

# Preliminary Subdivision Application

## Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
Address:	
Phone #:	Email:

Continue to page 2 >>

<b>DEVELOPMENT TYPE + SITE DATE TABLE</b> <b>(Applicable to all developments)</b>	
<b>ZONING INFORMATION</b>	
Gross site acreage:	
Zoning districts (if more than one, provide acreage of each):	
Overlay district:	Inside City limits?    Yes      No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Neuse River Buffer      Yes      No	Wetlands                  Yes      No
Is this a flood hazard area?      Yes      No	
If yes, please provide the following:	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #:	
<b>NUMBER OF LOTS AND DENSITY</b>	
Total # of townhouse lots:	Detached                  Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots:	
Total # of requested lots:	

<b>SIGNATURE BLOCK</b>	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, _____ will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>	
Signature: <i>Eric R. Blocher</i>	Date:
Printed Name:	
Signature:	Date:
Printed Name:	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

X:\CIVIL\PROJECTS\2021\NC21016 - PAGE ROAD - PULTE DRAWINGS\PLAN SETS\21016 - PRELIMINARY SUBDIVISION PLANS\C21016 - PSP - COVER & NOTED.DWG PRINTED BY: TERRY 12/21/21 @ 9:02 PM. LAST SAVED BY: TERRY

SITE DATA

Table with 2 columns: Description and Value. Includes sections for Parcel Identification, Townhome Units, Proposed Bedrooms, Parking Calculations, Tree Conservation, and Overall Total Provided.

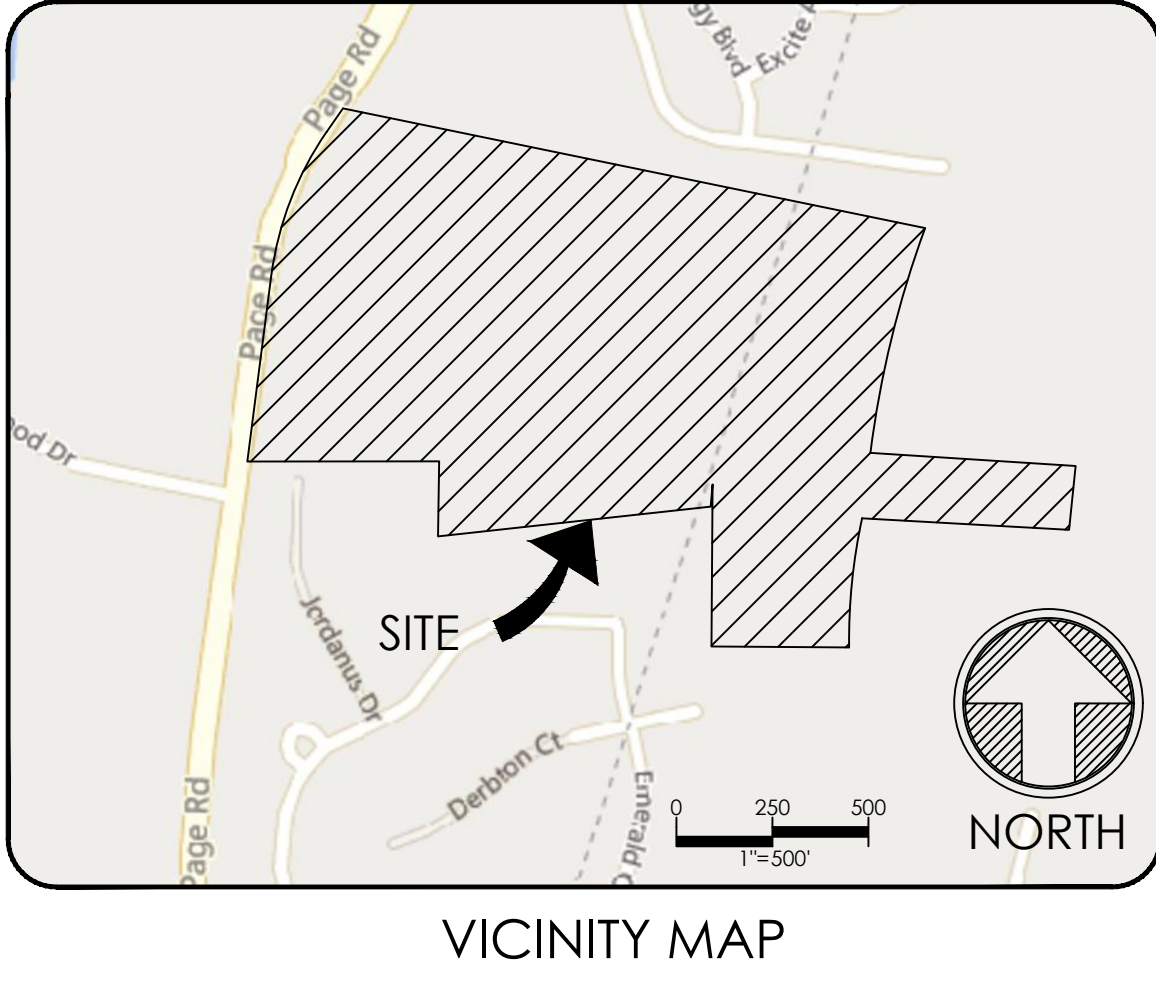
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD IN WRITING PRIOR TO STARTING CONSTRUCTION IF DISCREPANCIES ARE FOUND.

PAGE ROAD PRELIMINARY SUBDIVISION PLAN

UNDERFOOT PROJECT - C21016 RALEIGH CASE #SUB-0044-2021 LOCATION: 2751 PAGE ROAD RALEIGH, NC 27616

Preliminary Subdivision Application Planning and Development form. Includes sections for Development Type, General Information, Current Property Owner/Developer Information, and Applicant Information.

Development Type - Site Data Table form. Includes sections for Zoning Information, Stormwater Information, Signature Block, and ImperVIOUS Surfaces.



- Z-11-21 PAGE ROAD REZONING. List of 6 items detailing zoning requirements, including residential density limits, apartment building restrictions, and landscape buffer requirements.

PREPARED BY: underfoot ENGINEERING. 1149 EXECUTIVE CIRCLE CARY, NC 27511. P:919.576.9733 NCBELS # C-3847. CONTACT: LANDON M. LOVELACE LLOVELACE@UNDERFOOTENGINEERING.COM

SHEET INDEX

Table with 3 columns: #, SHEET NAME, and REV'D PER COMMENTS. Lists sheets C-000 through C-500, including Cover Sheet, Overall Existing Conditions, and various site detail sheets.

CONTACT INFORMATION

Table with 2 columns: Category and Contact Information. Lists Developer/Owner, Landscaping Architect, Survey, Geotechnical Engineer, Environmental Engineer, Review Agencies, and Planning Approval.

TRAFFIC CONTROL AND PEDESTRIAN PLAN NOTES

- TRAFFIC CONTROL AND PEDESTRIAN PLAN NOTES. List of 6 items detailing requirements for traffic control, pedestrian routes, and accessibility during construction.

PROJECT PHASING NOTES

- PROJECT PHASING NOTES. List of 4 items detailing the four phases of construction and the specific work to be completed in each phase.

SOLID WASTE COMPLIANCE STATEMENT

SOLID WASTE COMPLIANCE STATEMENT. Text stating that the developers have reviewed and are in compliance with the requirements set forth in the Solid Waste Design Manual regarding containers being stored in garages and on-site collection.

PLAN REVISIONS table with columns for #, DATE, REVISION, and BY. Shows a list of revisions made to the plan.

811 logo with text: KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG. It's fast. It's free. It's the law.

PAGE ROAD PRELIMINARY SUBDIVISION PLAN

2751 PAGE RD DURHAM, NC 27560

PROJECT #: C21016 DRAWN BY: ZMAA REVIEWED BY: LML 1ST SUBMITTAL: XXXXX SCALE: AS NOTED

PRELIMINARY NOT FOR CONSTRUCTION

PREPARED FOR:

PULTE HOMES

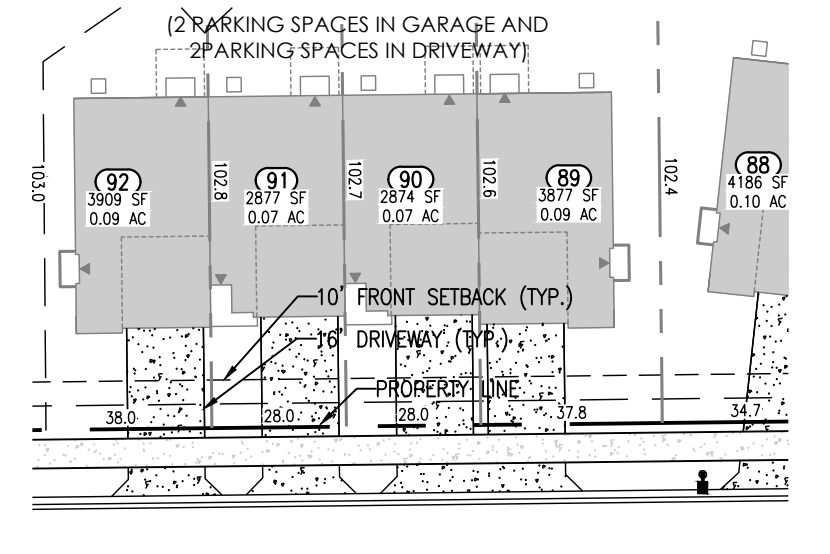
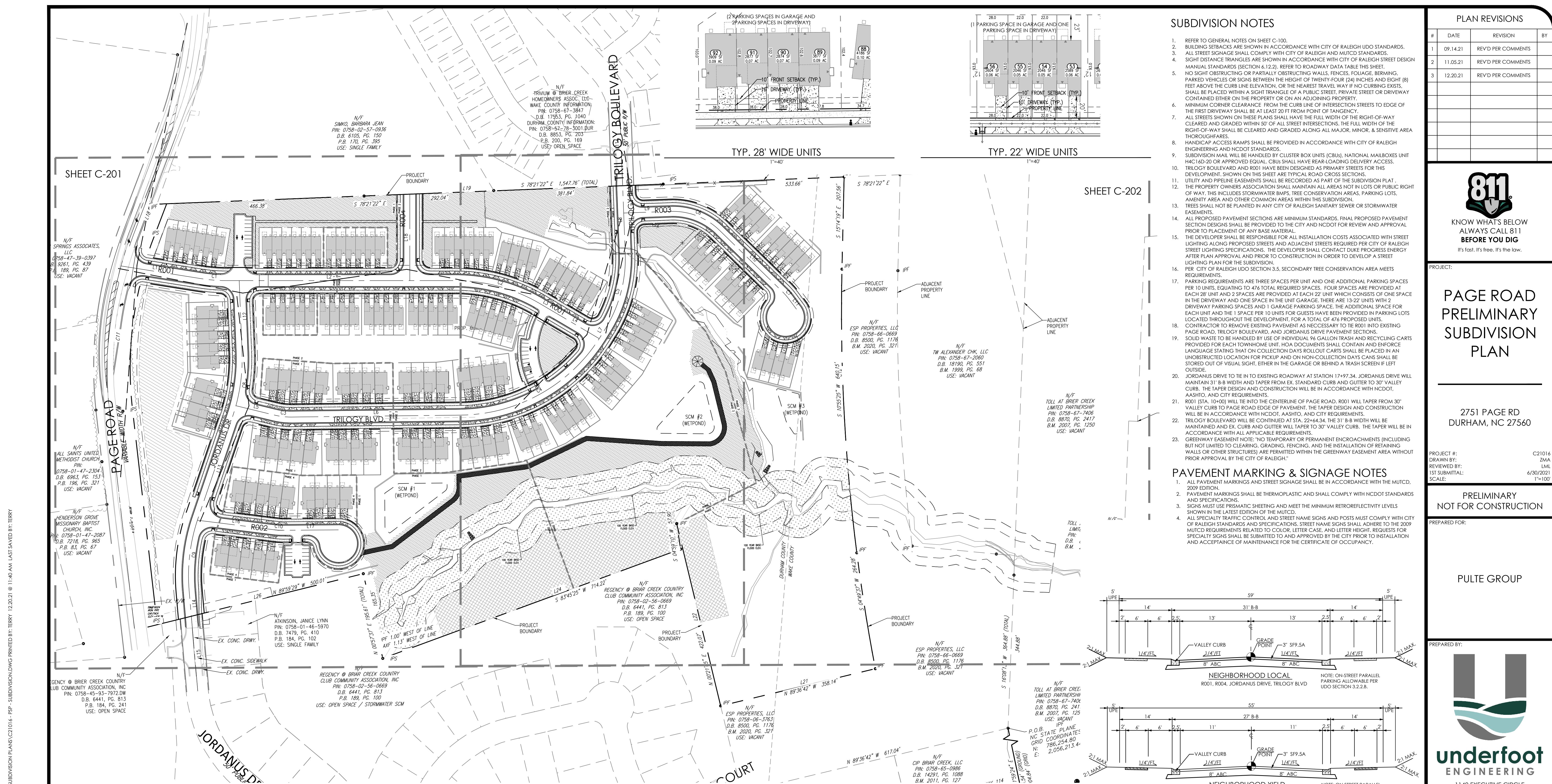
underfoot ENGINEERING logo and contact information: 1149 EXECUTIVE CIRCLE CARY, NC 27511. P:919.576.9733 NCBELS # C-3847.

SHEET:

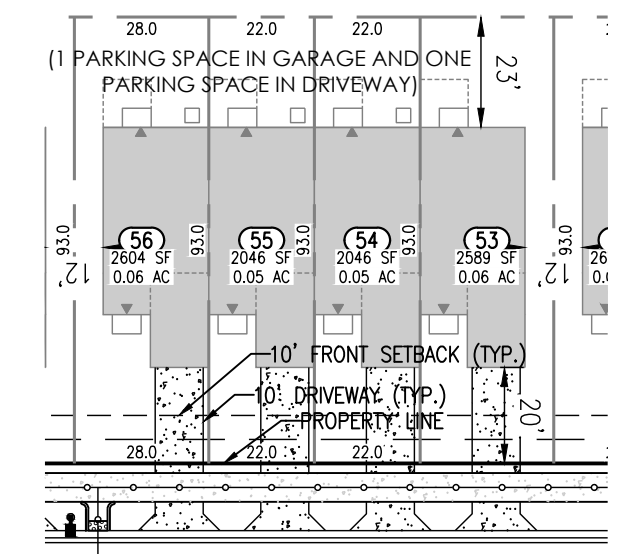
COVER SHEET

C-000

ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL.



TYP. 28' WIDE UNITS



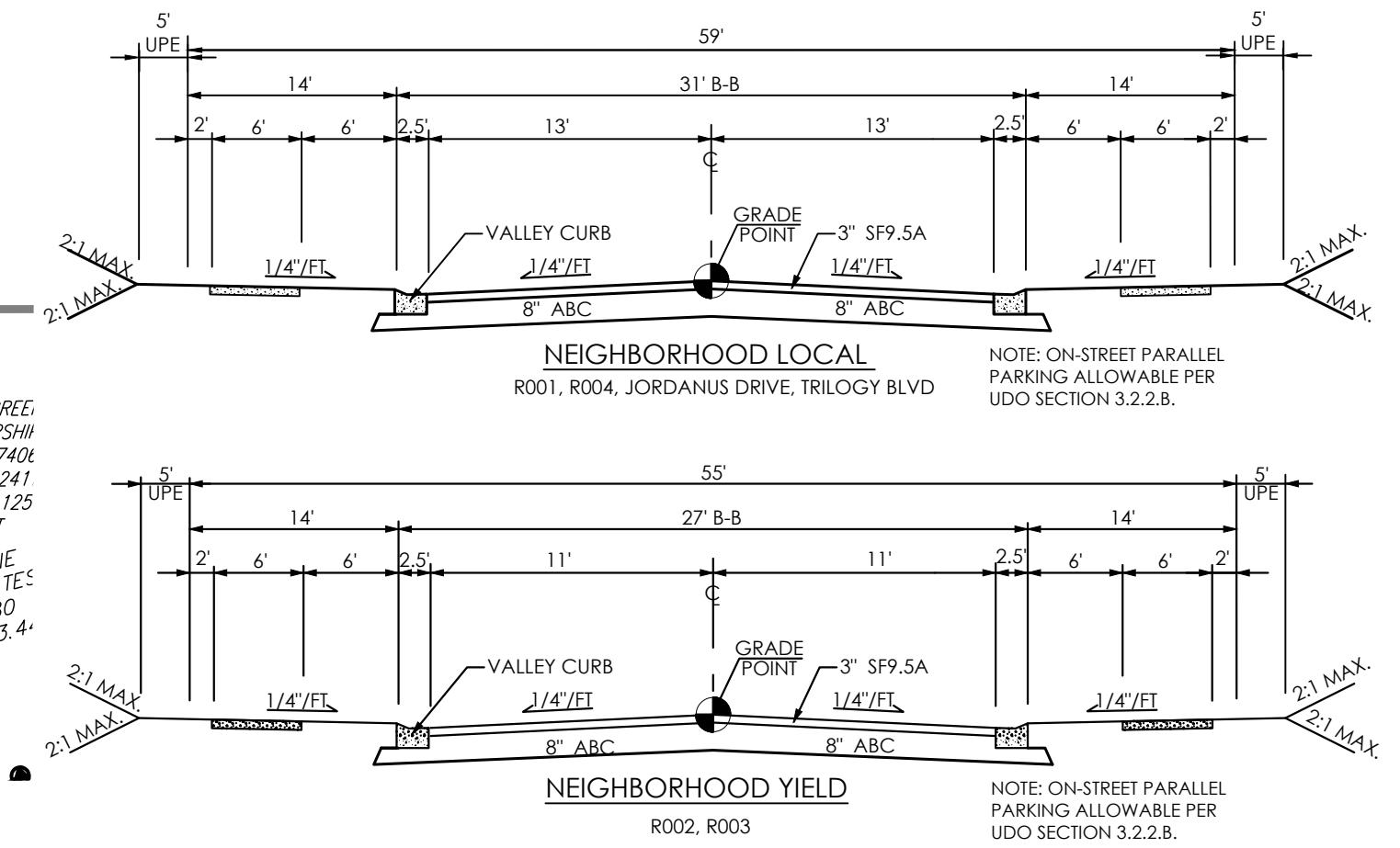
TYP. 22' WIDE UNITS

SUBDIVISION NOTES

- REFER TO GENERAL NOTES ON SHEET C-100.
- BUILDING SETBACKS ARE SHOWN IN ACCORDANCE WITH CITY OF RALEIGH UDO STANDARDS.
- ALL STREET SIGNAGE SHALL COMPLY WITH CITY OF RALEIGH AND MUTCD STANDARDS.
- SIGHT DISTANCE TRIANGLES ARE SHOWN IN ACCORDANCE WITH CITY OF RALEIGH STREET DESIGN MANUAL STANDARDS (SECTION 6.12.2). REFER TO ROADWAY DATA TABLE THIS SHEET.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALLS, FENCES, FOLIAGE, BERMING, PARKED VEHICLES OR SIGNS BETWEEN THE HEIGHT OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGNAGE CONTROL AREA AS SHOWN ON THESE PLANS. PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.
- MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTION STREETS TO EDGE OF THE FIRST DRIVEWAY SHALL BE AT LEAST 20 FT FROM POINT OF TANGENCY.
- ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF THE RIGHT-OF-WAY CLEARED AND GRADED WITHIN 50' OF ALL STREET INTERSECTIONS. THE FULL WIDTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR, & SENSITIVE AREA THOROUGHFARES.
- HANDICAP ACCESS RAMP SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING AND NCDOT STANDARDS.
- SUBDIVISION MAIL WILL BE HANDLED BY CLUSTER BOX UNITS (CBUs). NATIONAL MAILBOXES UNIT H4C16D-20 OR APPROVED EQUAL. CBUs SHALL HAVE REAR-LOADING DELIVERY ACCESS.
- TRIOLOGY BOULEVARD AND ROO1 HAVE BEEN DESIGNED AS PRIMARY STREETS FOR THIS DEVELOPMENT. SHOWN ON THIS SHEET ARE TYPICAL ROAD CROSS SECTIONS.
- UTILITY AND PIPELINE EASEMENTS SHALL BE RECORDED AS PART OF THE SUBDIVISION PLAN.
- THE PROPERTY OWNERS ASSOCIATION SHALL MAINTAIN ALL AREAS NOT IN LOTS OR PUBLIC RIGHT OF WAY. THIS INCLUDES STORMWATER BMPs, TREE CONSERVATION AREAS, PARKING LOTS, AMENITY AREA AND OTHER COMMON AREAS WITHIN THIS SUBDIVISION.
- TREES SHALL NOT BE PLANTED IN ANY CITY OF RALEIGH SANITARY SEWER OR STORMWATER EASEMENTS.
- ALL PROPOSED PAVEMENT SECTIONS ARE MINIMUM STANDARDS. FINAL PROPOSED PAVEMENT SECTION DESIGNS SHALL BE PROVIDED TO THE CITY AND NCDOT FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL INSTALLATION COSTS ASSOCIATED WITH STREET LIGHTING ALONG PROPOSED STREETS AND ADJACENT STREETS REQUIRED PER CITY OF RALEIGH STREET LIGHTING SPECIFICATIONS. THE DEVELOPER SHALL CONTACT DUKE POWER ENERGY AFTER PLAN APPROVAL AND PRIOR TO CONSTRUCTION IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SUBDIVISION.
- PER CITY OF RALEIGH UDO SECTION 3.5, SECONDARY TREE CONSERVATION AREA MEETS REQUIREMENTS.
- PARKING REQUIREMENTS ARE THREE SPACES PER UNIT AND ONE ADDITIONAL PARKING SPACES PER 10 UNITS, EQUATING TO 476 TOTAL REQUIRED SPACES. FOUR SPACES ARE PROVIDED AT EACH 28' UNIT AND 2 SPACES ARE PROVIDED AT EACH 22' UNIT WHICH CONSISTS OF ONE SPACE IN THE DRIVEWAY AND ONE SPACE IN THE UNIT GARAGE. THERE ARE 19 22' UNITS WITH 2 DRIVEWAY PARKING SPACES AND 1 GARAGE PARKING SPACE. THE ADDITIONAL SPACE FOR EACH UNIT AND THE 1 SPACE PER 10 UNITS FOR GUESTS HAVE BEEN PROVIDED IN PARKING LOTS LOCATED THROUGHOUT THE DEVELOPMENT, FOR A TOTAL OF 476 PROPOSED UNITS.
- CONTRACTOR TO REMOVE EXISTING PAVEMENT AS NECESSARY TO THE ROO1 INTO EXISTING PAGE ROAD, TRIOLOGY BOULEVARD, AND JORDANUS DRIVE PAVEMENT SECTIONS.
- SOLID WASTE TO BE HANDLED BY USE OF INDIVIDUAL 96 GALLON TRASH AND RECYCLING CARTS PROVIDED FOR EACH TOWNHOME UNIT. HOA DOCUMENTS SHALL CONTAIN AND ENFORCE LANGUAGE STATING THAT ON COLLECTION DAYS COLLAPSE CANS SHALL BE PLACED IN AN UNOBSTRUCTED LOCATION FOR PICKUP AND ON NON-COLLECTION DAYS CANS SHALL BE STORED OUT OF VISUAL SIGHT, EITHER IN THE GARAGE OR BEHIND A TRASH SCREEN LEFT OUTSIDE.
- JORDANUS DRIVE TO BE IN EXISTING ROADWAY AT STATION 17+97.34. JORDANUS DRIVE WILL MAINTAIN 31' B-B WIDTH AND TAPER FROM EX. STANDARD CURB AND GUTTER TO 30' VALLEY CURB. THE TAPER DESIGN AND CONSTRUCTION WILL BE IN ACCORDANCE WITH NCDOT, AASHTO, AND CITY REQUIREMENTS.
- ROO1 (STA. 10+00) WILL TIE INTO THE CENTERLINE OF PAGE ROAD. ROO1 WILL TAPER FROM 30' VALLEY CURB TO PAGE ROAD EDGE OF PAVEMENT. THE TAPER DESIGN AND CONSTRUCTION WILL BE IN ACCORDANCE WITH NCDOT, AASHTO, AND CITY REQUIREMENTS.
- TRIOLOGY BOULEVARD WILL BE CONTINUED AT STA. 22+64.34. THE 31' B-B WIDTH WILL BE MAINTAINED AND EX. CURB AND GUTTER WILL TAPER TO 30' VALLEY CURB. THE TAPER WILL BE IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS.
- GREENWAY EASEMENT NOTE: NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

PAVEMENT MARKING & SIGNAGE NOTES

- ALL PAVEMENT MARKINGS AND STREET SIGNAGE SHALL BE IN ACCORDANCE WITH THE MUTCD, 2009 EDITION.
- PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL COMPLY WITH NCDOT STANDARDS AND SPECIFICATIONS.
- SIGNS MUST USE PRISMATIC SHEETING AND MEET THE MINIMUM RETROREFLECTIVITY LEVELS SHOWN IN THE LATEST EDITION OF THE MUTCD.
- ALL SPECIALTY TRAFFIC CONTROL AND STREET NAME SIGNS AND POSTS MUST COMPLY WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS. STREET NAME SIGNS SHALL ADHERE TO THE 2009 MUTCD REQUIREMENTS RELATED TO COLOR, LETTER CASE, AND LETTER HEIGHT. REQUESTS FOR SPECIALTY SIGNS SHALL BE SUBMITTED TO AND APPROVED BY THE CITY PRIOR TO INSTALLATION AND ACCEPTANCE OF MAINTENANCE FOR THE CERTIFICATE OF OCCUPANCY.



PLAN REVISIONS

#	DATE	REVISION	BY
1	09.14.21	REV'D PER COMMENTS	
2	11.05.21	REV'D PER COMMENTS	
3	12.20.21	REV'D PER COMMENTS	



PAGE ROAD PRELIMINARY SUBDIVISION PLAN

2751 PAGE RD  
DURHAM, NC 27560

PROJECT #: C21016  
DRAWN BY: ZMA  
1ST SUBMITTAL: 6/30/2021  
SCALE: 1"=100'

PRELIMINARY NOT FOR CONSTRUCTION

PREPARED FOR:  
PULTE GROUP



LINE TABLE

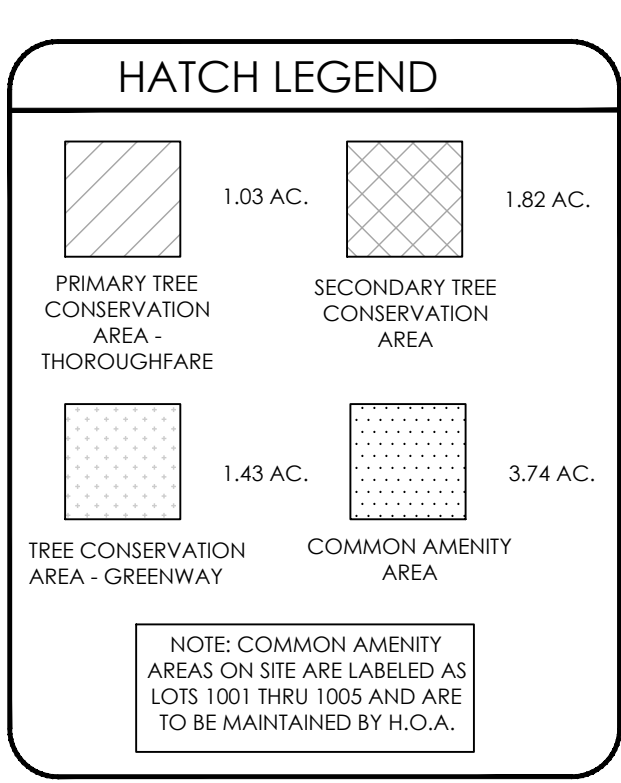
LINE	DISTANCE	BEARING
L1	181.60'	S67°05'00.69"E
L2	514.78'	S76°05'14.98"E
L3	19.60'	S45°30'54.08"E
L4	134.65'	S45°30'54.08"E
L5	89.99'	S62°25'41.45"E
L6	382.01'	S76°44'24.79"E
L7	19.66'	N45°30'38.32"E
L8	152.61'	N11°43'03.00"E
L9	105.87'	S78°02'54.43"E
L10	197.15'	S31°47'01.44"E
L11	27.87'	S22°49'03.47"E
L12	160.75'	S11°38'41.88"W
L13	243.74'	S32°39'52.63"W
L14	57.15'	S09°00'05.00"W
L15	169.35'	S09°00'05.00"W
L16	174.13'	S69°00'18.38"E
L17	125.21'	S76°30'42.67"E
L19	194.68'	N13°54'45.02"E

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.93'	375.00'	009°00'14"	S71°35'07.83"E	58.87'
C2	200.10'	375.00'	030°34'21"	S60°48'04.53"E	197.73'
C3	37.47'	150.00'	014°18'43"	S69°35'03.12"E	37.37'
C4	377.97'	375.00'	057°44'57"	N74°23'06.77"E	362.17'
C5	176.94'	300.00'	033°47'35"	N28°36'50.66"E	174.39'
C6	121.12'	150.00'	046°15'53"	S54°54'57.94"E	117.86'
C7	23.47'	150.00'	008°57'58"	S27°18'02.46"E	23.45'
C8	146.74'	400.00'	021°01'11"	S22°09'17.26"W	145.92'
C9	165.20'	400.00'	023°39'48"	S20°49'58.82"W	164.03'
C10	19.65'	150.00'	007°30'24"	S72°45'30.52"E	19.64'

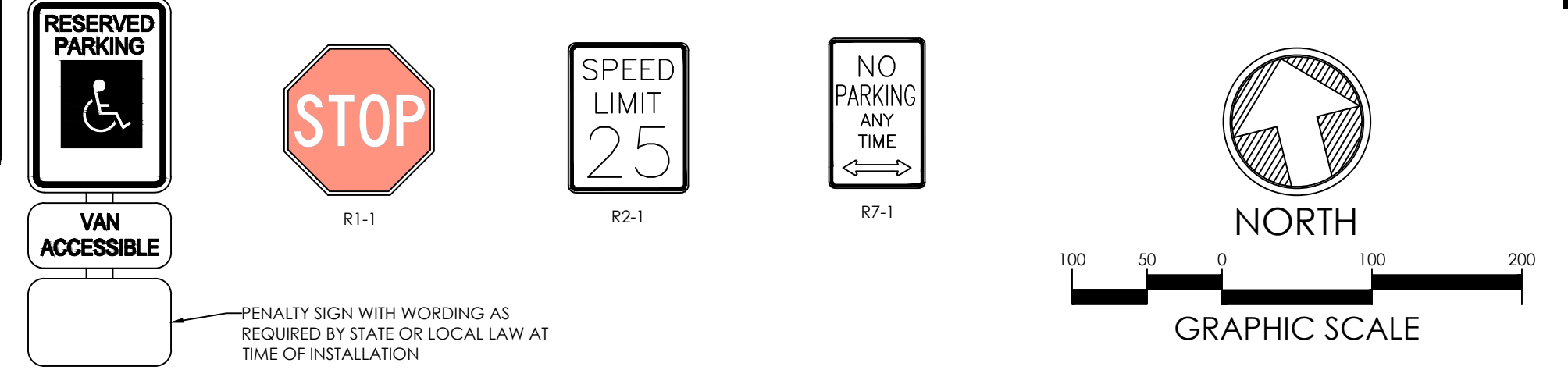
SUBDIVISION ROADWAY DATA TABLE

STREET NAME	CLASSIFICATION	DESIGN/POSTED SPEED	PUBLIC/PRIVATE	LENGTH OF ROADWAY	INTERSECTION	SIGHT DISTANCE (LEFT)	SIGHT DISTANCE (RIGHT)
ROO1	NEIGHBORHOOD LOCAL	30 / 25	PUBLIC	1110 FEET	PAGE ROAD	480 FEET	555 FEET
ROO1	NEIGHBORHOOD LOCAL	30 / 25	PUBLIC	1110 FEET	JORDANUS DRIVE	280 FEET	240 FEET
ROO1	NEIGHBORHOOD LOCAL	30 / 25	PUBLIC	1110 FEET	TRIOLOGY BOULEVARD	280 FEET	240 FEET
JORDANUS DRIVE	NEIGHBORHOOD LOCAL	30 / 25	PUBLIC	773 FEET	ROO1	280 FEET	240 FEET
JORDANUS DRIVE	NEIGHBORHOOD LOCAL	30 / 25	PUBLIC	773 FEET	TRIOLOGY BOULEVARD	280 FEET	240 FEET
ROO2	NEIGHBORHOOD YIELD	30 / 25	PUBLIC	319 FEET	JORDANUS DRIVE	280 FEET	240 FEET
TRIOLOGY BOULEVARD	NEIGHBORHOOD LOCAL	30 / 25	PUBLIC	1236 FEET	JORDANUS DRIVE	280 FEET	240 FEET
TRIOLOGY BOULEVARD	NEIGHBORHOOD LOCAL	30 / 25	PUBLIC	1236 FEET	ROO1	280 FEET	240 FEET
TRIOLOGY BOULEVARD	NEIGHBORHOOD LOCAL	30 / 25	PUBLIC	1236 FEET	ROO3	280 FEET	240 FEET
ROO3	NEIGHBORHOOD YIELD	30 / 25	PUBLIC	475 FEET	TRIOLOGY BOULEVARD	280 FEET	240 FEET
R4	NEIGHBORHOOD LOCAL	30 / 25	PUBLIC	194 FEET	ROO1	280 FEET	240 FEET



SIGNAGE AND MARKING LEGEND

SYMBOL	SIGN/MARKING	#	SIGN DIMENSIONS
(L)	SPEED LIMIT 25	R2-1	24"x30"
(HC)	HANDICAP SIGN	R7-8	12"x18"
(S)	STOP SIGN	R1-1	30"x30"
(P)	"NO PARKING" SIGN	R7-1	12"x18"

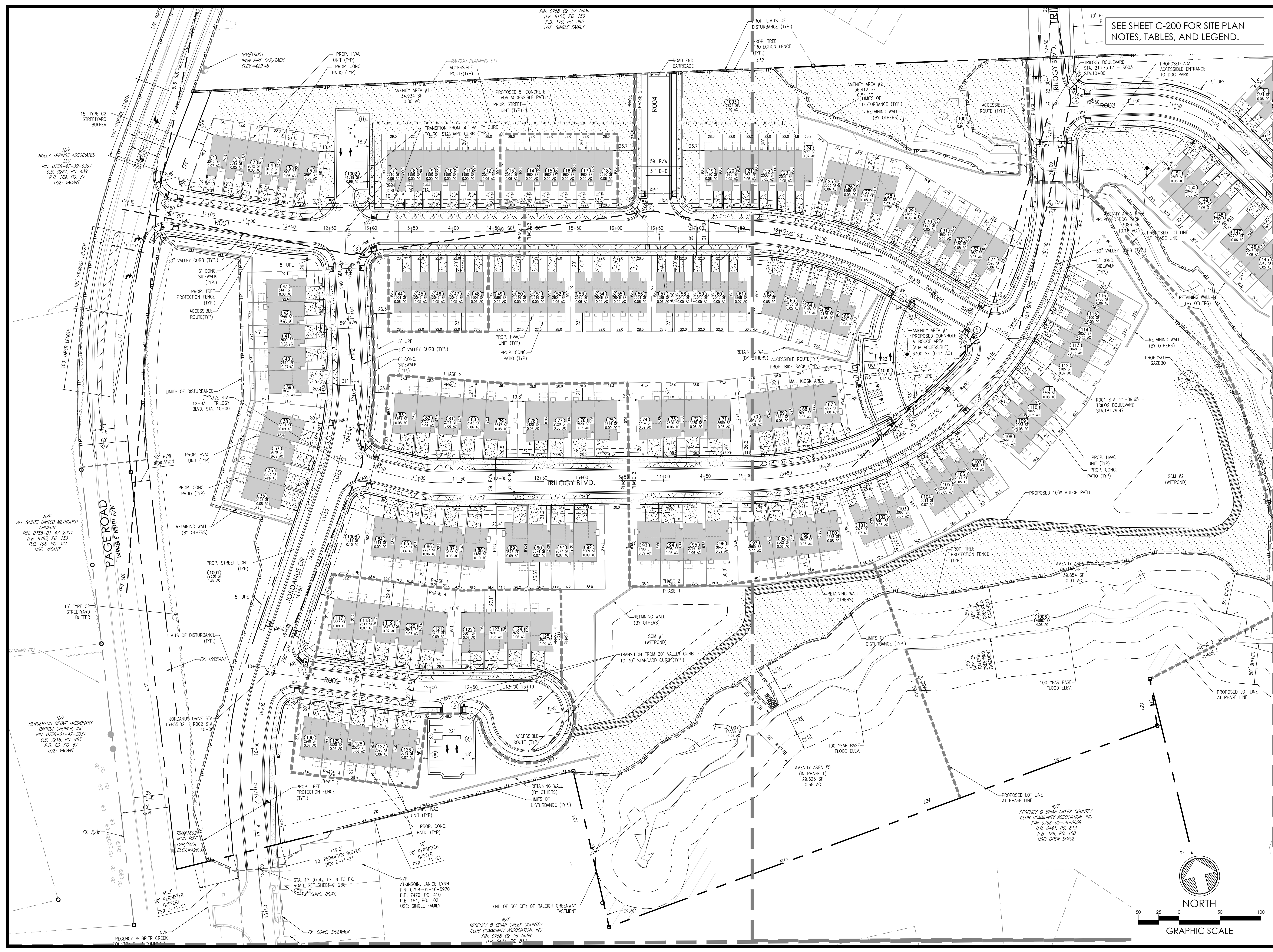


TOTAL SITE AREA: 35.82 AC  
PAGE ROAD RIGHT OF WAY DEDICATION: 0.48 AC  
DEVELOPMENT AREA: 35.34 AC

OVERALL SUBDIVISION PLAN  
C-200

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SEE SHEET C-200 FOR SITE PLAN NOTES, TABLES, AND LEGEND.

PLAN REVISIONS

#	DATE	REVISION	BY
1	09.14.21	REV'D PER COMMENTS	
2	11.05.21	REV'D PER COMMENTS	
3	12.20.21	REV'D PER COMMENTS	



# PAGE ROAD PRELIMINARY SUBDIVISION PLAN

2751 PAGE RD  
DURHAM, NC 27560

PROJECT #: C21016  
DRAWN BY: ZMA  
REVIEWED BY: LML  
1ST SUBMITTAL: 6/30/2021  
SCALE: 1"=50'

PRELIMINARY  
NOT FOR CONSTRUCTION

PREPARED FOR:  
**PULTE GROUP**

PREPARED BY:



**underfoot**  
ENGINEERING

1149 EXECUTIVE CIRCLE  
CARY, NC 27511  
P: 919.576.9733  
NCBELS # C-3847

SHEET:

**SUBDIVISION PLAN**

**C-201**

N/F  
HOLLY SPRINGS ASSOCIATES, LLC  
PIN: 0758-47-39-0397  
D.B. 9291, PG. 439  
P.B. 189, PG. 97  
USE: VACANT

N/F  
ALL SAINTS UNITED METHODIST CHURCH  
PIN: 0758-01-47-2304  
D.B. 6963, PG. 153  
P.B. 196, PG. 327  
USE: VACANT

N/F  
HENDERSON GROVE MISSIONARY BAPTIST CHURCH, INC.  
PIN: 0758-01-47-2087  
D.B. 7218, PG. 965  
P.B. 83, PG. 67  
USE: VACANT

PROP. HVAC UNIT (TYP)  
PROP. CONC. PATIO (TYP)

AMENITY AREA #1  
34,934 SF  
0.80 AC

AMENITY AREA #2  
36,412 SF  
0.84 AC

AMENITY AREA #3  
PROPOSED DOG PARK  
7,086 SF  
(0.16 AC)

AMENITY AREA #4  
PROPOSED CORNHOLE & BOCCIE AREA  
(ADA ACCESSIBLE)  
6,300 SF (0.14 AC)

AMENITY AREA #5  
(IN PHASE 1)  
29,625 SF  
0.68 AC

30" VALLEY CURB (TYP.)  
6" CONC. SIDEWALK (TYP.)  
PROP. TREE PROTECTION FENCE (TYP.)  
ACCESSIBLE ROUTE (TYP.)

TRANSITION FROM 30" VALLEY CURB TO 30" STANDARD CURB (TYP.)

5' UPE  
30" VALLEY CURB (TYP.)  
6" CONC. SIDEWALK (TYP.)

RETAINING WALL (BY OTHERS)  
ACCESSIBLE ROUTE (TYP.)  
PROP. BIKE RACK (TYP.)

RETAINING WALL (BY OTHERS)  
PROPOSED LOT LINE AT PHASE LINE

LIMITS OF DISTURBANCE (TYP.)  
E STA. 12+83 = TRILOGY BLVD. STA. 10+00

5' UPE  
30" VALLEY CURB (TYP.)  
6" CONC. SIDEWALK (TYP.)

RETAINING WALL (BY OTHERS)  
ACCESSIBLE ROUTE (TYP.)  
PROP. BIKE RACK (TYP.)

RETAINING WALL (BY OTHERS)  
LIMITS OF DISTURBANCE (TYP.)

PROPOSED 10' MULCH PATH  
PROP. HVAC UNIT (TYP)  
PROP. CONC. PATIO (TYP.)

LIMITS OF DISTURBANCE (TYP.)  
EX. HYDRANT

5' UPE  
30" VALLEY CURB (TYP.)  
6" CONC. SIDEWALK (TYP.)

RETAINING WALL (BY OTHERS)  
LIMITS OF DISTURBANCE (TYP.)

PROP. TREE PROTECTION FENCE (TYP.)  
LIMITS OF DISTURBANCE (TYP.)

AMENITY AREA #5 (IN PHASE 2)  
39,854 SF  
0.91 AC

JORDANUS DRIVE STA. 15+55.02 = ROO2 STA. 10+00

5' UPE  
30" VALLEY CURB (TYP.)  
6" CONC. SIDEWALK (TYP.)

RETAINING WALL (BY OTHERS)  
LIMITS OF DISTURBANCE (TYP.)

100 YEAR BASE FLOOD ELEV.  
50' BUFFER

PROPOSED LOT LINE AT PHASE LINE

49.2' PERIMETER BUFFER PER Z-11-21

20' PERIMETER BUFFER PER Z-11-21

RETAINING WALL (BY OTHERS)  
LIMITS OF DISTURBANCE (TYP.)

100 YEAR BASE FLOOD ELEV.  
50' BUFFER

PROPOSED LOT LINE AT PHASE LINE

EX. CONC. SIDEWALK

N/F  
ATKINSON, JANICE LYNN  
PIN: 0758-01-46-5970  
D.B. 7479, PG. 410  
P.B. 184, PG. 102  
USE: SINGLE FAMILY

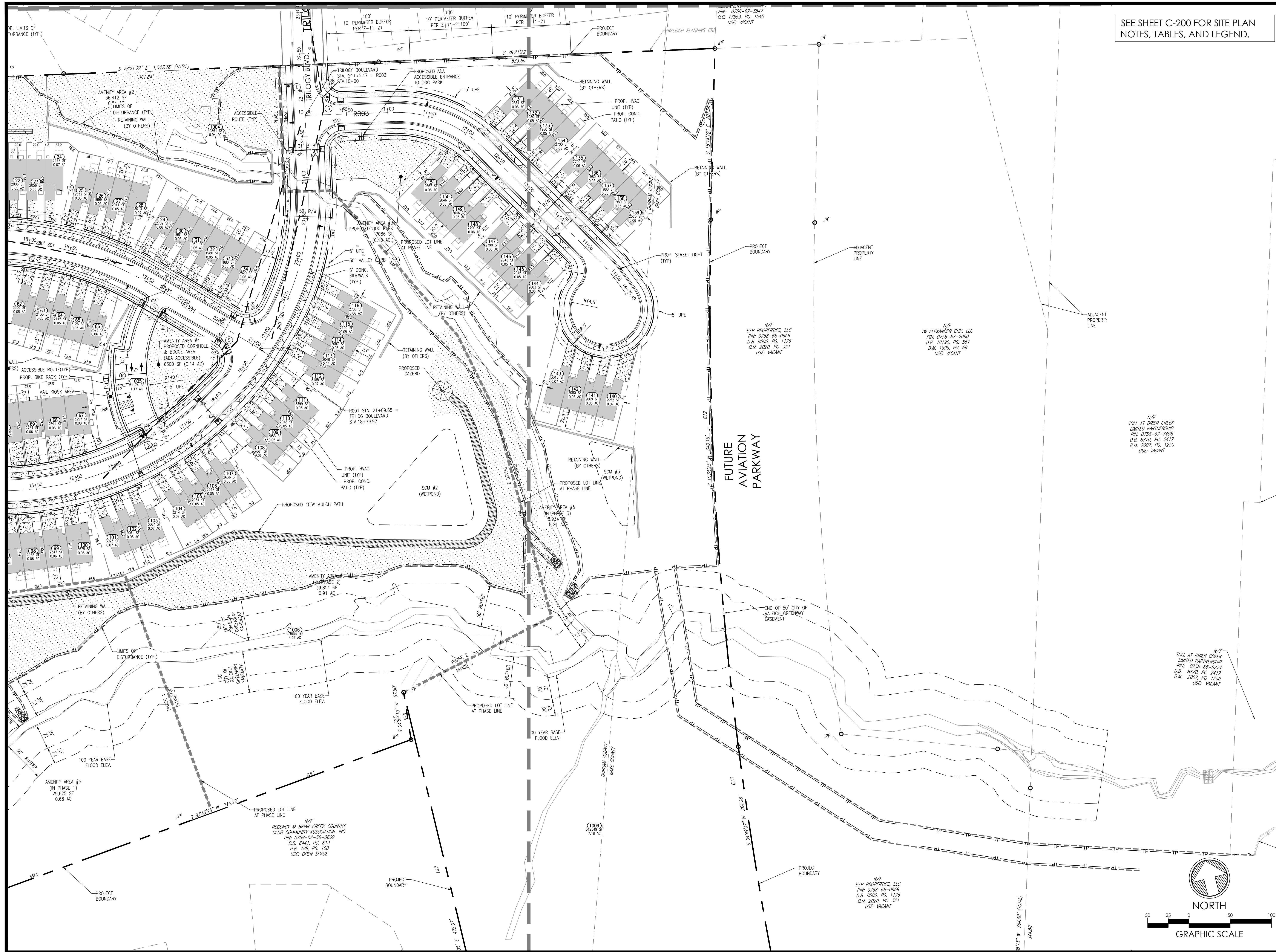
END OF 50' CITY OF RALEIGH GREENWAY EASEMENT

N/F  
REGENCY @ BRIAR CREEK COUNTRY CLUB COMMUNITY ASSOCIATION, INC.  
PIN: 0758-02-56-0869  
D.B. 6441, PG. 813  
P.B. 189, PG. 100  
USE: OPEN SPACE

N/F  
REGENCY @ BRIAR CREEK COUNTRY CLUB COMMUNITY ASSOCIATION, INC.  
PIN: 0758-02-56-0869  
D.B. 6441, PG. 813  
P.B. 189, PG. 100  
USE: OPEN SPACE



X:\CIVIL\PROJECTS\2021\C21016 - PAGE ROAD - PULTE DRAWINGS\PLAN SETS\C21016 PRELIMINARY SUBDIVISION PLANS\C21016 - PSP - SUBDIVISION.DWG PRINTED BY: TERRY 12/20/21 @ 9:30 AM. LAST SAVED BY: TERRY



SEE SHEET C-200 FOR SITE PLAN NOTES, TABLES, AND LEGEND.

PLAN REVISIONS			
#	DATE	REVISION	BY
1	09.14.21	REV'D PER COMMENTS	
2	11.05.21	REV'D PER COMMENTS	
3	12.20.21	REV'D PER COMMENTS	



PROJECT:  
**PAGE ROAD PRELIMINARY SUBDIVISION PLAN**  
  
2751 PAGE RD  
DURHAM, NC 27560

PROJECT #:  
DRAWN BY:  
REVIEWED BY:  
1ST SUBMITTAL:  
SCALE:

C21016  
ZMA  
LML  
6/30/2021  
1"=100'

PRELIMINARY  
NOT FOR CONSTRUCTION

PREPARED FOR:  
**PULTE GROUP**



SHEET:  
**SUBDIVISION PLAN**

C-202

