

SHEET INDEX AND NOTES

**PRELIMINARY PLAT OF
MAGNOLIA
PRESERVE
Phase I**
34th G.M.D.,
BRANTLEY COUNTY, GEORGIA

LEGEND:
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PRELIMINARY PLAT NOTES:

1. LOT AREAS SHOWN INDICATE UPLANDS AREAS AND MAY INCLUDE ISOLATED WETLANDS. FUTURE DEVELOPMENT AREAS INCLUDE ISOLATED AND JURISDICTIONAL WETLANDS.
2. WATER AND SEWER TREATMENT WILL BE PROVIDED AT THE LOCATION SHOWN ON FACE OF PLAT. DETAILS OF WATER AND SEWER SYSTEM WILL BE PROVIDED ON ENGINEERING DRAWINGS PREPARED BY ENGINEER AS SHOWN BELOW. HYDRANT SPACING AND FIRE FLOW REQUIREMENTS WILL BE INCLUDED. HYDRANT LOCATION AND DESIGN TO BE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE INTERNATIONAL FIRE CODE 2006, OR CURRENT EDITION.
3. ALL LAND DISTURBANCE ACTIVITIES MUST BE PERMITTED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
4. ROADWAYS INTERIOR TO SUBDIVISION ARE PRIVATE. ENGINEERING DRAWINGS WILL INDICATE SPECIFICS OF ACCESS FOR REGIME FOR UTILITIES PROVIDERS, EMERGENCY SERVICES, ETC. ANY EASEMENTS TO FACILITATE ACCESS WILL BE SHOWN ON THE FINAL PLAT.
5. COMMON AREAS/PARKS, ONCE CONSTRUCTED, TO BE MAINTAINED BY PROPERTY OWNERS' ASSOCIATION.

WETLANDS NOTES:

1. WETLANDS SHOWN AS INDICATED ON REFERENCE SURVEY.

FLOOD NOTE:

THIS PROPERTY IS SHOWN TO LIE IN FLOOD HAZARD ZONE X ON F.I.R.M. PANEL NUMBER NO. 130012 105 B, DATED SEPTEMBER 30, 1988.

OWNER:

DANIEL DUKES c/o
 MAGNOLIA HOLDINGS, LLC
 POST OFFICE BOX 55
 LAKE BUTLER, FLORIDA 32054
 T: 912-278-7484
 F: 912-778-7789

ENGINEER:

P & A ENGINEERING, INC
 309 ARNOW COURT
 ST. MARYS, GEORGIA 31558
 T: 912-673-8575
 F: 912-673-1575

PHASE I: 250 LOTS

**PHASE I AREA:
220.42 ACRES**

**TOTAL SITE AREA:
1,124.22 ACRES**

SHEET INDEX:

- COVER
 0 - NOTES & LAYOUT INDEX SHEET
 1 - DETAIL SHEET 1
 2 - DETAIL SHEET 2
 3 - DETAIL SHEET 3
 4 - DETAIL SHEET 4
 5 - CALLS

NOT FOR RECORDING

CLS
CUMBERLAND LAND SURVEYORS
 300 CAMDEN AVENUE
 WOODBINE, GA 31569
 (912) 576-8854

DWG. BY: SH P.M.: MJ
 DWG. DATE: 8/27/2008 SURVEYED: SEE REF.
 JOB: 08152 SCALE: AS NOTED
 INDEX SHEET & NOTES (0 of 5)

LOT SIZE AND SETBACK INFORMATION

1. LOT AND DEVELOPMENT CRITERIA ARE AS SET FORTH IN THE "PLANNED DEVELOPMENT (PD) DISTRICT REZONING APPLICATION WITH MASTER LAND USE PLAN AND DEVELOPMENT STANDARDS" PREPARED FOR MAGNOLIA HOLDINGS AND SUBMITTED JULY 1, 2008. REVIEWED BY BRANTLEY PLANNING COMMISSION JULY 10, 2008.
2. FOR DRI SUBMITTAL INFORMATION SEE <http://www.dca.state.ga.us/DRI/AppSummary.aspx?driid=1904>
3. DEVELOPMENT TO BE UNDERTAKEN IN ACCORDANCE WITH DRI CASE 1904 RECOMMENDATIONS.
4. LOT DEVELOPMENT CRITERIA ARE DETERMINED BY LOT WIDTH AS INDICATED IN THE DOCUMENT REFERRED TO IN NOTE 1 ABOVE. CRITERIA ARE AS FOLLOWS:

80-FOOT LOTS	MINIMUM LOT AREA: 10,000 SF
	MAX. UNITS PER NET ACRE: 4.5
	MINIMUM LOT WIDTH AT SETBACK: 80 FEET
	FRONT SETBACK: 20 FEET
	SIDE SETBACK: 20 FEET R/W
	REAR YARD: 10 FEET LOTS
	MAX BLDG HEIGHT: 15 FEET
	35 FEET
75-FOOT LOTS	MINIMUM LOT AREA: 9,000 SF
	MAX. UNITS PER NET ACRE: 4.9
	MINIMUM LOT WIDTH AT SETBACK: 75 FEET
	FRONT SETBACK: 20 FEET
	SIDE SETBACK: 20 FEET R/W
	REAR YARD: 10 FEET LOTS
	MAX BLDG HEIGHT: 15 FEET
	35 FEET
65-FOOT LOTS	MINIMUM LOT AREA: 7,150 SF
	MAX. UNITS PER NET ACRE: 6.0
	MINIMUM LOT WIDTH AT SETBACK: 65 FEET
	FRONT SETBACK: 20 FEET
	SIDE SETBACK: 20 FEET R/W
	REAR YARD: 5 FEET LOTS
	MAX BLDG HEIGHT: 15 FEET
	35 FEET
55-FOOT LOTS	MINIMUM LOT AREA: 6,000 SF
	MAX. UNITS PER NET ACRE: 7.2
	MINIMUM LOT WIDTH AT SETBACK: 55 FEET
	FRONT SETBACK: 20 FEET
	SIDE SETBACK: 20 FEET R/W
	REAR YARD: 10 FEET LOTS
	MAX BLDG HEIGHT: 5 FEET
	35 FEET

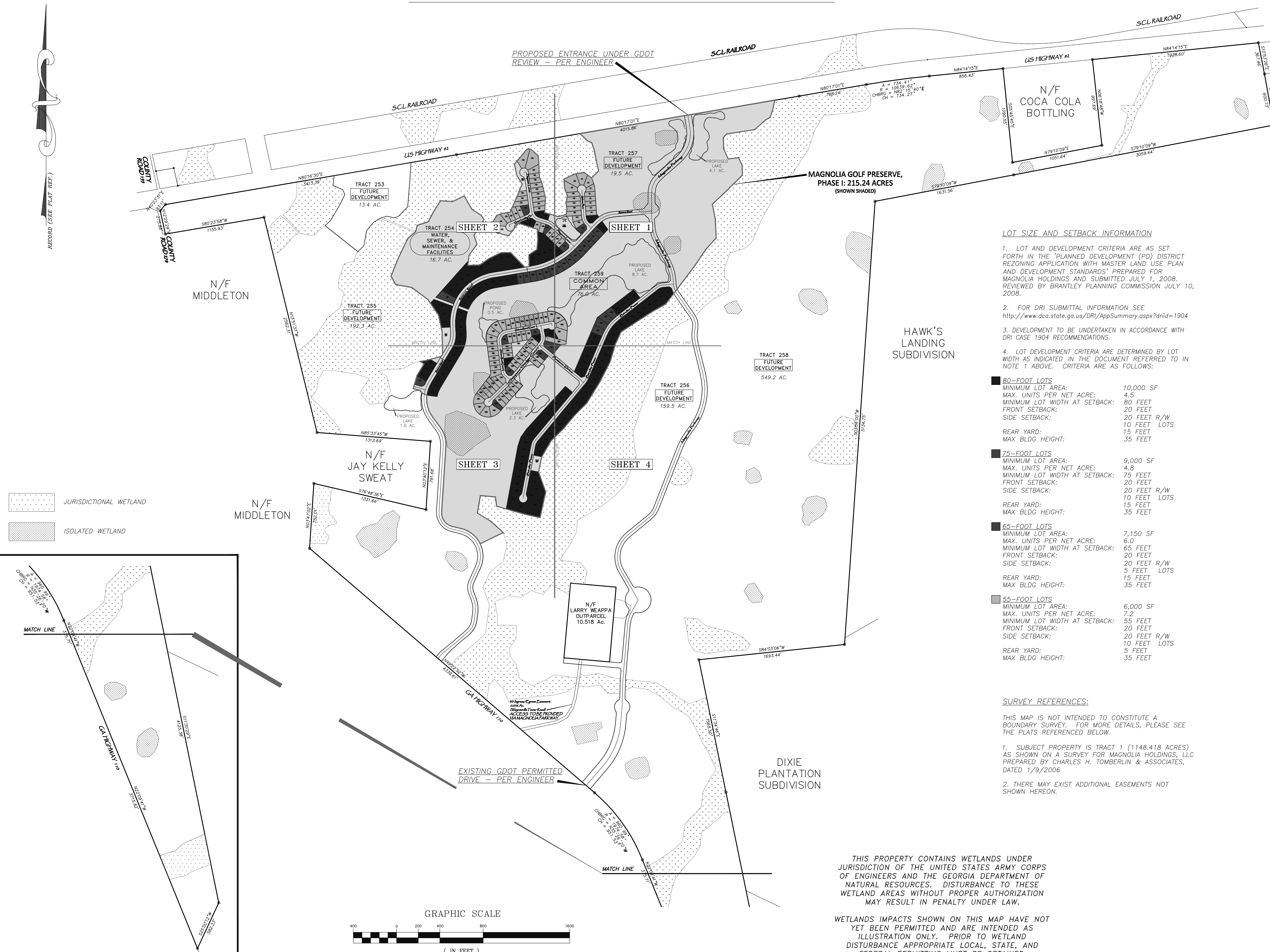
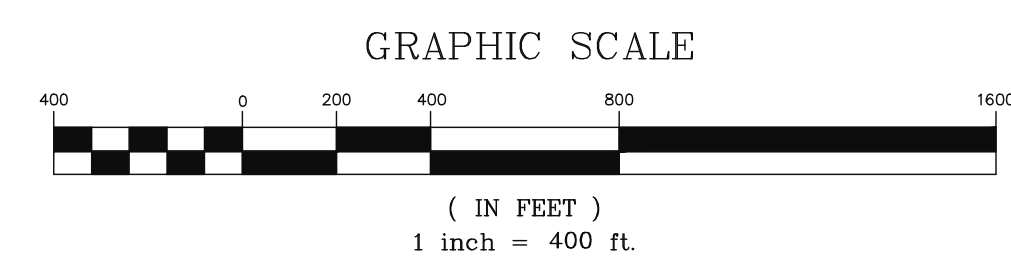
SURVEY REFERENCES:

THIS MAP IS NOT INTENDED TO CONSTITUTE A BOUNDARY SURVEY. FOR MORE DETAILS, PLEASE SEE THE PLATS REFERENCED BELOW.

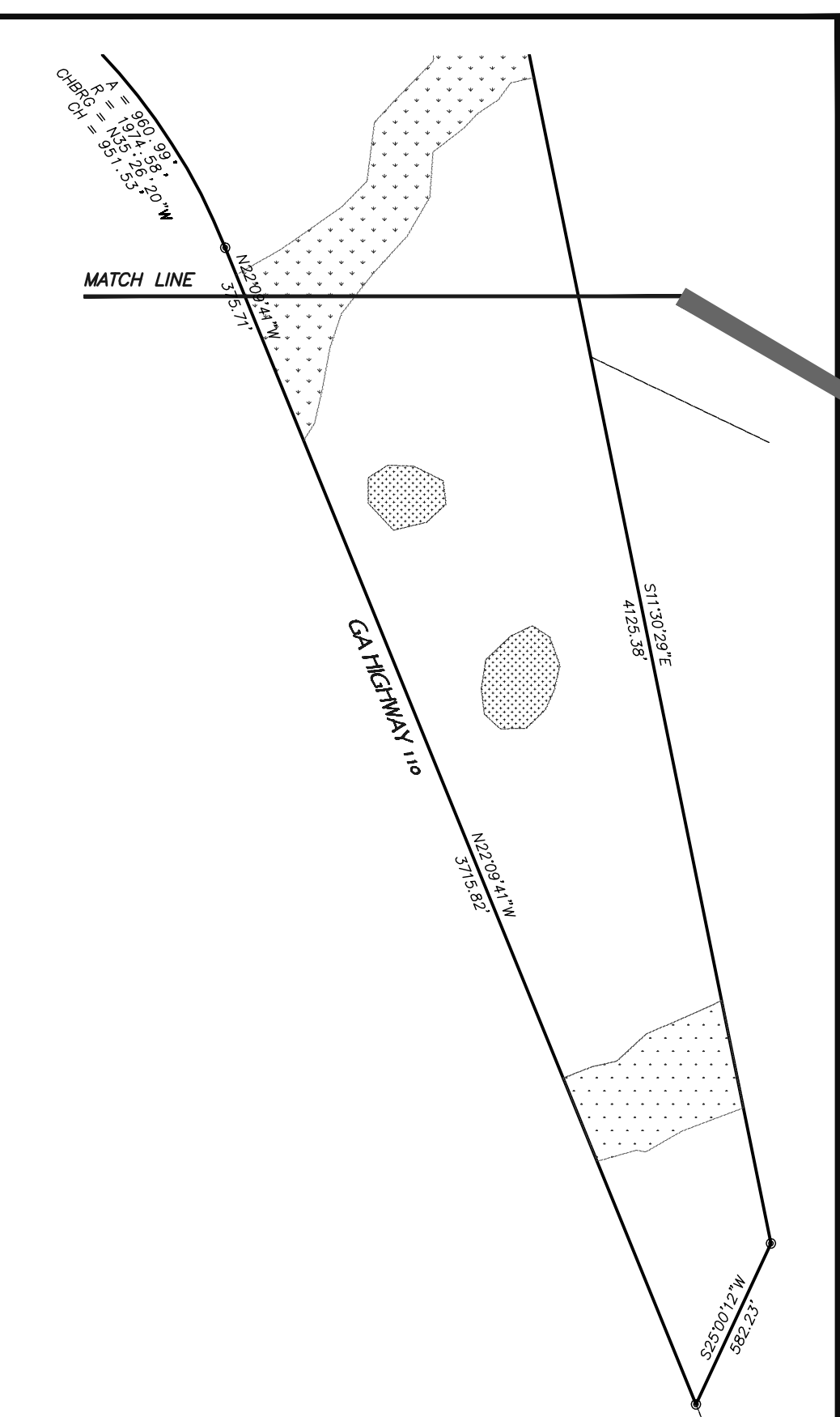
1. SUBJECT PROPERTY IS TRACT 1 (1148.418 ACRES) AS SHOWN ON A SURVEY FOR MAGNOLIA HOLDINGS, LLC PREPARED BY CHARLES H. TOMBERLIN & ASSOCIATES, DATED 1/9/2006
2. THERE MAY EXIST ADDITIONAL EASEMENTS NOT SHOWN HEREON.

THIS PROPERTY CONTAINS WETLANDS UNDER JURISDICTION OF THE UNITED STATES ARMY CORPS OF ENGINEERS AND THE GEORGIA DEPARTMENT OF NATURAL RESOURCES. DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION MAY RESULT IN PENALTY UNDER LAW.

WETLANDS IMPACTS SHOWN ON THIS MAP HAVE NOT YET BEEN PERMITTED AND ARE INTENDED AS ILLUSTRATION ONLY. PRIOR TO WETLAND DISTURBANCE APPROPRIATE LOCAL, STATE, AND FEDERAL PERMITTING MUST BE OBTAINED.



JURISDICTIONAL WETLAND
 ISOLATED WETLAND



RECORD (SEE PLAT REF.)