LOCATION: The one acre site, zoned R2 and within a Metro Park Overlay District, is located on the north side of the Silverthorne Drive cul-de-sac at 8712 Silverthorne Drive, west of the intersection of Silverthorne Drive and Ebenezer Church Road, outside the city limits.

REQUEST: A two lot (Conventional single family dwelling) subdivision with a shared driveway.

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 October 20, 2020 by GIL JOHNSON.

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:

  Stormwater

  1. 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.

- **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:

  Engineering
1. 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.

2. 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.

Public Utilities

3. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

4. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

5. Wake County approval for any required Well or Septic Permits abandonment shall be shown on the map for recordation.

6. A plat must be recorded at the Wake County Register of Deeds office for the proposed public sanitary sewer easement dedication prior to or in conjunction with the recordation of the subdivision map.

Stormwater

7. Total land disturbance will be over 12,000 sq. ft. for demolition and multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. Grading permit required prior to demolition. (UDO 9.4.6)

8. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

☑ 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:

Engineering

1. That a driveway easement is shown for the shared driveway between the two properties, Lot 6A and Lot 6B as depicted on this plan.

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:

**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.

**Stormwater**

2. 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:** November 17, 2023
  Record at least ½ of the land area approved.

- **5-Year Sunset Date:** November 17, 2025
  Record entire subdivision.

I hereby certify this administrative decision.

Signed: ____________________________ Date: 11/17/2020

Development Services Dir/Designee

Staff Coordinator: Michael Walters
Existing Conditions Survey for:
Robert G. Johnson, III
and Denise T. Johnson

Graphic Scale

1" = 40 ft.

Legend:

1" = 40 ft.

Lot 6
45,000 sq. ft.

Mark E. Lintz and
Monique L. Horning

Robert G. Johnson, III
Denise T. Johnson

Surveyor:

Robert G. Johnson, III

Land Surveying Co., P.A.

5721 Peachtree Rd., NE

Atlanta, GA 30342

(404) 215-1240

Deed Book 3219, Page 142
Deed Book 5623, Page 521
Deed Book 11657, Page 2515
Book of Maps 1981, Page 377