

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|---------|---------|---------|---------|-------------|-----------|
| C1 | 155.00' | 127.83' | 67.80' | 124.24' | S31°51'01"E | 47°15'06" |
| C2 | 181.35' | 126.60' | 66.00' | 124.04' | N28°13'24"W | 39°59'51" |

| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| L1 | S55°28'34"E | 26.18' |
| L2 | N08°13'28"W | 97.57' |
| L3 | N48°13'26"W | 140.93' |
| L4 | N68°55'35"E | 68.00' |

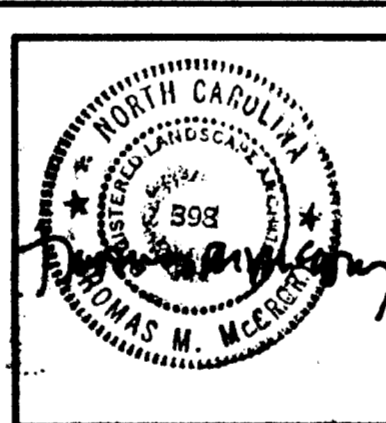
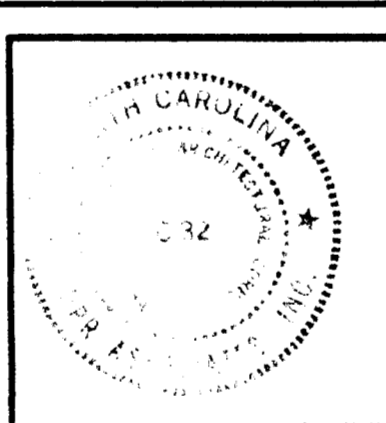
NOTES:

- Boundary and existing features taken from survey by Concord Engineering dated 1-22-95, Feb. 21, 1994.
- All dimensions are to face of curb, face of building, property line or dimension lines indicated.
- 1'-6" curb and gutter shall be in accordance with CMLDS #10.17.
- Concrete sidewalk shall be in accordance with CMLDS #10.22.

ZONING CODE SUMMARY

PROJECT NAME: ROOMS TO GO
 OWNER: SEAMAN DEVELOPMENT CORP. PHONE: 813/623-5400
 PLANS PREPARED BY: DPR Associates, Inc (site plan) PHONE: 704/332-1204
 ZONING: B-1(CD) PETITION NO. 95-21 JURISDICTION: Charlotte
 PROPOSED USE: RETAIL
 BUILDING HEIGHT: 35 Feet, 1 Stories
 NEW BUILDING COVERAGE: 25,000 S.F.
 NEW GROSS FLOOR AREA: 25,000 S.F.
 EXISTING BLDG. COVERAGE: 0 sq. ft.
 TOTAL GROSS AREA: 25,000 sq. ft.
 LOT SIZE: 3.68 ACRES
 NUMBER OF UNITS/SUITES: N/A
 YARD REQUIREMENTS:
 Setback(Front): 100 ft. (W.T. HARRIS BLVD)
 Side Yard (L): 40 FT. (J.W. CLAY BLVD.)
 Side Yard (R): 10 FT.
 Rear yard: 20 FT. FROM PRIVATE STREET R/W
 REQUIRED BUFFERS:
 Front: (No) / Yes Rear: (No) / Yes
 Side (North): (No) / Yes
 Side (South): (No) / Yes
 REQUIRED SCREENING:
 Front: (Yes) Rear: (Yes)
 Side (L): (Yes) Side (R): (Yes)
 Parking Only: No
 PAVEMENT COVERAGE: 46,900 S.F.
 INTERIOR LANDSCAPING: 7,190 sq. ft. total req'd (10% of total impervious area)
 88,400 sq. ft. total provided
 PARKING DATA: (City of Charlotte Zoning Ordinance, Section 12.202 (NEW))
 Total Required: 100 Total Provided: 101 Total Handicap: 4 Compact: 25
 Carpool: 0 Loading Spaces: 2
 ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

| No. | Date | By | Description |
|-----|---------|----|--|
| 1 | 6/26/95 | TM | MISC. ADDITIONS |
| 2 | 7/7/95 | TM | ADD DIMENSION TO CL OF J.M. KEYNES BLVD. INCREASE PVMT. REMOVAL AT J.M. KEYNES BLVD. |
| 3 | 7/17/95 | TM | REVISE PER OWNER REVIEW: ADD CONC. WHEELSTOPS, RELOCATE 5' AISLE AT ENTRANCE, REVISE DETAIL REFERENCES |
| 4 | 8/10/95 | TM | PER CITY ENG. REVIEW: CHANGE KEYNES BLVD. DRIVEWAY TO TYPE 3, ADD STOP SIGNS |



DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 2036 East Seventh Street
 Charlotte, NC 28204
 704/332-1204

| | | |
|--|--|-----------------------------------|
| SITE LAYOUT PLAN | | Scale: 1" = 30' |
| ROOMS TO GO AT UNIVERSITY PLACE SEAMAN DEVELOPMENT CORP. 8620 J.W. CLAY BLVD., CHARLOTTE, NORTH CAROLINA | | Sheet Number: L-2 Of 6 Total 6 |

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: September 1, 1995
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cramton, Jr., Planning Director
 SUBJECT: Administrative Approval for Petition No.95-21 by Seaman Development Corp. Tax Parcel # 047-201-32

Attached are a set of plans for a proposed Rooms To Go furniture store at University Place. We have reviewed these plans for compliance with the approved conditional plan and the requirements of the University Design Review Committee. Our review has revealed that these plans are in compliance with these requirements. Therefore we are administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Please note that the detached sign location along J.W. Clay is to close to the right-of-way for J.W. Clay. This sign must be at least 10 feet behind the right-of-way. The specific design for this sign must be approved by the design review committee.

REVISIONS:

| NO. # | DATE |
|---|---------|
| 1 | 8/24/95 |
| REMARKS: PAINT CANOPY FRAMES RED. ADD #3 | |

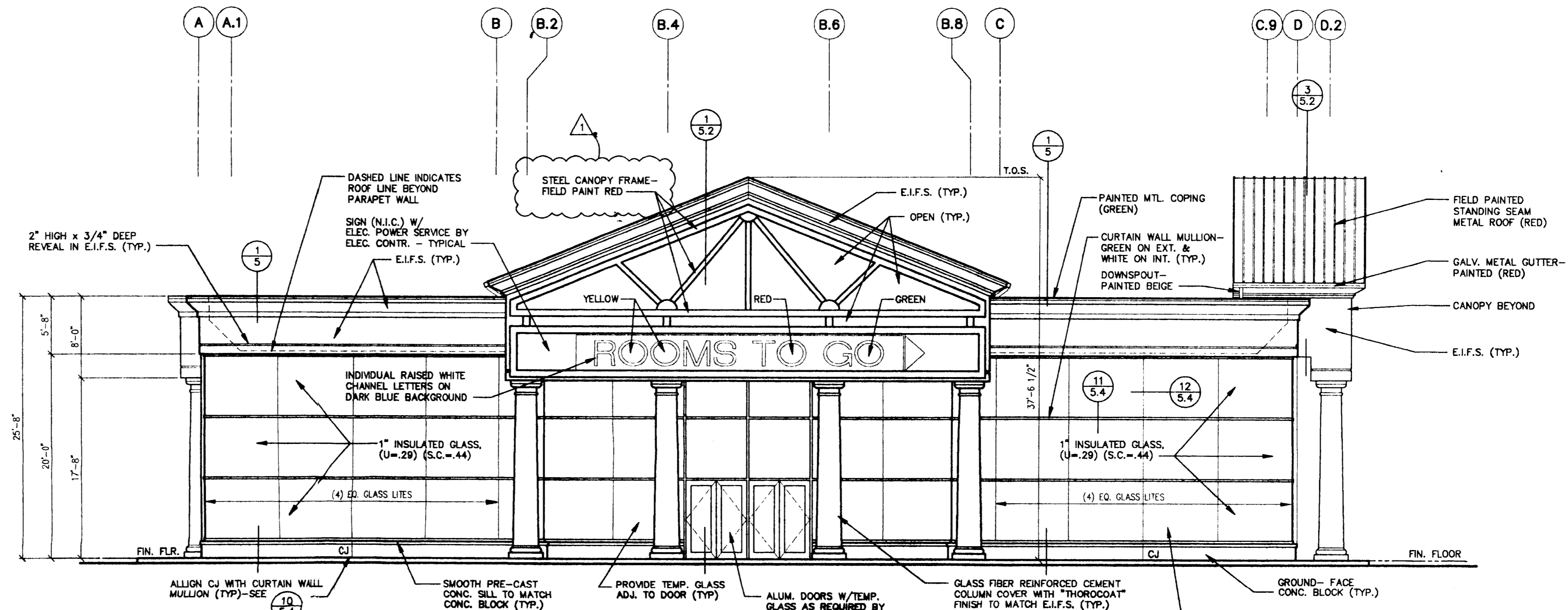
COLOR SCHEDULE

COLOR TO MATCH BENJAMIN MOORE NUMBER

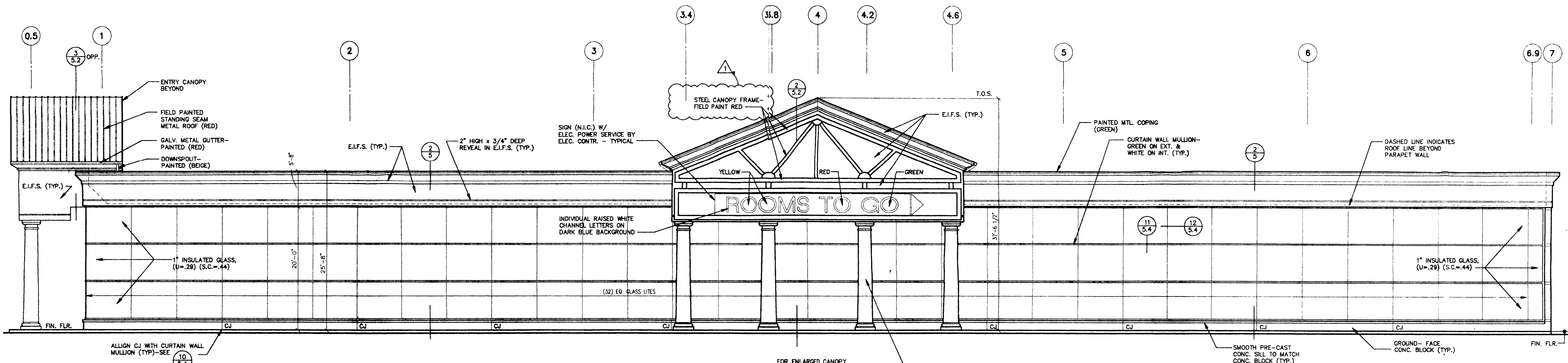
| COLOR | NUMBER |
|--------|----------------|
| GREEN | HC-135 |
| YELLOW | 335 |
| RED | 1309 |
| BEIGE | MATCH E.I.F.S. |

MATERIAL SCHEDULE

| | |
|----------------|--|
| CONCRETE BLOCK | 4" HIGH GROUND-FACE CONC. BLOCK-METROMONT MATERIALS (#41 COLORADO SAND) |
| COLUMNS | FIBER REINFORCED CEMENT COLUMN COVERS WITH "THOROCCOAT" FINISH TO MATCH E.I.F.S. |
| E.I.F.S. | DRYVIT SYSTEM "SANDPEBBLE FINE" (#113 AMARILLO WHITE) |



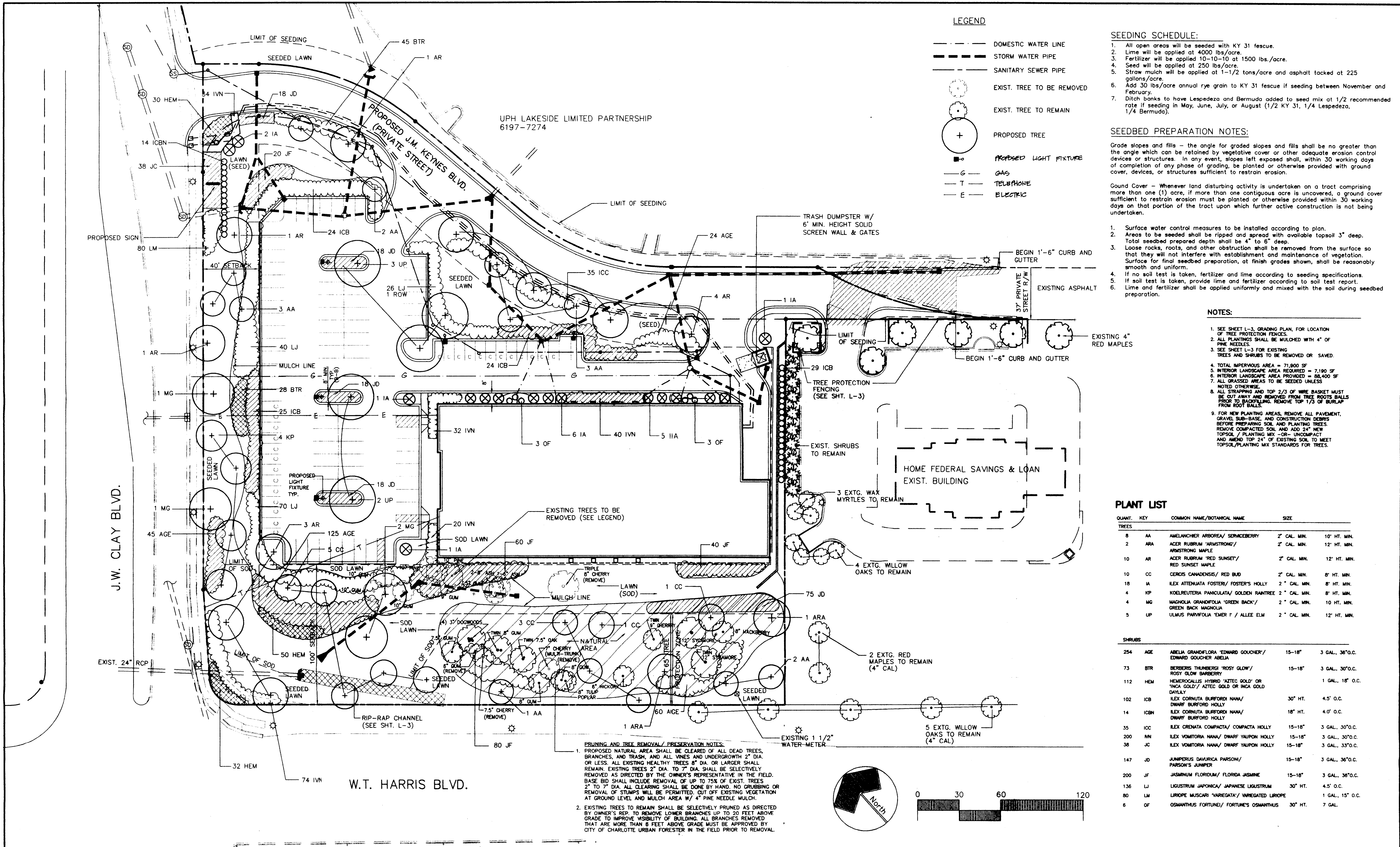
FRONT ELEVATION (WEST)
 SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION (SOUTH)
 SCALE: 1/8" = 1'-0"

ROOMS TO GO
 UNIVERSITY PLACE
 CHARLOTTE, NORTH CAROLINA

PROFESSIONAL OF RECORD:
 RALPH R. SHAW
 PHONE: 314-821-1100
 DRAWN BY
 RWM
 CHECKED BY
 RWM
 PROJECT NO.
 995294
 DATE
 7/19/95
 SHEET NUMBER



LEGEND

- DOMESTIC WATER LINE
- STORM WATER PIPE
- SANITARY SEWER PIPE
- EXIST. TREE TO BE REMOVED
- EXIST. TREE TO REMAIN
- ⊕ PROPOSED TREE
- PROPOSED LIGHT FIXTURE
- G GAS
- T TELEPHONE
- E ELECTRIC

SEEDING SCHEDULE:

1. All open areas will be seeded with KY 31 fescue.
2. Lime will be applied at 4000 lbs/acre.
3. Fertilizer will be applied 10-10-10 at 1500 lbs./acre.
4. Seed will be applied at 250 lbs./acre.
5. Straw mulch will be applied at 1-1/2 tons/acre and asphalt tacked at 225 gallons/acre.
6. Add 30 lbs/acre annual rye grain to KY 31 fescue if seeding between November and February.
7. Ditch banks to have Lespedeza and Bermuda added to seed mix at 1/2 recommended rate if seeding in May, June, July, or August (1/2 KY 31, 1/4 Lespedeza, 1/4 Bermuda).

SEEDBED PREPARATION NOTES:

Grade slopes and fills - the angle for graded slopes and fills shall be no greater than the angle which can be retained by vegetative cover or other adequate erosion control devices or structures. In any event, slopes left exposed shall, within 30 working days of completion of any phase of grading, be planted or otherwise provided with ground cover, devices, or structures sufficient to restrain erosion.

Ground Cover - Whenever land disturbing activity is undertaken on a tract comprising more than one (1) acre, if more than one contiguous acre is uncovered, a ground cover sufficient to restrain erosion must be planted or otherwise provided within 30 working days on that portion of the tract upon which further active construction is not being undertaken.

1. Surface water control measures to be installed according to plan.
2. Areas to be seeded shall be ripped and spread with available topsoil 3" deep. Total seedbed prepared depth shall be 4" to 6" deep.
3. Loose rocks, roots, and other obstruction shall be removed from the surface so that they will not interfere with establishment and maintenance of vegetation. Surface for final seedbed preparation, at finish grades shown, shall be reasonably smooth and uniform.
4. If no soil test is taken, fertilizer and lime according to seeding specifications.
5. If soil test is taken, provide lime and fertilizer according to soil test report.
6. Lime and fertilizer shall be applied uniformly and mixed with the soil during seedbed preparation.

NOTES:

1. SEE SHEET L-3, GRADING PLAN, FOR LOCATION OF TREE PROTECTION FENCES.
2. ALL PLANTINGS SHALL BE MULCHED WITH 4" OF PINE NEEDLES.
3. SEE SHEET L-3 FOR EXISTING TREES AND SHRUBS TO BE REMOVED OR SAVED.
4. TOTAL IMPERVIOUS AREA = 71,800 SF
5. INTERIOR LANDSCAPE AREA REQUIRED = 7,190 SF
6. INTERIOR LANDSCAPE AREA PROVIDED = 88,400 SF
7. ALL GRASSED AREAS TO BE SEEDDED UNLESS NOTED OTHERWISE.
8. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM TREE ROOTS BALLS PRIOR TO BACKFILLING. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALLS.
9. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE, AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES. REMOVE COMPACTED SOIL AND ADD 2" NEW TOPSOIL / PLANTING MIX - OR - UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.

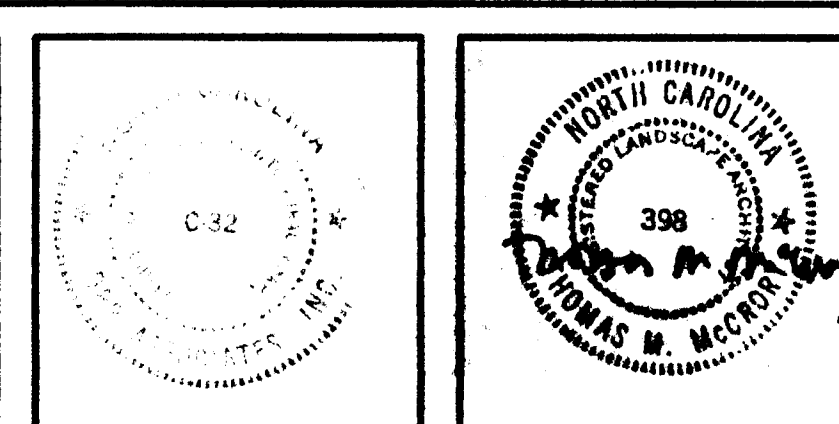
PLANT LIST

| QUANT. | KEY | COMMON NAME/BOTANICAL NAME | SIZE |
|---------------|------|--|---------------------------|
| TREES | | | |
| 8 | AA | AMELANCHER ARBOREA/ SERVICEBERRY | 2" CAL. MIN. 10' HT. MIN. |
| 2 | ARA | ACER RUBRUM 'ARMSTRONG'/ ARMSTRONG MAPLE | 2" CAL. MIN. 12' HT. MIN. |
| 10 | AR | ACER RUBRUM 'RED SUNSET'/ RED SUNSET MAPLE | 2" CAL. MIN. 12' HT. MIN. |
| 10 | CC | CERCIS CANADENSIS/ RED BUD | 2" CAL. MIN. 8' HT. MIN. |
| 18 | IA | ILEX ATTENUATA FOSTER/ FOSTER'S HOLLY | 2" CAL. MIN. 8' HT. MIN. |
| 4 | KP | KOELREUTERIA PANICULATA/ GOLDEN RAIN TREE | 2" CAL. MIN. 8' HT. MIN. |
| 4 | MG | MAGNOLIA GRANDIFOLIA 'GREEN BACK'/ GREEN BACK MAGNOLIA | 2" CAL. MIN. 10' HT. MIN. |
| 5 | UP | ULMUS PARVIFOLIA 'EMER F' / ALLEE ELM | 2" CAL. MIN. 12' HT. MIN. |
| SHRUBS | | | |
| 254 | AGE | ABELIA GRANDIFLORA EDWARD GOUCHER/ EDWARD GOUCHER ABELIA | 15-18" 3 GAL. 36" O.C. |
| 73 | BTR | BERBERIS THUNBERGI 'ROSY GLOW'/ ROSY GLOW BARBERRY | 15-18" 3 GAL. 30" O.C. |
| 112 | HEM | HEMEROCALLIS HYBRID 'AZTEC GOLD' OR 'INCA GOLD'/ AZTEC GOLD OR INCA GOLD DAYLILY | 1 GAL. 18" O.C. |
| 102 | ICB | ILEX CORNUTA BURFORDI NANA/ DWARF BURFORD HOLLY | 30" HT. 4.5" O.C. |
| 14 | ICBN | ILEX CORNUTA BURFORDI NANA/ DWARF BURFORD HOLLY | 18" HT. 4.0" O.C. |
| 35 | ICC | ILEX CRENATA COMPACTA/ COMPACTA HOLLY | 15-18" 3 GAL. 30" O.C. |
| 200 | IN | ILEX VOMITORIA NANA/ DWARF YAUPON HOLLY | 15-18" 3 GAL. 30" O.C. |
| 38 | JC | ILEX VOMITORIA NANA/ DWARF YAUPON HOLLY | 15-18" 3 GAL. 33" O.C. |
| 147 | JD | JUNIPERUS DAURICA PARSON/ PARSON'S JUNIPER | 15-18" 3 GAL. 36" O.C. |
| 200 | JF | JASMINUM FLORIDUM/ FLORIDA JASMINE | 15-18" 3 GAL. 36" O.C. |
| 136 | LJ | LIGUSTRUM JAPONICA/ JAPANESE LIGUSTRUM | 30" HT. 4.5" O.C. |
| 80 | LM | LIRIOPE MUSCARI 'VAREGATA'/ VAREGATED LIRIOPE | 1 GAL. 15" O.C. |
| 6 | OF | OSMANTHUS FORTUNE/ FORTUNE'S OSMANTHUS | 30" HT. 7 GAL. |

PRUNING AND TREE REMOVAL / PRESERVATION NOTES:

1. PROPOSED NATURAL AREA SHALL BE CLEARED OF ALL DEAD TREES, BRANCHES, AND TRASH, AND ALL VINES AND UNDERGROWTH 2" DIA. OR LESS. ALL EXISTING HEALTHY TREES 8" DIA. OR LARGER SHALL REMAIN. EXISTING TREES 2" DIA. TO 7" DIA. SHALL BE SELECTIVELY REMOVED AS DIRECTED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. BASE BID SHALL INCLUDE REMOVAL OF UP TO 75% OF EXIST. TREES 2" TO 7" DIA. ALL CLEARING SHALL BE DONE BY HAND. NO GRUBBING OR REMOVAL OF STUMPS WILL BE PERMITTED. CUT OFF EXISTING VEGETATION AT GROUND LEVEL AND MULCH AREA W/ 4" PINE NEEDLE MULCH.
2. EXISTING TREES TO REMAIN SHALL BE SELECTIVELY PRUNED AS DIRECTED BY OWNER'S REP. TO REMOVE LOWER BRANCHES UP TO 20 FEET ABOVE GRADE TO IMPROVE VISIBILITY OF BUILDING. ALL BRANCHES REMOVED THAT ARE MORE THAN 8 FEET ABOVE GRADE MUST BE APPROVED BY CITY OF CHARLOTTE URBAN FORESTER IN THE FIELD PRIOR TO REMOVAL.

| No. | Date | By | Description |
|-----|---------|----|--|
| 1 | 6/28/95 | TM | MISC. ADDITIONS, ADD PLANT QUANTITIES |
| 2 | 7/7/95 | TM | REVISE EXTG. TREE LOCATIONS AT HARRIS BLVD. PER DPR RECD INSPECTION, ADD PRUNING NOTE 2, ADD MIN. PARKING ISLAND DIMENSIONS. |
| 3 | 7/17/95 | TM | PER CITY ENGINEER REVIEW |
| 4 | 8/10/95 | TM | REVISE PLANT LIST: CHANGE JC TO DWARF YAUPON, INCREASE TREE HEIGHTS TO 12" MIN. FOR ARA, AR, UP; INCREASE TREE HEIGHT TO 10' MIN. FOR MG |

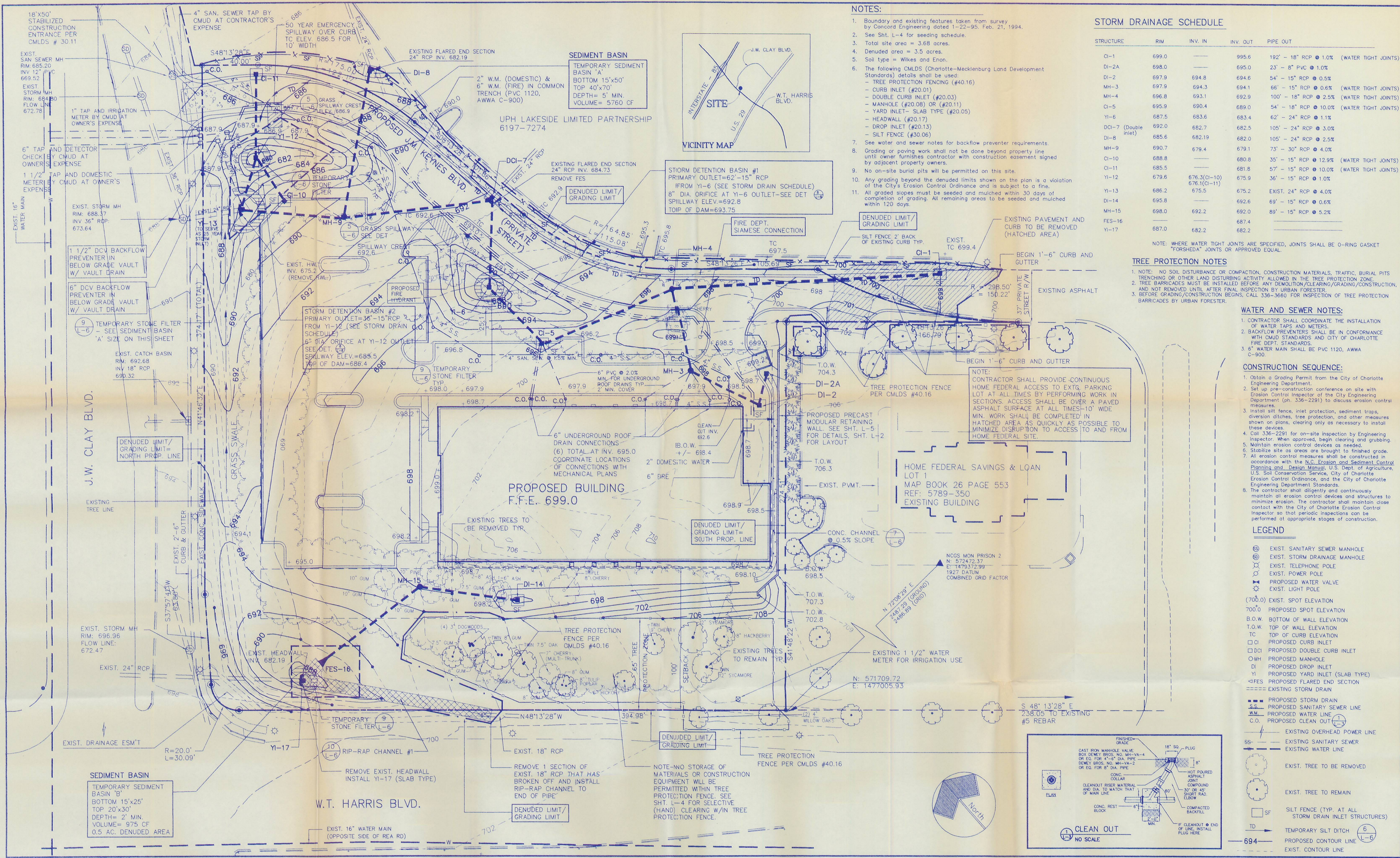


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PLANTING PLAN

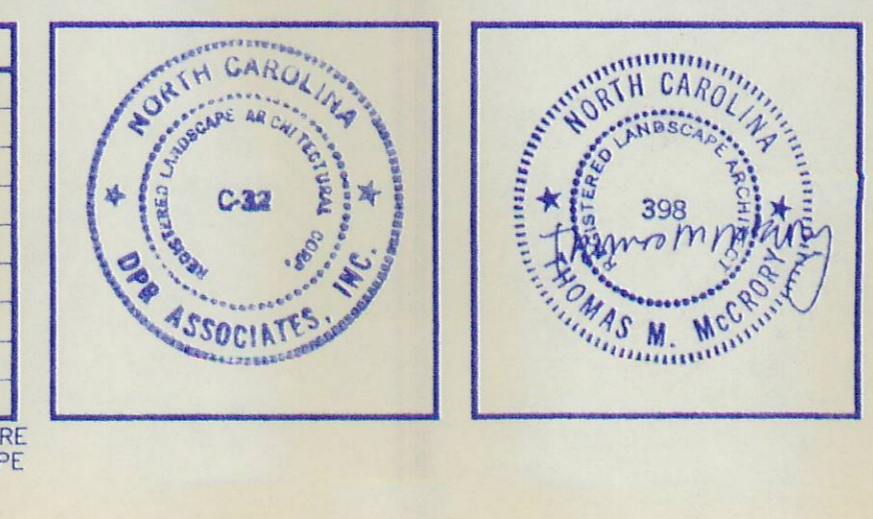
ROOMS TO GO
 AT UNIVERSITY PLACE
 SEAMAN DEVELOPMENT CORP.
 8620 J.W. CLAY BLVD., CHARLOTTE, NORTH CAROLINA

Scale: 1" = 30'
 Sheet Number: **L-4**
 Of 6 Total 6



REVISIONS

| No. | Date | By | Description |
|-----|---------|----|--|
| 1 | 6/26/95 | TM | ADD EROS. CONTROL, STORM DRAINAGE DATA, MISC. ADDITIONS |
| 2 | 7/7/95 | TM | REVISE EXIST. TREE LOCATIONS AT HARRIS BLVD. PER DPR FIELD INSPECTION, ADD SILT FENCE STD. TO NOTE 6, ADD FIRE DEPT. SIAMASE CONNECTION, ADD DENUDED LIMIT, ADD NOTES RE: ACCESS TO EXISTING HOME FEDERAL PARKING LOT, ADD NOTE 8, 9, 10, 11, INCREASE REMOVAL AREA AT J.W. KEYNES BLVD, INCREASE STORM PIPE SIZES AT CI-1, MH-4 OUT, CI-5 OUT, YI-6 OUT, MH-9 OUT, ADD MH-13 TO STORM SCHEDULE. |
| 3 | 7/17/95 | TM | ADD DETAIL 1/L-3, REVISE PER OWNER REVIEW. |
| 4 | 8/8/95 | TM | PER CITY BUILDING STANDARDS REVIEW, LABEL 6" WATER MAIN MATERIAL |
| 5 | 8/10/95 | TM | PER CITY REVIEW, ADD SEDIMENT BASIN B, TREE PROTECTION NOTES, RELOCATE FIRE HYDRANT, ADD 1 ADDITIONAL 6" UNDERGROUND ROOF DRAIN, SET INV. & MIN. SLOPE ON SAN. SEWER, SET INV. ON ROOF DRAINS |

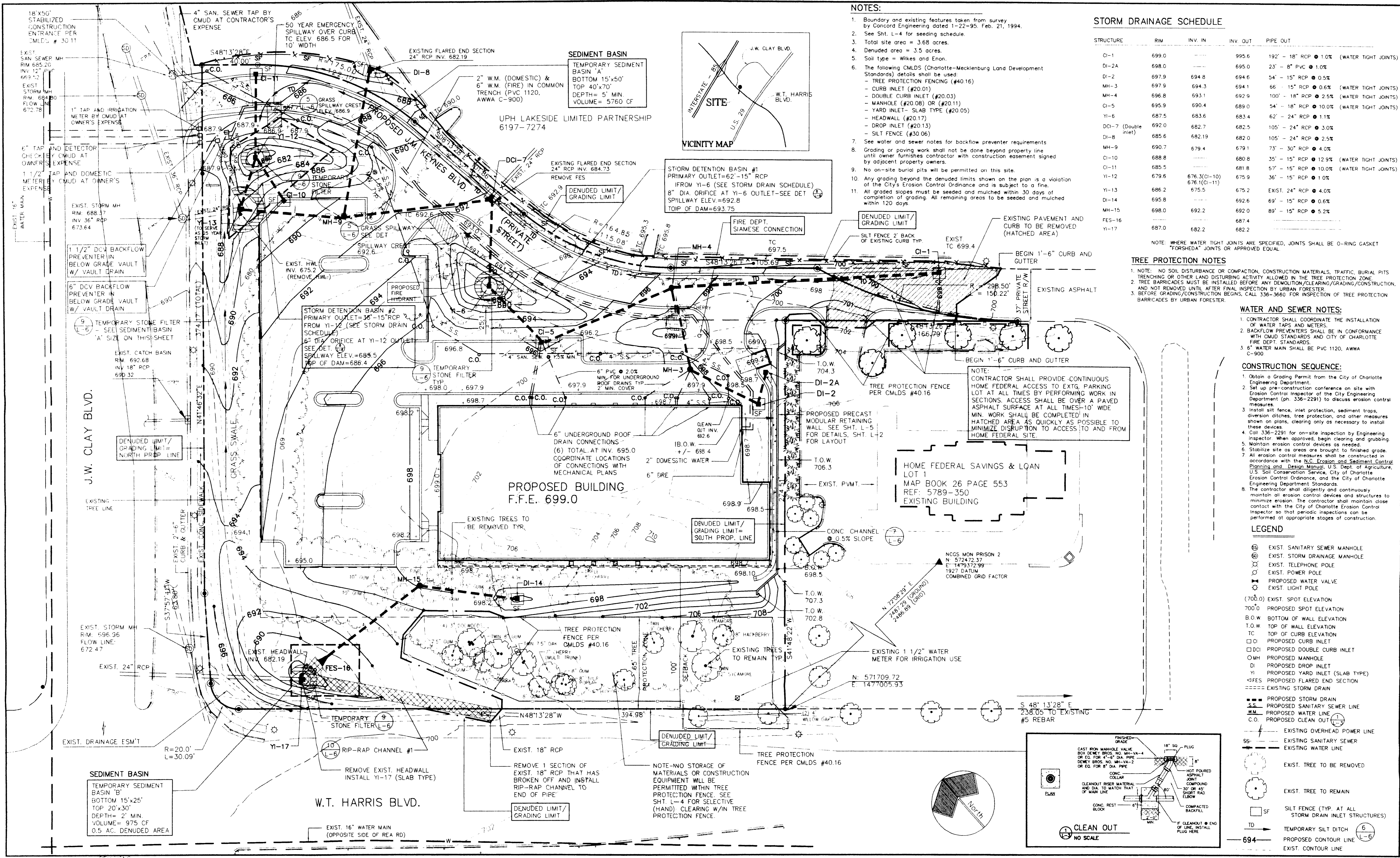


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GRADING, DRAINAGE, EROSION CONTROL, & UTILITY PLAN

ROOMS TO GO
 AT UNIVERSITY PLACE
 SEAMAN DEVELOPMENT CORP.
 8620 J.W. CLAY BLVD., CHARLOTTE, NORTH CAROLINA

Scale: 1" = 30'
 Sheet Number: L-3
 Of 6 Total 6



- NOTES:**
- Boundary and existing features taken from survey by Concord Engineering dated 1-22-95, Feb. 21, 1994.
 - See Sht. L-4 for seeding schedule.
 - Total site area = 3.68 acres.
 - Denuded area = 3.5 acres.
 - Soil type = Wilkes and Enon.
 - The following CMLDS (Charlotte-Mecklenburg Land Development Standards) details shall be used:
 - TREE PROTECTION FENCING (#40.16)
 - CURB INLET (#20.01)
 - DOUBLE CURB INLET (#20.03)
 - MANHOLE (#20.08) OR (#20.11)
 - YARD INLET - SLAB TYPE (#20.05)
 - HEADWALL (#20.17)
 - DROP INLET (#20.13)
 - SILT FENCE (#30.06)
 - See water and sewer notes for backflow preventer requirements.
 - Grading or paving work shall not be done beyond property line until owner furnishes contractor with construction easement signed by adjacent property owners.
 - No on-site burial pits will be permitted on this site.
 - Any grading beyond the denuded limits shown on the plan is a violation of the City's Erosion Control Ordinance and is subject to a fine.
 - All graded slopes must be seeded and mulched within 30 days of completion of grading. All remaining areas to be seeded and mulched within 120 days.

STORM DRAINAGE SCHEDULE

| STRUCTURE | RM | INV. IN | INV. OUT | PIPE OUT |
|----------------------|-------|--------------|----------|--|
| CI-1 | 699.0 | --- | 995.6 | 192' - 18" RCP @ 1.0% (WATER TIGHT JOINTS) |
| DI-2A | 698.0 | --- | 695.0 | 23' - 8" PVC @ 1.0% |
| DI-2 | 697.9 | 694.8 | 694.6 | 54' - 15" RCP @ 0.5% |
| MH-3 | 697.9 | 694.3 | 694.1 | 66' - 15" RCP @ 0.6% (WATER TIGHT JOINTS) |
| MH-4 | 696.8 | 693.1 | 692.9 | 100' - 18" RCP @ 2.5% (WATER TIGHT JOINTS) |
| CI-5 | 695.9 | 690.4 | 689.0 | 54' - 18" RCP @ 10.0% (WATER TIGHT JOINTS) |
| YI-6 | 687.5 | 683.6 | 683.4 | 62' - 24" RCP @ 1.1% |
| DCI-7 (Double inlet) | 692.0 | 682.7 | 682.5 | 105' - 24" RCP @ 3.0% |
| DI-8 | 685.6 | 682.19 | 682.0 | 105' - 24" RCP @ 2.5% |
| MH-9 | 690.7 | 679.4 | 679.1 | 73' - 30" RCP @ 4.0% |
| CI-10 | 688.8 | --- | 680.8 | 35' - 15" RCP @ 12.9% (WATER TIGHT JOINTS) |
| CI-11 | 685.5 | --- | 681.8 | 57' - 15" RCP @ 10.0% (WATER TIGHT JOINTS) |
| YI-12 | 679.6 | 676.3(CI-10) | 675.9 | 36' - 15" RCP @ 1.0% |
| YI-13 | 686.2 | 675.5 | 675.2 | EXIST. 24" RCP @ 4.0% |
| DI-14 | 695.8 | --- | 692.6 | 69' - 15" RCP @ 0.6% |
| MH-15 | 698.0 | 692.2 | 692.0 | 89' - 15" RCP @ 5.2% |
| FES-16 | --- | --- | 687.4 | --- |
| YI-17 | 687.0 | 682.2 | 682.2 | --- |

- TREE PROTECTION NOTES**
- NOTE: NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
 - TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.
 - BEFORE GRADING/CONSTRUCTION BEGINS, CALL 336-3660 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.

- WATER AND SEWER NOTES:**
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF WATER TAPS AND METERS.
 - BACKFLOW PREVENTERS SHALL BE IN CONFORMANCE WITH CMAUD STANDARDS AND CITY OF CHARLOTTE FIRE DEPT. STANDARDS.
 - 6" WATER MAIN SHALL BE PVC 1120, AWWA C-900.

- CONSTRUCTION SEQUENCE:**
- Obtain a Grading Permit from the City of Charlotte Engineering Department.
 - Set up pre-construction conference on site with Erosion Control Inspector of the City Engineering Department (ph. 336-2291) to discuss erosion control measures.
 - Install silt fence, inlet protection, sediment traps, diversion ditches, tree protection, and other measures shown on plans, clearing only as necessary to install these devices.
 - Call 336-2291 for on-site inspection by Engineering Inspector. When approved, begin clearing and grubbing.
 - Maintain erosion control devices as needed.
 - Stabilize site on areas are brought to finished grade.
 - All erosion control measures shall be constructed in accordance with the N.C. Erosion and Sediment Control Planning and Design Manual, U.S. Dept. of Agriculture, U.S. Soil Conservation Service, City of Charlotte Erosion Control Ordinance, and the City of Charlotte Engineering Department Standards.
 - The contractor shall diligently and continuously maintain all erosion control devices and structures to minimize erosion. The contractor shall maintain close contact with the City of Charlotte Erosion Control Inspector so that periodic inspections can be performed at appropriate stages of construction.

- LEGEND**
- ⊙ EXIST. SANITARY SEWER MANHOLE
 - ⊙ EXIST. STORM DRAINAGE MANHOLE
 - ⊙ EXIST. TELEPHONE POLE
 - ⊙ EXIST. POWER POLE
 - ⊙ PROPOSED WATER VALVE
 - ⊙ EXIST. LIGHT POLE
 - (700.0) EXIST. SPOT ELEVATION
 - 700.0 PROPOSED SPOT ELEVATION
 - B.O.W. BOTTOM OF WALL ELEVATION
 - T.O.W. TOP OF WALL ELEVATION
 - TC TOP OF CURB ELEVATION
 - CI PROPOSED CURB INLET
 - DCI PROPOSED DOUBLE CURB INLET
 - OH PROPOSED MANHOLE
 - DI PROPOSED DROP INLET
 - YI PROPOSED YARD INLET (SLAB TYPE)
 - FES EXISTING FLARED END SECTION
 - ===== EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - S.S. PROPOSED SANITARY SEWER LINE
 - W.M. PROPOSED WATER LINE
 - C.O. PROPOSED CLEAN OUT
 - EXISTING OVERHEAD POWER LINE
 - 55- EXISTING SANITARY SEWER
 - EXISTING WATER LINE
 - ⊙ EXIST. TREE TO BE REMOVED
 - ⊙ EXIST. TREE TO REMAIN
 - SF SILT FENCE (TYP. AT ALL STORM DRAIN INLET STRUCTURES)
 - TD TEMPORARY SILT DITCH
 - 694 PROPOSED CONTOUR LINE
 - EXIST. CONTOUR LINE

| No. | Date | By | Description |
|-----|---------|----|---|
| 1 | 6/26/95 | TM | ADD EROS. CONTROL, STORM DRAINAGE DATA, MISC. ADDITIONS |
| 2 | 7/7/95 | TM | REVISE EXIST. TREE LOCATIONS AT HARRIS BLVD. PER DPR FIELD INSPECTION. ADD SILT FENCE STD. TO NOTE 6, ADD FIRE DEPT. SIAMSE CONNECTION. ADD DENUDED LIMIT, ADD NOTES RE: ACCESS TO EXISTING HOME FEDERAL PARKING LOT. ADD NOTE 8, 9, 10, 11, INCREASE REMOVAL AREA AT J.W. KEYNES BLVD. INCREASE STORM PIPE SIZES AT CI-1, MH-4 OUT, CI-5 OUT, YI-6 OUT, MH-9 OUT, ADD MH-13 TO STORM SCHEDULE. |
| 3 | 7/17/95 | TM | ADD DETAIL 1/1-3, REVISE PER OWNER REVIEW. |
| 4 | 8/8/95 | TM | PER CITY BUILDING STANDARDS REVIEW, LABEL 6" WATER MAIN MATERIAL. |
| 5 | 8/10/95 | TM | PER CITY REVIEW, ADD SEDIMENT BASIN B, TREE PROTECTION NOTES, RELOCATE FIRE HYDRANT, ADD 1 ADDITIONAL 6" UNDERGROUND ROOF DRAIN, SET INV. & MIN. SLOPE ON SAN. SEWER, SET INV. ON ROOF DRAINS. |

SEEDING SCHEDULE

| NO. | DATE | BY | DESCRIPTION |
|-----|---------|----|---|
| 1 | 6/26/95 | TM | ADD EROS. CONTROL, STORM DRAINAGE DATA, MISC. ADDITIONS |
| 2 | 7/7/95 | TM | REVISE EXIST. TREE LOCATIONS AT HARRIS BLVD. PER DPR FIELD INSPECTION. ADD SILT FENCE STD. TO NOTE 6, ADD FIRE DEPT. SIAMSE CONNECTION. ADD DENUDED LIMIT, ADD NOTES RE: ACCESS TO EXISTING HOME FEDERAL PARKING LOT. ADD NOTE 8, 9, 10, 11, INCREASE REMOVAL AREA AT J.W. KEYNES BLVD. INCREASE STORM PIPE SIZES AT CI-1, MH-4 OUT, CI-5 OUT, YI-6 OUT, MH-9 OUT, ADD MH-13 TO STORM SCHEDULE. |
| 3 | 7/17/95 | TM | ADD DETAIL 1/1-3, REVISE PER OWNER REVIEW. |
| 4 | 8/8/95 | TM | PER CITY BUILDING STANDARDS REVIEW, LABEL 6" WATER MAIN MATERIAL. |
| 5 | 8/10/95 | TM | PER CITY REVIEW, ADD SEDIMENT BASIN B, TREE PROTECTION NOTES, RELOCATE FIRE HYDRANT, ADD 1 ADDITIONAL 6" UNDERGROUND ROOF DRAIN, SET INV. & MIN. SLOPE ON SAN. SEWER, SET INV. ON ROOF DRAINS. |

Professional Seals:

- North Carolina Professional Engineer Seal: 022, D.A. Associates, Inc.
- North Carolina Professional Engineer Seal: 398, Thomas M. McArthur

DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 2036 East Seventh Street
 Charlotte, NC 28204
 704/332-1204

GRADING, DRAINAGE, EROSION CONTROL, & UTILITY PLAN

ROOMS TO GO
 AT UNIVERSITY PLACE
 SEAMAN DEVELOPMENT CORP.
 8620 J.W. CLAY BLVD., CHARLOTTE, NORTH CAROLINA

Scale: 1" = 30'
 Sheet Number: L-3
 of 6 Total 6



CASCO
 10877 WATSON ROAD
 ST. LOUIS, MO 63127
 PROJECT MANAGERS

REVISIONS:

| NO. | DATE |
|-----|---------|
| 1 | 7/24/95 |

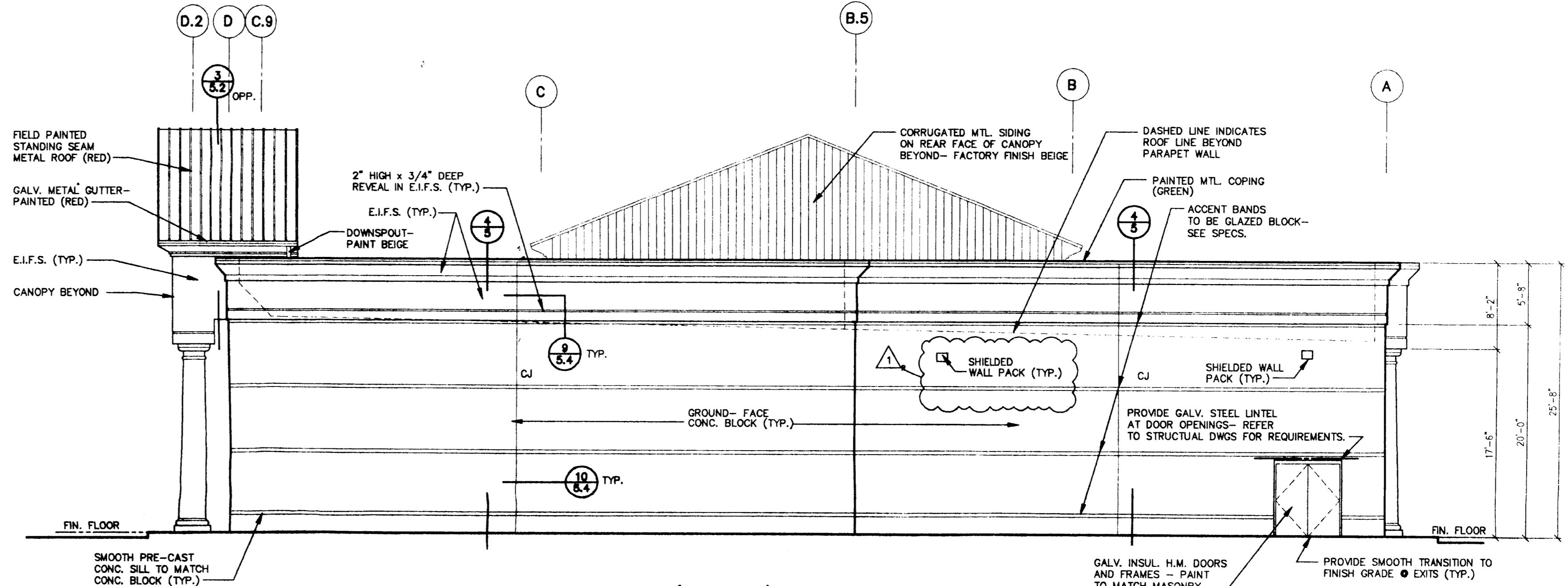
REAR: ADD LIGHT FIXTURES
 SIDE: ADD DOOR

COLOR SCHEDULE

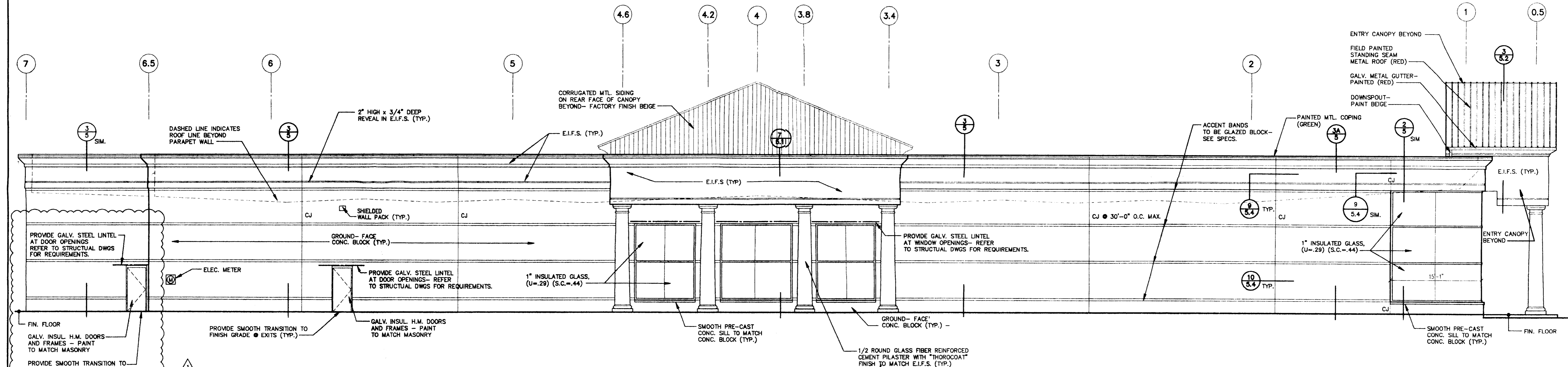
| COLOR TO MATCH BENJAMIN MOORE NUMBER | |
|--------------------------------------|----------------|
| COLOR | NUMBER |
| GREEN | HC-135 |
| YELLOW | 335 |
| RED | 1309 |
| BEIGE | MATCH E.I.F.S. |

MATERIAL SCHEDULE

| | |
|----------------|---|
| CONCRETE BLOCK | 4" HIGH GROUND-FACE CONC. BLOCK - METROMONT MATERIALS (#41 COLORADO SAND) |
| COLUMNS | FIBER REINFORCED CEMENT COLUMN COVERS WITH "THOROCOAT" FINISH TO MATCH E.I.F.S. |
| E.I.F.S. | DRYVIT SYSTEM "SANDEPBBLE FINE" (#113 AMARILLO WHITE) |



REAR ELEVATION (EAST)
 SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION (NORTH)
 SCALE: 1/8" = 1'-0"

ROOMS TO GO
 UNIVERSITY PLACE
 CHARLOTTE, NORTH CAROLINA

PROFESSIONAL OF RECORD:
 RALPH R. SHAW
 PHONE: 314-821-1100
 DRAWN BY
 RWM
 CHECKED BY
 RWM
 PROJECT NO.
 995294
 DATE
 7/19/95
 SHEET NUMBER

ELEVATIONS

A2.1



Plot: 08-03-95 10:11
 User: m...
 Date: 7/19/95
 Time: 10:11 AM
 Path: ...