

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: 40,018 S.F. TO 118,950 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: 85,052 S.F.

BONTERRA SUBDIVISION

MAJOR SUBDIVISION APPROVAL

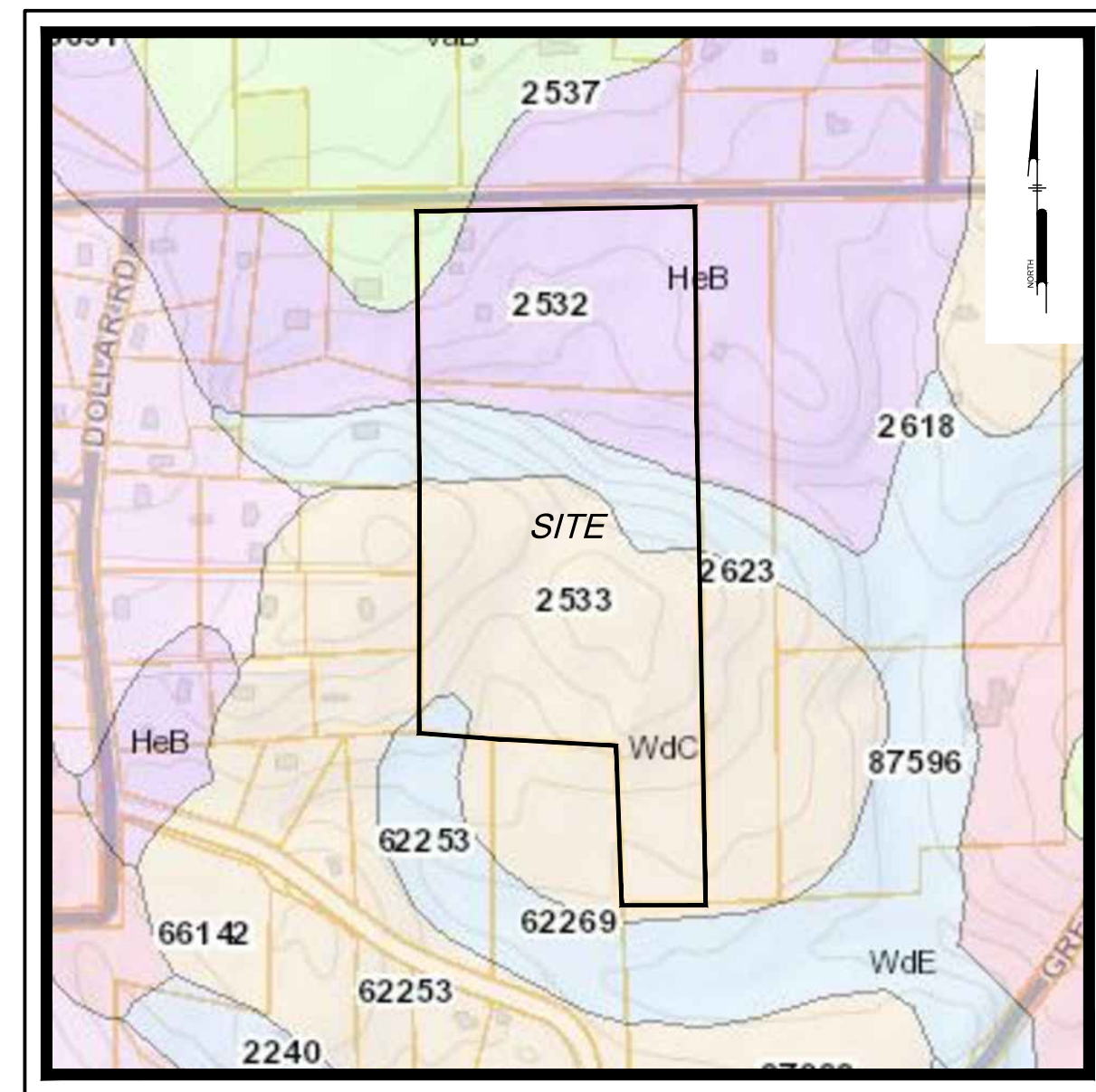
3954 MANN'S CHAPEL ROAD

CHATHAM COUNTY, NORTH CAROLINA

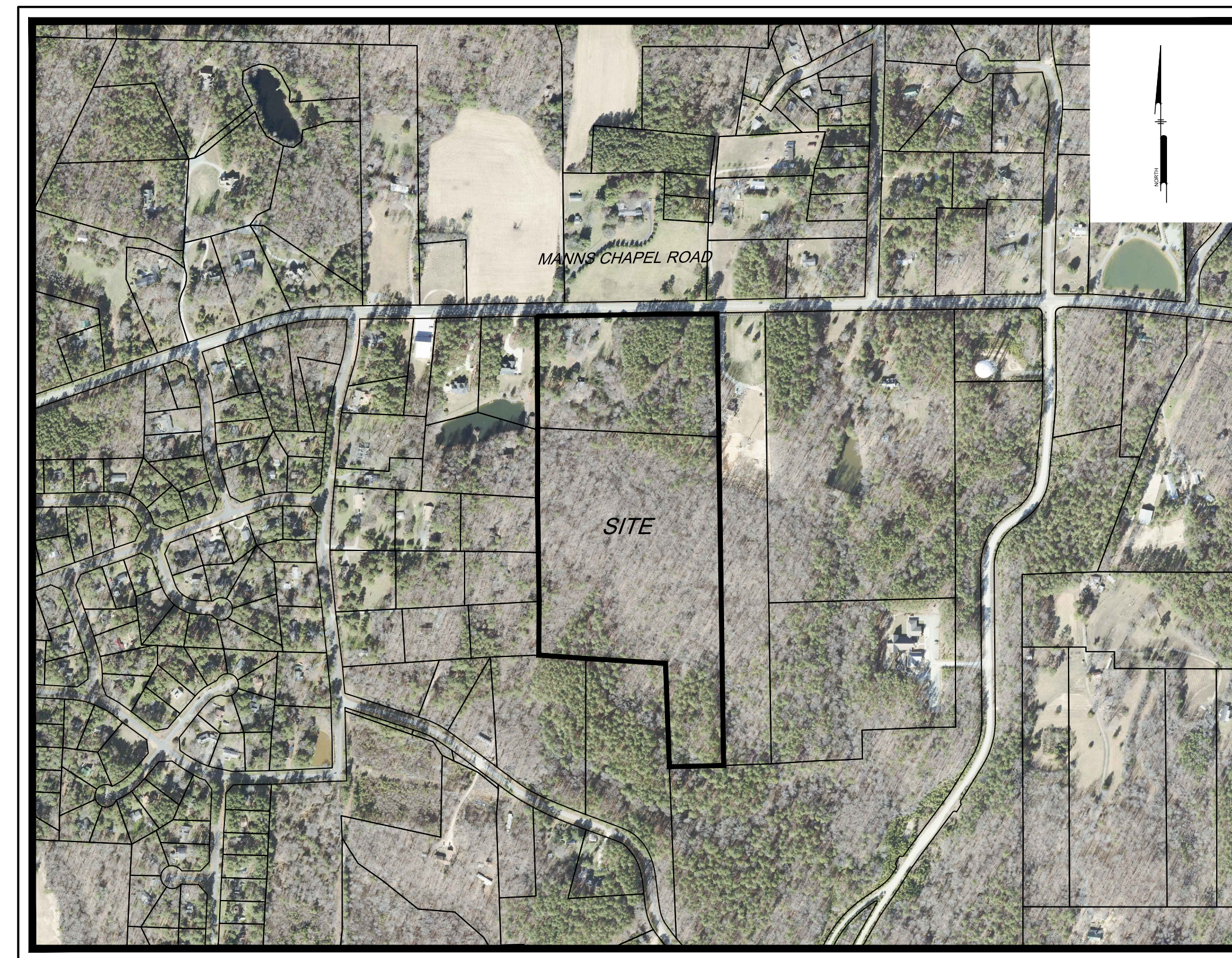
2018-04-20

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

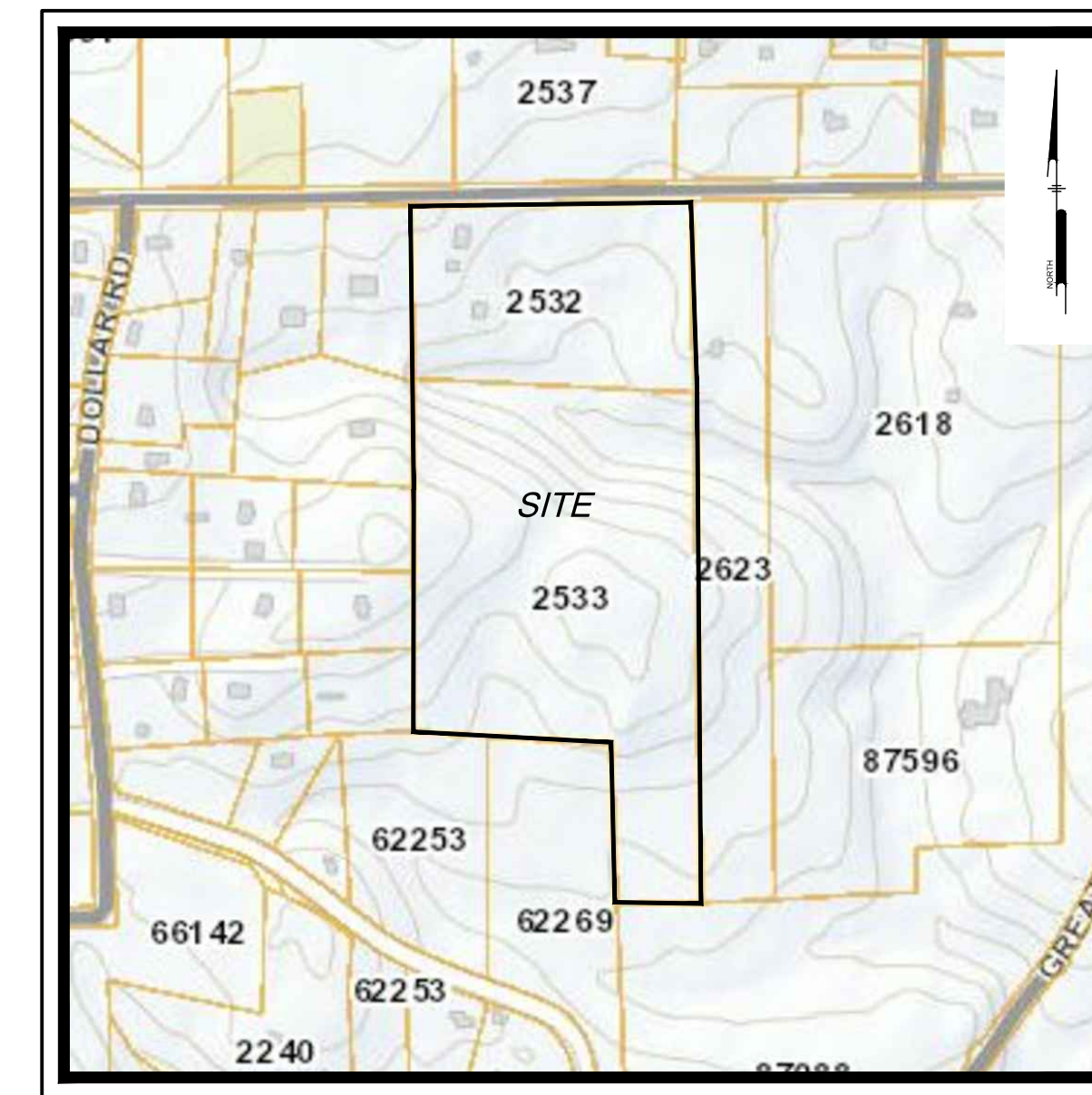
SHEET LIST TABLE		
SHEET NAME	SHEET NUMBER	SHEET TITLE
CS0001	1	COVER SHEET
CS0002	2	GENERAL NOTES SITE DATA & MASTER LEGEND
CS0201	3	EXISTING CONDITIONS / DEMOLITION PLAN
CS1001	4	SITE PLAN
CS1501	5	SITE GRADING AND UTILITY PLAN



SOILS MAP
Scale: 1" = 500'



LOCATION MAP
SCALE: 1" = 500'



GIS MAP
Scale: 1" = 500'

PREPARED BY:
PENNONI ASSOCIATES INC.



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

Firm License
F-1267



**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
1	2018-06-20	REVISED AS PER 6/20/18 PLANNING COMMISSION MTG.	PCB

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DLAZ1701
DATE	2018-04-20
DRAWING SCALE	NTS
DRAWN BY	DMC
APPROVED BY	PCB

CS0001
SHEET 1 OF 5

**PRELIMINARY
NOT FOR CONSTRUCTION**

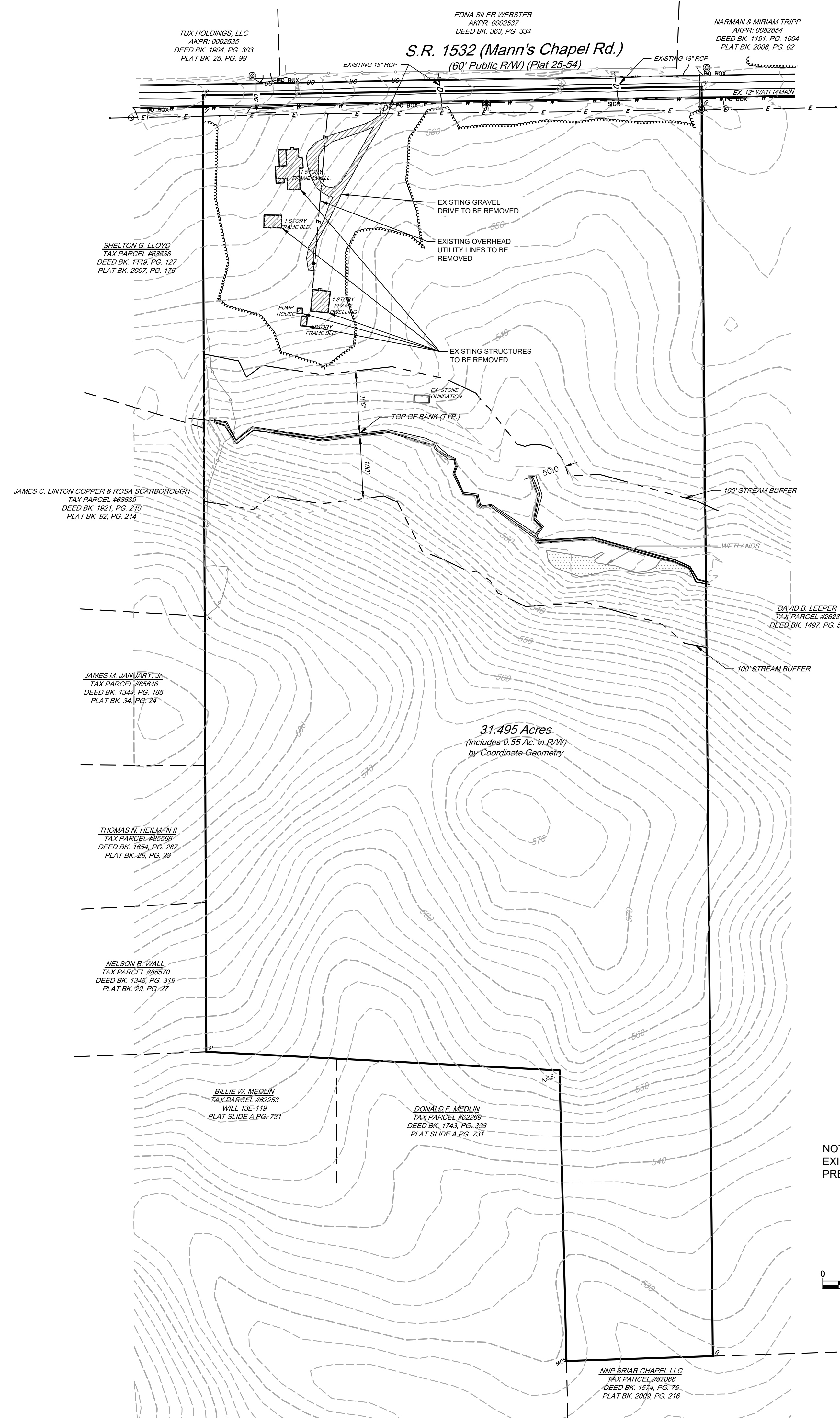
L:\Projects\DLAZ1701\Main\Chapel Hill\Subdivision\DESIGN_Plan\CS0001.dwg PLOTTED: 6/20/18 11:59 AM BY: David Chilly PROJECT STATUS: MAJOR SUBDIVISION APPROVAL

L:\Projects\2018\2018-11-15\AM-BY-Daniel.Chilly\PROJECT STATUS: MAJOR SUBDIVISION APPROVAL_PLOTSTYLE: Pennon\NCsub

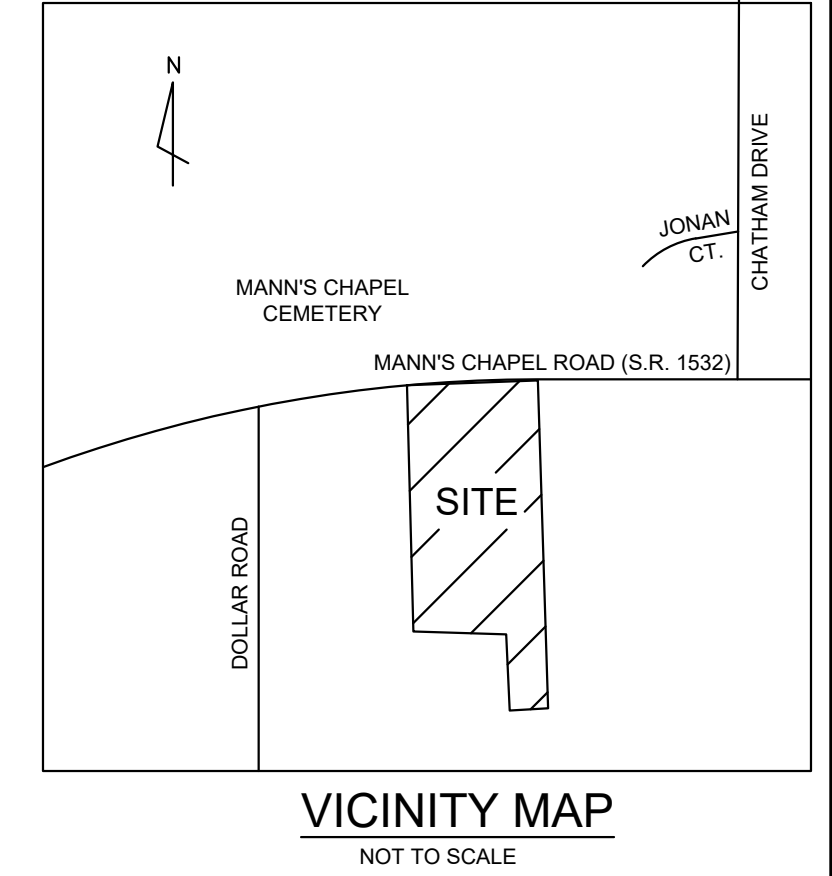
PLOTTED: 6/20/2018 11:57 AM BY: Daniel.Chilly

PROJECT STATUS: MAJOR SUBDIVISION APPROVAL

PROJECT STATUS: MAJOR SUBDIVISION APPROVAL



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-1287
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 DISCREPANCIES BEFORE PROCEEDING WITH WORK

PENNONI ASSOCIATES, INC.
 PROFESSIONAL SEAL
 NORTH CAROLINA ENGINEER
 PETER C. BEAVER
 LICENSE NO. 053040
 EXPIRES 12/31/18

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

EXISTING CONDITIONS - DEMOLITION PLAN

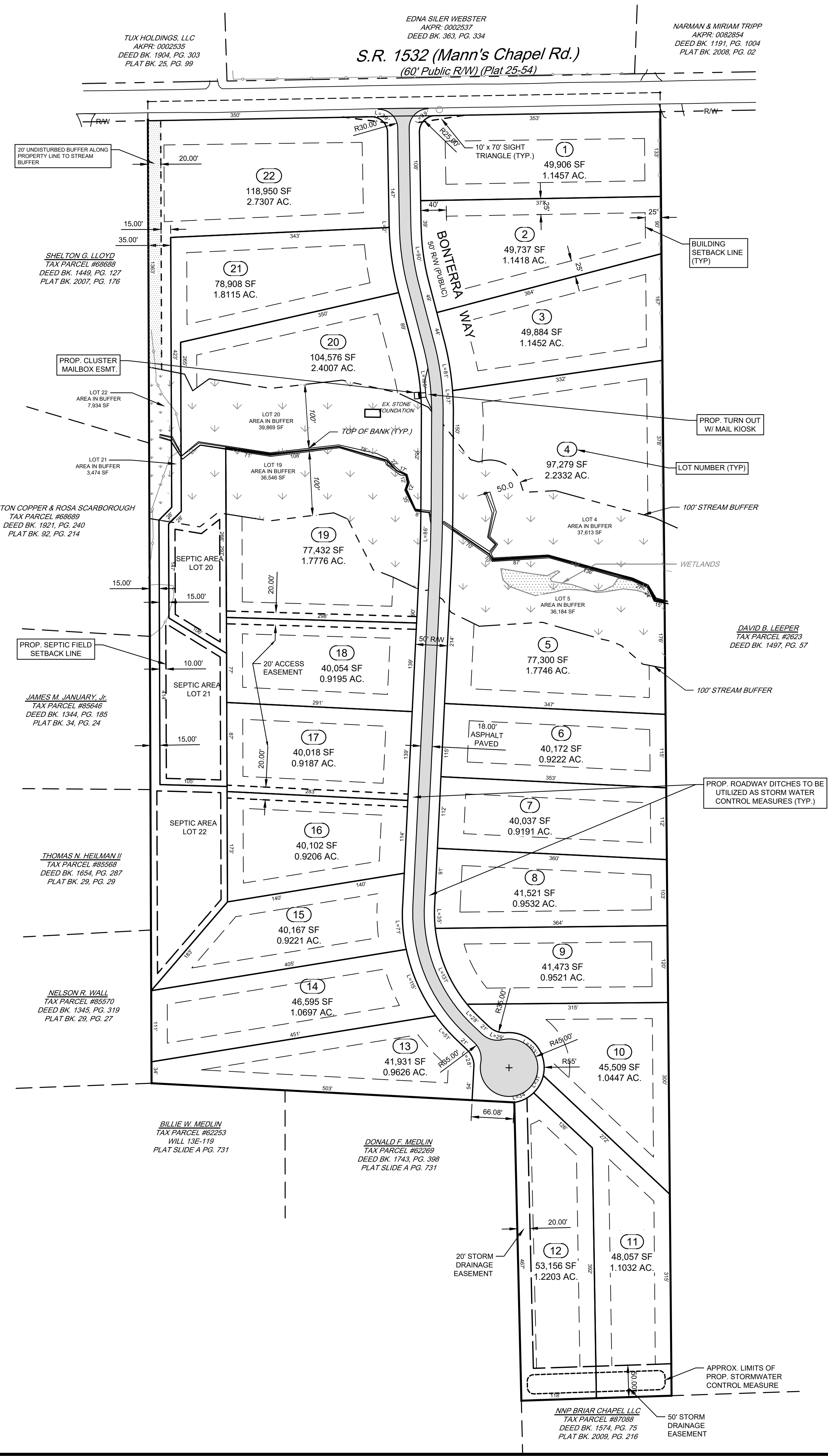
IDEAL CAPITAL GROUP, LLC
 2100 COOK RIDGE COURT
 RALEIGH, NC 27615

NO.	DATE	REVISIONS	BY
1	2018-06-20	REVISED AS PER 6/6/2018 PLANNING COMMISSION MTG.	PCB

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

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

CS0201
 SHEET 3 OF 5



LOT AREA TABLE					
LOT #	TOTAL AREA (sf)	AREA (ac)	AREA IN BUFFER	STREAM AREA	USABLE AREA
LOT 1	49,906 SF	1.15	0	0	49,906 SF
LOT 2	49,737 SF	1.14	0	0	49,737 SF
LOT 3	49,884 SF	1.15	0	0	49,884 SF
LOT 4	97,279 SF	2.23	37,613 SF	1,359 SF	58,307 SF
LOT 5	77,300 SF	1.77	36,184 SF	939 SF	40,177 SF
LOT 6	40,172 SF	0.92	0	0	40,165 SF
LOT 7	40,037 SF	0.92	0	0	40,032 SF
LOT 8	41,521 SF	0.95	0	0	41,520 SF
LOT 9	41,473 SF	0.95	0	0	41,473 SF
LOT 10	45,509 SF	1.04	0	0	45,509 SF
LOT 11	48,057 SF	1.10	0	0	48,057 SF
LOT 12	53,156 SF	1.22	0	0	53,156 SF
LOT 13	41,931 SF	0.96	0	0	41,931 SF
LOT 14	46,595 SF	1.07	0	0	46,595 SF
LOT 15	40,167 SF	0.92	0	0	40,167 SF
LOT 16	40,102 SF	0.92	0	0	40,102 SF
LOT 17	40,018 SF	0.92	0	0	40,018 SF
LOT 18	40,054 SF	0.92	0	0	40,054 SF
LOT 19	77,432 SF	1.78	36,546 SF	857 SF	40,029 SF
LOT 20	104,576 SF	2.40	39,869 SF	1,419 SF	63,288 SF
LOT 21	78,908 SF	1.81	3,474 SF	131 SF	75,303 SF
LOT 22	118,950 SF	2.73	7,934 SF	115 SF	110,901 SF

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

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



**PRELIMINARY
 NOT FOR CONSTRUCTION**

Pennoni
 Firm License F-1287
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 DISCREPANCIES BEFORE PROCEEDING WITH WORK

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
1	2018-06-20	REVISED AS PER 6/6/2018 PLANNING COMMISSION MTG.	PCB

PROJECT **DLAZ1701**

DATE 2018-04-20

DRAWING SCALE 1" = 100'

DRAWN BY DMC

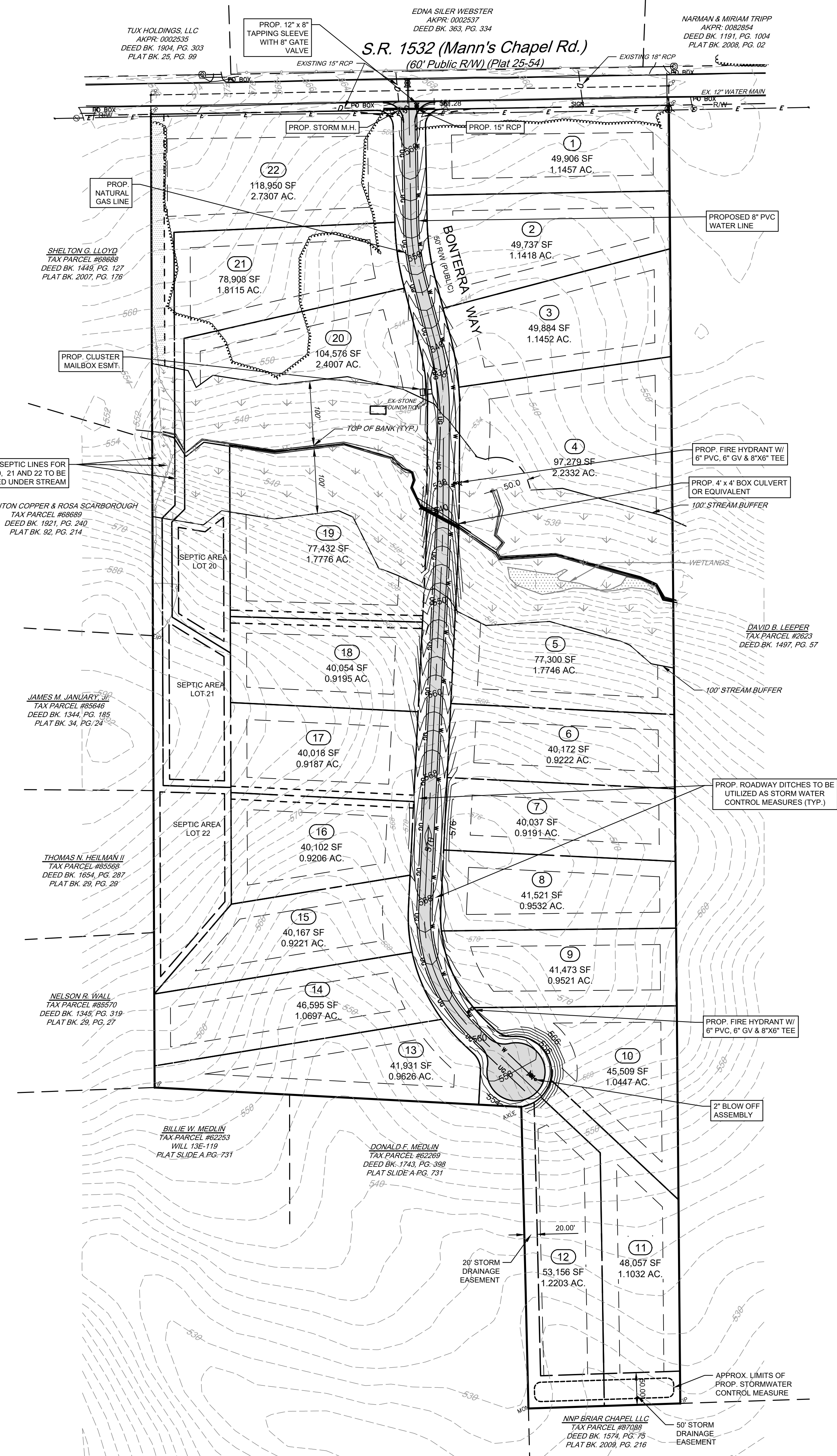
APPROVED BY PCB

CS1001

SHEET 4 OF 5

PLOTTED: 6/20/2018 11:57 AM BY: David Chilly
 PROJECT STATUS: MAJOR SUBDIVISION APPROVAL
 PROJECT: 6020181157 MAJOR SUBDIVISION APPROVAL
 PLOT STYLE: Pennoni\NCS.ctb
 L:\Projects\DLAZ1701\Main\Chapel Hill\Subdivision\CS1001.dwg

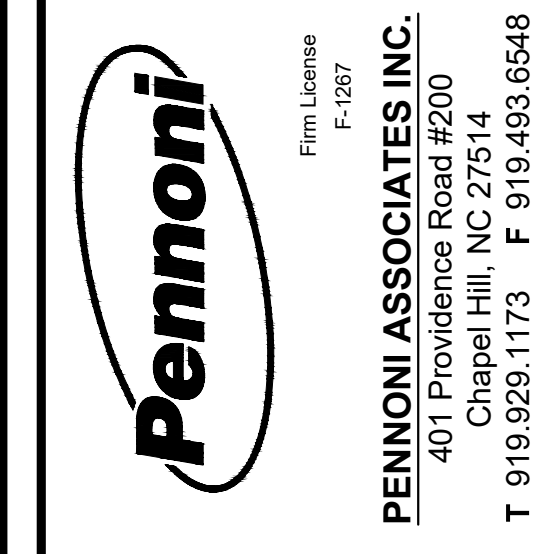
L:\Projects\1501\1501-270-Mann-Chapel-Rd-Subdivision\CS1501-1501.dwg PLOTTED: 6/20/2018 11:02 AM BY: David Chilly PROJECT STATUS: MAJOR SUBDIVISION APPROVAL



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**



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

Peter C. Williams
Professional Engineer
No. 353040
State of North Carolina

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
1	2018-06-20	REVISED AS PER 6/6/2018 PLANNING COMMISSION MITG.	PCB

PROJECT	DLAZ1701
DATE	2018-04-20
DRAWING SCALE	1" = 100'
DRAWN BY	DMC
APPROVED BY	PCB
CS1501	
SHEET	5 OF 5