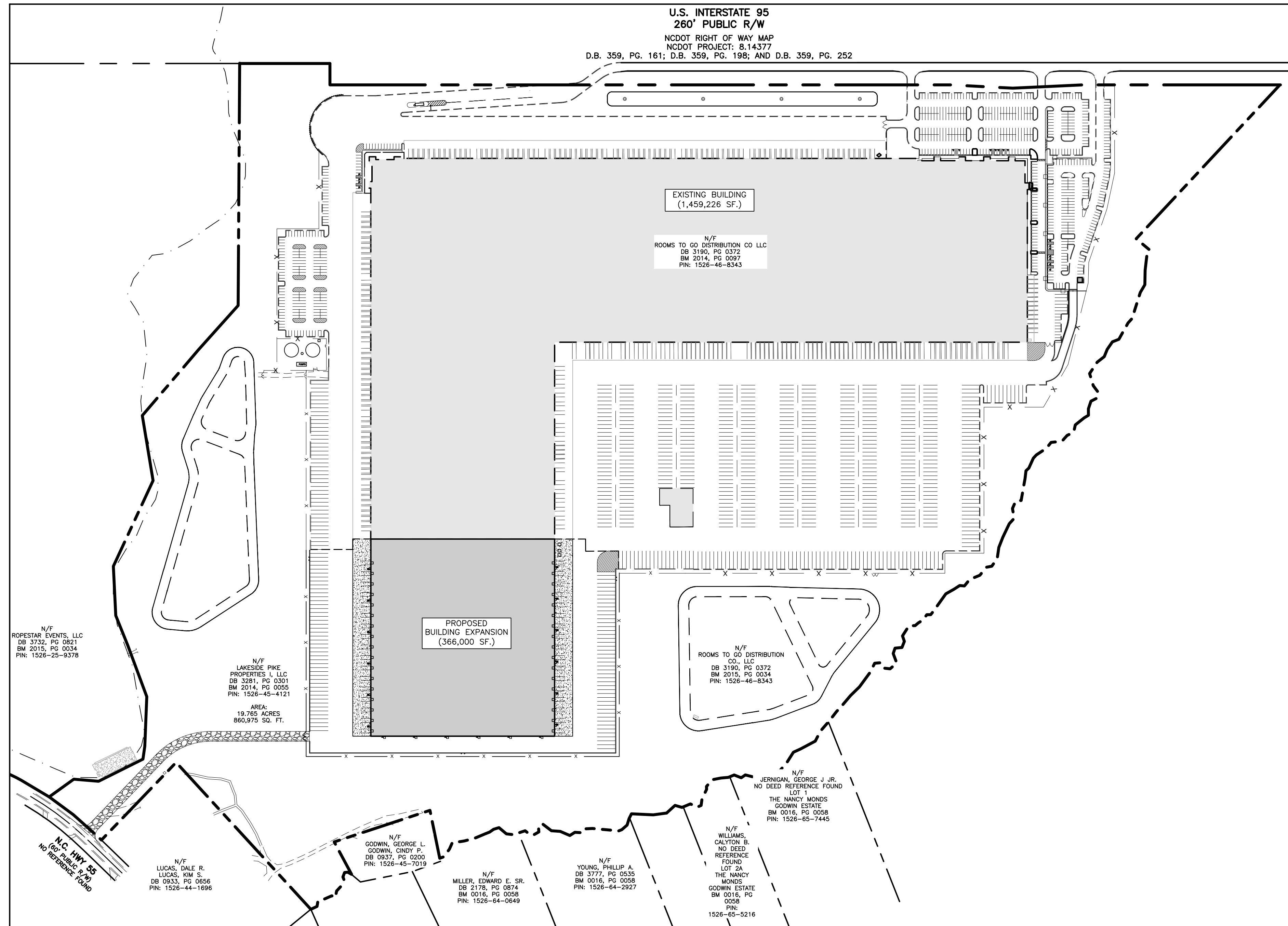


ROOMS TO GO BUILDING & PARKING EXPANSION

ROOMS TO GO WAY DUNN, NORTH CAROLINA

CONSTRUCTION PLANS

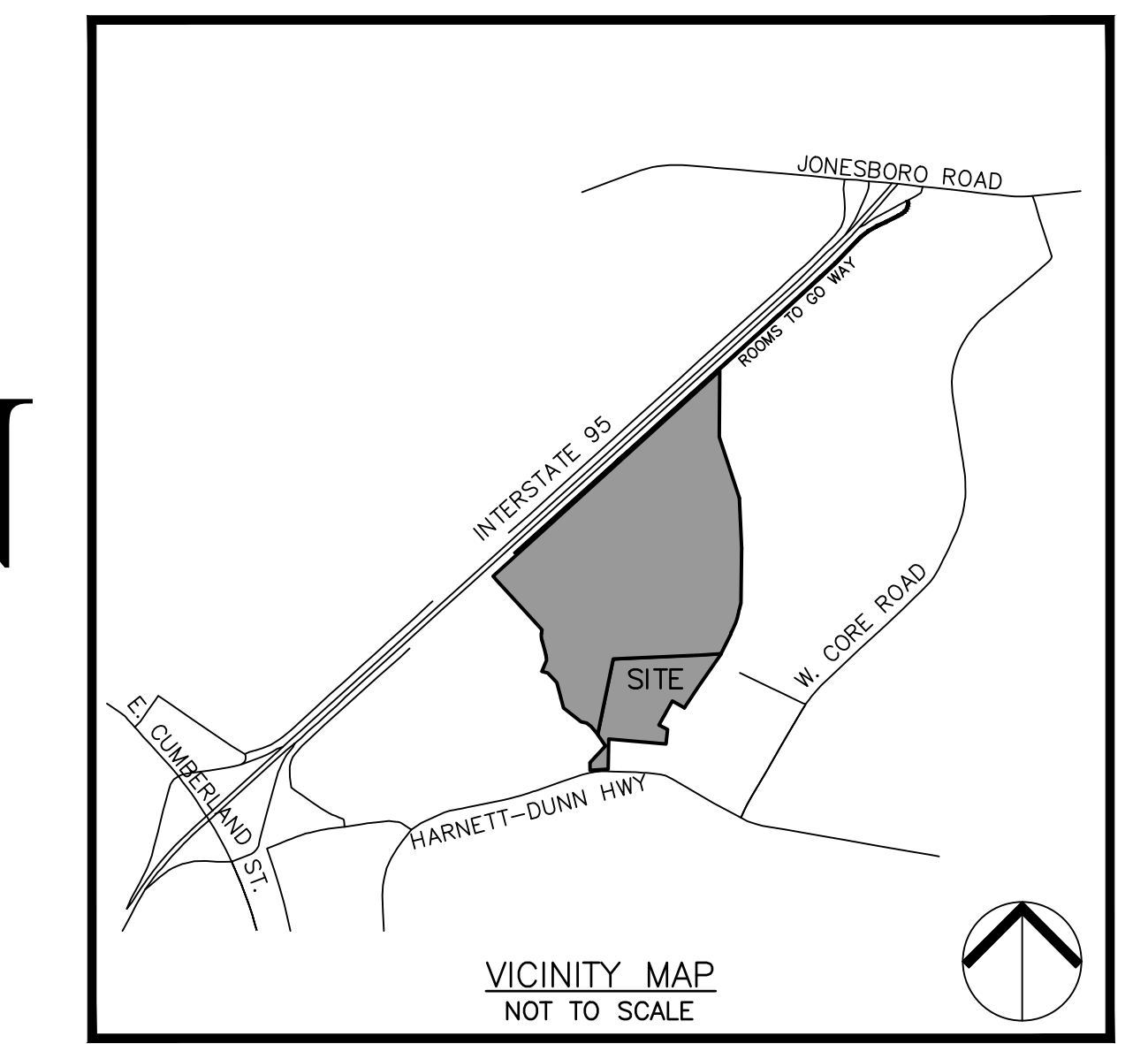


DRAWING INDEX

SITE 001	COVER SHEET
SITE 100	EXISTING CONDITIONS PLAN
SITE 101	DEMOLITION PLAN SOUTH
SITE 102	DEMOLITION PLAN NORTH
SITE 200	OVERALL SITE LAYOUT PLAN
SITE 201	SITE LAYOUT & STAKING PLAN SOUTH
SITE 202	SITE LAYOUT & STAKING PLAN NORTH
SITE 300	OVERALL GRADING PLAN
SITE 301	GRADING PLAN SOUTH
SITE 302	GRADING PLAN NORTH
SITE 303	INITIAL EROSION CONTROL PLAN
SITE 304	FINAL EROSION CONTROL PLAN
SITE 305	NPD&S PLAN
SITE 306	STORM PLAN & PROFILE
SITE 307	STORM PLAN & PROFILE
SITE 400	OVERALL UTILITY PLAN
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SITE 500	OVERALL LANDSCAPE PLAN
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SITE 600	SITE DETAILS
SITE 601	SITE DETAILS
SITE 602	SITE DETAILS
SITE 603	SITE DETAILS

GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DUNN AND HARNETT COUNTY ENGINEERING SPECIFICATIONS AND DETAILS, THE STATE OF NORTH CAROLINA AND NC DOT STANDARDS AND SPECIFICATIONS, AND THE NORTH CAROLINA BUILDING CODE.
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- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY WITHERS & RAVENEL TITLED "ALTA/ACSM LAND TITLE SURVEY OF CAROLINA EASTERN - BENSON, INC AND WEEKS FARM, INC." DATED APRIL 22, 2013. ADDITIONAL BOUNDARY, TOPOGRAPHY & SURVEY INFORMATION TAKEN FROM A SURVEY BY WITHERS & RAVENEL, DATED AUGUST 16, 2023.
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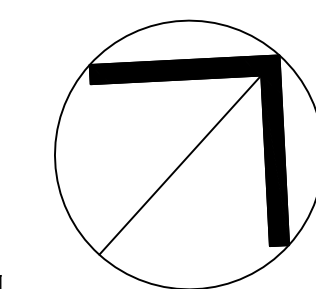


SITE DATA SUMMARY

PROJECT NAME:	ROOMS TO GO BUILDING & PARKING EXPANSION
PROJECT OWNER:	ROOM TO GO DISTRIBUTION COMPANY LLC
PN(S):	1526-46-8343, 1526-45-4121
SITE ADDRESS:	901 ROOMS TO GO WAY
JURISDICTION:	TOWN OF DUNN
ZONING:	I-100
OVERLAY DISTRICT:	N/A
RIVER BASIN:	CAPE FEAR
EXISTING GROSS SITE AREA:	5,084,721 SF./116.27 AC.
ROOMS TO GO (1526-46-8343):	861,181 SF./19.77 AC.
LAKEPIKE PIKE (1526-45-4121):	5,925,902 SF./136.04 AC.
TOTAL SITE AREA:	5,925,902 SF./136.04 AC.
CURRENT USE:	COMMERCIAL & AGRICULTURE
PROPOSED USE:	COMMERCIAL
EXISTING BUILDING SQUARE FOOTAGE:	1,454,226 SF.
PROPOSED BUILDING SQUARE FOOTAGE:	336,000 SF.
EXISTING IMPERVIOUS AREA:	3,117,648 SF. (71.6 AC.)
PROP. IMPERVIOUS SURFACE AREA:	3,693,484 SF. (84.8 AC.)
DISTURBANCE AREA:	20.0 AC
BUILDING SETBACKS (SEC. 2.3.4.C):	
PRIMARY STREET:	50'
SIDE LOT:	30'
REAR LOT LINE:	30'
PARKING SUMMARY:	
EX. RETAIL PARKING:	298 SPACES (INCLUD. 18 ADA SPACES)
EX. EMPLOYEE PARKING:	332 SPACES
EX. TRAILER PARKING:	608 SPACES
PROPOSED TRAILER PARKING:	93 SPACES
WATER PROVIDER:	TOWN OF DUNN
SEWER PROVIDER:	TOWN OF DUNN
ELECTRIC PROVIDER:	DUKE ENERGY PROGRESS

LINE LEGEND

---	PROPERTY BOUNDARY LINE
---	ADJACENT LOT LINE
---	SETBACK LINE
---	EXISTING EASEMENTS
---	EXISTING BUFFER LINE
---	EXISTING FENCE LINE
---	EXISTING ROW LINE
---	PROPOSED ROW LINE
SS	EX. SANITARY SEWER LINE
W	EX. WATER LINE
SD	EXISTING STORM DRAIN LINE
OU	EXISTING OVERHEAD POWER



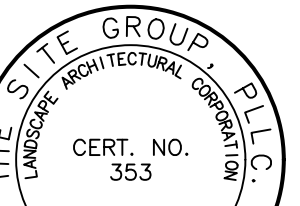
NORTH
COVER SHEET

SCALE: 1" = 200'



CONTACT:
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THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 835-4787
FAX: (919) 839-2255
EMAIL: bdm@thesitegroup.net

OWNER:
ROOMS TO GO DISTRIBUTION COMPANY LLC
11540 E US HIGHWAY 92
SEFTNER, FL 33584-7346
PHONE: (813) 628-9274
EMAIL: hlonas@RoomToGo.com



NC ENGINEERING
LICENSE NO. P-0803



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ROOMS TO GO
400 Perimeter Center Terrace, Suite 800
Atlanta, GA 30346
Phone: (678) 475-0499
FAX: (678) 475-1398

CONSTRUCTION DOCUMENTS FOR:
ROOMS TO GO BUILDING AND
PARKING EXPANSION
ROOMS TO GO WAY
DUNN, HARNETT COUNTY, NORTH CAROLINA

Drawn By: JHJ
Checked By: BDM

DATE: 05 JAN 2024
REVISED: 18 JAN 2024

CONSTRUCTION DOCUMENTS

COVER SHEET

Job Code: RTGDE

Dwg No. 001
SITE 001

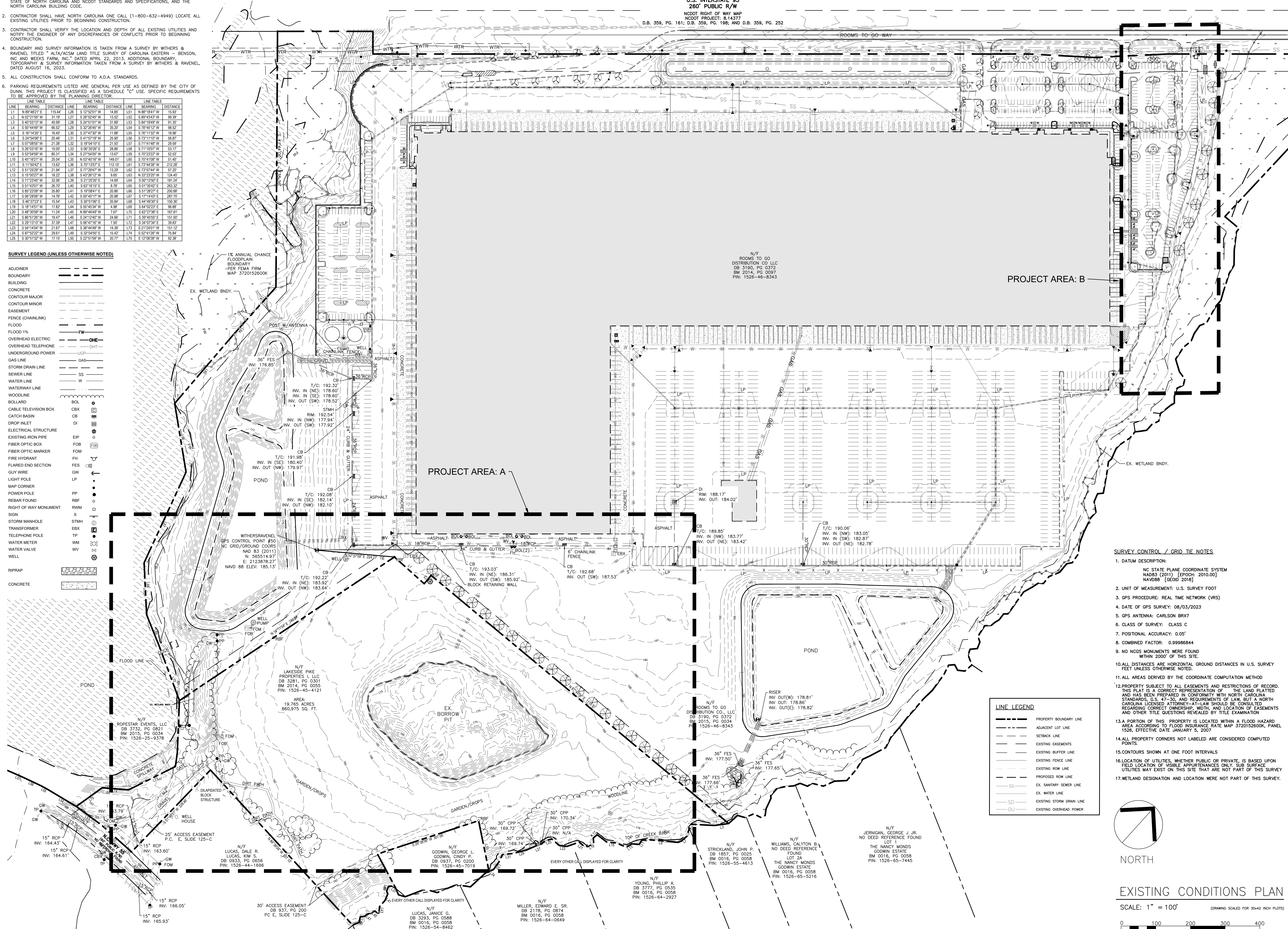
GENERAL NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DUNN AND HARNETT COUNTY ENGINEERING SPECIFICATIONS AND DETAILS, THE STATE OF NORTH CAROLINA AND NC DOT STANDARDS AND SPECIFICATIONS, AND THE NORTH CAROLINA BUILDING CODE.
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LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 89°42'31" E	115.44	L26	S 12°52'01" W	14.85	L51	N 88°18'41" W	15.93
L2	N 82°21'56" W	31.19	L27	S 26°52'45" W	13.52	L52	S 89°43'43" W	99.39
L3	S 40°33'37" W	40.99	L28	S 24°51'01" W	31.88	L53	S 84°19'49" W	51.95
L4	S 50°44'49" W	65.52	L29	S 32°28'45" W	35.20	L54	S 78°45'12" W	98.52
L5	S 10°14'30" E	16.45	L30	S 37°42'30" W	11.88	L55	S 76°11'32" W	18.96
L6	S 2°54'50" E	20.42	L31	S 41°57'16" W	25.90	L56	S 71°11'52" W	25.87
L7	S 0°09'59" W	21.39	L32	S 18°04'10" E	21.93	L57	S 71°14'48" W	29.59
L8	S 28°03'16" W	10.50	L33	S 08°32'26" E	28.86	L58	S 71°10'03" W	53.17
L9	S 33°16'49" W	80.31	L34	S 27°34'02" W	13.07	L59	S 70°22'22" W	12.93
L10	S 45°16'21" W	25.04	L35	N 53°42'16" W	140.01	L60	S 70°41'08" W	51.40
L11	S 11°16'24" E	13.62	L36	S 70°13'37" E	112.19	L61	S 73°44'38" W	212.28
L12	S 51°25'22" W	21.94	L37	S 77°29'47" W	13.29	L62	S 73°52'47" W	37.07
L13	S 15°02'27" W	18.22	L38	S 43°26'12" W	9.65	L63	N 33°22'25" W	124.49
L14	S 71°23'45" W	32.95	L39	S 21°25'35" E	14.99	L64	S 30°19'50" E	181.24
L15	S 51°43'01" W	26.70	L40	S 61°15'15" E	8.78	L65	S 01°18'40" E	263.32
L16	S 85°22'09" W	35.80	L41	S 19°08'41" E	20.86	L66	S 51°28'27" E	200.89
L17	S 06°29'56" W	14.75	L42	S 00°45'17" W	20.38	L67	S 11°14'43" E	287.75
L18	S 46°17'27" E	15.54	L43	S 38°10'01" E	20.84	L68	S 44°49'02" E	150.30
L19	S 18°14'31" W	17.62	L44	S 55°43'34" W	4.98	L69	S 64°02'23" E	96.80
L20	S 48°39'58" W	11.24	L45	N 89°48'49" W	7.57	L70	S 62°27'38" E	167.87
L21	S 85°15'13" W	14.47	L46	S 24°12'40" W	24.66	L71	S 38°45'55" E	51.00
L22	S 29°13'13" W	37.39	L47	S 06°47'16" W	7.50	L72	S 34°07'34" E	39.83
L23	S 54°14'06" W	21.67	L48	S 38°44'49" W	14.39	L73	S 21°24'01" W	151.12
L24	S 41°52'22" W	29.61	L49	S 12°34'55" E	15.42	L74	S 35°11'32" W	71.64
L25	S 30°51'52" W	17.19	L50	S 22°51'59" W	20.77	L75	S 12°06'38" W	92.38

SURVEY LEGEND (UNLESS OTHERWISE NOTED)

ADJOINER	---
BOUNDARY	---
BUILDING	---
CONCRETE	---
CONTOUR MAJOR	---
CONTOUR MINOR	---
EASEMENT	---
FENCE (CHAINLINK)	---
FLOOD	---
FLOOD 1%	FW
OVERHEAD ELECTRIC	ONE
OVERHEAD TELEPHONE	OHT
UNDERGROUND POWER	UGP
GAS LINE	---
STORM DRAIN LINE	---
SEWER LINE	---
WATER LINE	---
WATERWAY LINE	---
WOODLINE	---
BOLLARD	BOL
CABLE TELEVISION BOX	CBX
CATCH BASIN	CB
DROP INLET	DI
ELECTRICAL STRUCTURE	---
EXISTING IRON PIPE	EIP
FIBER OPTIC BOX	FOB
FIBER OPTIC MARKER	FOM
FIRE HYDRANT	FH
FLARED END SECTION	FES
GUY WIRE	GW
LIGHT POLE	LP
MAP CORNER	---
POWER POLE	PP
REBAR FOUND	RBF
RIGHT OF WAY MONUMENT	RWM
SIGN	---
STORM MANHOLE	STMH
TRANSFORMER	EBX
TELEPHONE POLE	TP
WATER METER	WM
WATER VALVE	WV
WELL	---
RIPRAP	---
CONCRETE	---

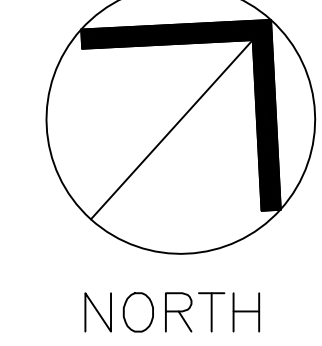


PROJECT AREA: B

PROJECT AREA: A

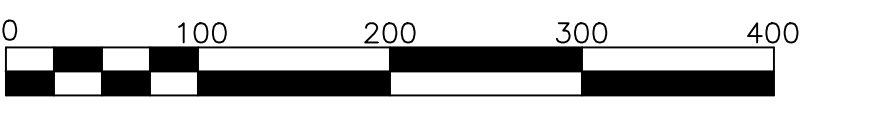
- SURVEY CONTROL / GRID TIE NOTES**
1. DATUM DESCRIPTION:
NC STATE PLANE COORDINATE SYSTEM
NAD83 (2011) EPOCH: 2010.00
NAVD83 (2011)
 2. UNIT OF MEASUREMENT: U.S. SURVEY FOOT
 3. GPS PROCEDURE: REAL TIME NETWORK (RTS)
 4. DATE OF GPS SURVEY: 08/03/2023
 5. GPS ANTENNA: CARLSON BRX7
 6. CLASS OF SURVEY: CLASS C
 7. POSITIONAL ACCURACY: 0.05'
 8. COMBINED FACTOR: 0.99986844
 9. NO NCOS MONUMENTS WERE FOUND WITHIN 2000' OF THIS SITE.
 10. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 11. ALL AREAS DERIVED BY THE COORDINATE COMPUTATION METHOD
 12. PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, G.S. 47-40, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH, AND LOCATION OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION
 13. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720152600K, PANEL 1526, EFFECTIVE DATE JANUARY 5, 2001
 14. ALL PROPERTY CORNERS NOT LABELED ARE CONSIDERED COMPUTED POINTS.
 15. CONTOURS SHOWN AT ONE FOOT INTERVALS
 16. LOCATION OF UTILITIES, WHETHER PUBLIC OR PRIVATE, IS BASED UPON FIELD LOCATION OF VISIBLE APPEARANCES ONLY. SUB SURFACE UTILITIES MAY EXIST ON THIS SITE THAT ARE NOT PART OF THIS SURVEY
 17. WETLAND DESIGNATION AND LOCATION WERE NOT PART OF THIS SURVEY.

LINE LEGEND	
---	PROPERTY BOUNDARY LINE
---	ADJACENT LOT LINE
---	SETBACK LINE
---	EXISTING EASEMENTS
---	EXISTING BUFFER LINE
---	EXISTING FENCE LINE
---	EXISTING ROW LINE
---	PROPOSED ROW LINE
---	EX. SANITARY SEWER LINE
---	EX. WATER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING OVERHEAD POWER



EXISTING CONDITIONS PLAN

SCALE: 1" = 100' (DRAWING SCALED FOR 30x42 INCH PLOTS)



THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
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1111 Oberlin Road, Suite 1136
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E-Mail: SRN@thesitegroup.net

ROOMS TO GO
CONSTRUCTION DOCUMENTS FOR:
**ROOMS TO GO BUILDING AND
PARKING EXPANSION**
ROOMS TO GO WAY
DUNN, HARNETT COUNTY, NORTH CAROLINA

Drawn By: **JHJ**
Checked By: **BDM**
DATE: 05 JAN 2024
REVISED: 18 JAN 2024

CONSTRUCTION DOCUMENTS

EXISTING CONDITIONS PLAN

Job Code: **RTGD**
Dwg No.: **100**
SITE

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SURVEY LEGEND (UNLESS OTHERWISE NOTED)

ADJONER	---
BOUNDARY	---
BUILDING	---
CONCRETE	---
CONTOUR MAJOR	---
CONTOUR MINOR	---
EASEMENT	---
FENCE (CHAINLINK)	---
FLOOD	FW
FLOOD 1% OVERHEAD ELECTRIC	OHE
OVERHEAD TELEPHONE	OHT
UNDERGROUND POWER	UGP
GAS LINE	GAS
STORM DRAIN LINE	SS
SEWER LINE	W
WATER LINE	W
WATERWAY LINE	---
WOODLINE	---
BOLLARD	CB
CABLE TELEVISION BOX	CBX
CATCH BASIN	CB
DROP INLET	DI
ELECTRICAL STRUCTURE	EIP
EXISTING IRON PIPE	FIB
FIBER OPTIC BOX	FOM
FIBER OPTIC MARKER	FOM
FIRE HYDRANT	FH
FLARED END SECTION	FES
GUY WIRE	GW
LIGHT POLE	LP
MAP CORNER	PP
POWER POLE	RBF
REBAR FOUND	RWM
RIGHT OF WAY MONUMENT	S
SIGN	STMH
STORM MANHOLE	SBX
TRANSFORMER	TP
TELEPHONE POLE	WM
WATER METER	WM
WATER VALVE	WV
WELL	W
RIPRAP	---
CONCRETE	---

DEMO LEGEND

X	OBJECT TO BE REMOVED
TBR	TO BE REMOVED
XXXXXX	AREA TO BE REMOVED

DEMOLITION NOTES:

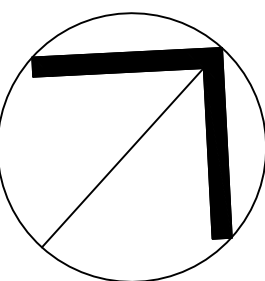
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4. COORDINATE LIMIT AND TIMING OF REMOVALS WITH NEW CONSTRUCTION.
5. COORDINATE WITH NCDOT PLANS ON REMOVAL OF SADELBREDD ROAD AND CONSTRUCTION OF ROOMS TO GO WAY.

LINE LEGEND

---	PROPERTY BOUNDARY LINE
---	ADJACENT LOT LINE
---	SETBACK LINE
---	EXISTING EASEMENTS
---	EXISTING BUFFER LINE
---	EXISTING FENCE LINE
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---	EXISTING STORM DRAIN LINE
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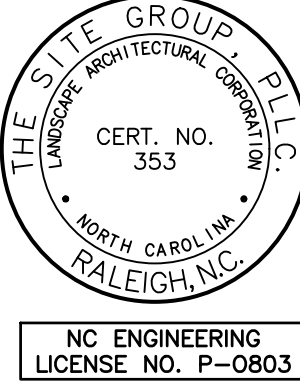
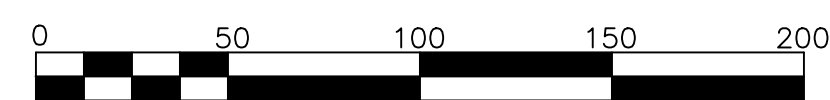


NORTH

DEMOLITION PLAN SOUTH

SCALE: 1" = 50'

(DRAWING SCALED FOR 30x42 INCH PLOTS)



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CONSTRUCTION DOCUMENTS FOR:
**ROOMS TO GO BUILDING AND
PARKING EXPANSION**
ROOMS TO GO WAY
DUNN, HARNETT COUNTY, NORTH CAROLINA

Drawn By: JHJ
Checked By: BDM

DATE: 05 JAN 2024
REVISED: 18 JAN 2024

CONSTRUCTION DOCUMENTS

DEMOLITION PLAN SOUTH

Job Code: RTGD

Dwg No. 101
SITE 101



U.S. INTERSTATE 95
260' PUBLIC R/W
NCDOT RIGHT OF WAY MAP
NCDOT PROJECT: 8.14377
D.B. 359, PG. 161; D.B. 359, PG. 186; AND D.B. 359, PG. 252

ROOMS TO GO WAY

LINE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT LOT LINE
- SETBACK LINE
- EXISTING EASEMENTS
- EXISTING BUFFER LINE
- EXISTING FENCE LINE
- EXISTING ROW LINE
- PROPOSED ROW LINE
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING OVERHEAD POWER

SITE DATA SUMMARY

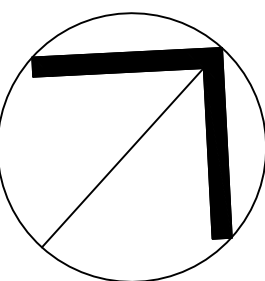
PROJECT NAME:	ROOMS TO GO BUILDING & PARKING EXPANSION
PROJECT OWNER:	ROOM TO GO DISTRIBUTION COMPANY LLC
PIN(S):	1526-46-8343, 1526-45-4121
SITE ADDRESS:	901 ROOMS TO GO WAY
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ZONING:	I-100
OVERLAY DISTRICT:	N/A
RIVER BASIN:	CAPE FEAR
EXISTING GROSS SITE AREA:	
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LAKEVIEW PIKE (1526-45-4121):	861,181 SF./19.77 AC.
TOTAL SITE AREA:	5,925,902 SF./136.04 AC.
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PROPOSED USE:	COMMERCIAL
EXISTING BUILDING SQUARE FOOTAGE:	1,454,226 SF.
PROPOSED BUILDING SQUARE FOOTAGE:	336,000 SF.
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PROP. IMPERVIOUS SURFACE AREA:	3,693,484 SF. (84.8 AC.)
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SIDE LOT:	30'
REAR LOT LINE:	30'
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SEWER PROVIDER:	TOWN OF DUNN
ELECTRIC PROVIDER:	DUKE ENERGY PROGRESS

GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DUNN AND HARNETT COUNTY ENGINEERING SPECIFICATIONS AND DETAILS, THE STATE OF NORTH CAROLINA AND NCDOT STANDARDS AND SPECIFICATIONS, AND THE NORTH CAROLINA BUILDING CODE.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY WITHERS & RAVENEL TITLED "ALTA/ACSM LAND TITLE SURVEY OF CAROLINA EASTERN - BENSON, INC. AND WEEKS FARM, INC." DATED APRIL 22, 2013. ADDITIONAL BOUNDARY TOPOGRAPHY & SURVEY INFORMATION TAKEN FROM A SURVEY BY WITHERS & RAVENEL, DATED AUGUST 16, 2023.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
- PARKING REQUIREMENTS LISTED ARE GENERAL PER USE AS DEFINED BY THE CITY OF DUNN. THIS PROJECT IS CLASSIFIED AS A SCHEDULE "C" USE. SPECIFIC REQUIREMENTS TO BE APPROVED BY THE PLANNING DIRECTOR.

STAKING NOTES:

- ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
- PARKING SPACES ARE 9.0' WIDE EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 5.0' AISLES. 8.0' AISLES FOR VAN ACCESSIBLE.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR DIMENSIONAL CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- ALL CURB AND GUTTER ON-SITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE. TRANSITION TO 24" CURB AND GUTTER IN THE FIRST 10' ON SITE.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH CITY OF DUNN, HARNETT COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS AND SHALL CONFORM TO A.D.A. STANDARDS.



NORTH

OVERALL SITE LAYOUT & STAKING PLAN

SCALE: 1" = 100'

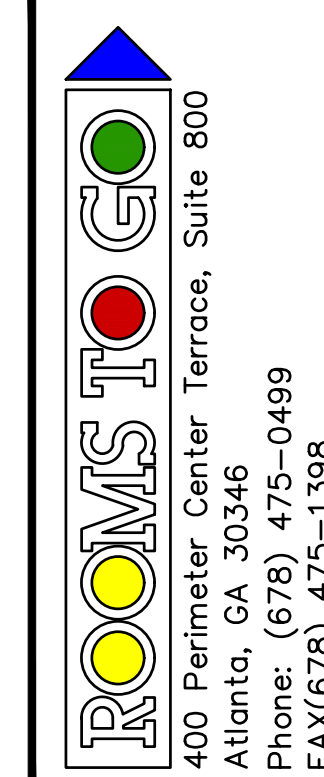
(DRAWING SCALED FOR 30x42 INCH PLOTS)



NC ENGINEERING
LICENSE NO. P-0803



THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
1111 Oberlin Road
Atlanta, GA 30346
Office: 919.835.4787
Fax: 919.839.2255
E-Mail: SRV@thesitegroup.net



CONSTRUCTION DOCUMENTS FOR:
**ROOMS TO GO BUILDING AND
PARKING EXPANSION**
ROOMS TO GO WAY
DUNN, HARNETT COUNTY, NORTH CAROLINA

Drawn By: JHJ
Checked By: BDM

DATE: 05 JAN 2024
REVISED: 18 JAN 2024

CONSTRUCTION DOCUMENTS

OVERALL SITE LAYOUT & STAKING PLAN

Job Code: RTGD

Dwg No. SITE 200

GENERAL NOTES:

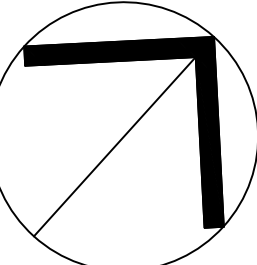
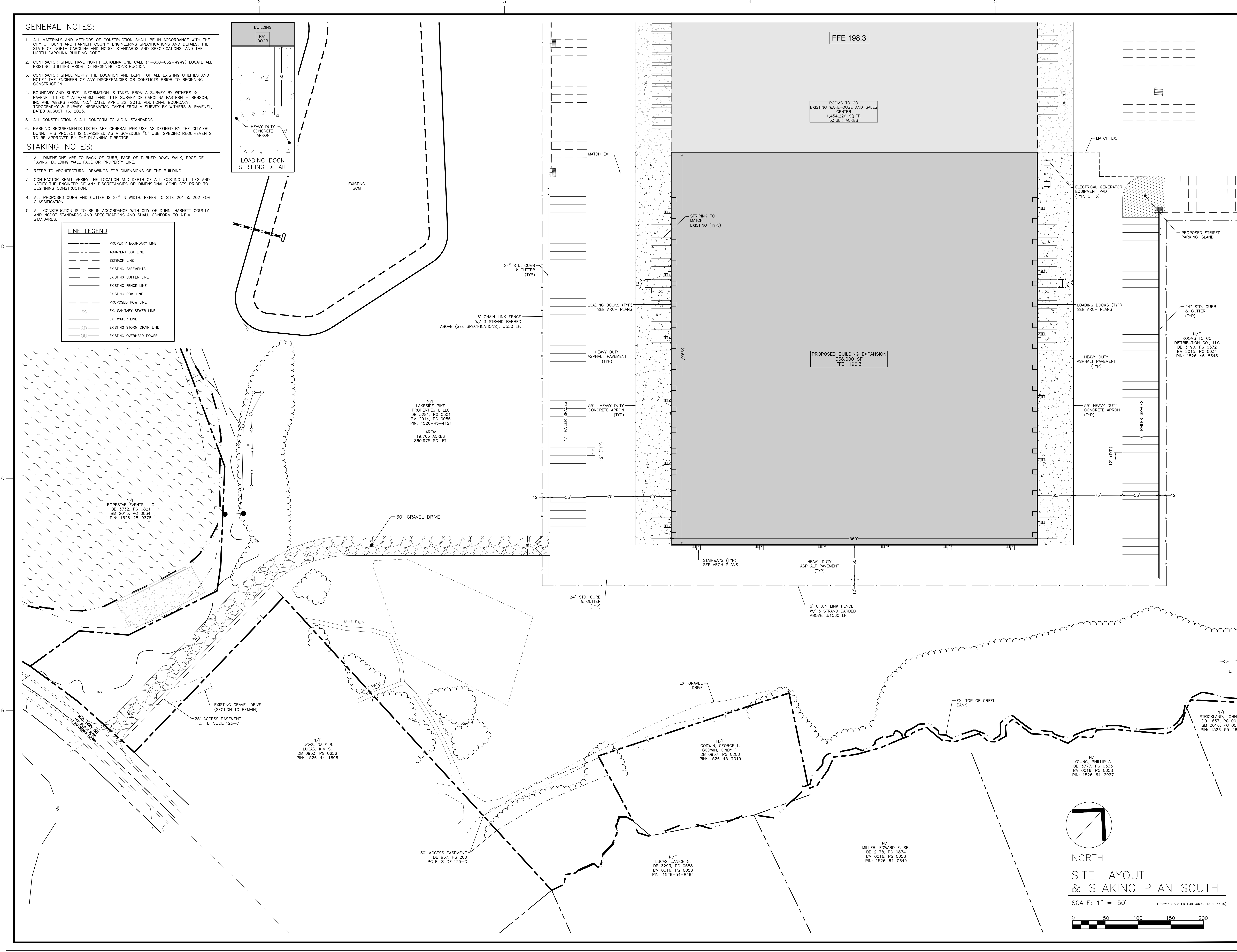
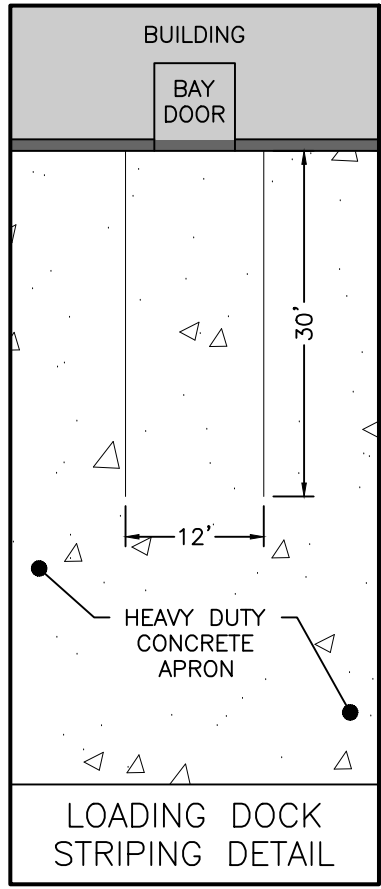
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2. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
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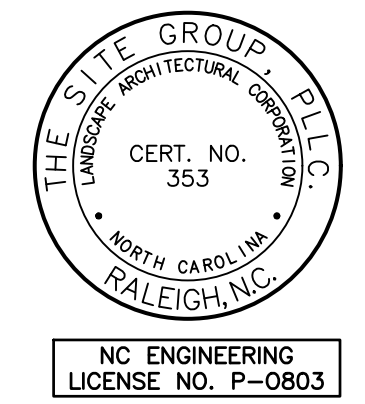
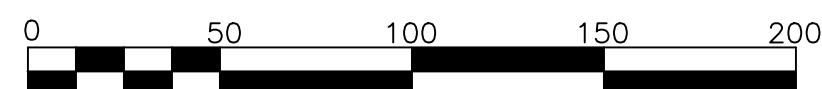
LINE LEGEND

---	PROPERTY BOUNDARY LINE
---	ADJACENT LOT LINE
---	SETBACK LINE
---	EXISTING EASEMENTS
---	EXISTING BUFFER LINE
---	EXISTING FENCE LINE
---	EXISTING ROW LINE
---	PROPOSED ROW LINE
SS	EX. SANITARY SEWER LINE
SD	EX. WATER LINE
---	EXISTING STORM DRAIN LINE
OU	EXISTING OVERHEAD POWER



NORTH
SITE LAYOUT
& STAKING PLAN SOUTH

SCALE: 1" = 50'



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ROOMS TO GO
400 Perimeter Center Terrace, Suite 800
Atlanta, GA 30346
Phone: (678) 475-0499
Fax: (678) 475-1398

CONSTRUCTION DOCUMENTS FOR:
ROOMS TO GO BUILDING AND
PARKING EXPANSION
ROOMS TO GO WAY
DUNN, HARNETT COUNTY, NORTH CAROLINA

Drawn By: JHJ
Checked By: BDM

DATE: 05 JAN 2024
REVISED: 18 JAN 2024

N/F STRICKLAND, JOHN
DB 1857, PG 001
BM 0016, PG 001
PIN: 1526-53-46

N/F YOUNG, PHILIP A.
DB 3777, PG 0535
BM 0016, PG 0058
PIN: 1526-64-2927

N/F GODWIN, GEORGE L.
GODWIN, CINDY P.
DB 0937, PG 0200
PIN: 1526-45-7019

N/F MILLER, EDWARD E. SR.
DB 2178, PG 0874
BM 0016, PG 0058
PIN: 1526-64-0649

N/F LUCAS, JANICE G.
DB 3293, PG 0588
BM 0016, PG 0058
PIN: 1526-54-8462

N/F ROPESTAR EVENTS, LLC.
DB 3732, PG 0821
BM 2013, PG 0034
PIN: 1526-25-9378

N/F LUCAS, DALE R.
LUCAS, KIM S.
DB 0933, PG 0656
PIN: 1526-44-1096

N/F LAKESIDE PIKE PROPERTIES I, LLC
DB 3281, PG 0301
BM 2014, PG 0055
PIN: 1526-45-4121

N/F ROOMS TO GO DISTRIBUTION CO., LLC
DB 3190, PG 0372
BM 2015, PG 0034
PIN: 1526-46-8343

N/F ELECTRICAL GENERATOR EQUIPMENT PAD (TYP. OF 3)

N/F LOADING DOCKS (TYP. SEE ARCH PLANS)

N/F HEAVY DUTY ASPHALT PAVEMENT (TYP.)

N/F 55' HEAVY DUTY CONCRETE APRON (TYP.)

N/F 46' TRAILER SPACES

N/F 24" STD. CURB & GUTTER (TYP.)

N/F PROPOSED STRIPED PARKING ISLAND

N/F MATCH EX.

N/F CONCRETE

N/F ROOMS TO GO EXISTING WAREHOUSE AND SALES CENTER
1,454,226 SQ.FT.
33,384 ACRES

N/F FFE 198.3

N/F PROPOSED BUILDING EXPANSION
336,000 SF
FFE: 196.3

N/F HEAVY DUTY ASPHALT PAVEMENT (TYP.)

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N/F MATCH EX.

U.S. INTERSTATE 95
260' PUBLIC R/W
NCDOT RIGHT OF WAY MAP
NCDOT PROJECT: 8 14377
D.B. 359, PG. 161; D.B. 359, PG. 198; AND D.B. 359, PG. 252

GENERAL NOTES:

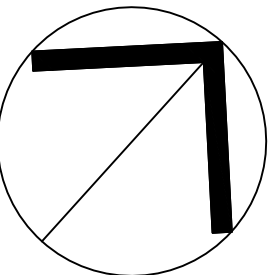
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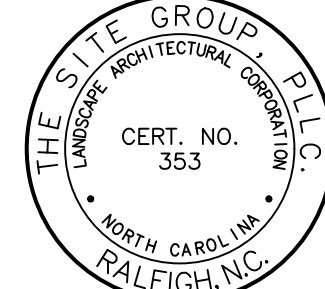
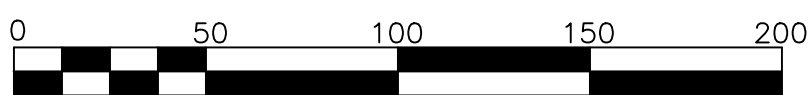
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NORTH
SITE LAYOUT
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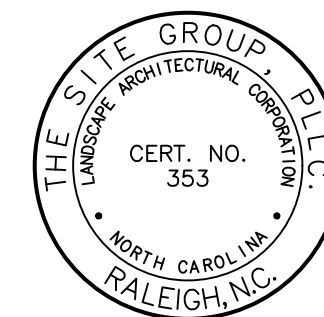
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SITE LAYOUT
& STAKING
PLAN NORTH

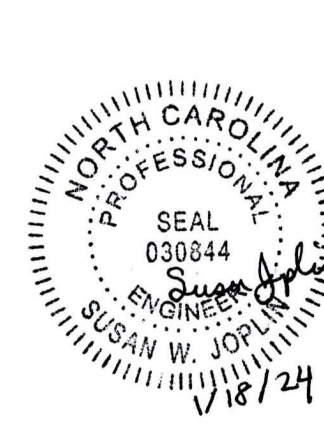
Job Code RTGDE

Dwg No.
SITE
202

U.S. INTERSTATE 95
260' PUBLIC R/W
NCDOT RIGHT OF WAY MAP
NCDOT PROJECT: 8.14377
D.B. 359, PG. 161; D.B. 359, PG. 188; AND D.B. 359, PG. 252



NO ENGINEERING
LICENSE NO. P-0803



THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
1111 Oberlin Road, Suite 1136
Atlanta, GA 30346
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ROOMS TO GO
400 Perimeter Center Terrace, Suite 800
Atlanta, GA 30346
Phone: (678) 475-0499
FAX: (678) 475-1398

CONSTRUCTION DOCUMENTS FOR:
**ROOMS TO GO BUILDING AND
PARKING EXPANSION**
ROOMS TO GO WAY
DUNN, HARNETT COUNTY, NORTH CAROLINA

Drawn By: **JHJ**
Checked By: **BDM**

DATE: 05 JAN 2024
REVISED: 18 JAN 2024

CONSTRUCTION DOCUMENTS

OVERALL GRADING PLAN

Job Code: **RTGD E**

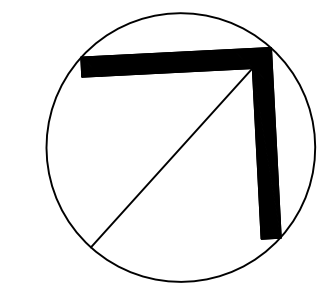
Dwg No. **300**

SITE

300

LINE LEGEND	
---	PROPERTY BOUNDARY LINE
---	ADJACENT LOT LINE
---	SETBACK LINE
---	EXISTING EASEMENTS
---	EXISTING BUFFER LINE
---	EXISTING FENCE LINE
---	EXISTING ROW LINE
---	PROPOSED ROW LINE
SS	EX. SANITARY SEWER LINE
W	EX. WATER LINE
SD	EXISTING STORM DRAIN LINE
OU	EXISTING OVERHEAD POWER

- GRADING NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING DEMOLITION, EXCAVATION, OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
 2. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
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 5. PAVED SURFACES SHALL BE INSTALLED TO CREATE POSITIVE DRAINAGE TO ALL PROPOSED AND EXISTING DRAIN INLETS. IF A DRAINAGE FLOW DISCREPANCY IS DISCOVERED DURING SUB-BASE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER THAT DESIGN MODIFICATIONS MAY BE REQUIRED.
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 8. MAXIMUM ALLOWABLE SLOPE FOR BOTH CUT AND FILL IS 3:1.
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 10. TOPSOIL STRIPPED FROM SITE IS TO BE STOCKPILED ON SITE AND USED TO BACKFILL LANDSCAPE ISLANDS TO A DEPTH OF AT LEAST 6" AS SOIL IS AVAILABLE. MOUND LANDSCAPE ISLANDS TO 1" ABOVE CURB AT CENTER OF DISPOSE OF EXCESS TOPSOIL OFFSITE.
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NORTH
OVERALL GRADING
PLAN

SCALE: 1" = 100'
(DRAWING SCALED FOR 30x42 INCH PLOTS)



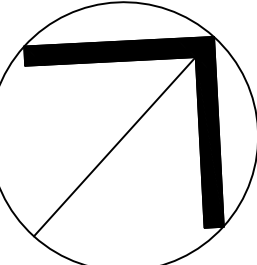
DISTURBED AREA: 20.0 AC

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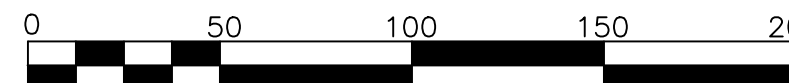


NORTH

GRADING PLAN SOUTH

SCALE: 1" = 50'

(DRAWING SCALED FOR 30x42 INCH PLOTS)



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CONSTRUCTION DOCUMENTS FOR:
ROOMS TO GO BUILDING AND PARKING EXPANSION
ROOMS TO GO WAY
DUNN, HARNETT COUNTY, NORTH CAROLINA

Drawn By: JHJ
Checked By: BDM

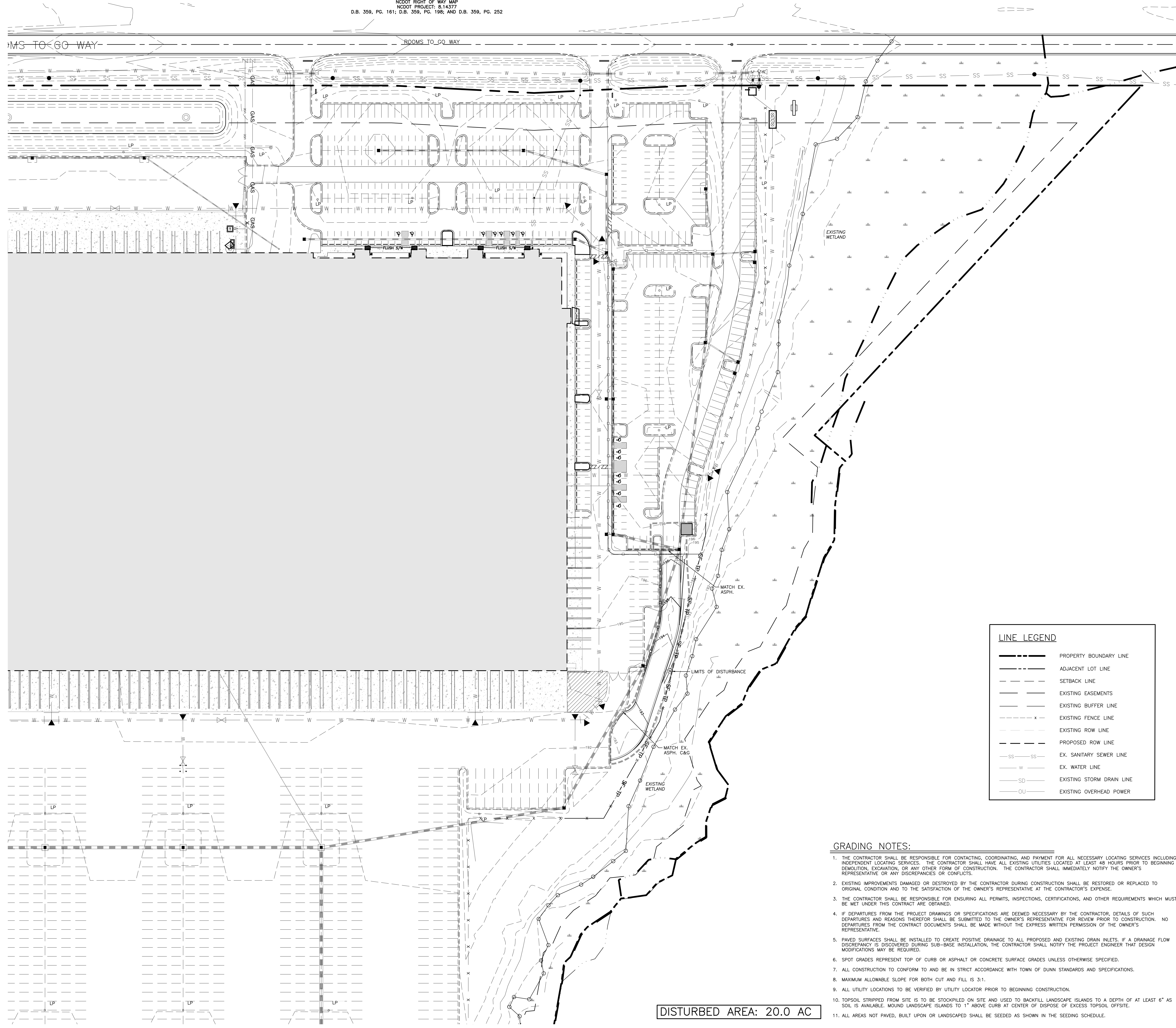
DATE: 05 JAN 2024
REVISED: 18 JAN 2024

CONSTRUCTION DOCUMENTS

GRADING PLAN SOUTH

Job Code: RTGD
Dwg No. 301

U.S. INTERSTATE 95
260' PUBLIC R/W
NCDOT RIGHT OF WAY MAP
NCDOT PROJECT: 8.14377
D.B. 359, PG. 161; D.B. 359, PG. 188; AND D.B. 359, PG. 252

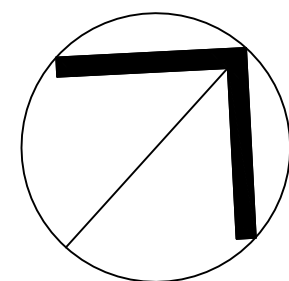


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DISTURBED AREA: 20.0 AC

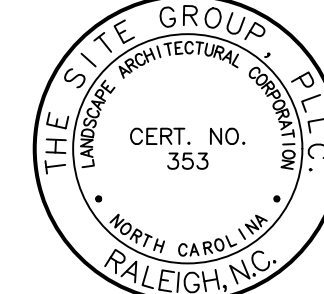


NORTH

GRADING PLAN NORTH

SCALE: 1" = 50'

(DRAWING SCALED FOR 30x42 INCH PLOTS)



NO ENGINEERING
LICENSE NO. P-0803



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PARKING EXPANSION**
ROOMS TO GO WAY
DUNN, HARNETT COUNTY, NORTH CAROLINA

Drawn By: JHJ
Checked By: BDM

DATE: 05 JAN 2024
REVISED:
18 JAN 2024

CONSTRUCTION
DOCUMENTS

GRADING
PLAN
NORTH

Job Code: RTGDE

Dwg No.
**SITE
302**

GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DUNN AND HARNETT COUNTY ENGINEERING SPECIFICATIONS AND DETAILS, THE STATE OF NORTH CAROLINA AND NC DOT STANDARDS AND SPECIFICATIONS, AND THE NORTH CAROLINA BUILDING CODE.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4849) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY WITHERS & RAVENEL, TITLED "ALTA/ACSM LAND TITLE SURVEY OF CAROLINA EASTERN - BENSON, INC. AND WEEKS FARM, INC." DATED APRIL 22, 2013. ADDITIONAL BOUNDARY, TOPOGRAPHY & SURVEY INFORMATION TAKEN FROM A SURVEY BY WITHERS & RAVENEL, DATED AUGUST 16, 2023.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
- PARKING REQUIREMENTS LISTED ARE GENERAL PER USE AS DEFINED BY THE CITY OF DUNN. THIS PROJECT IS CLASSIFIED AS A SCHEDULE "C" USE. SPECIFIC REQUIREMENTS TO BE APPROVED BY THE PLANNING DIRECTOR.

EROSION CONTROL LEGEND

- SILT FENCE
- TREE PROTECTION
- TEMPORARY DIVERSION DITCH
- LIMITS OF DISTURBANCE
- INLET PROTECTION
- CHECK DAM
- SILT FENCE OUTLET

SURVEY LEGEND (UNLESS OTHERWISE NOTED)

- ADJOINER
- BOUNDARY
- BUILDING
- CONCRETE
- CONTOUR MAJOR
- CONTOUR MINOR
- EASEMENT
- FENCE (CHAINLINK)
- FLOOD 1%
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- UNDERGROUND POWER
- GAS LINE
- STORM DRAIN LINE
- SEWER LINE
- WATER LINE
- WATERWAY LINE
- WOODLINE
- BOLLARD
- CABLE TELEVISION BOX
- CATCH BASIN
- DROP INLET
- ELECTRICAL STRUCTURE
- EXISTING IRON PIPE
- FIBER OPTIC BOX
- FIBER OPTIC MARKER
- FIRE HYDRANT
- FLARED END SECTION
- GW WIRE
- LIGHT POLE
- MAP CORNER
- POWER POLE
- REBAR FOUND
- RIGHT OF WAY MONUMENT
- SIGN
- STORM MANHOLE
- TRANSFORMER
- TELEPHONE POLE
- WATER METER
- WATER VALVE
- WELL
- RIPRAP
- CONCRETE

U.S. INTERSTATE 95
260' PUBLIC R/W
NCDOT RIGHT OF WAY MAP
NCDOT PROJECT: 8.14377
D.B. 359, PG. 161; D.B. 359, PG. 198; AND D.B. 359, PG. 252

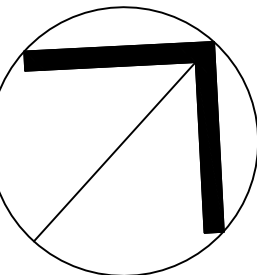
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CONSTRUCTION SEQUENCE

- SUBMIT DOCUMENTATION REQUIRED UNDER THE SITE NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY (NC0010000) TO STORMWATER INSPECTIONS THROUGHOUT THE PROJECT.
- HAVE A SURVEYOR FLAG PROPERTY LINES, EASEMENTS, BUFFERS, TREE PROTECTION AREAS, AND FLAG PROTECTION LIMITS.
- INSTALL APPROVED TREE PROTECTION FENCING, SIGNS, AND/OR ANY OTHER PROTECTION MEASURES THAT MAY BE REQUIRED.
- UPON RECEIPT OF FINAL CONSTRUCTION DRAWING PLAN APPROVAL LETTER, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING AND INSPECTIONS COORDINATOR.
- CONTRACTOR MAY COMMENCE CONSTRUCTION FOLLOWING THE PRE-CONSTRUCTION MEETING.
- INSTALL GRAVEL CONSTRUCTION ENTRANCE, TEMPORARY DIVERSIONS, SILT FENCING, SEDIMENT BASINS, BYPASS CHANNELS, AND/OR OTHER MEASURES AS SHOWN ON THE APPROVED PLANS. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES.
- EROSION CONTROL MEASURES MUST BE MAINTAINED THROUGHOUT LIFE OF PROJECT.
- CALL NCDOT STORMWATER STAFF FOR INITIAL EROSION CONTROL INSPECTION PRIOR TO CLEARING AND GRUBBING.
- CONTRACTOR SHALL CONDUCT INSPECTION REQUIRED ONCE A WEEK AND AFTER EVERY 1" OR GREATER RAIN EVENT.
- BEFORE CLEARING, GRUBBING, AND ROUGH GRADE OF THE SITE IN ACCORDANCE WITH THE APPROVED GRADING PLAN.
- AS FILL IS PLACED IN EXISTING BORROW PIT, CONTRACTOR TO WORK WITH A GEOTECHNICAL ENGINEER TO ENSURE PROPER COMPACTION.
- STOCKPILE SUFFICIENT AMOUNT OF TOPSOIL TO COVER 6 INCHES OVER LANDSCAPED AREAS AT THE END OF THE PROJECT.
- INSTALL STORM SEWER, IF APPLICABLE, AND PROTECT INLETS WITH INLET PROTECTION DEVICES, SEDIMENT DEVICES, AND/OR OTHER APPROVED MEASURES AS SHOWN ON PLANS. MAINTAIN SAFE MEASURES AS NEEDED.
- AFTER COMPLETION OF ANY PHASE OF GRADING OR WHEN LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY CEASED, ESTABLISH GROUND COVER ON SWALES AND DITCHES. GRADED SLOPES STEEPER THAN 3:1 AND HIGH QUALITY WATER ZONES (HOW) WITHIN 7 CALENDAR DAYS. SLOPES THAT ARE 3:1 OR FLATTER MUST ESTABLISH GROUND COVER WITHIN 14 CALENDAR DAYS.
- STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISHED GRADE WITH VEGETATION OR SOWING.
- FLUSH AND CLEAN ALL STORMWATER SYSTEM PIPES, CLEAN AND REMOVE SEDIMENT FROM TEMPORARY SEDIMENT HOLDING DEVICES.
- REMOVE TEMPORARY DIVERSIONS, SILT FENCING, SEDIMENT BASINS, ETC., AND PROVIDE ADEQUATE COVER OR PAVE ANY RESULTING BARE AREAS. ALL PERMANENT EROSION CONTROL DEVICES SHOULD BE INSTALLED AT THIS POINT.
- OWNER IS RESPONSIBLE FOR PERMANENT EROSION CONTROL MAINTENANCE OF THE SITE.
- AS-BUILT CERTIFICATION REQUIRED PRIOR TO PERMIT CLOSE-OUT.
- A PERMIT CLOSEOUT LETTER WILL BE PROVIDED WHEN THE SITE IS STABILIZED WITH A SUFFICIENT AMOUNT OF GROUND COVER TO PREVENT EROSION, OR PERMANENT MOW-ABLE PLANTING WITH 100 PERCENT COVERAGE AND 80 PERCENT GROWTH WITH NO LARGE BARE PATCHES.

NPDES GROUND STABILIZATION

SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER ZONES (HOW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7-DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HOW ZONES)



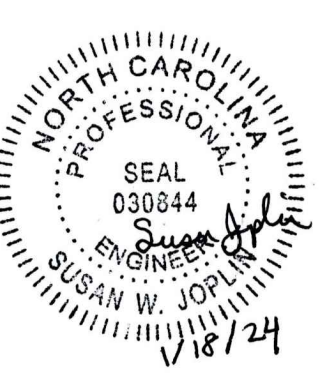
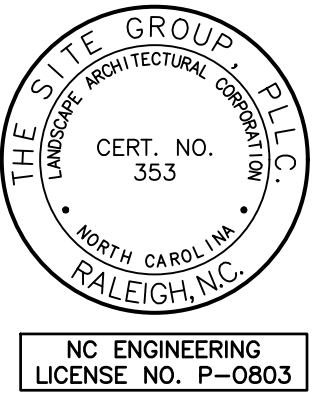
NORTH
INITIAL EROSION
CONTROL PLAN

SCALE: 1" = 100' (DRAWING SCALED FOR 30x42 INCH PLOTS)

DRAINAGE SWALE CHART

Swale Number	Swale Bottom Width (ft)	Side Slope	Depth of Swale (ft)	Channel Slope (ft/ft)	Depth of Flow Q2 (in)	Velocity Q2 (fps)	Temporary Liner	Permanent Liner
1	2.5	3	1.5	0.0059	9.1	2.5	S75	S75
2	3	3	1.5	0.0037	11.2	4.5	C125	C125

NOTE: LINER MATERIAL TO BE NORTH AMERICAN GREEN/TENSAR OR APPROVED EQUAL.



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CONSTRUCTION DOCUMENTS FOR:
ROOMS TO GO BUILDING AND
PARKING EXPANSION
ROOMS TO GO WAY
DUNN, HARNETT COUNTY, NORTH CAROLINA

Drawn By: WRR
Checked By: BDM

DATE: 18 JAN 2024

CONSTRUCTION DOCUMENTS

INITIAL EROSION CONTROL PLAN

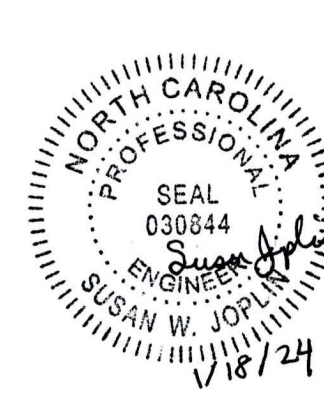
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Dwg No. 303

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ROOMS TO GO WAY
DUNN, HARNETT COUNTY, NORTH CAROLINA

Drawn By: **WRR**
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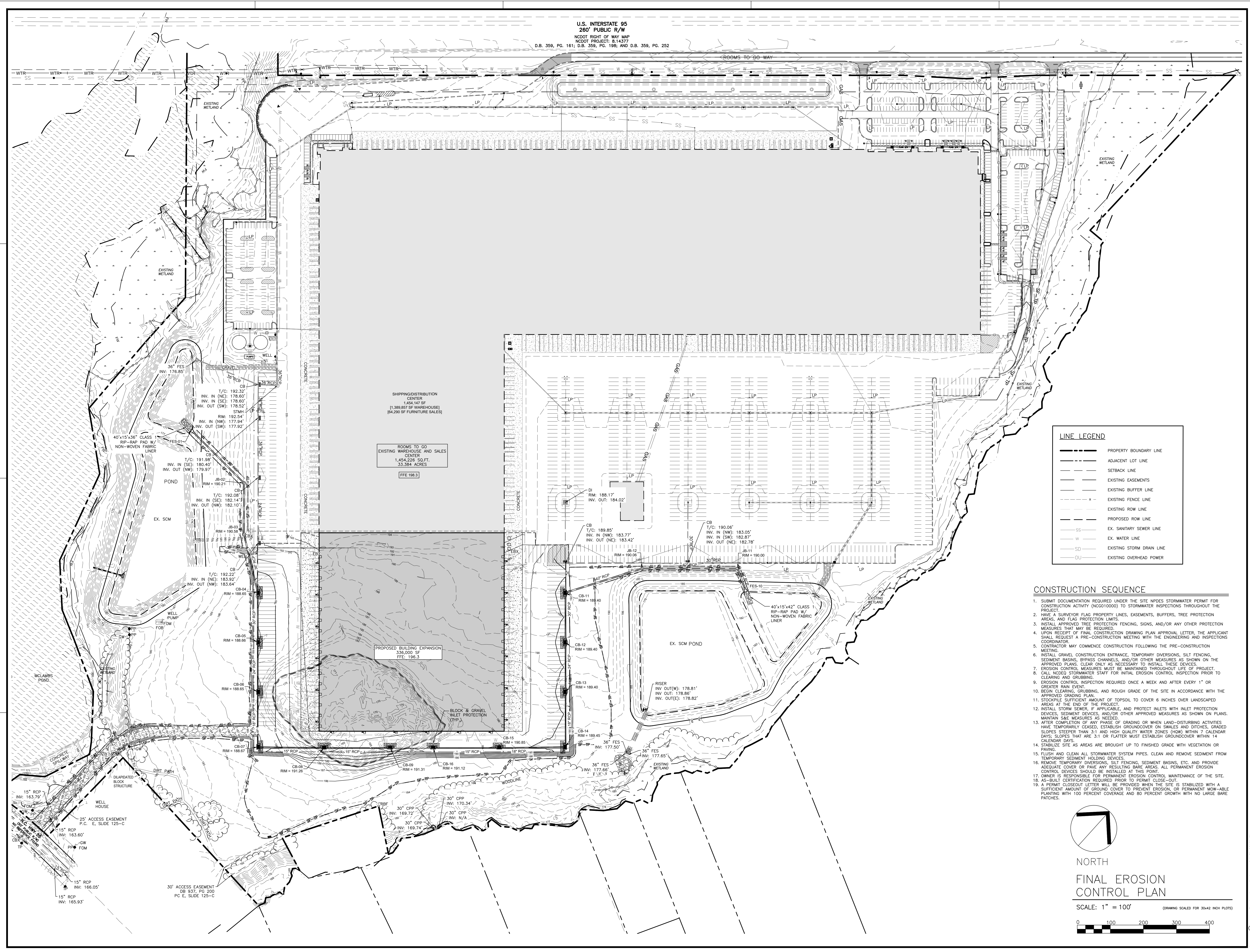
FINAL EROSION CONTROL PLAN

Job Code: **RTGD**

Dwg No. **304**

SITE

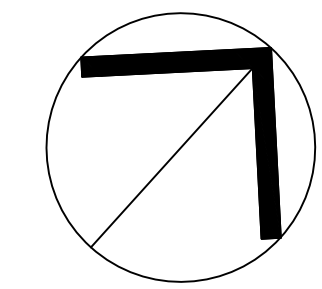
304



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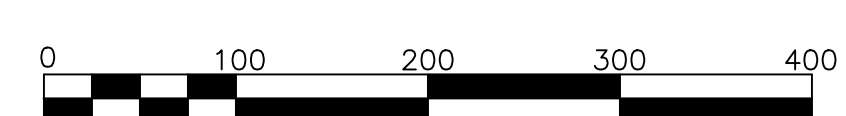
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- UPON RECEIPT OF FINAL CONSTRUCTION DRAWING PLAN APPROVAL LETTER, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING AND INSPECTIONS COORDINATOR.
- CONTRACTOR MAY COMMENCE CONSTRUCTION FOLLOWING THE PRE-CONSTRUCTION MEETING.
- INSTALL GRAVEL CONSTRUCTION ENTRANCE, TEMPORARY DIVERSIONS, SILT FENCING, SEDIMENT BASINS, BYPASS CHANNELS, AND/OR OTHER MEASURES AS SHOWN ON THE APPROVED PLANS. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES.
- EROSION CONTROL MEASURES MUST BE MAINTAINED THROUGHOUT LIFE OF PROJECT.
- CALL NCDOT STORMWATER STAFF FOR INITIAL EROSION CONTROL INSPECTION PRIOR TO CLEARING AND GRUBBING.
- EROSION CONTROL INSPECTION REQUIRED ONCE A WEEK AND AFTER EVERY 1" OR GREATER RAIN EVENT.
- BEGIN CLEARING, GRUBBING, AND ROUGH GRADE OF THE SITE IN ACCORDANCE WITH THE APPROVED GRADING PLAN.
- STOCKPILE SUFFICIENT AMOUNT OF TOPSOIL TO COVER 6 INCHES OVER LANDSCAPED AREAS AT THE END OF THE PROJECT.
- INSTALL STORM SEWER, IF APPLICABLE, AND PROTECT INLETS WITH INLET PROTECTION DEVICES, SEDIMENT DEVICES, AND/OR OTHER APPROVED MEASURES AS SHOWN ON PLANS. MAINTAIN S&E MEASURES AS NEEDED.
- AFTER COMPLETION OF ANY PHASE OF GRADING OR WHEN LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY CEASED, ESTABLISH GROUND COVER ON SWALES AND DITCHES, GRADED SLOPES STEEPER THAN 3:1 AND HIGH QUALITY WATER ZONES (HOW) WITHIN 7 CALENDAR DAYS. SLOPES THAT ARE 3:1 OR FLATTER MUST ESTABLISH GROUND COVER WITHIN 14 CALENDAR DAYS.
- STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISHED GRADE WITH VEGETATION OR PAVING.
- FLUSH AND CLEAN ALL STORMWATER SYSTEM PIPES, CLEAN AND REMOVE SEDIMENT FROM TEMPORARY SEDIMENT HOLDING DEVICES.
- REMOVE TEMPORARY DIVERSIONS, SILT FENCING, SEDIMENT BASINS, ETC. AND PROVIDE ADEQUATE COVER OR PAVING ANY RESULTING BARE AREAS. ALL PERMANENT EROSION CONTROL DEVICES SHOULD BE INSTALLED AT THIS POINT.
- OWNER IS RESPONSIBLE FOR PERMANENT EROSION CONTROL MAINTENANCE OF THE SITE.
- AS-BUILT CERTIFICATION REQUIRED PRIOR TO PERMIT CLOSE-OUT.
- A PERMIT CLOSEOUT LETTER WILL BE PROVIDED WHEN THE SITE IS STABILIZED WITH A SUFFICIENT AMOUNT OF GROUND COVER TO PREVENT EROSION, OR PERMANENT MOW-ABLE PLANTING WITH 100 PERCENT COVERAGE AND 80 PERCENT GROWTH WITH NO LARGE BARE PATCHES.



NORTH
FINAL EROSION
CONTROL PLAN

SCALE: 1" = 100' (DRAWING SCALED FOR 30x42 INCH PLOTS)



GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT
Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes		
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below.

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated Stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

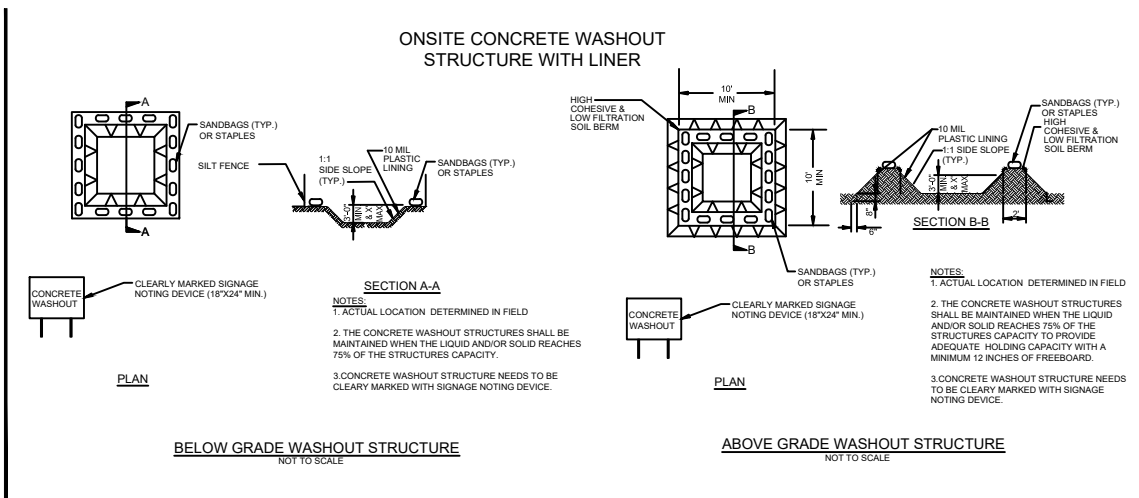
1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NPDES GROUND STABILIZATION SCHEDULE

SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS	AREAS ON THIS SITE
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE	TEMPORARY DIVERSION DITCHES
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED	NONE
SLOPES 3:1 OR FLATTER	14 DAYS	7-DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH	REMAINDER OF PROJECT AREA
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HQW ZONES)	INCLUDED W/ 3:1 OR FLATTER SLOPES

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those unattended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Indication of whether the measures were operating properly. 5. Description of maintenance needs for the measure. 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration. 5. Indication of visible sediment leaving the site. 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits. 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item (2)(g) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage for completion of all land disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

**PART II, SECTION G, ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT**

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

- (a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,
- (b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit,
- (c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,
- (d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above,
- (e) Velocity dissipation devices, such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
- (f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation
The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site
In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

- (a) This General Permit as well as the Certificate of Coverage, after it is received.
- (b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years
All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

- (a) Visible sediment deposition in a stream or wetland.
- (b) Oil spills if:
 - They are 25 gallons or more,
 - They are less than 25 gallons but cannot be cleaned up within 24 hours,
 - They cause sheen on surface waters (regardless of volume), or
 - They are within 100 feet of surface waters (regardless of volume).
- (c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.
- (d) Anticipated bypasses and unanticipated bypasses.
- (e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

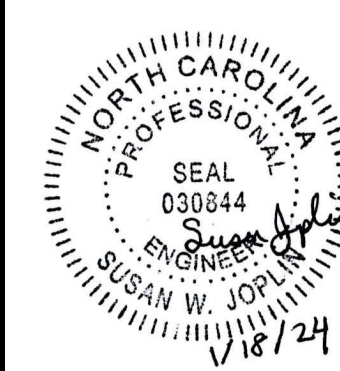
Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired waters conditions.
(b) Oil spills and release of hazardous substances per Item 119-(c) above	• Within 24 hours, an oral or electronic notification. • Within 24 hours, a report that includes an evaluation of the quality and effect of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	• A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	• Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment [40 CFR 122.41(o)(7)]	• Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. [40 CFR 122.41(o)(6)]. • Division staff may waive the requirement for a written report on a case-by-case basis.

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

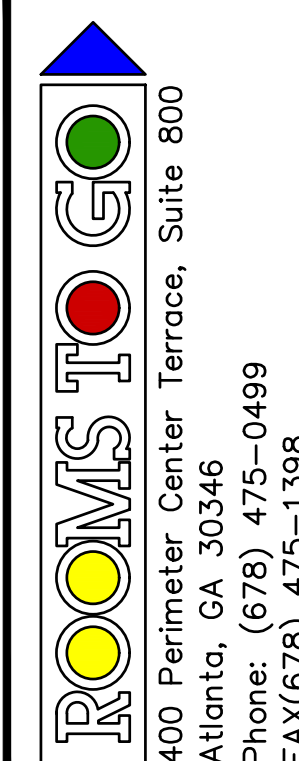
EFFECTIVE: 04/01/19



NC ENGINEERING
LICENSE NO. P-0803



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CONSTRUCTION DOCUMENTS FOR:
ROOMS TO GO BUILDING AND PARKING EXPANSION
ROOMS TO GO WAY
DUNN, HARNETT COUNTY, NORTH CAROLINA

Drawn By: **WRR**
Checked By: **BDM**

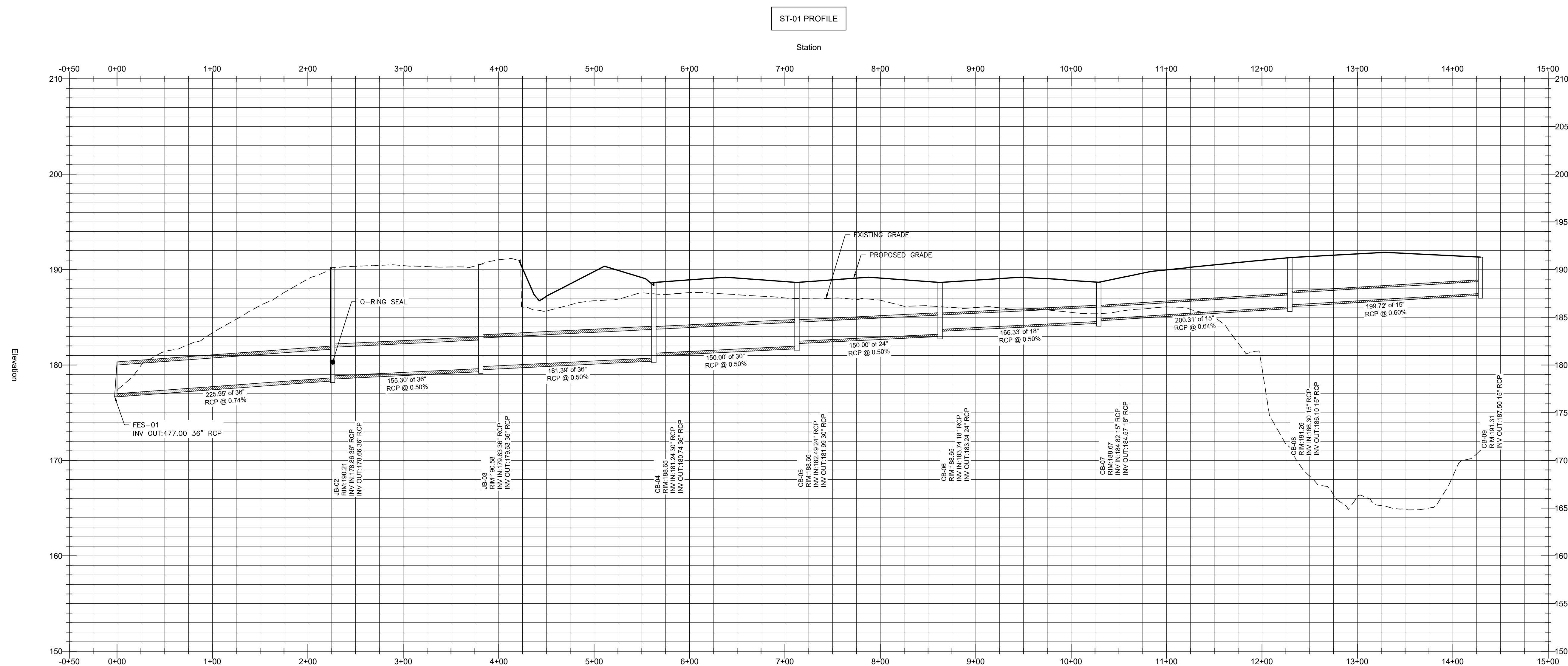
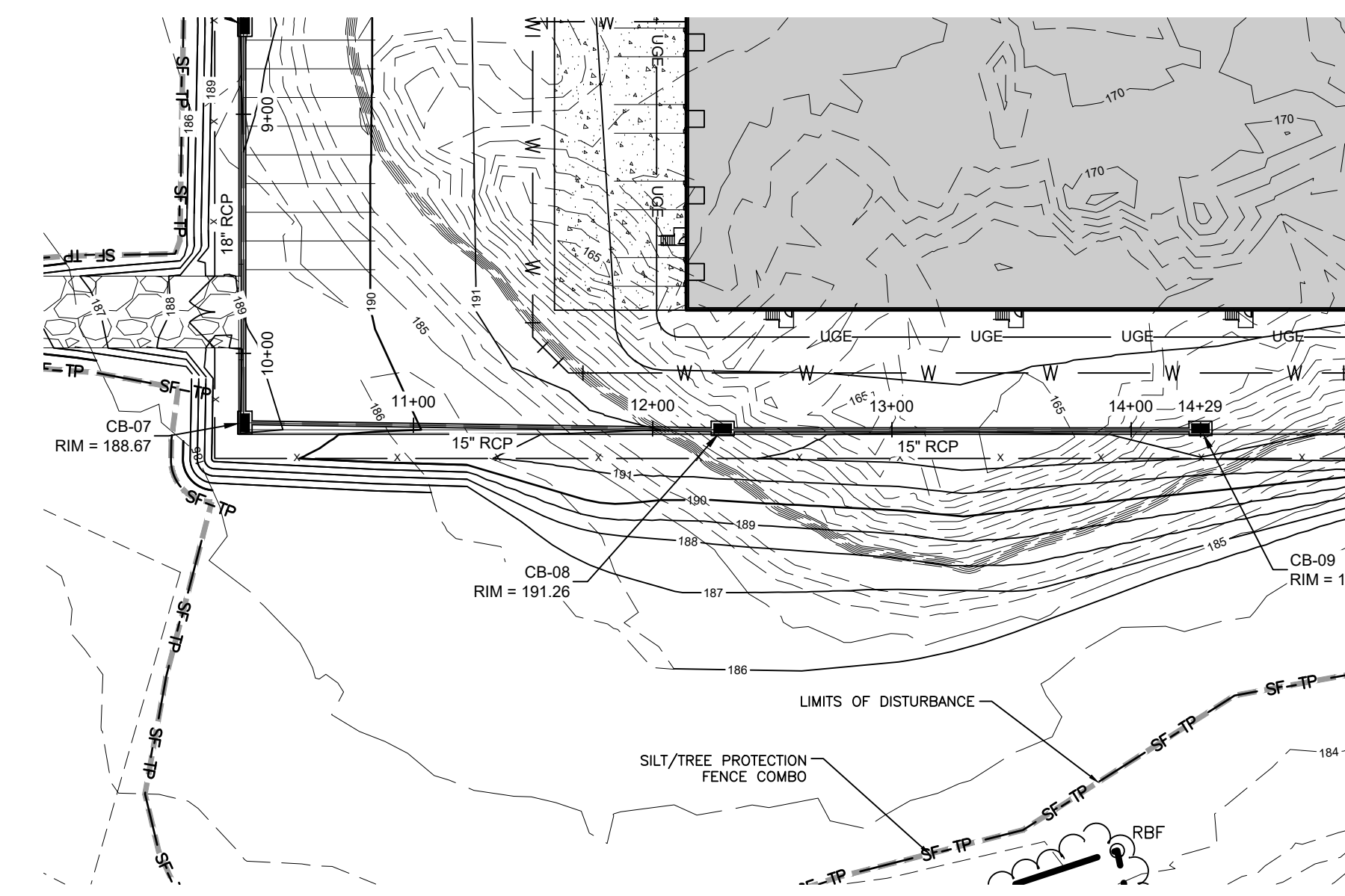
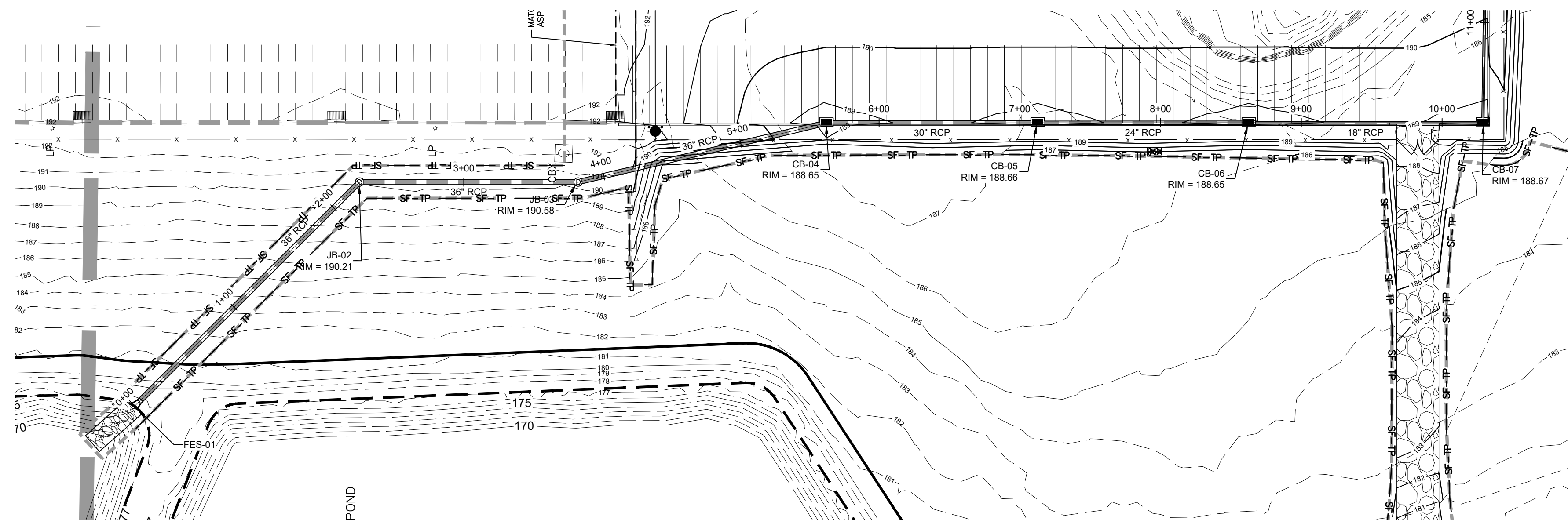
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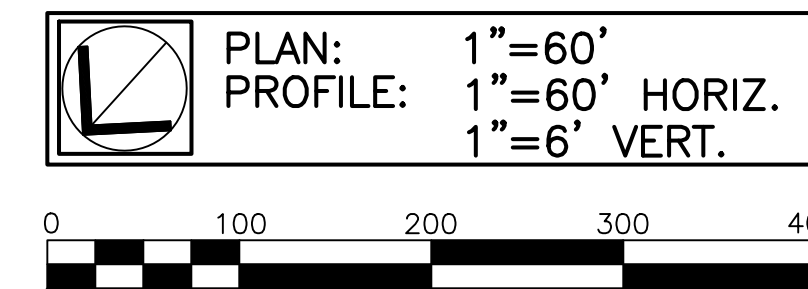
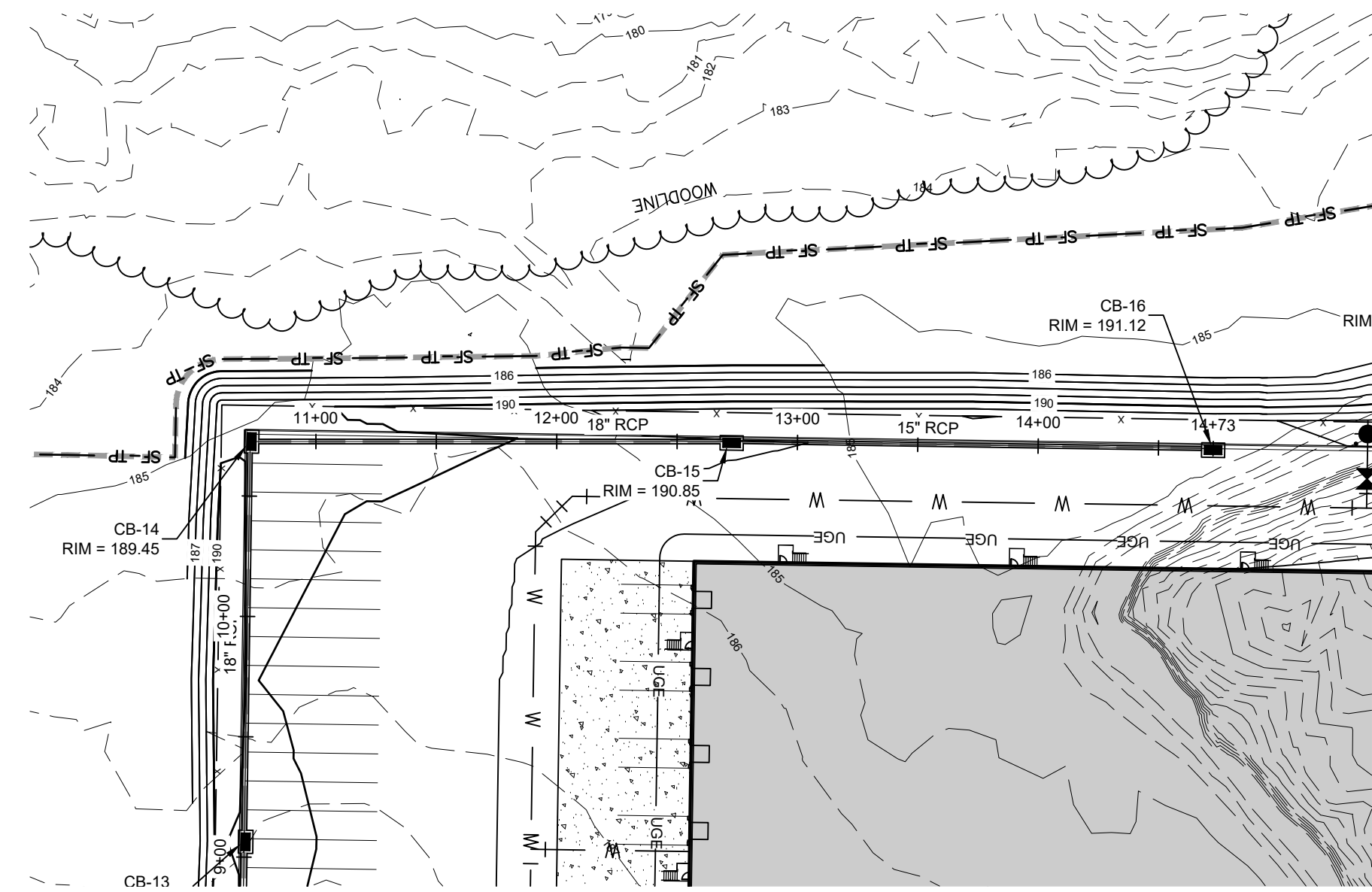
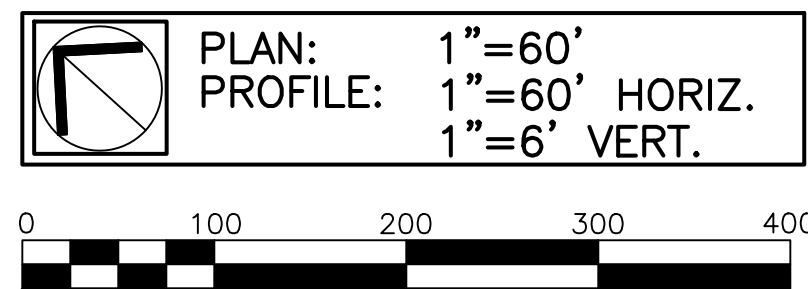
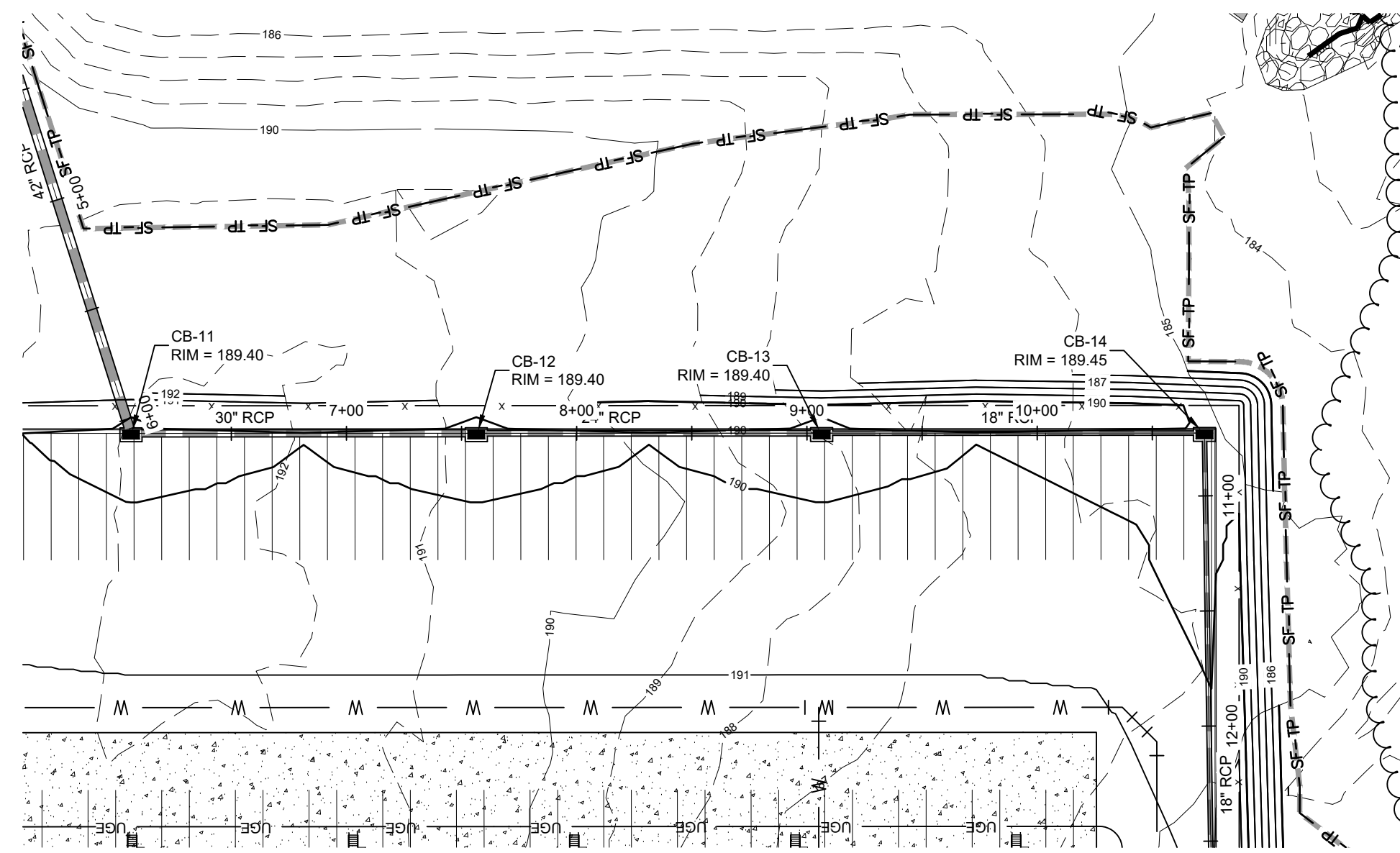
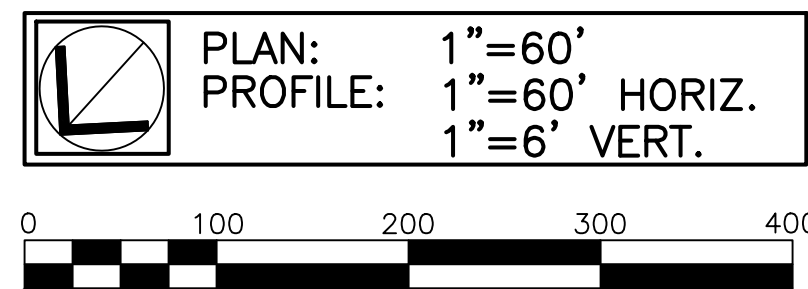
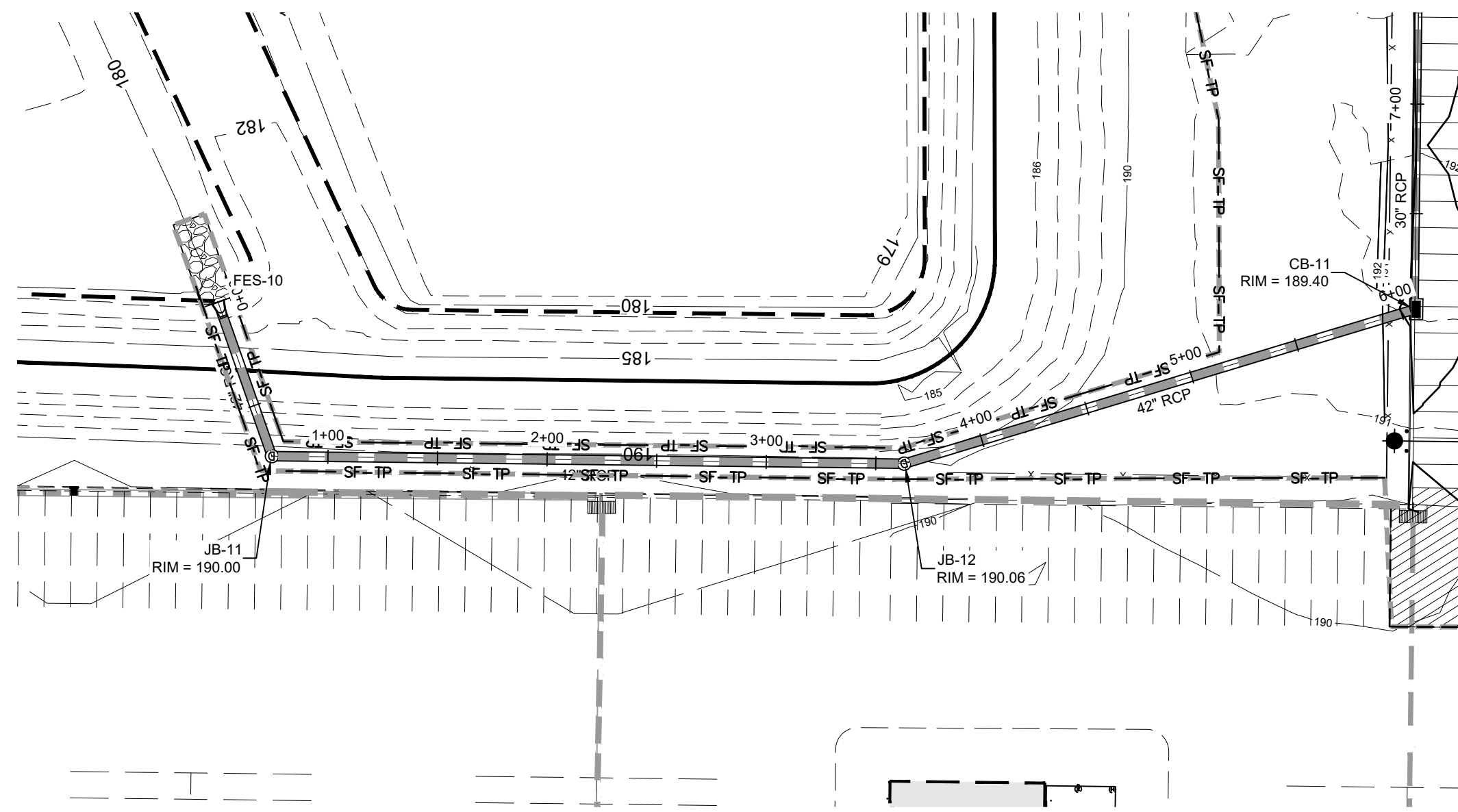
CONSTRUCTION DOCUMENTS

NPDES PLAN

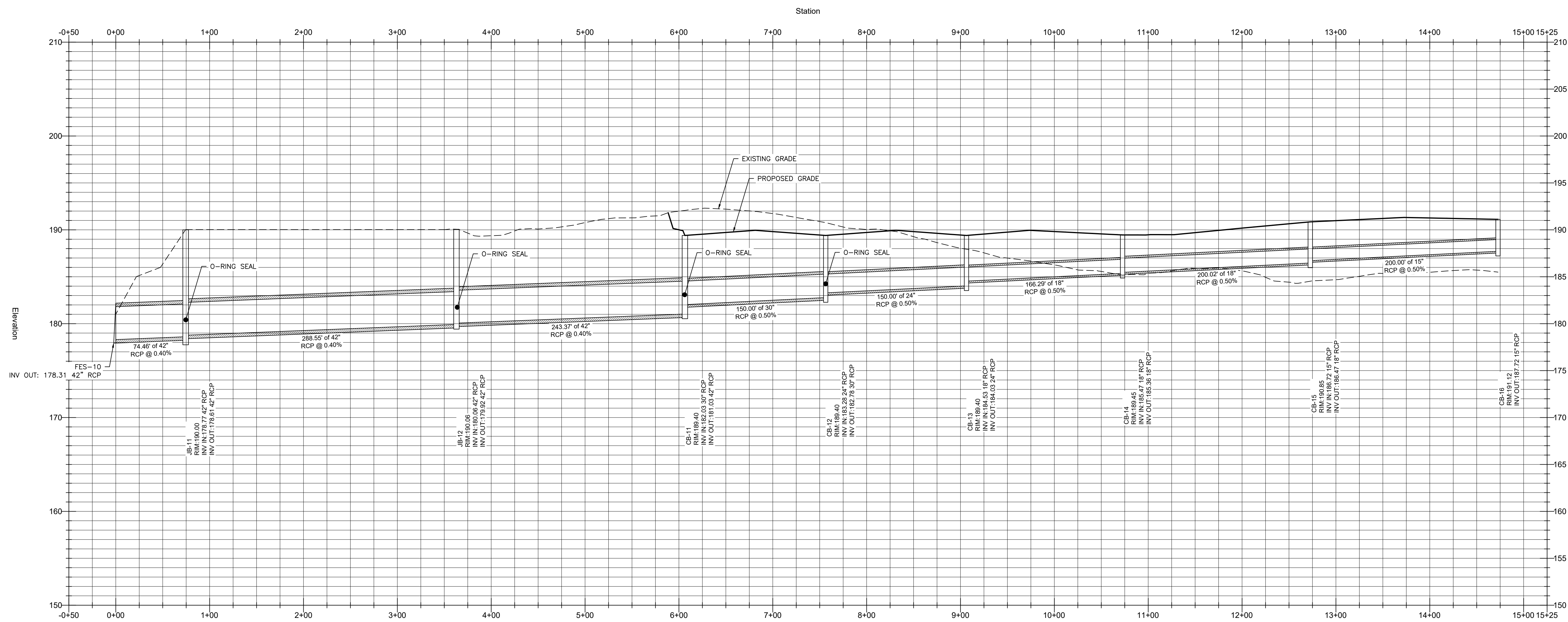
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Dwg No. **SITE 305**

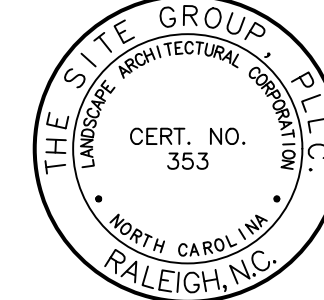




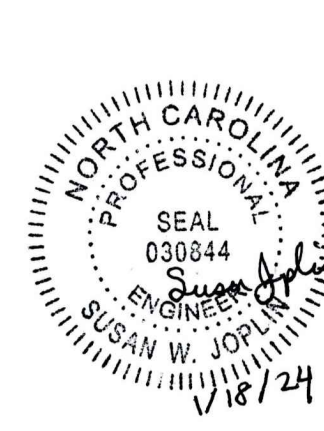
ST-02 PROFILE



NOTE: STRUCTURE RIM ELEVATIONS ARE FLOW LINE ELEVATION. ADD 0.5' TO GET TOP OF CURB ELEVATION



NC ENGINEERING
LICENSE NO. P-0803



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ROOMS TO GO
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Atlanta, GA 30346
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Fax: (678) 475-1398

CONSTRUCTION DOCUMENTS FOR:
**ROOMS TO GO BUILDING AND
PARKING EXPANSION**
ROOMS TO GO WAY
DUNN, HARNETT COUNTY, NORTH CAROLINA

Drawn By: **NLB**
Checked By: **BDM**

DATE: 05 JAN 2024
REVISED: 18 JAN 2024

CONSTRUCTION
DOCUMENTS

STORM PLAN
& PROFILE

Job Code: RTGDE

Dwg No.
**SITE
307**

U.S. INTERSTATE 95
260' PUBLIC R/W
NCDOT RIGHT OF WAY MAP
NCDOT PROJECT: 8.14377
D.B. 359, PG. 161; D.B. 359, PG. 198; AND D.B. 359, PG. 252

ROOMS TO GO WAY

ROOMS TO GO
EXISTING WAREHOUSE AND SALES
CENTER
1,454,226 SQ. FT.
33.384 ACRES

PROPOSED BUILDING FOOTPRINT
336,000 SF.
FFE: 196.3

LINE LEGEND

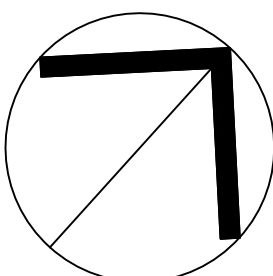
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---	ADJACENT LOT LINE
---	SETBACK LINE
---	EXISTING EASEMENTS
---	EXISTING BUFFER LINE
---	EXISTING FENCE LINE
---	EXISTING ROW LINE
---	PROPOSED ROW LINE
---	EX. SANITARY SEWER LINE
---	EX. WATER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING OVERHEAD POWER

GENERAL NOTES:

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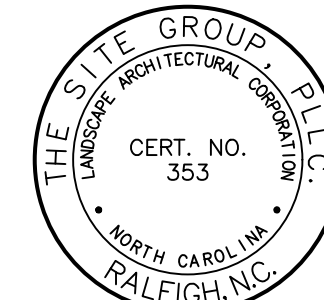


NORTH

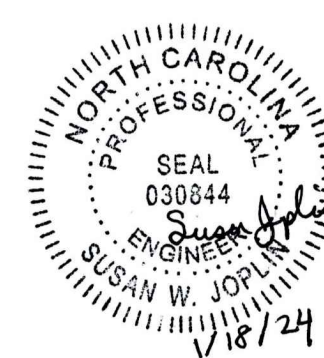
OVERALL
UTILITY PLAN

SCALE: 1" = 100'

(DRAWING SCALED FOR 30x42 INCH PLOTS)

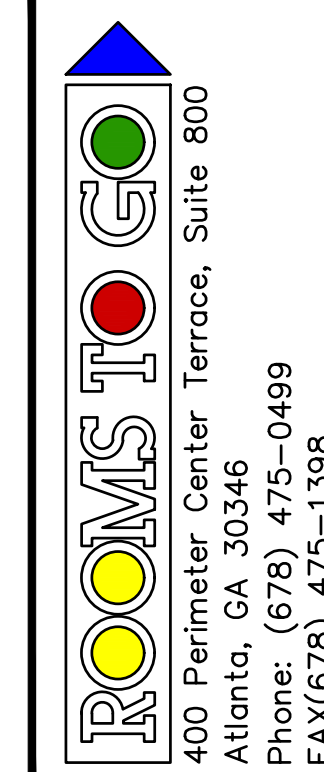


NC ENGINEERING
LICENSE NO. P-0803



THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
1111 Oberlin Road, Suite 1136
Atlanta, GA 30346
Phone: (770) 475-0499
Fax: (770) 475-1398
E Mail: SRN@thesitegroup.net



CONSTRUCTION DOCUMENTS FOR:
**ROOMS TO GO BUILDING AND
PARKING EXPANSION**
ROOMS TO GO WAY
DUNN, HARNETT COUNTY, NORTH CAROLINA

Drawn By: JHJ
Checked By: BDM

DATE: 05 JAN 2024
REVISED: 18 JAN 2024

CONSTRUCTION DOCUMENTS

OVERALL
UTILITY PLAN

Job Code: RTGDE

Dwg No.
**SITE
400**

GENERAL NOTES:

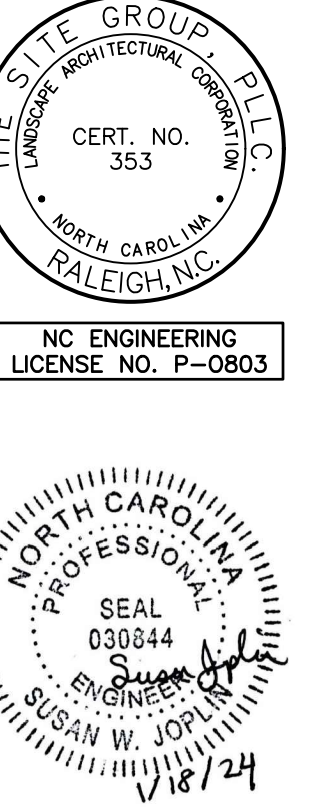
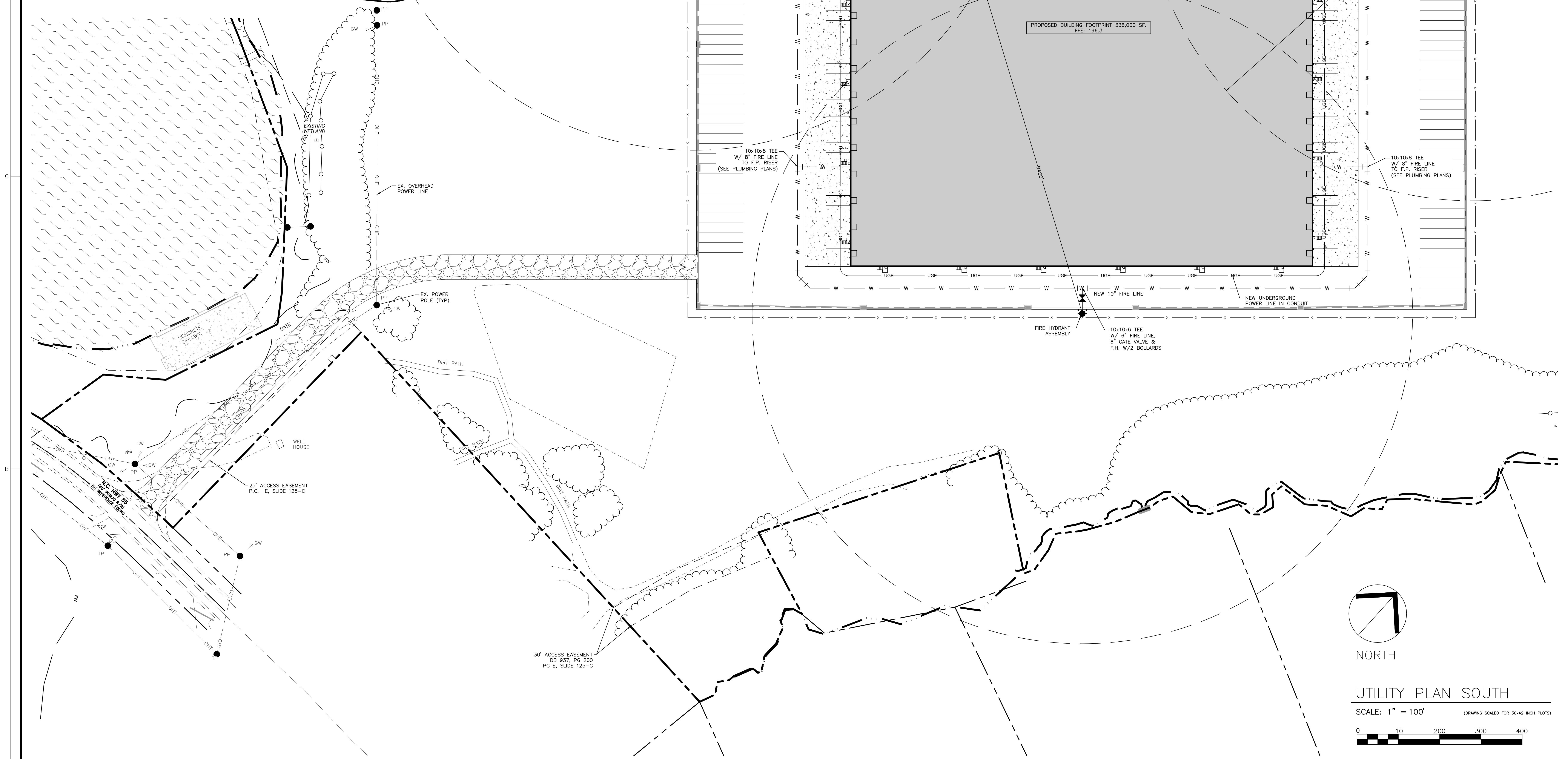
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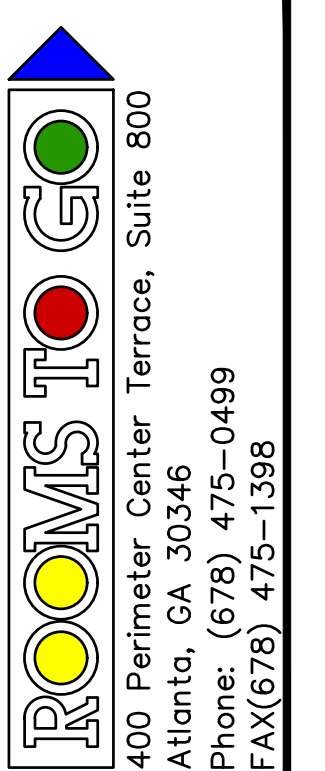
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LINE LEGEND

---	PROPERTY BOUNDARY LINE
---	ADJACENT LOT LINE
---	SETBACK LINE
---	EXISTING EASEMENTS
---	EXISTING BUFFER LINE
---	EXISTING FENCE LINE
---	EXISTING ROW LINE
---	PROPOSED ROW LINE
---	EX. SANITARY SEWER LINE
---	EX. WATER LINE
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---	EXISTING OVERHEAD POWER



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CONSTRUCTION DOCUMENTS FOR:
**ROOMS TO GO BUILDING AND
PARKING EXPANSION**
ROOMS TO GO WAY
DUNN, HARNETT COUNTY, NORTH CAROLINA

Drawn By: JHJ
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CONSTRUCTION DOCUMENTS

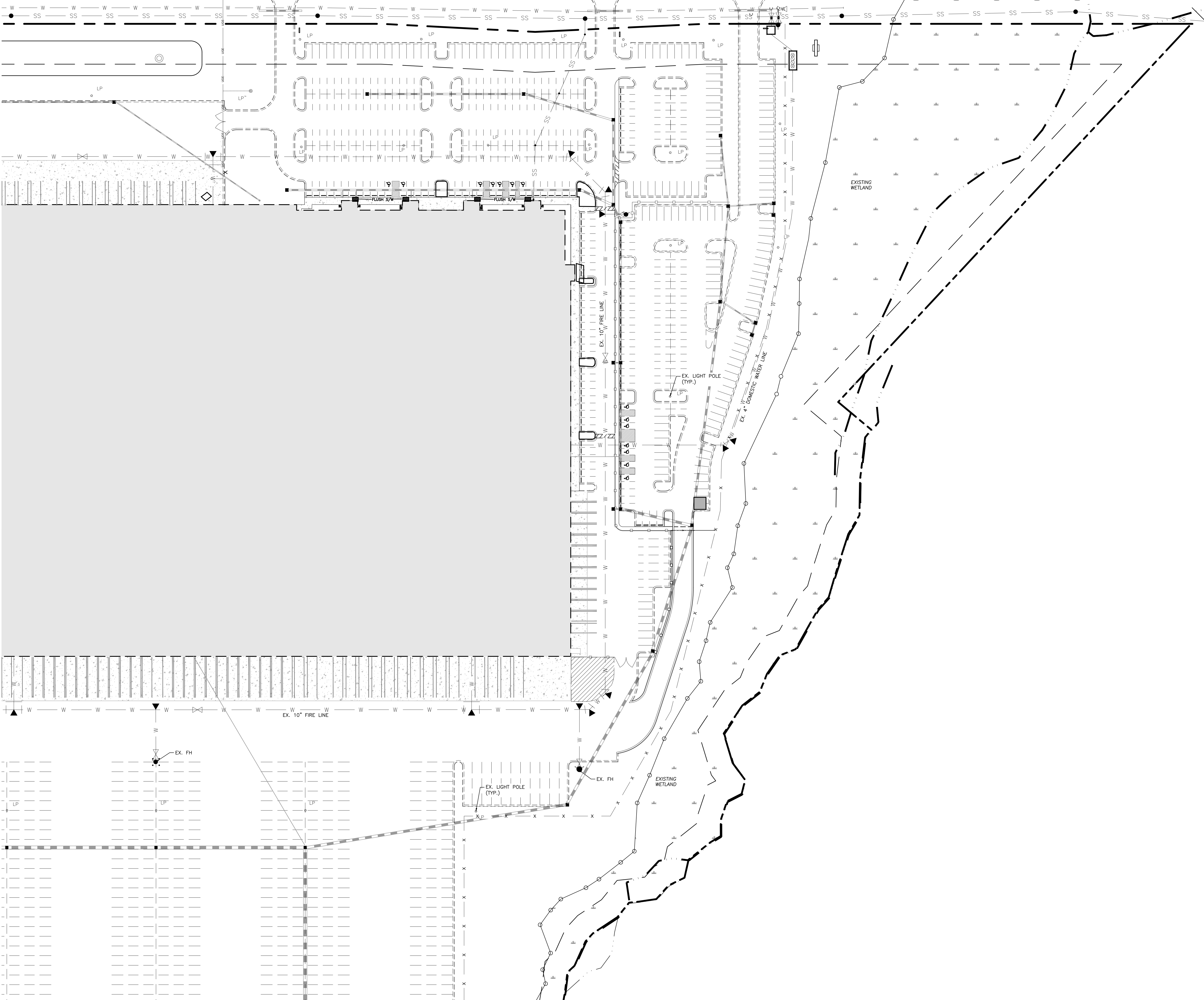
UTILITY PLAN SOUTH

Job Code: RTGDE

Dwg No. 401
SITE 401

U.S. INTERSTATE 95
260' PUBLIC R/W
NCDOT RIGHT OF WAY MAP
NCDOT PROJECT: 6-14377
D.B. 359, PG. 161; D.B. 359, PG. 198; AND D.B. 359, PG. 252

ROOMS TO GO WAY



GENERAL NOTES:

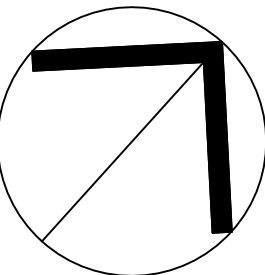
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- - - -	ADJACENT LOT LINE
---	SETBACK LINE
---	EXISTING EASEMENTS
---	EXISTING BUFFER LINE
- - - - x - - - -	EXISTING FENCE LINE
- - - -	EXISTING ROW LINE
---	PROPOSED ROW LINE
SS	EX. SANITARY SEWER LINE
W	EX. WATER LINE
SD	EXISTING STORM DRAIN LINE
OU	EXISTING OVERHEAD POWER

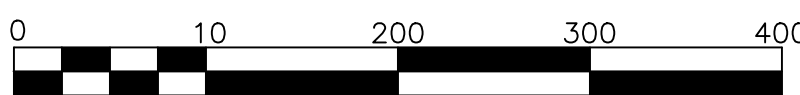


NORTH

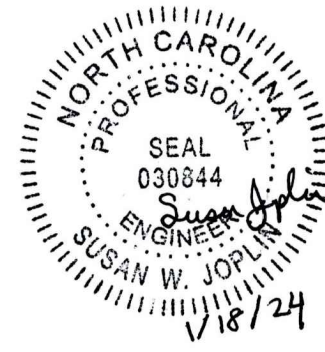
UTILITY PLAN NORTH

SCALE: 1" = 100'

(DRAWING SCALED FOR 30x42 INCH PLOTS)



NC ENGINEERING
LICENSE NO. P-0803



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CONSTRUCTION DOCUMENTS FOR:
**ROOMS TO GO BUILDING AND
PARKING EXPANSION**
ROOMS TO GO WAY
DUNN, HARNETT COUNTY, NORTH CAROLINA

Drawn By: JHJ
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DATE: 05 JAN 2024
REVISED:
18 JAN 2024

CONSTRUCTION
DOCUMENTS

UTILITY
PLAN
NORTH

Job Code: RTGDE

Dwg No.
**SITE
402**

U.S. INTERSTATE 95
260' PUBLIC R/W
NCDOT RIGHT OF WAY MAP
NCDOT PROJECT: 8.14377
D.B. 359, PG. 161; D.B. 359, PG. 198; AND D.B. 359, PG. 252

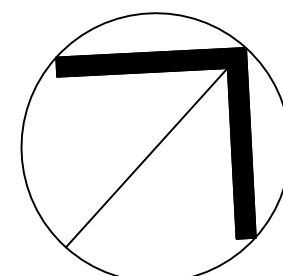
ROOMS TO GO WAY

ROOMS TO GO
EXISTING WAREHOUSE AND SALES
CENTER
1,454,226 SQ.FT.
33.384 ACRES

PROPOSED BUILDING FOOTPRINT
336,000 SF
FFE: 196.3

LINE LEGEND

- | | |
|-----|---------------------------|
| --- | PROPERTY BOUNDARY LINE |
| --- | ADJACENT LOT LINE |
| --- | SETBACK LINE |
| --- | EXISTING EASEMENTS |
| --- | EXISTING BUFFER LINE |
| --- | EXISTING FENCE LINE |
| --- | EXISTING ROW LINE |
| --- | PROPOSED ROW LINE |
| SS | EX. SANITARY SEWER LINE |
| W | EX. WATER LINE |
| SD | EXISTING STORM DRAIN LINE |
| OL | EXISTING OVERHEAD POWER |



NORTH

OVERALL
LANDSCAPE PLAN

SCALE: 1" = 100'

(DRAWING SCALED FOR 30x42 INCH PLOTS)



NC ENGINEERING
LICENSE NO. P-0803



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PARKING EXPANSION
ROOMS TO GO WAY
DUNN, HARNETT COUNTY, NORTH CAROLINA

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Checked By BDM

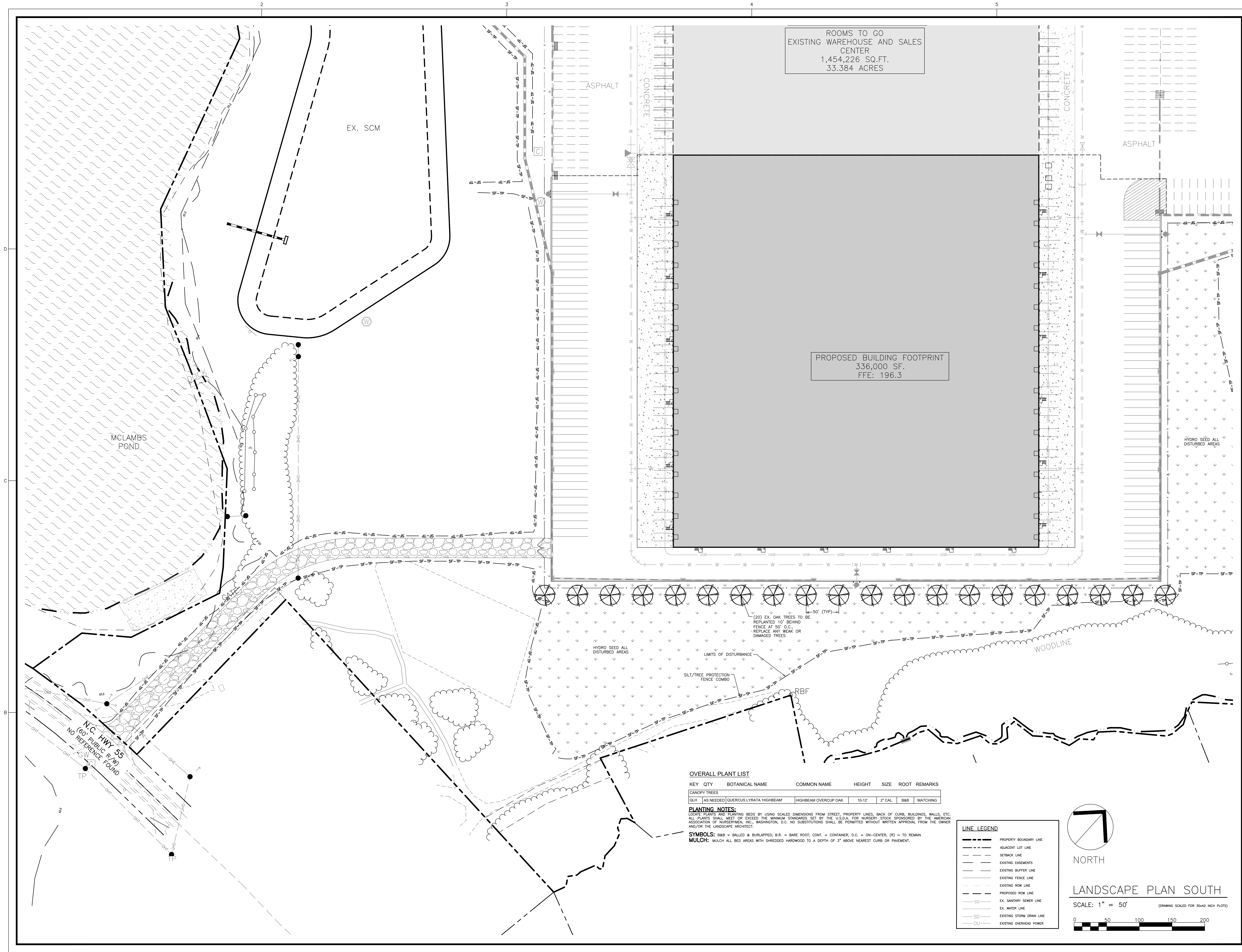
DATE: 05 JAN 2024
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18 JAN 2024

CONSTRUCTION
DOCUMENTS

OVERALL
LANDSCAPE
PLAN

Job Code RTGDE

Dwg No.
SITE
500



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CONSTRUCTION DOCUMENTS FOR:
ROOMS TO GO BUILDING AND PARKING EXPANSION
ROOMS TO GO WAY
DUNN, HARNETT COUNTY, NORTH CAROLINA

Drawn By: **JHJ**
Checked By: **BDM**

DATE: 05 JAN 2024
REVISED: 18 JAN 2024

CONSTRUCTION DOCUMENTS

LANDSCAPE PLAN SOUTH

Job Code: **RTGDE**

Dwg No. **501**

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OVERALL PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	REMARKS
CANOPY TREES							
AB	1	ACER BUERGERIANUM	TRIDENT RED MAPLE	10-12'	2" CAL.	B&B	MATCHING

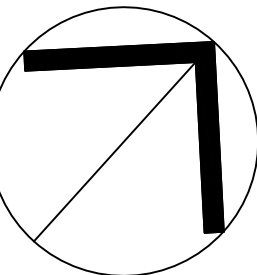
PLANTING NOTES:

LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.

SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER; D.C. = ON-CENTER; (R) = TO REMAIN
MULCH: MULCH ALL BED AREAS WITH SHREDDED HARDWOOD TO A DEPTH OF 3" ABOVE NEAREST CURB OR PAVEMENT.

LINE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT LOT LINE
- SETBACK LINE
- EXISTING EASEMENTS
- EXISTING BUFFER LINE
- EXISTING FENCE LINE
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- PROPOSED ROW LINE
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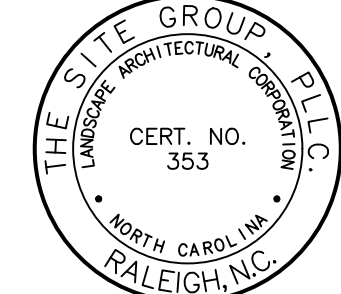
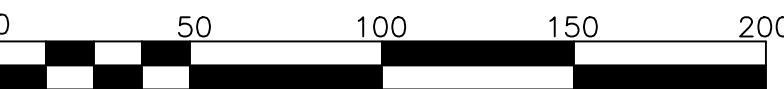


NORTH

LANDSCAPE PLAN NORTH

SCALE: 1" = 50'

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ROOMS TO GO WAY
DUNN, HARNETT COUNTY, NORTH CAROLINA

Drawn By: JHJ
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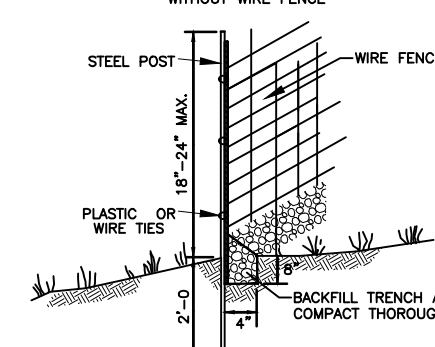
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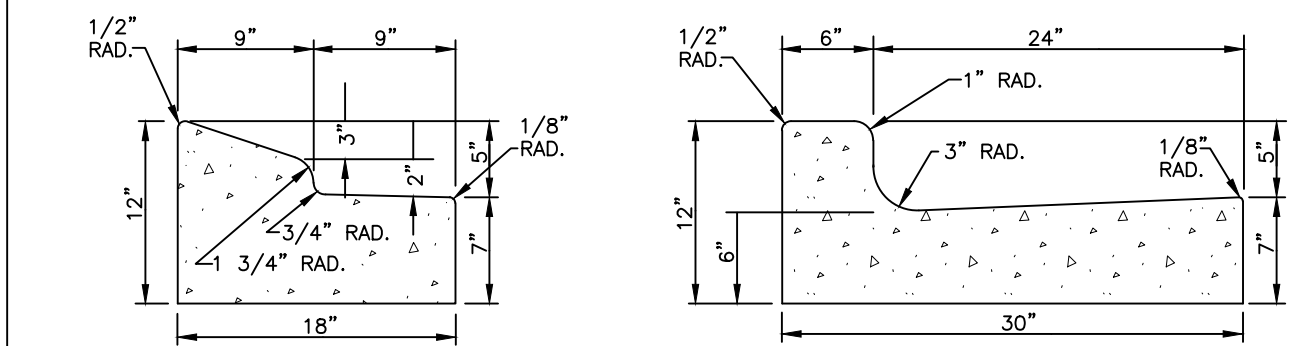
CONSTRUCTION DOCUMENTS

LANDSCAPE PLAN NORTH

Job Code: RTGDE

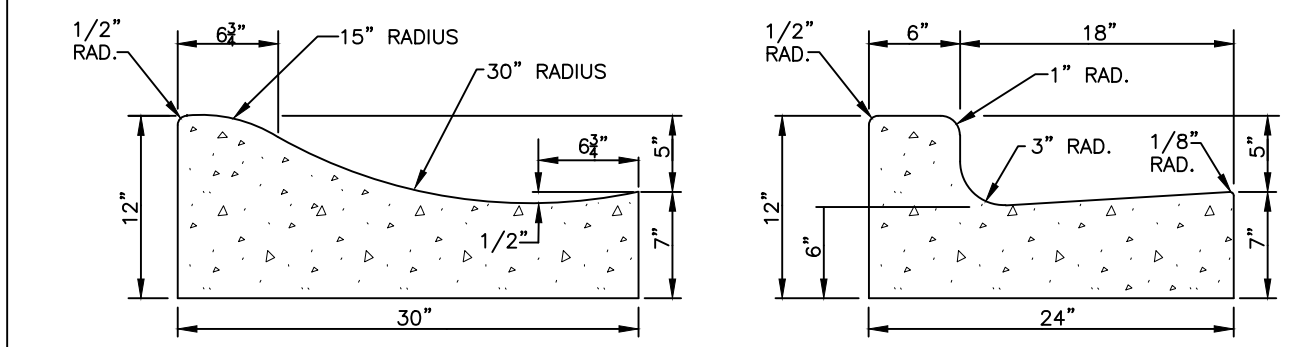
Dwg No. 502
SITE 502


 ROL
ARCHITECT



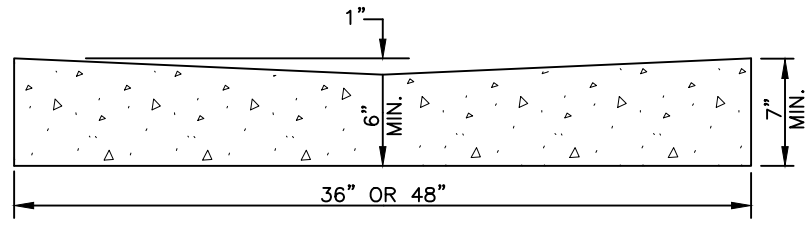
18" MOUNTABLE CURB & GUTTER

30" CURB & GUTTER



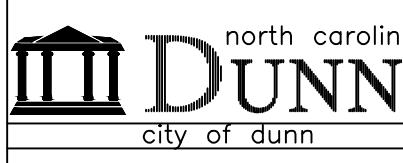
30" ROLLED CURB & GUTTER

24" CURB & GUTTER



36" OR 48" VALLEY GUTTER

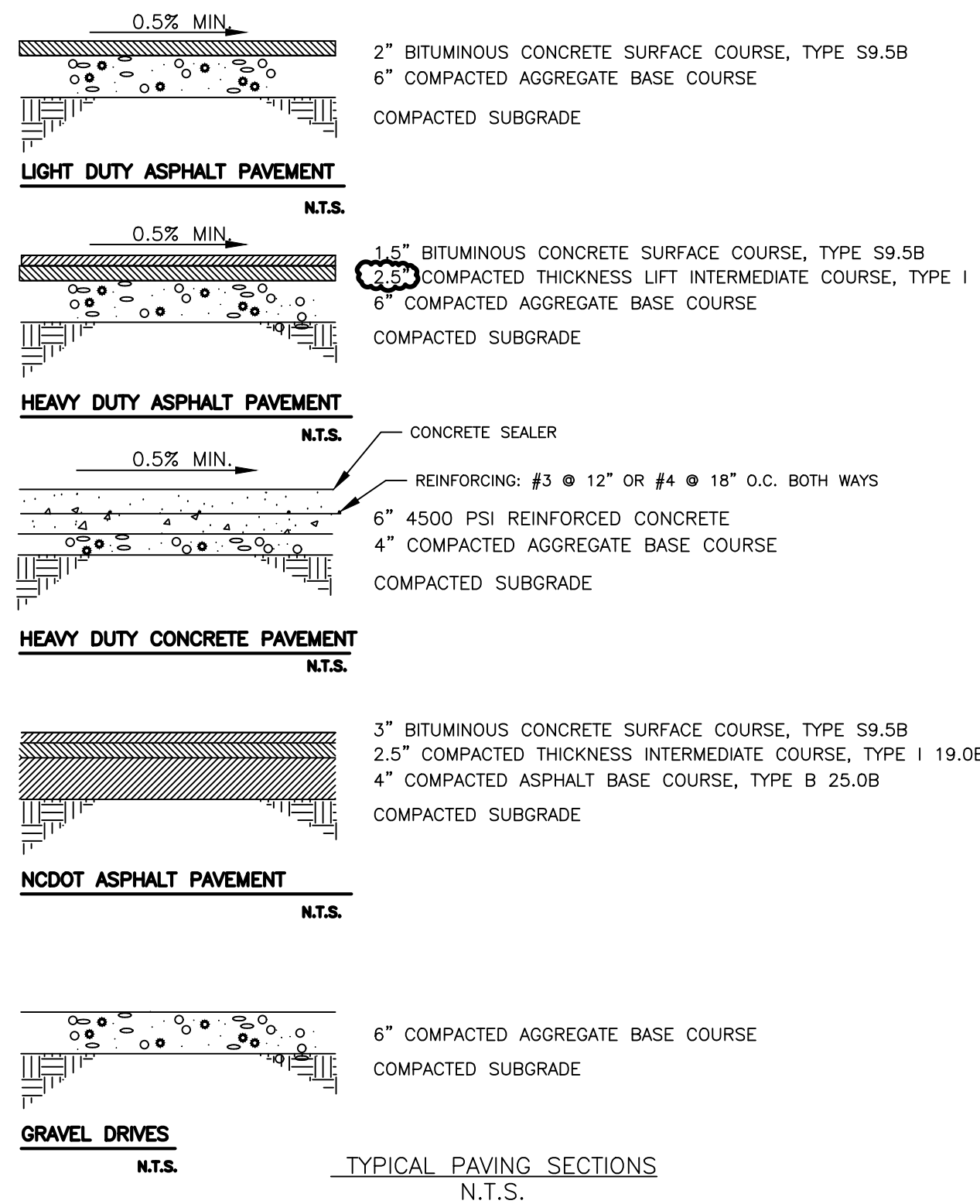
NOTES:
USE FIBERMESH-REINFORCED, AIR ENTRAINED,
CONCRETE WITH A MINIMUM STRENGTH OF 3000 LBS.



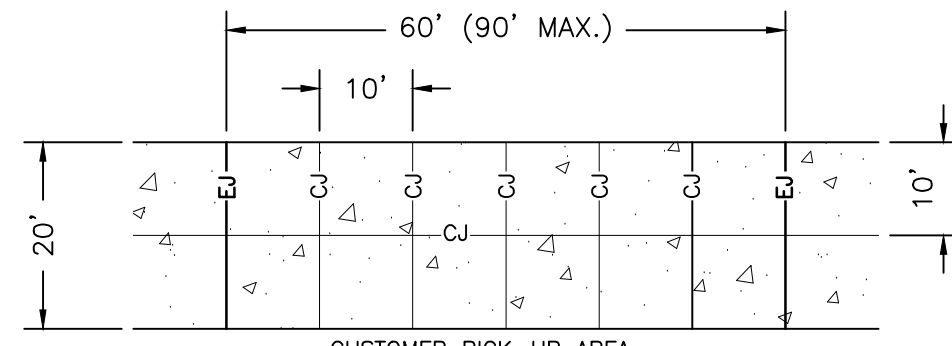
CONCRETE CURB & GUTTER

CITY OF DUNN
NORTH CAROLINA
Department of Public Works

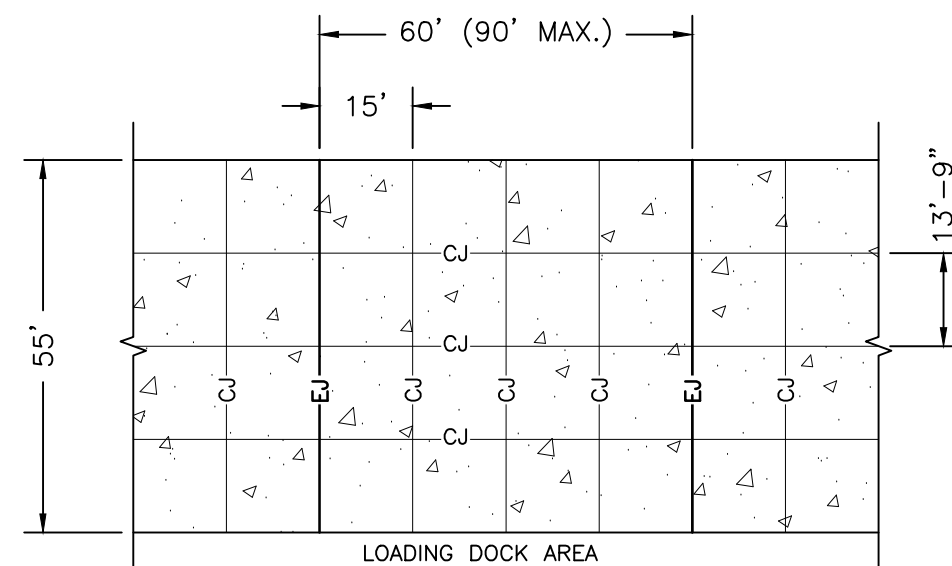
Revised: 1/28/11
Scale: NTS
300.09
Sheet 1 of 1



TYPICAL PAVING SECTIONS
N.T.S.



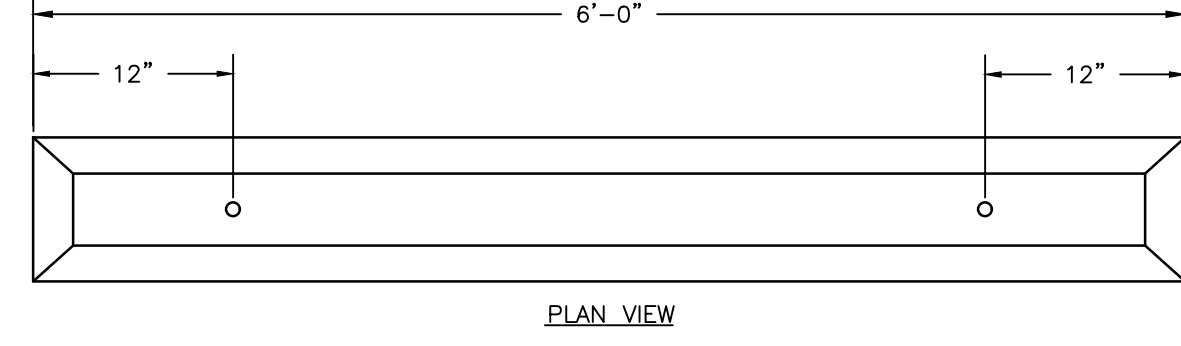
CUSTOMER PICK-UP AREA



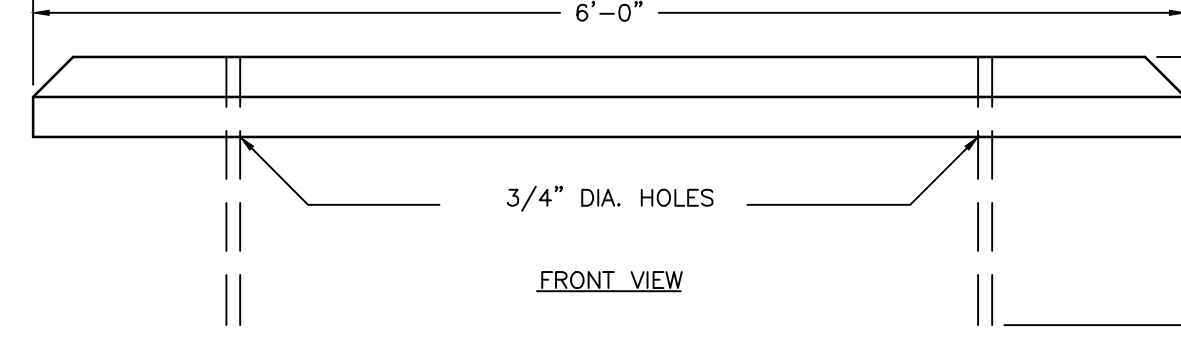
LOADING DOCK AREA

- NOTE:
1. THIS PATTERN IS TYPICAL THROUGHOUT HEAVY DUTY CONCRETE PAVEMENT SECTION ONLY UNLESS SHOWN OTHERWISE. SAW-CUT CONTROL JOINTS SHOULD BE CUT WITHIN 6 TO 12 HOURS OF CONCRETE PLACEMENT.
 2. DOWELS AT EXPANSION JOINTS SHALL BE 3/4" BARS, 18 UNITS IN LENGTH, WITH ONE END TREATED TO SLIP, SPACED 12" O.C. ON EACH JOINT.
 3. FILL ALL JOINTS WITH SEALANT.

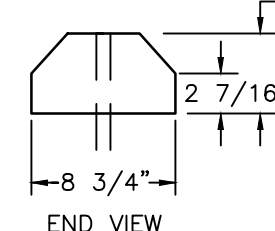
EXPANSION & CONTROL JOINT LAYOUT
ON
HEAVY DUTY CONCRETE PAVEMENT SECTION



PLAN VIEW



FRONT VIEW

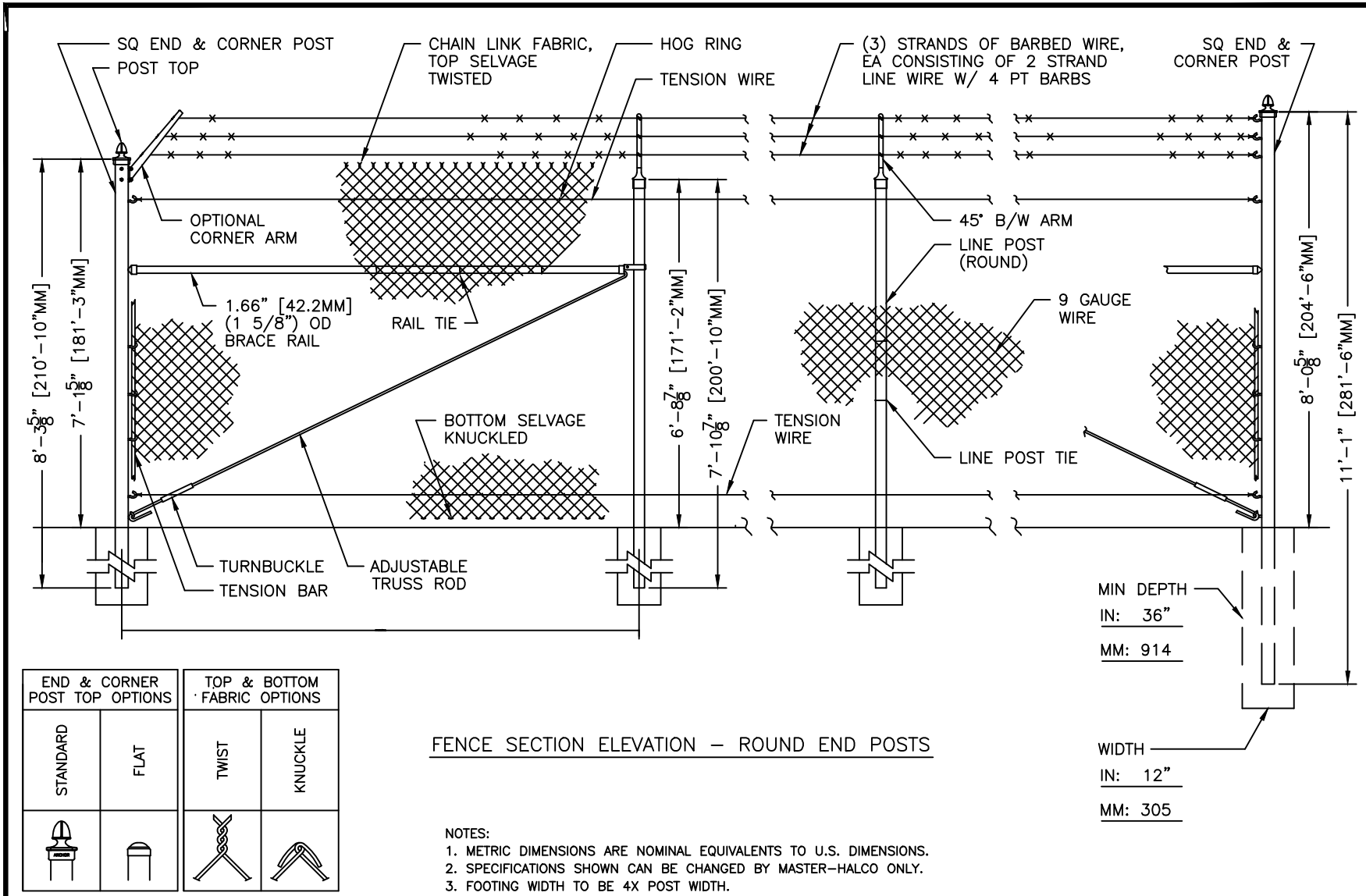


END VIEW

REINFORCING: 2 - #4 REBAR 18"L.

CONCRETE: 4000 PSI AT 28 DAYS

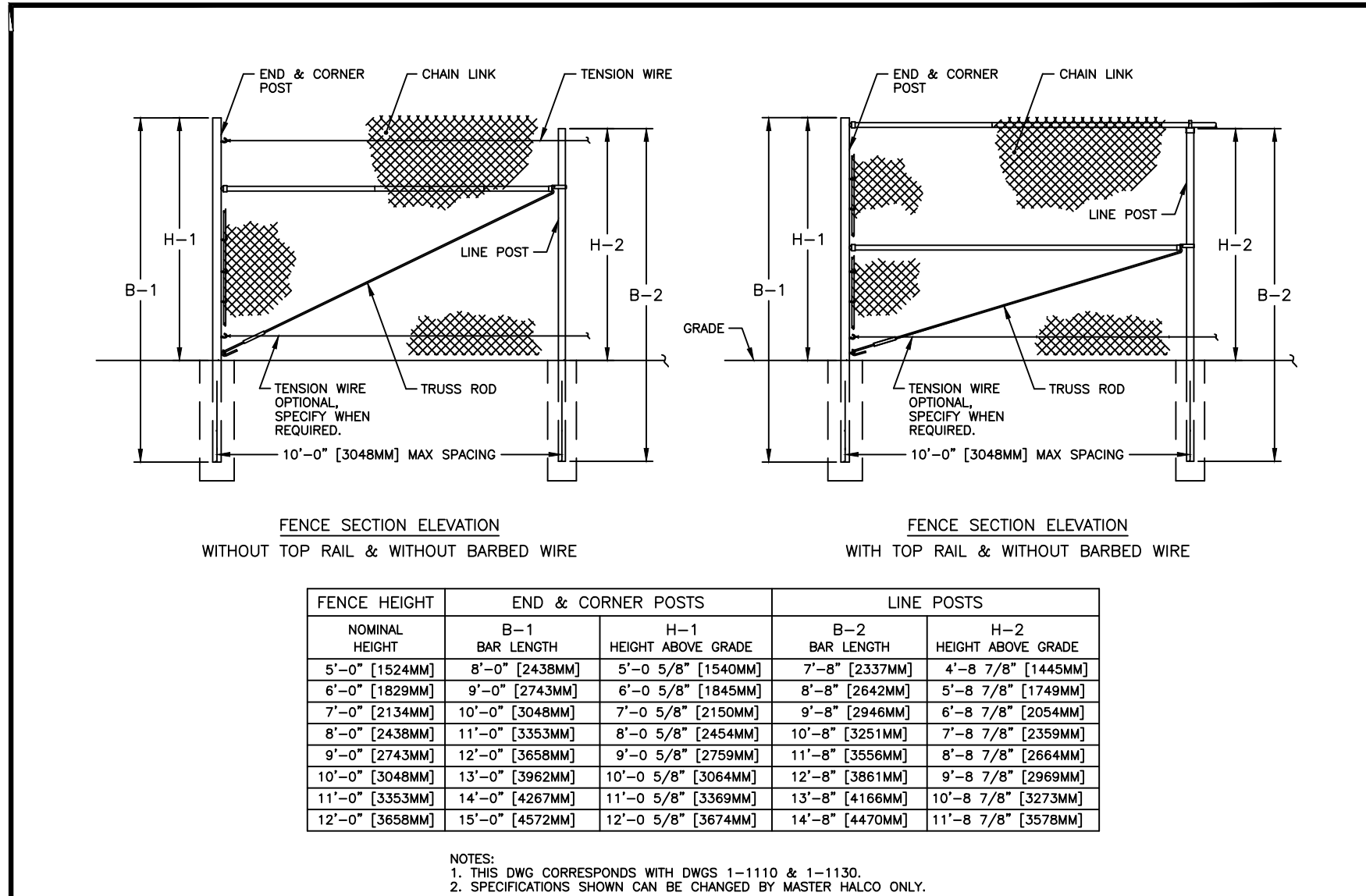
CONCRETE WHEEL STOP
NO SCALE



FENCE SECTION ELEVATION - ROUND END POSTS

NOTES:
1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER-HALCO ONLY.
3. POSTING NOT TO BE 4' POST WIDTH.

ANCHOR FENCE	COPYRIGHT © 1998 MASTER-HALCO, INC. ALL RIGHTS RESERVED. 6500 Eastern Avenue Baltimore, Maryland 21224	1-1020
DATE: 09-26-95	BY: JHR	DWG: 1-1020
REVISION: 09-24-98	BY: JHR	DWG: 1-1020
SCALE: 3/8" = 1'-0"	BY: JHR	DWG: 1-1020

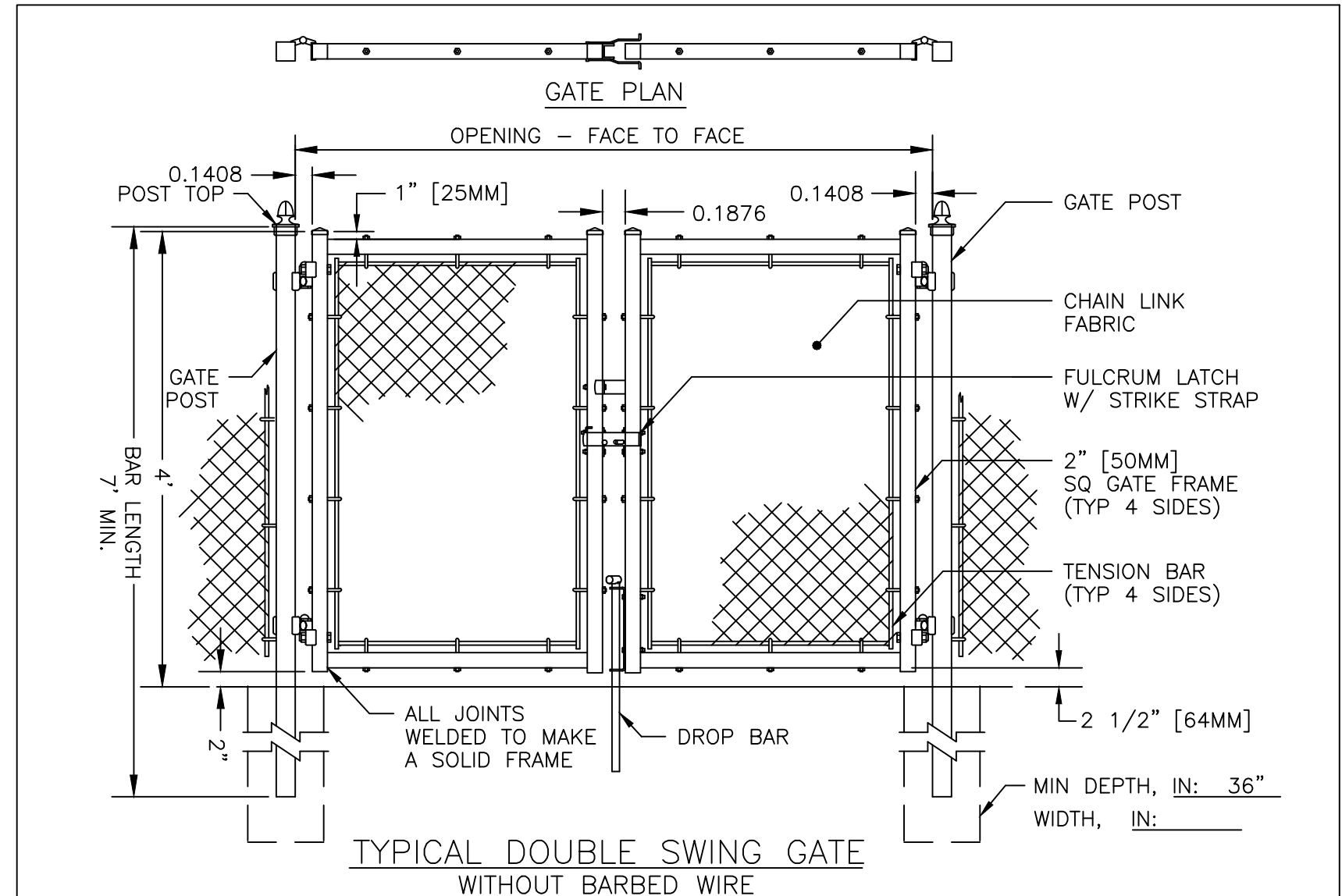


FENCE SECTION ELEVATION
WITHOUT TOP RAIL & WITHOUT BARBED WIRE

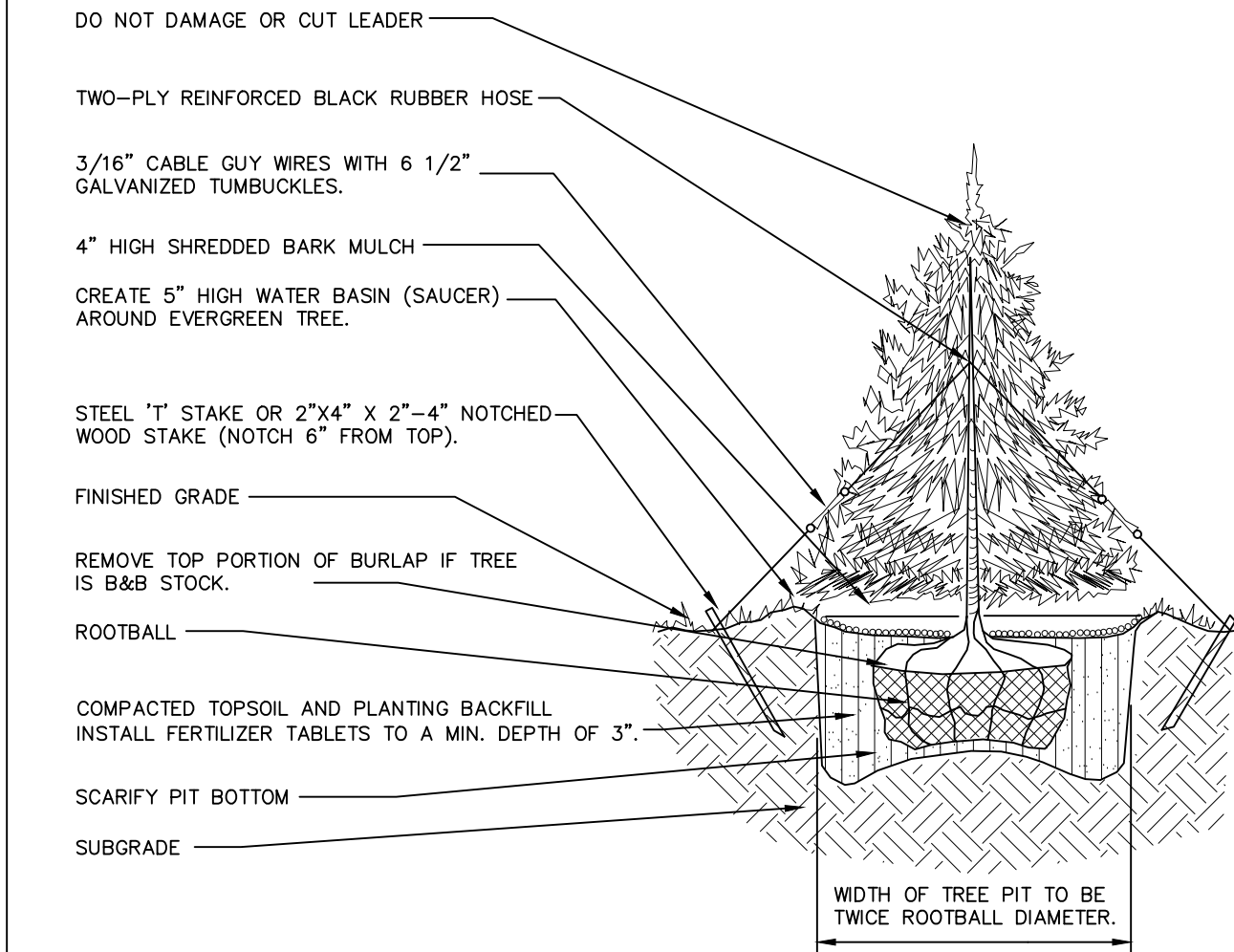
FENCE HEIGHT NOMINAL HEIGHT	END & CORNER POSTS		LINE POSTS	
	B-1 BAR LENGTH	HEIGHT ABOVE GRADE	B-2 BAR LENGTH	HEIGHT ABOVE GRADE
5'-0" (1524MM)	8'-0" (2438MM)	5'-0 5/8" (1540MM)	7'-8" (2357MM)	4'-8 7/8" (1443MM)
6'-0" (1829MM)	9'-0" (2743MM)	6'-0 5/8" (1843MM)	8'-8" (2643MM)	5'-8 7/8" (1743MM)
7'-0" (2134MM)	10'-0" (3048MM)	7'-0 5/8" (2150MM)	9'-8" (2943MM)	6'-8 7/8" (2043MM)
8'-0" (2438MM)	11'-0" (3353MM)	8'-0 5/8" (2454MM)	10'-8" (3251MM)	7'-8 7/8" (2353MM)
9'-0" (2743MM)	12'-0" (3658MM)	9'-0 5/8" (2759MM)	11'-8" (3551MM)	8'-8 7/8" (2453MM)
10'-0" (3048MM)	13'-0" (3963MM)	10'-0 5/8" (3064MM)	12'-8" (3851MM)	9'-8 7/8" (2953MM)
11'-0" (3353MM)	14'-0" (4268MM)	11'-0 5/8" (3369MM)	13'-8" (4156MM)	10'-8 7/8" (3053MM)
12'-0" (3658MM)	15'-0" (4573MM)	12'-0 5/8" (3674MM)	14'-8" (4456MM)	11'-8 7/8" (3153MM)

NOTES:
1. THIS DWG CORRESPONDS WITH DWGS 1-1110 & 1-1130.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER-HALCO ONLY.

MASTER HALCO	ANCHOR FENCE PRODUCTS by Master Halco Phone No. 800-228-5615 www.FenceDirect.com	1-1000
DATE: 09-27-95	BY: JHR	DWG: 1-1000
REVISION: 09-24-98	BY: JHR	DWG: 1-1000
SCALE: 1/4" = 1'-0"	BY: JHR	DWG: 1-1000

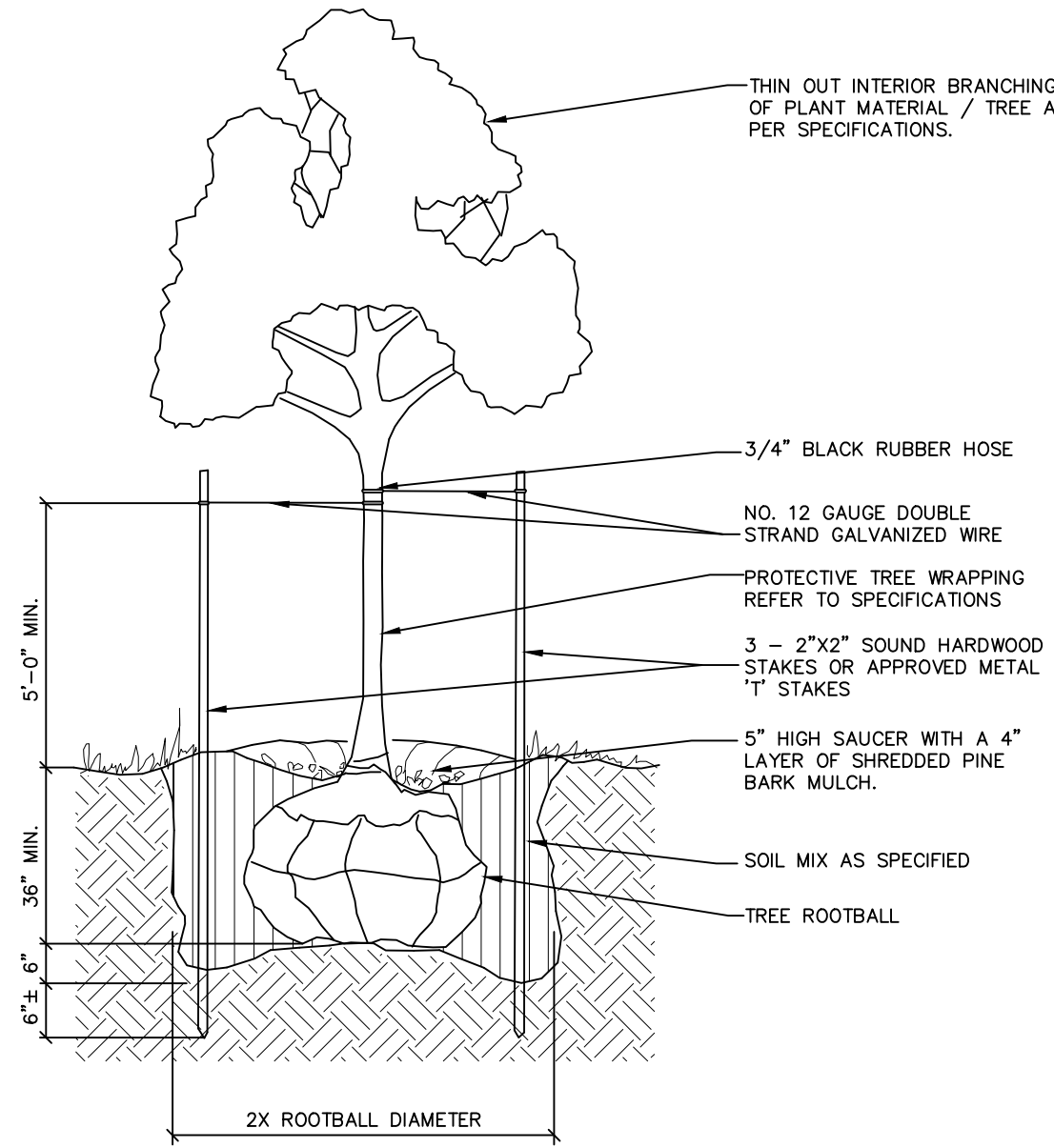


TYPICAL DOUBLE SWING GATE
WITHOUT BARBED WIRE

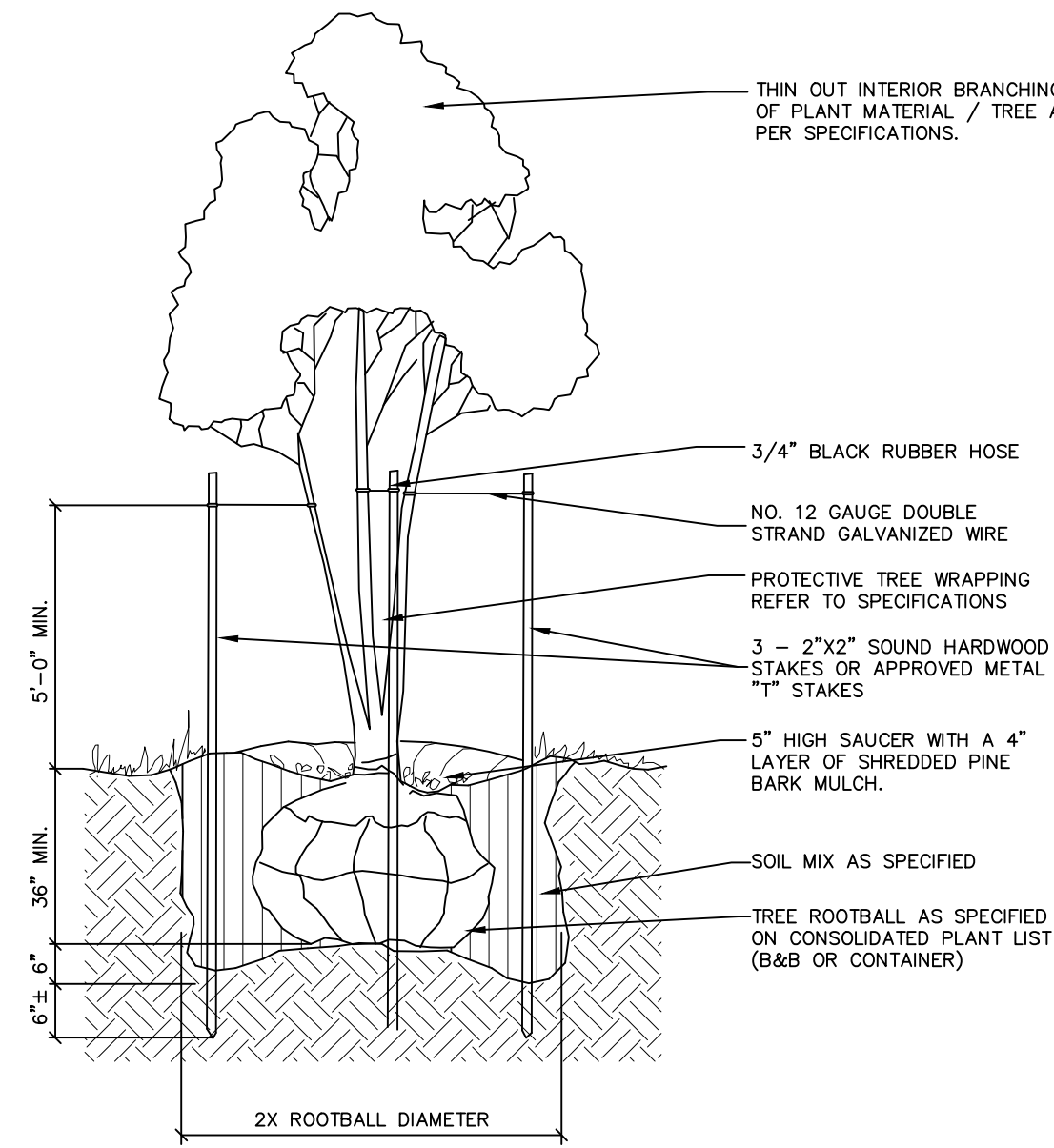


- NOTE: 1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. LEAVE A MINIMUM OF 6" OF STAKE ABOVE GRADE TO ALLOW FOR FUTURE REMOVAL.
3. POSITION CROWN OF ROOT BALL A MINIMUM OF 8" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.

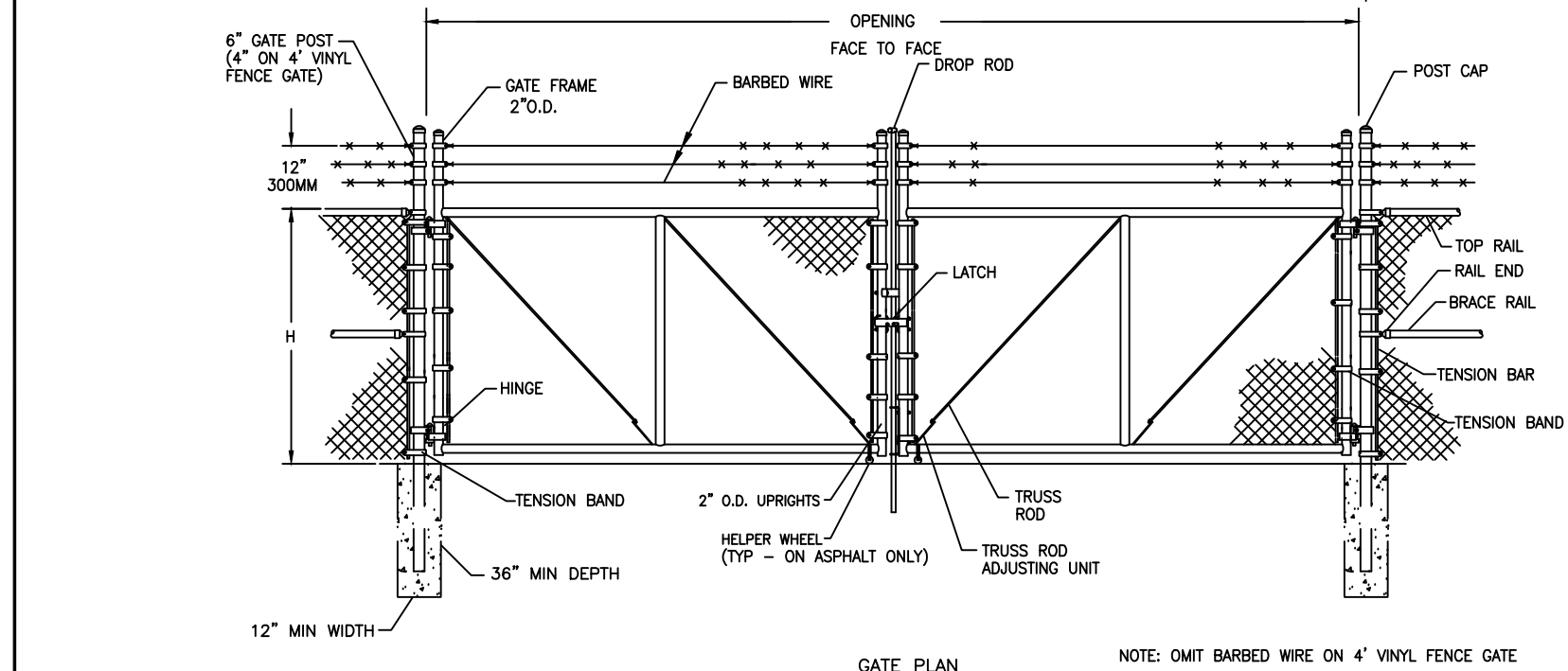
 north carolina DUNN city of dunn	EVERGREEN TREE PLANTING DETAIL	Revised: 1/28/11
		Scale: NTS
		900.01
CITY OF DUNN NORTH CAROLINA Department of Public Works		Sheet 1 of 1



 north carolina DUNN city of dunn	TYPICAL TREE PLANTING DETAIL	Revised: 1/28/11
		Scale: NTS
		900.00
	CITY of DUNN NORTH CAROLINA Department of Public Works	Sheet 1 of 1



 north carolina DUNN city of dunn	MULTIPLE TRUNK PLANTING DETAIL	
		900.03
	CITY of DUNN NORTH CAROLINA Department of Public Works	



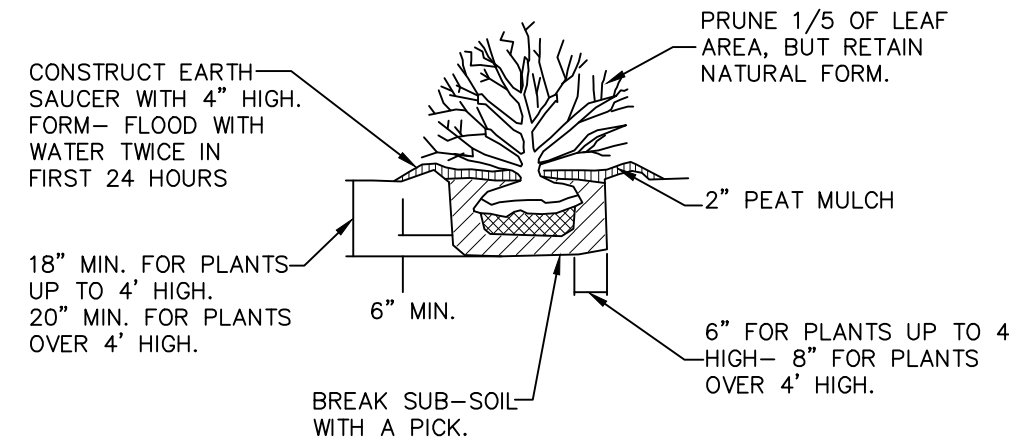
GATE PLAN
DOUBLE SWING GATE
N.T.S.

NOTE: OMIT BARBED WIRE ON 4" VINYL FENCE GATE

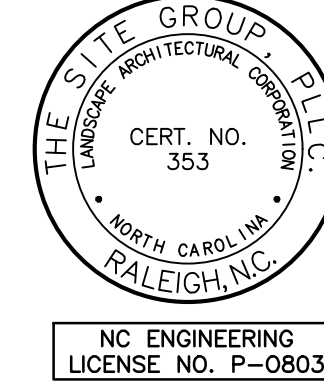
LANDSCAPE NOTES:

- THE LANDSCAPE CONTRACTOR SHALL MAKE HIMSELF AWARE OF EXISTING UTILITIES. HE SHALL NOTIFY THE RESPECTIVE PUBLIC UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- PLANTING BEDS AND PLANT LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- PLANTING BEDS SHALL BE CLEARED OF ALL GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS, AND SHALL BE CULTIVATED AS SHOWN ON THE PLANTING DETAILS.
- ALL DISTURBED AREAS TO BE SEEDDED UNLESS OTHERWISE NOTED.
- PLANTING BEDS SHALL HAVE 4" SHREDDED HARDWOOD BARK MULCH IN ENTIRE BED UNLESS OTHERWISE NOTED ON DRAWINGS.
- ALL PLANTED AREAS SHALL BE TREATED WITH A WATER-SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING.
- ALL TREE AND SHRUB PITS SHALL BE BACKFILLED WITH A PLANTING SOIL MIXTURE OF 1 PART PEAT MOSS, 1 PARTS TOP SOIL AND 1 PART SAND, THOROUGHLY MIXED.
- ALL PLANTED AREAS TO BE FERTILIZED WITH GRANULAR FERTILIZER. CONTRACTOR TO PROVIDE SOIL TEST AND FERTILIZER APPLICATION RATES IF REQUIRED FOR APPROVAL.
- SPRAY TREES AND SHRUBS WITH AN ANTI-DESICCANT IF FOLIAGE IS PRESENT.
- EVERGREEN TREES AND SHRUBS SHALL BE PLANTED THE SAME AS DECIDUOUS MATERIAL.
- DO NOT PRUNE ANY MATERIAL UNTIL IT HAS BEEN VIEWED AND ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL TO BE NURSERY GROWN AND TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI-260-1-1986.
- ALL MATERIALS INSPECTED AT THE SITE AND FOUND NOT TO BE ACCEPTABLE SHALL BE REMOVED FROM THE SITE ON THE DAY OF REJECTION.
- IMMEDIATELY AFTER A TREE IS PLANTED, IT SHOULD BE SUPPORTED WITH STAKES AND GUY WIRES TO FIRMLY HOLD IT IN PLACE. (SEE DETAIL-THIS SHEET) REMOVE STAKES AND TIES AFTER ONE YEAR.
- THE LOWER TRUNKS OF NEW TREES SHOULD BE WRAPPED WITH BURLAP OR PAPER TO PREVENT EVAPORATION AND SUN SCALD. THE WRAPPING SHALL REMAIN ON THE TREE AT LEAST ONE YEAR.
- PLANT ALL TREES AT LEAST 3 1/2 FEET FROM THE END OF HEAD-ON PARKING SPACES TO PREVENT DAMAGE FROM CAR OVERHANG.

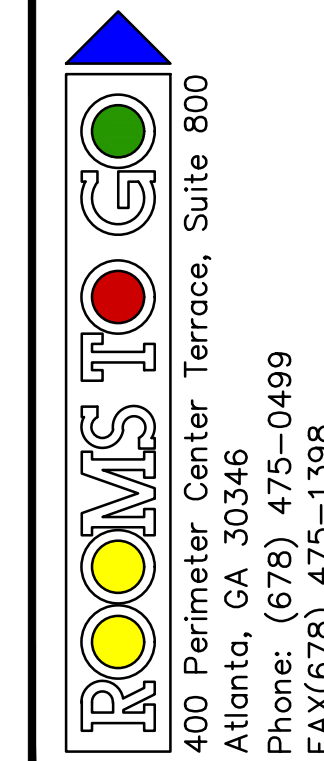
 north carolina DUNN city of dunn	LANDSCAPING NOTES CITY OF DUNN NORTH CAROLINA Department of Public Works	Revised: 1/28/11
		Scale: NTS
		900.04
		Sheet 1 of 1



 north carolina DUNN city of dunn	TYPICAL SHRUB PLANTING DETAIL CITY OF DUNN NORTH CAROLINA Department of Public Works	Revised: 1/28/11
		Scale: NTS
		900.02
		Sheet 1 of 1



THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
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Fax: 919.839.2255
E Mail: SRN@thesitegroup.net



CONSTRUCTION DOCUMENTS FOR:
**ROOMS TO GO BUILDING AND
PARKING EXPANSION**
ROOMS TO GO WAY
DUNN, HARNETT COUNTY, NORTH CAROLINA

Drawn By: JHJ
Checked By: BDM

DATE: 05 JAN 2024
REVISED: 18 JAN 2024

CONSTRUCTION DOCUMENTS

SITE DETAILS

Job Code: RTGDGE

Dwg No.
**SITE
603**