

EXISTING SHORELINE

TOTAL SHORELINE - 1,483 L.F.
PER APCO GUIDELINES: 1000 S.F. DOCK PER 100 LF OF SHORELINE
MAX. SQUARE FOOTAGE OF COVERAGE ALLOWED IS: 14,830 S.F.
TOTAL DOCK SQUARE FOOTAGE - 13,956 S.F.
TOTAL VESSEL PARKING AREAS PROPOSED DOCKS:
MAXIMUM 60 VESSELS
PROPOSED DOCKS TO SERVE PROPOSED MAGNOLIA COVE PLAT 1
AND FUTURE INTERIOR DEVELOPMENT (PORTION SHOWN)

PROPOSED STRUCTURES WITHIN FERC PERMIT BOUNDARY

PROPOSED DOCKS

P-1--P-4: 780 SQ FT X 4 = 3120
P-5: 3340 SQ FT
P-6: 8'X50' = 400 SQ FT
P-7: 8'X30' = 240 SQ FT
P-8: 4676 SQ FT
P-9: 780 SQ FT
P-10, 8'X20' = 160 SQ FT
P-11: 780 SQ FT
P-12, P-13: 8'X25' = 400 SQ FT
P-14: 6'X10' = 60 SQ FT

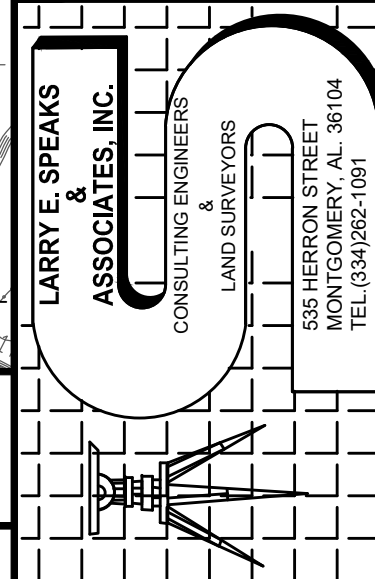
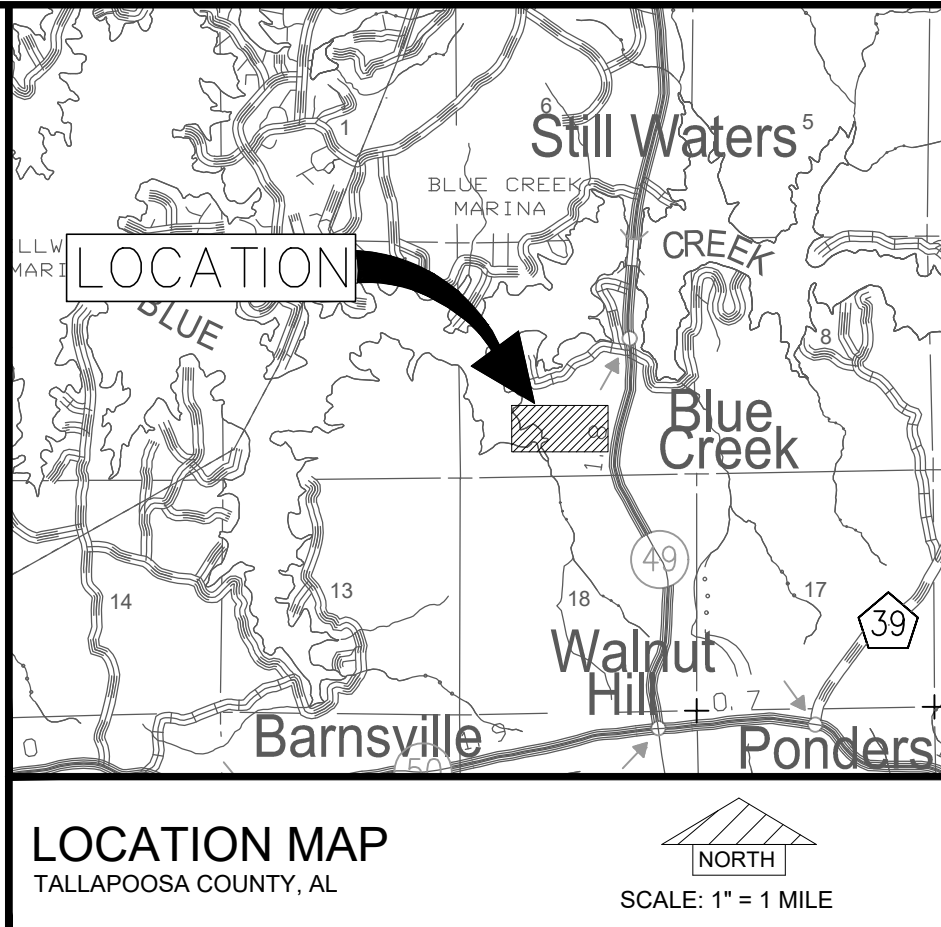
SCOPE OF PROJECT:

1.) INSTALL NEW NON-RESIDENTIAL DOCKS

FERC PERMIT DATA:

- 0.32 ACRES, (13,956 SQ FT WITHIN PROJECT BOUNDARY CONTOUR
- 55.6 ACRES OUTSIDE THE PROJECT BOUNDARY CONTOUR
- 0.32 ACRES WITHIN THE PROPOSED CONSTRUCTION SITE WITHIN THE PROJECT BOUNDARY CONTOUR.
- 0 ACRES WITHIN THE PROPOSED CONSTRUCTION SITE OUTSIDE THE PROJECT BOUNDARY CONTOUR.

NON-RESIDENTIAL FERC PERMIT CONSTRUCTION
PLAN FOR
LAKE MARTIN LAND COMPANY
MAGNOLIA COVE DEVELOPMENT
LOCATED IN THE SW 1/4 SECTION 7
T-20-N, R-23-E
TALLAPOOSA COUNTY, ALABAMA

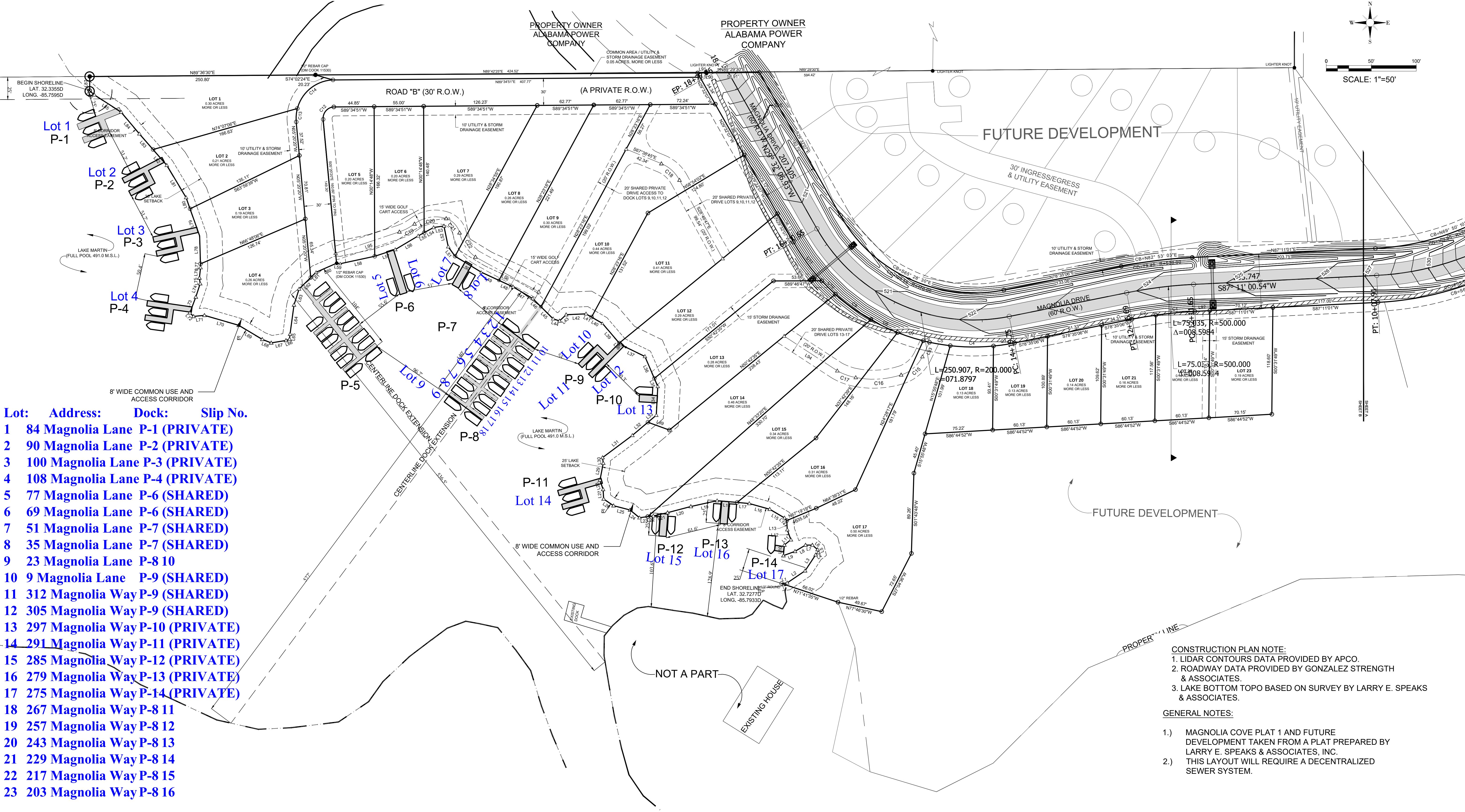


NON-RESIDENTIAL FERC PERMIT
CONSTRUCTION PLAN FOR
LAKE MARTIN LAND COMPANY
MAGNOLIA COVE DEVELOPMENT
LOCATED IN THE SW 1/4 SECTION 7
T-20-N, R-23-E
TALLAPOOSA COUNTY, ALABAMA

REVISIONS		DESCRIPTION
No.	DATE	
1	4-19-2022	ADD 8' ACCESS CORRIDOR PER APC

DRAWING TITLE:	
CONSTRUCTION PLAN	
SHEET	
1	
OF TOTAL 1	

Lot:	Address:	Dock:	Slip No.
1	84 Magnolia Lane	P-1 (PRIVATE)	
2	90 Magnolia Lane	P-2 (PRIVATE)	
3	100 Magnolia Lane	P-3 (PRIVATE)	
4	108 Magnolia Lane	P-4 (PRIVATE)	
5	77 Magnolia Lane	P-6 (SHARED)	
6	69 Magnolia Lane	P-6 (SHARED)	
7	51 Magnolia Lane	P-7 (SHARED)	
8	35 Magnolia Lane	P-7 (SHARED)	
9	23 Magnolia Lane	P-8 10	
10	9 Magnolia Lane	P-9 (SHARED)	
11	312 Magnolia Way	P-9 (SHARED)	
12	305 Magnolia Way	P-9 (SHARED)	
13	297 Magnolia Way	P-10 (PRIVATE)	
14	291 Magnolia Way	P-11 (PRIVATE)	
15	285 Magnolia Way	P-12 (PRIVATE)	
16	279 Magnolia Way	P-13 (PRIVATE)	
17	275 Magnolia Way	P-14 (PRIVATE)	
18	267 Magnolia Way	P-8 11	
19	257 Magnolia Way	P-8 12	
20	243 Magnolia Way	P-8 13	
21	229 Magnolia Way	P-8 14	
22	217 Magnolia Way	P-8 15	
23	203 Magnolia Way	P-8 16	



CONSTRUCTION PLAN NOTE:
1. LIDAR CONTOURS DATA PROVIDED BY APCO.
2. ROADWAY DATA PROVIDED BY GONZALEZ STRENGTH & ASSOCIATES.
3. LAKE BOTTOM TOPO BASED ON SURVEY BY LARRY E. SPEAKS & ASSOCIATES.

GENERAL NOTES:

- MAGNOLIA COVE PLAT 1 AND FUTURE DEVELOPMENT TAKEN FROM A PLAT PREPARED BY LARRY E. SPEAKS & ASSOCIATES, INC.
- THIS LAYOUT WILL REQUIRE A DECENTRALIZED SEWER SYSTEM.