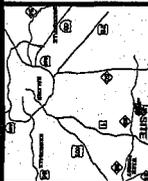
NO.	DESCRIPTION	DATE	BY	REVISION
1	PRELIMINARY PLAN	11/11/09	WLS	11/11/09
2	REVISED PLAN	11/11/09	WLS	11/11/09
3	REVISED PLAN	11/11/09	WLS	11/11/09
4	REVISED PLAN	11/11/09	WLS	11/11/09
5	REVISED PLAN	11/11/09	WLS	11/11/09
6	REVISED PLAN	11/11/09	WLS	11/11/09
7	REVISED PLAN	11/11/09	WLS	11/11/09
8	REVISED PLAN	11/11/09	WLS	11/11/09
9	REVISED PLAN	11/11/09	WLS	11/11/09
10	REVISED PLAN	11/11/09	WLS	11/11/09
11	REVISED PLAN	11/11/09	WLS	11/11/09
12	REVISED PLAN	11/11/09	WLS	11/11/09
13	REVISED PLAN	11/11/09	WLS	11/11/09
14	REVISED PLAN	11/11/09	WLS	11/11/09
15	REVISED PLAN	11/11/09	WLS	11/11/09
16	REVISED PLAN	11/11/09	WLS	11/11/09
17	REVISED PLAN	11/11/09	WLS	11/11/09
18	REVISED PLAN	11/11/09	WLS	11/11/09
19	REVISED PLAN	11/11/09	WLS	11/11/09
20	REVISED PLAN	11/11/09	WLS	11/11/09
21	REVISED PLAN	11/11/09	WLS	11/11/09
22	REVISED PLAN	11/11/09	WLS	11/11/09
23	REVISED PLAN	11/11/09	WLS	11/11/09
24	REVISED PLAN	11/11/09	WLS	11/11/09
25	REVISED PLAN	11/11/09	WLS	11/11/09
26	REVISED PLAN	11/11/09	WLS	11/11/09
27	REVISED PLAN	11/11/09	WLS	11/11/09
28	REVISED PLAN	11/11/09	WLS	11/11/09
29	REVISED PLAN	11/11/09	WLS	11/11/09
30	REVISED PLAN	11/11/09	WLS	11/11/09
31	REVISED PLAN	11/11/09	WLS	11/11/09
32	REVISED PLAN	11/11/09	WLS	11/11/09
33	REVISED PLAN	11/11/09	WLS	11/11/09
34	REVISED PLAN	11/11/09	WLS	11/11/09
35	REVISED PLAN	11/11/09	WLS	11/11/09
36	REVISED PLAN	11/11/09	WLS	11/11/09
37	REVISED PLAN	11/11/09	WLS	11/11/09
38	REVISED PLAN	11/11/09	WLS	11/11/09
39	REVISED PLAN	11/11/09	WLS	11/11/09
40	REVISED PLAN	11/11/09	WLS	11/11/09
41	REVISED PLAN	11/11/09	WLS	11/11/09
42	REVISED PLAN	11/11/09	WLS	11/11/09
43	REVISED PLAN	11/11/09	WLS	11/11/09
44	REVISED PLAN	11/11/09	WLS	11/11/09
45	REVISED PLAN	11/11/09	WLS	11/11/09
46	REVISED PLAN	11/11/09	WLS	11/11/09
47	REVISED PLAN	11/11/09	WLS	11/11/09
48	REVISED PLAN	11/11/09	WLS	11/11/09
49	REVISED PLAN	11/11/09	WLS	11/11/09
50	REVISED PLAN	11/11/09	WLS	11/11/09
51	REVISED PLAN	11/11/09	WLS	11/11/09
52	REVISED PLAN	11/11/09	WLS	11/11/09
53	REVISED PLAN	11/11/09	WLS	11/11/09
54	REVISED PLAN	11/11/09	WLS	11/11/09
55	REVISED PLAN	11/11/09	WLS	11/11/09
56	REVISED PLAN	11/11/09	WLS	11/11/09
57	REVISED PLAN	11/11/09	WLS	11/11/09
58	REVISED PLAN	11/11/09	WLS	11/11/09
59	REVISED PLAN	11/11/09	WLS	11/11/09
60	REVISED PLAN	11/11/09	WLS	11/11/09
61	REVISED PLAN	11/11/09	WLS	11/11/09
62	REVISED PLAN	11/11/09	WLS	11/11/09
63	REVISED PLAN	11/11/09	WLS	11/11/09
64	REVISED PLAN	11/11/09	WLS	11/11/09
65	REVISED PLAN	11/11/09	WLS	11/11/09
66	REVISED PLAN	11/11/09	WLS	11/11/09
67	REVISED PLAN	11/11/09	WLS	11/11/09
68	REVISED PLAN	11/11/09	WLS	11/11/09
69	REVISED PLAN	11/11/09	WLS	11/11/09
70	REVISED PLAN	11/11/09	WLS	11/11/09
71	REVISED PLAN	11/11/09	WLS	11/11/09
72	REVISED PLAN	11/11/09	WLS	11/11/09
73	REVISED PLAN	11/11/09	WLS	11/11/09
74	REVISED PLAN	11/11/09	WLS	11/11/09
75	REVISED PLAN	11/11/09	WLS	11/11/09
76	REVISED PLAN	11/11/09	WLS	11/11/09
77	REVISED PLAN	11/11/09	WLS	11/11/09
78	REVISED PLAN	11/11/09	WLS	11/11/09
79	REVISED PLAN	11/11/09	WLS	11/11/09
80	REVISED PLAN	11/11/09	WLS	11/11/09
81	REVISED PLAN	11/11/09	WLS	11/11/09
82	REVISED PLAN	11/11/09	WLS	11/11/09
83	REVISED PLAN	11/11/09	WLS	11/11/09
84	REVISED PLAN	11/11/09	WLS	11/11/09
85	REVISED PLAN	11/11/09	WLS	11/11/09
86	REVISED PLAN	11/11/09	WLS	11/11/09
87	REVISED PLAN	11/11/09	WLS	11/11/09
88	REVISED PLAN	11/11/09	WLS	11/11/09
89	REVISED PLAN	11/11/09	WLS	11/11/09
90	REVISED PLAN	11/11/09	WLS	11/11/09
91	REVISED PLAN	11/11/09	WLS	11/11/09
92	REVISED PLAN	11/11/09	WLS	11/11/09
93	REVISED PLAN	11/11/09	WLS	11/11/09
94	REVISED PLAN	11/11/09	WLS	11/11/09
95	REVISED PLAN	11/11/09	WLS	11/11/09
96	REVISED PLAN	11/11/09	WLS	11/11/09
97	REVISED PLAN	11/11/09	WLS	11/11/09
98	REVISED PLAN	11/11/09	WLS	11/11/09
99	REVISED PLAN	11/11/09	WLS	11/11/09
100	REVISED PLAN	11/11/09	WLS	11/11/09



**WATER AND SEWER LEGEND**

① WATER MAIN  
② SANITARY SEWER

③ OPEN SPACE  
④ 30' WAKE COUNTY BUFFER  
⑤ 50' WAKE COUNTY BUFFER  
⑥ 50' WAKE COUNTY BUFFER  
⑦ 50' WAKE COUNTY BUFFER  
⑧ 50' WAKE COUNTY BUFFER  
⑨ 50' WAKE COUNTY BUFFER



**CE Group, Inc.**  
LAND PLANNING  
CIVIL ENGINEERING  
CONSTRUCTION MANAGEMENT

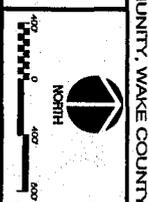
10101 Research Triangle Blvd., Suite 200  
Raleigh, NC 27615  
919.876.8800

**OPEN SPACE  
PRELIMINARY SUBDIVISION PLAN**

Hasentree Golf Community - (Utilities/Recreation)

WAKE COUNTY PERMIT NO. 1111111111  
PLANNING NO. 1111111111  
CONSTRUCTION NO. 1111111111  
REVISION NO. 1111111111

February 20, 2009



Lead Engineer: **Scott T. Manning, Inc.**  
Civil Engineer: **Scott T. Manning, Inc.**  
Land Surveyor: **Edging Land Survey Co.**  
Environmental: **Self-Environmental Solutions**  
Professional Engineer: **W. Lee Perkins, Jr., Engineer**