

RESIDENTIAL SUBDIVISION

- NET AREA IN TRACT: 1,347,871 S.F. (31.468 AC. TO CENTERLINE)
- NUMBER OF LOTS: 22
- PROPOSED ROAD: PUBLIC; PAVED BY: TRAVEL SURVACE; IN ROW
- WATER SUPPLY: CHATHAM COUNTY PUBLIC WATER
- SEWERAGE: CHATHAM COUNTY PUBLIC SEWER
- LOT BASE: 100 S.F. TO 11,500 S.F.; PARCELS - 17,416 S.F.
- PROPOSED SETBACKS: AT MANN'S CHAPEL, 40' @ INTERSECTION FRONT; 40' @ REAR; 25' @ SIDE; 25'
- AREA IN PROPOSED PUBLIC STREET RIGHT-OF-WAY: 94,766 S.F.

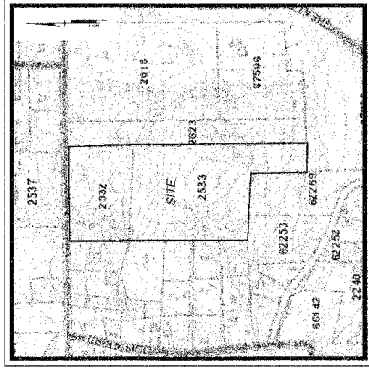
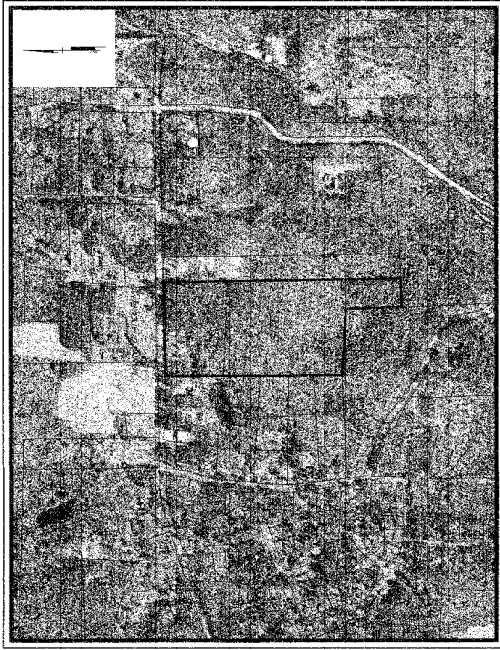
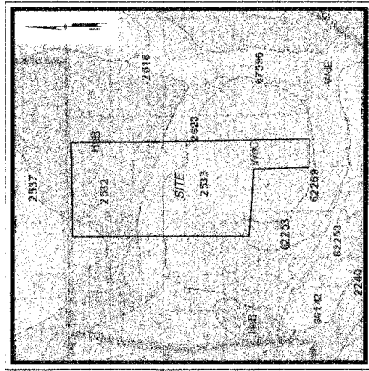
BONTERRA SUBDIVISION

MAJOR SUBDIVISION APPROVAL

3954 MANN'S CHAPEL ROAD

CHATHAM COUNTY, NORTH CAROLINA
2018-02-16

PREPARED FOR:
OWNER/DEVELOPER
IDEAL CAPITAL GROUP, LLC
2100 COOK RIDGE COURT
RALEIGH, NC 27615
(919) 601-2816



SHEET NAME	SHEET NUMBER	SHEET TITLE
CS0001	1	COVER SHEET
CS0002	2	GENERAL NOTES, SITE DATA & MASTER LEGEND
CS0003	3	EXISTING CONDITIONS / DEMOLITION PLAN
CS1001	4	SITE PLAN
CS1501	5	SITE GRADING AND UTILITY PLAN



BONTERRA SUBDIVISION
3954 MANN'S CHAPEL ROAD
CHAPEL HILL, NC 27615
COVER SHEET
IDEAL CAPITAL GROUP, LLC
2100 COOK RIDGE COURT
RALEIGH, NC 27615

DATE	DESCRIPTION

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DIMENSIONS BEFORE PROCEEDING WITH WORK

PROJECT NO.: DL21701
DATE: 02/16/18
DRAWING SCALE: NTS
DRAWN BY: DMG
CHECKED BY: POB

CS0001
SHEET 1 OF 5

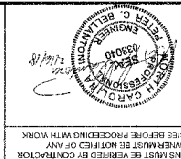


PREPARED BY:
PENNONI ASSOCIATES INC.

401 Providence Road #200
Chapel Hill, NC 27514
T 919.929.1173
F 919.493.6548

PRELIMINARY
NOT FOR CONSTRUCTION

Pennoni
 PENNONI ASSOCIATES, INC.
 401 PLYMOUTH ROAD, SUITE 200
 CHARLOTTE, NC 27214
 F 704.375.1173 F 704.375.1174

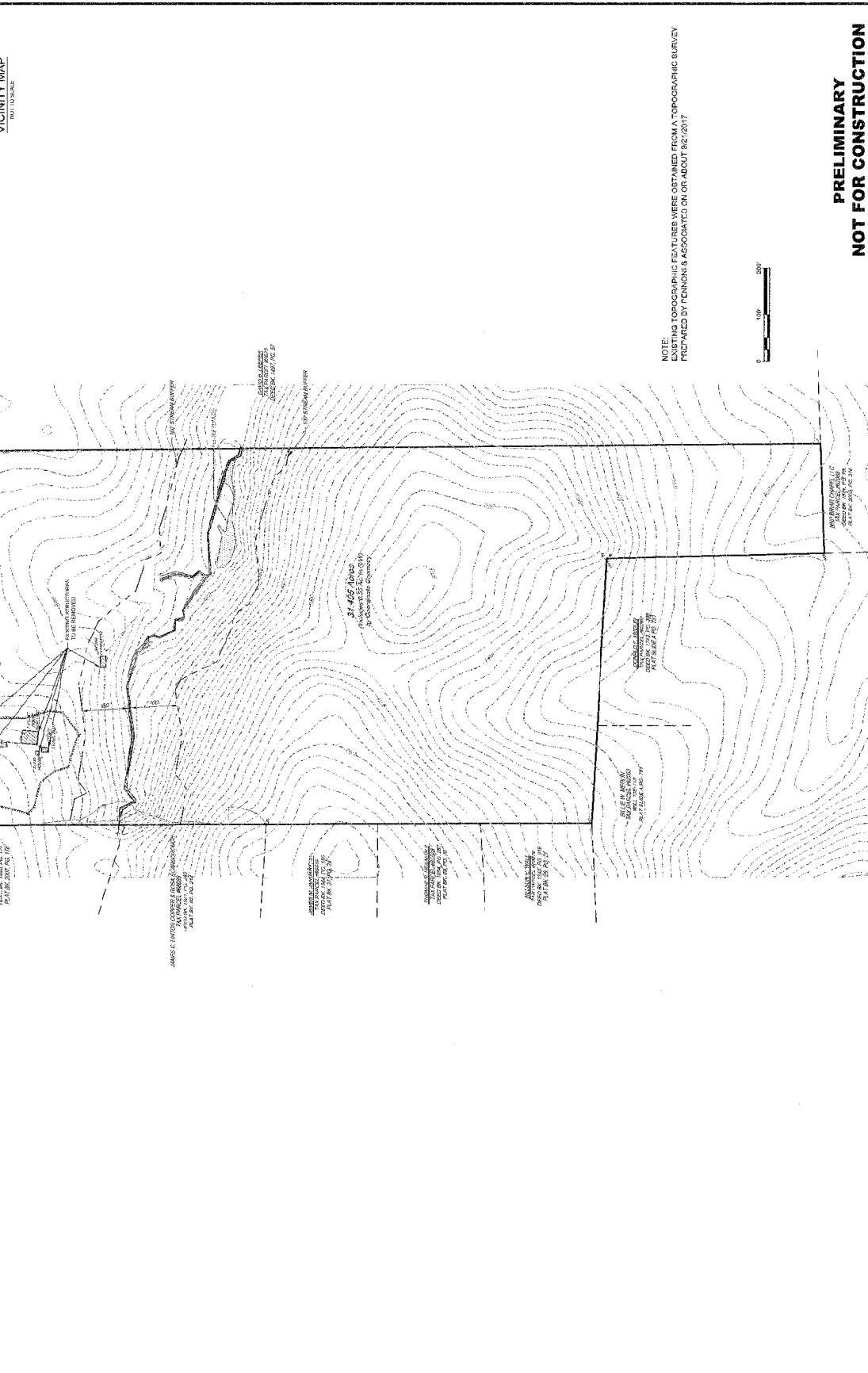
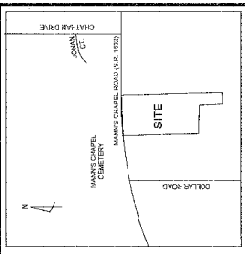


BONTERRA SUBDIVISION
 EXISTING CONDITIONS - DEMOLITION PLAN
 IDEAL CAPITAL GROUP, LLC
 2604 CORKRIDGE COURT
 RALEIGH, NC 27615
 3540 MAINS CHAPEL ROAD
 CHARLOTTE, NC 27216

DATE	NO.	REVISIONS
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PROJECT: DUAZ7101
 DATE: 03/05/2018
 DRAWING SCALE: 1" = 100'
 DWYERBY: DMC
 APPROVED BY: [Signature]
 PNO: [Signature]

CS0201
 SHEET 3 OF 5



NOTE: EXISTING TOPOGRAPHIC FEATURES WERE OBTAINED FROM A TOPOGRAPHIC SURVEY PREPARED BY PENNONI & ASSOCIATES ON OR ABOUT 06/15/2017.

PRELIMINARY
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**PRELIMINARY
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CS1001
SHEET 4 OF 5

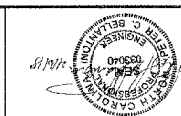
PROJECT: DIAZ7101
DATE: 03/15/2010
DRAWN BY: JAVIAN BALE
CHECKED BY: DMC
SCALE: 1" = 100'
TOD: 10/1/2010

DATE: 03/15/2010
NO. 1
PERSONS: 1

DATE	NO.	PERSONS
03/15/2010	1	1

BONTERRA SUBDIVISION
3924 MANN CHAPEL ROAD
CHapel HILL, NC 27516
SITE PLAN
IDEAL CAPITAL GROUP, LLC
2914 CORK RIDGE COURT
RALEIGH, NC 27616

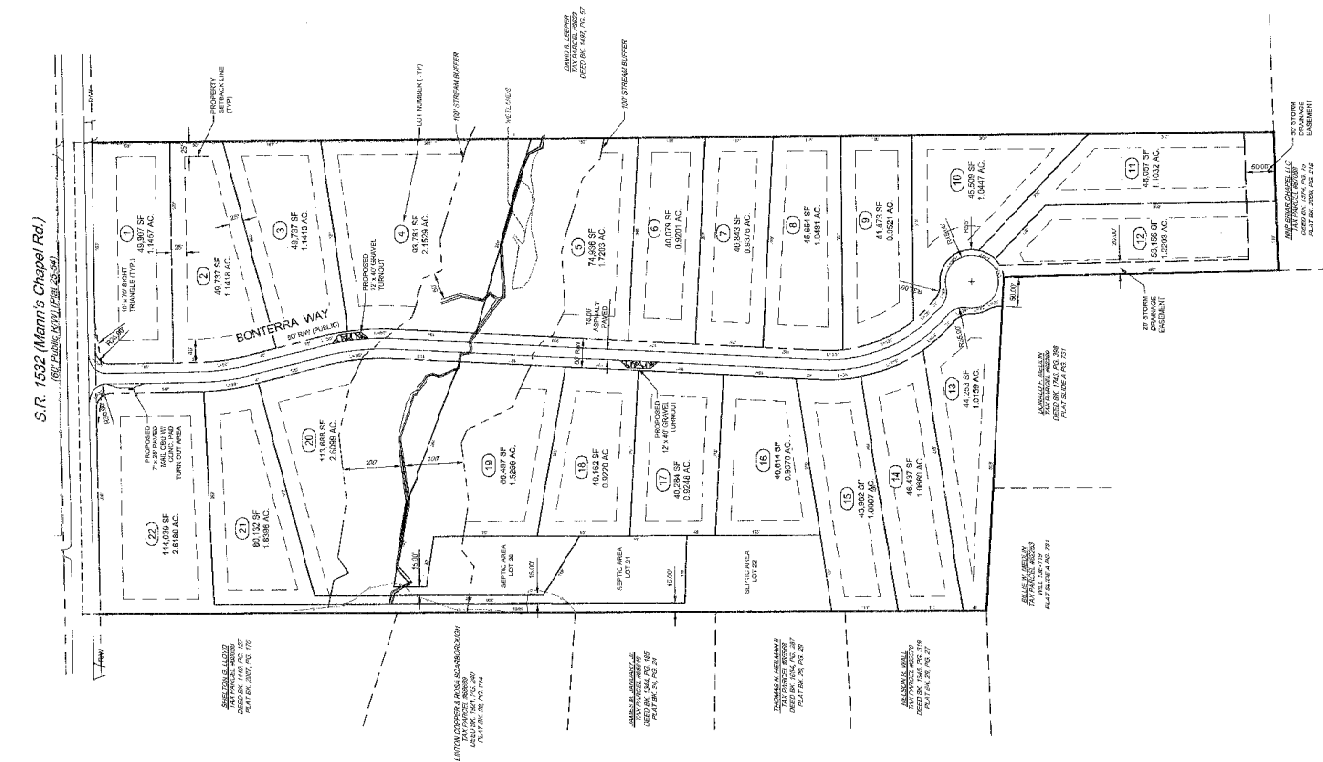
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNERS MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK



Pennoni
PENNONI ASSOCIATES, INC.
1715 W. BERRY STREET, SUITE 300
PRAIRIE RIDGE, PA 19103
T 215.222.3000 F 215.222.2698



LOT #	AREA (SQ FT)	AREA (AC)
LOT 1	43,807 SF	1.01
LOT 2	48,737 SF	1.14
LOT 3	49,237 SF	1.14
LOT 4	49,237 SF	1.14
LOT 5	49,237 SF	1.14
LOT 6	49,237 SF	1.14
LOT 7	49,237 SF	1.14
LOT 8	49,237 SF	1.14
LOT 9	49,237 SF	1.14
LOT 10	49,237 SF	1.14
LOT 11	49,237 SF	1.14
LOT 12	49,237 SF	1.14
LOT 13	49,237 SF	1.14
LOT 14	49,237 SF	1.14
LOT 15	49,237 SF	1.14
LOT 16	49,237 SF	1.14
LOT 17	49,237 SF	1.14
LOT 18	49,237 SF	1.14
LOT 19	49,237 SF	1.14
LOT 20	49,237 SF	1.14
LOT 21	49,237 SF	1.14
LOT 22	49,237 SF	1.14



S.R. 1532 (Mann's Chapel Rd.)

PROPERTY INFORMATION

ADJACENT PROPERTY

ADJACENT PROPERTY

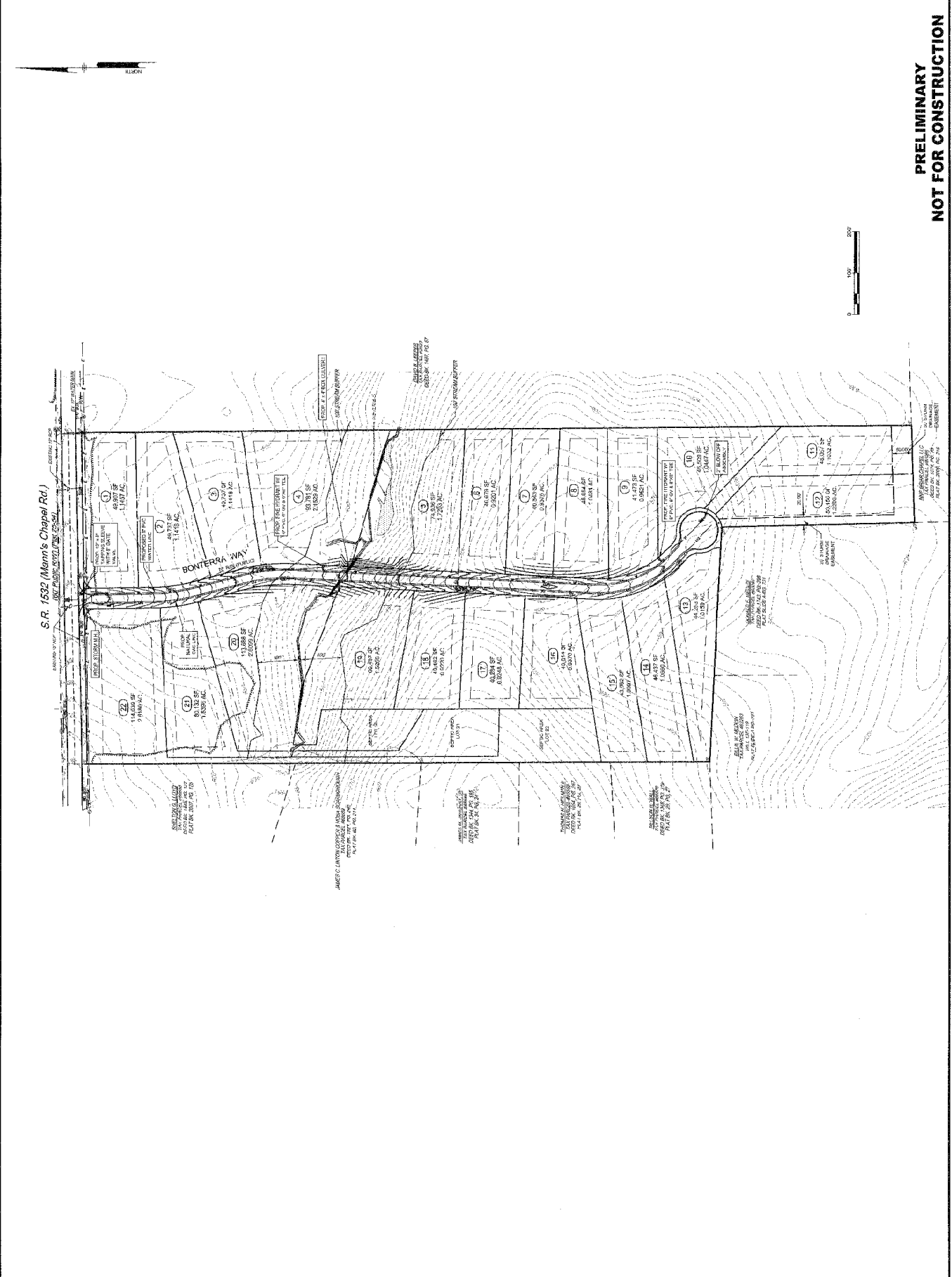
ADJACENT PROPERTY



BONTERRA SUBDIVISION
 2664 MANN'S GRAPE ROAD
 CHAPEL HILL, NC 27616
IDEAL CAPITAL GROUP, LLC
 2100 COOK RIDGE COURT
 RALEIGH, NC 27615

DATE	NO.	REVISIONS

PROJECT NO. DIAC2701
 SHEET 5 OF 5



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NOT FOR CONSTRUCTION