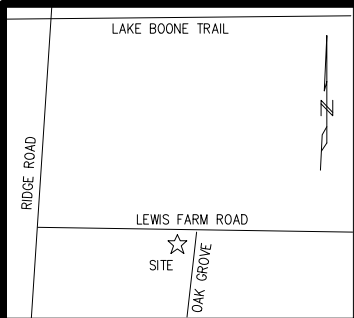




LINE	BEARING	DISTANCE
L1	N 67°30'00" W	37.33

LINE	DISTANCE
L2	40.00

SITE DATA TABLE:
PIN: 0794-49-5204
OWNER: A SQUARED HOMES, LLC
420 SAINT MARY'S STREET
RALEIGH NC 27605

ZONING: R-4
INFILL: YES
SETBACKS:
PRIMARY: 20'
SIDE STREET: 20'
SIDE LOT LINE: 10'
REAR: 30'
HEIGHT: 40'/ 3 STORIES

- NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 2. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
 3. ALL IRONS FOUND ARE FLUSH WITH GROUND UNLESS OTHERWISE NOTED.
 4. ANY DRAINAGEWAYS SHOWN HEREON AND/OR ADJACENT TO THIS SITE MAY CREATE ADDITIONAL BUFFERS CLAIMED BY THE STATE OF NORTH CAROLINA OR OTHER REGULATORY AGENCY.
 5. METES AND BOUNDS REFLECT IRONS FOUND AND DIFFER FROM RECORD INSTRUMENT.

NOTE: 1. BUILDER MUST VERIFY DIMENSIONS PRIOR TO FIELD STAKING. <2. BUILDER ACCEPTS ALL LIABILITY FOR SETBACK VIOLATIONS. <3. ALL CONSTRUCTION IN THE RIGHT-OF-WAY SHALL BE PER CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS (RSDM 4.6.1.1. <4. PORCHES, DECKS, PATIOS NOT STAKED IN FIELD. <5. PROJECT TO COMPLY WITH UDD 7.2.9 SAFETY CONSTRUCTION BARRIER FENCE.

VICINITY MAP
NOT TO SCALE

COMPARATIVE SAMPLE:
3235 LEWIS FARM ROAD: 43.2'
3229 LEWIS FARM ROAD: 52.8'
3245 LEWIS FARM ROAD: 39.5'
3251 LEWIS FARM ROAD: 48.1'
MIN: 39.5' MAX: 52.8'

NOTE: RIGHT-OF-WAY
TREE PROTECTION
FENCE TO BE
INSTALLED PER THE
SPECIFICATIONS OF
CITY OF RALEIGH
DETAIL(S) TPP-01,
TPP-02. <

LOTS 81-86

PRELIMINARY
NOT FOR
SALES OR
CONVEYANCES

DRAINAGE CORNER	DIRECTION	OPTION USED
A	EASTERLY	VEG AREA
B	EASTERLY	VEG AREA
C	EASTERLY	VEG AREA
D	NORTHERLY	TO ROW
E	NORTHERLY	TO ROW
F	NORTHERLY	TO ROW
G	NORTHERLY	TO ROW

PROPOSED IMPERVIOUS:
PROPOSED HOUSE: 1152 SF
PROPOSED PORCHES: 230 SF
PROPOSED STEPS: 18 SF
PROPOSED WALKS: 46 SF
PROPOSED DRIVEWAY: 630 SF
PROPOSED HVAC PADS: 18 SF
PROPOSED TOTAL: 2094 SF
OR 36.1% OF LOT
LOT TOTAL: 5800 SF

PROPOSED PARKING CALCULATIONS:
AREA IN FRONT YARD 1597 SF
1597 SF X 40% = 639
PROP DRIVE IN FRONT YARD: 630 SF

PRELIMINARY

NOT FOR CONVEYANCES OR SALES

OAK GROVE CIRCLE

30' R/W
(REF: BoM 1938 Pg.42)

NOTE: PROPOSED
GRADES ARE SAME
AS EXISTING GRADES

NOTE: BENCHMARK
FOR ELEVATIONS
DERIVED FROM WAKE
COUNTY GIS.

PROPOSED 4"
BURIED PIPE
INSTALLED AT A
1% SLOPE TO
DIRECT WATER
FLOW TO ROW

PROPOSED
1.5" CALIPER
UNDERSTORY
TREE -
EASTERN RED
BUD

PROP. LIMITS OF
DISTURBANCE =
5550 SF AT
TIMES IS SAME AS
PROPERTY LINES

(FORMERLY OAKLAND ROAD/ BoM 1938 Pg.42)

LEWIS FARM ROAD

40' R/W

(REF: BoM 1938 Pg.42)



- LEGEND:
- PROPOSED WATER METER
 - PROPOSED CLEANOUT
 - IRON PIPE FOUND
 - IRON PIPE SET
 - PK NAIL FOUND
 - PK NAIL SET
 - EXISTING TREE
 - CURB INLET
 - MANHOLE
 - GRADE
 - RCP
 - REINFORCED CONC. PIPE
 - UTILITY POLE
 - PROPOSED TREE
 - WATER FLOW
 - PROPOSED 4"
BURIED PIPE
INSTALLED AT A
1% SLOPE TO
DIRECT WATER
FLOW TO ROW

REV: JULY 7 2026

3229 LEWIS FARM ROAD

BOOK OF MAPS 2026 PAGE 237

DEED BOOK 20172 PAGE 1943

* NOT FOR RECORDATION *

LOT 79

RIDGEWAY PLACE SUBDIVISION

I, MARY ELIZABETH SMITH, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600);
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER (L-5565) AND SEAL.

ALSO, I CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

SRV'D: MAS

DRAWN: TAH

CHK'D: MESS

JOB # 26

DATE: 19 MARCH 2026

SCALE: 1" = 30'

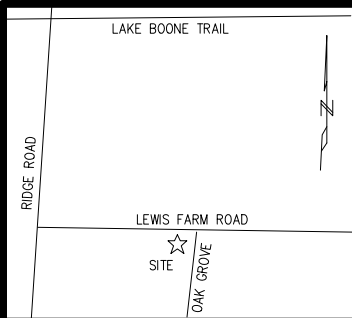
SULLIVAN SURVEYING
1143 D EXECUTIVE CIRCLE
CARY, NORTH CAROLINA 27511
TELEPHONE: 919-469-4738

P-2984

SURVEY FOR:

A SQUARED HOMES LLC

RALEIGH, WAKE COUNTY, NORTH CAROLINA



LINE	BEARING	DISTANCE
L1	N 67°30'00" W	37.33

LINE	DISTANCE
L2	40.00

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INFILL: YES
SETBACKS:
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SIDE STREET: 20'
SIDE LOT LINE: 10'
REAR: 30'
HEIGHT: 40' / 3 STORIES

- NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 2. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
 3. ALL IRONS FOUND ARE FLUSH WITH GROUND UNLESS OTHERWISE NOTED.
 4. ANY DRAINAGEWAYS SHOWN HEREON AND/OR ADJACENT TO THIS SITE MAY CREATE ADDITIONAL BUFFERS CLAIMED BY THE STATE OF NORTH CAROLINA OR OTHER REGULATORY AGENCY.
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VICINITY MAP
NOT TO SCALE

COMPARATIVE SAMPLE:
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NOTE: RIGHT-OF-WAY
TREE PROTECTION
FENCE TO BE
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CITY OF RALEIGH
DETAIL(S) TPP-01,
TPP-02. <

PRELIMINARY
NOT FOR
SALES OR
CONVEYANCES

LOTS 81-86

DRAINAGE CORNER	DIRECTION	OPTION USED
A	EASTERLY	VEG AREA
B	EASTERLY	VEG AREA
C	EASTERLY	VEG AREA
D	NORTHERLY	TO ROW
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PROPOSED STEPS: 18 SF
PROPOSED WALKS: 46 SF
PROPOSED DRIVEWAY: 630 SF
PROPOSED HVAC PADS: 18 SF
PROPOSED TOTAL: 2094 SF
OR 36.1% OF LOT
LOT TOTAL: 5800 SF
MAX PERCENTAGE OF
IMPERVIOUS ALLOWED 38.00%
PROPOSED PARKING CALCULATIONS:
AREA IN FRONT YARD 1597 SF
1597 SF X 40% = 639
PROP DRIVE IN FRONT YARD: 630 SF

PRELIMINARY
NOT FOR CONVEYANCES OR SALES

OAK GROVE CIRCLE

30' R/W
(REF: BoM 1938 Pg.42)

NOTE: PROPOSED
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AS EXISTING GRADES

NOTE: BENCHMARK
FOR ELEVATIONS
DERIVED FROM WAKE
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PROPOSED 4" BURIED PIPE
INSTALLED AT A
1% SLOPE TO
DIRECT WATER
FLOW TO ROW

PROPOSED
1.5" CALIPER
UNDERSTORY
TREE -
EASTERN RED
BUD

PROP. LIMITS OF
DISTURBANCE -
5550 SF AT
TIMES IS SAME AS
PROPERTY LINES

- LEGEND:
- PROPOSED WATER METER
 - PROPOSED CLEANOUT
 - IRON PIPE FOUND
 - IRON PIPE SET
 - PK NAIL FOUND
 - PK NAIL SET
 - EXISTING TREE
 - CURB INLET
 - MANHOLE
 - GRADE
 - RCP
 - REINFORCED CONC. PIPE
 - UTILITY POLE
 - PROPOSED TREE
 - WATER FLOW

PROPOSED 4" BURIED PIPE
INSTALLED AT A
1% SLOPE TO
DIRECT WATER
FLOW TO ROW

PROP. TREE
PROTECTION
FENCE

4" HW
CLUSTER
TREE

OVERHEAD LINE(TYP)

BACK OF CURB

EXISTING
APRON/CURB CUT

(FORMERLY OAKLAND ROAD/ BoM 1938 Pg.42)

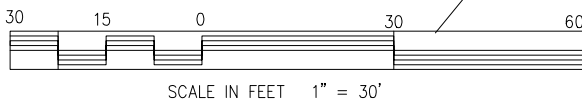
LEWIS FARM ROAD

40' R/W
(REF: BoM 1938 Pg.42)

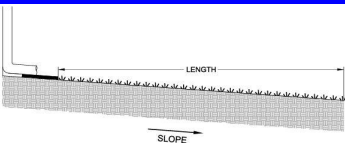
EXISTING CURB CUT TO BE
FILLED AND MODIFIED TO BE
MEET PROPOSED. AND CURRENT
NCDOT/CITY OF RALEIGH
STANDARDS

5.00 ft

Lot 79
3229 LEWIS FARM ROAD



REV: JULY 7 2026



INSTALLATION NOTES:

1. LENGTH: 0.54 TIMES THE DRAINAGE AREA (IN SF) OR 10 FEET, WHICHEVER IS GREATER
2. WIDTH: ONE HALF (1/2) THE LENGTH OF THE DRAINAGE AREA
3. SLOPE: 8% OR LESS
4. VEGETATION: PLANTED WITH NON-CLIMBING, DEEP ROOTED GRASS AND/OR NATIVE PLANTS APPROPRIATE FOR RAIN GARDENS

REVISION	DATE	BY	NOT TO SCALE
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CITY OF RALEIGH
STANDARD DETAIL

RESIDENTIAL VEGETATED AREA
FOR LOT GRADING PLAN
SW-40.03

DEED BOOK _20172 PAGE 1943
RIDGWAY PLACE SUBDIVISION

* NOT FOR RECORDATION *

SK'D: MESS

SCALE: 1" = 30'

SURVEY FOR:

A SQUARED HOMES LLC

RALEIGH, WAKE COUNTY, NORTH CAROLINA