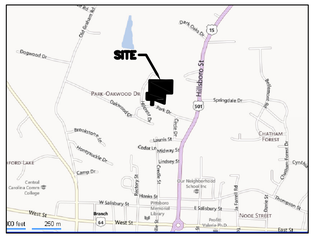
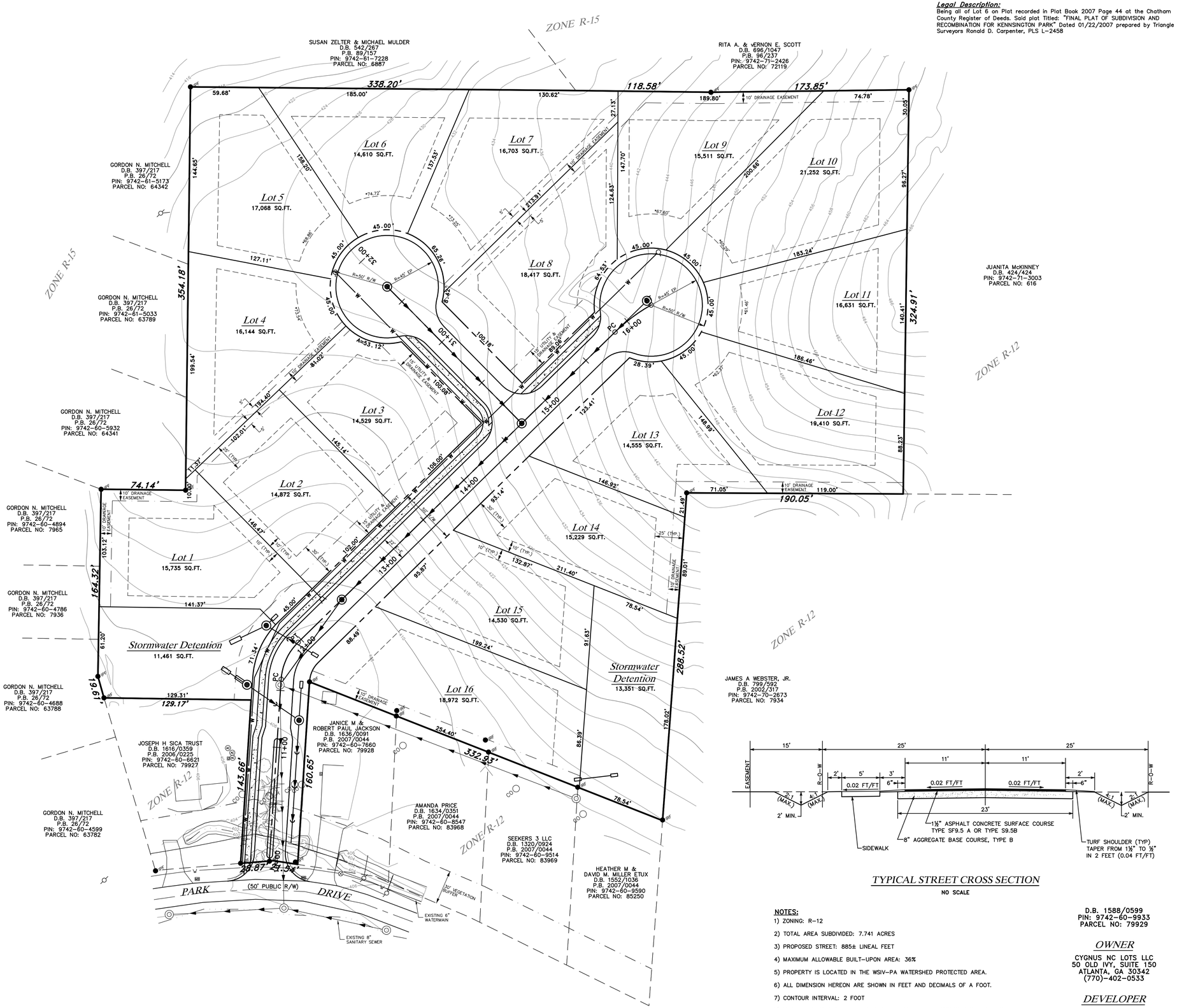


LOCATION MAP

NOT TO SCALE

Legal Description:
Being all of Lot 6 on Plat recorded in Plat Book 2007 Page 44 at the Chatham County Register of Deeds. Said plat Titled: "FINAL PLAT OF SUBDIVISION AND RECOMBINATION FOR KENNSINGTON PARK" Dated 01/22/2007 prepared by Triangle Surveyors Ronald D. Carpenter, PLS L-2458



LEGEND

- BOUNDARY OF PROPERTY SURVEYED
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE OF ROAD
- EASEMENT LINE
- BUILDING SETBACK LINE
- IRON PIPE FOUND
- IRON ROD FOUND
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- SANITARY CLEAN OUT
- WATER METER
- UTILITY POLE
- DECIDUOUS TREE
- EVERGREEN TREE
- 420 — CONTOUR LINE W/ELEVATION
- *63.63' — LOT WIDTH AT BUILDING SETBACK
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY LINE
- PROPOSED STORM MANHOLE
- PROPOSED STORM LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
- MB — MAILBOX

TYPICAL STREET CROSS SECTION

NO SCALE

NOTES:
1) ZONING: R-12
2) TOTAL AREA SUBDIVIDED: 7.741 ACRES
3) PROPOSED STREET: 885± LINEAL FEET
4) MAXIMUM ALLOWABLE BUILT-UPON AREA: 36%
5) PROPERTY IS LOCATED IN THE WSIV-PA WATERSHED PROTECTED AREA.
6) ALL DIMENSION HEREON ARE SHOWN IN FEET AND DECIMALS OF A FOOT.
7) CONTOUR INTERVAL: 2 FOOT
8) STREET TREES SHALL BE PROVIDED PER TOWN OF PITTSBORO REQUIREMENTS.

D.B. 1588/0599
PIN: 9742-60-9933
PARCEL NO: 79929

OWNER

CYGNUS NC LOTS LLC
50 OLD IVY, SUITE 150
ATLANTA, GA 30342
(770)-402-0533

DEVELOPER

TRIANGLE CONSTRUCTION GROUP, INC.
203 RUTHERGLEN DRIVE
CARY, NC 27511

EDR ENGINEERING
4900 WATERS EDGE DRIVE, SUITE 170
RALEIGH, NORTH CAROLINA 27606-2406
PH: (919)747-3012 FAX: (919)324-6614

48 HOURS BEFORE YOU DIG CALL ONE CALL 811 OR 1.800.632.4949 (TOLL FREE)

PRELIMINARY PLAT

KENNSINGTON PARK
Town of Pittsboro
Chatham County
NORTH CAROLINA

CLIENT:

REVISED

2-27-13 – Revised per Comments

DATE: February 1, 2013

DRAWN BY: M.E.M.

CHECKED BY:

0 20 40

FBK:

CHF:

SCALE HOR 1"= 40' FT.
VER 1"= FT.

1

8584