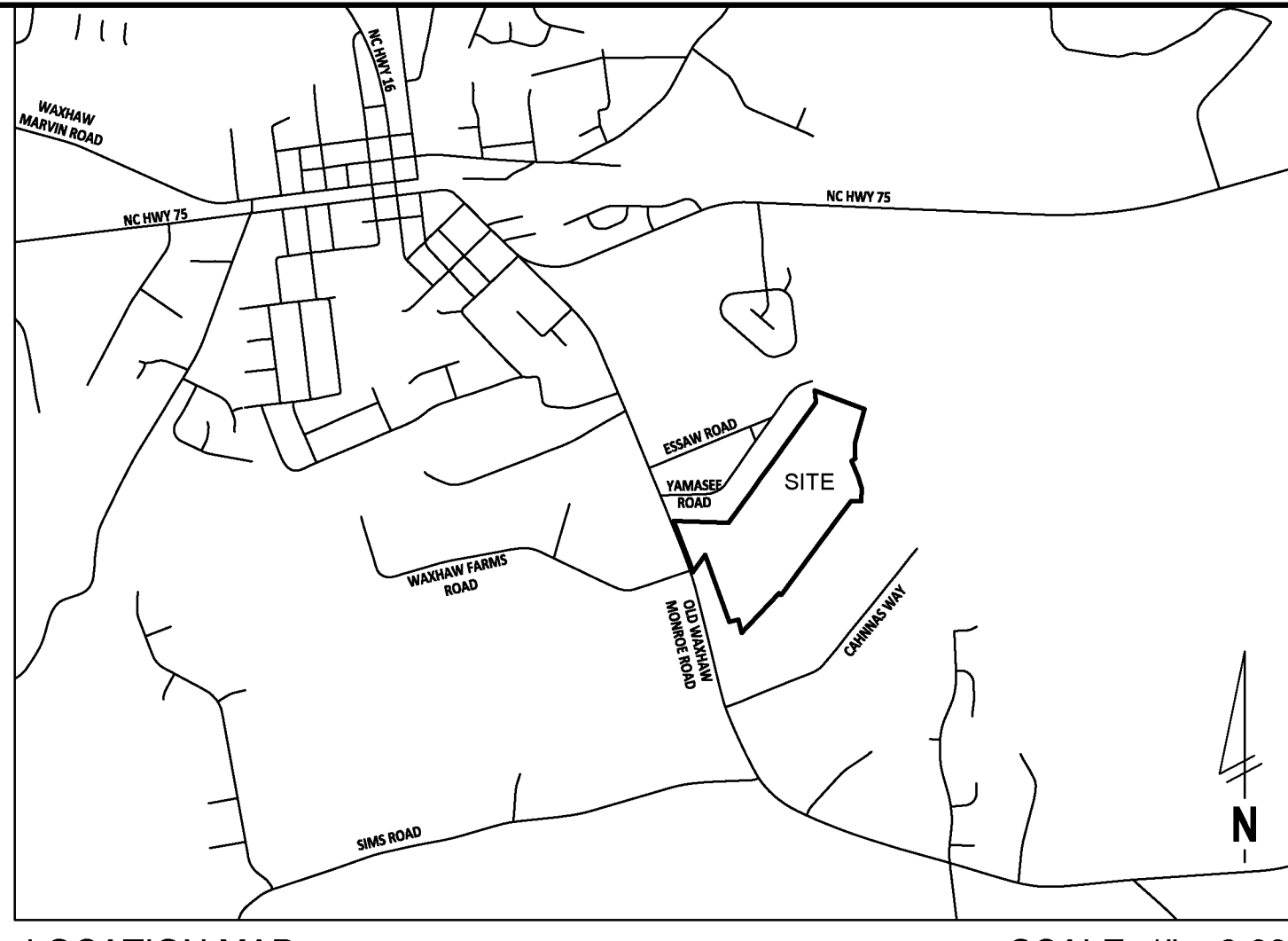
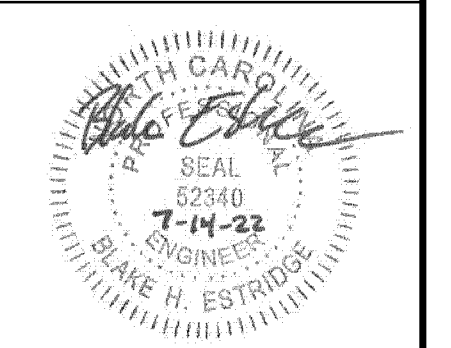
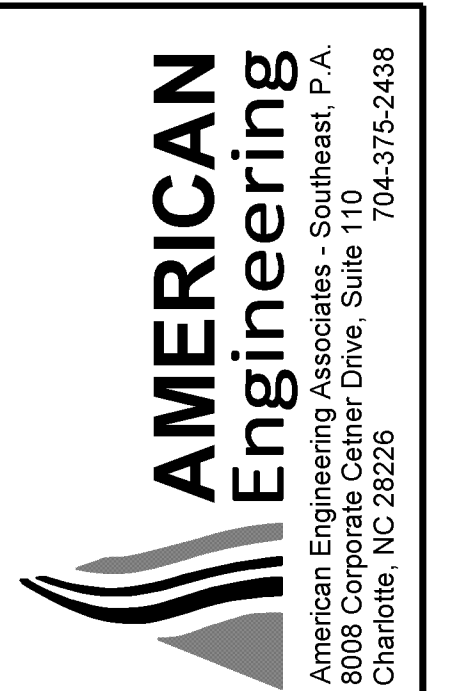


LINE #	DIRECTION	LENGTH
L22	N15° 13' 44\"/>	
L23	N40° 43' 40\"/>	
L24	S88° 03' 54\"/>	
L25	S28° 35' 16\"/>	
L26	N88° 03' 45\"/>	
L27	S40° 43' 40\"/>	
L28	N35° 52' 32\"/>	



LOCATION MAP SCALE: 1" = 2,000'



NO.	DATE	REVISION:

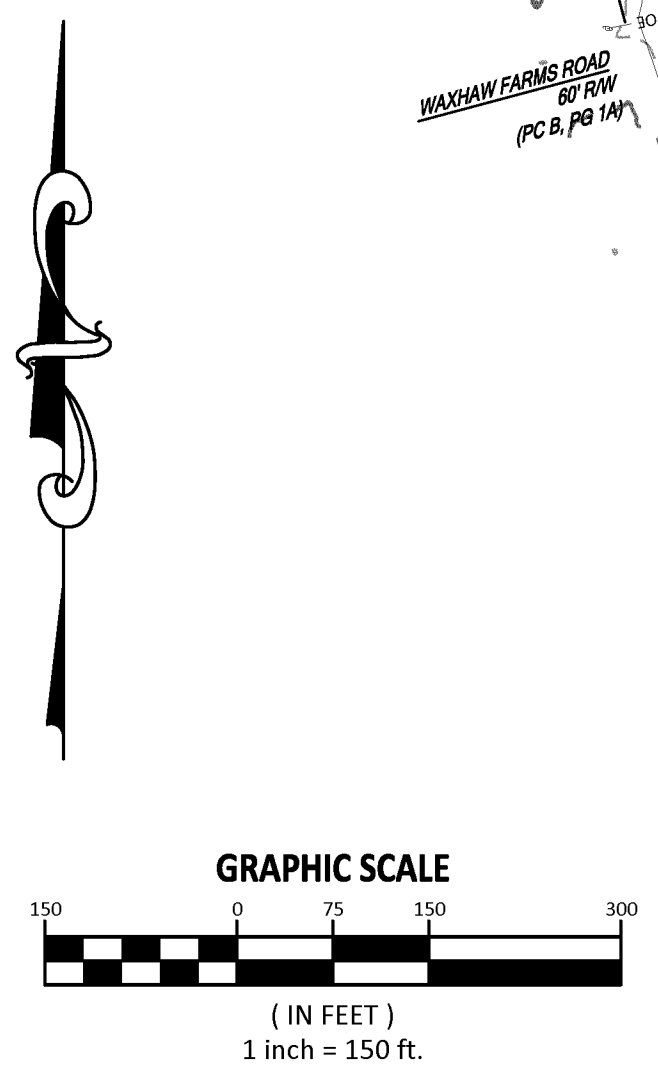
EXISTING CONDITION NOTES

- THIS MAP IS NOT INTENDED TO BE A BOUNDARY SURVEY.
- THIS PROPERTY IS ZONED R-4 (TOWN OF WAXHAW).
- SUBJECT DEED REFERENCE: DB 1979/290 & DB 3414/587.
- SUBJECT TAX PARCEL(S): 05087011A, 05087009E, & 05087010.
- PROPERTY IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, UTILITIES AND COVENANTS WHICH MAY BE OF RECORD.
- EXISTING CONTOUR INTERVAL: 2 FOOT.
- THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 371048300, WITH A DATE OF IDENTIFICATION OF 10/16/2008.
- BOUNDARY INFORMATION TAKEN FROM MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY EXCLUSIVELY FOR: SMITH DOUGLAS HOMES" PREPARED BY BATEMAN CIVIL SURVEY COMPANY.

DEMOLITION NOTES

- THE PURPOSE OF THIS PLAN IS FOR DEMOLITION ONLY.
- ALL NECESSARY PERMITS FOR DEMOLITION SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BEGINNING WORK. CONTRACTOR SHALL PROTECT ALL ADJACENT LANDS FROM DAMAGE DURING DEMOLITION WORK. ANY OFF SITE AREAS DISTURBED SHALL BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION.
- BUILDINGS AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE HAS BEEN FURNISHED WITH A NOTICE OF POSSESSION AND APPROVAL TO PROCEED BY THE DEVELOPER.
- DEMOLITION MATERIALS NOT SUITABLE FOR FILL MATERIAL SHALL BE LEGALLY DISPOSED OF OFFSITE. ALL DEBRIS SHALL BE HAULED OFFSITE TO A DISPOSAL AREA APPROVED BY THE STATE OF NORTH CAROLINA FOR THE HAULING OF DEMOLITION DEBRIS.
- ALL MATERIAL EXCEPT THAT BELONGING TO A PUBLIC OR PRIVATE UTILITY COMPANY SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE TOWN OF WAXHAW UTILITIES, TOWN OF WAXHAW PUBLIC WORKS, DUKE POWER WHEN WATER, GAS, AND ELECTRIC METERS ARE READY FOR REMOVAL AND SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH THE TOWN OF WAXHAW REQUIREMENTS.
- ALL STRUCTURES NOT LABELED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION; ANY STRUCTURES THAT ARE TO REMAIN THAT ARE DAMAGED SHALL BE REPAIRED BY THE CONTRACTOR TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION AT NO ADDITIONAL COST. THE OWNER AND ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF DAMAGE TO ANY EXISTING STRUCTURE.
- CONSTRUCTION ENTRANCE AND SILT FENCE PER THE APPROVED EROSION CONTROL PLANS SHALL BE IN PLACE PRIOR TO DEMOLITION OPERATIONS.
- NECESSARY BARRICADES, SUFFICIENT LIGHT, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- ALL ON-SITE WELLS, IF ANY, SHALL BE PERMANENTLY ABANDONED IN ACCORDANCE WITH LOCAL AND NORTH CAROLINA REGULATIONS BY THE CONTRACTOR.

STIPULATION FOR REUSE
 THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.



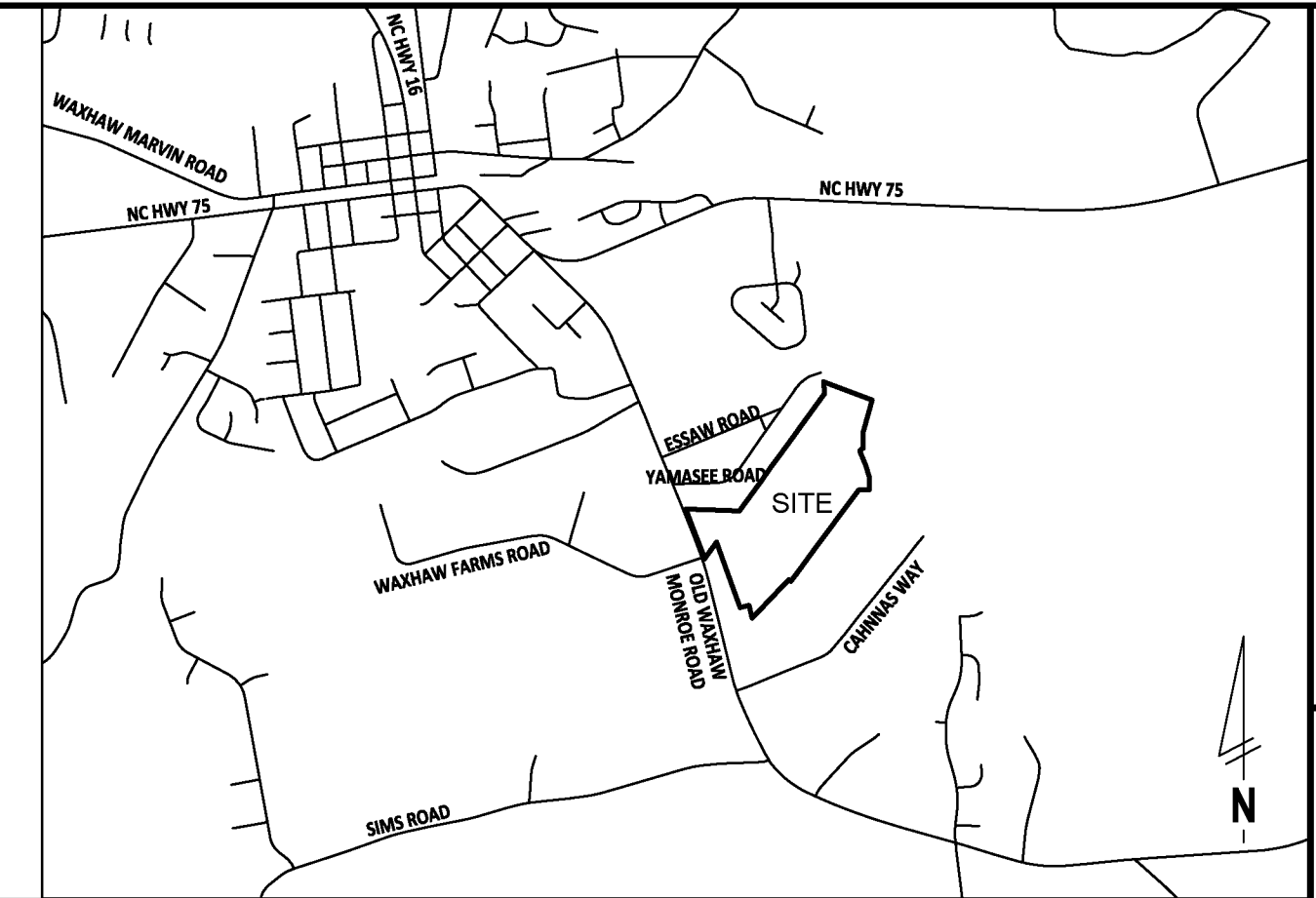
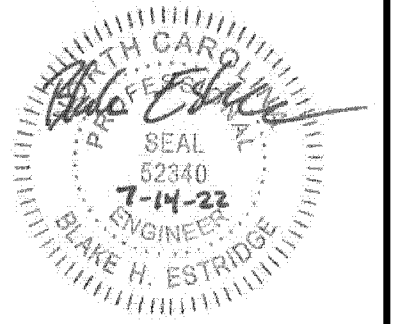
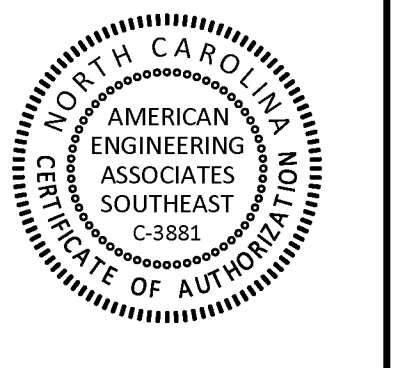
**PRELIMINARY PLAN
 NOT FOR CONSTRUCTION**

ROGERS POND
 8624 OLD WAXHAW MONROE ROAD
 WAXHAW, NC 28173

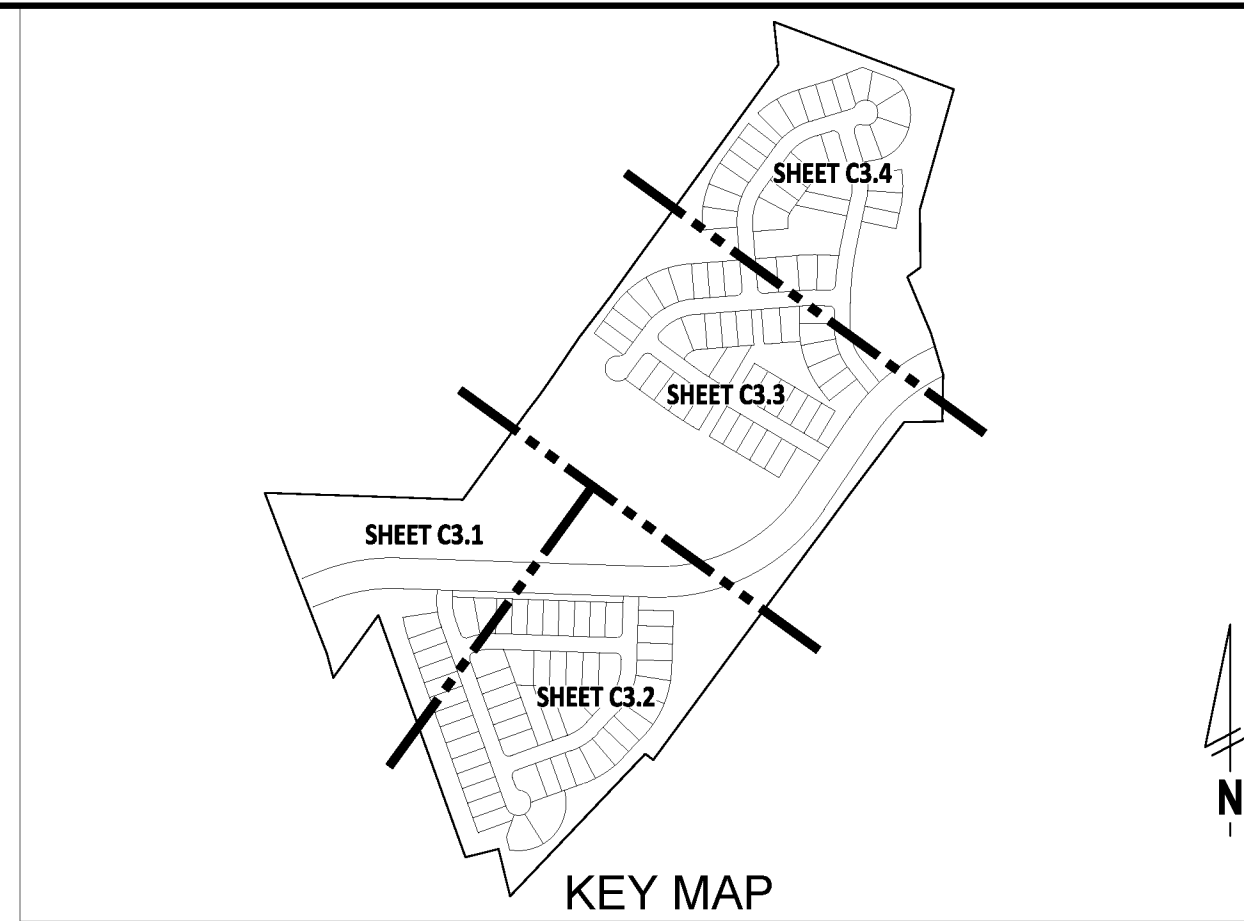
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CHECKED BY:	BHE
DRAWN BY:	BHE
DATE:	07-14-2022
SHEET TITLE:	EXISTING CONDITIONS & DEMOLITION PLAN
SHEET NO.:	C2.0



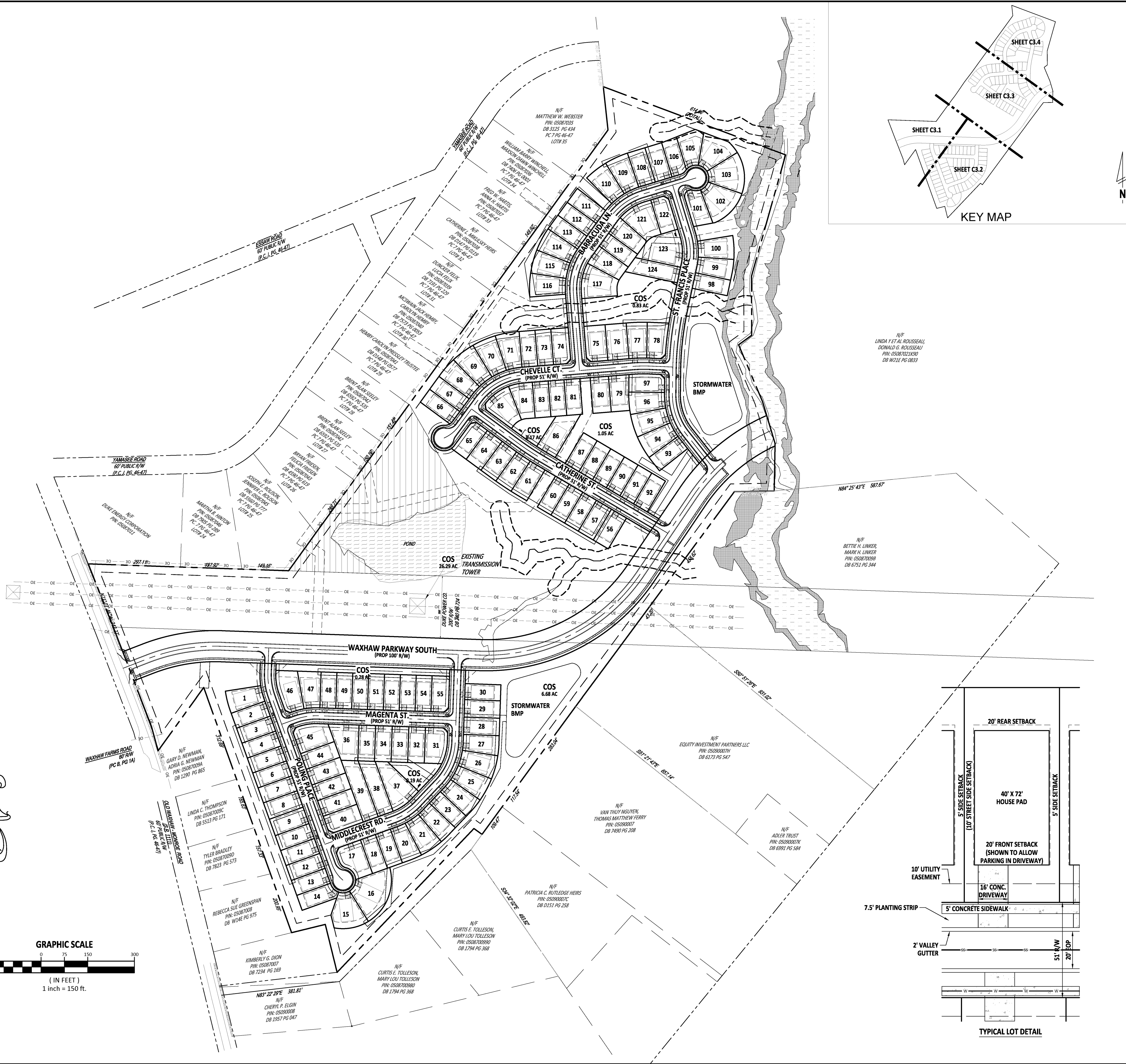
W:\2022\C220016 - Smith Douglas Homes Rogers Pond\CD\DWG\Sheet\10.2 Existing Conditions and Demolition Plan.dwg



LOCATION MAP



KEY MAP



DEVELOPMENT DATA

JURISDICTION:	TOWN OF WAXHAW
CURRENT ZONING:	R-4
PROPOSED ZONING:	R-4 CLUSTER
ADDRESS:	0 AND 8524 OLD WAXHAW MONROE RD WAXHAW, N.C. 28173
PARCEL ID #:	05087009, 05087011A, 05087010
DEED BOOK / PAGE:	DB 1979/290
TOTAL SITE AREA:	59.11 AC
PROPOSED DENSITY:	2.13 UNITS / ACRE
PROPOSED LOTS:	124 LOTS
TYPICAL LOT SIZE:	51' X 115'
BUILDING SETBACKS:	15' FRONT 5' SIDE / 10' CORNER 20' REAR *20' FRONT SETBACK SHOWN TO ALLOW PARKING IN DRIVEWAY
REQUIRED OPEN SPACE:	11.82 ACRES (20%)
PROVIDED OPEN SPACE:	27.23 ACRES (46%)
LINEAR FEET OF STREET:	7,974 LF

LEGEND

	SIDEWALKS
	DROP INLET
	CATCH BASIN
	REINFORCED CONCRETE PIPE
	FLARED END SECTION
	SANITARY SEWER RIGHT OF WAY
	STORM DRAIN EASEMENT
	EX. CATCH BASIN & PIPE
	EX. STORM DRAIN & PIPE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SETBACK LINE
	EX. GRAVITY SEWER
	EX. UNDERGROUND TELEPHONE LINE
	EX. GAS LINE
	EX. UNDERGROUND ELECTRIC LINES
	EX. OVERHEAD ELECTRIC
	EX. WATER LINE
	EX. FENCE
	WATER LINE
	GRAVITY SEWER LINE & MANHOLE
	FIRE HYDRANT
	CATCH BASIN & PIPE

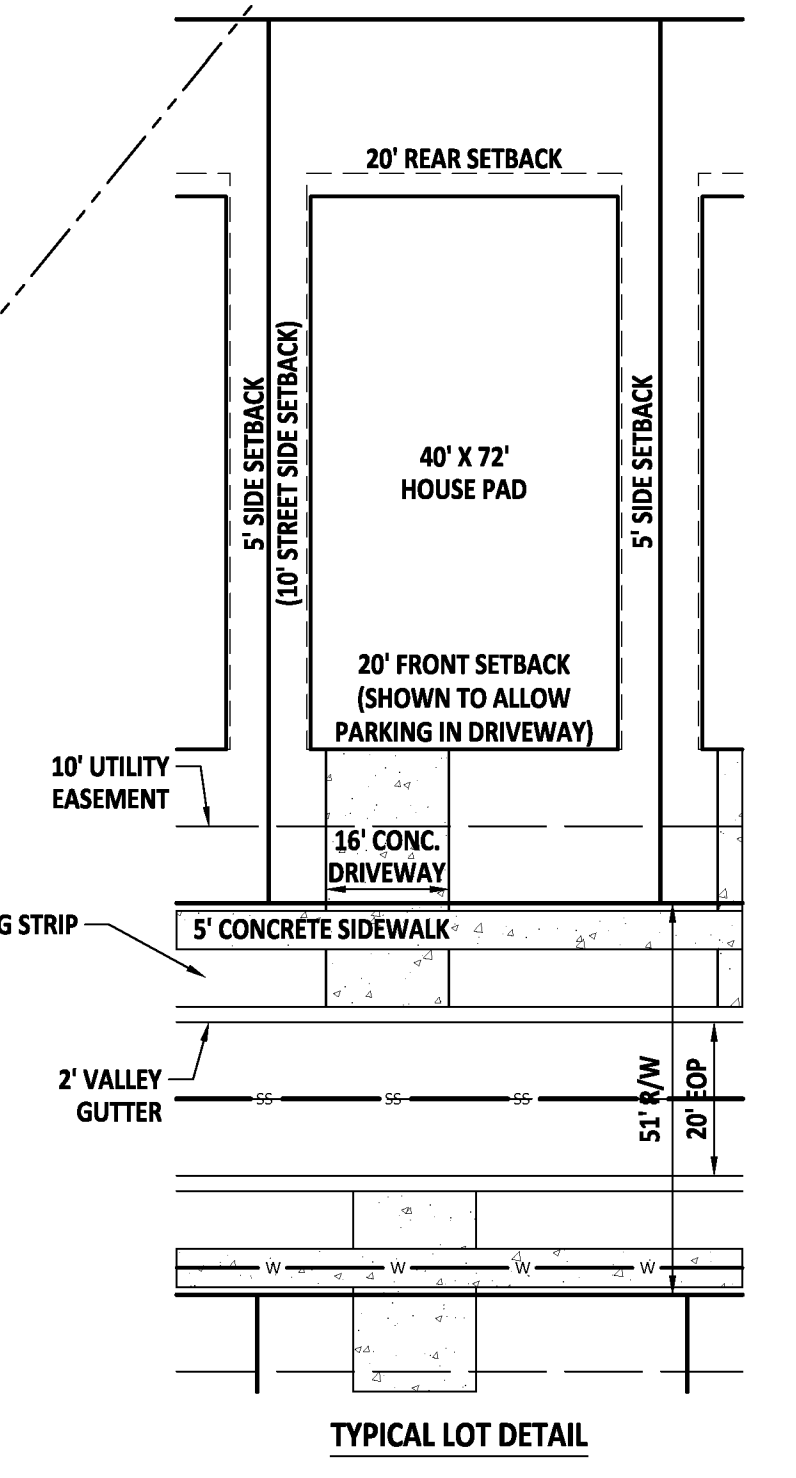
NO.	DATE	REVISION

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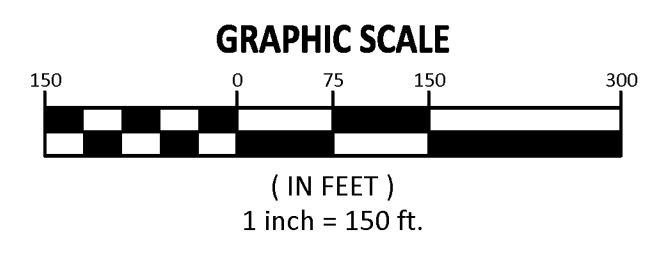
PRELIMINARY PLAN
NOT FOR CONSTRUCTION

ROGERS POND
8624 OLD WAXHAW MONROE ROAD
WAXHAW, NC 28173

JOB NUMBER:	C220016
CHECKED BY:	BHE
DRAWN BY:	BHE
DATE:	07-14-2022
SHEET TITLE:	OVERALL SITE PLAN
SHEET NO.:	C3.0



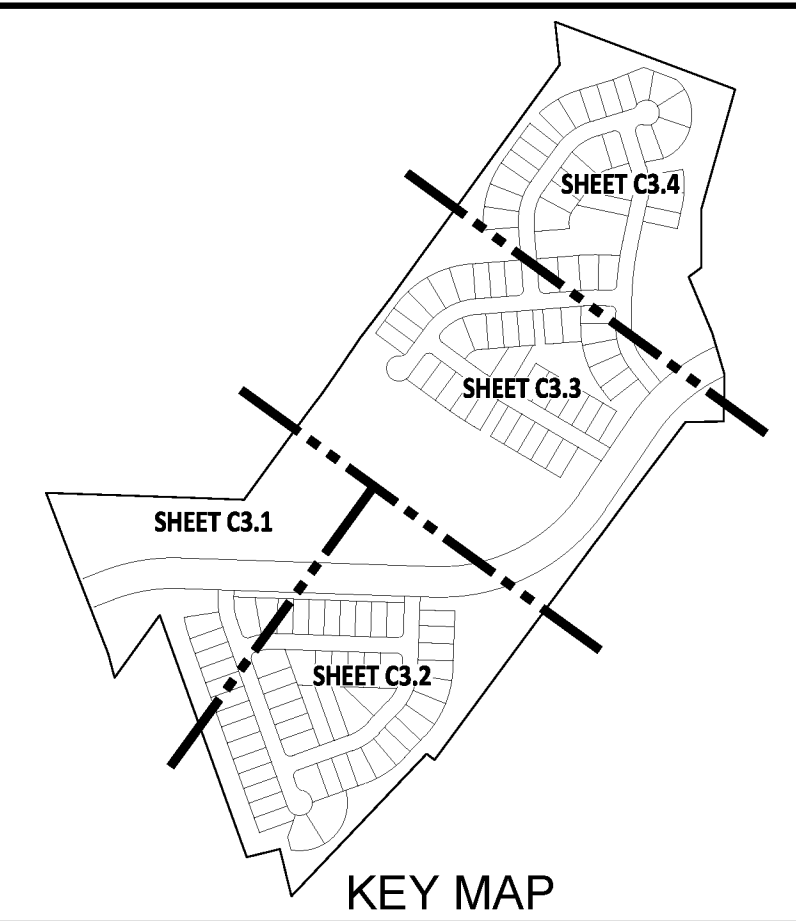
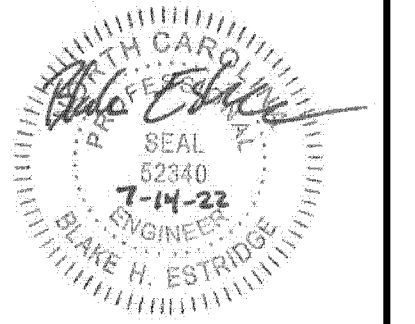
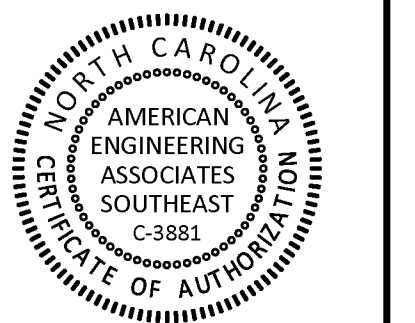
TYPICAL LOT DETAIL



GRAPHIC SCALE

(IN FEET)
1 inch = 150 ft.

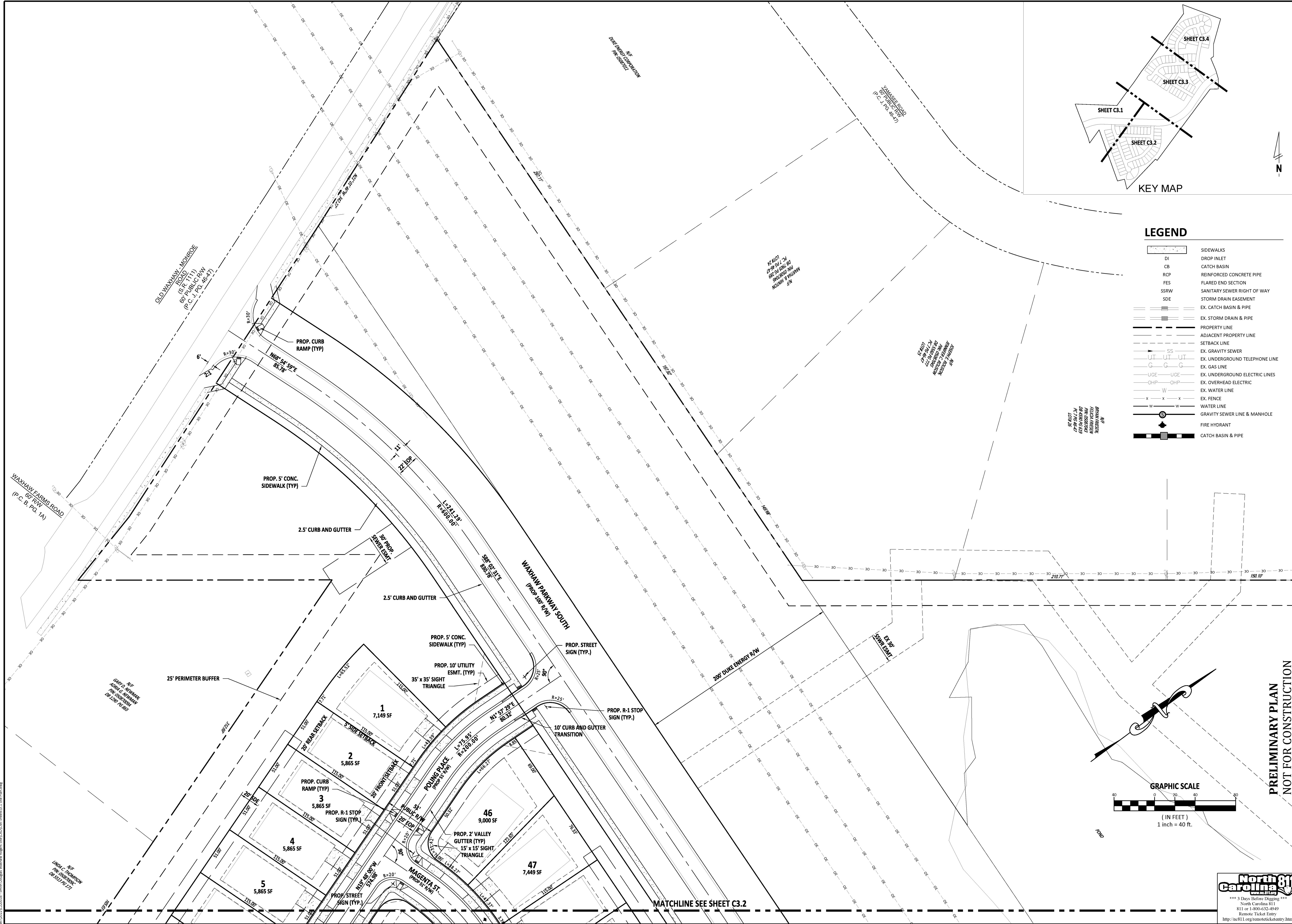




KEY MAP

LEGEND

- SIDEWALKS
- DI DROP INLET
- CB CATCH BASIN
- RCP REINFORCED CONCRETE PIPE
- FES FLARED END SECTION
- SSRW SANITARY SEWER RIGHT OF WAY
- SDE STORM DRAIN EASEMENT
- EX. CATCH BASIN & PIPE
- EX. STORM DRAIN & PIPE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- EX. GRAVITY SEWER
- EX. UNDERGROUND TELEPHONE LINE
- EX. GAS LINE
- EX. UNDERGROUND ELECTRIC LINES
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. FENCE
- WATER LINE
- GRAVITY SEWER LINE & MANHOLE
- FIRE HYDRANT
- CATCH BASIN & PIPE



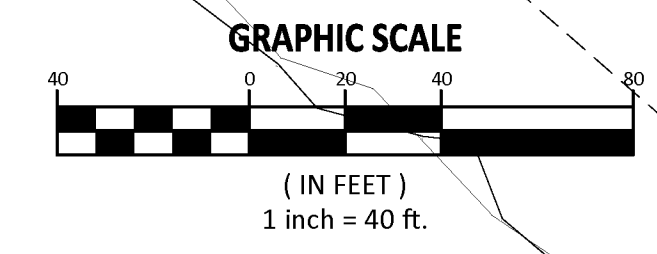
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PRELIMINARY PLAN
NOT FOR CONSTRUCTION

ROGERS POND
8624 OLD WAXHAW MONROE ROAD
WAXHAW, NC 28173

JOB NUMBER:	C220016
CHECKED BY:	BHE
DRAWN BY:	BHE
DATE:	07-14-2022
SHEET TITLE:	SITE PLAN
SHEET NO.:	C3.1

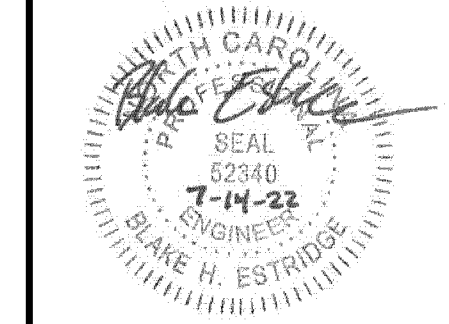
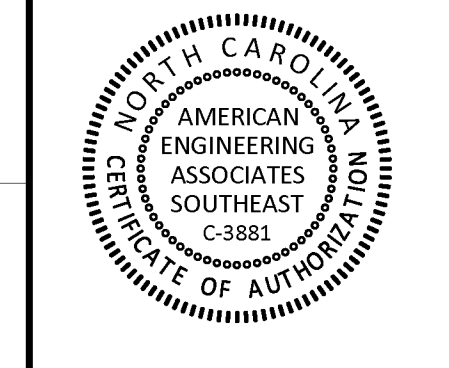
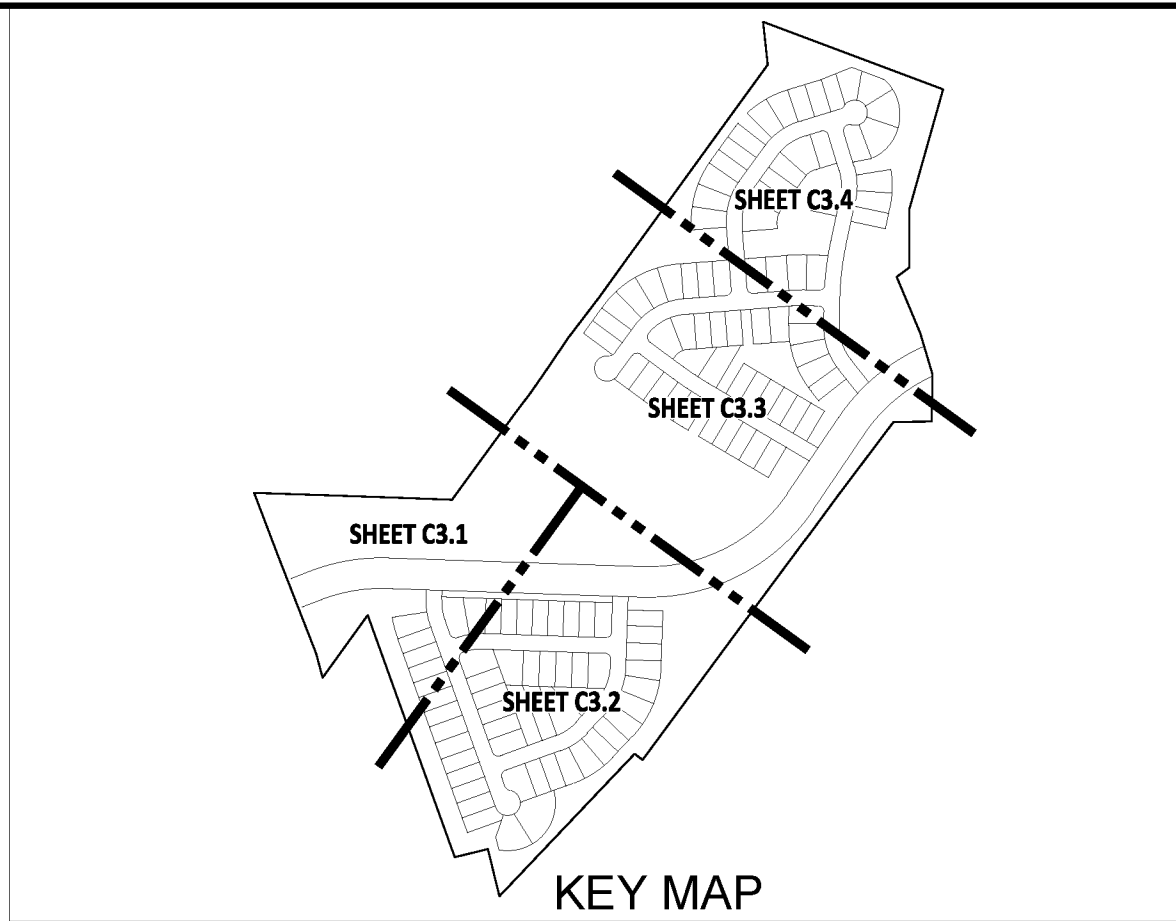
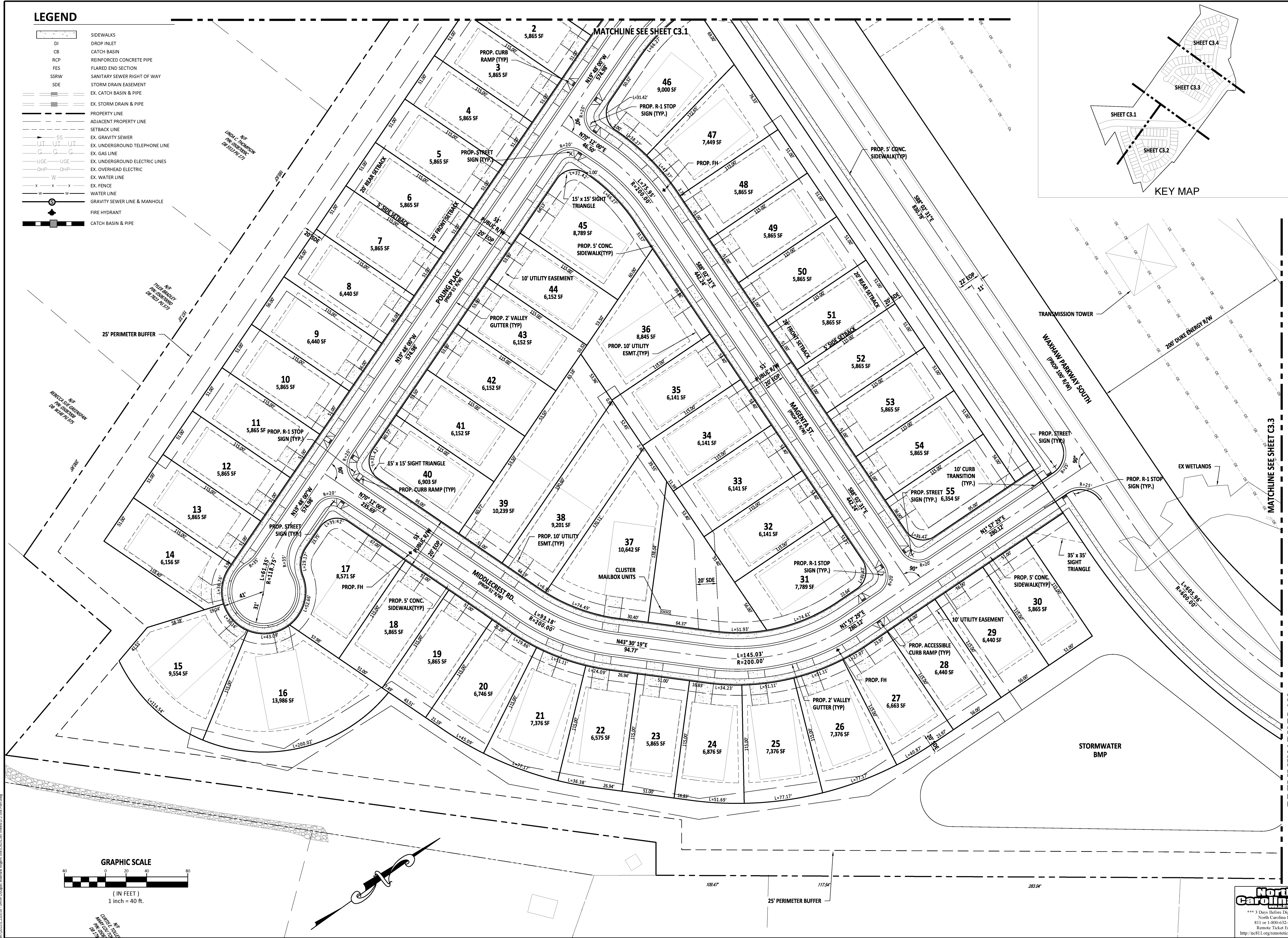


W:\2022\C220016 - Smith Douglas Waxhaw Rogers Pond\CD\DW Sheet\3.1 Site Plan.dwg

MATCHLINE SEE SHEET C3.2

LEGEND

- SIDEWALKS
- DI DROP INLET
- CB CATCH BASIN
- RCP REINFORCED CONCRETE PIPE
- FES FLARED END SECTION
- SSRW SANITARY SEWER RIGHT OF WAY
- SDE STORM DRAIN EASEMENT
- EX. CATCH BASIN & PIPE
- EX. STORM DRAIN & PIPE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- EX. GRAVITY SEWER
- EX. UNDERGROUND TELEPHONE LINE
- EX. GAS LINE
- EX. UNDERGROUND ELECTRIC LINES
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- WATER LINE
- GRAVITY SEWER LINE & MANHOLE
- FIRE HYDRANT
- CATCH BASIN & PIPE



NO.	DATE	REVISION

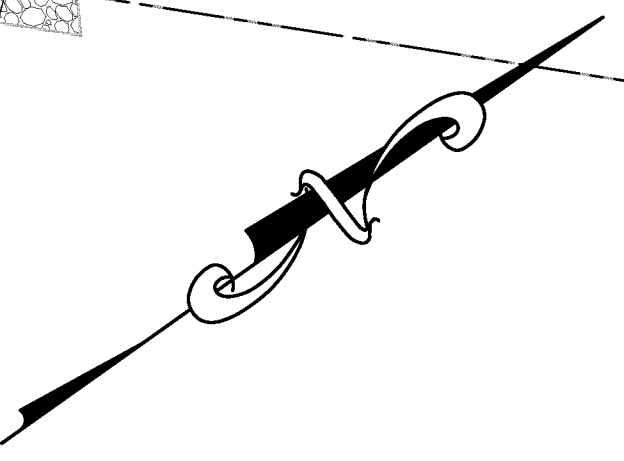
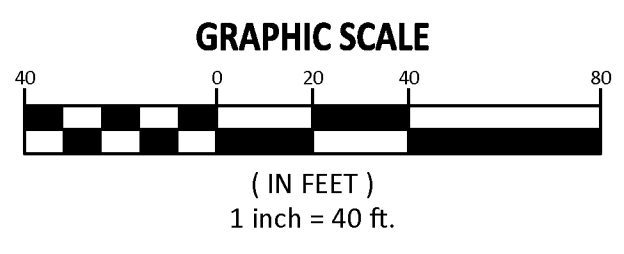
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ROGERS POND
8624 OLD WAXHAW MONROE ROAD
WAXHAW, NC 28173

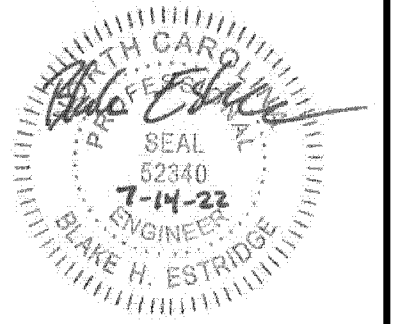
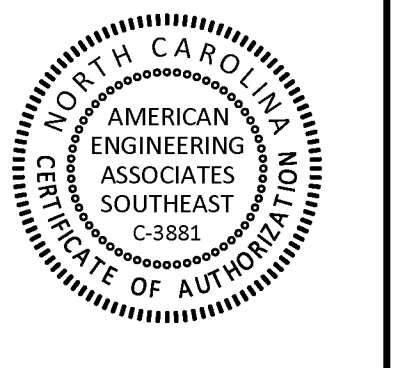
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CHECKED BY: BHE
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DATE: 07-14-2022
SHEET TITLE:

SITE PLAN
SHEET NO.: **C3.2**

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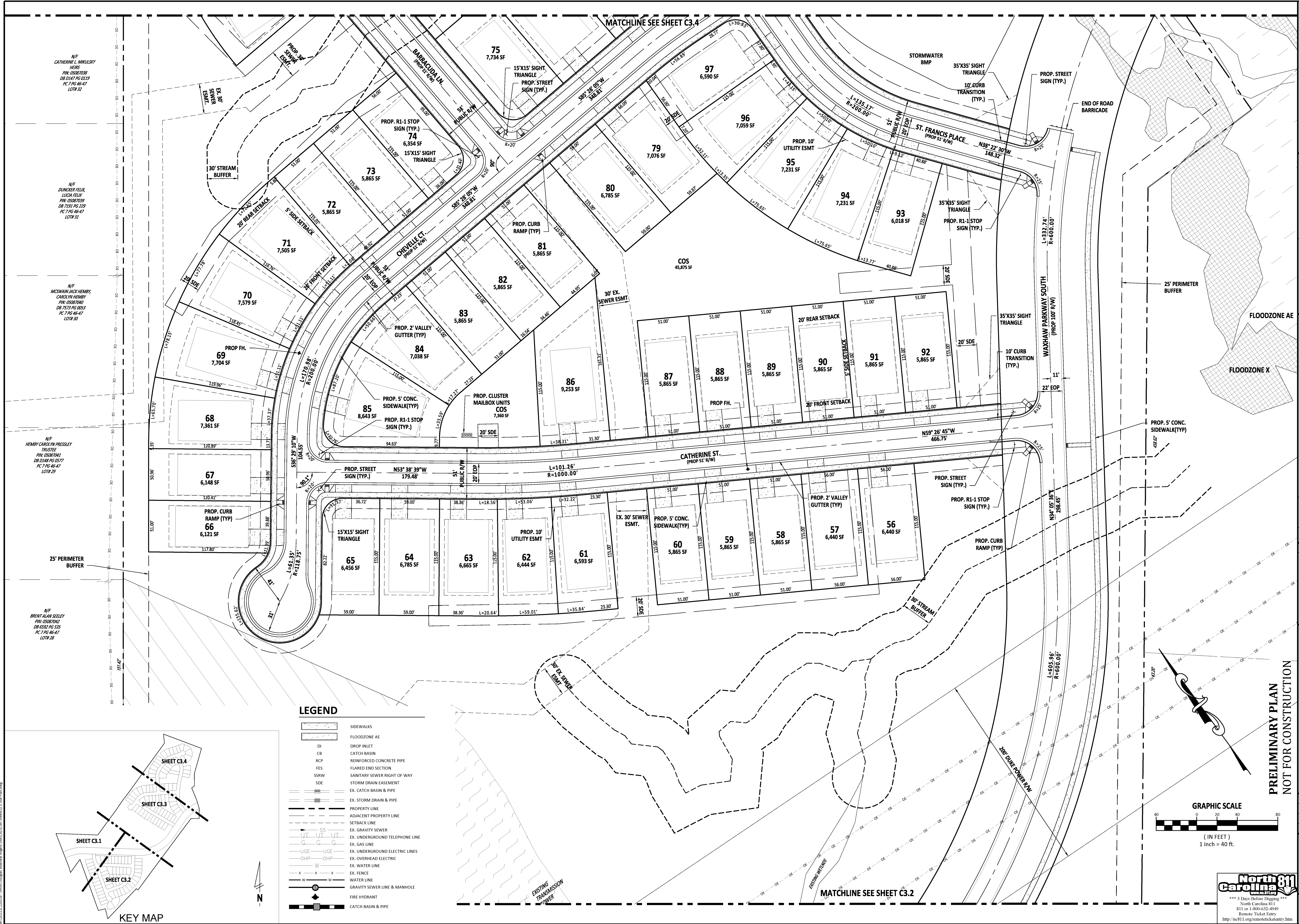
NO.	DATE	REVISION

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WAXHAW, NC 28173

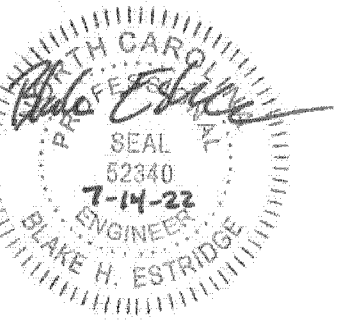
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CHECKED BY: BHE
DRAWN BY: BHE
DATE: 07-14-2022
SHEET TITLE:

SITE PLAN
SHEET NO.: **C3.3**



- LEGEND**
- SIDEWALKS
 - FLOODZONE AE
 - DI
 - CB
 - RCP
 - FES
 - SSRW
 - SDE
 - EX. CATCH BASIN & PIPE
 - EX. STORM DRAIN & PIPE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - SETBACK LINE
 - EX. GRAVITY SEWER
 - EX. UNDERGROUND TELEPHONE LINE
 - EX. GAS LINE
 - EX. UNDERGROUND ELECTRIC LINES
 - EX. OVERHEAD ELECTRIC
 - EX. WATER LINE
 - EX. FENCE
 - WATER LINE
 - GRAVITY SEWER LINE & MANHOLE
 - FIRE HYDRANT
 - CATCH BASIN & PIPE

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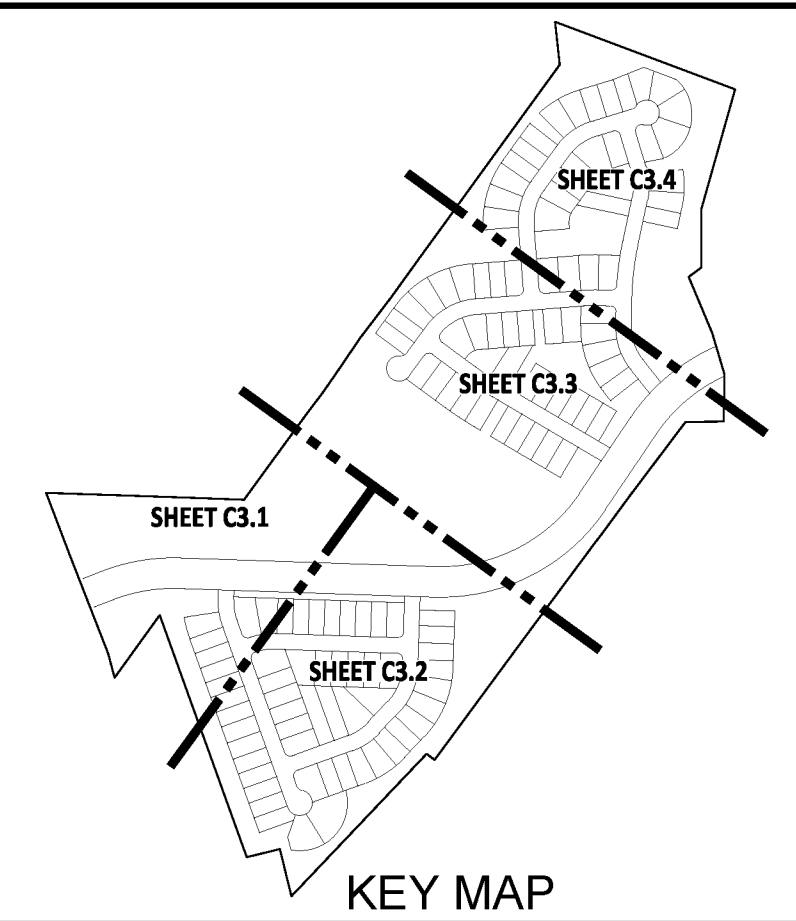
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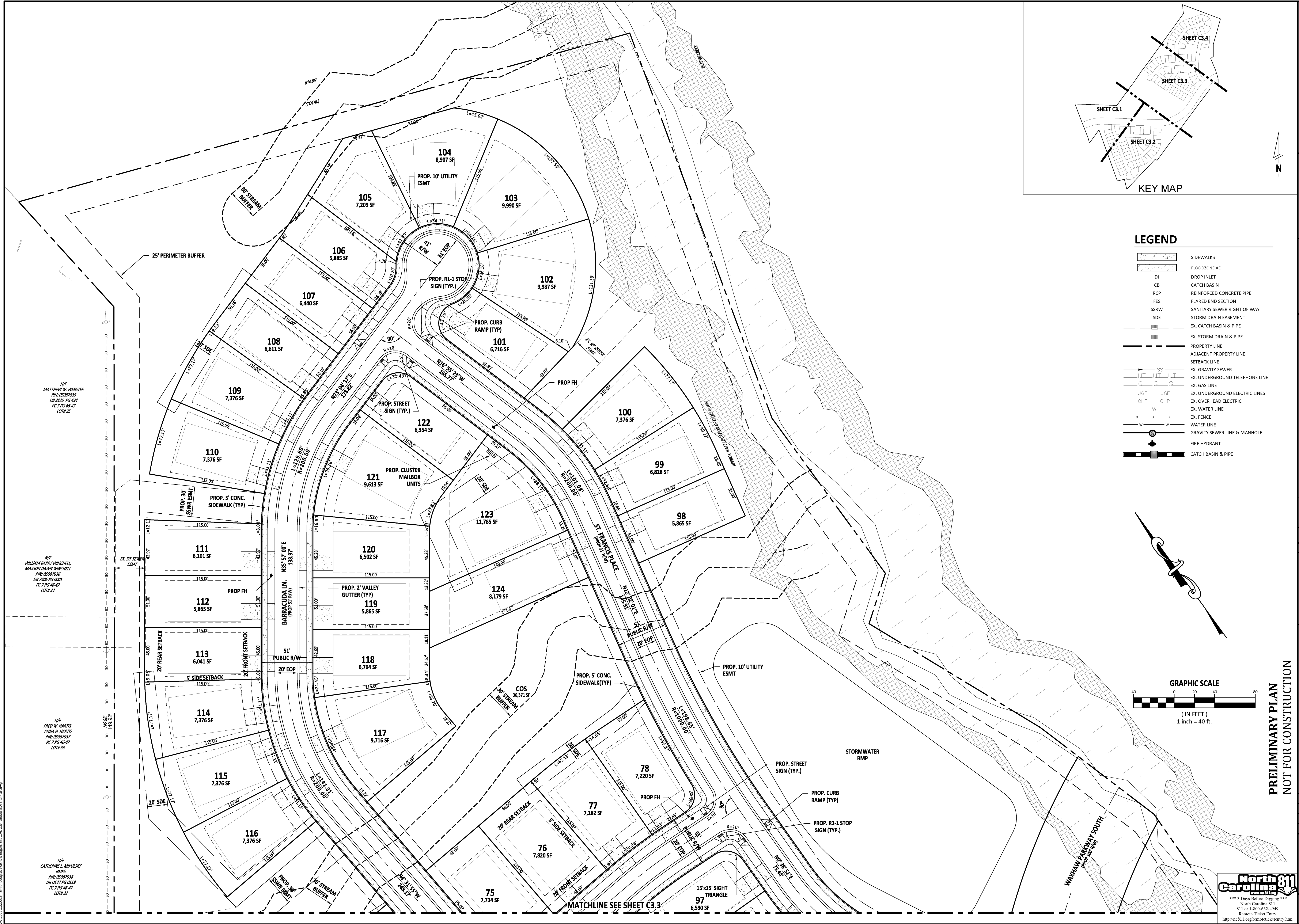
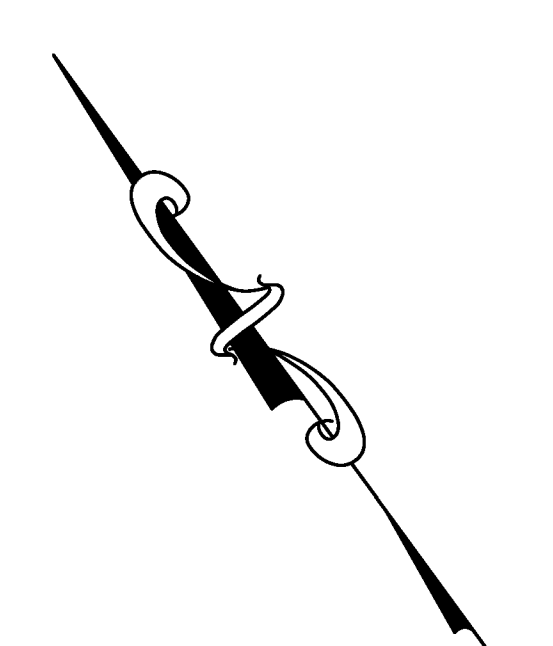
ROGERS POND
8624 OLD WAXHAW MONROE ROAD
WAXHAW, NC 28173

JOB NUMBER:	C220016
CHECKED BY:	BHE
DRAWN BY:	BHE
DATE:	07-14-2022
SHEET TITLE:	SITE PLAN
SHEET NO.:	C3.4



LEGEND

- SIDEWALKS
- FLOODZONE AE
- DI
- CB
- RCP
- FES
- SSRW
- SDE
- EX. CATCH BASIN & PIPE
- EX. STORM DRAIN & PIPE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- EX. GRAVITY SEWER
- EX. UNDERGROUND TELEPHONE LINE
- EX. GAS LINE
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- EX. OVERHEAD ELECTRIC
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- WATER LINE
- GRAVITY SEWER LINE & MANHOLE
- FIRE HYDRANT
- CATCH BASIN & PIPE



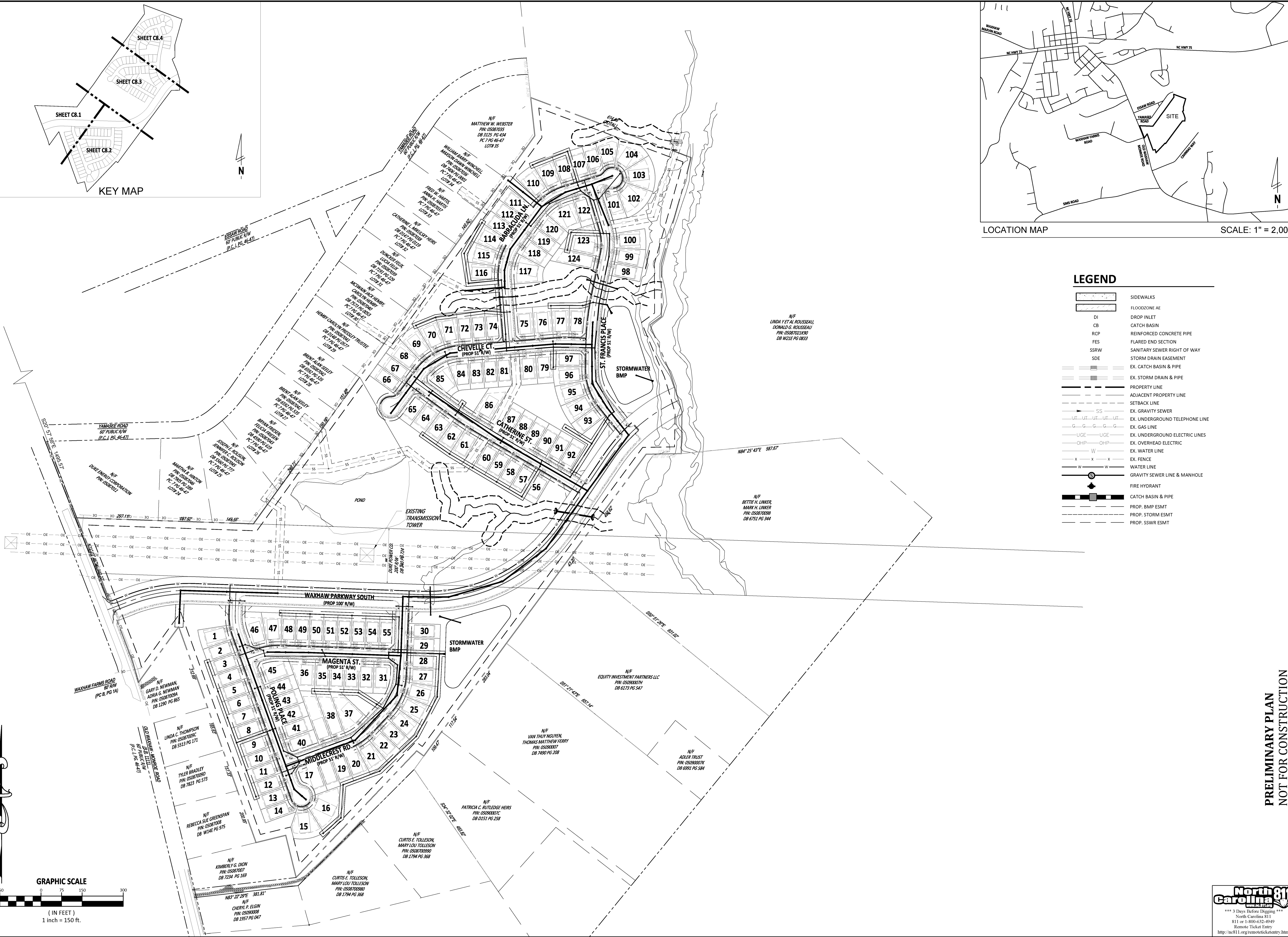
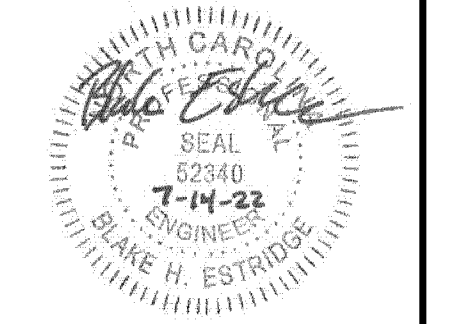
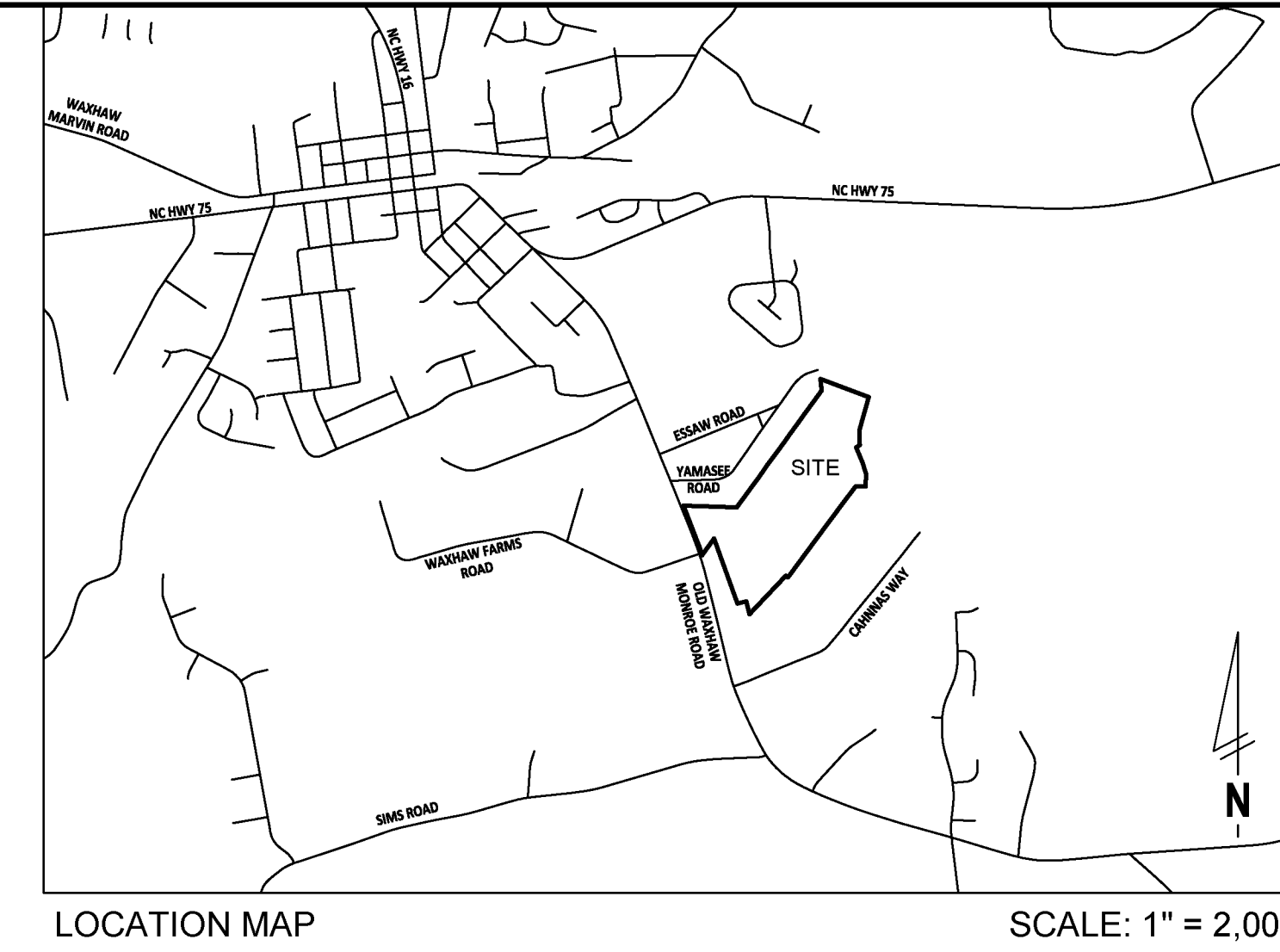
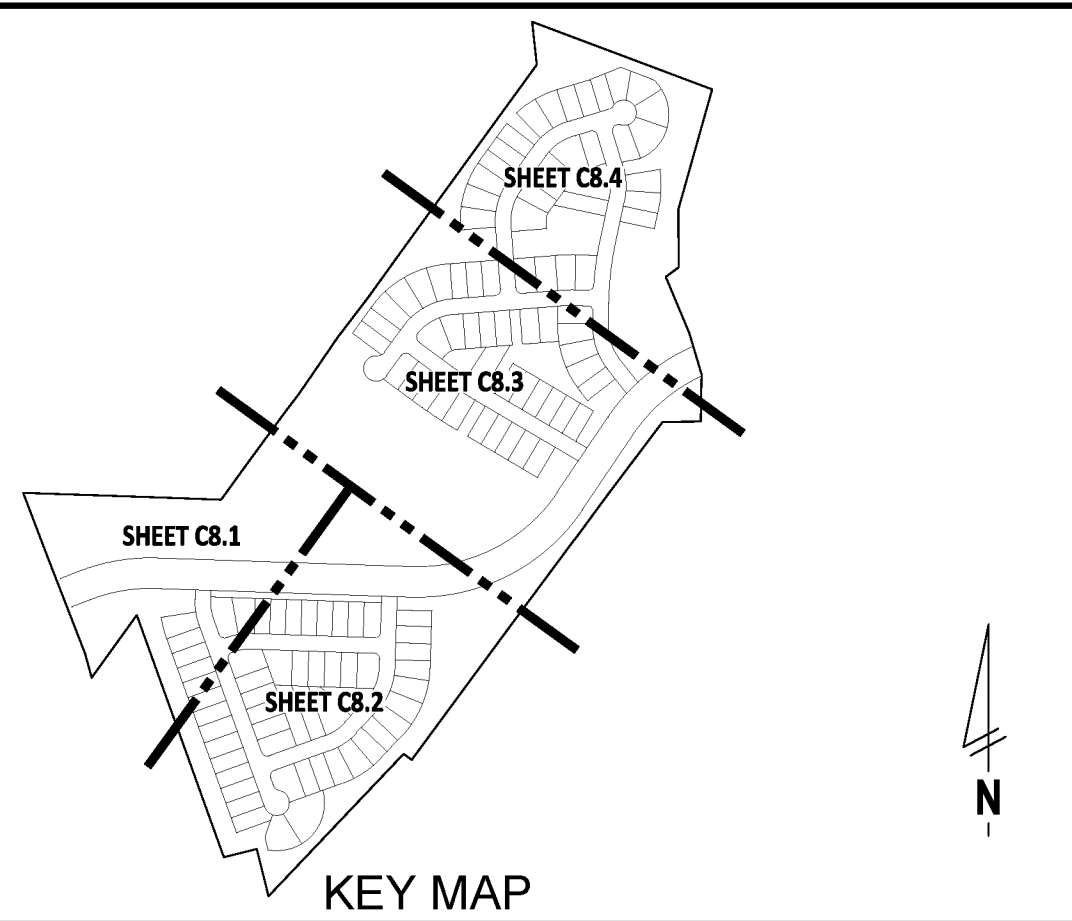
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MATTHEW W. WEBSTER
PIN: 05087035
DB 7406 PG 001
PC 7 PG 46-47
LOT# 35

N/P
WILLIAM BARRY WINCHELL
MARKSON GAVIN WINCHELL
PIN: 05087036
DB 7406 PG 001
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LOT# 34

N/P
FRED W. HARTIS
ANNA H. HARTIS
PIN: 05087037
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LOT# 33

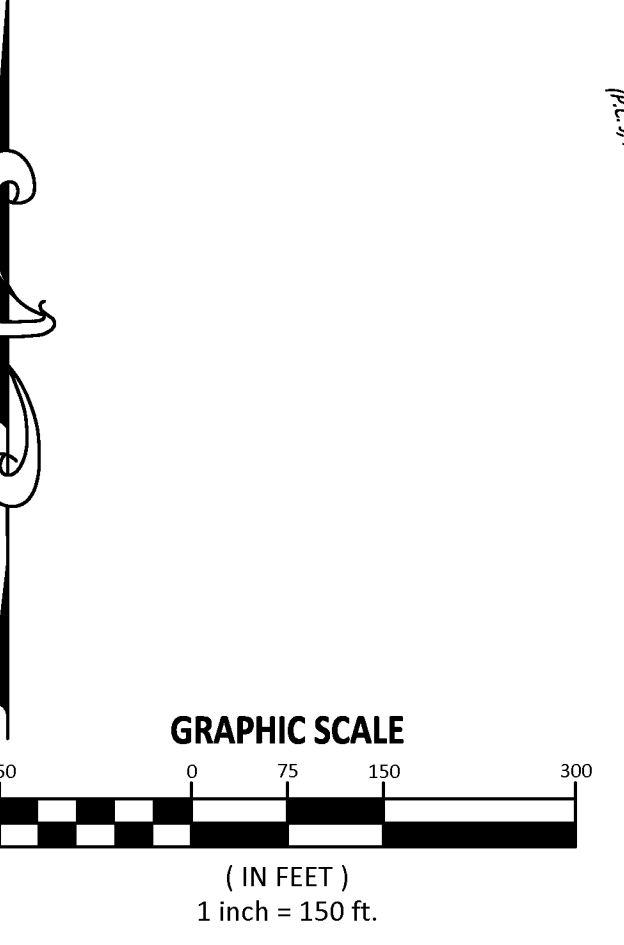
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CATHERINE L. MIKULSKY
N/E/S
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DB 0147 PG 0119
PC 7 PG 46-47
LOT# 32





LEGEND

[Symbol]	SIDEWALKS
[Symbol]	FLOODZONE AE
[Symbol]	DI DROP INLET
[Symbol]	CB CATCH BASIN
[Symbol]	RCP REINFORCED CONCRETE PIPE
[Symbol]	FES FLARED END SECTION
[Symbol]	SSRW SANITARY SEWER RIGHT OF WAY
[Symbol]	SDE STORM DRAIN EASEMENT
[Symbol]	EX. CATCH BASIN & PIPE
[Symbol]	EX. STORM DRAIN & PIPE
[Symbol]	PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	SETBACK LINE
[Symbol]	EX. GRAVITY SEWER
[Symbol]	EX. UNDERGROUND TELEPHONE LINE
[Symbol]	EX. GAS LINE
[Symbol]	EX. UNDERGROUND ELECTRIC LINES
[Symbol]	EX. OVERHEAD ELECTRIC
[Symbol]	EX. WATER LINE
[Symbol]	EX. FENCE
[Symbol]	WATER LINE
[Symbol]	GRAVITY SEWER LINE & MANHOLE
[Symbol]	FIRE HYDRANT
[Symbol]	CATCH BASIN & PIPE
[Symbol]	PROP. BMP ESMT
[Symbol]	PROP. STORM ESMT
[Symbol]	PROP. SSWR ESMT



NO.	DATE	REVISION:

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**PRELIMINARY PLAN
 NOT FOR CONSTRUCTION**

ROGERS POND
 8624 OLD WAXHAW MONROE ROAD
 WAXHAW, NC 28173

JOB NUMBER:	C220016
CHECKED BY:	BHE
DRAWN BY:	BHE
DATE:	07-14-2022
SHEET TITLE:	

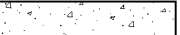




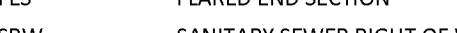











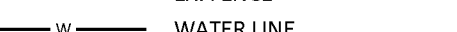





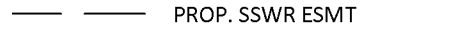



**OVERALL
 UTILITY PLAN**

SHEET NO.: **C8.0**

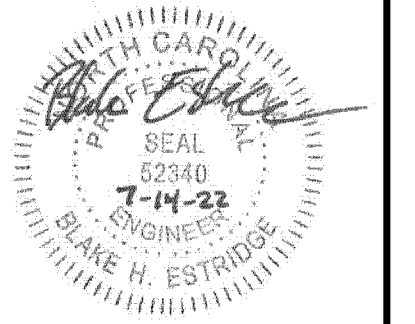
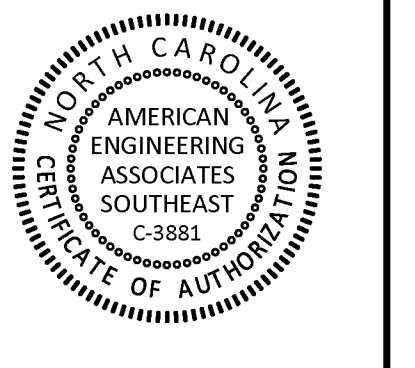
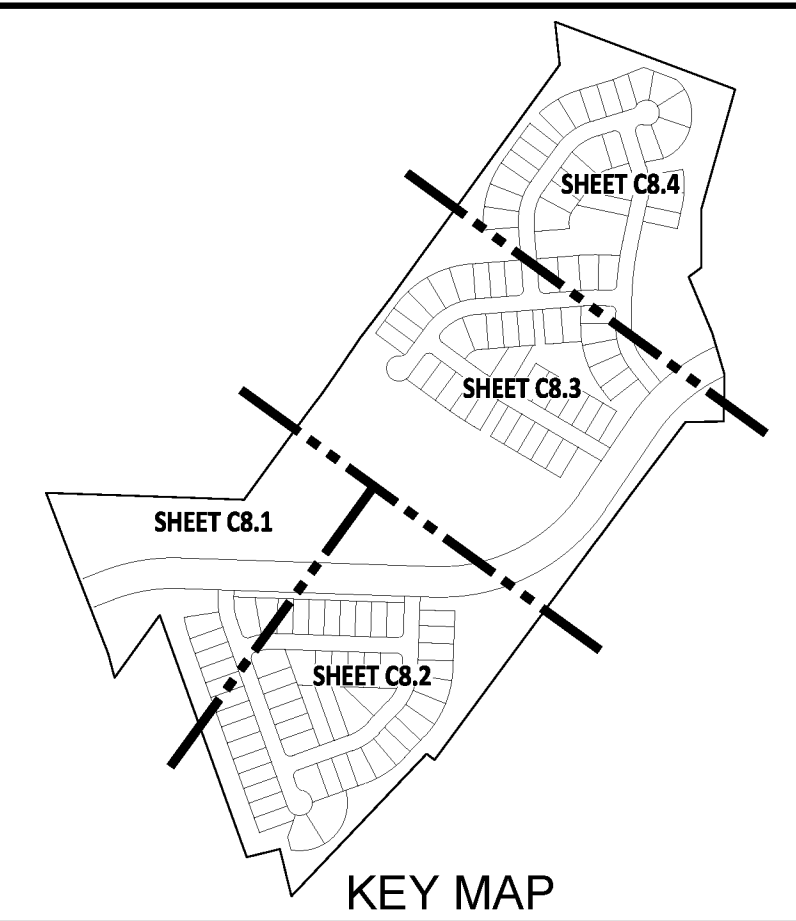
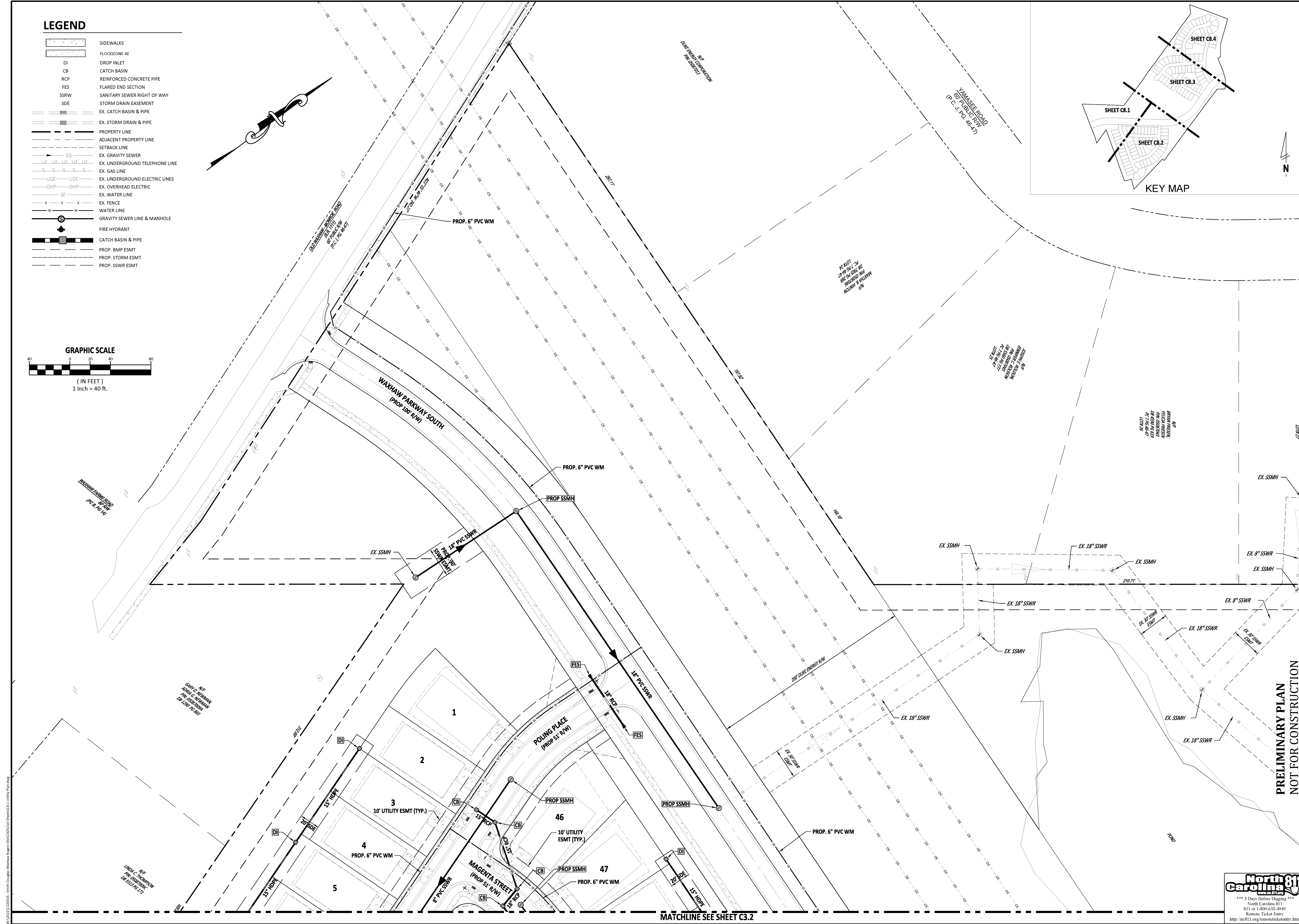
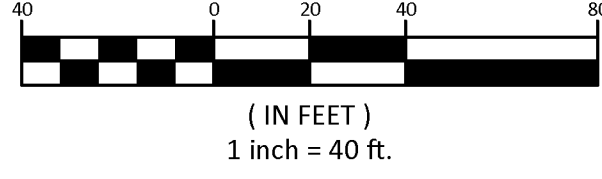


W:\2022\C220016 - Smith Douglas Waxhaw Rogers Pond.dwg, Sheet 8 of 8, Overall Utility Plan.dwg

LEGEND

-  SIDEWALKS
-  FLOODZONE AE
-  DI
-  CB
-  RCP
-  FES
-  SSRW
-  SDE
-  EX. CATCH BASIN & PIPE
-  EX. STORM DRAIN & PIPE
-  PROPERTY LINE
-  ADJACENT PROPERTY LINE
-  SETBACK LINE
-  EX. GRAVITY SEWER
-  UT - UT - UT - UT - UT
-  G - G - G - G - G
-  UGE - UGE
-  OHP - OHP
-  W - W - W - W - W
-  X - X - X - X - X
-  W - W - W - W - W
-  GRAVITY SEWER LINE & MANHOLE
-  FIRE HYDRANT
-  CATCH BASIN & PIPE
-  PROP. BMP ESMT
-  PROP. STORM ESMT
-  PROP. SSWR ESMT

GRAPHIC SCALE



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**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**

ROGERS POND
 8624 OLD WAXHAW MONROE ROAD
 WAXHAW, NC 28173

JOB NUMBER: C220016
 CHECKED BY: BHE
 DRAWN BY: BHE
 DATE: 07-14-2022
 SHEET TITLE:

UTILITY PLAN


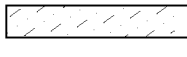
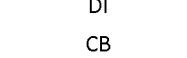
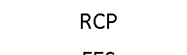
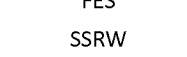

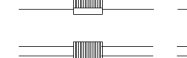
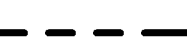
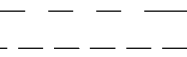
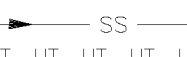
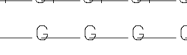

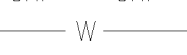
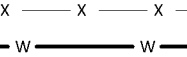
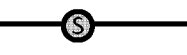


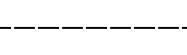
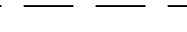


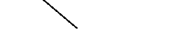
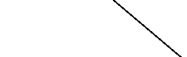




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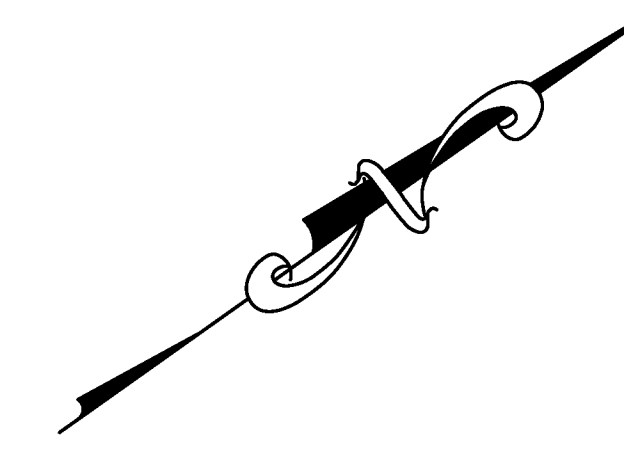
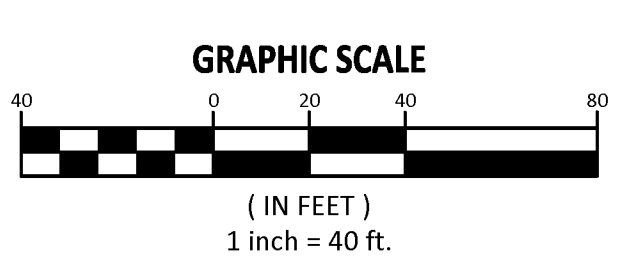
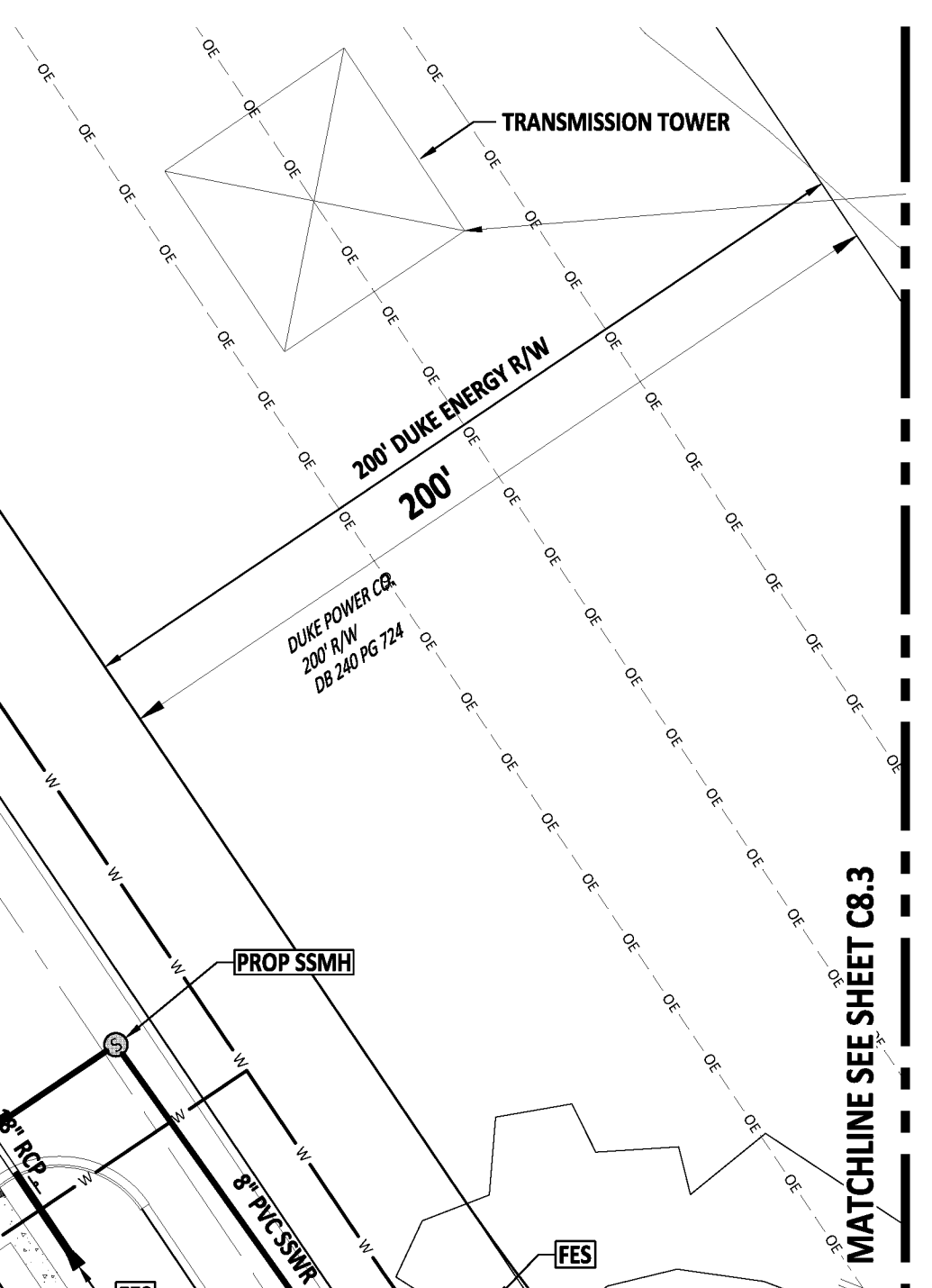
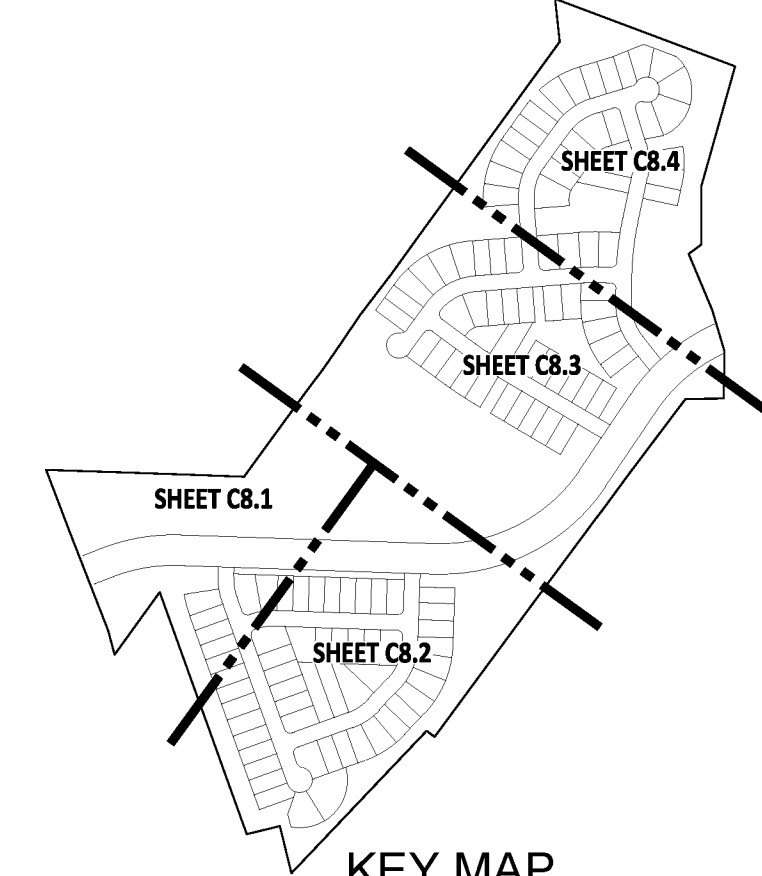
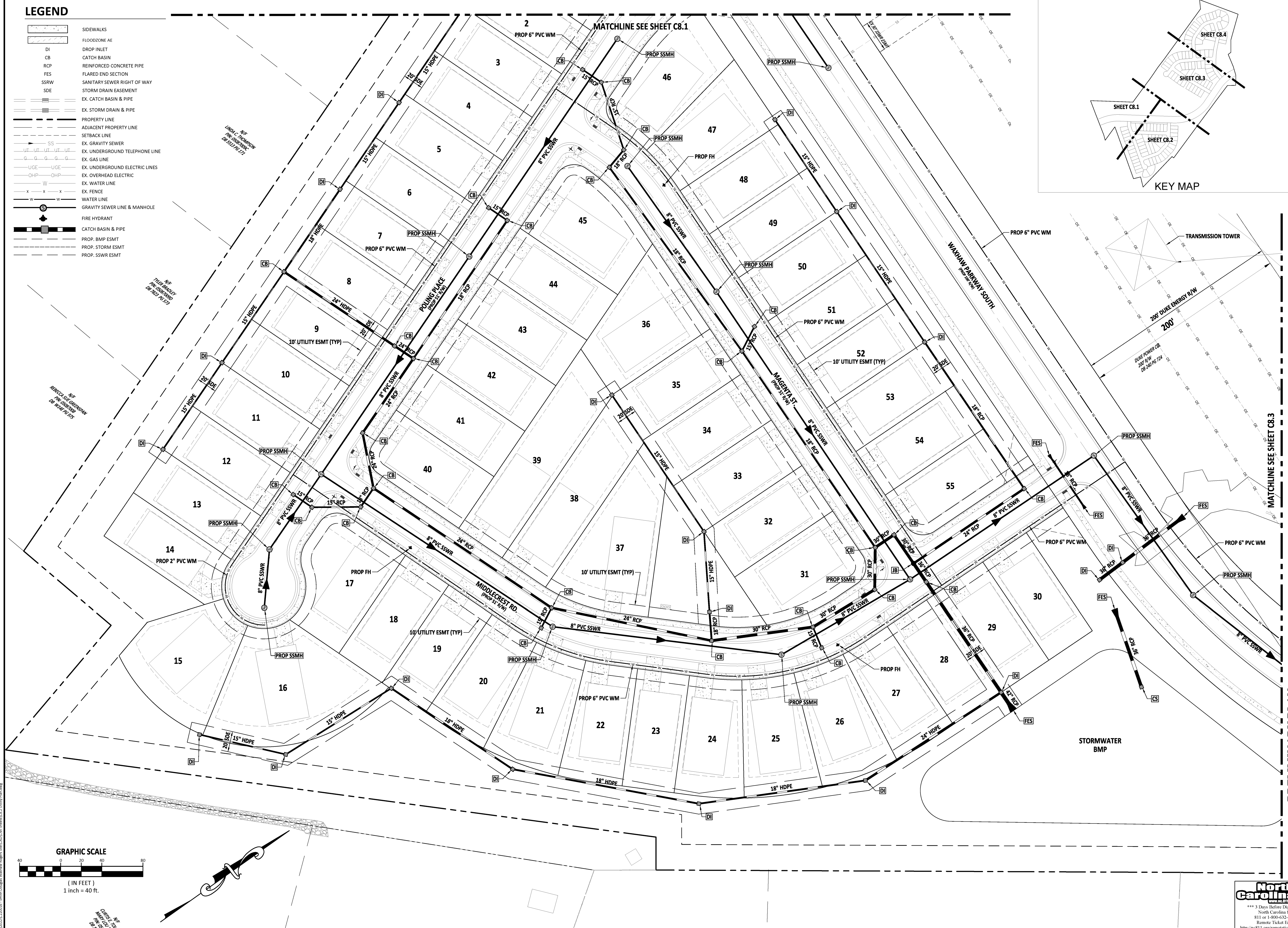


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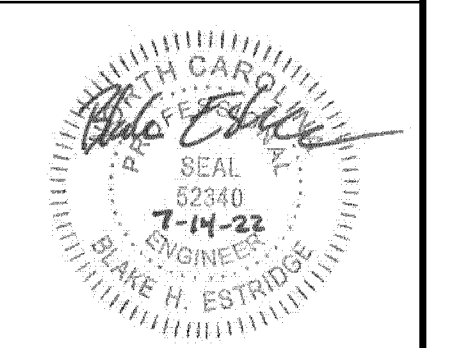
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LEGEND

-  SIDEWALKS
-  FLOODZONE AE
-  DROP INLET
-  CATCH BASIN
-  REINFORCED CONCRETE PIPE
-  FLARED END SECTION
-  SANITARY SEWER RIGHT OF WAY
-  STORM DRAIN EASEMENT
-  EX. CATCH BASIN & PIPE
-  EX. STORM DRAIN & PIPE
-  PROPERTY LINE
-  ADJACENT PROPERTY LINE
-  SETBACK LINE
-  EX. GRAVITY SEWER
-  EX. UNDERGROUND TELEPHONE LINE
-  EX. GAS LINE
-  EX. UNDERGROUND ELECTRIC LINES
-  EX. OVERHEAD ELECTRIC
-  EX. WATER LINE
-  EX. FENCE
-  WATER LINE
-  GRAVITY SEWER LINE & MANHOLE
-  FIRE HYDRANT
-  CATCH BASIN & PIPE
-  PROP. BMP ESMT
-  PROP. STORM ESMT
-  PROP. SSWR ESMT



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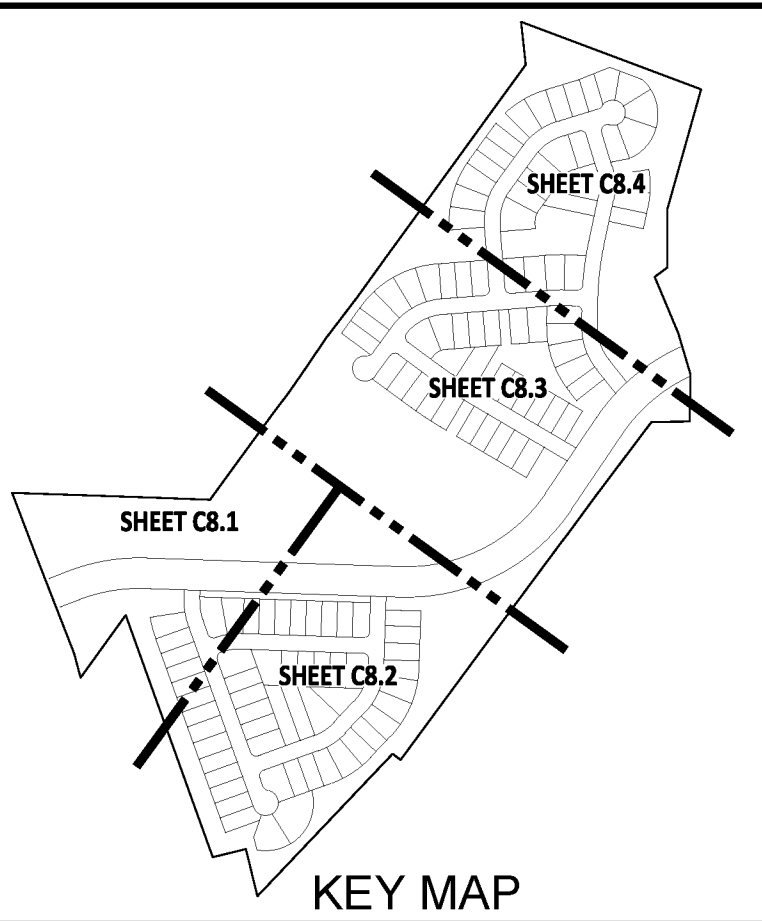
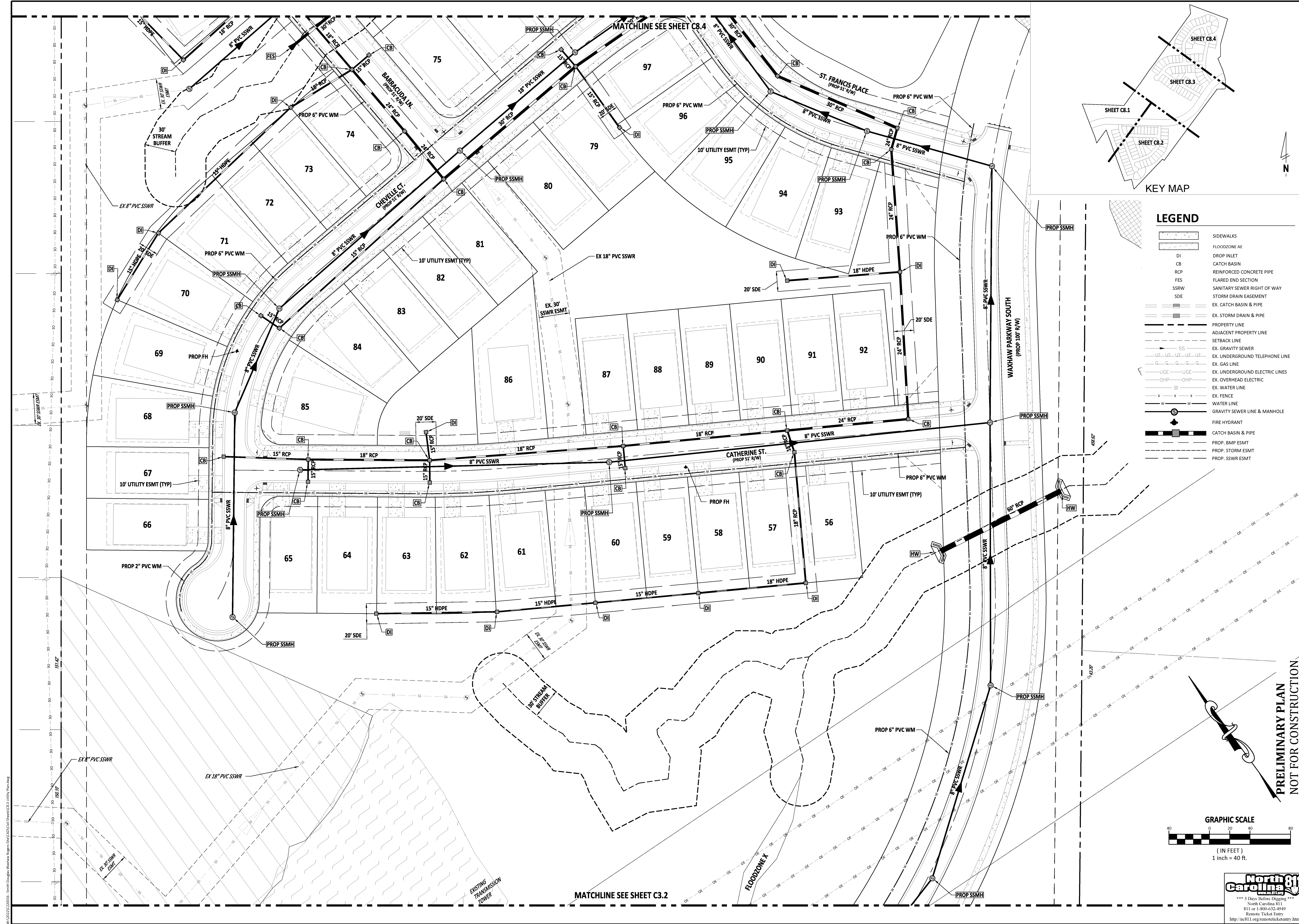
ROGERS POND
 8624 OLD WAXHAW MONROE ROAD
 WAXHAW, NC 28173

JOB NUMBER: C220016
 CHECKED BY: BHE
 DRAWN BY: BHE
 DATE: 07-14-2022
 SHEET TITLE:

UTILITY PLAN
 SHEET NO.: **C8.2**

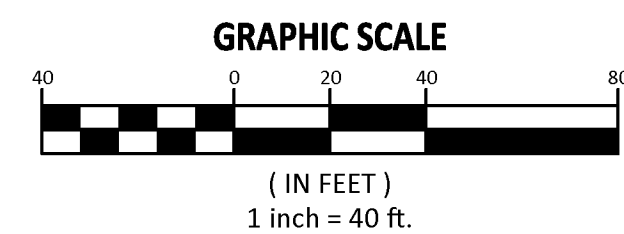


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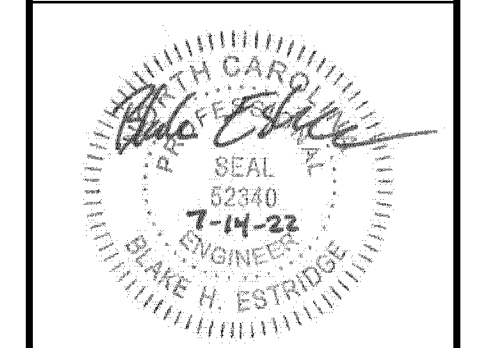


LEGEND

- SIDEWALKS
- FLOODZONE AE
- DI
- CB
- RCP
- FES
- SSRW
- SDE
- EX. CATCH BASIN & PIPE
- EX. STORM DRAIN & PIPE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- EX. GRAVITY SEWER
- EX. UNDERGROUND TELEPHONE LINE
- EX. GAS LINE
- EX. UNDERGROUND ELECTRIC LINES
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. FENCE
- WATER LINE
- GRAVITY SEWER LINE & MANHOLE
- FIRE HYDRANT
- CATCH BASIN & PIPE
- PROP. BMP ESMT
- PROP. STORM ESMT
- PROP. SSWR ESMT



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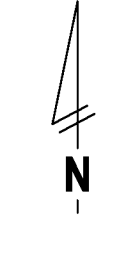
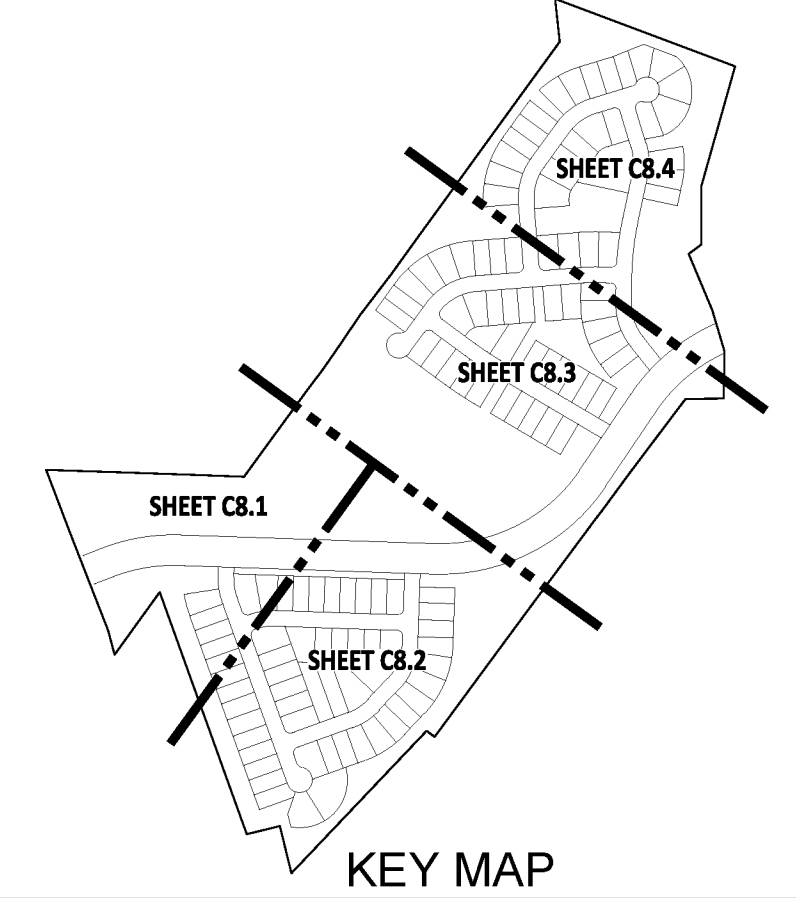
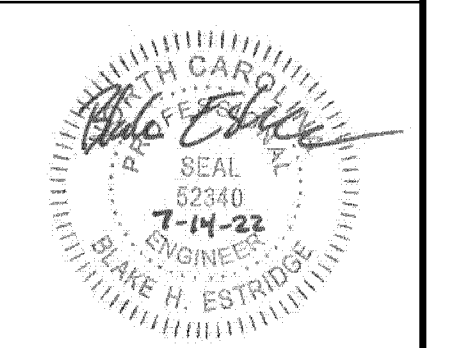
ROGERS POND
 8624 OLD WAXHAW MONROE ROAD
 WAXHAW, NC 28173

UTILITY PLAN

JOB NUMBER: C220016
 CHECKED BY: BHE
 DRAWN BY: BHE
 DATE: 07-14-2022
 SHEET TITLE:
 SHEET NO.: **C8.3**

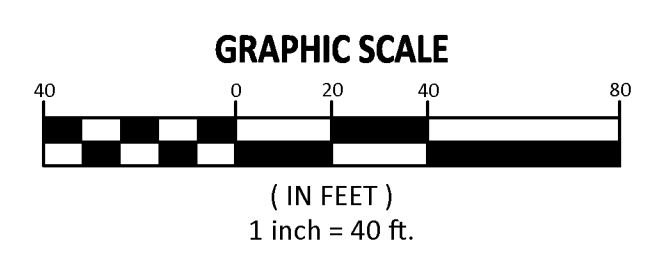


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LEGEND

- [Symbol] SIDEWALKS
- [Symbol] FLOODZONE AE
- [Symbol] DI DROP INLET
- [Symbol] CB CATCH BASIN
- [Symbol] RCP REINFORCED CONCRETE PIPE
- [Symbol] FES FLARED END SECTION
- [Symbol] SSWW SANITARY SEWER RIGHT OF WAY
- [Symbol] SDE STORM DRAIN EASEMENT
- [Symbol] EX. CATCH BASIN & PIPE
- [Symbol] EX. STORM DRAIN & PIPE
- [Symbol] PROPERTY LINE
- [Symbol] ADJACENT PROPERTY LINE
- [Symbol] SETBACK LINE
- [Symbol] SS EX. GRAVITY SEWER
- [Symbol] UT UT UT UT UT EX. UNDERGROUND TELEPHONE LINE
- [Symbol] G G G G G EX. GAS LINE
- [Symbol] UGE UGE EX. UNDERGROUND ELECTRIC LINES
- [Symbol] OHP OHP EX. OVERHEAD ELECTRIC
- [Symbol] W EX. WATER LINE
- [Symbol] X X X X EX. FENCE
- [Symbol] W W WATER LINE
- [Symbol] S GRAVITY SEWER LINE & MANHOLE
- [Symbol] FIRE HYDRANT
- [Symbol] CATCH BASIN & PIPE
- [Symbol] PROP. BMP ESMT
- [Symbol] PROP. STORM ESMT
- [Symbol] PROP. SSWW ESMT



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**PRELIMINARY PLAN
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ROGERS POND
 8624 OLD WAXHAW MONROE ROAD
 WAXHAW, NC 28173

JOB NUMBER:	C220016
CHECKED BY:	BHE
DRAWN BY:	BHE
DATE:	07-14-2022
SHEET TITLE:	UTILITY PLAN
SHEET NO.:	C8.4

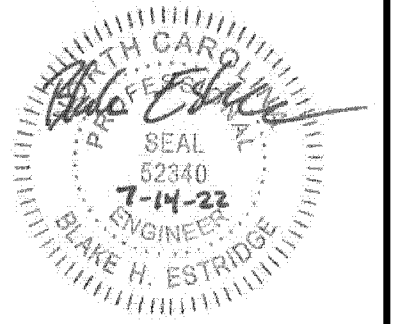
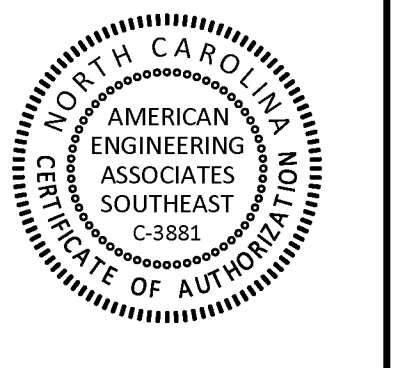


*** 3 Days Before Digging ***
 North Carolina 811
 811 or 1-800-632-8949
 Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>



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MATCHLINE SEE SHEET C3.3



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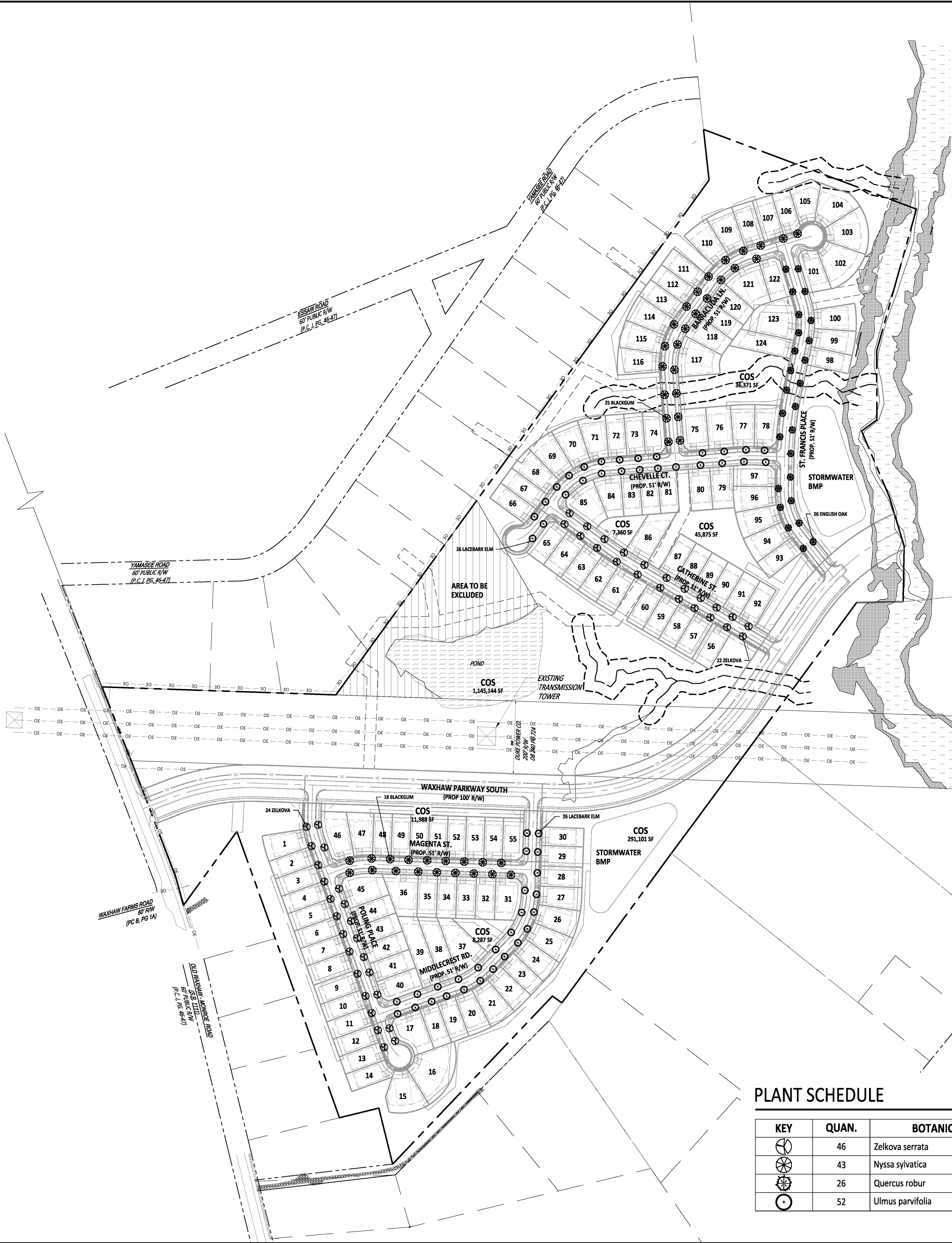
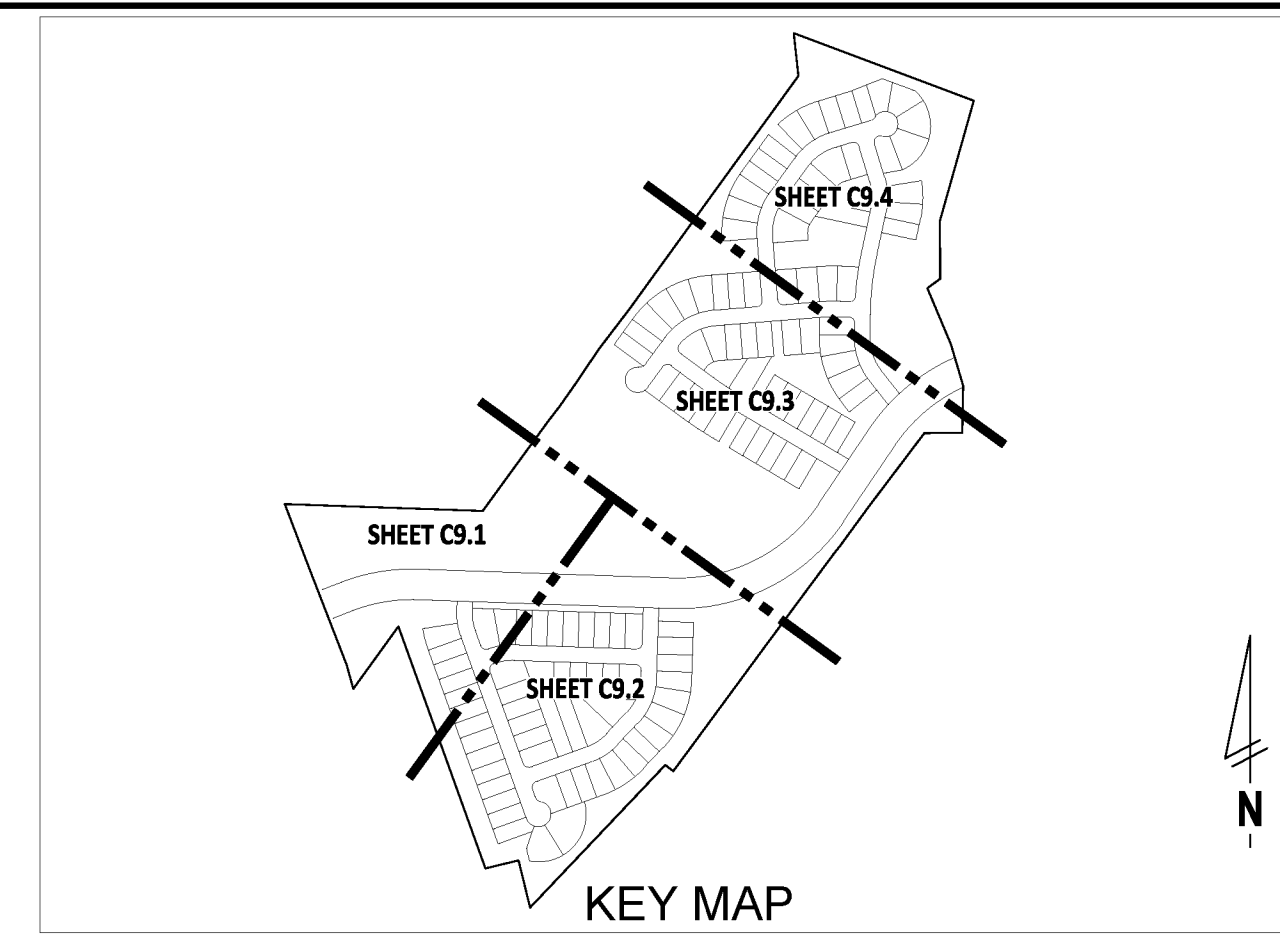
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ROGERS POND
 8624 OLD WAXHAW MONROE ROAD
 WAXHAW, NC 28173

JOB NUMBER:	C220016
CHECKED BY:	BHE
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OVERALL LANDSCAPE PLAN

SHEET NO.: **C9.0**

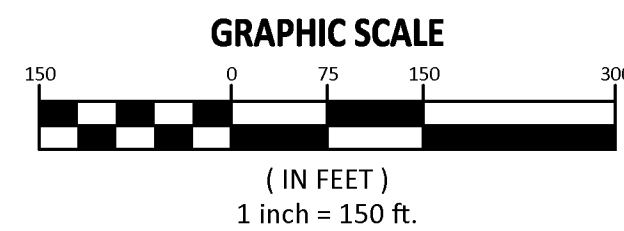


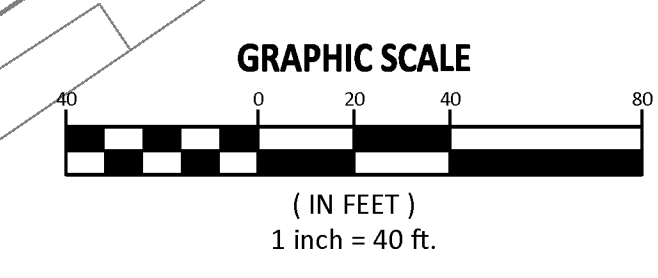
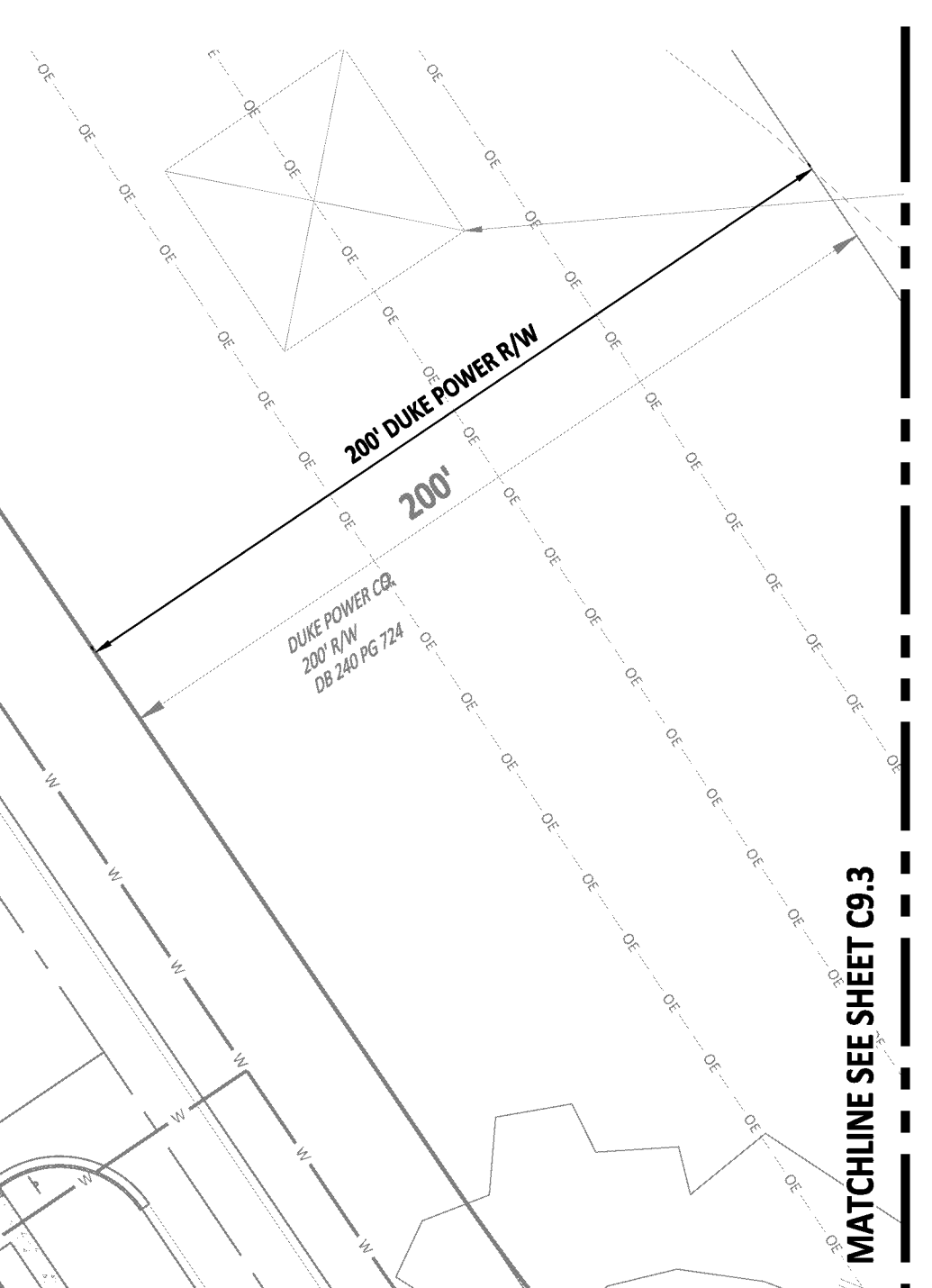
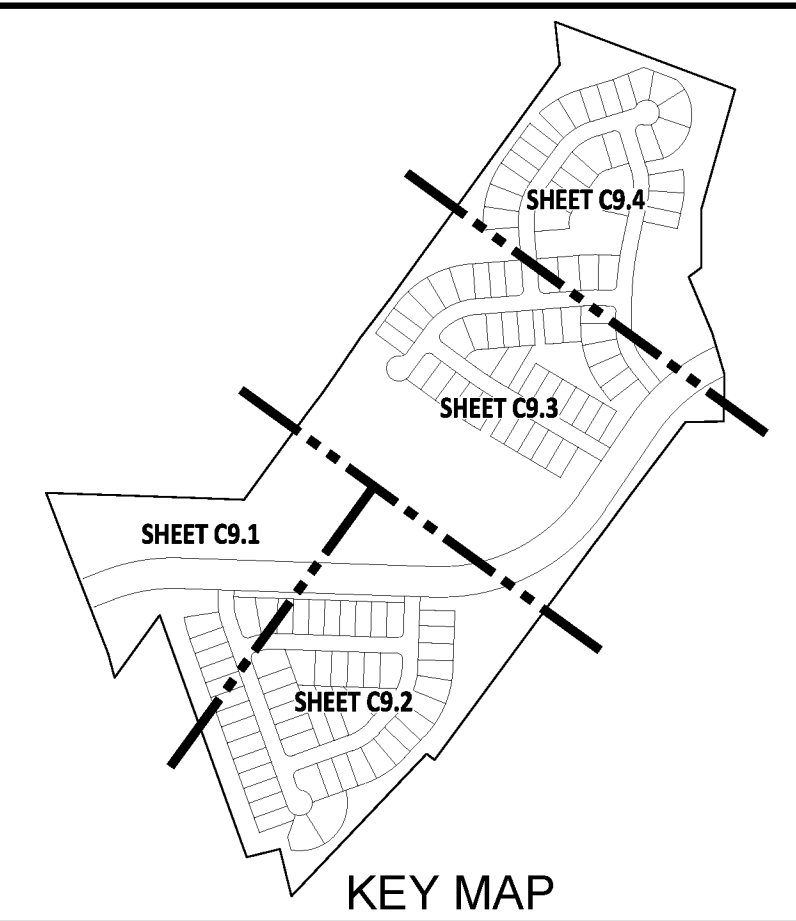
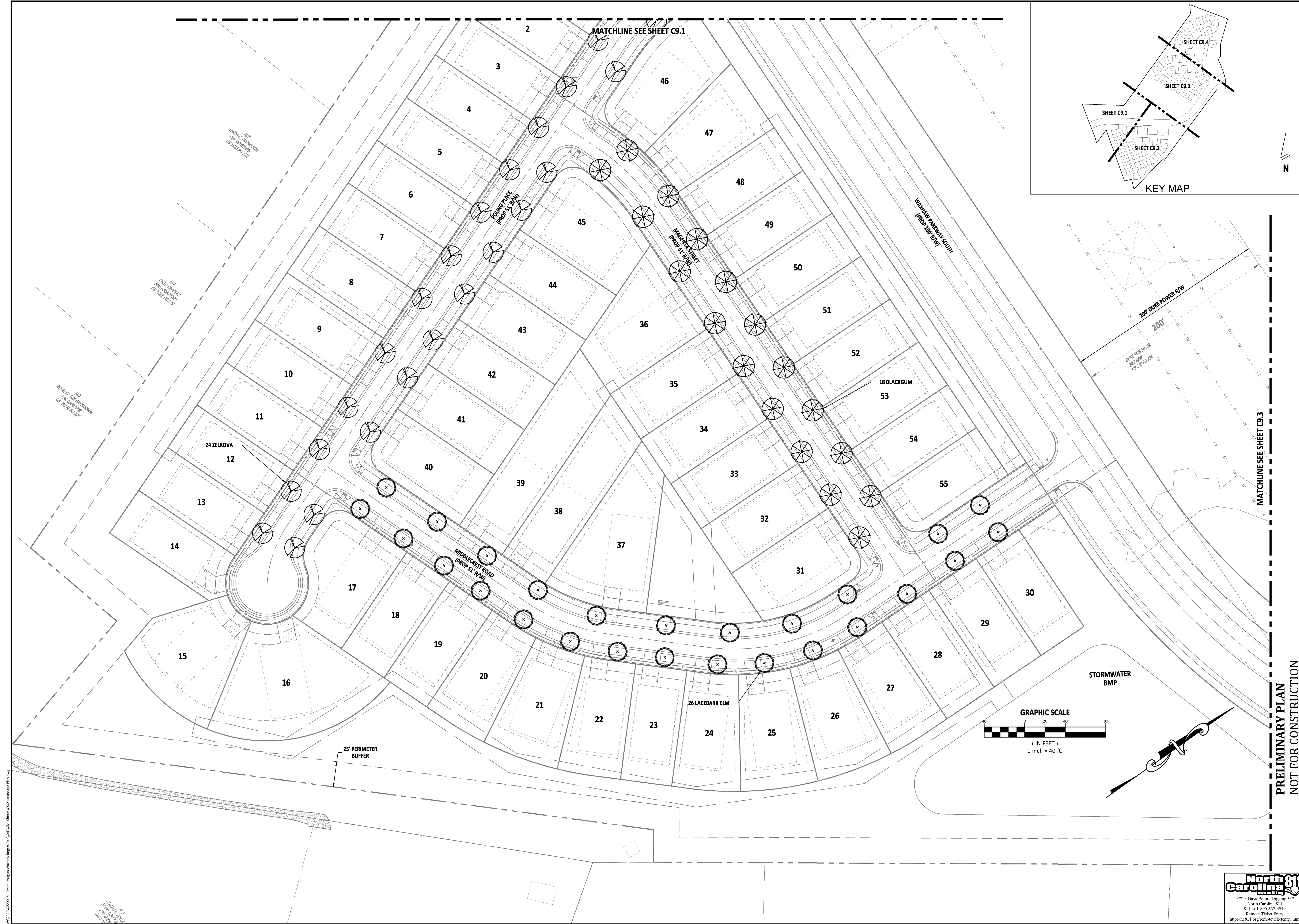
LEGEND

	SIDEWALKS
	FLOODZONE AE
	DROP INLET
	CATCH BASIN
	REINFORCED CONCRETE PIPE
	FLARED END SECTION
	SANITARY SEWER RIGHT OF WAY
	STORM DRAIN EASEMENT
	EX. CATCH BASIN & PIPE
	EX. STORM DRAIN & PIPE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SETBACK LINE
	EX. GRAVITY SEWER
	EX. UNDERGROUND TELEPHONE LINE
	EX. GAS LINE
	EX. UNDERGROUND ELECTRIC LINES
	EX. OVERHEAD ELECTRIC
	EX. WATER LINE
	EX. FENCE
	WATER LINE
	GRAVITY SEWER LINE & MANHOLE
	FIRE HYDRANT
	CATCH BASIN & PIPE
	PROP. BMP ESMT
	PROP. STORM ESMT
	PROP. SSWR ESMT

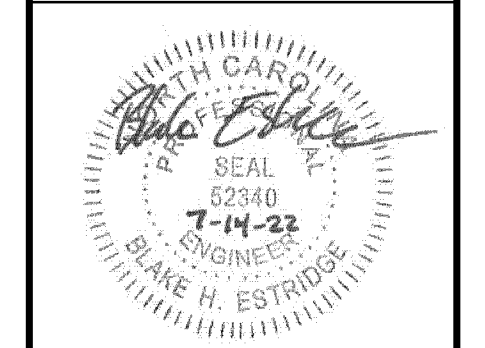
PLANT SCHEDULE

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
	46	Zelkova serrata	Zelkova	2" caliper	B & B	Street Trees for Poling Pl. & Catherine St.
	43	Nyssa sylvatica	Blackgum	2" caliper	B & B	Street Trees for Magenta St. & Barracuda Ln.
	26	Quercus robur	English Oak	2" caliper	B & B	Street Trees for St. Francis Pl.
	52	Ulmus parvifolia	Laceybank Elm	2" caliper	B & B	Street Trees for Middlecrest Rd. & Chevelle Ct.





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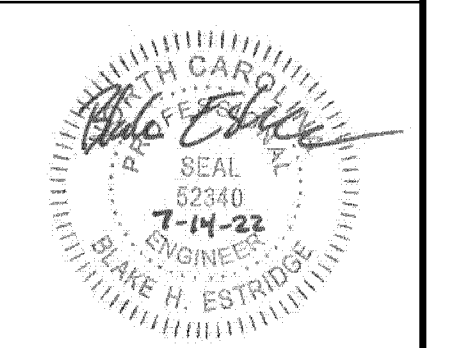
ROGERS POND
 8624 OLD WAXHAW MONROE ROAD
 WAXHAW, NC 28173

JOB NUMBER: C220016
 CHECKED BY: BHE
 DRAWN BY: BHE
 DATE: 07-14-2022

LANDSCAPE PLAN
 SHEET NO.: **C9.2**



W:\2022\C220016 - Smith Douglas Waxhaw Rogers Pond\DW\DW1 Landscaping Plan.dwg
 07/14/2022 10:58:00 AM
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 DWG



NO.	DATE	REVISION

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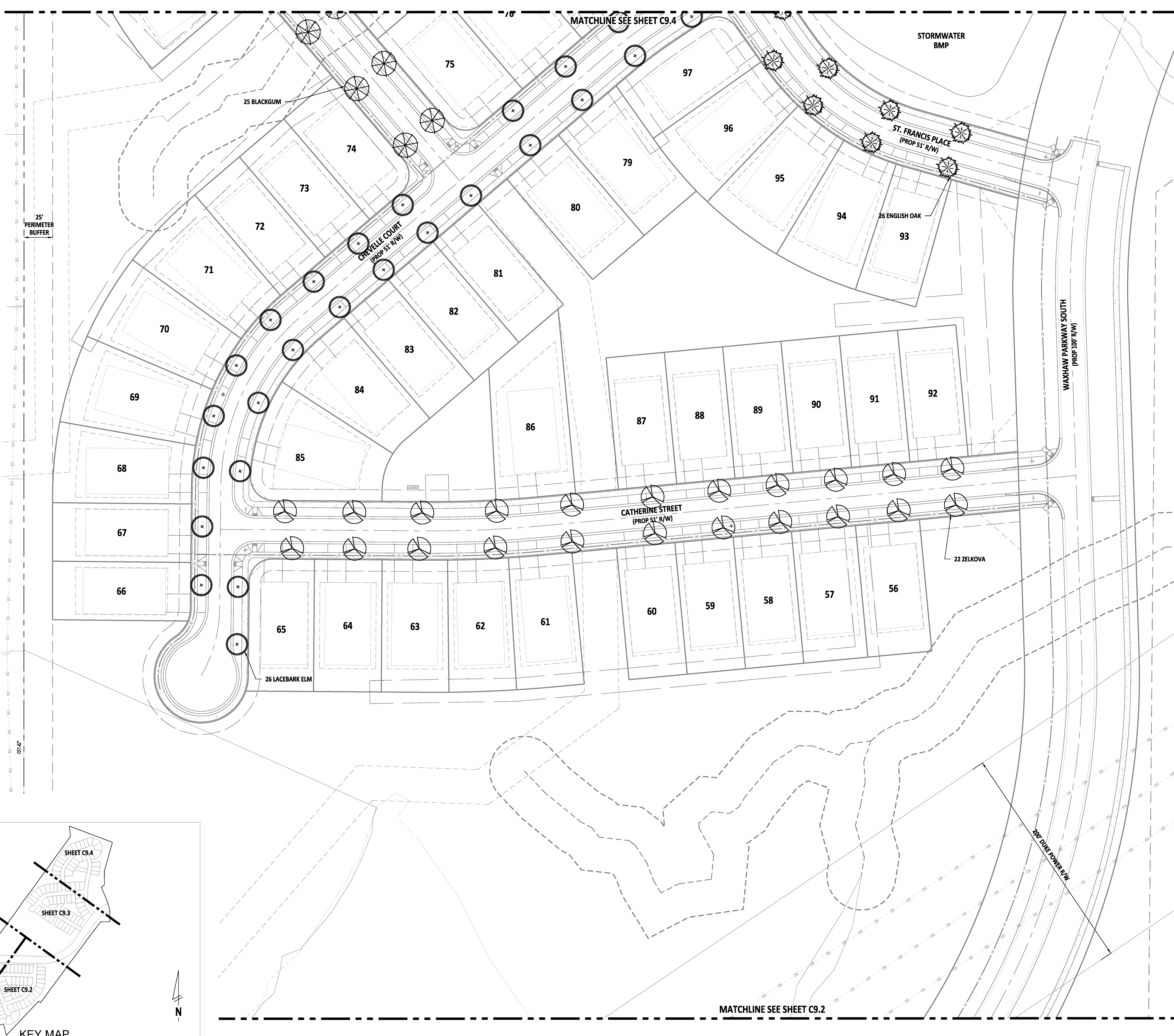
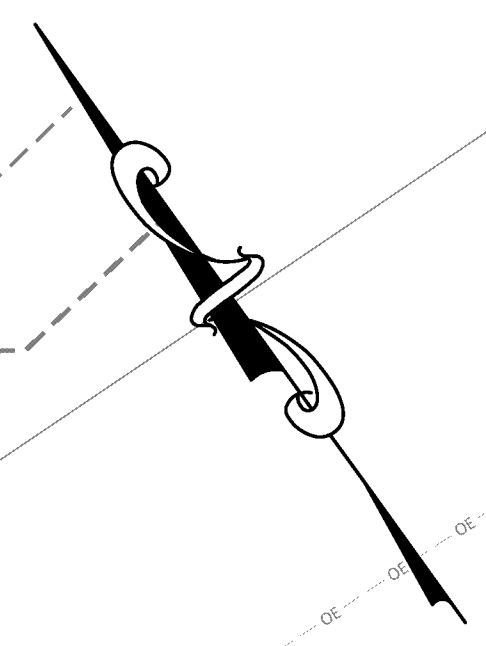
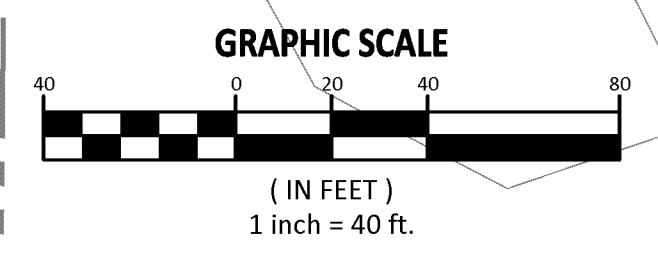
**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**

ROGERS POND
8624 OLD WAXHAW MONROE ROAD
WAXHAW, NC 28173

JOB NUMBER: C220016
CHECKED BY: BHE
DRAWN BY: BHE
DATE: 07-14-2022
SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.: **C9.3**



25' PERIMETER BUFFER

MATCHLINE SEE SHEET C9.4

MATCHLINE SEE SHEET C9.2

