



Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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.

Please email your completed application to DS.intake@raleighnc.gov.

Office Use Only: Case #: _____	Planner (print): _____
Pre-application Conference Date: _____	Planner (signature): _____

DEVELOPMENT TYPE (UDO Section 2.1.2)

☒ Conventional Subdivision
 ☐ Compact Development
 ☐ Conservation Development
 ☐ 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): N/A

Development name (subject to approval): Silverthorne Subdivision

Property Address(es): 8712 Silverthorne Drive Raleigh, NC 27612

Recorded Deed PIN(s): 0777554293

What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____
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CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company:	Owner/Developer Name and Title: Robert G. & Denise T. Johnson, Owners
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Address: 8716 Silverthorne Drive Raleigh NC 27612

Phone #: 919-744-9363	Email: gil.johnson@raleighnc.gov
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APPLICANT INFORMATION

Company:	Contact Name and Title: Gil Johnson, Owner
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Continue to the next page>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 1 acre	
Zoning districts (if more than one, provide acreage of each): R-2	
Overlay district: MPOD	Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Conditional Use District (CUD) Case # Z- N/A	Board of Adjustment (BOA) Case # A- N/A

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: 43,559	Proposed Impervious Surface: Acres: _____ Square Feet: 2,878
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: 2	
Proposed density for each zoning district (UDO 1.5.2.F): R-2, 2 lots per acre	
Total # of open space and/or common area lots: N/A	
Total # of requested lots: 2	

SIGNATURE BLOCK	
<p>I 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.</p> <p>I hereby designate <u>Robert G. (Gil) Johnson</u> 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.</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: <u>Robert G. Johnson III</u>	Date: 6-29-20
Printed Name: Robert G. Johnson III	
Signature: <u>Denise T. Johnson</u>	Date: 6-29-20
Printed Name: Denise T. Johnson	

Please email your completed application to DS.intake@raleighnc.gov.

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REVISION 08.01.19

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Silverthorne Subdivision

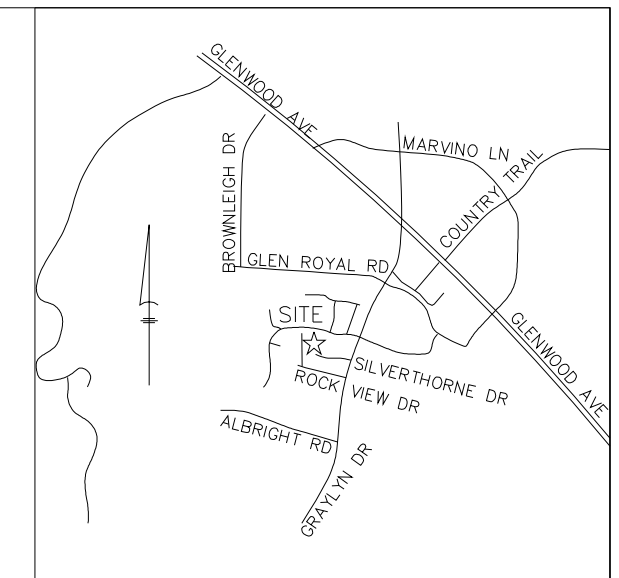
8712 Silverthorne Dr.
Raleigh, NC 27612

1 SUBDIVISION PLANS
SUB-0049-2020

6/30/2020

REV 1: 9/1/2020

REV 2: 10/20/2020



Vicinity Map (Not to Scale)

Density Calculations					
	Allowed	Existing	Subdivided Lot 6		
		Lot 6	Lot 6A	Lot 6B	ROW Dedication
Area	20,000 sf	43,560 sf	20,690 sf	22,785 sf	85 sf
Density	2 u/a	1 u/a	2 u/a	2 u/a	n/a

LEGEND	
---	UGE
---	OHE
---	UGW
---	UGG
---	UGT
---	FO
---	SD
---	RIP RAP
---	WOOD FENCE
---	PROPERTY LINE NOT SURVEYED
---	PROPERTY LINE SURVEYED
---	TREE LINE
---	PROPOSED WATER LINE
---	LIMITS OF DISTURBANCE

R/W - Right-of-Way	CL - Center Line	* - BUSH
EIP - Existing Iron Pipe	CL - Center Line	ET - ELECTRIC TRANSFORMER
EIR - Existing Iron Rebar	EP - Edge of Pavement	FES - FLARED END SECTION
P - Point	FC - Face of Curb	GUY WIRE
CM - Concrete Monument	PP - Power Pole	IRF - IRON ROD FOUND
IRS - Iron Rebar Set	LP - Light Pole	IPF - IRON PIPE FOUND
P/L - Property Line	R - Radius	M - MAILBOX
C - Controlled Access	CH - Chord Distance	P - POWER POLE
CP - Concrete Pipe	P/O - Port of	S - SIGN
CMP - Corrugated Metal Pipe	SE - Sight Easement, 10'x70'	SC - SURVEY CONTROL
CPP - Corrugated Plastic Pipe	DB - Deed Book	TP - TELEPHONE PEDESTAL
F - 100 year Flood Boundary	PB - Plot Book	U - UTILITY HANDHOLE
FO - Overhead Utilities	CB - Catch Basin	AP - APPROX. LOCATION OF UTILITY ORIGIN/DESTINATION UNKNOWN
X - Fence	FP - Fence Post	
SF - Square Feet	SL - Sign Easement, 10'x20'	
SM - Sanitary/Storm Manhole	BC - Back of Curb	
WV - Water Valve	A.U.D. - Access, Utility, and Drainage Easement	
XXX - Address	NAE - Negative Access Easement	
	HYD - Fire Hydrant	
	WM - Water Meter	

SHEET INDEX

SILVERTHORNE SUBDIVISION COVER	1
EXISTING CONDITIONS SURVEY	2
SILVERTHORNE SUBDIVISION	
UTILITY PLAN	SITE 200

GENERAL NOTES

- NO DEMOLITION PROPOSED.
- EXEMPT PER UDO SECTION 9.2.2.A.1.B.i, BUT SUBJECT TO IMPERVIOUS LIMITATIONS OF SUBSECTION 9.2.2.A.4.
- IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- TREE CONSERVATION NOT REQUIRED PER UDO SECTION 9.1.2, SITE IS UNDER 2 ACRES.
- PETITION FOR ANNEXATION SHALL BE SUBMITTED PRIOR TO RECORDING SUBDIVISION PLAT.
- AFTER CONSTRUCTION, TESTING, CERTIFICATION AND ACCEPTANCE OF THE PROPOSED WATERLINE, THE EXISTING HOUSE 8712 SILVERTHORNE DRIVE WILL BE CONNECTED TO BOTH WATER AND SEWER AND THE EXISTING SEPTIC SYSTEM WILL BE ABANDONED PER WAKE COUNTY ENVIRONMENTAL HEALTH REGULATIONS.
- TOTAL DISTURBED AREA IS GREATER THAN 12K SF, BUT LESS THAN 1 ACRE OF CUMULATIVE DISTURBANCE PROPOSED, AND WILL REQUIRE EROSION CONTROL PLAN PRIOR TO ISSUANCE OF PERMITS.
- INFRASTRUCTURE CONSTRUCTION PLAN (SPR) REVIEW, ALL DETAILS AND PROFILES RELATED TO THE WATER LINE CONSTRUCTION ARE REQUIRED.
- LOT 6A EXISTING IMPERVIOUS IS 3,390SF.

SITE DATA

PIN: 0777554293
ZONING: R-2
OVERLAY DISTRICT: MPOD
CURRENT LAND USE: RESIDENTIAL
FUTURE LAND USE: RESIDENTIAL
PROPOSED # OF LOTS: 2
RESIDENTIAL DENSITY/UNITS: 2 UNITS/ACRE

Owner/Applicant:

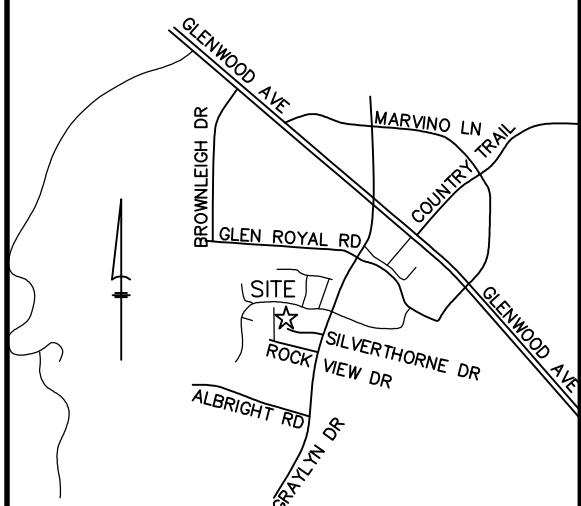
ROBERT G. JOHNSON III & DENISE T. JOHNSON
8712 SILVERTHORNE DR
RALEIGH, NC 27612
ph#: 919.744.9363
email: gil.johnson@raleighnc.gov

Consultants:

ALLIED LAND SURVEYING CO., P.A.
4720 KESTER MILL RD
WINSTON-SALEM NC, 27103
ph#: 336.765.2377
email: info@Allied-EngSurv.com
contact person: Jason Morehead, PLS

CURVE TABLE				
CURVE	CH BRG	CH DIST	LENGTH	RADIUS
C1	N78°37'28"W	22.93'	23.12	52.00
C2	S77°33'16"W	20.00'	20.12	52.00
C3 TIE	S45°32'34"W	34.61'	35.35	50.00

NOTE: BOTH LOTS 6A AND 6B EXCEED MINIMUM 20' WIDTH PER 1.5.2.E.



Vicinity Map (Not to Scale)

Plat Book _____ Page _____

NOTE:
This property is subject to all easements, right-of-ways, streets and assessments, if any, as the same may appear of record in the office of the Register of Deeds, Clerk of Court, Town or County Tax Office or which may have been acquired by prescriptive use, and were or were not visible at the time of my inspection. This survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished as of this date.

NOTE:
After construction, testing, certification and acceptance of the proposed waterline, the existing house 8712 Silverthorne Drive will be connected to both water and sewer and the existing septic system will be abandoned per Wake County Environmental Health regulations.
Infrastructure Construction Plan (SPR) review, all details and profiles related to the water line construction are required.

TYLER R. GILLIS
AND ANNE B. GILLIS
PIN: 0777554391
DB 16345, Pg 2181

MARK E. HOWLETT AND
MERIBETH L. MINTZ
PIN: 0777556006
DB: 6129 PG: 534

ROBERT G. JOHNSON, III
DENISE T. JOHNSON
PIN: 0777553197
DB 17722, PG 754

CURTIS LYNWOOD KING
PIN: 0777551238
DB: 4280 PG: 170

MATTHEW FELDMAN AND
MEAGAN FELDMAN
PIN: 0777551138
DB: 16339 PG: 149

I, Jason Morehead, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book as noted, Page , etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book as noted, Page , that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal
this 31ST day of JULY, A.D. 2019



Surveyor
4584
License Number

I, Jason Morehead, Professional Land Surveyor No. 4584, certify that this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Professional Land Surveyor, No. 4584

Silverthorne Subdivision

SUB-0049-2020

Owners:

LOT 6 ROBERT G. JOHNSON III
AND DENISE T. JOHNSON
8712 SILVERTHORNE DR
RALEIGH, NC 27612
PIN: 0777554293
1.00 AC.±

Deed Book 3218, Page 142
Deed Book 5634, Page 521
Deed Book 11657, Page 2515
Book of Maps 1981, Page 377
1.00 AC.± Total
Area by computer

SCALE 1" = 40' TOWNSHIP RALEIGH COUNTY WAKE STATE NORTH CAROLINA DATE 07/31/19

SURVEYED: JN/crew MAPPED: NLP/nfz Allied Land Surveying Co., P.A. JOB NO. 12-442 4720 Kester Mill Road Phone (336) 765-2377 FAX 760-8886 e-mail= info@Allied-EngSurv.com

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LINE TABLE

LINE	LENGTH	BEARING
L1	43.59	S14°58'20"E
L2	104.86	S08°02'22"E
L3	12.64	S23°42'57"W
L4	112.33	N28°34'08"W
L5	7.56	N28°34'08"W
L6	2.86	N02°07'50"E
L7	9.93	S87°54'33"E

NOTES:

These properties are zoned under R-2 MPOD

All lots located in Metro-Park Overlay District (-MPOD) must comply with 5.2.2.E.2. with addition of any new impervious.

Total disturbed area is greater than 12k sf, but less than 1 acre of cumulative disturbance proposed, and will require erosion control plan prior to issuance of permits.

MAXIMUM IMPERVIOUS WITHOUT DEVICE OR STUDY PER UDO 9.2.2.A.4.b&c.

LOT 6A IMPERVIOUS LIMIT: (20,690 SF X 25%) - 0 SF IMPERVIOUS IN RIGHT-OF-WAY = 5,172SF

LOT 6B IMPERVIOUS LIMIT: (22,784 SF X 25%) - 0 SF IMPERVIOUS IN RIGHT-OF-WAY = 5,696 SF

IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO ISSUANCE OF BUILDING PERMITS

LEGEND

R/W - Right-of-Way
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