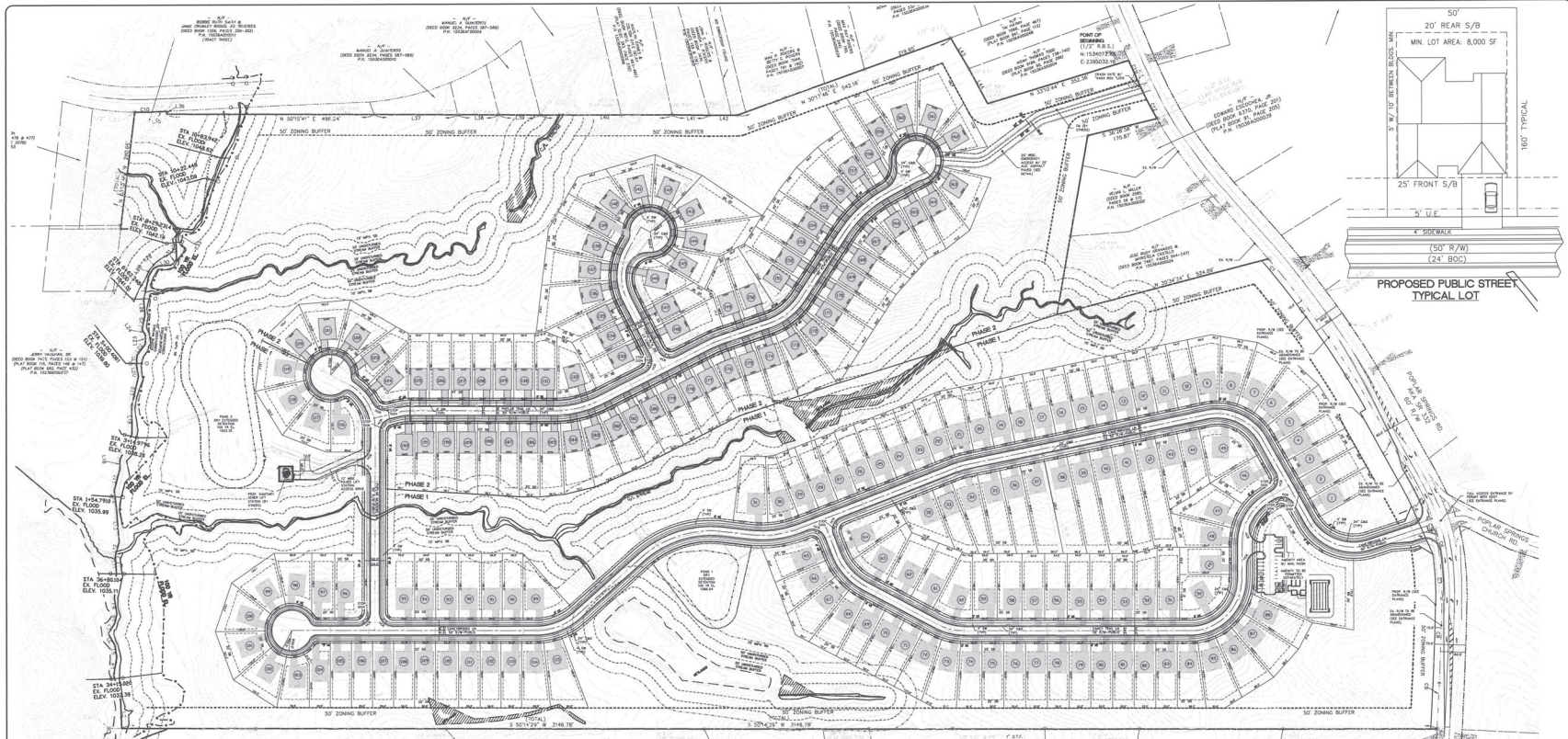




NOTES

1. NO ADDITIONAL CONSTRUCTION OR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO WALLS, FENCES, SIGNS, SPRINKLER SYSTEMS, LIGHTS, TREES, ETC. WILL BE ALLOWED.
2. CENTERLINE MUST BE SURVEYED AND STAKED FOR THE GRADING INSPECTION.
3. FIRE HYDRANTS TO BE PLACED A MINIMUM OF 6' BEHIND CURB AND GATE VALVES OUT OF PAVEMENTS.
4. ALL CORRUGATED PIPE MUST BE TYPE # ALUMINIZED OR ALUMINUM ALLOY.
5. F-HAS TOPPING WILL BE PLACED ONE YEAR AFTER THE FINAL PLAT.
6. ALL BMPs WILL BE INSPECTED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL BMPs WILL BE INSTALLED IF DEMONSTRATED NECESSARY BY OR SITE INSPECTION.
7. THE INSTALLATION OF BMPs SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
8. ALL FILL SLOPES WILL HAVE SILT FENCE AT THE TOP OF SLOPE.
9. A 50' UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL STATE WATERS WILL BE LEFT UNMAINTAINED.
10. THIS SITE DOES CONTAIN STATE WATERS.
11. THIS SITE DOES NOT CONTAIN WETLANDS.
12. NO CUT OR FILL SLOPE STEEPER THAN 2:1 ARE ALLOWED.
13. ALL CUT AND FILL SLOPES SHALL BE SURFACE ROUGHENED AND VEGETATED WITHIN FOURTEEN (14) DAYS AFTER GRADING IS COMPLETED.
14. DOUBLE ROW TYPE C SILT FENCE REQUIRED WHEN PLACED ALONG STATE WATERS AND AT THE TOE OF SLOPES EXCEEDING 10' VERTICAL.
15. SIGN EVERY LOT OR 100', WHICHEVER IS LESS STATING "STREAMSIDE BUFFER-DO NOT REMOVE OR ALTER EXISTING NATIVE VEGETATION."
16. 8-WEEKLY INSPECTION, PERFORMED BY A PROFESSIONAL, WILL BE SUBMITTED TO HALL COUNTY ENGINEERING UNIT. PROJECT IS ACCEPTED INTO MAINTENANCE.
17. THIS SITE IS NOT LOCATED IN A FEMA DESIGNATED FLOOD HAZARD AREA ZONE A, PER COUNTY PANEL NUMBER 131300259, EFFECTIVE DATE 9-29-2008. A PORTION OF THIS SITE LIES IN A FUTURE DESIGNATED FLOOD HAZARD AREA PER HALL COUNTY GIS.
18. BOUNDARY INFORMATION FROM FINAL PLAT FOR MAGNOLIA STATION PHASE 1 AND SURVEY INFORMATION BY APALACHEE LAND SURVEYING, INC.
19. TOPOGRAPHIC INFORMATION TAKEN FROM HALL COUNTY GIS.
20. CLEARING LIMITS SHALL BE CLEARLY DELINEATED WITH EITHER TREE SAVE FENCE OR OTHER SUITABLE MEANS.
21. NO LOTS SHALL BE RE-SUBDIVIDED INTO SMALLER LOTS BY OWNERS, EXCEPT A SUBDIVISION OF A PORTION OF A LOT TO BE ADDED AND BECOME A PART OF AN ADJOINING LOT, PROVIDED A MINIMUM LOT SIZE OF 21,780 SQUARE FEET IS MAINTAINED FOR BOTH PARCELS.
22. TREE PROTECTION: ALL REQUIREMENTS OF THE TREE PROTECTION PLAN SHALL BE MET UPON THE BUILDING OF RESIDENTIAL HOUSES ON INDIVIDUAL LOTS AS SPECIFIED IN SECT. 17.280 OF THE HALL COUNTY ZONING REGULATIONS.
23. SIDEWALKS WILL BE INSTALLED ON A LOT BY LOT BASIS PER HALL COUNTY CODE EC. 16.70.330.
24. PER PER 17.280.090.C, LOTS SHALL NOT BE CLEARED AND PREPARED DURING THE CONSTRUCTION OF THE ROADS, INFRASTRUCTURE, UTILITIES, ETC. WHERE LIMITED CLEARING IS NECESSARY, A NOTE SHALL BE PLACED ON THE FINAL PLAT INDICATING A TREE PLAN FOR THE LOT IN ITS ENTIRETY SHALL BE REQUIRED.

LOT CHART - PHASE 1

NO.	SF	AC	NO.	SF	AC	NO.	SF	AC	NO.	SF	AC
1	8,000	0.18	33	8,731	0.20	65	10,226	0.23	97	8,744	0.20
2	8,800	0.20	34	9,499	0.22	66	8,872	0.20	98	9,869	0.23
3	8,000	0.18	35	10,918	0.25	67	10,101	0.23	99	9,823	0.23
4	8,335	0.19	36	10,449	0.24	68	9,310	0.21	100	9,532	0.22
5	9,154	0.21	37	13,234	0.30	69	8,060	0.18	101	9,532	0.22
6	10,489	0.24	38	12,988	0.30	70	8,060	0.18	102	9,736	0.22
7	10,489	0.24	39	13,364	0.31	71	8,060	0.18	103	8,285	0.19
8	10,489	0.24	40	13,970	0.32	72	9,492	0.22	104	8,140	0.18
9	10,189	0.23	41	14,271	0.33	73	10,935	0.25	105	8,000	0.18
10	8,666	0.20	42	14,374	0.33	74	8,947	0.21	106	8,000	0.18
11	8,000	0.18	43	9,171	0.21	75	8,320	0.19	107	8,000	0.18
12	8,000	0.18	44	8,056	0.18	76	8,320	0.19	108	8,000	0.18
13	8,000	0.18	45	12,428	0.29	77	8,320	0.19	109	8,000	0.18
14	8,000	0.18	46	8,914	0.20	78	8,320	0.19	110	8,800	0.20
15	8,000	0.18	47	10,324	0.24	79	8,320	0.19	111	8,320	0.19
16	8,000	0.18	48	8,816	0.20	80	8,320	0.19	112	8,000	0.18
17	8,000	0.18	49	8,125	0.19	81	8,320	0.19	113	8,000	0.18
18	8,000	0.18	50	11,601	0.27	82	8,320	0.19	114	9,768	0.22
19	8,000	0.18	51	9,445	0.22	83	8,320	0.19	115	11,207	0.26
20	8,000	0.18	52	9,006	0.21	84	9,466	0.22	116	9,596	0.22
21	8,015	0.21	53	8,640	0.20	85	11,157	0.26	117	9,747	0.22
22	8,518	0.20	54	8,640	0.20	86	10,489	0.24	118	9,532	0.22
23	8,000	0.18	55	8,640	0.20	87	10,489	0.24	119	9,846	0.22
24	8,000	0.18	56	8,640	0.20	88	9,740	0.22			
25	8,000	0.18	57	8,640	0.20	89	10,157	0.23			
26	8,000	0.18	58	9,440	0.22	90	8,000	0.18			
27	8,000	0.18	59	9,440	0.22	91	8,000	0.18			
28	8,000	0.18	60	10,063	0.23	92	8,800	0.20			
29	8,000	0.18	61	9,148	0.21	93	8,800	0.20			
30	8,165	0.19	62	10,122	0.23	94	8,000	0.18			
31	11,648	0.27	63	9,212	0.21	95	11,114	0.26			
32	10,284	0.24	64	11,248	0.26	96	11,114	0.26			

LOT CHART - PHASE 2

NO.	SF	AC	NO.	SF	AC	NO.	SF	AC	NO.	SF	AC
120	9,546	0.22	152	8,000	0.18	194	10,286	0.24			
121	9,532	0.22	153	8,000	0.18	185	9,553	0.22			
122	10,035	0.23	154	8,134	0.19	186	9,028	0.21			
123	8,142	0.20	155	9,231	0.21	187	8,945	0.21			
124	8,289	0.19	156	9,231	0.21	188	8,800	0.20			
125	8,000	0.18	157	9,231	0.21	189	8,655	0.20			
126	8,480	0.19	158	11,037	0.25	190	8,510	0.20			
127	8,000	0.18	159	8,587	0.20	191	8,384	0.19			
128	8,000	0.18	160	12,285	0.28	192	11,151	0.26			
129	8,000	0.18	161	14,066	0.32						
130	8,000	0.18	162	8,543	0.20						
131	8,915	0.20	163	11,028	0.25						
132	9,512	0.22	164	9,106	0.21						
133	9,365	0.21	165	8,000	0.18						
134	8,010	0.18	166	8,677	0.20						
135	8,250	0.19	167	8,899	0.20						
136	14,005	0.32	168	8,199	0.19						
137	10,746	0.25	169	8,000	0.18						
138	11,156	0.26	170	8,000	0.18						
139	8,142	0.19	171	8,965	0.21						
140	10,695	0.25	172	11,178	0.26						
141	9,479	0.22	173	12,187	0.28						
142	9,479	0.22	174	9,292	0.21						
143	14,575	0.33	175	8,101	0.19						
144	12,662	0.29	176	8,227	0.19						
145	8,156	0.19	177	8,000	0.18						
146	9,925	0.23	178	8,000	0.18						
147	8,033	0.18	179	8,000	0.18						
148	11,225	0.26	180	8,000	0.18						
149	8,174	0.19	181	8,000	0.18						
150	10,127	0.23	182	8,724	0.20						
151	8,925	0.20	183	9,769	0.22						

SUMMARY

PARCELS: 15036A-00001, -00003, -00001

ZONING: PRO
SITE AREA: 97.45 AC
DISTURBED AREA: 61.0 AC
PHASE 1: 44.8 AC
PHASE 2: 16.2 AC

PROPOSED NO. OF LOTS: 192
PHASE 1: 119
PHASE 2: 73

MIN. LOT WIDTH AT BUILDING LINE: 50'
MINIMUM ROAD FRONTAGE: 50', CLADESC LOTS SHALL HAVE A MINIMUM FRONTAGE OF 40' MEASURED ON THE CHORD.

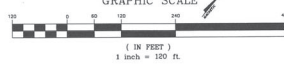
MIN. LOT SIZE: 8,000 SF

SETBACKS:
FRONT: 25'
SIDE: 5' W/ 10' BETWEEN BLDGS. MIN.
REAR: 20'

WATER PROVIDED BY CITY OF GANESVILLE PUBLIC UTILITIES
SANITARY SEWER PROVIDED BY CITY OF GANESVILLE
AMENITY AREA SHALL BE PERMITTED SEPARATELY

ALL SIGNS SHALL MEET HALL COUNTY STANDARDS AND BE PERMITTED SEPARATELY
ALL LIGHTING SHALL BE LOW-LEVEL, NON-SPILL LIGHTING
ALL COMMON AND AMENITY AREAS SHALL BE CONTROLLED AND MAINTAINED BY AN ESTABLISHED HOME OWNERS ASSOCIATION

GRAPHIC SCALE



NOTIFY HALL COUNTY
ENGINEERING INSPECTOR 24
HOURS BEFORE THE BEGINNING
PHASE OF CONSTRUCTION
770 531-6800

PREPARED BY
PRIMUS
ENGINEERING, INC.
3010 HAMILTON MILL RD.
BURLINGTON, NC 27215
CONTACT:
Byron J. Archeneux, P.E.
678 858-3842
byron@primusatlanta.com

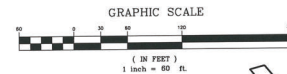
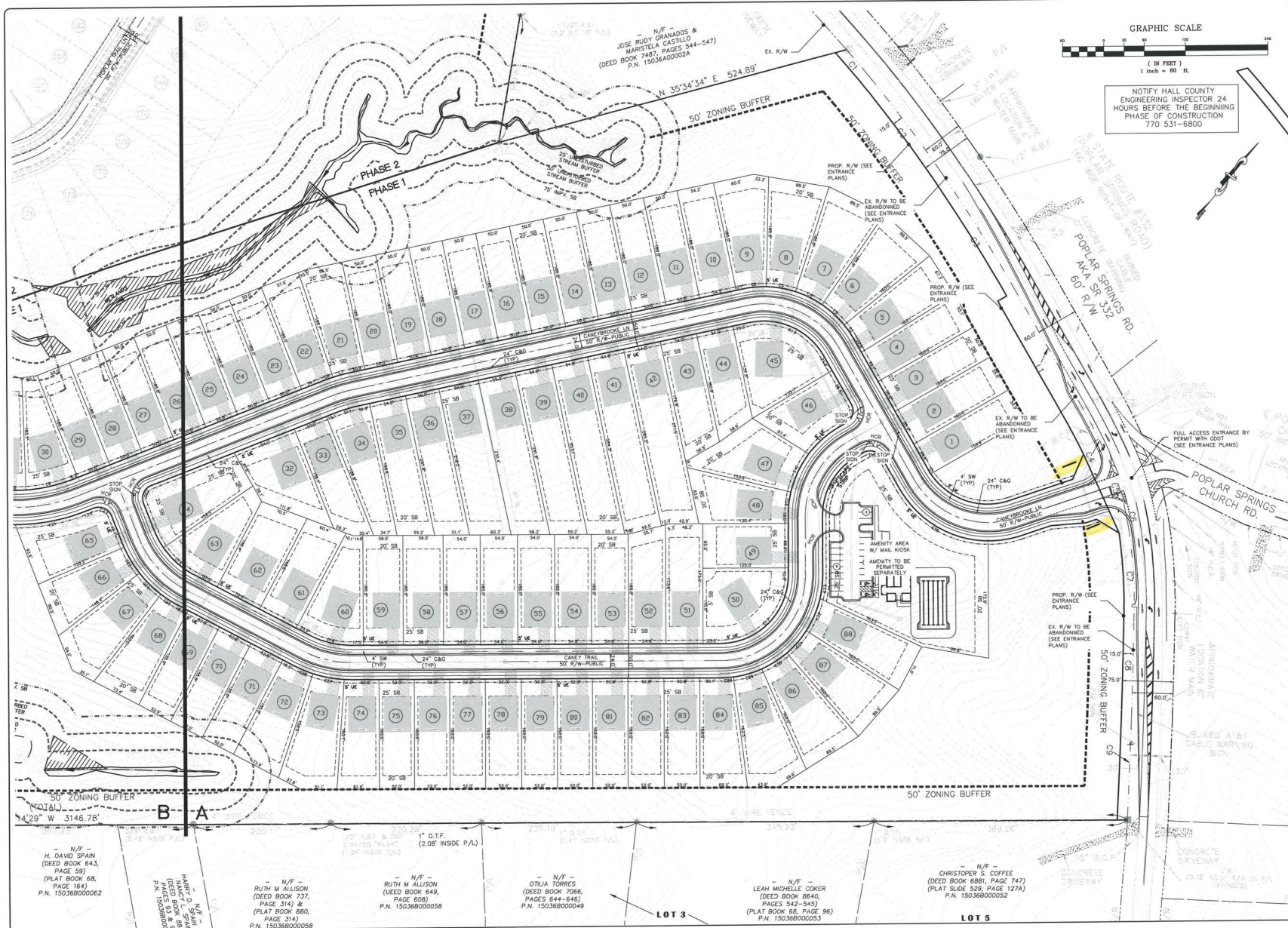
PREPARED FOR
CLAYTON PROPERTIES GROUP, INC.
5230 BELLE WOOD CT
SUITE A
BURLINGTON, NC 27215
24 HR CONTACT
MATT STOKES
404 358-0114
matt@behomebuilders.com

CANEYBROOKE SD
PARCELS: 15036A 00001, -00003, -00001
3580 POPLAR SPRINGS RD.
CAMD 385
HALL COUNTY, GEORGIA
PRELIMINARY PLAT - OVERALL

SIGNED / SEALED
GEORGIA
REGISTERED
PROFESSIONAL
ARCHITECT
GSCWC CERTIFICATION
NO. 000008899

DATE	REVISION	DESCRIPTION
8-6-24	1	ADDRESS COUNTY COMMENTS
9-3-24	2	ADDRESS COUNTY COMMENTS
9-25-24	3	ADDRESS COUNTY COMMENTS
11-16-24	4	ADDRESS DOT COMMENTS
3-11-25	5	ADDRESS DOT COMMENTS
4-28-25	6	ADDRESS DOT COMMENTS
5-6-25	7	ADDRESS DOT COMMENTS

1"=120'
DRAWN BY: BJA
CHECKED BY: BJA
DATE: 5-24-24
SHEET 24003
PROJ. NO.



NOTIFY HALL COUNTY
ENGINEERING INSPECTOR 24
HOURS BEFORE THE BEGINNING
PHASE OF CONSTRUCTION
770 531-6800

PREPARED BY
PRIMUS
ENGINEERS, P.C.
3010 HAMILTON MILL RD.
BUFORD, GA 30519
CONTACT
Byron J. Arceneaux, P.E.
678 558-3842
byron@primusengineers.com

PREPARED FOR
**CLAYTON PROPERTIES
GROUP, INC.**
5230 BELLE WOOD CT
SUITE A
BUFORD, GA 30518
24 HR CONTACT
MATT STOKES
404 358-0114
mstokes@homebuilders.com

CANEYBROOKE SD
PARCELS: 15036A 000011, -000003, -000011
3380 POPLAR SPRINGS RD.
GMD 385
HALL COUNTY, GEORGIA
PRELIMINARY PLAT - PHASE 1A

SIGNED / SEALED

GSWCC CERTIFICATION
NO. 0000006899

REVISION	DATE	DESCRIPTION
1	8-6-24	ADDRESS COUNTY COMMENTS
2	9-3-24	ADDRESS COUNTY COMMENTS
3	9-25-24	ADDRESS COUNTY COMMENTS
4	11-16-24	ADDRESS GDOT COMMENTS
5	3-11-25	ADDRESS GDOT COMMENTS
6	4-28-25	ADDRESS GDOT COMMENTS
7	5-8-25	ADDRESS GDOT COMMENTS

DESIGNED BY: BJA SCALE: 1"=60'
DRAWN BY: BJA
CHECKED BY: BJA SHEET: 10
DATE: 5-24-24 PROJ. NO.: 24003

HALL COUNTY