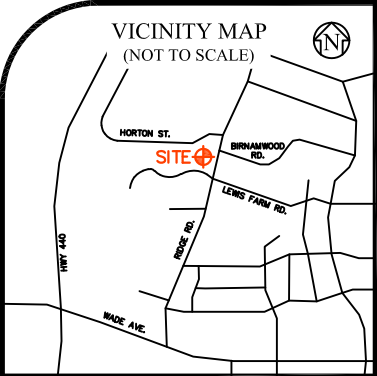




GENERAL NOTES

1. THIS SURVEY IS NOT TO BE USED FOR RECORDATION, CONVEYANCES, OR SALES, AND WAS PREPARED FOR THE SOLE USE OF THE PERSON(S) OR ENTITY NAMED HEREON.
2. PROPERTIES SHOWN HEREON MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS AND ENCUMBRANCES THAT MAY BENEFIT AND/OR BURDEN THESE PROPERTIES. THE SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES SHOWN HEREON.
3. THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED & GROUND, UNLESS OTHERWISE NOTED AS "GRID". ALL AREA(S) ON THIS PLAT WERE CALCULATED BY THE COORDINATE METHOD.
4. UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL #0795 (WAKE COUNTY), BEARING MAP #3720079500K, EFFECTIVE DATE OF 07/19/2022; THE SUBJECT PARCEL LIES IN ZONE "X".
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY/COUNTY & NCDOT STANDARDS AND SPECIFICATIONS.
5. THIS PLAT WAS PREPARED USING A TRIMBLE R12i GPS UNIT. FIELDWORK COMPLETED: 03/13/2024. SURVEY CONTROL WAS ESTABLISHED BY USING THE NORTH CAROLINA VRS SYSTEM. DATA WAS COLLECTED IN NAD-83 (2011) HORIZONTAL & NAV-88 VERTICAL DATUMS.
6. THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM DURHAM CITY/COUNTY PLANNING AND ZONING DEPARTMENT, 09/24/2024.



NORTH
NC GRID
NAD 83 (2011)
NAVD 88

SCALE: 1"=30'

LEGEND

- PROP. COR. FOUND
- 5/8" REBAR SET
- COMPUTED POINT
- R/W MONUMENT
- ⦿ FIRE HYDRANT
- ⦿ WATER METER
- ⦿ WATER VALVE
- ⦿ MANHOLE
- ⦿ CLEAN OUT
- ⦿ JUNCTION BOX
- ⦿ DRAINAGE INLET
- ⦿ POWER POLE
- ⦿ LIGHT POLE
- ⦿ POWER POLE
- ⦿ W/LIGHT
- ⦿ GUY WIRE
- ⦿ POWER METER
- ⦿ ELECTRIC BOX
- ⦿ A/C UNIT
- ⦿ GAS METER
- ⦿ CABLE BOX
- ⦿ TELEPHONE BOX
- ⦿ FIBER OPTICS BOX
- ⦿ SIGN
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- OTP OPEN TOP PIPE
- CTP CLOSED TOP PIPE
- RB REBAR
- BSL BUILDING SETBACK
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- OH OVERHANG
- CNT. CANTILEVER
- RCP REINFORCED
- CONCRETE PIPE
- DB DEED BOOK
- BM BOOK OF MAPS
- PG PAGE
- CLF CHAIN LINK FENCE
- U- OVERHEAD UTILITY
- X- FENCE LINE
- SUBJECT
- PROPERTY LINE
- ADJOINING
- PROPERTY LINE
- AG ABOVE GRADE
- BG BELOW GRADE

PLOT PLAN

PREPARED FOR: MCNEILL BURBANK
1609 RIDGE ROAD, RALEIGH, NC 27607 - PIN: 0795-30-3056
LOT 1 - "J.M. AMMONS PROPERTY" SUBDIVISION - SEC. 1
CITY OF RALEIGH, RALEIGH TOWNSHIP
WAKE COUNTY, NORTH CAROLINA - 08/26/2024

PROJECT
R24052-01

SHEET
1 OF 1

NOTE: THE PLOT PLAN
IS ASSOCIATED WITH
DEMO PERMIT NUMBER
DEMO-049164-2024.

PROPOSED IMPERVIOUS
SURFACE SUMMARY
AREA - SQ. FEET
LOT TOTAL - 23,179
P/HOUSE - 3,375
P/PORCHES - 644
P/PATIO - 360
P/STEPS - 86
P/CONC. - 1,495
P/HVAC - 18
MAXIMUM: 8,808 SF
PROPOSED: 5,978 SF
REMAINING: 2,830 SF

APPROVED
dermotobrien, 10:41:38, 01/21/2025

REVISIONS	
DATE	NOTE
08/26/24	GRADES & FRONT YARD
10/09/24	CLIENT COMMENTS PDF
10/10/24	MOVE HOUSE
10/22/24	ADD INFILL TABLE
12/02/24	RELABEL LANDINGS

NOTE: ALL STREET TREES
ARE TO BE PLANTED IN
ACCORDANCE WITH CITY
OF RALEIGH STANDARD
DETAILS, TPP-03.
NOTE: TREE PROTECTION
FENCING INSTALLED PER THE
SPECIFICATIONS OF CITY OF
RALEIGH TREE PROTECTION
DETAIL, TPP-08.

FRONT YARD
CALCULATIONS

PROP. DRIVE AREA
1,495 S.F.
FRONT YARD AREA
5,650 S.F.
26.5% COVERAGE

INFILL TABLE

ADDRESS / SETBACK / HEIGHT
1613 RIDGE RD / 42.2' / 32.8'
1617 RIDGE RD / 23.9' / 31.9'
1621 RIDGE RD / 46.3' / 22.7'
1610 RIDGE RD / 72.6' / 28.5'

PROPOSED SETBACK
PER UDO SEC. 2.2.7.B.1.c.iii
PER DEMO-049164-2024, WE
PROPOSED THE NEW HOUSE WITHIN
10" OF THE PREVIOUS HOUSE.
40.4' - 10% = 36.36'
40.4' + 10% = 44.44'
PROPOSED SETBACK: 40.2'

LOT 2
N/F
JAYKUMAR & VINEETA SHAH
PIN: 0795-30-4115
DB 18612, PG 1468
BM 1969, PG 241

NOTE: FRONT SETBACK IS
BASED ON 10% +/- OF
THE HOUSE BEING REMOVED.
UDO SEC. 2.2.7.B.1.c.iii

RIDGE ROAD
60' PUBLIC R/W
(BM 2018, PG 2208)

ZONING DATA	
ZONING: R-4	
MIN. LOT SIZE	10,000 SF
PRIMARY STREET	20' MIN
SIDE STREET	20' MIN
SIDE LOT LINE	10' MIN
REAR LOT LINE	30' MIN
BUILDING HEIGHT	40' MAX
IMPERVIOUS MAX	38%
PER: WAKE COUNTY GIS & UDO	

I, CHRISTOPHER W. HODGE, HEREBY CERTIFY THAT THIS MAP WAS
DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE
UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK
10144, PAGE 645, OR OTHER REFERENCE SOURCE); THAT THE
BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM
INFORMATION IN PLAT BOOK 1969, PAGE 241, OR OTHER REFERENCE
SOURCE SHOWN HEREON; THAT THE RATIO OF PRECISION IS
GREATER THAN 1:10,000+; THAT THIS MAP MEETS THE
REQUIREMENTS OF THE STANDARDS
OF PRACTICE FOR LAND SURVEYING
IN NORTH CAROLINA (21 NCAC 56. 1600).
WITNESS MY ORIGINAL SIGNATURE,
LICENSE NUMBER, & SEAL THIS
26TH DAY OF AUGUST, 2024.

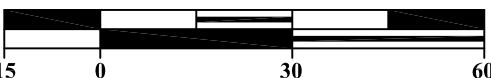


FOR THE FIRM
BOUNDARY ZONE, INC.
FIRM NUMBER: C-3534

BOUNDARY
zone, inc. SURVEYORS, ENGINEERS
AND LAND PLANNERS

WWW.BOUNDARYZONE.COM
FIRM NUMBER: C-3534

GRAPHIC SCALE - FEET



PROVIDING SERVICES FOR
METRO ATLANTA,
RALEIGH-DURHAM,
& CENTRAL FLORIDA

8024 GLENWOOD AVENUE
#109, RALEIGH, NC 27612
(919) 363-9226

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