



Administrative Approval Action

Case File / Name: SUB-0044-2021
DSLC - Page Road Preliminary Subdivision

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the south side of T W Alexander Drive, east Page Road at 2751 Page Rd. This site is within both Wake and Durham Counties.

REQUEST: Development of a vacant 35.82 acre tract zoned R-10 CU; with right-of-way dedication along Page Rd consisting of 0.48 acres, leaving a net area of 35.34 acres. The development proposes 151 townhomes lots, 9 HOA Common Area Lots and 5 Amenity Areas. Proposed density for the site totals 4.21 units/acre with 3 Phases (Ph 1 - 44 units/11.83 ac; Ph 2 - 72 units/12.69 ac; Ph 3 - 21 units/9.27 ac; Ph 4 - 14 units/1.55 ac).

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated December 20, 2021 by Rob Rudloff.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Show the reduced width for the driveways and the ADA ramp crossings on the SPR plans.
2. Revise the lot square footage shown for HOA Open Area Lot 1004 to match the summary data table and sheets C201 and C202.
3. Dimension and demonstrate compliance with height per UDO Section 7.4.5. for the light fixture detail on sheet C400.
4. Provide a photometric plan showing the footcandles for the site and demonstrate compliance with UDO Section 7.4.4.
5. Demonstrate compliance with UDO Section 7.1.7.G. for proposed locations of the light fixtures and tree plantings on the landscaping sheet of the SPR plan set by showing a 20 ft. radius buffer around light fixtures.
6. Provide documentation indicating that street names have been approved by Durham County. (Street name approval has been given by the City of Raleigh and Wake County.)



Administrative Approval Action

Case File / Name: SUB-0044-2021
DSLCL - Page Road Preliminary Subdivision

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

Engineering

7. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Public Utilities

8. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.
9. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.
10. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing transmission easements prior to concurrent approval.
11. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
12. Any downstream sanitary sewer proposed to be utilized by this development must be accepted by the City of Raleigh for maintenance.

Stormwater

13. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
14. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
15. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
16. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).
17. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

18. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
19. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.



Administrative Approval Action

Case File / Name: SUB-0044-2021
DSLCL - Page Road Preliminary Subdivision

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Slope Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	Utility Placement Easement Required
-------------------------------------	-------------------------------------

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. A plat of recombination shall be recorded prior to or in conjunction with the recordation of development plan or phases whichever occurs first.
2. Provide documentation indicating a Property Owner's Association has been established for the subject development.
3. A demolition permit shall be issued and this building permit number shown on all maps for recording.
4. Street names for this development shall be approved by the Raleigh GIS Division and by Durham and Wake Counties as applicable.

Engineering

5. A fee-in-lieu for 970 linear feet of 6 ft sidewalk, and widening for a Neighborhood Street standard is paid to the City of Raleigh (UDO 8.1.10).
6. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
7. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.



Administrative Approval Action

Case File / Name: SUB-0044-2021
DSLCL - Page Road Preliminary Subdivision

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

8. A 20 foot slope easement shall be shown on any plat for recordation or the developer may grade the area and stabilize for the full build out. If a slope easement is shown, that Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
9. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
10. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.
11. A public infrastructure surety for street trees along streets (both sides): R001, R002, R003, R004, Jordanus Dr. and Trilogy Blvd. shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

12. Infrastructure Construction Plans (SPR submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions. This submittal should include design of any required downstream sanitary sewer upgrades and payments for any required fee-in-lieu.

Stormwater

13. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
14. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
15. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department and shall be shown on the recorded map (UDO 9.3.3.G).
16. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).



Administrative Approval Action

Case File / Name: SUB-0044-2021
DSLCL - Page Road Preliminary Subdivision

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

17. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
18. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

19. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 4.28 acres of tree conservation area (1.03 AC Primary, 1.82 AC Secondary, and 1.43 AC Greenway Tree Conservation Areas).
20. A fee-in-lieu for 22 street trees along Page Rd. right-of-way is paid to the City of Raleigh (UDO 8.1.10).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. Comply with all conditions of zoning case Z-11-21.
2. A copy of the recorded plat from Durham and Wake Counties shall be inserted or included with the building permit plans set with the book of maps and page number referenced.

Public Utilities

3. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 23 street trees along both sides of R001 (46), 4 street trees along both sides of R002 (8), 8 street trees along both sides of R003 (16), 4 street trees along both sides of R004 (8), (15) street trees on the east side and (18) on the west side of Jordanus Dr., (27) street trees on the north side and (25) trees on the south side of Trilogy Blvd. for a total of 163 street trees required.
5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).



Administrative Approval Action

Case File / Name: SUB-0044-2021
DSLCL - Page Road Preliminary Subdivision

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

The following are required prior to issuance of building occupancy permit:

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. All street lights and street signs required as part of the development approval are installed.

Stormwater

3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

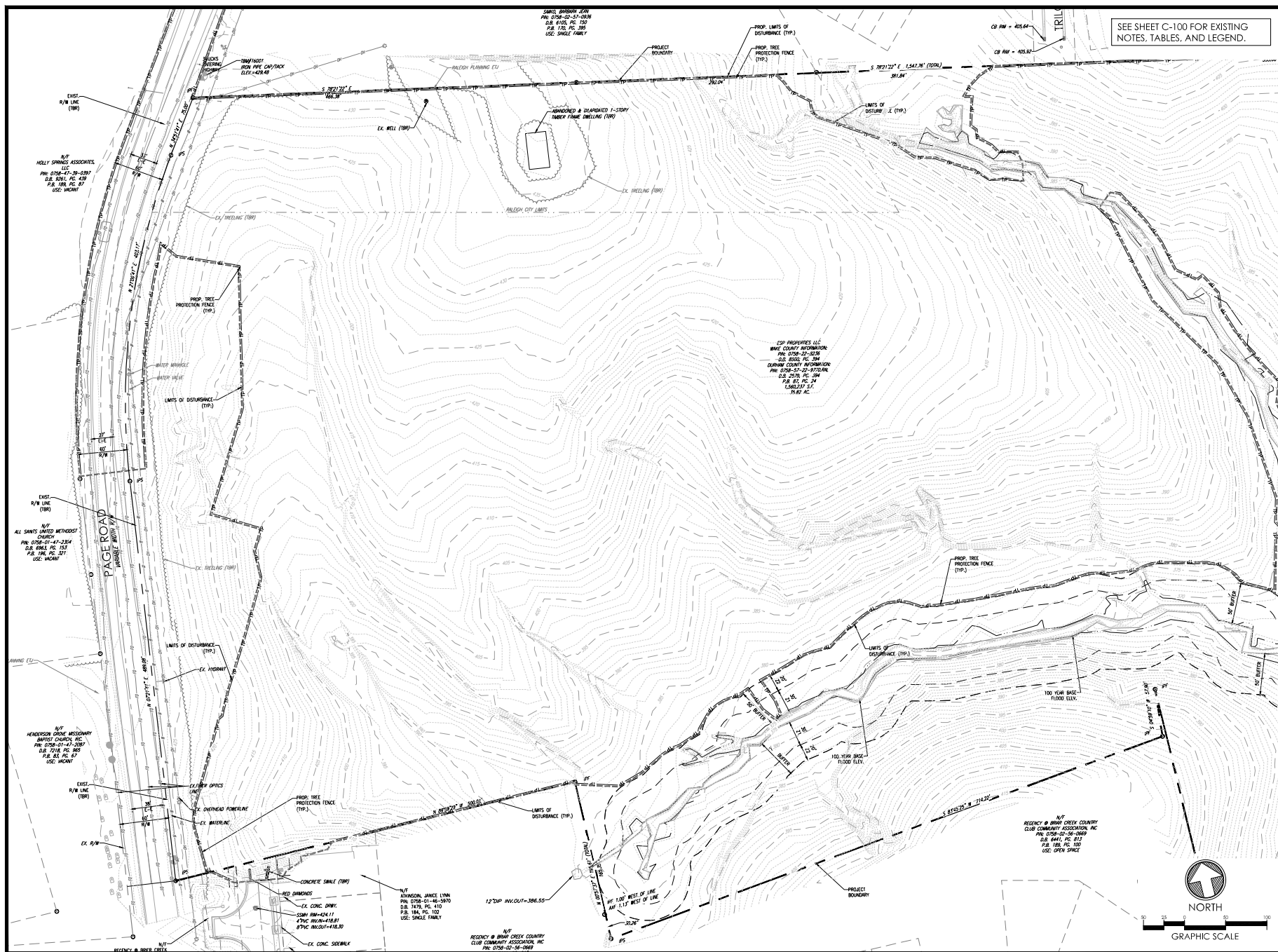
3-Year Sunset Date: May 27, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: May 27, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor Date: 01/28/2022
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**



[illegible]

**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

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

PULTE GROUP



EXISTING CONDITIONS & DEMOLITION PLAN

X:\DATA\PROJECTS\2020\202014-PAGE ROAD-PULTE SUBDIVISION\DWG\202014-PAGE ROAD-PULTE SUBDIVISION.DWG, 12/26/21 8:25:29 AM, LAST SAVED BY: JERRY



SEE SHEET C-100 FOR EXISTING
NOTES, TABLES, AND LEGEND.

PLAN REVISIONS			
#	DATE	REVISION	BY
1	09.14.21	REV'D PER COMMENTS	
2	11.03.21	REV'D PER COMMENTS	
3	12.20.21	REV'D PER COMMENTS	

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the way.

**PAGE ROAD
PRELIMINARY
SUBDIVISION
PLAN**

2751 PAGE RD
DURHAM, NC 27560

PROJECT A: C20014
DRAWN BY: JMA
REVIEWED BY: JMA
SCALE: AS SHOWN
DATE: 12/26/21

**PRELIMINARY
NOT FOR CONSTRUCTION**

PREPARED FOR:

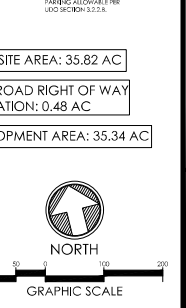
PULTE GROUP

underfoot
ENGINEERING

1140 EXECUTIVE CIRCLE
CARY, NC 27511
P: 919.576.9733
NCBES # C-3847

**EXISTING
CONDITIONS &
DEMOLITION PLAN**

C-102



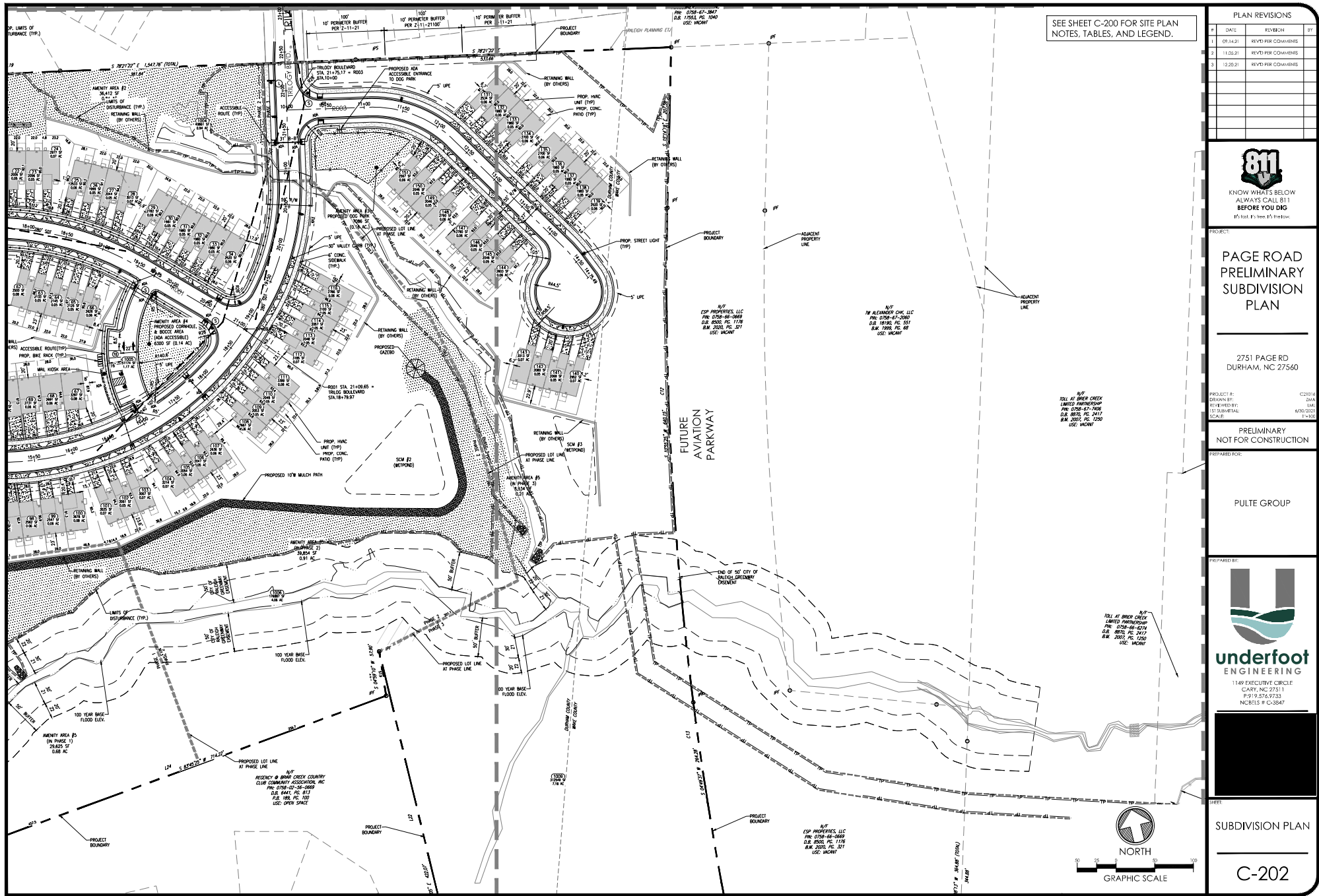
2009 EDITION.

2. PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL COMPLY WITH NCOTD STANDARDS AND SPECIFICATIONS.

3. SIGNS MUST USE PRismatic SHEETING AND MEET THE MINIMUM RETROREFLECTIVITY LEVELS SHOWN IN THE LATEST EDITION OF THE MUTCD.

4. ALL SPECIALTY TRAFFIC CONTROL AND STREET NAME SIGNS AND POSTS MUST COMPLY WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS. STREET NAME SIGNS SHALL ADHERE TO THE 2005 AND LATEST 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.

X:\CITY PROJECTS\2020\2020-14-PAGE ROAD-PULTE SUBDIVISION\DWG\2020-14-PAGE ROAD-PULTE SUBDIVISION.DWG PRINTED BY: TERRY 12/26/21 8:53:53 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	11.03.21	REV'D PER COMMENTS	
3	12.20.21	REV'D PER COMMENTS	

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's better.

**PAGE ROAD
PRELIMINARY
SUBDIVISION
PLAN**

2751 PAGE RD
DURHAM, NC 27560

PROJECT A: C20214
DRAWN BY: 20A
CHECKED BY: LHM
DATE: 10/20/21
SCALE: 1"=100'

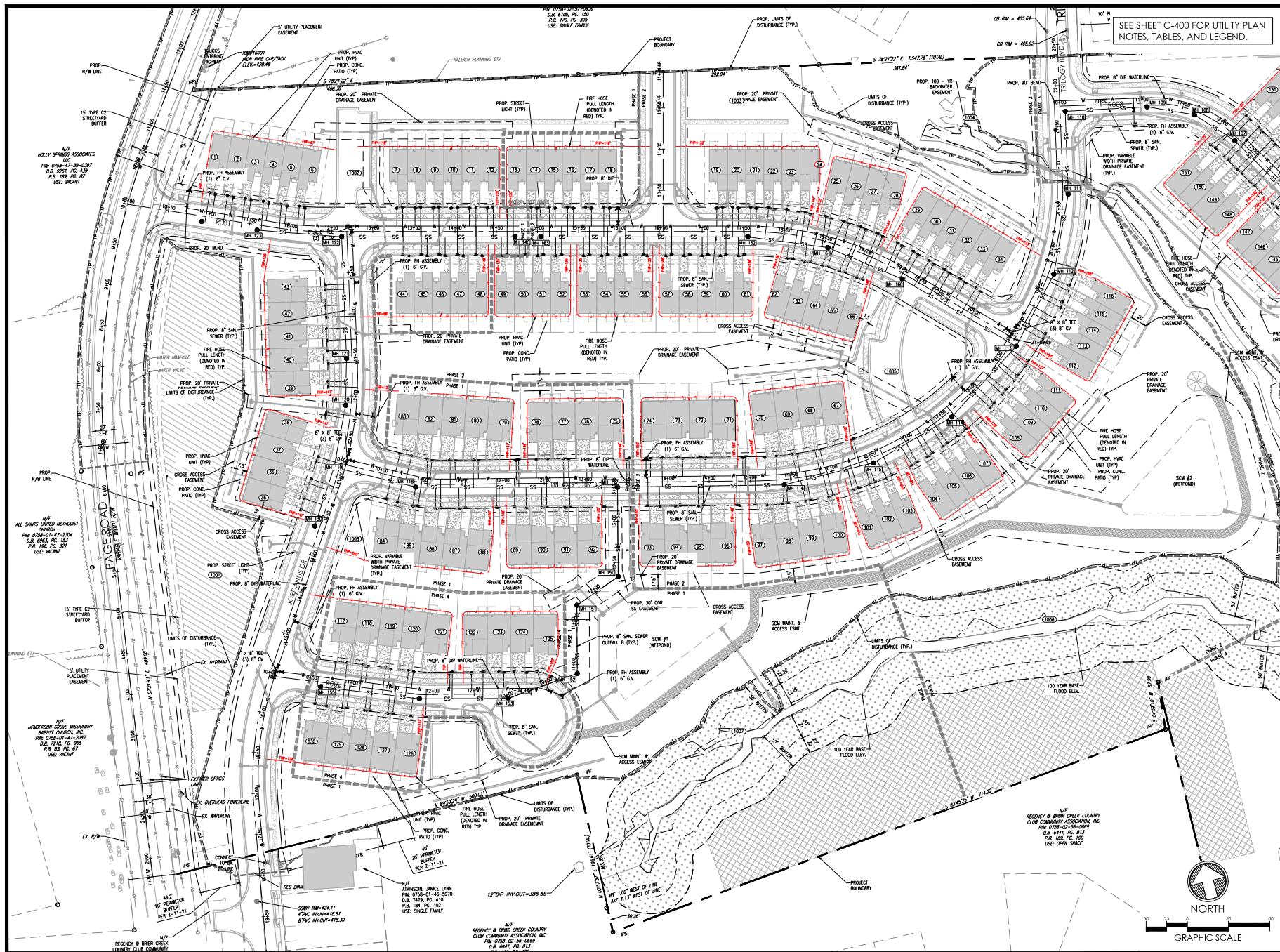
PRELIMINARY
NOT FOR CONSTRUCTION

PREPARED FOR:
PULTE GROUP

underfoot
ENGINEERING
1140 EXECUTIVE CIRCLE
CARY, NC 27511
P: 919.576.9733
NCBES # C-3847

SUBDIVISION PLAN

C-202

[illegible]

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

PAGE ROAD
PRELIMINARY
SUBDIVISION
PLAN

2751 PAGE RD
DURHAM, NC 27560

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

PRELIMINARY
NOT FOR CONSTRUCTION

PREPARED FOR:

PULTE GROUP

PREPARED BY:



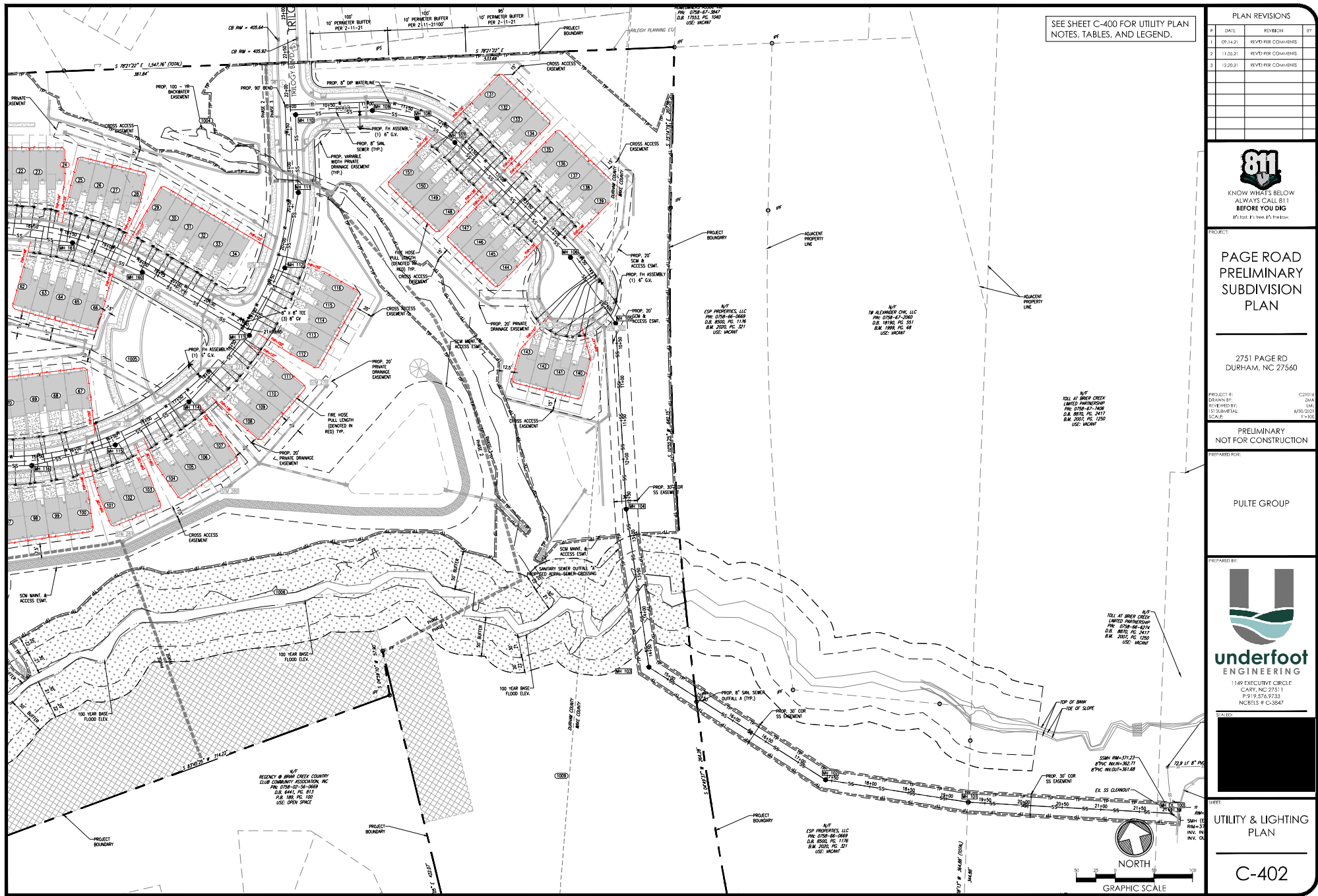
underfoot
ENGINEERING
1149 EXECUTIVE CIRCLE
CARY, NC 27511
P:919.576.9733
NCBELS # C-3847

She

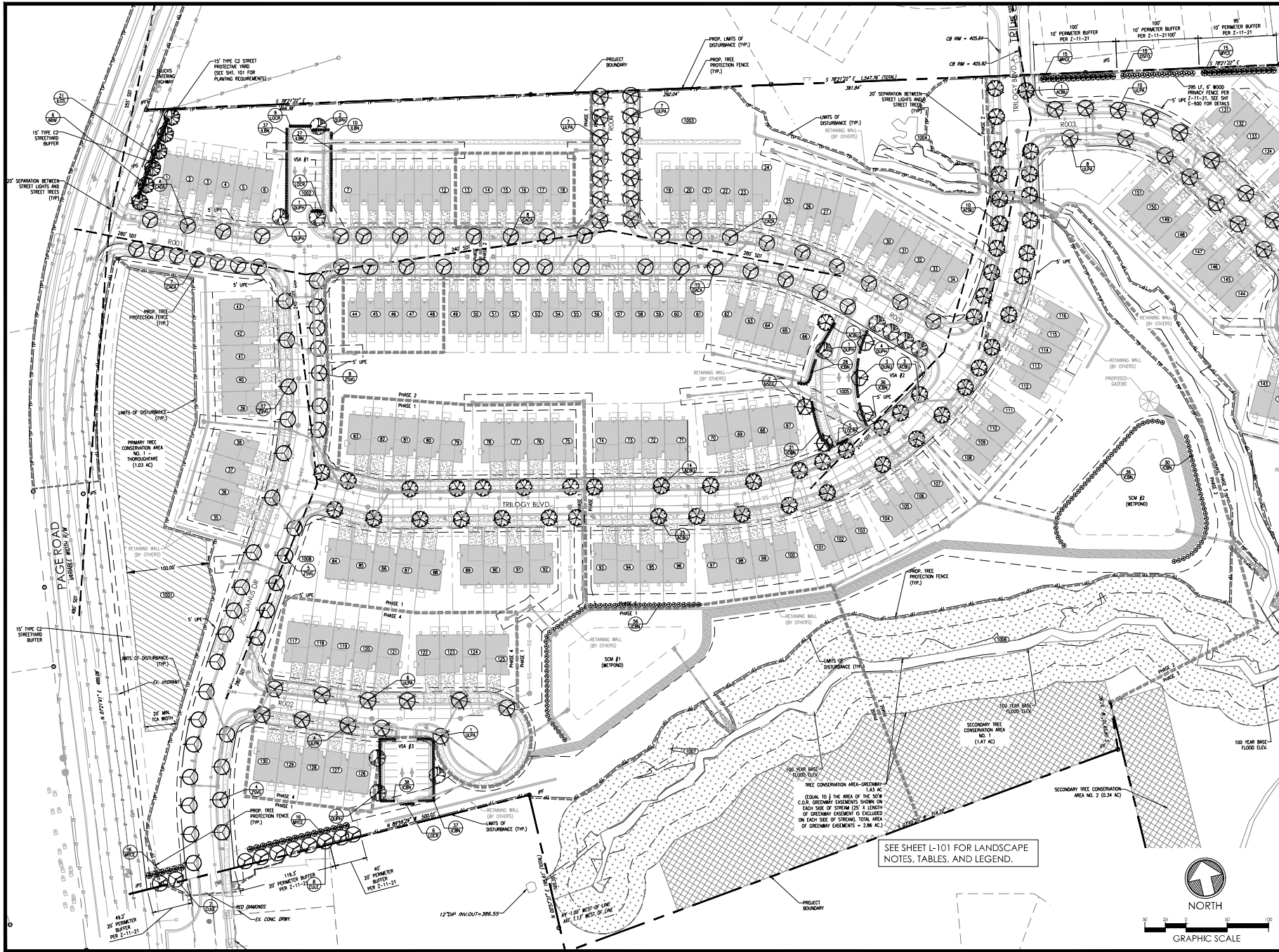
UTILITY & LIGHTING PLAN

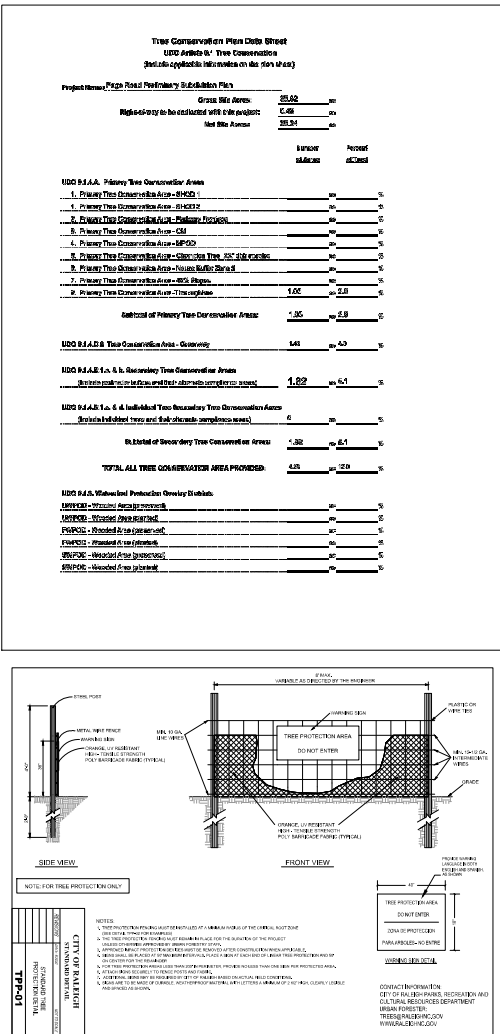
C-401

X:\DATA\PROJECTS\2020\2020-14-PAGE RD-PULTE SUBDIVISION\DWG\2020-14-PAGE RD-PULTE SUBDIVISION.DWG (PLOT) 12/20/20 9:10:20 AM. LAST SAVED BY: TERRY



X:\DATA\PROJECTS\2020\2020-04-PAGE ROAD-PULTE HOMES\PLAN SET\CD 010 PRELIMINARY SUBDIVISION AND CD 010-4-PP-4-LANDSCAPE LINDO PRINTED BY TERRY 12.26.20 8:53 AM LAST SAVED BY TERRY



[illegible]

**KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG**
It's fast. It's free. It's the law.

PROJECT:

PAGE ROAD
PRELIMINARY
SUBDIVISION
PLAN

2751 PAGE RD
DURHAM, NC 27560

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

PRELIMINARY
NOT FOR CONSTRUCTION

PREPARED FOR:

PULTE GROUP

PREPARED BY:



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

SEALING

**TREE
CONSERVATION
PLAN**

L-200

