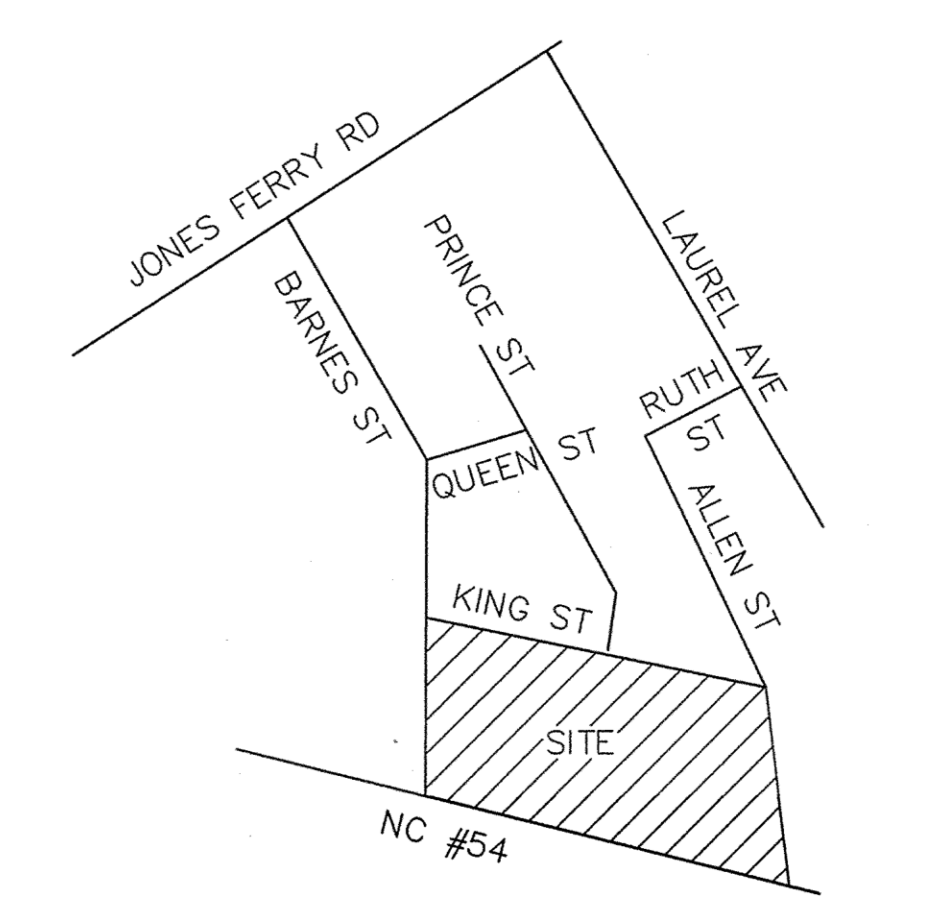


**VICINITY MAP** NO SCALE



**PROJECT INFORMATION**

**PARCEL DATA**  
 LOT 5  
 PIN: 9778731754, 9778741062, 9778734827  
 Deed Book / Page: 001205 / 00114

**AREA**  
 Area: 13.58 AC.

**ZONING**  
 Site zoned: R7.5

**SETBACKS**  
 STREET YARD: 25' MIN.  
 SIDE YARD: 10' MIN.  
 REAR YARD: 10' MIN.

**FLOOD PLAIN INFORMATION**  
 Site is not located in a SFHA per FEMA Map #3710977800J, Panel 9788J, effective date 02/02/07.

**PARKING SPACES FOR ENTIRE SITE**  
 Existing Parking Spaces = 450 spaces / 29 H.C.

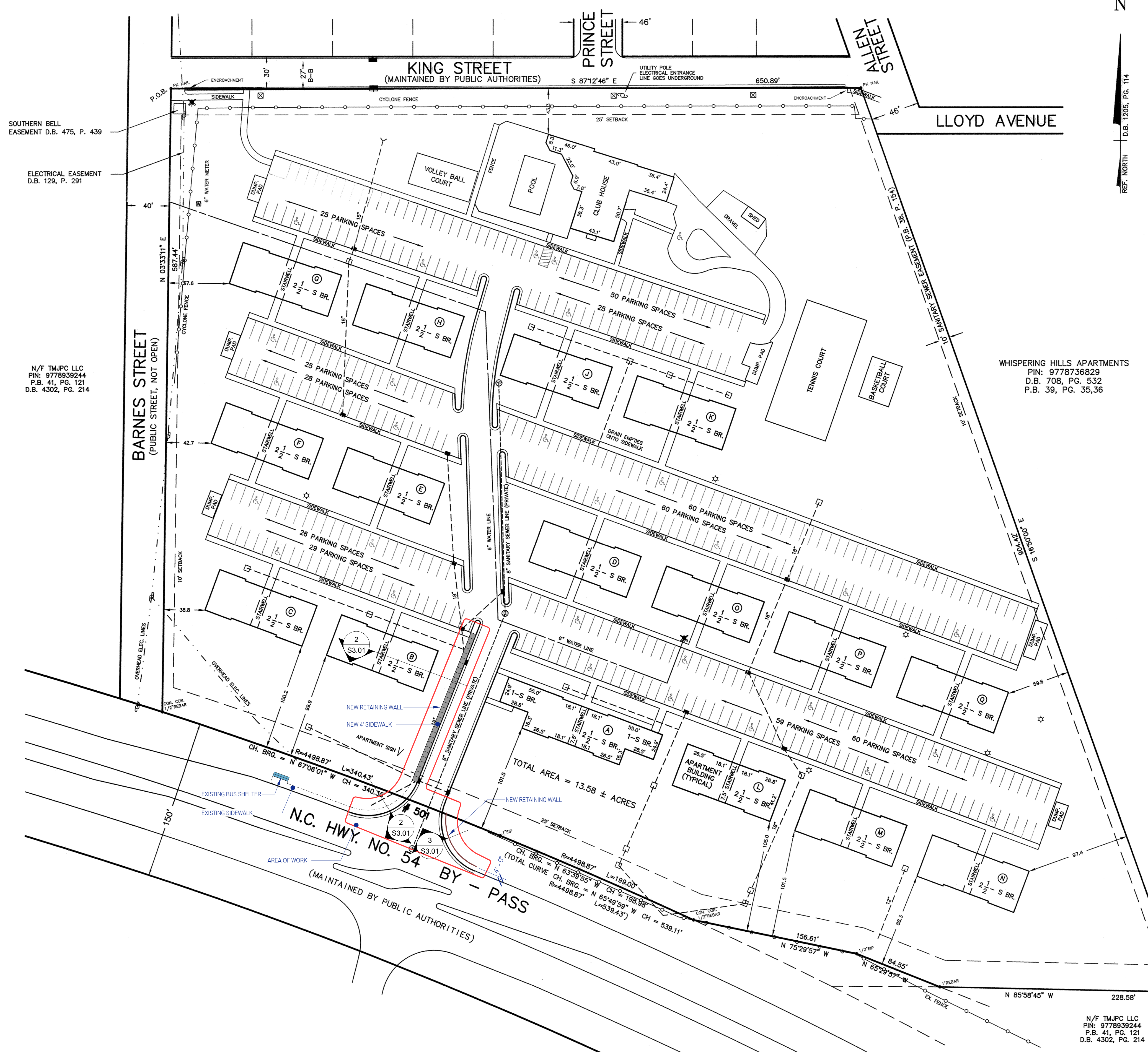
**UTILITIES**  
 The utilities shown were located from physical evidence above ground. Water and sewer serve the premise through easements referenced in this survey or by public right-of-way. Power, telephone and cable not located in this survey serve the property through blanket easements stated in this survey. Water and sewer easements shown on the site plan; No evidence found recorded.

**GENERAL NOTES**  
 All distances are horizontal ground unless otherwise noted. Horizontal datum based on NC Grid coordinates, NAD 1983. The subject property abuts the right-of-way boundary lines of N.C. Hwy 54.  
 To my knowledge, no USGS Mon. within 2,000'

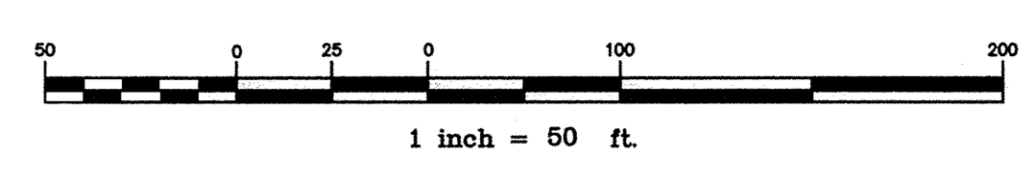
**STATEMENT OF ENCROACHMENTS**  
 At the time of this survey encroachments were observed and are shown hereon.

**LEGEND**

- PROPERTY LINE ———
- R/W LINE ———
- OVERHEAD UTILITY LINES ———
- UNDERGROUND WATER LINES - - - - -
- SANITARY SEWER LINE - - - - -
- BLDG. SETBACK — SB ———
- TREE PROTECTION AREA — TPA ———
- STREAM BUFFER ———
- EXISTING IRON PIPE (EIP) ●
- IRON PIPE SET (IPS) ○
- LIGHT POLES ☆
- UTILITY POLE ⚡
- SEWER CLEANOUT (CO) ⊙
- WATER METER (WTR MTR) □
- YARD INLET (YI) □
- FIRE DEPT. CONNECTION (FDC) ◀
- CURB INLET ◻
- EX. SEWER MAN HOLE ⊙
- RIGHT-OF-WAY R/W ———
- POINT OF BEGINNING POB ———



N/F TMJPC LLC  
 PIN: 9778939244  
 P.B. 41, PG. 121  
 D.B. 4302, PG. 214



SOUTHERN BELL  
 EASEMENT D.B. 475, P. 439

ELECTRICAL EASEMENT  
 D.B. 129, P. 291

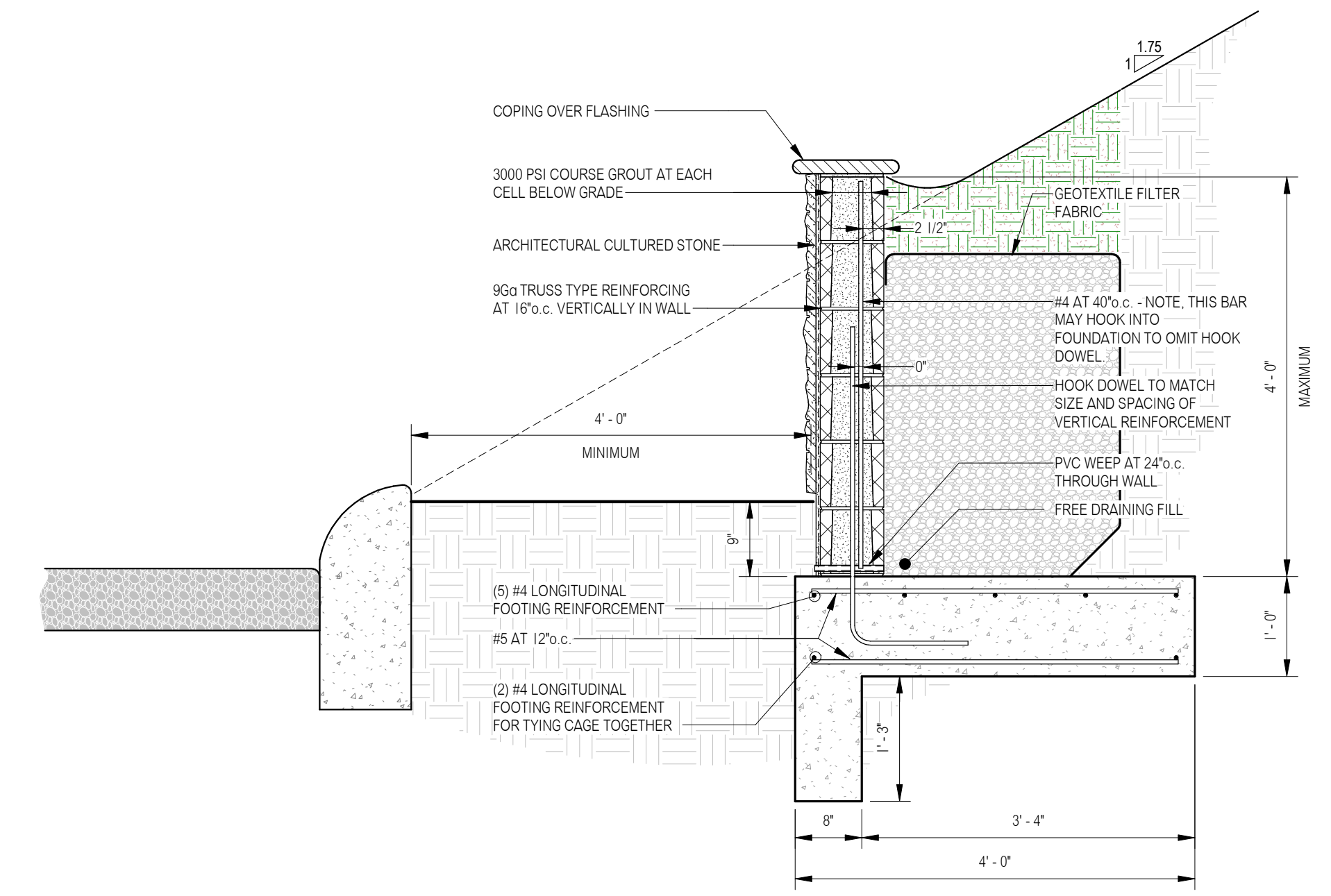
N/F TMJPC LLC  
 PIN: 9778939244  
 P.B. 41, PG. 121  
 D.B. 4302, PG. 214

No.	Description	Date

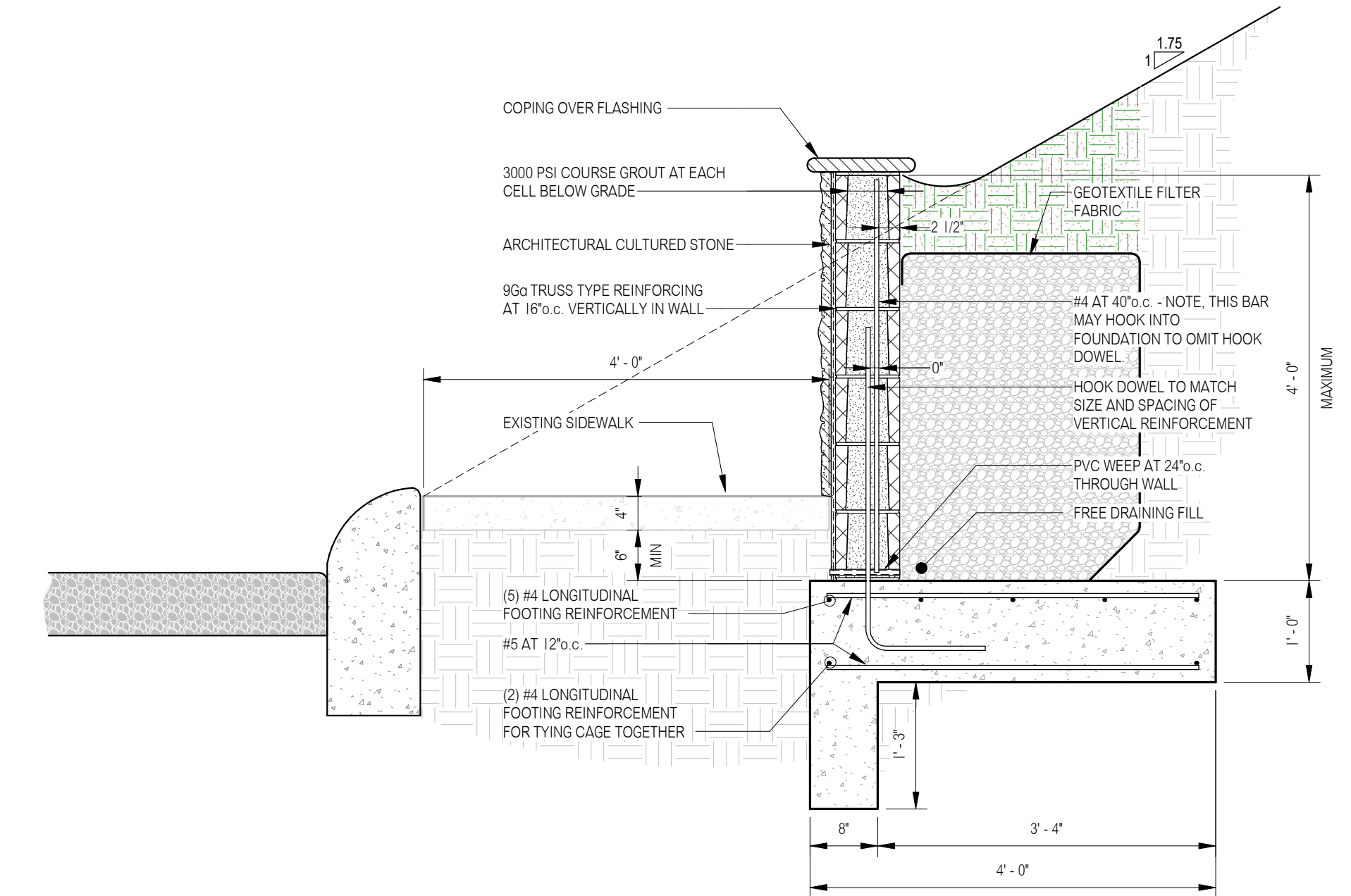
Project number	2127001
Date	12 / 21 / 2021
Drawn by	JMC
Checked by	JMC
Scale	1" = 50'-0"

Seal

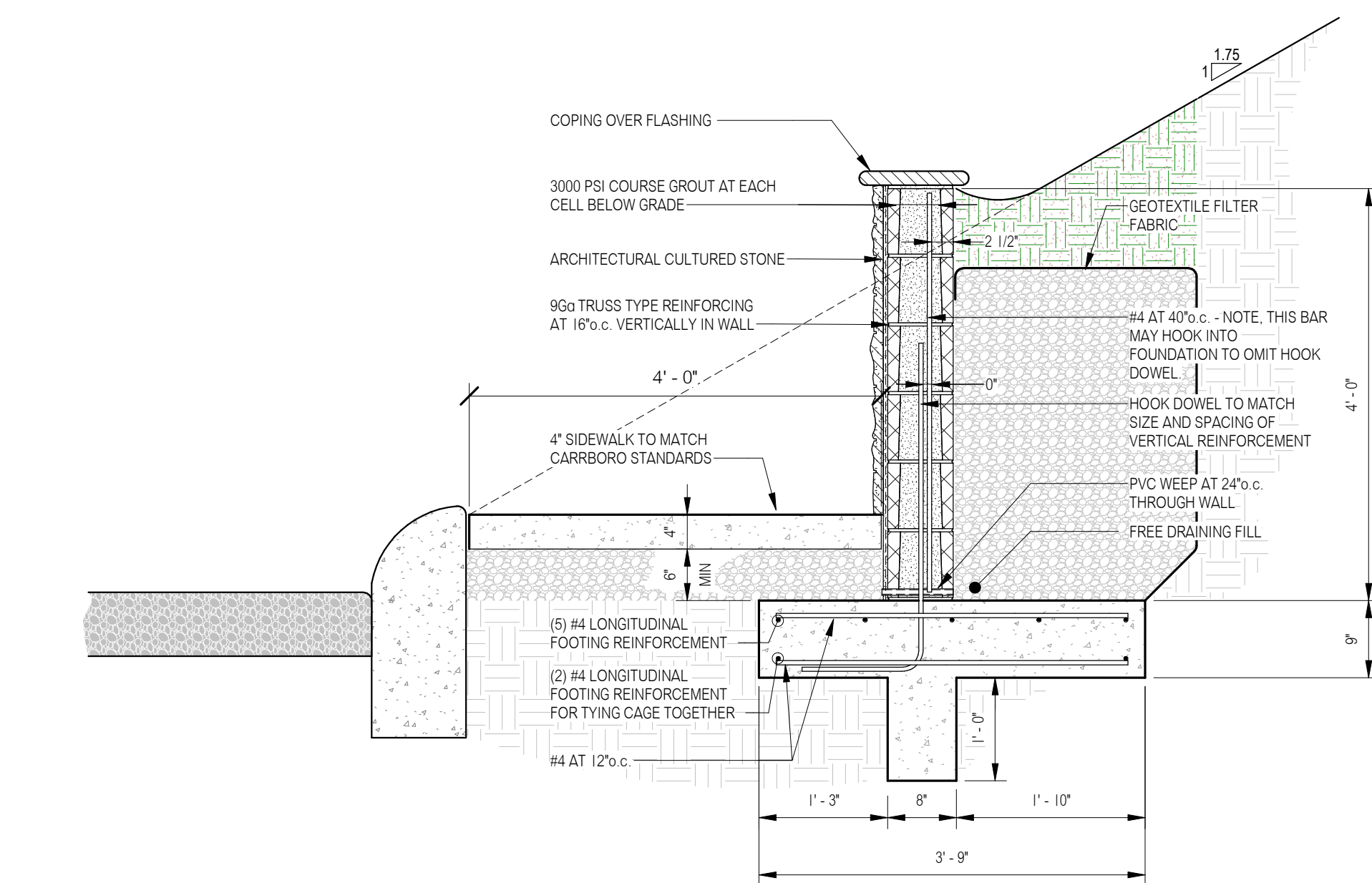




3 RETAINING WALL - NO SIDEWALK  
S3.01 3/4" = 1'-0"



2 RETAINING WALL AT EXISTING SIDEWALK  
S3.01 3/4" = 1'-0"



1 RETAINING WALL  
S3.01 3/4" = 1'-0"



Sarmiran, PLLC  
PO Box 1378  
Hillsborough NC 27278  
919 241-8745 v  
919 241-8747 f



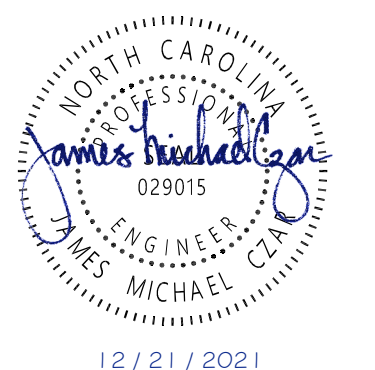
Retaining Wall -  
Royal Park

501 Highway 54 Bypass  
Carrboro, NC 27510

No.	Description	Date

Project number 2127001  
Date 12 / 21 / 2021  
Drawn by JMC  
Checked by JMC  
Scale 3/4" = 1'-0"

Seal



RETAINING WALL DETAILS

S3.01

12/21/2021 11:15:17 AM