

RBPR-155556-2025

CA PART B

IMPERVIOUS SURFACE AREAS

PROPOSED HOUSE (FOOTPRINT): 3,534 S.F.
PROPOSED DRIVEWAY/WALKWAY: 2,108 S.F.
TOTAL IMPERVIOUS SURFACE AREA: 5,642 S.F.
TOTAL AREA OF LOT: 40,237 S.F.
PERCENTAGE IMPERVIOUS (PROPOSED): 14.02%

- LEGEND:
- Ex. Iron pipe/rod or nail
 - Calculated point
 - DB Deed Book
 - PB or BM Plat Book / Book of Maps
 - Page
 - SF Square feet
 - Acres
 - AC, RW Right-of-way
 - EX, CP Existing
 - CP Covered porch
 - SP Screened porch
 - AG Above ground
 - BS Below ground
 - M.I.S.A. Maximum impervious surface allowable

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.49	N 41°58'30" W
L2	32.16	N 08°49'26" E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	69.05	205.00

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	69.05	205.00

CHORD		
CURVE	LENGTH	RADIUS
C1	69.05	205.00

OPEN SPACE
JMAS PROPERTIES, LLC
DB 19622, PG 446
BM 2025, PG 1220
PIN: 1766-22-7808

NOTES:

- All distances are horizontal ground in U.S. survey feet unless otherwise noted. Area(s) computed by coordinate geometry.
- The basis of North and all easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Book of Maps 2025, Pages 1220-1224 & Wake County GIS unless otherwise noted.
- No investigation into the existence of jurisdictional wetlands or riparian buffers performed by Newcomb Land Surveyors.
- Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) Panel #372017600K, with an effective date of July 19, 2022.
- North orientation and basis of bearing taken from Book of Maps 2025, Pages 1220-1224 in the Wake County Registry.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
- Builder / owner to verify all dimensions, placement of proposed improvements and applicable zoning regulations/setbacks prior to construction.
- All construction to be in accordance with Wake County and/or NCDOT standards and specifications.

I certify that this map was drawn under my supervision from an actual survey made under my supervision from references as noted; that the boundaries not surveyed are indicated as drawn from information noted under references; that the ratio of precision or positional accuracy exceeds 1:10,000; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

This 12 day of SEPTEMBER, 2025.

Professional Land Surveyor (L-5107)

NEWCOMB land surveyors, pllc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615, (919) 847-1800, NC License #P-0203



PRELIMINARY PLAN FOR BUILDING PERMIT APPLICATION ONLY
NOT FOR SALES, RECORDATION OR CONVEYANCES
2509 ROSSLARE POND TRAIL - LOT 28, ROSSLARE
JMAS PROPERTIES, LLC
ST. MATTHEW'S TOWNSHIP WAKE COUNTY NORTH CAROLINA



JOB NO.: 2510508
FILE NAME: P228
PLOT DATE: 9/12/25

Site Plan Reviewed
Wake County Inspections & Permits

This review does not constitute an approval.
This site plan has been reviewed by Wake County Inspections & Permits Department for compliance with minimum permitting requirements. Additional site plan requirements, review and revisions may be required by other departments as part of the permitting process.

Tiya Shields
09/17/2025 11:08:07 AM

