

LOT SUMMARY BY SUB-PHASE

	4-A	4-B	4-C	TOTAL
70' WIDE	10	00	11	21
60' WIDE	30	04	23	57
50' WIDE	21	23	39	83
<b>TOTAL</b>	<b>61</b>	<b>27</b>	<b>73</b>	<b>161</b>



NOTE: BASED ON VEHICLE ROUTING SIMULATION SOFTWARE A WB-40 SEMI TRUCK WITH TRAILER CAN SAFELY MANEUVER THROUGH EACH INTERSECTION.

PROJECT ENGINEER: JOHN H. ROSS, P.E.  
 STREET ADDRESS: 2013A VAN BUREN AVENUE  
 CITY, STATE, ZIP: INDIAN TRAIL, NC 28079  
 PHONE: 704.882.4222  
 FAX: 866.775.0329

OWNER/DEVELOPER: WB VILLAGE, LP  
 STREET ADDRESS: 10735 DAVID TAYLOR DRIVE  
 SUITE 150  
 CHARLOTTE, NC 28262  
 PHONE: DIRECT: +1.980.938.4538  
 MOBILE: +1.704.879.2480  
 EMAIL: ARATHKE@WALTON.COM  
 CONTACT: ANDY RATHKE

ESTIMATED CONSUMPTIONS

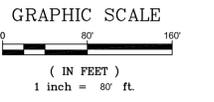
WATER (161) - 1/2" METERS	64,400 GALLONS PER DAY
IRRIGATION (1) - 1/2" METER	1,335 GALLONS PER DAY
SEWER** (161 SERVICES)	45,885 GALLONS PER DAY

\*ASSUMES TWO HALF INCH WATERINGS OVER 15,000 SQ. FT.  
 WATER FLOW ASSUMES 400 GALLONS PER DAY  
 SEWER FLOW ASSUME 285 GALLONS PER DAY

SITE AND DEVELOPMENT DATA

JURISDICTION	INDIAN TRAIL, NC
TAX PARCEL(S)	07021001
SITE ADDRESS:	BONTERRA VILLAGE, POPLIN ROAD
ZONING	PED Overlay 1 - SUP 2001-005
USE CLASSIFICATION	LOTS PER CLUSTER: 96(R6), 62(R8), - TOTAL 158
TOTAL AREA	65.63 ACRES
AREA IN LOTS	24.47 ACRES (37.28%)
COMMON AREA	31.55 ACRES (52.64%)
RIGHT-OF-WAY	9.61 ACRES (14.64%)
MINIMUM FRONT SETBACK	5'
MINIMUM CORNER/SIDE SETBACK	5' (R-20 & R-8) / 3' (R-6)
MINIMUM REAR SETBACK	5'
DISTURBED AREA	46.91 ACRES

Parcel #	Owner	DB	PG
07021548	WHIPPLE SCOTT H & APRIL D	4317	176
07021549	SPARENBERG MERCEDES & CHRISTOPHER SPARENBERG	5279	311
07021550	WAGNER DARYL STRICKLAND & WAGNER RICHARD ALLEN	5827	455
07021551	HAYWOOD THOMAS D & DARYL S	5323	312
07021552	POE WENDY STOUT	4389	600
07021553	ALLOR WHITNEY L	4286	598
07021547	BONTERRA VILLAGE HOMEOWNERS ASSOCIATION INC % CUSICK COMMUNITY MGT	5266	834
07021284	STARNES RAMONA B & ACOSTA CANDY A	5701	483
07021285	WEINSTEIN MARK H	5567	652
07021286	BONTERRA BUILDERS LLC	3391	175
07021287	BONTERRA BUILDERS LLC	3391	175
07021288	BONTERRA BUILDERS LLC	3391	175
07021289	ROMAN MILTA	5369	865
07021290	BONTERRA BUILDERS LLC	4769	239
07021291	BONTERRA BUILDERS LLC	4769	239
07021292	LAIL JASON K & HEATHER M	5363	227
07021293	ARRINGTON LOY VERNON SR	5641	847
07021554	BONTERRA VILLAGE LLC	-	-
07021001A	BONTERRA VILLAGE HOMEOWNERS ASSOCIATION INC % CUSICK COMMUNITY MGT	5266	834
07021412	ANNANDALE OWNERS ASSOCIATION INC %MCCAR HOMES CHARLOTTE LLC	5016	442
07021736	ANNANDALE OWNERS ASSOCIATION INC %MCCAR HOMES CHARLOTTE LLC	5016	442
07021637	ANNANDALE OWNERS ASSOCIATION INC %MCCAR HOMES CHARLOTTE LLC	5016	442



**ENGINEERING**

**Walton**  
APPRECIATE THE LAND

2013A Van Buren Avenue  
Indian Trail, NC 28079  
(704) 882-4222  
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NO.	DATE	BY	ISSUE
1	11-26-14	BLL	REVISED PER TOWN AND COUNTY COMMENTS
2	05-29-15	KEL	REVISED LOTS 95-96 PROPERTY LINE & ADDED APPROACH DEPARTURE PAPERS TO ROUNDABOUT CORRECTED LOT SUMMARY
3	08-03-15	KEL	REVISED STORM DRAINAGE & BM'S
4	10-21-16	KEL	REVISED FLOOD PLAN TO MATCH APPROVED STUDY
5	12-06-16	JLR	ADDRESS TOWN OF INDIAN TRAIL PLAN REVIEW COMMENTS

**BONTERRA VILLAGE - PHASE 4**  
**INDIAN TRAIL, NC**

WB VILLAGE, LP  
 10735 DAVID TAYLOR DR, SUITE 150  
 CHARLOTTE, NC 28262

**OVERALL SITE PLAN**

CHECKED BY: PMQ  
 DRAWN BY: KEL  
 DESIGNED BY: KEL

FOR NUMBER: 4698  
 DATE: 08-27-14  
 AS SHOWN



Sheet  
**C-2.0**