

February 2024

# Proposed Shoreline Protection 20 Carriage Drive

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Prepared For:

**Lisa Godbey Wood**



**RESOURCE+LAND**  
CONSULTANTS

Resource + Land Consultants

41 Park of Commerce Way, Suite 101

Savannah, Georgia 31405

912.443.5896 | [rlandc.com](http://rlandc.com)

**Table of Contents**

1.0 Introduction & Background ..... 1  
2.0 Proposed Project..... 1  
3.0 Marshlands Component..... 1  
4.0 Upland Component..... 1  
5.0 Alternative Sites ..... 2  
6.0 Supplemental Information ..... 3

**APPENDIX:**

- A: Application Forms
- B: Property Ownership Documentation
- C: Permit Drawings
- D: Zoning Request
- E: Adjacent Landowner Information
- F: CMPA Jurisdiction Determination & Site Survey

### 1.0 INTRODUCTION & BACKGROUND:

Ms. Lisa Godbey Wood is applying for a Coastal Marshlands Act (CMPA) Permit to facilitate the construction of a timber bulkhead to protect the shoreline adjacent to Jones Creek at 20 Carriage Drive, St. Simons Island, Glynn County, Georgia (31.262919°, -81.350073°).

An existing single-family residence is located on the lot. A small private dock is located on Jones Creek. The CMPA jurisdiction limits were verified by Coastal Resources staff via letter of February 8, 2024 and is depicted on the survey produced by Shupe Surveying Co. P.C. titled *A Wetland & CMPA Jurisdiction Line Survey For: Lot 16, Butler Plantation, 25<sup>th</sup> G.M.D., St. Simons Island, Glynn County, Georgia* dated October 20, 2023 (Appendix F).

The western bank of Jones Creek exhibits severe erosion that is threatening the applicant's upland infrastructure. As the western bank of Jones Creek has eroded over time, the bank itself continues to shift in a westerly direction exposing tree roots and resulting in flooding of the property during higher tides and storm events.

### 2.0 PROPOSED PROJECT:

The proposed project consists of the construction of 224 linear feet of timber bulkhead along Jones Creek on the east side of the subject property. Approximately 184' (184 ft<sup>2</sup>) of the bulkhead would be in CMPA jurisdiction, with 40' (40 ft<sup>2</sup>) located along freshwater tidal wetlands located outside of CMPA jurisdiction. The proposed backfill in CMPA jurisdiction between the landward side of the bulkhead and the upland is 184 ft<sup>2</sup> (0.02 acre; 2.2 CY; 0.01 CY/FT), and thus would be considered a minor alteration per O.C.G.A. §12-5-282(9).

### 3.0 MARSHLANDS COMPONENT:

As found at Rule 391-2-3-.02 *Regulation of Upland Component of a Project*, the marshlands component of the project is defined as "the part of the project in an estuarine area or any structure on or over an estuarine area, including but not limited to marinas, community docks, bridges, piers and bulkheads, requiring a permit under the Coastal Marshlands Protection Act pursuant to O.C.G.A. Section 12-5-286". The marshlands component of the project is the construction of the 184' timber bulkhead located within coastal marshlands and closely following the CMPA jurisdiction line.

The pilings for the proposed bulkhead will be installed approximately one to two feet seaward of the CMPA jurisdiction line, approximately five-feet on center. Timber whaler boards would be installed horizontally on the back of the pilings at the top and at ground level and secured with corrosion resistant bolts. Sloppy V-groove sheet pilings would then be driven vertically and secured to the whalers with corrosion resistant hardware. The remaining area between the landward side of the sheet piling and the CMPA jurisdiction line would then be backfilled with clean fill material obtained from an upland source. The total backfill in jurisdiction would be 2.2 cubic yards (0.01 CY/FT). All construction would be conducted from the uplands and in accordance with best management practices to minimize secondary impacts to tidal waters.

### 4.0 UPLAND COMPONENT:

As found at Rule 391-2-3-.02 The upland component of the project is defined as "all those service areas, amenities, and recreational areas located inland of the Coastal Marshlands Protection Act jurisdiction line, that serve or augment the functioning of the marshlands component of the project, such as, but not limited to, dry stack boat storage; dockmaster shop; fuel storage and delivery facilities to serve the marshlands component of the project; and restrooms intended for users of the marshlands component of the project.

The proposed bank stabilization project's upland component includes the +/-15' area landward of the bulkhead

location necessary for access by construction equipment for construction of the bulkhead, staging of materials, and installation of the sub surface tie back system. There are +/-373 ft<sup>2</sup> of existing structures within the upland component buffer, summarized in Table 1. The tie-back system consists of treated wood pilings driven approximately 15' landward of the bulkhead on 10' centers,

located approximately at the center of each consecutive pair of bulkhead pilings. The tie-back pilings are then connected to the bulkhead pilings with corrosion proof cable or threaded rod. The tie-back system is then covered by clean fill dirt to finished grade. The total temporary and permanent impacts within the upland component buffer are summarized in Table 2.

**Table 1. Existing Structures Within 50' CMPA Upland Component Buffer**

Item	Area (FT <sup>2</sup> )
Building	±108
Dock	±22
Driveway	±243
<b>Total Existing</b>	<b>±373</b>

**Table 2: Upland Component Buffer Impacts**

Item	Area (FT <sup>2</sup> )
Construction Area	+/-2,760 (temporary)
<b>Total Temporary Impacts</b>	<b>+/-2,760</b>
Tie-back Pilings	±86.2
Tie-back Cables	±195
Existing Structures	+/-373
<b>Total Permanent Impacts Existing &amp; Proposed</b>	<b>+/-654.2</b>

**5.0 ALTERNATIVE SITES CONSIDERED AND PROJECT JUSTIFICATION:**

The proposed bulkhead will protect the existing shoreline at the subject lot and cannot be located at an alternative site. Constructing the bulkhead in uplands landward of CMPA line would require extensive excavation and grading of the existing uplands to install the bulkhead and would result in an increased potential for erosion into tidal waters and the loss of several mature trees located along the shoreline. Driving support and sheet pilings in jurisdiction without excavation, and then carefully backfilling the small area between the bulkhead and upland results in much less disturbance during construction. No action would result in continued erosion of the bank into coastal marshlands. The loss of tidal area is only 184 ft<sup>2</sup> (0.01 acre), which represents only 0.00000026% (2.6 x 10<sup>-8</sup>) of the tidal area along the coast, which will not unreasonably obstruct or alter navigable waters; will not increase erosion, cause shoaling of channels, or create stagnant areas of water; and will not unreasonably interfere with the conservation of marine life, wildlife, or other resources.

## 6.0 SUPPLEMENTAL INFORMATION

This additional information is provided for compliance with Coastal Marshlands Protection Act of 1970 information requirements:

### OCGA 12-5-286. Permits to fill, drain, etc., marshlands.

(b) Each application for such permit shall be, properly executed, filed with the department on forms as prescribed by the department, and shall include:

**(1) The name and address of the applicant-**

Ms. Lisa Godbey Wood  
20 Carriage Drive  
Saint Simons Island, GA 31522

**(2) A plan or drawing showing the applicant's proposal and the manner or method by which such proposal shall be accomplished. Such plan shall identify the coastal marshlands affected-** Please refer to Appendix C for permit drawings produced by Roberts Civil Engineering titled Site Overview – Godbey Wood Res. Bulkhead, dated February 1, 2024 (Appendix C).

**(3) A plat of the area in which the proposed work will take place-** Appendix F contains a survey produced by Shupe Surveying Company titled *A Wetland & CMPA Jurisdiction Line Survey For: Lot 16, Butler Plantation* dated October 20, 2023 (Appendix F)

**(4) A copy of the deed or other instrument under which the applicant claims title to the property or, if the applicant is not the owner, then a copy of the deed or other instrument under which the owner claims title together with written permission from the owner to carry out the project on his land. In lieu of a deed or other instrument referred to in this paragraph, the committee may accept some other reasonable evidence of ownership of the property in question or other lawful authority to make use of the property; The committee will not adjudicate title disputes concerning the property which is the subject of the application; provided, however, the committee may decline to process an application when submitted documents show conflicting deeds-** A copy of the warranty deed conveying the subject property from Robert & Kathleen Kobel to Lisa Godbey Wood, recorded by the Glynn County Clerk of Superior Court on September 2, 2000 in Deed Book 0705, page 129, is included as Appendix B.

**(5) A list of all adjoining landowners together with such owners' addresses, provided that if the names or addresses of adjoining landowners cannot be determined, the applicant shall file in lieu thereof a sworn affidavit that a diligent search, including, without limitation, a search of the records for the county tax assessor's office, has been made but that the applicant was not able to ascertain the names or addresses, as the case may be, of adjoining landowners-** Adjacent property owner information is included as Appendix E.

**(6) A letter from the local governing authority of the political subdivision in which the property is located, stating that the applicant's proposal is not in violation of any zoning law;** A zoning compliance request has been submitted to the Glynn County Planning & Zoning Division (copy found in Appendix D). The response will be forwarded upon receipt.

- (7) **A non-refundable application fee to be set by the board in an amount necessary to defray the administrative cost of issuing such permit. Renewal fees shall be equal to application**
- (8) **fees, which shall not exceed \$1,000.00 for any one proposal and shall be paid to the department.** An application fee of \$250.00 is included with the application.
- (9) **A description from the applicant of alternative sites and why they are not feasible and a discussion of why the permit should be granted-** Please refer to section 5.0.
- (10) **A statement from the applicant that he has made inquiry to the appropriate authorities that the proposed project is not over a landfill or hazardous waste site and that the site is otherwise suitable for the proposed project-** A review of the Hazardous Site Index for Glynn County, Georgia indicates that the subject property does not contain hazardous waste sites or landfills.
- (11) **A copy of the water quality certification issued by the department if required for the proposed project-** Water Quality Certification in accordance with Section 401 of the Clean Water Act will be reviewed during the processing of the federal Nationwide Permit that has been submitted to the Savannah District Corps of Engineers
- (12) **Certification by the applicant of adherence to soil and erosion control responsibilities if required for the proposed project-** The project will conform to all building, land disturbing, and stormwater management requirements of Glynn County.
- (13) **Such additional information as is required by the committee to properly evaluate the application-** This application has been prepared with consideration for the interests of the general public of the State of Georgia as defined in OCGA 12-5-286(g):

OCGA 12-5-286. Permits to fill, drain, etc. marshlands.

- (g) **In passing upon the application for permit, the committee shall consider the public interest, which, for purposes of this part shall be deemed to be the following considerations:**

- (1) **Whether or not unreasonably harmful obstruction to or alteration of the natural flow of navigational water within the affected area will arise as a result of the proposal-** The proposed shoreline protection structure will not alter natural flow of navigable waters or obstruct public navigation. The shoreline protection structure will extend only 1' to 2' into jurisdiction and will not obstruct or alter Jones Creek.
- (2) **Whether or not unreasonably harmful or increased erosion shoaling of channels, or stagnant areas of water will be created-** The proposed shoreline protection structure will stop erosion of the landward most shoreline of Jones Creek at this location. Eliminating further erosion will reduce and/or eliminate potential shoaling of Jones Creek at this location. The ebb and flow of Jones Creek will not be obstructed, and therefore the shoreline protection structure will not result in the creation of areas of stagnant water.
- (3) **Whether or not the granting of a permit and the completion of the**

***applicant's proposal will unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, or wildlife, or other resources, including but not limited to water and oxygen supply-*** The proposed project is located immediately adjacent to the shoreline along a residential yard. The shoreline protection structure will extend only 1' to 2' into jurisdiction from the existing shoreline at a location on the Jones Creek estuary that is over 1,100' wide and will eliminate the negative effects of the existing erosion. The structure's 1' to 2' extension into jurisdiction will not unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, wildlife, or other resources, nor affect water and oxygen supply.



8 February 2024

Glynn County Community Development  
Planning and Zoning Division  
Attn: Ms. Stefanie Leif  
1725 Gloucester St. Suite 200  
Brunswick, Georgia 31520

**RE: Coastal Marshlands Protection Act Application  
20 Carriage Drive Shoreline Protection  
Glynn County, Georgia**

**RLC#: 22-383**

Dear Ms. Leif:

Ms. Lisa Godbey Wood is applying for a permit under the Coastal Marshlands Protection Act (O.C.G.A. §12-5-280) requesting authorization to construct a timber bulkhead adjacent to Jones Creek, at 20 Carriage Drive, St. Simons Island, Glynn County, Georgia (31.262919°, -81.350073°).

In accordance with O.C.G.A. § 12-5-286(6), the applicant must submit a letter from the local zoning authority in which the property is located stating that the proposed activity does not conflict with any zoning laws. In addition, it is the Georgia Department of Natural Resources, Coastal Resources Division policy to request that you also initial and date the attached plans so that they can insure that the final permitted facility is consistent with your initial review.

At your earliest convenience, please provide a letter stating that the applicant's proposal complies with the Glynn County zoning ordinance applicable to the project location. Please forward your letter, along with the initialed copies of the permit drawings, to our office in the attached self-addressed and stamped envelope.

We appreciate your timely response to this request. If you should have any questions or require additional information, please contact me at your earliest convenience.

Sincerely,  
RESOURCE & LAND CONSULTANTS

Daniel H. Bucey  
Principal

Enclosures

Ms. Lisa Godbey Wood





**Glynn County Community Development Department**  
**1725 Reynolds St., Suite 200**  
**Brunswick, GA 31520**  
**912 554-7428**  
[www.glynncounty.org](http://www.glynncounty.org)

**ZCL**

## Zoning Certification Request

**Letter to be addressed to:**

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**Location of property:**

(Needs to be accompanied by a plat, survey, or tax map identifying the property.)

Address \_\_\_\_\_

Parcel ID (s) \_\_\_\_\_

**Purpose of letter (provide a brief explanation of the request):**

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**Contact information for person making the request:**

Name \_\_\_\_\_

Daytime Phone \_\_\_\_\_

This request has a \$50.00 fee.

[Community Development Home Page](#)





**RESOURCE+LAND**  
CONSULTANTS

**APPENDIX F:**  
CMPA Jurisdiction Determination & Site Survey



COASTAL RESOURCES DIVISION

ONE CONSERVATION WAY · BRUNSWICK, GA 31520 · 912-264-7218

WALTER RABON  
COMMISSIONER

DOUG HAYMANS  
DIRECTOR

February 8, 2024

Lisa Godbey Wood  
20 Carriage Drive  
St. Simons Island, GA 31522

**Re: Coastal Marshlands Protection Act (CMPA), Jurisdictional Determination Verification, 20 Carriage Drive, Lot 16, Butler Plantation, St. Simons Island, Glynn County, Georgia.**

Dear Ms. Wood:

Our office received the survey and plat, dated October 20, 2023, prepared by Shupe Surveying Company, P.C., No. 2401 entitled "*A Wetland & CMPA Jurisdiction Line Survey for: Lot 16, Butler Plantation 25<sup>th</sup> G.M.D., St. Simons Island, Glynn County, Georgia*" prepared for Richard V. Wood and Lisa Godbey Wood. Based on my site inspection, on February 7, 2024, this plat and survey generally depict the delineation of the coastal marshlands boundary as required by the State of Georgia for jurisdiction under the authority of the Coastal Marshlands Protection Act O.C.G.A. § 12-5-280 et seq.

The Coastal Marshlands Protection Act O.C.G.A. § 12-5-280 et seq. delineation of this parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line is valid for one year from date of the delineation. It will normally expire on February 7, 2025 but may be voided should legal and/or environmental conditions change.

This letter does not relieve you of the responsibility of obtaining other state, local, or federal permission relative to the site. Authorization by the Coastal Marshlands Protection Committee or this Department is required prior to any construction or alteration in the marsh jurisdictional area. We appreciate you providing us with this information for our records. If you have any questions, please contact me at (912) 262-3134.

Sincerely,

Paul Tobler  
Coastal Permit Coordinator  
Marsh and Shore Management Program

Enclosure: *A Wetland & CMPA Jurisdiction Line Survey for: Lot 16, Butler Plantation 25<sup>th</sup> G.M.D., St. Simons Island, Glynn County, Georgia*

File: JDS20230246





A Golden Past.  
A Shining Future.

COMMUNITY DEVELOPMENT DEPARTMENT  
1725 Reynolds Street, Suite 200, Brunswick, GA 31520  
Phone: 912-554-7428/Fax: 1-888-252-3726

February 14, 2024

Josh Noble  
Georgia DNR, Coastal Resources Division  
One Conservation Way  
Brunswick, GA 31520

RE: 20 Carriage Drive, St. Simons Island, GA  
Parcel 04-09811

Dear Mr. Noble:

Pursuant to the request for a zoning certification letter (ZCL-24-10)  
By Dan Bucey regarding 20 Carriage Drive, St. Simons Island, Georgia, please  
find the following:

The proposed +/- 224 LF bulkhead, as depicted in the attached drawings, does  
not conflict with current Glynn County zoning laws.

Should you have any additional questions, please feel free to contact me at  
[sleif@glynncounty-ga.gov](mailto:sleif@glynncounty-ga.gov).

Sincerely,

*Stefanie Leif*

Stefanie Leif, AICP  
Planning Manager

*The Glynn County Planning and Zoning Division makes every effort to provide the most accurate interpretation possible based on the information available. No warranties, expressed or implied, are provided for the information herein, its use or interpretation. This letter addresses the zoning designation of the property only; other codes and ordinances which may affect the ability to develop this property may apply.*



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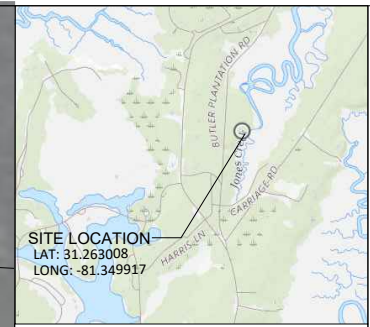
Enclosures

Ms. Lisa Godbey Wood

**TEMPORARY IMPACT AREA CALCULATIONS:**  
 184 LF X 15 LF = 2,760 SF TO INSTALL TIE-BACKS

**PERMANENT IMPACT AREA CALCULATIONS IN  
 CMPA UPLAND COMPONENT BUFFER:**  
 ± 7 TIE-BACK PILINGS = ± 86.2 SF (BELOW GRADE)  
 ± 13 TIE-BACK CABLES = ± 195 SF (BELOW GRADE)  
 EXISTING STRUCTURE = 373 SF  
 TOTAL = 373 SF IMPERVIOUS AREA

**PROPOSED BULKHEAD CMPA JURISDICTION = 184 LF, 184 SQFT**  
**PROPOSED BULKHEAD NON-CMPA JURISDICTION = 40 LF, 40 SQFT**



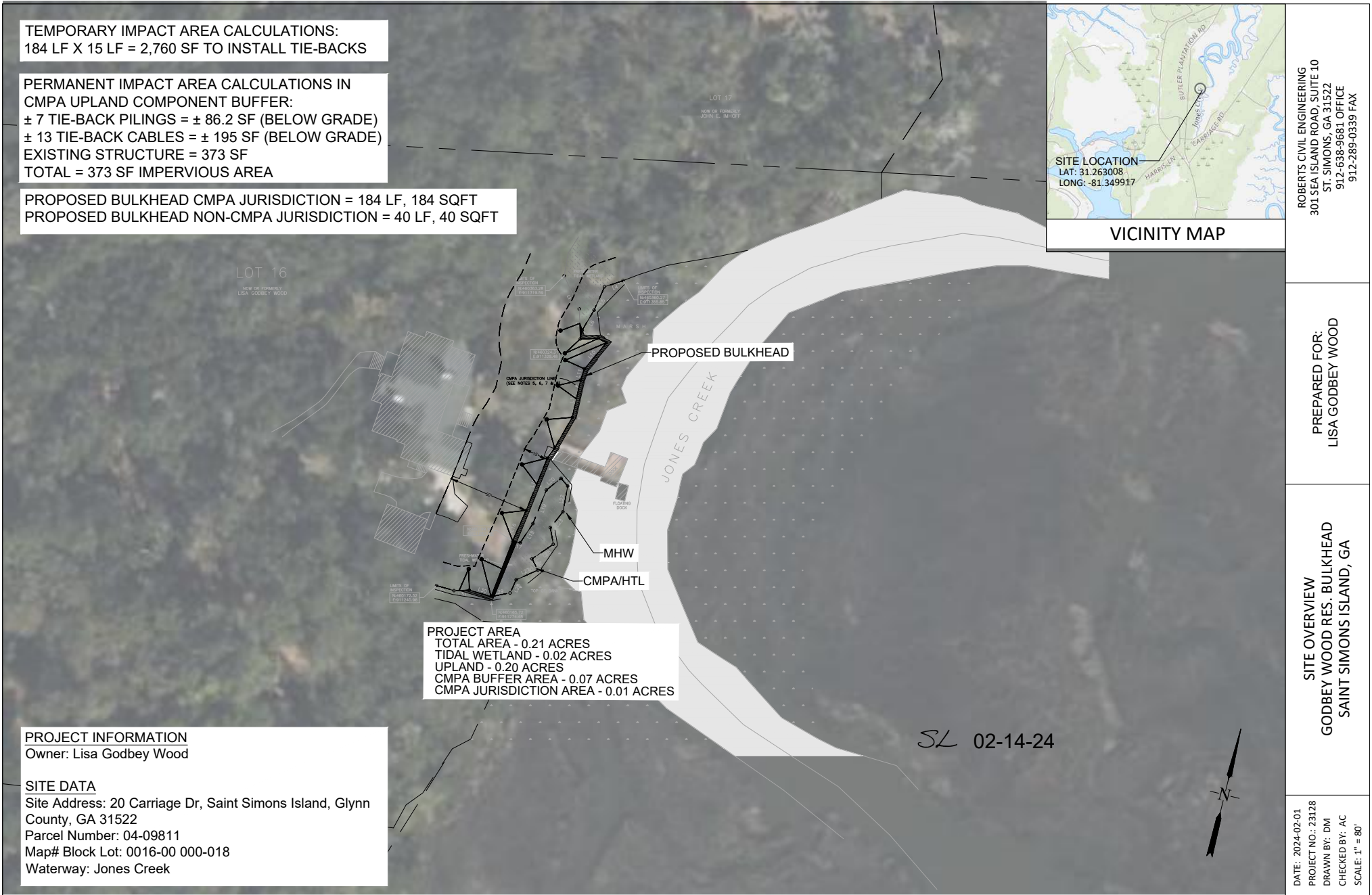
VICINITY MAP

ROBERTS CIVIL ENGINEERING  
 301 SEA ISLAND ROAD, SUITE 10  
 ST. SIMONS, GA 31522  
 912-638-9681 OFFICE  
 912-289-0339 FAX

PREPARED FOR:  
 LISA GODBEY WOOD

SITE OVERVIEW  
 GODBEY WOOD RES. BULKHEAD  
 SAINT SIMONS ISLAND, GA

DATE: 2024-02-01  
 PROJECT NO.: 23128  
 DRAWN BY: DM  
 CHECKED BY: AC  
 SCALE: 1" = 80'



**PROJECT AREA**  
 TOTAL AREA - 0.21 ACRES  
 TIDAL WETLAND - 0.02 ACRES  
 UPLAND - 0.20 ACRES  
 CMPA BUFFER AREA - 0.07 ACRES  
 CMPA JURISDICTION AREA - 0.01 ACRES

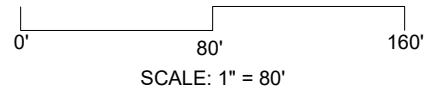
SL 02-14-24



**PROJECT INFORMATION**  
 Owner: Lisa Godbey Wood

**SITE DATA**  
 Site Address: 20 Carriage Dr, Saint Simons Island, Glynn  
 County, GA 31522  
 Parcel Number: 04-09811  
 Map# Block Lot: 0016-00 000-018  
 Waterway: Jones Creek

- NOTES:**
1. THE PLANS SHOWN HEREIN SHALL BE USED ONLY AS AN EXHIBIT FOR PERMITTING WITH THE GEORGIA DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
  2. THE DIAGRAM IS NOT INTENDED TO BE USED FOR CONSTRUCTION DRAWINGS
  3. THE LOT BOUNDARIES AND CMPA LINE LOCATION ARE BASED ON A SURVEY MADE BY SHUPE SURVEYING ON 02/09/2021. THE MHW LOCATION IS OBTAINED THROUGH GIS.

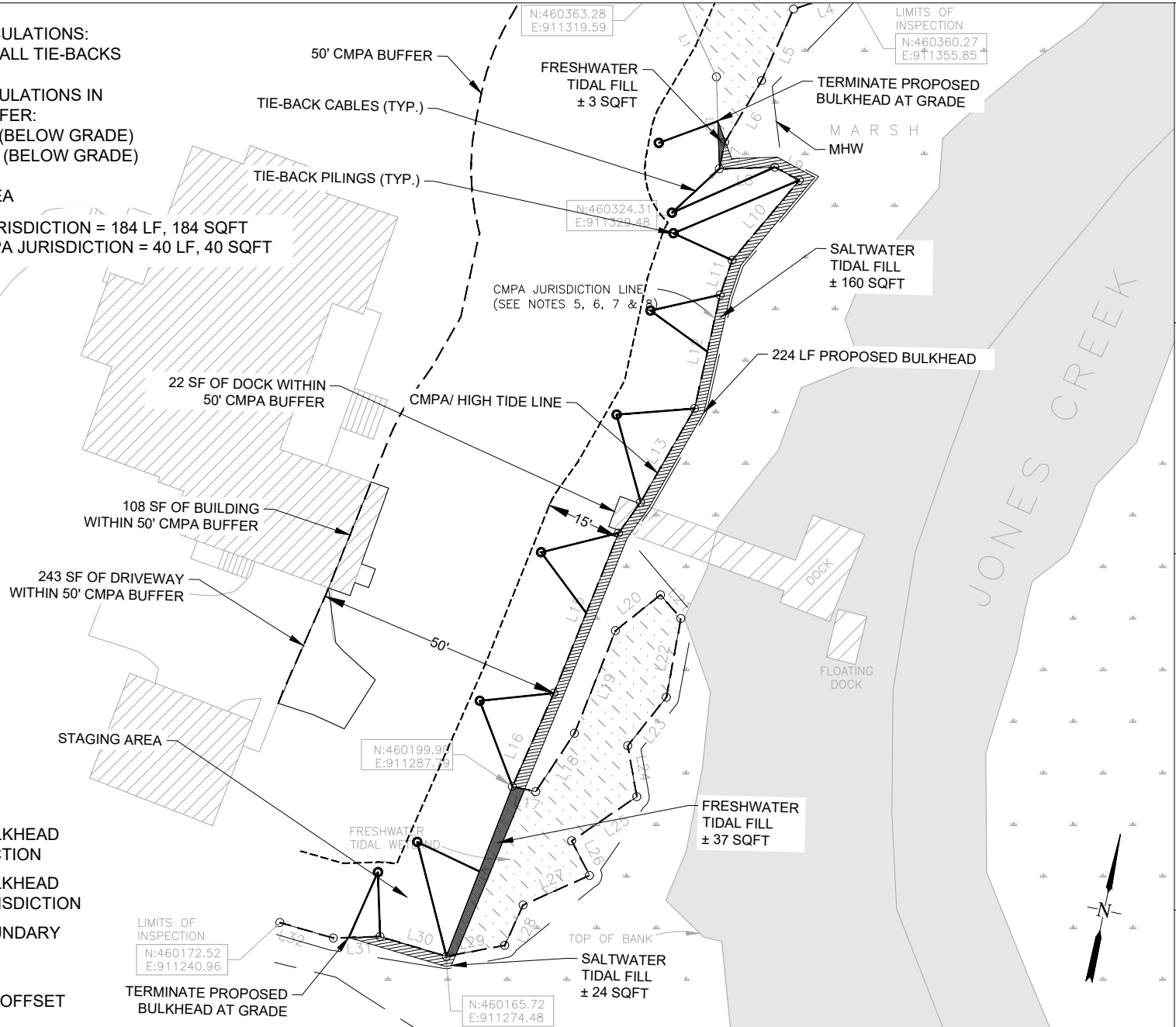


OR FORMERLY

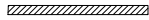


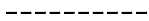

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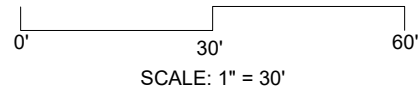


**LEGEND**

-  PROPOSED BULKHEAD  
CMPA JURISDICTION
-  PROPOSED BULKHEAD  
NON CMPA JURISDICTION
-  PROPERTY BOUNDARY
-  CMPA
-  15' WORK AREA OFFSET

**NOTES:**

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**ROBERTS  
CIVIL ENGINEERING**  
ST. SIMONS ISLAND | SAVANNAH | JACKSONVILLE | CHARLESTON  
WWW.ROBERTSCIVILENGINEERING.COM

DATE: 2024-02-01  
PROJECT NO.: 23128  
DRAWN BY: DM  
CHECKED BY: AC  
SCALE: 1" = 30'

**SITE OVERVIEW**  
GODBEY WOOD RES. BULKHEAD  
SAINT SIMONS ISLAND, GA

PREPARED FOR:  
LISA GODBEY WOOD

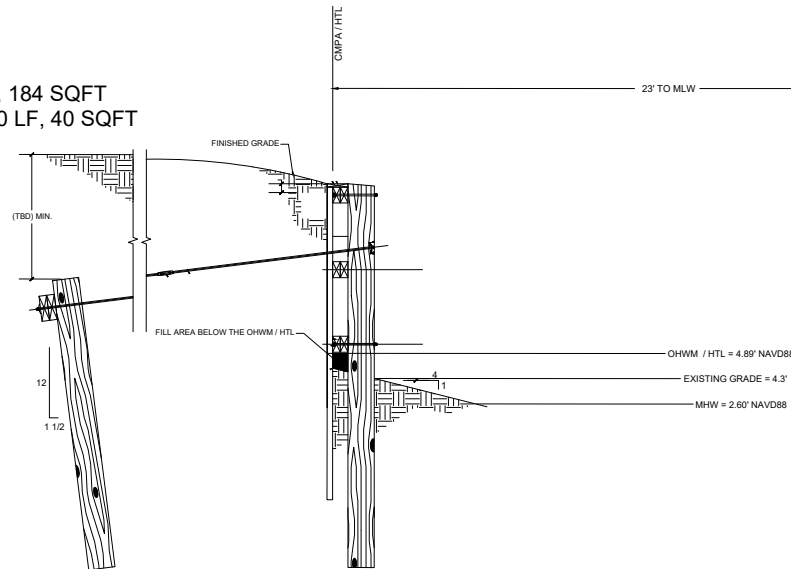
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**NOTE:**  
 "TBD" MEANS TO BE DETERMINED BY THE DESIGN PROFESSIONAL  
 PROPOSED BULKHEAD CMPA JURISDICTION = 184 LF  
 184 LF x 1.0' = 184 SF  
 184 SF x 0.33' = 60.72 / 27 = 2.20 CY OF FILL  
 2.20 CY / 184 LF = 0.01 CY OF FILL PER LF  
 PROPOSED BULKHEAD NON CMPA JURISDICTION = 40 LF  
 40 LF x 1.0' = 40 SF  
 40 SF x 0.33' = 13.2 / 27 = 0.49 CY OF FILL  
 0.49 CY / 40 LF = 0.01 CY OF FILL PER LF

**BULK HEAD DETAIL  
 NTS**

ROBERTS CIVIL ENGINEERING  
 301 SEA ISLAND ROAD, SUITE 10  
 ST. SIMONS, GA 31522  
 912-638-9681 OFFICE  
 912-289-0339 FAX

PREPARED FOR:  
 LISA GOBBEY WOOD

SITE OVERVIEW  
 GOBBEY WOOD RES. BULKHEAD  
 SAINT SIMONS ISLAND, GA

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