

RESIDENTIAL SUBDIVISION

1. NET AREA IN TRACT: 1,347,871 S.F. (31.495 AC. TO CENTERLINE)
2. NUMBER OF LOTS: 22
3. PROPOSED ROAD: PUBLIC; PAVED 18' TRAVEL SURFACE; 50' R/W
4. WATER SUPPLY: CHATHAM COUNTY PUBLIC WATER.
5. SEWAGE DISPOSAL: INDIVIDUAL LOT SEPTIC SYSTEMS
6. LOT SIZE: 40,162 S.F. TO 114,038 S.F.; AVERAGE = 57,416 S.F.
7. PROPOSED SETBACKS: A) MANN'S CHAPEL: 40'; B) INTERIOR FRONT: 40';  
C) REAR: 25'; D) SIDE: 25'
8. AREA IN PROPOSED PUBLIC STREET RIGHT-OF-WAY: 84,756 S.F.

# BONTERRA SUBDIVISION

## MAJOR SUBDIVISION APPROVAL

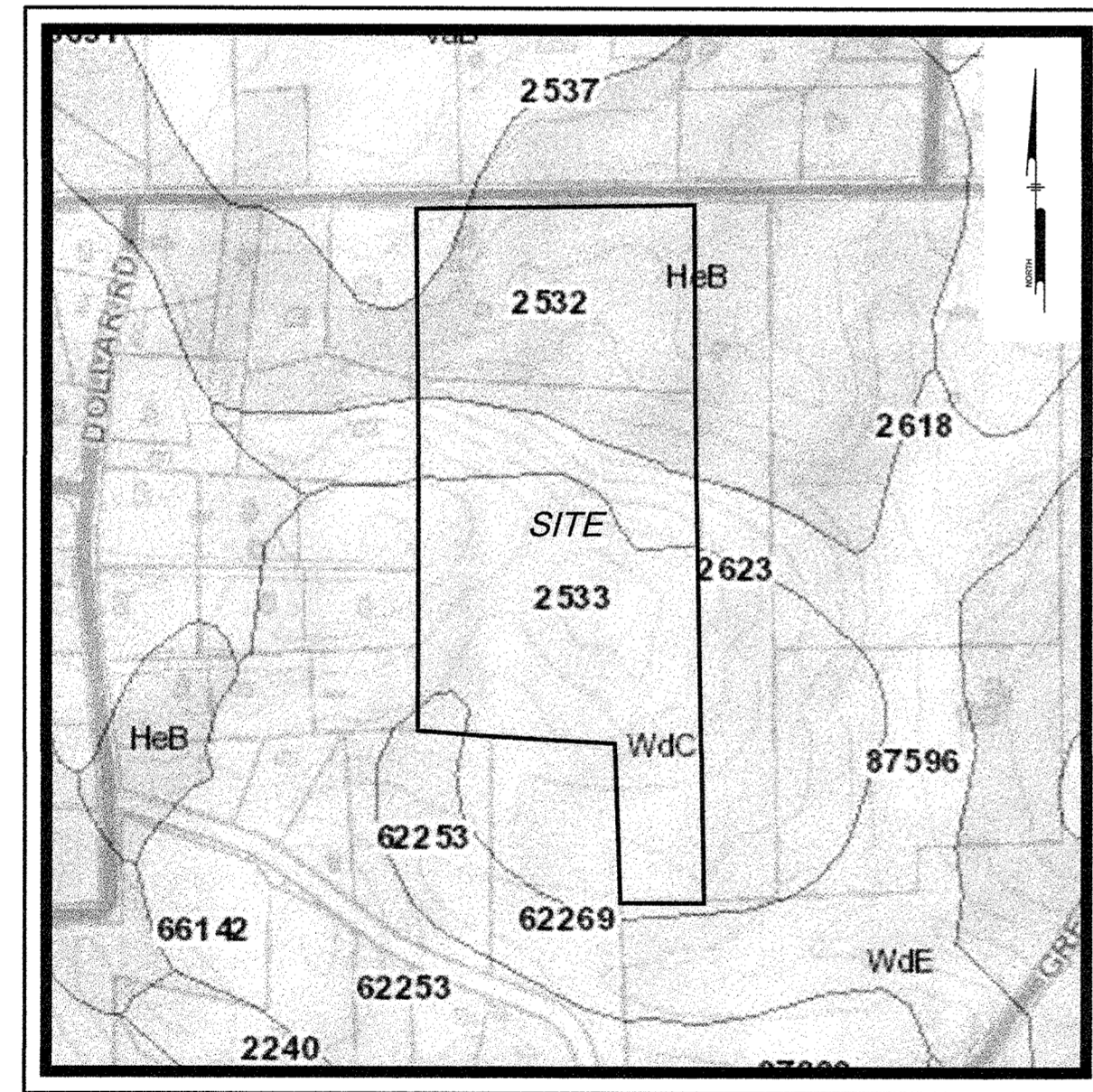
### 3954 MANN'S CHAPEL ROAD

#### CHATHAM COUNTY, NORTH CAROLINA

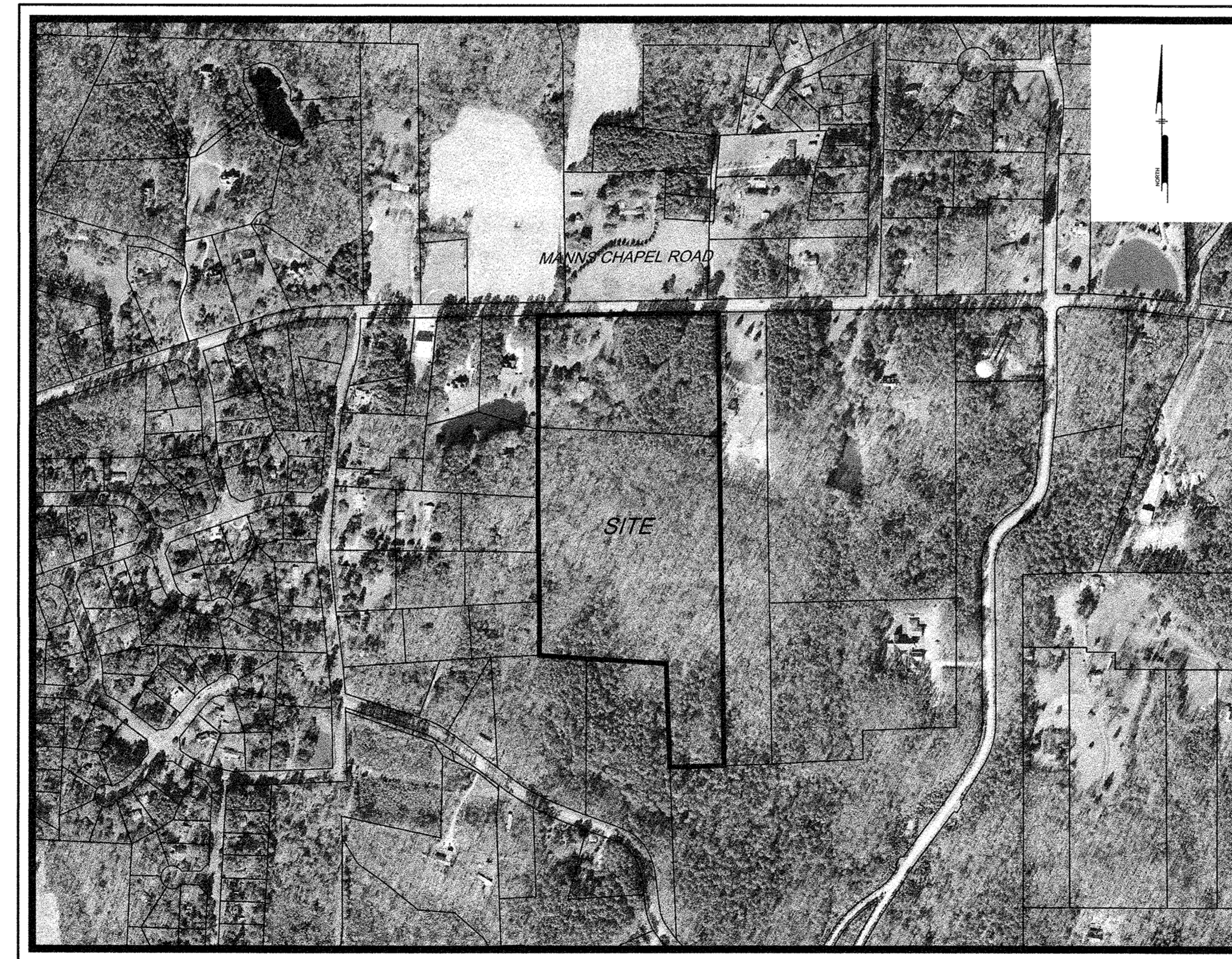
2018-04-20

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

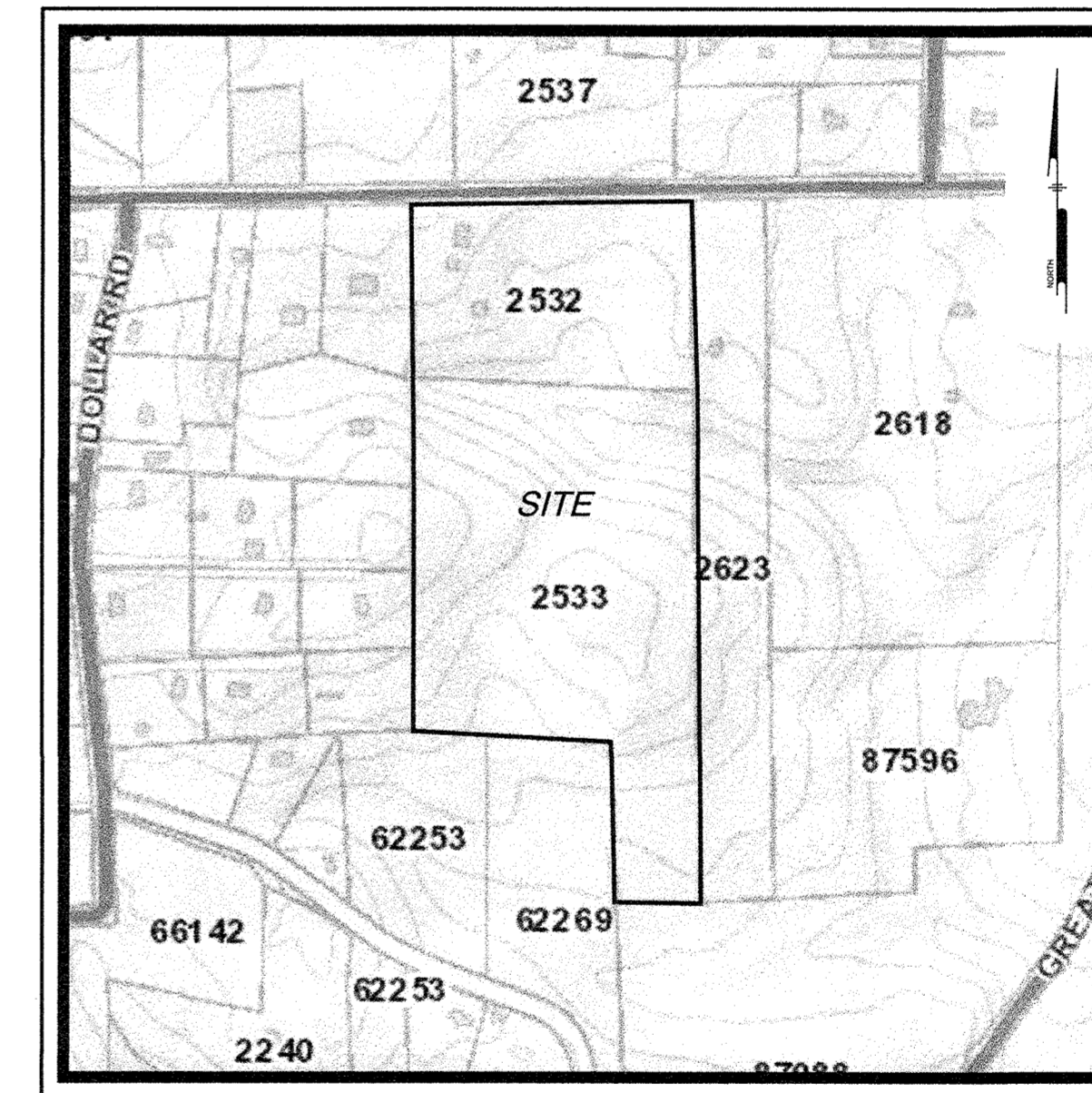
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|------------------|--------------|---|
| SHEET NAME       | SHEET NUMBER | SHEET TITLE                             |
| CS0001           | 1            | COVER SHEET                             |
| CS0002           | 2            | GENERAL NOTES SITE DATA & MASTER LEGEND |
| CS0201           | 3            | EXISTING CONDITIONS / DEMOLITION PLAN   |
| CS1001           | 4            | SITE PLAN                               |
| CS1501           | 5            | SITE GRADING AND UTILITY PLAN           |



**SOILS MAP**  
Scale: 1" = 500'

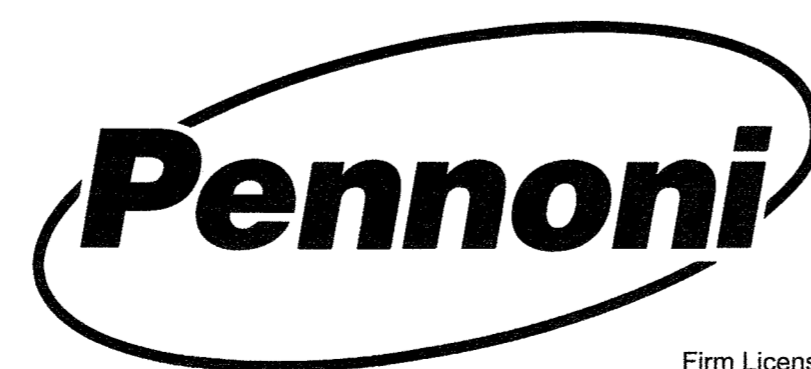


**LOCATION MAP**  
SCALE: 1" = 500'



**GIS MAP**  
Scale: 1" = 500'

PREPARED BY:  
**PENNONI ASSOCIATES INC.**



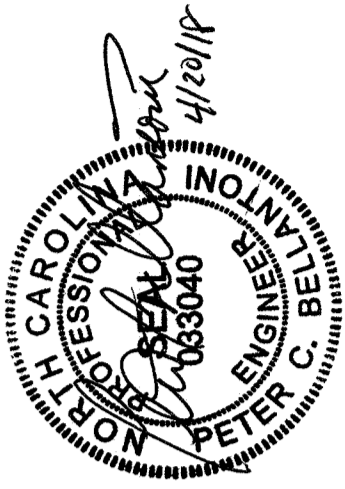
Firm License  
F-1267

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



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

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



BONTERRA SUBDIVISION  
3954 MANN'S CHAPEL ROAD  
CHAPEL HILL, NC 27516

COVER SHEET

IDEAL CAPITAL GROUP, LLC  
2100 COOK RIDGE COURT  
RALEIGH, NC 27615

| NO. | DATE | REVISIONS | BY |
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PROJECT: DLAZ1701  
DATE: 2018-04-20  
DRAWING SCALE: NTS  
DRAWN BY: DMC  
APPROVED BY: PCB

**CS0001**  
SHEET 1 OF 5

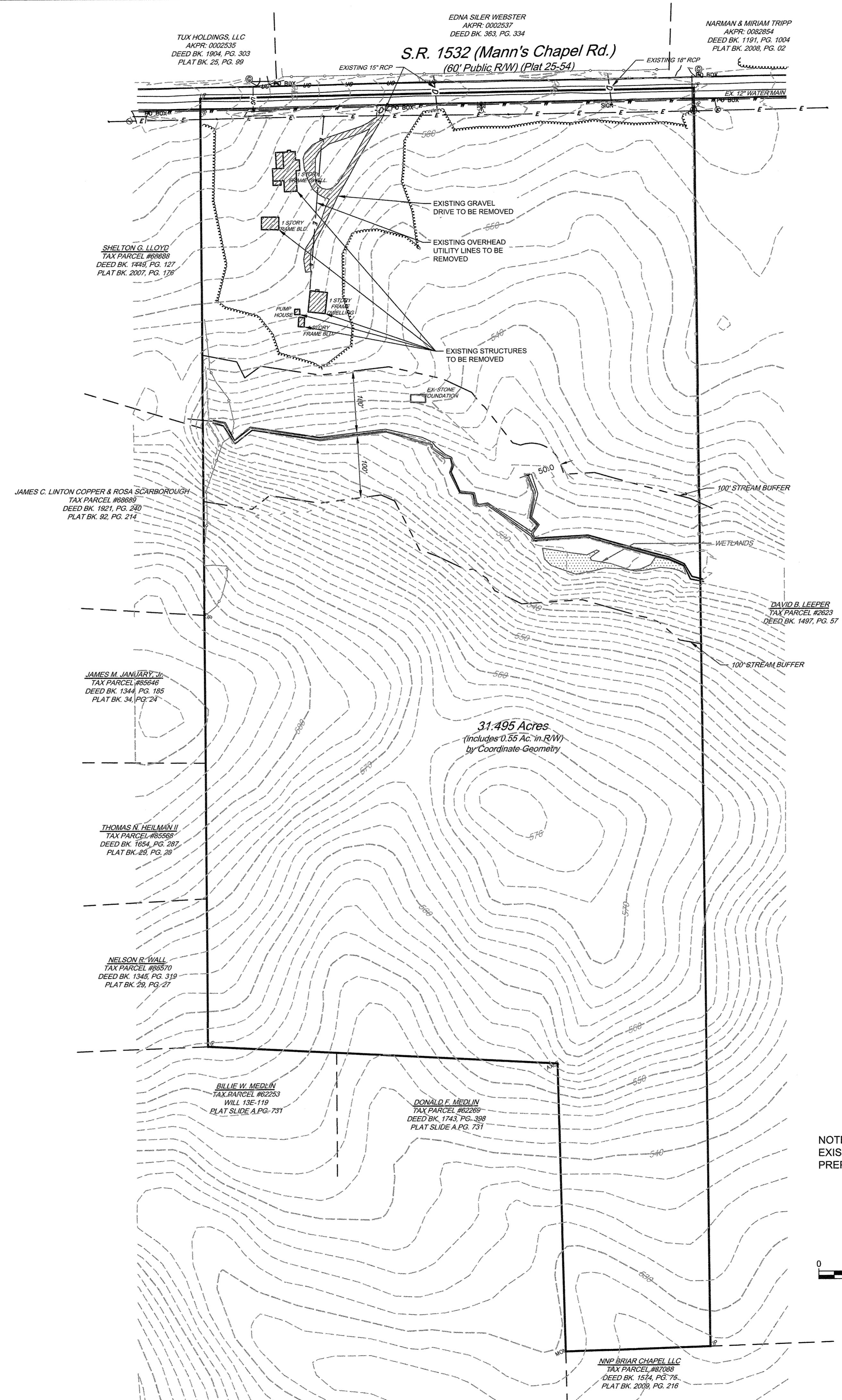
**PRELIMINARY  
NOT FOR CONSTRUCTION**

PLOTTED: 4/18/2018 4:44 PM BY: Donal Chipr PROJECT STATUS: MAJOR SUBDIVISION APPROVAL

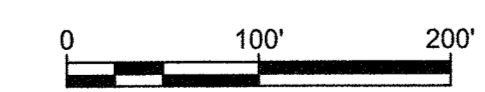
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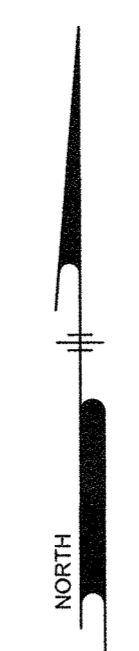
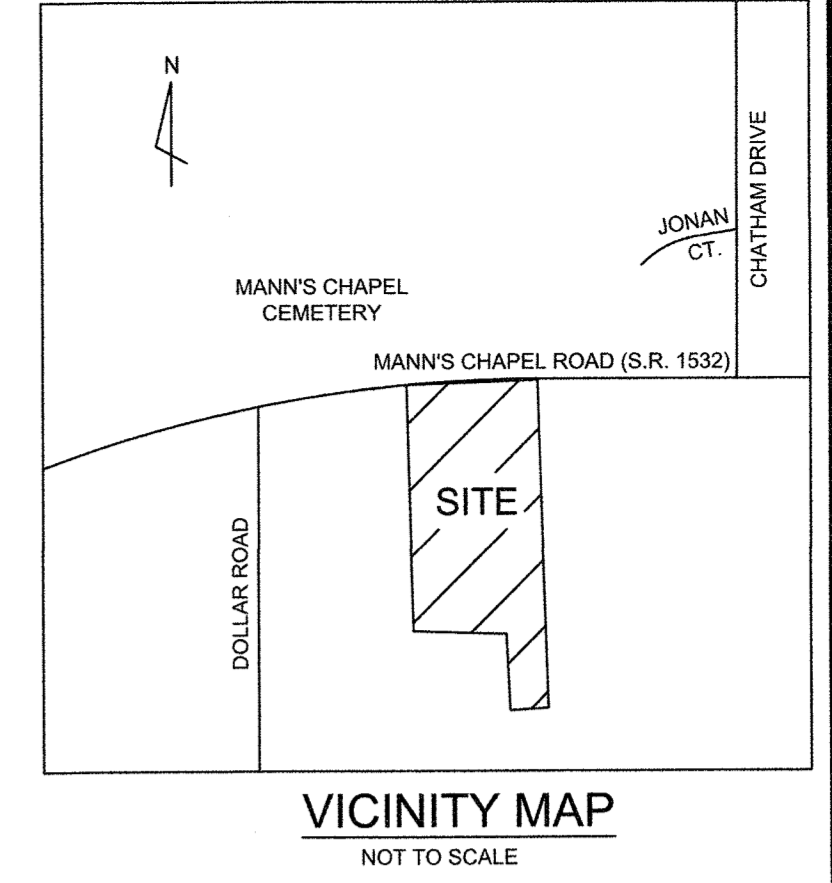
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DELINEATION OF WATERS AND STREAM BUFFERS  
 BASED UPON DOCUMENT ENTITLED, "FIGURE 3 - SKETCH  
 MAP" DATED 10/26/17, AS PREPARED BY S&EC, PA.  
 USACOE NOTICE OF JURISDICTIONAL DETERMINATION  
 ISSUED 4/18/18. ID SAW - 2017 - 02253.



NOTE:  
 EXISTING TOPOGRAPHIC FEATURES WERE OBTAINED FROM A TOPOGRAPHIC SURVEY  
 PREPARED BY PENNONI & ASSOCIATES ON OR ABOUT 9/21/2017



**PRELIMINARY  
 NOT FOR CONSTRUCTION**

**Pennon**  
 Firm License F-1267  
**PENNONI ASSOCIATES INC.**  
 401 Providence Road #200  
 Chapel Hill, NC 27514  
 T 919.929.1173 F 919.493.6548

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR  
 AND OWNER MUST BE NOTIFIED OF ANY  
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**BONTERRA SUBDIVISION**  
 3954 MANN'S CHAPEL ROAD  
 CHAPEL HILL, NC 27516

**EXISTING CONDITIONS - DEMOLITION PLAN**

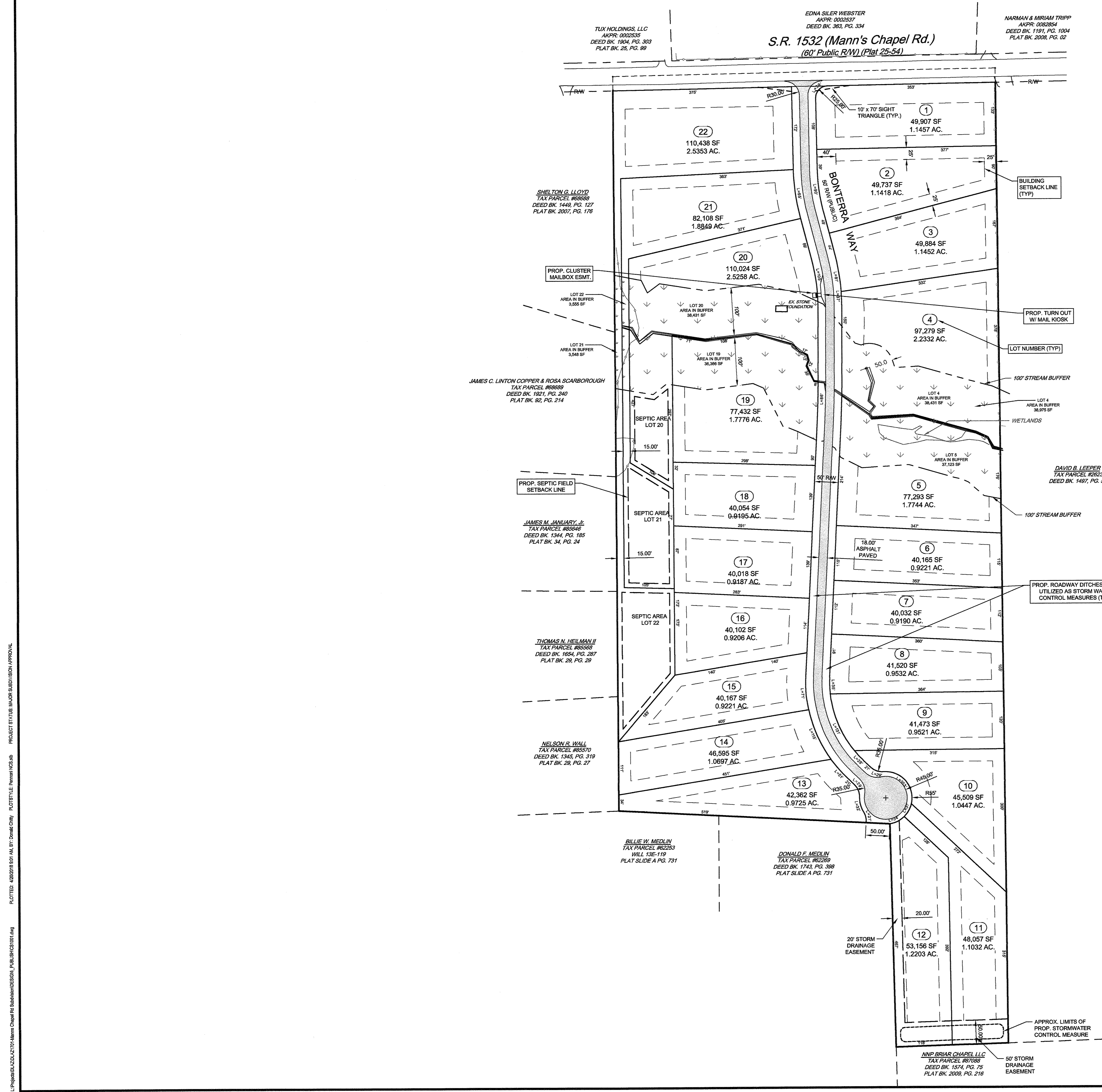
IDEAL CAPITAL GROUP, LLC  
 2100 COOK RIDGE COURT  
 RALEIGH, NC 27615

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PROJECT: DLAZ1701  
 DATE: 2018-04-20  
 DRAWING SCALE: 1" = 100'  
 DRAWN BY: DMC  
 APPROVED BY: PCB

**CS0201**  
 SHEET 3 OF 5

L:\Projects\DLAZ1701\Benterra Chapel Rd Subdivision\CS1001.dwg PLOTTED: 4/20/18 10:11 AM BY: David Chiv /LOTBY/FILE: Pennoni NCS.dwg PROJECT STATUS: MAJOR SUBDIVISION APPROVAL

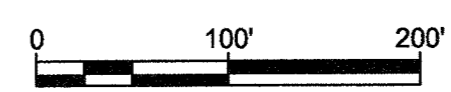


**LOT AREA TABLE**

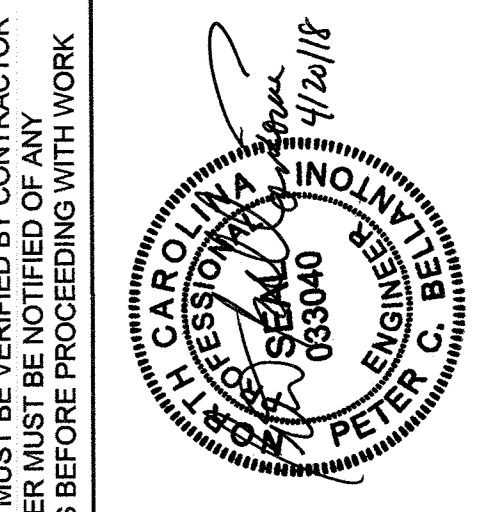
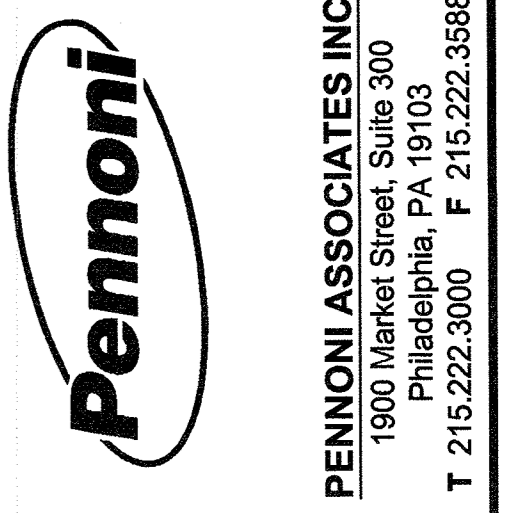
| LOT #  | TOTAL AREA (sf) | AREA (ac) | AREA IN BUFFER | USABLE AREA |
|--------|-----------------|-----------|----------------|-------------|
| LOT 1  | 49,907 SF       | 1.15      | 0              | 49,907 SF   |
| LOT 2  | 49,737 SF       | 1.14      | 0              | 49,737 SF   |
| LOT 3  | 49,884 SF       | 1.15      | 0              | 49,884 SF   |
| LOT 4  | 97,279 SF       | 2.23      | 38,975 SF      | 58,304 SF   |
| LOT 5  | 77,293 SF       | 1.77      | 37,123 SF      | 40,170 SF   |
| LOT 6  | 40,165 SF       | 0.92      | 0              | 40,165 SF   |
| LOT 7  | 40,032 SF       | 0.92      | 0              | 40,032 SF   |
| LOT 8  | 41,520 SF       | 0.95      | 0              | 41,520 SF   |
| LOT 9  | 41,473 SF       | 0.95      | 0              | 41,473 SF   |
| LOT 10 | 45,509 SF       | 1.04      | 0              | 45,509 SF   |
| LOT 11 | 48,057 SF       | 1.10      | 0              | 48,057 SF   |
| LOT 12 | 53,156 SF       | 1.22      | 0              | 53,156 SF   |
| LOT 13 | 42,362 SF       | 0.97      | 0              | 42,362 SF   |
| LOT 14 | 46,595 SF       | 1.07      | 0              | 46,595 SF   |
| LOT 15 | 40,167 SF       | 0.92      | 0              | 40,167 SF   |
| LOT 16 | 40,102 SF       | 0.92      | 0              | 40,102 SF   |
| LOT 17 | 40,018 SF       | 0.92      | 0              | 40,018 SF   |
| LOT 18 | 40,054 SF       | 0.92      | 0              | 40,054 SF   |
| LOT 19 | 77,432 SF       | 1.78      | 36,366 SF      | 41,066 SF   |
| LOT 20 | 110,024 SF      | 2.53      | 38,341 SF      | 71,683 SF   |
| LOT 21 | 82,108 SF       | 1.88      | 3,548 SF       | 78,560 SF   |
| LOT 22 | 110,438 SF      | 2.54      | 3,555 SF       | 106,883 SF  |

DELINEATION OF WATERS AND STREAM BUFFERS BASED UPON DOCUMENT ENTITLED, "FIGURE 3 - SKETCH MAP" DATED 10/26/17, AS PREPARED BY S&EC, PA.

USACOE NOTICE OF JURISDICTIONAL DETERMINATION ISSUED 4/18/18. ID SAW - 2017 - 02253.



**PRELIMINARY  
NOT FOR CONSTRUCTION**



**BONTERRA SUBDIVISION**  
3954 MANN'S CHAPEL ROAD  
CHAPEL HILL, NC 27516  
**SITE PLAN**  
IDEAL CAPITAL GROUP, LLC  
2100 COOK RIDGE COURT  
RALEIGH, NC 27615

| NO. | DATE | REVISIONS | BY |
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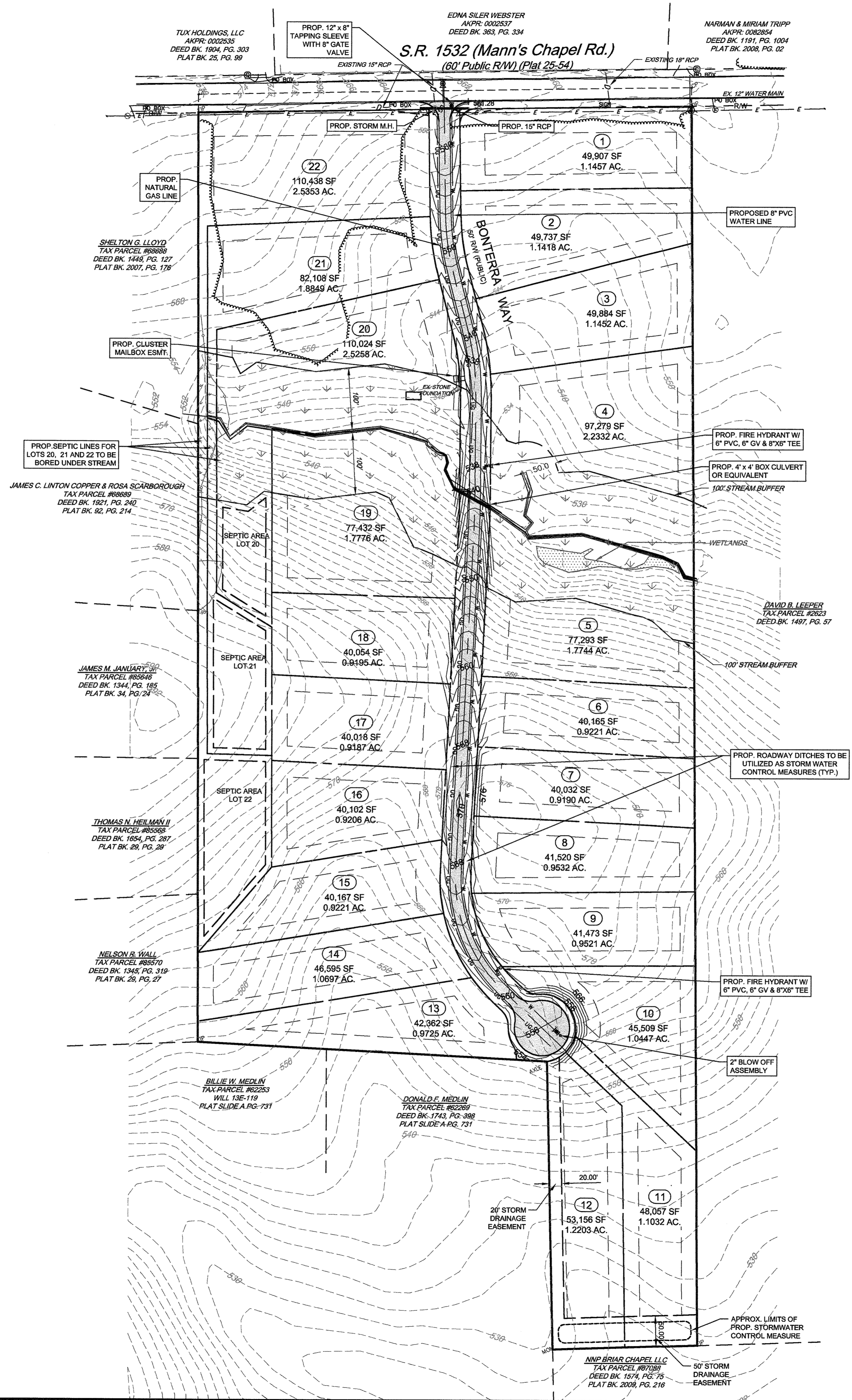
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PROJECT: DLAZ1701  
DATE: 2018-04-20  
DRAWING SCALE: 1"= 100'  
DRAWN BY: DMC  
APPROVED BY: PCB

**CS1001**

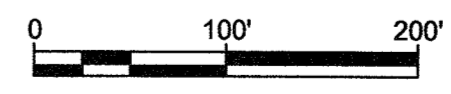
SHEET 4 OF 5

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DELINEATION OF WATERS AND STREAM BUFFERS  
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USACOE NOTICE OF JURISDICTIONAL DETERMINATION  
ISSUED 4/18/18. ID SAW - 2017 - 02253.



**PRELIMINARY  
NOT FOR CONSTRUCTION**

**Pennoni**

**PENNONI ASSOCIATES INC.**  
1900 Market Street, Suite 300  
Philadelphia, PA 19103  
T 215.222.3000 F 215.222.3588

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CAROLINA PROFESSIONAL ENGINEERS  
PETER C. BELL  
033040  
11/20/18

**BONTERRA SUBDIVISION**  
3954 MANN'S CHAPEL ROAD  
CHAPEL HILL, NC 27516

**SITE GRADING & UTILITY PLAN**

**IDEAL CAPITAL GROUP, LLC**  
2100 COOK RIDGE COURT  
RALEIGH, NC 27615

| NO. | DATE | REVISIONS | BY |
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PROJECT **DLAZ1701**

DATE **2018-04-20**

DRAWING SCALE **1"= 100'**

DRAWN BY **DMC**

APPROVED BY **PCB**

**CS1501**

SHEET **5** OF **5**