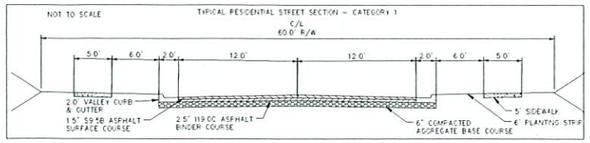


THE DEVELOPER AGREES TO THE FOLLOWING CONDITIONS:

1. THE DEVELOPER SHALL INSTALL A WALKING PATH FROM WHITE HARE LANE UP TO SHUE ROAD.
2. THE DEVELOPER SHALL INSTALL WALKING TRAILS THROUGH THE NATURE PRESERVE AREAS. SPECIFIC SEGMENTS INCLUDE BLACK BEAR STREET TO MOUNTAIN GOAT LANE AND MOUNTAIN GOAT LANE TO GREY WOLF STREET TEMPORARY CUL-DE-SAC.
3. THE DEVELOPER SHALL DEDICATE A FUTURE STREET RIGHT-OF-WAY CONNECTION, BY EXTENDING OCELOT LANE TO THE REAR OF THE MAIN STREET BAPTIST CHURCH PROPERTY, BUT NO PHYSICAL IMPROVEMENTS ARE REQUIRED.
4. THE DEVELOPER SHALL CONNECT GRAY WOLF STREET ROAD RIGHT-OF-WAY WITH OCELOT LANE.

SITE DATA

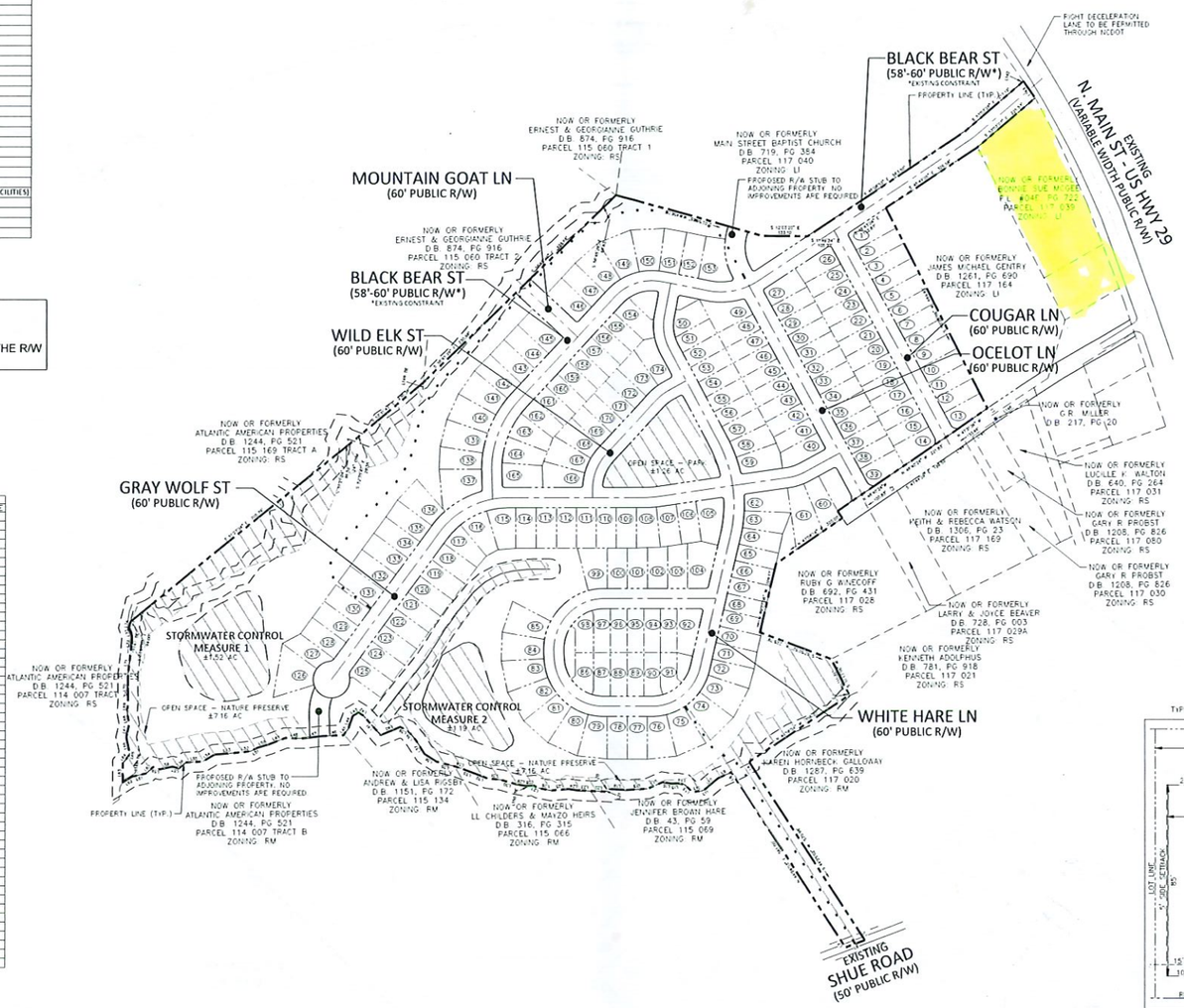
CURRENT OWNER: B&C LAND FARMING LLC

TRACT:	PARCEL NUMBER:	DB:	PG:	ACREAGE:
1	117 204	1263	811	1.02 AC
2	117 205	1263	811	2.50 AC
3	115 062	1263	811	38.20 AC
4	117 165	1263	811	21.47 AC

CURRENT ZONING:	RS
PROPOSED ZONING:	RM-CU
CURRENT USE:	VACANT LAND
PROPOSED USE:	MIXED RESIDENTIAL
TOTAL ACREAGE:	±64.12 AC
TOTAL DEVELOPABLE AREA:	±43.55 AC
ACREAGE IN LOTS:	±27.24 AC (1,186,649 SF)
ACREAGE IN RIGHT-OF-WAY:	±11.67 AC (508,425 SF)
DENSITY PER ACRE:	2.7 DU/AC
PROPOSED LOTS:	174
UNIT TYPE:	SINGLE FAMILY
SETBACK	
FRONT YARD:	10'
INTERIOR SIDE YARD:	5'
CORNER SIDE YARD:	10'
REAR YARD:	25'
GARAGE:	15'
STREET CATEGORY:	RESIDENTIAL STREET - CATEGORY 1
TREE SAVE:	±11.2% = ±7.16 AC (67% OF EXISTING TREE LINE)
STREAM BUFFER:	30' MINIMUM
OPEN SPACE:	±25.5% OF DEVELOPABLE AREA = ± 11.13 AC (INCLUSIVE OF SW FACILITIES)
ACREAGE OF PARK:	±1.26 AC
ACREAGE OF NATURE PRESERVE:	±7.16 AC
ACREAGE OF SWMF 1 :	±1.52 AC
ACREAGE OF SWMF 2:	±1.19 AC

*SITE DOES NOT HAVE ANY DESIGNATED FLOODPLAIN PER FIRM PANEL 5637, MAP NUMBER 3710563700J, AND EFFECTIVE DATE OF JUNE 16, 2009

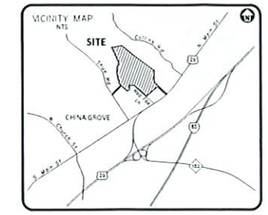
1 YARD TREE / LOT FOR LOTS < 10,000 SF
2 YARD TREES / LOT FOR LOTS 10,000 - 20,000 SF
3 YARD TREES /LOT FOR LOTS > 30,000 SF
AT LEAST ONE TREE MUST BE PLACED IN THE FRONT YARD OUTSIDE THE R/W
TULIP-POPLAR PROVIDED AS THE YARD TREE SPECIES



LINE TABLE					
LINE	BEARING		DISTANCE		
L1	S 50°28'09"	W	22.62'		
L2	N 48°06'53"	E	22.63'		
L3	N 51°13'16"	E	8.66'		
L4	N 44°16'02"	E	30.00'		
L5	S 44°16'02"	W	30.72'		
L6	N 33°03'20"	W	61.43'		
L7	N 44°24'03"	E	30.00'		
L8	N 44°24'03"	E	30.00'		
L9	N 36°31'10"	W	43.25'		
L10	N 53°25'32"	W	50.63'		
L11	N 39°44'25"	W	10.21'		
L12	N 19°16'42"	W	30.12'		
L13	N 30°16'01"	E	32.69'		
L14	N 02°56'55"	W	19.58'		
L15	N 15°46'41"	W	20.50'		
L16	N 03°12'11"	W	26.11'		
L17	N 36°02'53"	W	49.57'		
L18	N 16°02'13"	W	63.56'		
L19	N 09°39'08"	W	55.47'		
L20	N 32°24'07"	W	6.28'		
L21	N 83°57'35"	W	6.22'		
L22	N 09°43'57"	W	41.69'		
L23	N 08°17'52"	W	42.02'		
L24	N 03°48'29"	W	27.70'		
L25	N 17°15'52"	W	52.76'		
L26	N 01°19'45"	W	38.21'		
L27	N 14°13'21"	E	17.22'		
L28	N 16°51'31"	W	22.20'		
L29	N 01°39'29"	W	34.90'		
L30	N 03°46'05"	E	40.14'		
L31	N 00°24'47"	W	43.28'		
L32	N 08°11'23"	E	40.10'		
L33	N 07°48'52"	E	37.73'		
L34	N 06°06'15"	E	28.21'		
L35	N 01°52'30"	E	57.27'		
L36	N 19°31'49"	E	42.38'		
L37	N 45°06'05"	E	47.18'		
L38	N 38°05'11"	E	38.29'		
L39	N 11°11'55"	E	24.80'		
L40	N 35°04'17"	W	62.74'		
L41	N 35°48'34"	E	77.70'		
L42	N 18°51'49"	E	16.82'		
L43	N 42°21'28"	W	19.11'		
L44	N 83°12'07"	W	40.27'		
L45	N 66°45'06"	W	24.33'		
L46	N 14°52'17"	W	61.09'		
L47	N 19°13'01"	W	59.19'		
L48	N 11°40'03"	W	54.60'		
L49	N 34°02'22"	W	49.96'		
L50	N 29°23'17"	W	38.59'		

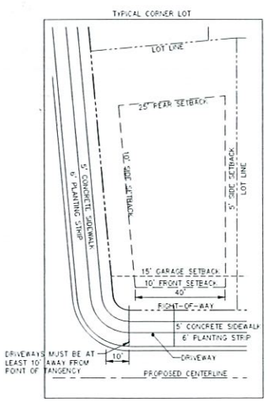
LINE TABLE					
LINE	BEARING		DISTANCE		
L51	N 40°43'19"	W	20.23'		
L52	N 19°24'21"	W	32.51'		
L53	N 17°21'34"	W	76.46'		
L54	N 42°50'03"	W	41.36'		
L55	N 15°00'05"	W	50.50'		
L56	N 52°06'32"	W	28.14'		
L57	N 03°04'09"	E	19.85'		
L58	N 24°31'23"	W	38.81'		
L59	N 03°54'21"	E	22.01'		
L60	N 55°31'23"	W	29.12'		
L61	N 25°13'30"	W	43.90'		
L62	N 44°19'00"	W	33.02'		
L63	N 77°53'00"	E	57.25'		
L64	S 64°03'35"	E	29.86'		
L65	S 85°16'48"	E	6.34'		
L66	N 64°47'00"	E	49.18'		
L67	S 89°20'07"	E	40.07'		
L68	N 66°19'35"	E	32.19'		
L69	N 80°43'10"	E	35.98'		
L70	N 76°48'28"	E	74.10'		
L71	N 84°37'35"	E	69.76'		
L72	N 81°23'11"	E	47.61'		
L73	N 57°08'24"	E	26.01'		
L74	S 88°21'40"	E	17.31'		
L75	S 88°21'40"	E	52.64'		
L76	S 35°11'41"	E	34.02'		
L77	S 43°54'45"	E	22.47'		
L78	S 29°29'08"	W	8.47'		
L79	S 60°33'19"	W	11.63'		
L80	S 60°33'19"	W	15.59'		
L81	S 10°44'04"	W	8.47'		
L82	S 29°18'50"	E	16.05'		
L83	S 60°30'38"	W	23.95'		
L84	S 30°01'14"	E	67.80'		
L85	N 84°45'24"	E	24.76'		
L86	S 30°40'58"	W	59.45'		
L87	S 27°51'09"	E	21.30'		
L88	S 45°18'27"	E	40.60'		
L89	S 77°42'25"	E	13.04'		
L90	S 24°55'34"	E	36.28'		
L91	S 65°42'16"	E	52.18'		
L92	S 44°46'03"	E	68.91'		
L93	N 88°54'18"	E	28.65'		
L94	S 21°41'58"	E	61.69'		
L95	N 87°46'04"	E	47.59'		
L96	N 42°49'58"	E	13.84'		
L97	N 02°37'05"	W	35.75'		
L98	N 66°31'05"	E	11.23'		
L99	S 28°52'45"	E	31.92'		
L100	S 89°00'44"	E	36.26'		

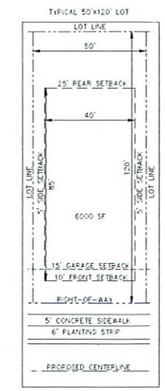
LINE TABLE					
LINE	BEARING		DISTANCE		
L101	S 61°45'00"	E	38.56'		
L102	S 51°07'05"	E	59.93'		
L103	S 60°14'53"	E	86.91'		
L104	N 86°16'56"	E	21.94'		
L105	N 86°16'56"	E	20.26'		
L106	N 50°47'26"	E	23.02'		
L107	S 81°15'52"	W	47.02'		
L108	S 06°36'57"	E	10.62'		
L109	S 26°08'05"	W	21.74'		
L110	S 07°55'44"	W	33.12'		
L111	S 07°25'44"	W	22.91'		
L112	S 44°47'49"	E	21.76'		
L113	S 73°04'31"	E	38.09'		
L114	S 46°57'01"	E	60.55'		
L115	S 53°51'05"	E	67.32'		
L116	S 59°20'03"	E	20.22'		
L117	S 28°43'38"	E	6.39'		
L118	S 28°43'38"	E	12.13'		
L119	S 66°32'26"	E	50.96'		
L120	S 55°11'45"	E	40.54'		
L121	S 55°44'43"	E	38.07'		
L122	S 61°49'01"	E	64.77'		
L123	S 62°17'32"	E	42.34'		
L124	S 66°36'06"	E	47.45'		
L125	S 67°25'17"	E	67.30'		
L126	S 61°23'05"	E	37.98'		
L127	S 87°07'59"	E	19.07'		
L128	S 25°16'51"	E	24.92'		
L129	S 82°19'08"	E	28.18'		
L130	S 61°56'46"	E	68.07'		
L131	S 51°24'52"	E	51.90'		
L132	S 58°02'26"	E	38.49'		
L133	S 60°13'59"	E	63.06'		
L134	S 83°30'13"	E	10.82'		
L135	S 43°17'01"	E	18.96'		
L136	S 14°51'40"	E	44.37'		
L137	S 14°51'40"	E	2.62'		
L138	S 71°47'28"	E	5.71'		
L139	S 71°47'28"	E	36.15'		
L140	S 36°43'07"	E	23.66'		
L141	S 51°31'42"	E	10.32'		
L142	S 50°13'18"	E	10.09'		
L143	S 42°16'50"	W	60.31'		
L144	S 48°35'13"	E	50.55'		
L145	S 46°27'42"	E	101.34'		
L146	S 47°07'00"	E	121.74'		
L147	S 17°59'48"	E	14.22'		
L148	S 67°02'04"	E	15.44'		
L149	N 82°28'54"	E	20.06'		
L150	S 39°02'51"	W	9.58'		

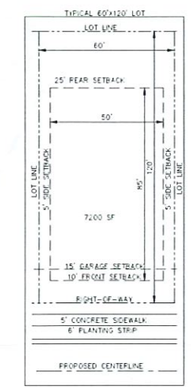


SITE LEGEND

- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- TREELINE
- WALKING TRAIL
- SLOPES GREATER THAN 15%
- TREE SAVE
- OPEN SPACE







GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

811
Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293
www.mcadamsco.com

CLIENT

ANDREW MCDONALD
TRUE HOMES
2649 BREKONRIDGE CENTRE DR
MONROE, NORTH CAROLINA, 28110
PHONE: 704. 288. 7256

KENSINGTON
PRELIMINARY PLAT
N. MAIN ST - US HIGHWAY 29
CHINA GROVE, NORTH CAROLINA, 28023

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 026289 MARK R. VAN DINE

REVISIONS

NO.	DATE	
1	04. 26. 2019	REVISIONS PER 1ST REVIEW
2	05. 22. 2019	REVISIONS PER 2ND REVIEW
3	08. 19. 2019	REVISIONS PER 3RD REVIEW

PLAN INFORMATION

PROJECT NO.	TRU-18010
FILENAME	TRU18010-F1
CHECKED BY	MRV
DRAWN BY	SAW/DMD
SCALE	1"=200'
DATE	03. 19. 2019

SHEET

PRELIMINARY PLAT
OVERALL SITE PLAN

PL-1