

LOT ALLOWABLE		BUA CHART	
LOT #	Allowable BUA	Reserve BUA	Max Allowable BUA (s.f.)
50' x 130' (146)	55%		602,250
20' x 112' (60)	65%		93,600
Max Total BUA (sf)			<b>695,850</b>
Note: A BUA As-built lot survey shall be provided prior to issuance of C.O. for each lot			
RIGHT-OF-WAY (ROW) ALLOWABLE BUA SUMMARY			
Roads (sf)			87,375
Curb & Gutter (sf)			30,680
Sidewalk (sf)			76,700
Dr/way Aprons (sf)			16,350
Road Improvements			9,825
Max Total BUA (sf)			<b>220,930</b>
Note: A BUA As-built of the right-of-way shall be provided prior to issuance of BMP As-built approval			
TOTAL SITE ALLOWABLE BUA SUMMARY			
Total Site Area (sf)			3,056,997
Max Lot BUA (sf)			695,850
Max Road BUA (sf)			220,930
Max Site BUA (sf)			916,780
Max Site BUA (%)			29.99%
SITE / BMP ALLOWABLE BUA SUMMARY			
BMP #1	(sf)		533,610
BMP #2	(sf)		267,023
BMP #3	(sf)		434,293
BMP #4	(sf)		335,412
BMP #5	(sf)		125,453
BMP #6	(sf)		257,004
Total BMP Drainage areas (sf)			1,952,795
Total BMP Max Allowable BUA (sf)			1,366,956
BMP Max Allowable BUA exceeds Max Site BUA, therefore OK			



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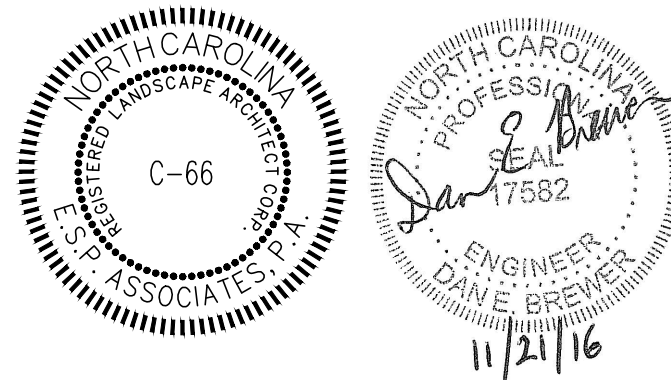
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## SEALS



PROJECT

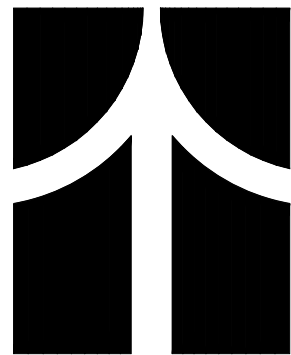
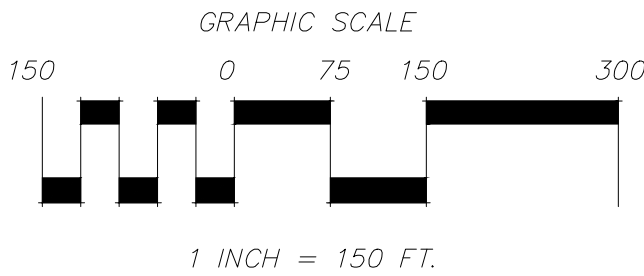
# Magnolia Walk Major Subdivision

**EPM #368972**

SHEET TITLE

# Proposed BMP and Detention Drainage Areas

PROJECT LOCATION	HUNTERSVILLE, NC
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**GENERAL NOTES:**

## BOUNDARY INFORMATION

BOUNDARY INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, P.A., ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF TAX PARCELS PART #01741101, 01707227, & 01707228 DATED AUGUST 1, 2016.

## TOPOGRAPHIC INFORMATION

TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PREPARED FOR ESP ASSOCIATES, P.A., ENTITLED "TOPOGRAPHIC & TREE SURVEY OF TAX PARCELS : PART #01741101, 01707227, & 01707228 DATED AUGUST 5, 2016.

## FLOODPLAIN, STREAM, AND WETLAND INFORMATION

FLOODPLAIN, STREAM AND WETLAND INFORMATION OBTAINED FROM SURVEY  
PREPARED BY ESP ASSOCIATES, P.A., ENTITLED "WETLANDS SURVEY OF  
TRACTS I-XIX TOTALING 233.783 ACRES" DATED MARCH 18, 2016.

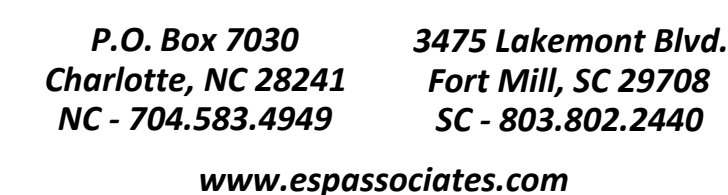
### ACCESS POINTS/DRIVEWAYS/STREETS

1. PROPOSED PROJECT SITE ENTRANCE LOCATIONS ARE CONSIDERED PRELIMINARY IN NATURE AND NEED TO BE VERIFIED FOR ADEQUATE SIGHT DISTANCE.
2. ALL ROADWAY AND STREET SYSTEMS ARE CONSIDERED TO BE PRELIMINARY AND WILL NEED TO BE VERIFIED FOR SUFFICIENCY TO SATISFY OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE TOWN OF HUNTERSVILLE ZONING AND SUBDIVISION ORDINANCES, AND APPLICABLE STANDARDS IDENTIFIED BY NCDOT. STREET CONNECTIONS ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE BASED ON AGENCY INPUT AND REVIEW.

## PUBLIC INFORMATION

ESP ASSOCIATES IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY  
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FROM PUBLIC SOURCES SUCH AS GIS, PLANNING AND ZONING DEPARTMENTS.



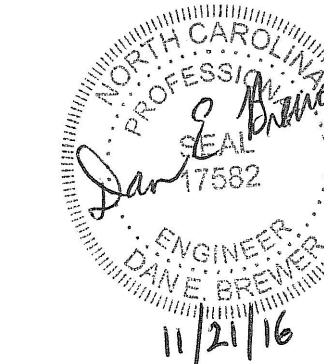
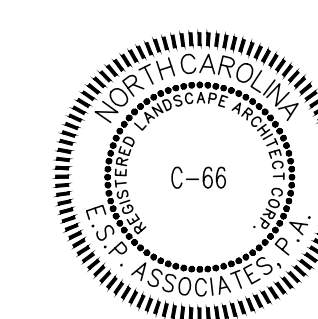


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SEALS



**EPM #368972**

SHEET TITLE

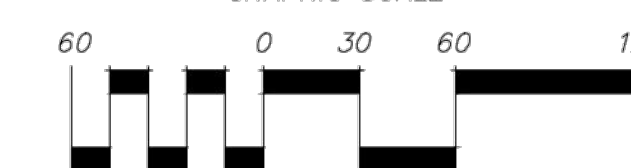
SHEET TITLE

# Fire Apparatus Exhibit

## (Sheet 1 of 3)

PROJECT LOCATION	HUNTERSVILLE, NC
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GRAPHIC SCALE



1 INCH = 60 FT.

PROJECT NO DS19.100

DRAWING DS19-Fire Apparatus Plan.dwg

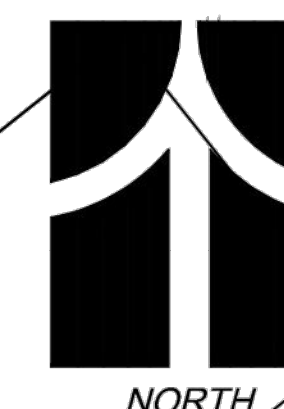
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*DRAWN BY* *GM*

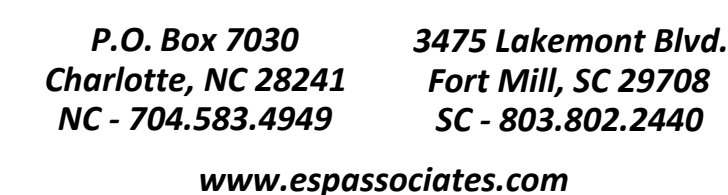
CHECKED BY MM

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
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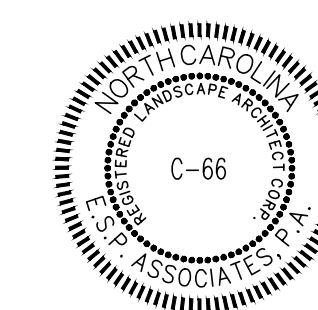






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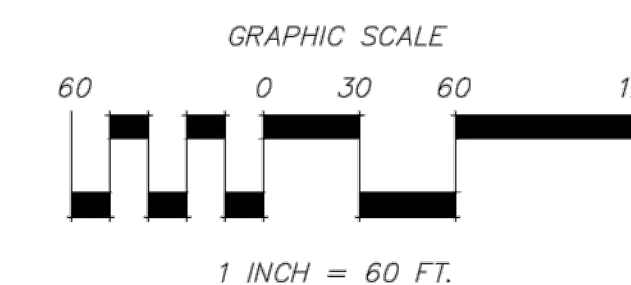
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**EPM #368972**

**Fire Apparatus  
Exhibit  
(Sheet 2 of 3)**

PROJECT LOCATION	HUNTERSVILLE, NC
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PROJECT NO DS19.100

DRAWING DS19-Fire Apparatus Plan.dwg

DATE	11/21/2016
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*DRAWN BY* *GM*

CHECKED BY MM

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
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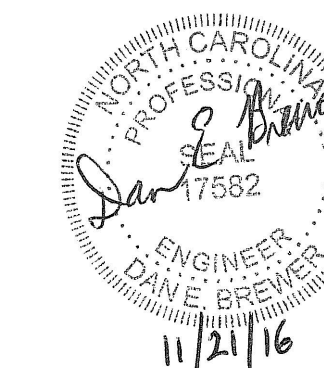
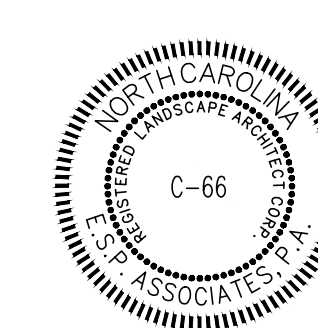
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SEA



BBC

PROJECT

# Magnolia Walk Major Subdivision Sketch Plan

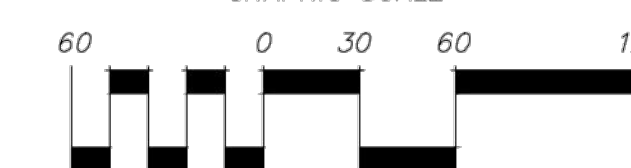
**EPM #368972**

SHF

**Fire Apparatus  
Exhibit  
(Sheet 3 of 3)**

PROJECT LOCATION	HUNTERSVILLE, NC
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GRAPHIC SCALE



1 INCH = 60 FT

PROJECT NO DS19.100

DRAWING DS19-Fire Apparatus Plan.dwg

DATE	11/21/2016
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DATE	11/
DRAWN BY	GM

CHECKED BY MM

AGENCY / SUBMITTAL REVISION

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NO.	DATE	BY	REVISION

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## 7.2

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