



Administrative Approval Action

Case File / Name: SUB-0031-2019
DSLC - Dickens Place

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

LOCATION: The 0.806 acre site is located on the east side of Lead Mine Road, north of Mine Shaft Road and south of Wedgeland Drive, and the site has split zoning. The south 0.341 acres of the site is zoned R-6, and the north 0.464 acres of the site is zoned R-4. The site address is 7100 Lead Mine Road which is inside the city limits.

REQUEST: This is a Revision to the previously approved Preliminary Subdivision plans dated 4/15/2020, allowing the developer to pay a Fee-in-Lieu for the infrastructure improvements associated with the project rather than install those improvements as was originally approved.

Conditions of approval have been modified with this revision. Note the sunset date for this plan is unchanged (8/28/23).

Development of three single-family residential lots, for a Residential Density of 3.70 units/acre. Currently a detached house is on site, and is to be demolished. A variance has been approved by the Board of Adjustment for this project. Case BOA-0033-2019, granting a 120 foot variance to the minimum driveway spacing requirement for Lead Mine Road in order to permit two driveways accessing the new three lot subdivision with a minimum spacing of 80 feet.

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

SPR-0115-2020: DSLC - Site Permitting Review/Major [Signature Set]
SUR-0143-2021: DSENG - Surety/Infrastructure

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 June 18, 2021 by William C. Piver, PE.

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:

Engineering

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater



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2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☒ **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
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<input checked="" type="checkbox"/>	Utility Placement Easement Required
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☒ **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 Type C2 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement.
2. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

3. A fee-in-lieu for the required public infrastructure shall be paid to the City of Raleigh (UDO 8.1.10). The amount to be coordinated with the reviewer upon request.
4. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
5. 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.
6. Slope easements 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.

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7. A grading permit will be required prior to commencing land disturbing activity. (UDO 9.4.6)
8. The maximum allocated impervious area for all applicable lots in the subdivision must be identified on all maps for recording. The added impervious in the right of way must be subtracted from maximum impervious area for the lots.

☒ **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:

Public Utilities

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

Stormwater

2. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

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

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: August 28, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: August 28, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alysis Bailey Taylor Date: 08/11/2021
Development Services Dir/Designee
Staff Coordinator: Justin Biegler

Preliminary Subdivision Plan Application

Development Service Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-990-2495



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.

Office Use Only: Transaction #:		Planning Coordinator:	
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			
Development name (subject to approval): Dickens Place			
Property Address(es): 7100 Lead Mine Road			
Recorded Deed PIN(s): 1707043490			
What is your project type?	<input checked="" type="checkbox"/> Single family Apartment	<input type="checkbox"/> Townhouse Non-residential	<input type="checkbox"/> Other: <input type="checkbox"/> Attached houses
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: please attach purchase agreement when submitting this form.			
Company: Owner		Owner/Developer Name and Title: Tom Dickens, Owner	
Address: 7100 Lead Mine Road			
Phone #: (919) 951-9785		Email: N4963d@gmail.com	
APPLICANT INFORMATION			
Company:		Contact Name and Title: Bill Piver, PE	
William C. Piver, PE		Address: 2709 Scottsdale Lane	
Phone #: (919) 880-4217		Email: bill_piver@yahoo.com	

DEVELOPMENT TYPE + SITE DATE TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.81	
Zoning districts (if more than one, provide acreage of each): R-4 (0.464 Ac), R-6 (0.341)	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- N/A	Board of Adjustment (BOA) Case # A- N/A

Please continue to page two...

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.09 Square Feet: 3,723	Proposed Impervious Surface: Acres: 0.0 Square Feet: 0
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: _____	Detached Attached
Total # of single-family lots: 3	
Proposed density for each zoning district (UDO 1.5.2.F): 3 units / .81 Ac. = 3.70 Units/Ac	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 3	

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate William C. Piver, PE to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
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.	
Signature: Thomas B. Dickens	Date: 3.4.20
Printed Name: Thomas B. Dickens	
Signature: Jane H. Dickens	Date: 3.4.20
Printed Name: Jane H. Dickens	

DICKENS PLACE
7100 LEAD MINE ROAD
RALEIGH, NC

CASE#: SUB-0031-2019



VICINITY MAP
SCALE: 1" = 500'

PRELIMINARY SUBDIVISION PLAN

THIS PROJECT IS EXEMPT FROM
THE BLOCK PERIMETER REQUIREMENT
BASED ON TEXT CHANGE TC-6-19 TO THE UDO
DUE TO SMALL LOT SIZE.

BOA-0033-2019 - 12/9/19

DECISION: APPROVED AS REQUESTED.

WHEREAS JANE DICKENS AND THOMAS DICKENS, PROPERTY OWNERS, REQUEST A 120 FOOT VARIANCE TO THE MINIMUM DRIVEWAY SPACING REQUIREMENT FOR LEAD MINE ROAD AN AVENUE 4-LANE AND 6-LANE, DIVIDED STREET SET FORTH IN SECTION 3.2.4.B. OF THE RALEIGH STREET DESIGN MANUAL IN ORDER TO PERMIT TWO DRIVEWAYS ACCESSING A NEW THREE LOT SUBDIVISION WITH A MINIMUM SPACING OF 80 FEET ON A 0.81 ACRE PROPERTY ZONED R-6 AND R-4 AND LOCATED AT 7100 LEAD MINE ROAD.

ALL CONSTRUCTION SHALL BE DONE IN
ACCORDANCE WITH ALL CITY OF
RALEIGH AND NCDOT STANDARDS
AND SPECIFICATIONS.

SHEETS:

- C-1 COVER
- C-2 EXISTING CONDITIONS
- C-3 SITE PLAN
- C-4 GRADING & STORMWATER

OWNER/DEVELOPER:

THOMAS B & JANE H DICKENS
7100 LEAD MINE ROAD
RALEIGH NC 27615-5906
PHONE: 919-951-9785
EMAIL: N4963D@GMAIL.COM

ENGINEER:

WILLIAM C. PIVER, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
PHONE: (919) 880-4217
bill_piver@yahoo.com

SURVEYOR:

RWK, PA
101 W. MAIN STREET, SUITE 202
GARNER, NC 27529
PHONE: (919) 779-4854
cpiratzky@nc.rr.com

SITE DATA:

SITE ADDRESS:
7100 LEAD MINE ROAD
RALEIGH NC 27615-5906

PIN: 1707043490
DEED: BK 17128 PG 1473
ZONING: R-4 & R-6

EXISTING LAND USE: RESIDENTIAL
PROPOSED BLDG USE: RESIDENTIAL

TOTAL ACREAGE: .81 AC
TOTAL NUMBER OF LOTS: 3
DENSITY = 3 UNITS / .81 AC = S 3.70 UNITS/AC

SETBACKS

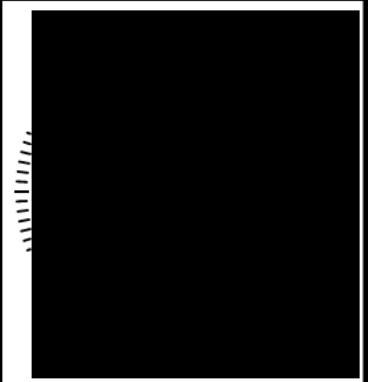
	R-4	R-6
FRONT:	20'	10'
SIDE:	10'	5'
REAR:	30'	20'

LOTS TO BE DEVELOPED AS R-4 ZONING

EXISTING IMPERVIOUS AREA: 3,723 SF 10.6%
PROPOSED IMPERVIOUS AREA: 0

DATE	REVISION	NO.
1/3/20	REVISED PER CITY COMMENTS	1
3/19/20	REVISED PER CITY COMMENTS	2
4/15/20	REVISED PER CITY COMMENTS	3

DICKENS PLACE
7100 LEAD MINE ROAD
CITY OF RALEIGH
WAKE COUNTY, NC



William C. Piver, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE: (919) 880-4217

[illegible]

0 20 40
SCALE: 1" = 20'
CONTOUR INTERVAL = 2'
VERTICAL DATUM PER NAVD'88

HOUSE.....1,706 SF
SHED & CONC PAD....214 SF
DECK AT 50%.....105 SF
WALK AND DRIVE ...1,698 SF
TOTAL IMPERVIOUS...3,723 SF
PERCENTAGE IMPERVIOUS = 10.6%

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

DICKENS PLACE
7100 LEAD MINE ROAD
CITY OF RALEIGH
WAKE COUNTY, NC

William C. Piver, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE: (919) 880-4217

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DATE: 8-28-19

DRAWN: TC

SHEET:
EXISTING
CONDITIONS
C-2

SUBDIVISION
PLAN
C-3