



25 November 2024

Georgia Department of Natural Resources
Coastal Resources Division
Attn: Mr. Josh Noble
One Conservation Way
Brunswick, Georgia 31520-8687

**RE: Revised CMPA Permit Application
Horsepen Point Recreational Dock
Chatham County, Georgia**

RLC#: 17-277

Dear Mr. Noble:

Resource & Land Consultants (RLC), on behalf of the Jim Alexander and Leo Sheehan, is submitting the attached information requesting authorization for installation of one recreational cart bridge and a recreational dock at Horsepen Point, Tybee Island, Georgia (32.001651°, -80.853894°). On 15 November 2024 during a Coastal Marshlands Protection Committee (CMPC) Meeting, the CMPC requested that the applicant evaluate additional alternatives for minimization. The applicant has prepared this revised application to reduce the square footage of the walkway and length of the float. The walkway has been revised to include a 4-foot-wide walkway rather than 6 foot wide walkway and a 30 foot long float rather than a 60 foot long float. include a narrower walkway 4 feet wide and a reduced size float 30 feet long. For your review and use, the attached information includes the following:

- Project Description
- GADNR Permit Application Forms
- Figures/Site Maps
- Revised Permit Drawings in response to the 15 November 2024 CMPC Meeting
- Hazardous Site Index
- Property Ownership Documentation
- City of Tybee Zoning Correspondence
- Horsepen Creek Assessment Exhibits

If you have any questions or require additional information, please do not hesitate to contact us at (912) 443-5896.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alton Brown, Jr.", is positioned above the typed name.

Alton Brown, Jr.
Principal
Resource & Land Consultants

Enclosures

cc: Mr. Jim Alexander
Mr. Leo Sheehan
Mr. Marc Liverman – Integrated Civil Solutions
Mr. Jud Turner – Gilbert Harrell Sumerford & Martin P.C.

**Sheehan & Alexander Dock
Revised Project Description
21 November 2024**

1.0 INTRODUCTION & BACKGROUND:

Jim Alexander and Leo Sheehan (applicants) are requesting Section 10 of the Rivers and Harbors Act and the State of Georgia Coastal Marshlands Act permit authorization to construct a recreational dock and to construct one cart bridge to provide access to the recreational dock. The project area is located at Horsepen Point within the City of Tybee, Chatham County Georgia (32.001651°, -80.853894°). On 15 November 2024 during a Coastal Marshlands Protection Committee (CMPC) Meeting, the CMPC requested that the applicant evaluate additional alternatives for minimization. The applicant has prepared this revised application to reduce the square footage of the walkway and length of the float. The walkway has been revised to include a 4 foot wide walkway rather than 6 foot wide walkway and a 30 foot long float rather than a 60 foot long float. include a narrower walkway 4 feet wide and a reduced size float 30 feet long.

2.0 PROJECT PURPOSE:

The purpose of the project is to construct a new recreational dock from upland located along Horse Pen Creek and to provide access to the dock.

3.0 PROPOSED PROJECT:

The proposed project includes construction of a wooden recreational dock to be shared by the applicants and access to the dock for both applicants. The following provides a summary of the proposed structures associated with the project:

Shared Recreational Dock: The new dock will include the following:

- Walkway: 740' x 4' (2960 square feet)
- Deck: 15' x 20' covered deck (300 square feet)
- Gangway: 30'x4' (120 square feet)
- Float: 8' x 30' (240 square feet).

The new facility will total a maximum of 2,960 square feet of effective shading over coastal marshlands and 660 square feet over open water.

Proposed Access: Access will be provided from the residences of the applicants to the dock. A shared wooden bridge 6'x174' (1,044 sf) will extend from the property line shared by the applicants to the upland area from which the dock will be constructed. The remainder of the access will consist of an at grade mulched trail from the bridge to the dock.

3.1 Marshlands Component:

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. The marshlands component of the project includes the proposed dock facility and bridges.

3.2 Upland Component:

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,

dock master shop, fuel storage and delivery facilities to serve the marshlands component of the project. As stated in the Coastal Marshlands Protection Rules, land disturbance and construction of structures within the 50-foot marshlands buffer in the upland component of the project shall be limited to the following: Construction and maintenance of permanent structures that are required for the functionality of and/or provide permanent access to the marshlands component for the project. For this project, the path which provides access to the dock, is the upland component. No other activities or structures are proposed within upland. As noted above, the path will be at grade and minimal clearing will be required during construction.

3.3 Stormwater Management:

The proposed project does not include site development activities and development of a stormwater management plan is not required. The proposed path will be 100% pervious. The project will implement standard BMP's during the construction phase for sedimentation and erosion control purposes and to protect adjacent tidal waters and marsh.

3.4 GADNR-EPD 401 Water Quality Certification (WQC): The proposed project does not include any activities during construction (i.e.) or facilities post construction (i.e. fueling) that required a WQC.

4.0 ALTERNATIVES ANALYSIS AND MINIMIZATION:

The applicant considered several alternatives during the design of the project. The following actions were implemented during design to minimize the square footage of structure over coastal marshlands.

The applicant reviewed several dock location alternatives and has proposed a location that requires the least amount of disturbance and minimal amount of dock square footage while achieving the overall project purpose. Following review of each alternative, the applicant determined that the proposed location was the least damaging practicable alternative. Avoidance and minimization actions included:

- Proposed bridges rather than culverted crossings through the marsh.
- Minimizing the width of the proposed bridges and limiting use to pedestrian and golf cart access.
- Rather than a bridge from each residence, the two of the applicants have proposed to share access.
- Rather than proposing a dock for each property, the applicants have proposed to share a dock
- Other than the bridge, the remaining access to the dock was designed to avoid marsh impacts.
- Shifting of the footprint of the structure downstream to minimize perceived impacts to navigation
- Structure size reduction

5.0 ESSENTIAL FISH HABITAT:

The proposed project includes installation of a wooden dock and bridges for recreational purposes. No loss of essential fish habitat will occur as part of the project.

6.0 THREATENED AND ENDANGERED SPECIES:

Coordination with US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (IPaC) was conducted to assess potential impacts to federally protected species on the project site. The results of this consultation, the Official Species List, is attached to this document. In addition to the database query, a pedestrian survey was conducted on-site and no federally listed species were observed. The following provides a brief description of each species listed a threated or endangered.

West Indian Manatee (*Trichechus manatus*): The West Indian manatee is a large aquatic mammal whose habitat consists of warm coastal and spring fed waters. It is listed as endangered under both its state and federal status. They are large, gray aquatic mammals with bodies that taper to a flat, paddle-shaped tail. They have two forelimbs, Horsepen Point Recreational Dock
Chatham County, Georgia

called flippers, with three to four nails on each flipper. Their head and face are wrinkled with whiskers on the snout. During winter months these mammals are primarily confined to the coastal waters of the southern half of Florida and the spring fed rivers of Florida and Georgia. During the summer months as the water temperature rises, the manatees' range expands as far north as Virginia and it is during these months that the "manatees" may occasionally utilize the estuaries of coastal Georgia. Critical habitat for this species has been identified as large portions of coastal Florida including the St. Mary's River.

Eastern Black Rail (*Laterallus jamaicensis* ssp. *Jamaicensis*): The Eastern black rail is a small bird living in salt and freshwater marshes in portions of the United States, Central America, and South America. Males and females are similar in size and adults are generally pale to blackish-gray, with a small blackish bill and bright red eyes. Eastern black rail habitat can be tidally or non-tidally influenced, and range in salinity from salt to brackish to fresh. Tidal height and volume vary greatly between the Atlantic and Gulf coasts and therefore contribute to differences in salt marsh cover plants in the bird's habitat. Diet includes Insects, snails, seeds, etc. Loss of habitat is the main threat to this species however where habitat is projected numbers are likely stable.

Wood Stork (*Mycteria americana*): The wood stork was listed endangered by the USFWS on 28 February 1984 (Federal Register 49 (4):7332-7335). It is listed as endangered under both its state and federal status. Wood storks use freshwater and estuarine wetlands as feeding, nesting, and roosting sites, and annual population fluctuations are closely related to the year-to-year differences in the quality and quantity of suitable habitat. The overall decline in wood stork numbers is attributed to the loss or degradation of essential wetland habitat primarily in southern Florida. The adult is a large bird 33-45 inches tall and 58-71 inches in wingspan. Males typically weigh 5.5-7.3 lbs; females weigh 4.4-6.2 lbs. They appear all white on the ground, with blackish-gray legs and pink feet. In flight, the trailing edge of the wings is black. The head is dark brown with a bald, black face, and the thick down curved bill is dusky yellow. Juvenile birds are a duller version of the adult, generally browner on the neck, and with a paler bill. They nest colonially with up to twenty-five nests in one tree. Breeding once a year, a female lays 3-5 eggs in the typical clutch. The eggs are incubated 27-32 days by both sexes.

Red Knot (*Calidris rufa*): The red knot is found in Argentina, Aruba, Bahamas, Barbados, Belize, Brazil, British Virgin Islands, Canada, Cayman Islands, Chile, Colombia, Costa Rica, Cuba, Dominican Republic, El Salvador, French Guiana, Guadeloupe, Guatemala, Guyana, Haiti, Jamaica, Mexico, Panama, Paraguay, Suriname, Trinidad and Tobago, Uruguay, U.S. Virgin Islands, and Venezuela. Within the U.S., the red knot is found in Alabama, Connecticut, Delaware, Florida, Georgia, Illinois Indiana, Kansas, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, New Hampshire, New Jersey, New York, North Carolina, North Dakota, Ohio, Oklahoma, Pennsylvania, Rhode Island, South Carolina, South Dakota, Texas, Virginia, West Virginia, and Wisconsin. The red knot is a sandpiper that feeds on invertebrates, especially small clams, mussels, and snails, but also crustaceans, marine worms, and horseshoe crab eggs.

Piping Plover (*Charadrius melodus*): As documented by USFWS, Piping Plovers are small shorebirds approximately seven inches long with sand-colored plumage on their backs and crown and white underparts. Breeding birds have a single black breastband, a black bar across the forehead, bright orange legs and bill, and a black tip on the bill. During winter, the birds lose the black bands, the legs fade to pale yellow, and the bill becomes mostly black. In recent decades, piping plover populations have drastically declined, especially in the Great Lakes. Breeding habitat has been replaced with shoreline development and recreation. Availability of quality foraging and roosting habitat in the wintering grounds is necessary in order to ensure that an adequate number of adults survive to migrate back to breeding sites and successfully nest.

Eastern Indigo Snake (*Drymarchon corais couperi*): The Eastern indigo snake is a large nonpoisonous, stout bodied snake averaging six to seven feet in length. Its federal status is listed as Not Applicable and its state status is listed as threatened. The snake is smooth scaled and uniform glossy blue-black throughout its body except for some reddish orange or cream color suffusion on its throat, cheeks and chin. This coloration varies with some individuals having distinct coloration and others with no coloration. In the extreme southern reaches of its range (South Florida), Horsepen Point Recreational Dock
Chatham County, Georgia

the snake is less restricted and inhabits flatwoods, tropical hammocks, dry glades and moist bogs. In this region of its range, overwintering sites include tree stumps and other underground dens. In the northern portion of its range, including south Alabama, the indigo snake requires deep sand ridges and is often associated with the gopher tortoise. The indigo snake is dependent upon the deep burrows dug by the gopher tortoise and uses them as a refuge from the extreme hot and cold temperatures. This restricted habitat is even more isolated by the snakes' preference for the interspersed wet lowlands and cypress ponds.

Frosted Flatwoods Salamander (*Ambystoma cingulatum*): The flatwoods salamander is a small (9-13.5 cm total length), elongate species of mole salamander. It is listed as threatened under both its state and federal status. It has a small, indistinct head, short legs, and a long, rounded tail. Typical coloration consists of a background of brownish black to purplish black overlaid with narrow gray or silvery white reticulations (net-like markings), bands, or diffuse spotting. The gilled aquatic larvae are distinctly colored, having a series of bold brown and yellow longitudinal stripes. The range of the flatwoods salamander is confined to the southeastern coastal plain of the United States. It inhabits seasonally wet pine flatwoods and savannas. They breed within isolated, depression wetlands within the wiregrass dominated pine plantations. Their habitat destruction is a result of agricultural and silvicultural practices, fire suppression and development. **Pondberry (*Lindera melissifolia*):** Pondberry or pond spicebush, is a stoloniferous, deciduous, aromatic shrub in the laurel family. This federally listed endangered species is native to the southeastern United States, and its demise is associated with habitat loss from extensive drainage of wetlands for agriculture and forestry. Pondberry occurs in dense thickets with erect or ascending shoots up to 2 m tall and few branches; stems are connected underground by stolons. Pondberry occurs in shallow depression ponds in wetland habitats with hydric soils, along margins of cypress ponds, and in seasonally wet, low areas among bottomland hardwoods. At present there are some 36 populations in Alabama, Arkansas, Georgia, Mississippi, Missouri, North Carolina, and South Carolina. Many of the existing colonies of pondberry are small, and occupy only a portion of the apparently suitable habitat.

Green Sea Turtle (*Chelonia mydas*), Hawksbill Sea Turtle (*Eretmochelys imbricata*), Kemp's Ridley Sea Turtle (*Lepidochelys kempii*), Leatherback Sea Turtle (*Dermochelys coriacea*), Loggerhead Sea Turtle (*Caretta caretta*): These large marine turtles inhabit the offshore waters of the Atlantic and Caribbean. During nesting periods which fall within the summer months, these species leave the water to nest on sandy beaches and primary coastal dunes.

Several protected species listed above frequent coastal waters of Georgia and tidal habitats. The project area consists of installation cart bridges and a recreational dock. Based on the location of the proposed project and proposed activities associated with the construction phase of the project, no adverse impacts to any individual or population of protected species is anticipated.

7.0 COMMERCIAL BAIT SHRIMP, OYSTER, AND CRABBING AREAS

The proposed project is not located in a designated bait shrimp zone according to Georgia Department of Natural Resources *Commercial and Recreational Bait Shrimp Zones, Coastal Georgia* map. The project area is not listed on the *Georgia Harvester Reported Crabbing Areas* list, and the project area is not located in designated commercial or recreational oyster harvest areas.

8.0 IMPAIRED WATERS

The subject waterway is not listed on the U.S. Environmental Protection Agency 303(d) list for impaired water bodies.

9.0 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:

Horsepen Point Recreational Dock
Chatham County, Georgia

- (1) ***The name and address of the applicant-***
See attached application form
- (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 attached permit drawings.
- (3) ***A plat of the area in which the proposed work will take place-*** See attached.
- (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-*** See attached.
- (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-*** See attached.
- (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;*** See attached.
- (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 fees, which shall not exceed \$1,000.00 for any one proposal and shall be paid to the department.*** See attached.
- (8) ***A description from the applicant of alternative sites and why they are not feasible and a discussion of why the permit should be granted-*** See attached project description.
- (9) ***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 Chatham County, Georgia indicates that the subject property does not contain hazardous waste sites or landfills. A copy is attached.
- (10) ***A copy of the water quality certification issued by the department if required for the proposed project-*** Not applicable.
- (11) ***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 Chatham County.

(12) 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- As part of the initial design process and prior to submittal of the application, the applicant completed a bathymetric survey to determine the width and depth of the water at the location of the proposed dock. Based on the bathymetric survey, the proposed dock will not further restrict access within the waterway. In addition, the applicant completed an assessment of Horsepen Creek from Tybee Creek upstream to Highway 80. Aerial imagery captured at high tide and low tide was evaluated to determine the number of existing docks (constructed and permitted) and the width of open water as measured from existing structures. The following provides a summary of the dock assessment.

The assessment included importing aerial photography that depicted Horsepen Creek at or near low tide and high tide within Horsepen Creek. All existing and proposed docks were assigned a number. Based on aerial imagery, 32 docks currently exist within Horsepen Creek and available information documents two docks have been approved by the Coastal Marshlands Protection Committee in the past 3 years but have not been constructed. Docks that have not been constructed and were not visible on the aerial imagery were superimposed. Once all docks were labeled, the distance of open water measured from the outermost portion of each dock was measured to estimate the width of channel at low tide and hightide. The measurements were then overlaid on the aerial imagery. In addition, a spreadsheet was created to summarize the data including estimated width of the waterway at low tide and estimated width of waterway at high tide. While the depth of water and therefore true navigability cannot be determined from aerial imagery, bathymetric data for the entire tributary is not available. For this reason, the width of open water within the creek provided a practicable method for comparing existing conditions without the proposed dock and potential impacts to navigation following installation of the dock.

Based on aerial imagery, Horsepen Creek measures approximately 10,700 feet from Tybee Creek to Highway 80. Low tide aerial photography documents that sections of the creek are completely dry at low tide while navigation of other sections of the creek is prohibited by existing docks. When considering the existing condition of Horsepen Creek including the widths of the water way at low tide and high tide and considering the existing navigability limitation created by the existing docks, the proposed dock will have no measurable impact on general navigation. The proposed project will not alter natural flow of navigable waters or obstruct public navigation.

(2) Whether or not unreasonably harmful or increased erosion shoaling of channels, or stagnant areas of water will be created- The proposed project will not increase erosion, shoaling of channels, or create stagnant areas of water.

(3) Whether or not the granting of a permit and the completion of the applicant's proposal will



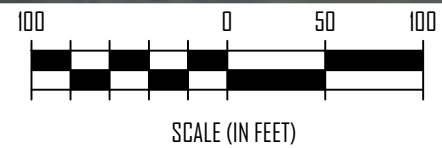
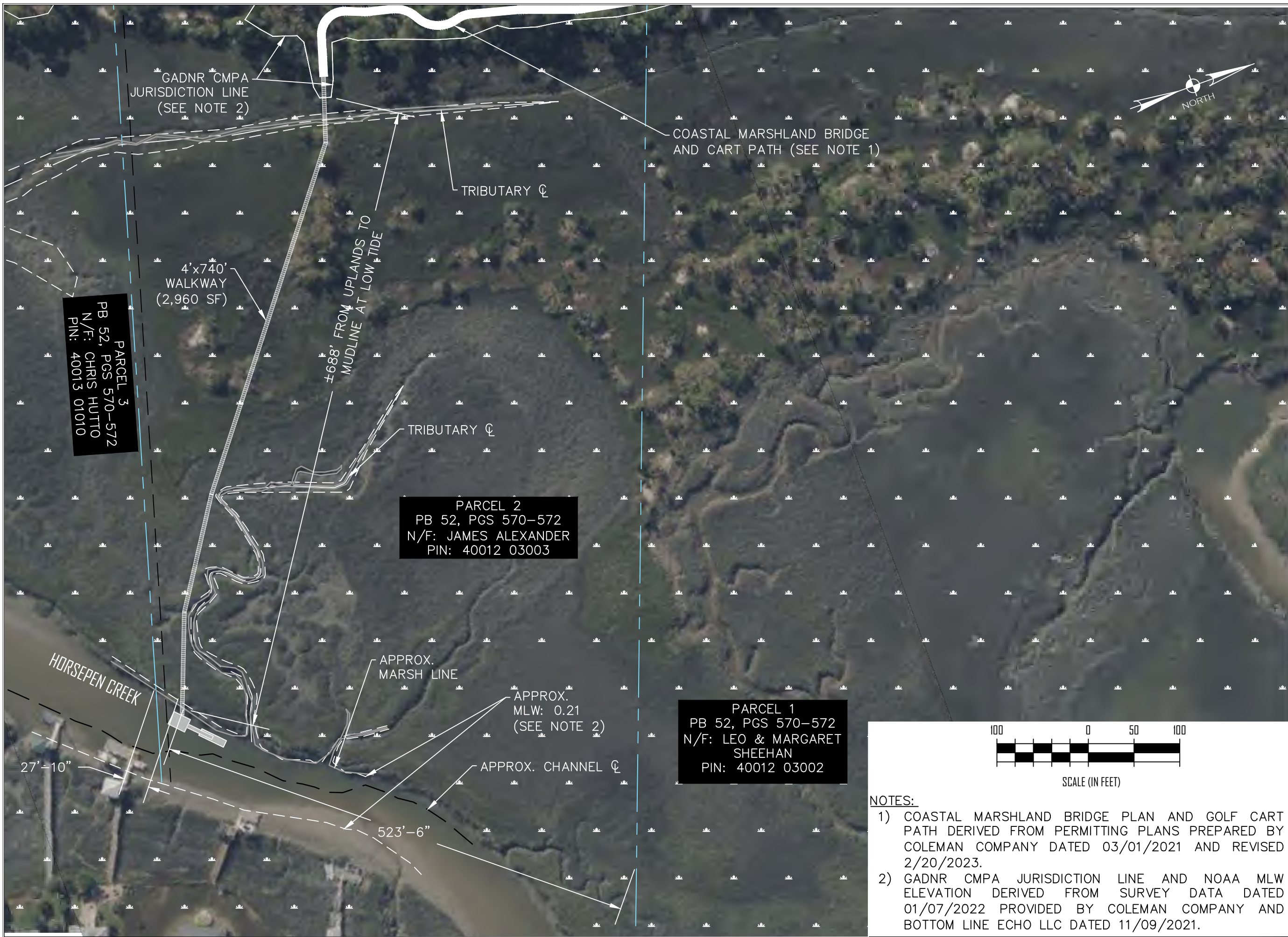
PRIVATE RECREATIONAL SHARED DOCK

10 & 12 HORSEPEN POINT DR.
TYBEE ISLAND, GA 31328

REVISIONS	DATE
1- ISSUED FOR PERMITTING / TPO ADDED	04/08/2024
2- REVISED DOCK/WALKWAY DIMENSIONS	06/10/2024
3- REVISED PER DNR COMMENTS	08/01/2024
4- REVISED PER DNR COMMENTS	08/16/2024
5- REVISED PER DNR COMMENTS	11/20/2024

DATE: 04/08/2024
PROJECT NUMBER: DO02-101
DRAWN BY: MAL
CHECKED BY: MAL
QC'D BY: MAL

SHEET:
OVERALL DOCK PLAN



- NOTES:**
- 1) COASTAL MARSHLAND BRIDGE PLAN AND GOLF CART PATH DERIVED FROM PERMITTING PLANS PREPARED BY COLEMAN COMPANY DATED 03/01/2021 AND REVISED 2/20/2023.
 - 2) GADNR CMPA JURISDICTION LINE AND NOAA MLW ELEVATION DERIVED FROM SURVEY DATA DATED 01/07/2022 PROVIDED BY COLEMAN COMPANY AND BOTTOM LINE ECHO LLC DATED 11/09/2021.



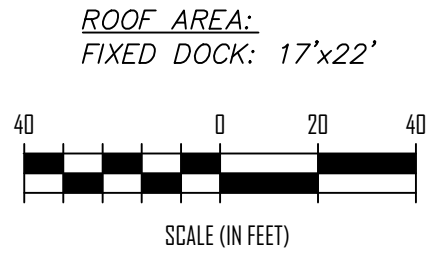
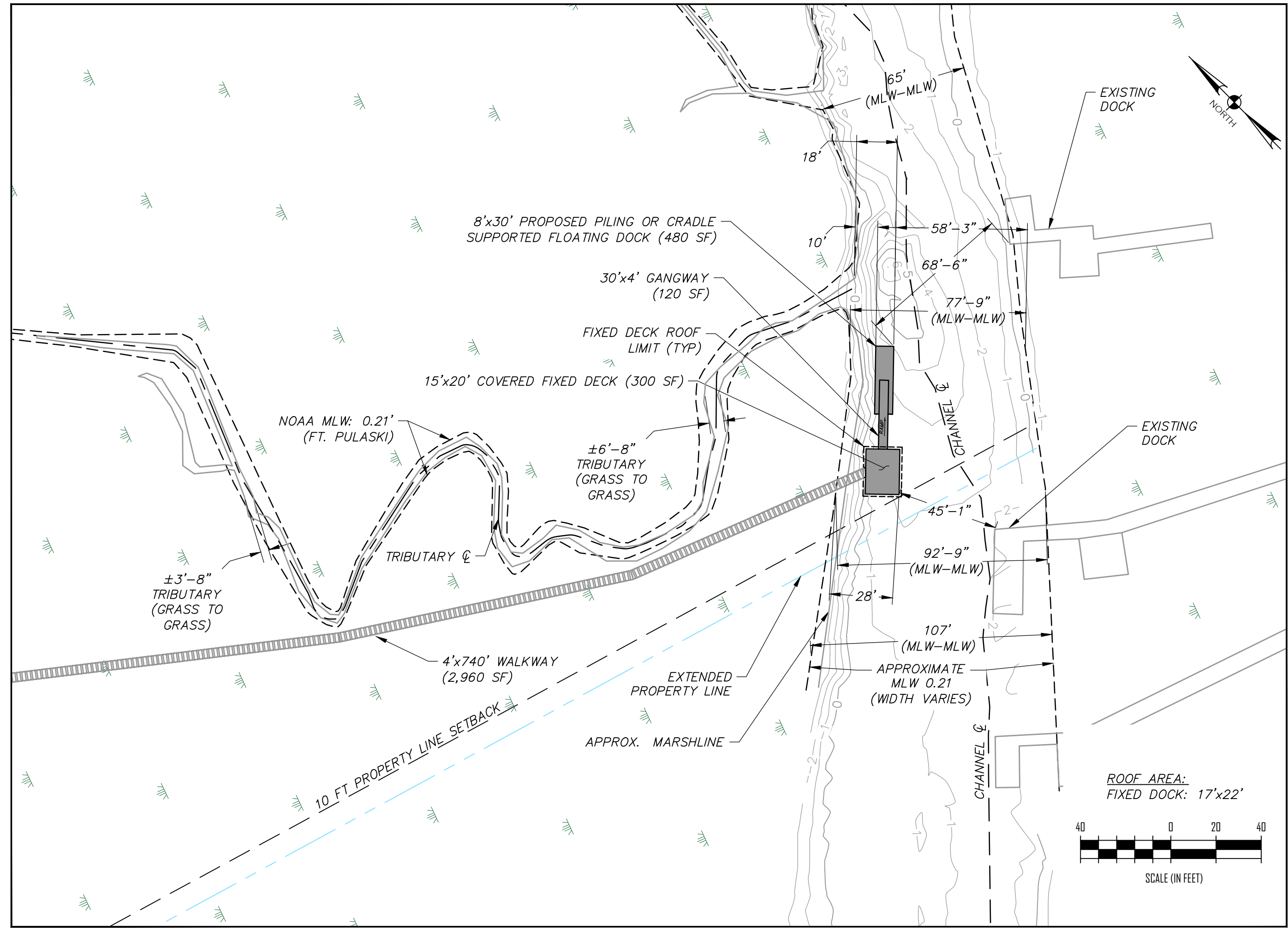
PRIVATE RECREATIONAL SHARED DOCK

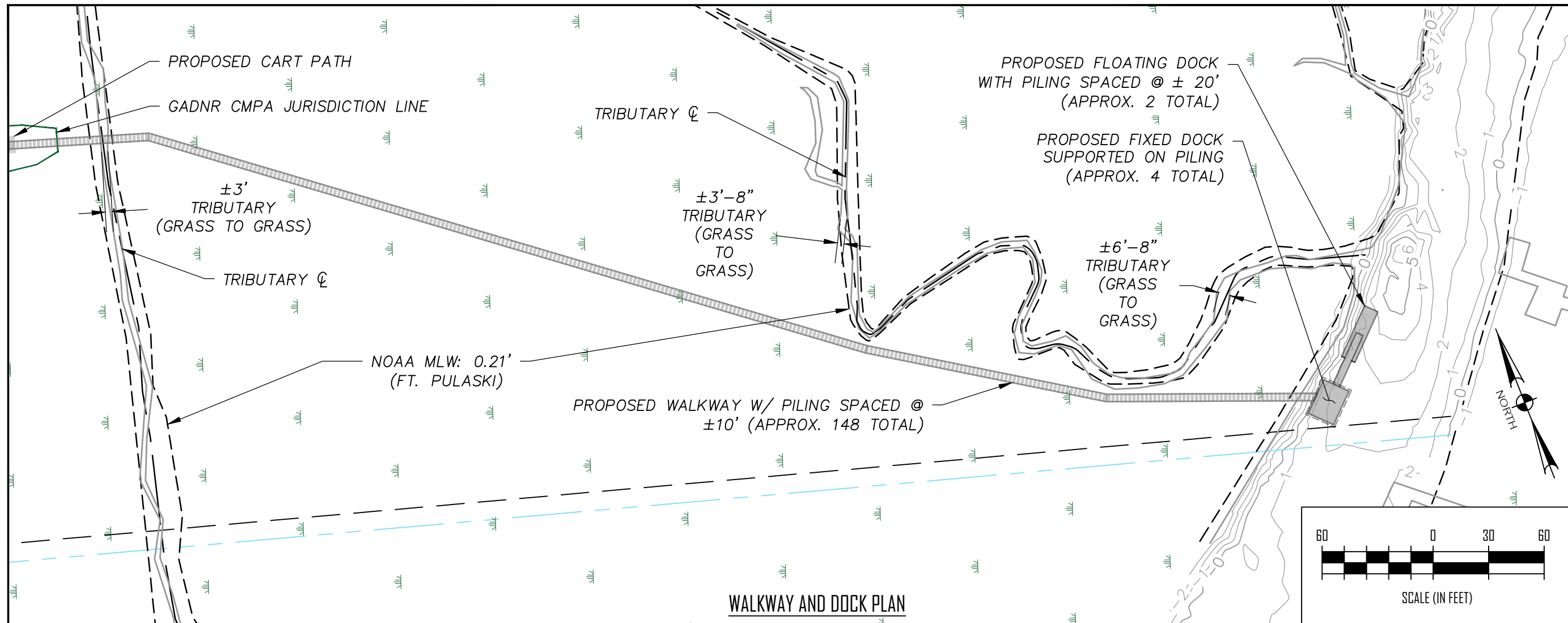
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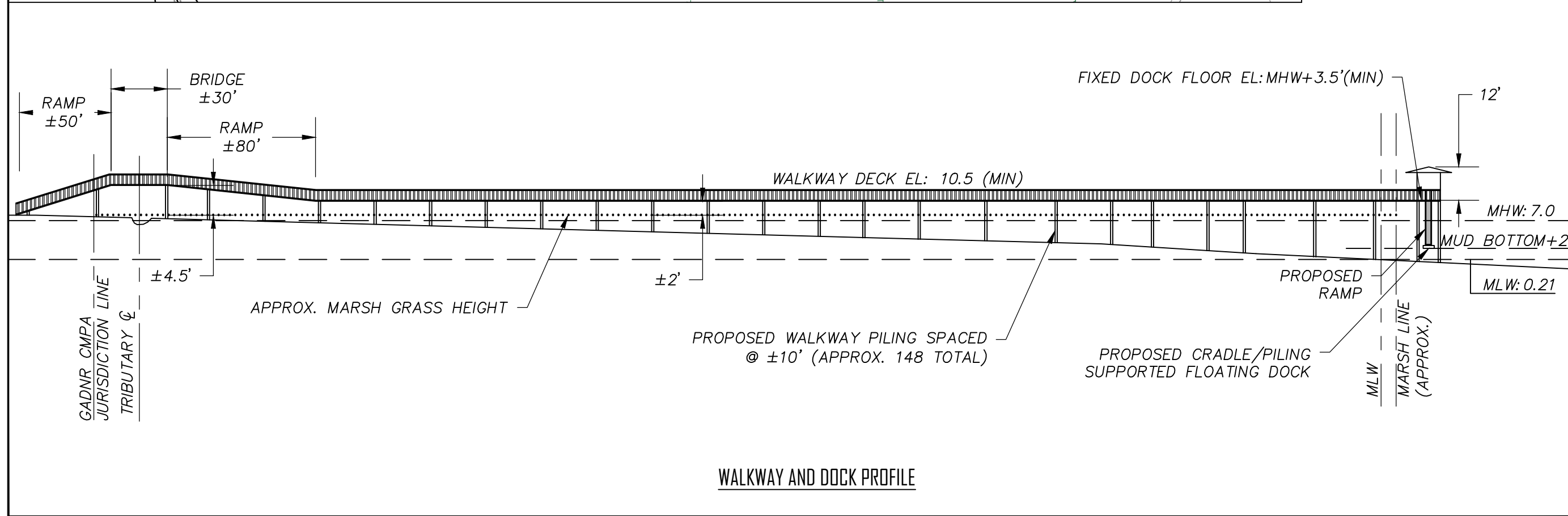
DATE: 04/08/2024
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SHEET:
DETAILED DOCK PLAN





WALKWAY AND DOCK PLAN



WALKWAY AND DOCK PROFILE



PRIVATE RECREATIONAL SHARED DOCK

10 & 12 HORSEPEN POINT DR.
TYBEE ISLAND, GA 31328

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SHEET:
WALKWAY AND DOCK PLAN AND PROFILE

CONSTRUCTION PLANS

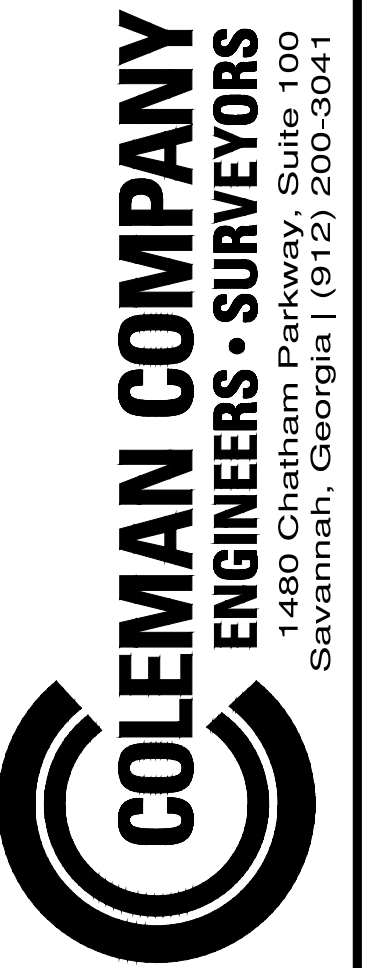
FOR

COASTAL MARSHLAND BRIDGE

PERMIT

Reviewed by City of Tybee Island for zoning compliance on November 25, 2024. Applicant(s) must meet applicable building codes and obtain a building permit required prior to beginning construction on the proposed project.

REVIEWED
By Patricia Sinel at 3:38 pm, Nov 25, 2024



A PARTIAL TOPOGRAPHIC SURVEY OF A PORTION OF LOTS 5 & 6, HORSE PEN POINT ON TYBEE ISLAND
5TH G.M. DISTRICT, TYBEE ISLAND, CHATHAM COUNTY, GEORGIA
PREPARED FOR: ALEXANDER AND SHEEHAN

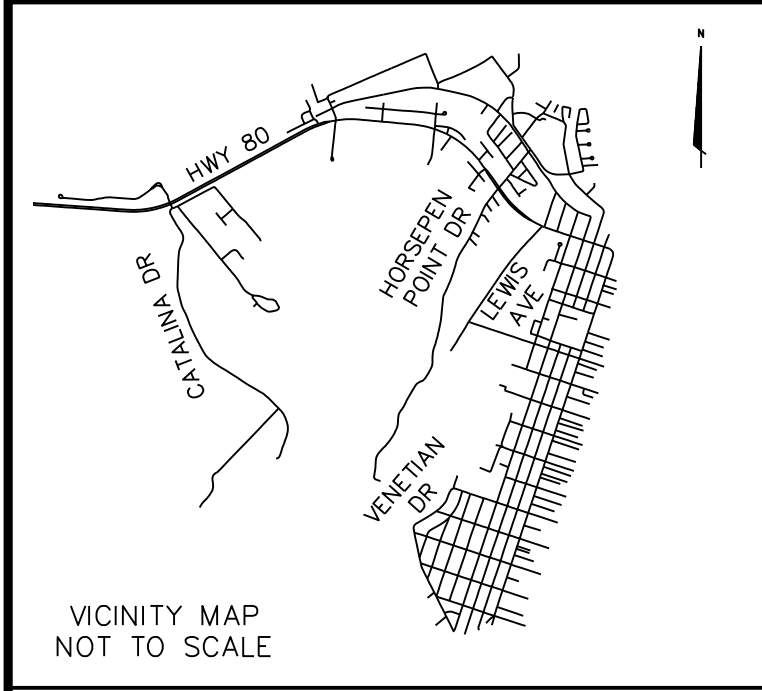
COLEMAN COMPANY, INC. DATE PLOTTED: 11/25/2024 1:12 PM BY: Benji Richter DRAWING DATE: 03/20/21 11:43 AM 03/20/21 11:43 AM 03/20/21 11:43 AM 03/20/21 11:43 AM

VICINITY MAP (N.T.S.)	REVISIONS		PROJECT SITE DATA		SHEET INDEX		
<p>VICINITY MAP NOT TO SCALE</p>	1	11-1-22	PER USACE COMMENTS	PROJECT ADDRESS:	HORSE PEN POINT DRIVE	1	COVER
	2	02-10-23	REVISED PATH AND DOCK LOCATION PER OWNER(S)	PROJECT CITY, STATE:	TYBEE ISLAND, GA	2	OVERALL SITE PLAN
	3	11-21-23	REVISED DOCK LOCATION PER OWNER(S)	OWNER/REPRESENTATIVE:	JIM ALEXANDER	3-4	SITE PLAN
	4	01-16-24	ADDED UPLAND BUFFER NOTES	PROPERTY AREA:	N/A	5	PROFILES
	5	07-02-24	REVISED DOCK LOCATION	DISTURBED AREA:	0.26 ACRES ±		
	6	11-25-24	REVISED DOCK LAYOUT	ZONING:	E-C		
			VERTICAL DATUM:	NAVD 88			
			HORIZONTAL DATUM:	NAV 83			
			FLOOD ZONE:	AE-10			
			WATER & SEWER PROVIDER:	N/A			
			PINS:	40012 03001			
			SURVEY PREPARED BY:	COLEMAN COMPANY, INC.			
			GEOTECHNICAL BY:	N/A			
			ARCHITECT:	N/A			

JOB NUMBER: 21-143
DATE: 03/01/2021
DRAWN BY: JNB
CHECKED BY:
SCALE: AS NOTED

COVER

SHEET:
1/5



- LEGEND**
- ⊕ BENCH MARK
 - IRON ROD FOUND
 - CONCRETE MONUMENT FOUND
 - POWER POLE
 - ⊕ GUY WIRE
 - ⊕ TELEPHONE BOX
 - OHU— OVERHEAD UTILITY
 - - - R/W - - - RIGHT-OF-WAY
 - HDP HIGH DENSITY POLYURETHANE PIPE
 - IE INVERT ELEVATION
 - SMB SUBDIVISION MAP BOOK
 - PIN PARCEL IDENTIFICATION NUMBER
 - BFE BASE FLOOD ELEVATION

- TREES**
- LO LIVE OAK
 - P PINE
 - PM PALM
 - WO WATER OAK

- NOTES:**
- ALL ELEVATIONS BASED ON NAVD 88.
 - ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
 - THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 - AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X SHADED AND AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051002130, EFFECTIVE DATE: AUGUST 16, 2018. BASE FLOOD ELEVATION: 10 FEET, NAVD 88. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION. (ZONE X SHADED ARE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE)
 - LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND STRUCTURES. VERIFICATION OF EXACT LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION.
 - WETLANDS SHOWN WERE TAKEN FROM A SUBDIVISION EXHIBIT PREPARED BY ATLAS SURVEY, INC. IT IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

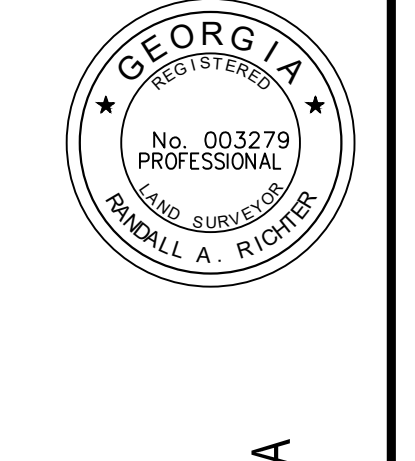
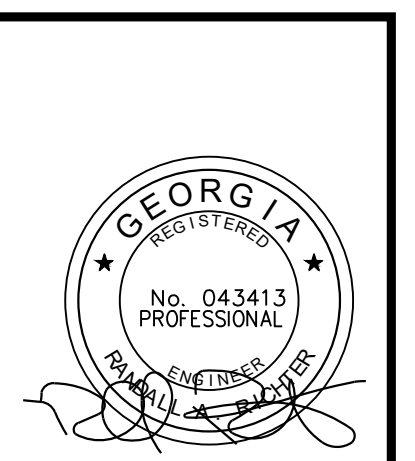
- REFERENCE:**
- SUBDIVISION MAP BOOK 25, PAGE 82



COLEMAN COMPANY, INC. DATE PLOTTED: 11/25/2021 1:13 PM BY: Benoit Richter DRAWING DATE: 03/01/2021 1:13 PM D:\300\DWG\Civil\Subpart131-143 Horsepen Bridge Civil 2021.11.25.dwg



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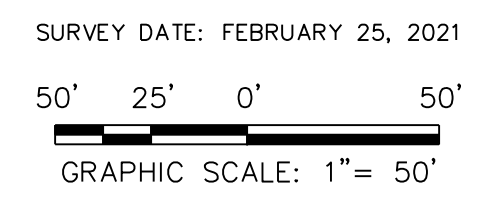


A PARTIAL TOPOGRAPHIC SURVEY OF A
 PORTION OF LOTS 5 & 6, HORSE PEN
 POINT ON TYBEE ISLAND
 5TH G.M. DISTRICT, TYBEE ISLAND, CHATHAM COUNTY, GEORGIA
 PREPARED FOR: ALEXANDER AND SHEEHAN

JOB NUMBER: 21-143
 DATE: 03/01/2021
 DRAWN BY: JNB
 CHECKED BY:
 SCALE: 1" = 50'

OVERALL PLAN

SHEET:
 2/5



DATE PLOTTED: 11/25/2024 1:13 PM BY: Barry Richter DRAWING DATA: G:\2021\11-13-2024\DWG\Civil\Subpart\11-13-2024\11-13.dwg



Know what's below.
Call before you dig.



Number	Length	Radius	Line/Chord Direction
L1	202.848		S68° 09' 02.25"E
C1	26.992	19.499	S28° 29' 42.15"E
L2	51.546		S11° 09' 32.13"W
C2	8.456	54.500	S15° 36' 13.31"W
L3	56.499		S20° 02' 54.48"W
C3	4.885	53.500	S17° 25' 57.81"W
L4	52.316		S14° 49' 01.14"W
C4	15.579	30.000	S00° 31' 35.18"E
L5	1.789		S14° 56' 11.51"E
C5	45.343	34.500	S22° 42' 53.13"W
L6	2.584		S60° 21' 57.76"W
C6	28.046	34.500	S37° 04' 37.83"W
L7	24.683		S13° 47' 17.91"W
C7	7.987	54.500	S17° 59' 11.73"W
L8	18.450		S22° 11' 05.55"W
C8	41.560	25.000	S25° 26' 22.51"E
L9	28.248		S73° 03' 50.57"E

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GEORGIA REGISTERED
No. 043413
PROFESSIONAL
SURVEYOR
BRIAN J. SHEEHAN

GEORGIA REGISTERED
No. 003279
PROFESSIONAL
SURVEYOR
RANDALL A. RICHARDS

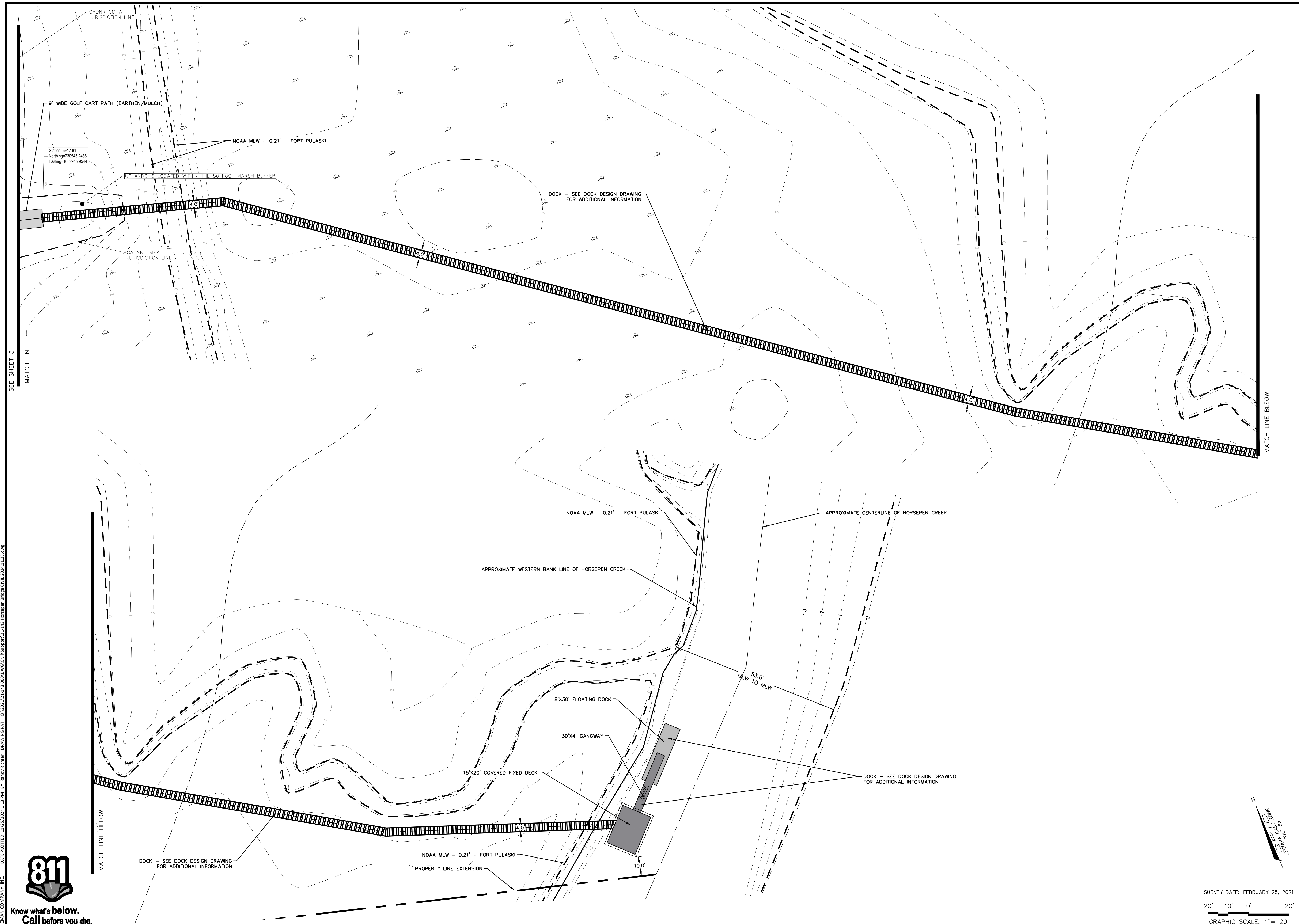
A PARTIAL TOPOGRAPHIC SURVEY OF A
PORTION OF LOTS 5 & 6, HORSE PEN
POINT ON TYBEE ISLAND
5TH G.M. DISTRICT, TYBEE ISLAND, CHATHAM COUNTY, GEORGIA
PREPARED FOR: ALEXANDER AND SHEEHAN

JOB NUMBER: 21-143
DATE: 03/01/2021
DRAWN BY: JNB
CHECKED BY:
SCALE: 1" = 20'

SITE
PLAN

SHEET:
3/5

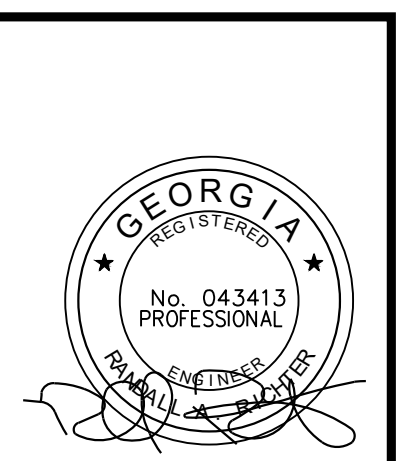
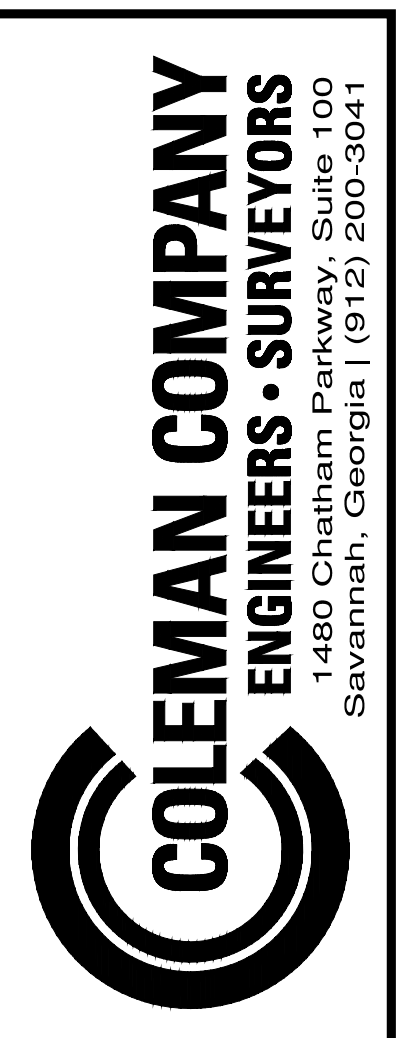
SEE SHEET 4 MATCH LINE
SURVEY DATE: FEBRUARY 25, 2021
GRAPHIC SCALE: 1" = 20'



COLEMAN COMPANY, INC. DATE PLOTTED: 11/25/2021 1:13 PM BY: Benoit Richter DRAWING DATE: 03/01/2021 11:43 AM D:\2021\11-13-2021\000\Civil\Subpart\11-13-2021\11-25.dwg



SURVEY DATE: FEBRUARY 25, 2021
 GRAPHIC SCALE: 1" = 20'



A PARTIAL TOPOGRAPHIC SURVEY OF A
 PORTION OF LOTS 5 & 6, HORSE PEN
 POINT ON TYBEE ISLAND
 5TH G.M. DISTRICT, TYBEE ISLAND, CHATHAM COUNTY, GEORGIA
 PREPARED FOR: ALEXANDER AND SHEEHAN

JOB NUMBER: 21-143
 DATE: 03/01/2021
 DRAWN BY: JNB
 CHECKED BY:
 SCALE: 1" = 20'

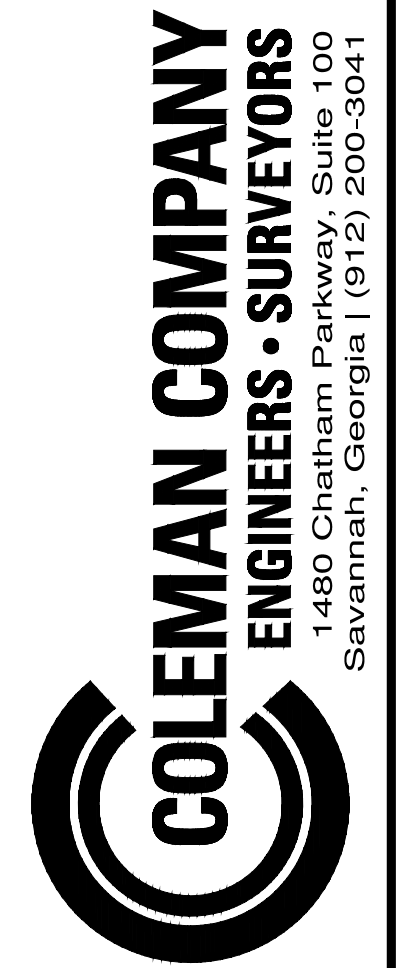
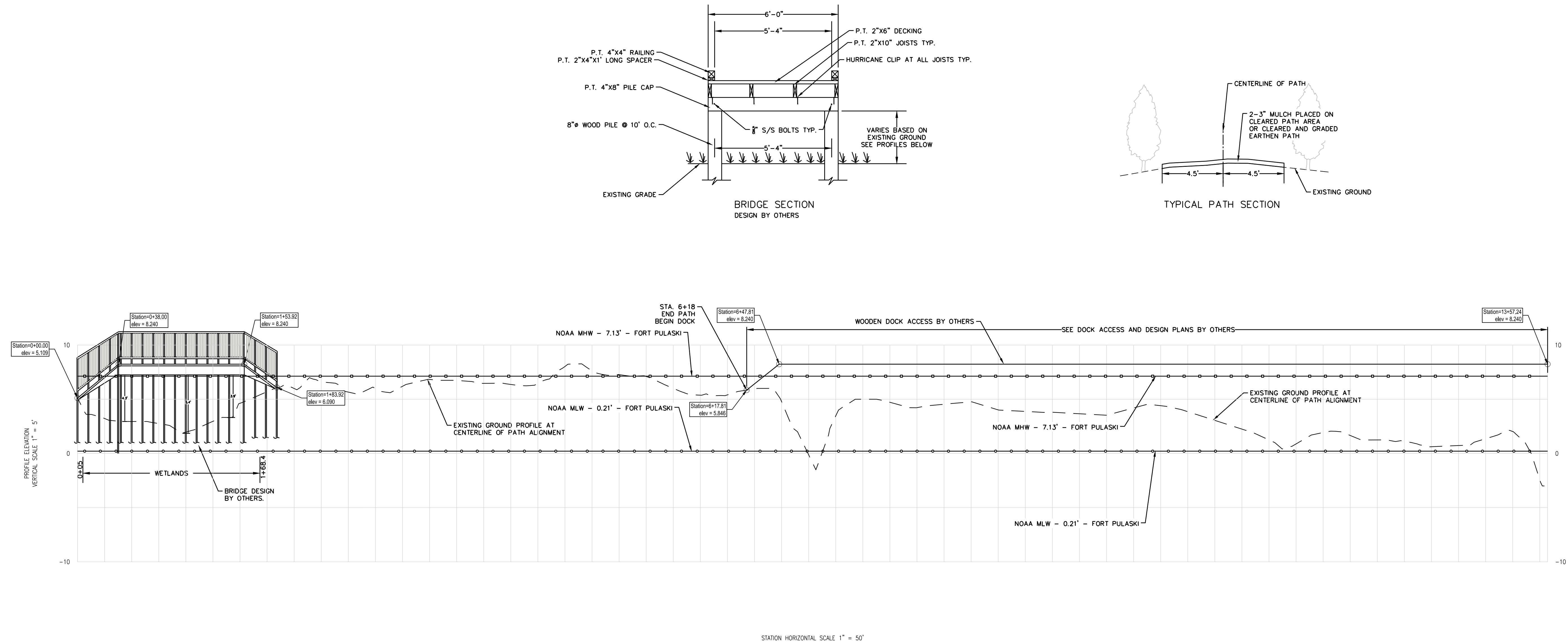
SITE PLAN

SHEET:
 4/5

COLEMAN COMPANY, INC. DATE PLOTTED: 11/25/2021 1:13 PM BY: Benoit Richter DRAWING DATA: C:\2021\12-1-23\2021\12-1-23\2021\12-1-23\2021\12-1-23.dwg



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 PORTION OF LOTS 5 & 6, HORSE PEN
 POINT ON TYBEE ISLAND
 5TH G.M. DISTRICT, TYBEE ISLAND, CHATHAM COUNTY, GEORGIA
 PREPARED FOR: ALEXANDER AND SHEEHAN

JOB NUMBER: 21-143
 DATE: 03/01/2021
 DRAWN BY: JNB
 CHECKED BY:
 SCALE: AS NOTED

PROFILES

SHEET:
 5/5





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APPENDIX G: Horsepen Creek Assessment Exhibits



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Low Tide Assessment Exhibits



RLC Project No.:	17-277
Figure No.:	1
Prepared By:	MG
Sketch Date:	6/21/2024
Map Scale :	

Horse Pen Creek Dock
Chatham County, Georgia

Low Tide Assessment
Figure 1 of 11
Prepared For: Leo Sheehan & Jim Alexander

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CONSULTANTS
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tel 912.443.5896 fax 912.443.5898



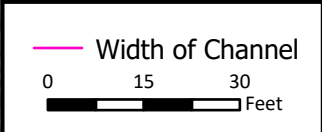
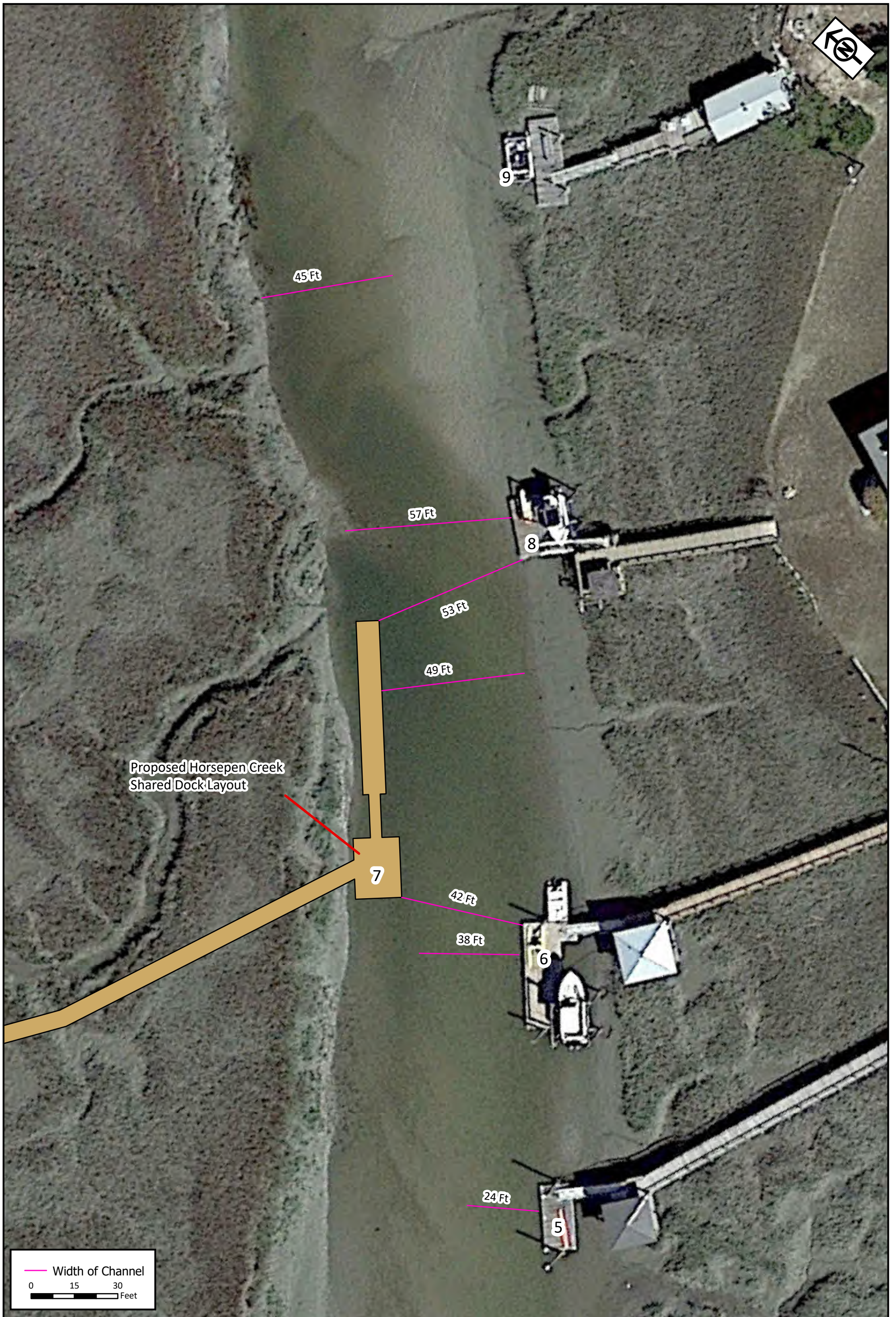
RLC Project No.:	17-277
Figure No.:	2
Prepared By:	MG
Sketch Date:	6/21/2024
Map Scale :	1:480

Horse Pen Creek Dock
Chatham County, Georgia

Low Tide Assessment
Figure 2 of 10
Prepared For: Leo Sheehan & Jim Alexander

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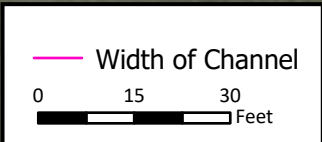


RLC Project No.:	17-277
Figure No.:	3
Prepared By:	MG
Sketch Date:	6/21/2024
Map Scale :	1:360

Horse Pen Creek Dock
Chatham County, Georgia

Low Tide Assessment
Figure 3 of 10
Prepared For: Leo Sheehan & Jim Alexander

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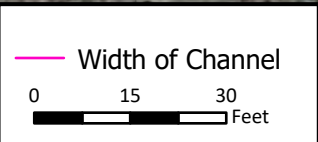
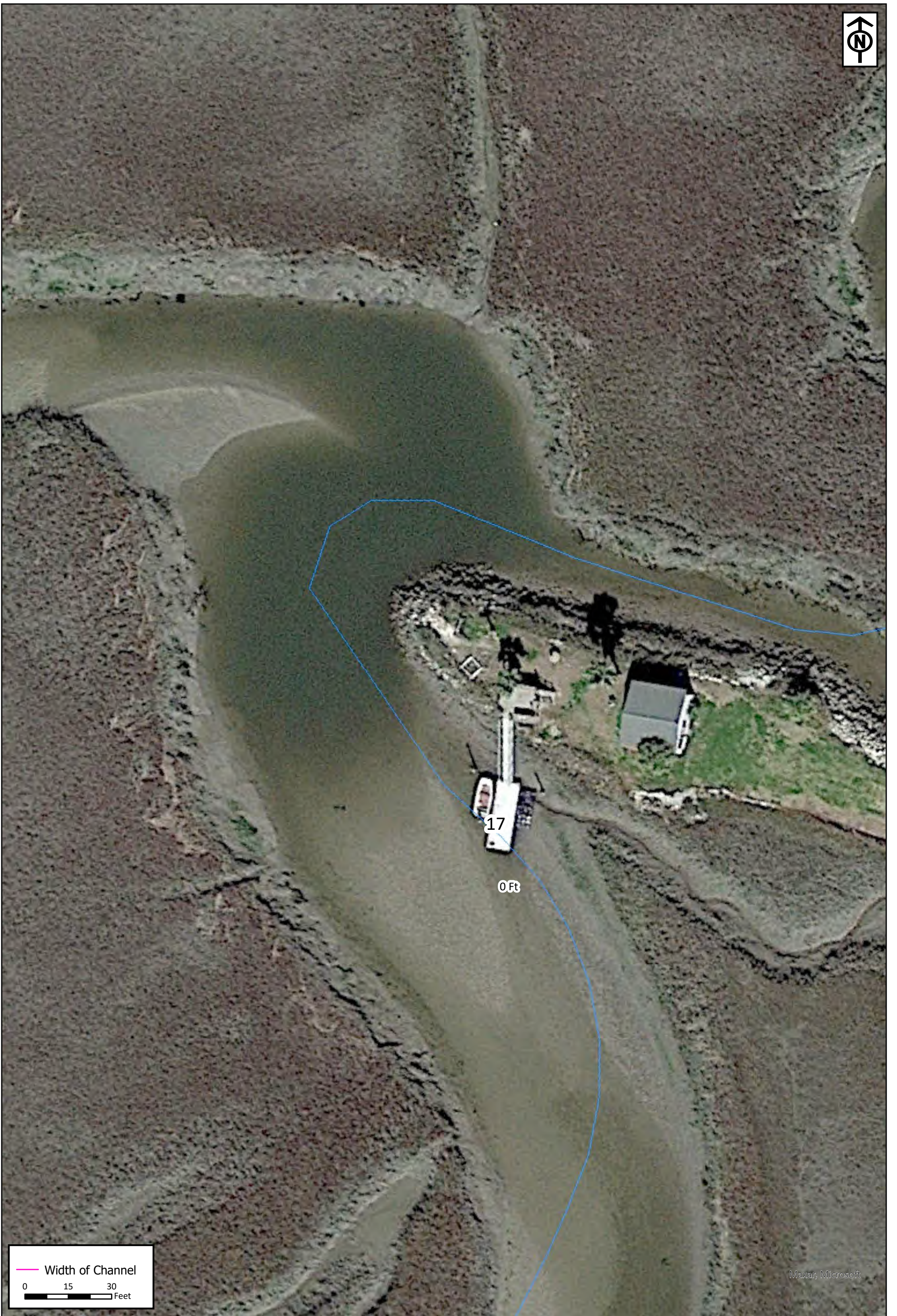


RLC Project No.:	17-277
Figure No.:	4
Prepared By:	MG
Sketch Date:	6/21/2024
Map Scale :	1:360

Horse Pen Creek Dock
Chatham County, Georgia

Low Tide Assessment
Figure 4 of 10
Prepared For: Leo Sheehan & Jim Alexander

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Maxar, Microsoft

RLC Project No.:	17-277
Figure No.:	5
Prepared By:	MG
Sketch Date:	6/21/2024
Map Scale :	1:360

Horse Pen Creek Dock
Chatham County, Georgia

Low Tide Assessment
Figure 5 of 10
Prepared For: Leo Sheehan & Jim Alexander

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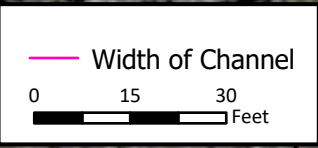
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0 Ft

Approved Dock Plan
June 21, 2022



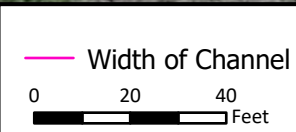
RLC Project No.:	17-277
Figure No.:	6
Prepared By:	MG
Sketch Date:	6/21/2024
Map Scale:	1:360

Horse Pen Creek Dock
Chatham County, Georgia

Low Tide Assessment
Figure 6 of 10
Prepared For: Leo Sheehan & Jim Alexander

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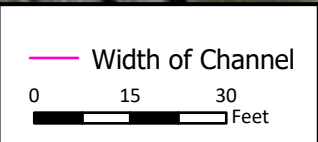


RLC Project No.:	17-277
Figure No.:	7
Prepared By:	MG
Sketch Date:	6/21/2024
Map Scale:	1:480

Horse Pen Creek Dock
Chatham County, Georgia

Low Tide Assessment
Figure 7 of 10
Prepared For: Leo Sheehan & Jim Alexander

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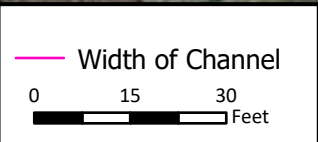


RLC Project No.:	17-277
Figure No.:	8
Prepared By:	MG
Sketch Date:	6/21/2024
Map Scale:	1:360

Horse Pen Creek Dock
Chatham County, Georgia

Low Tide Assessment
Figure 1 of 11
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RLC Project No.:	17-277
Figure No.:	9
Prepared By:	MG
Sketch Date:	6/21/2024
Map Scale :	1:360

Horse Pen Creek Dock
Chatham County, Georgia

Low Tide Assessment
Figure 1 of 11
Prepared For: Leo Sheehan & Jim Alexander

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RLC Project No.:	17-277
Figure No.:	10
Prepared By:	MG
Sketch Date:	6/21/2024
Map Scale :	1:300

Horse Pen Creek Dock
Chatham County, Georgia

Low Tide Assessment
Figure 10 of 10
Prepared For: Leo Sheehan & Jim Alexander

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High Tide Assessment Exhibits



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Figure No.:	1
Prepared By:	MG
Sketch Date:	6/21/2024
Map Scale :	

Horse Pen Creek Dock
Chatham County, Georgia

High Tide Assessment
Figure 1 of 10
Prepared For: Leo Sheehan & Jim Alexander

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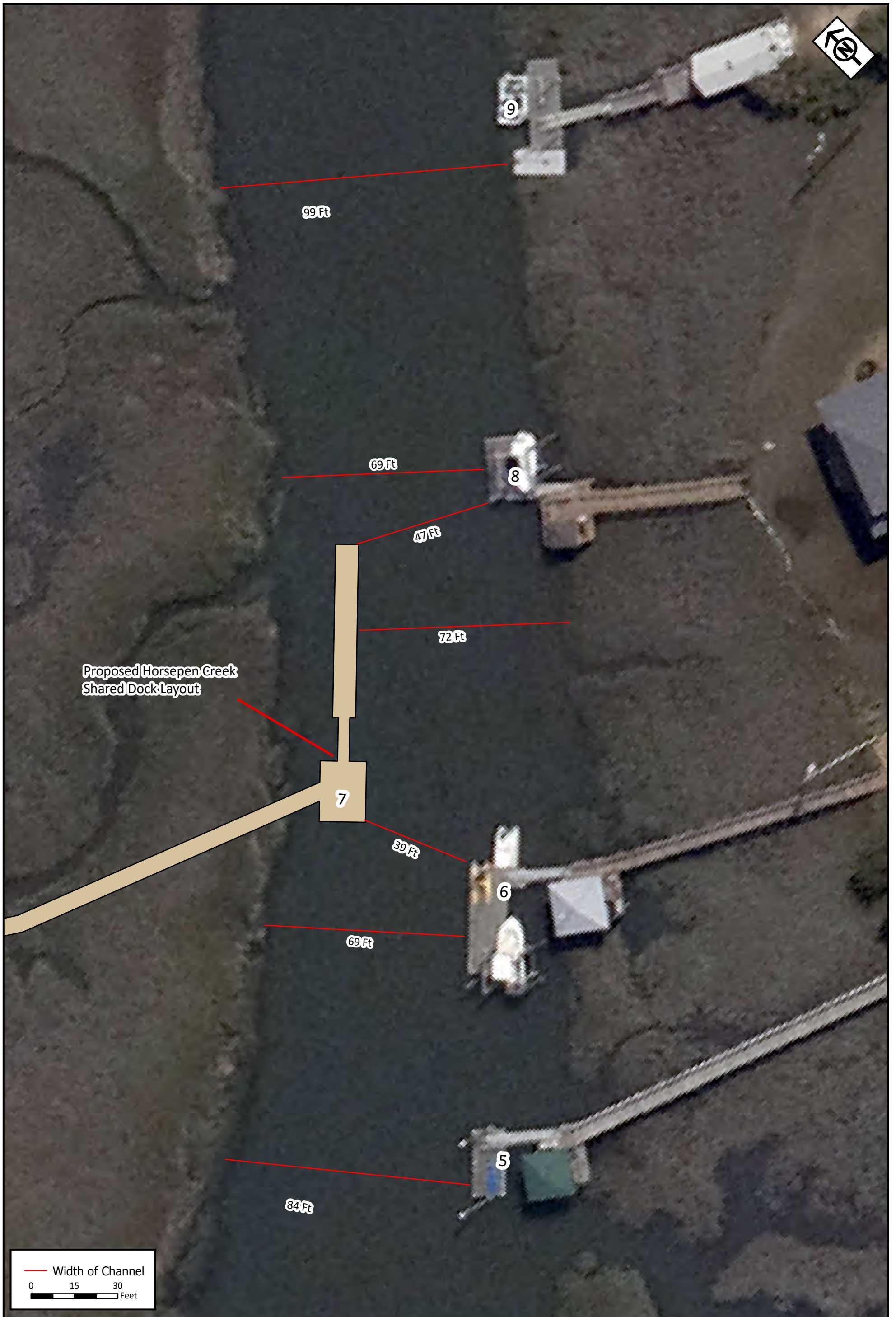
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Figure No.:	2
Prepared By:	MG
Sketch Date:	6/21/2024
Map Scale :	1:480

Horse Pen Creek Dock
Chatham County, Georgia

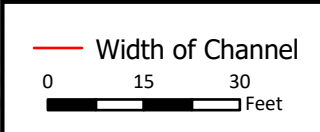
High Tide Assessment
Figure 2 of 10
Prepared For: Leo Sheehan & Jim Alexander

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Proposed Horsepen Creek Shared Dock Layout



RLC Project No.:	17-277
Figure No.:	3
Prepared By:	MG
Sketch Date:	6/21/2024
Map Scale :	1:360

Horse Pen Creek Dock
Chatham County, Georgia

High Tide Assessment
Figure 3 of 10
Prepared For: Leo Sheehan & Jim Alexander

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55ft

16

15

169ft

14

169ft

13

100ft

12

47ft

11

87ft

10

— Width of Channel

0 15 30 Feet

RLC Project No.:	17-277
Figure No.:	4
Prepared By:	MG
Sketch Date:	6/21/2024
Map Scale:	1:360

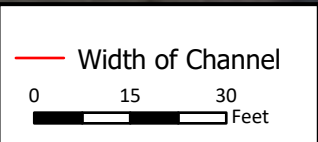
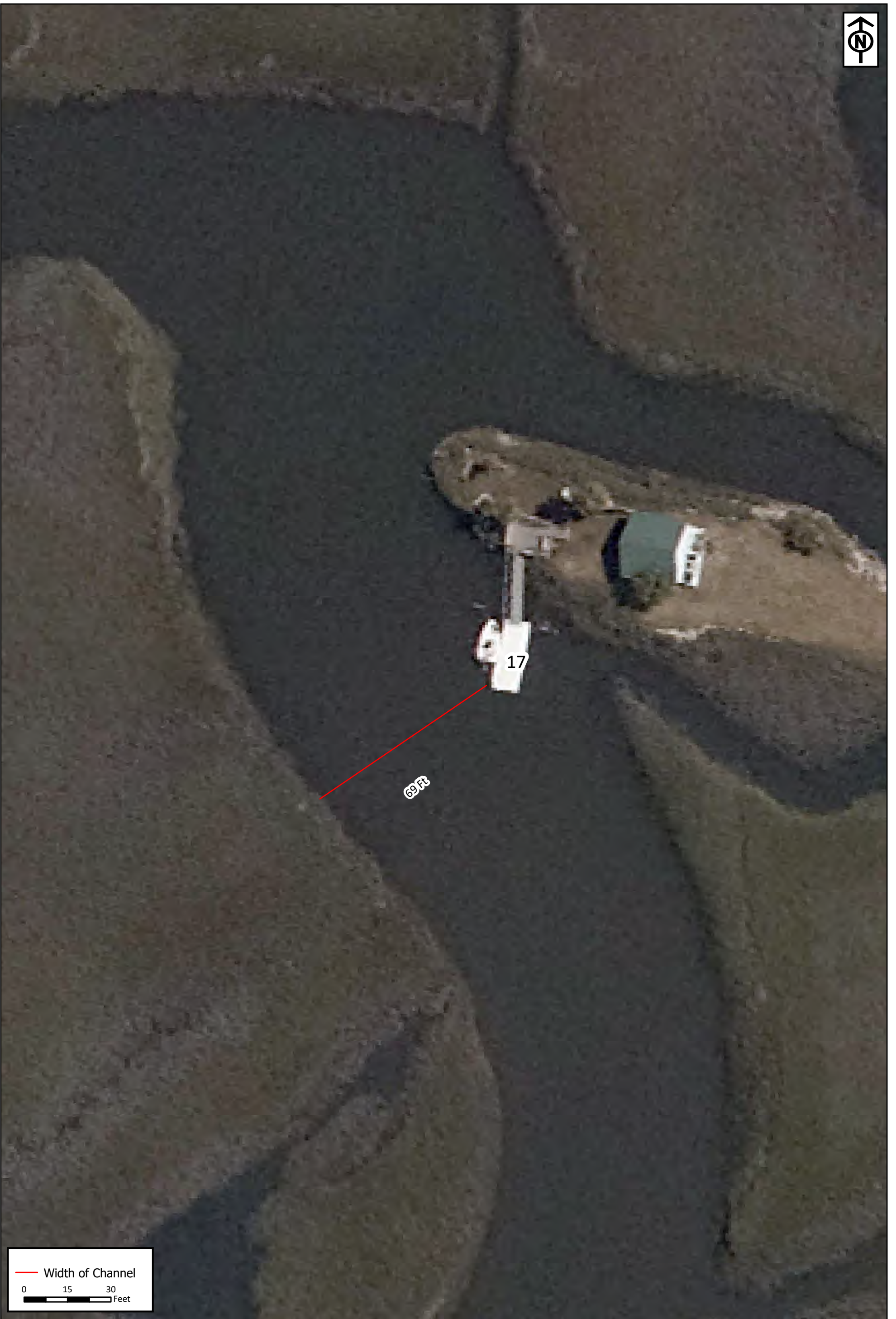
Horse Pen Creek Dock
Chatham County, Georgia

High Tide Assessment
Figure 4 of 10
Prepared For: Leo Sheehan & Jim Alexander



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RLC Project No.:	17-277
Figure No.:	5
Prepared By:	MG
Sketch Date:	6/21/2024
Map Scale :	1:360

Horse Pen Creek Dock
Chatham County, Georgia

High Tide Assessment
Figure 5 of 10
Prepared For: Leo Sheehan & Jim Alexander

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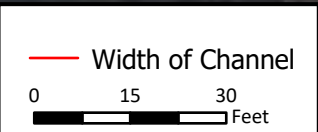
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Approved Dock Plan
June 21, 2022

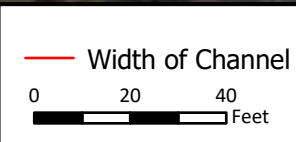


RLC Project No.:	17-277
Figure No.:	6
Prepared By:	MG
Sketch Date:	6/21/2024
Map Scale :	1:360

Horse Pen Creek Dock
Chatham County, Georgia

Low Tide Assessment
Figure 6 of 10
Prepared For: Leo Sheehan & Jim Alexander

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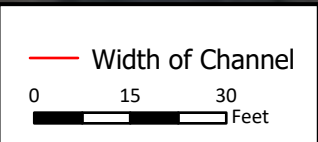


RLC Project No.:	17-277
Figure No.:	7
Prepared By:	MG
Sketch Date:	6/21/2024
Map Scale :	1:480

Horse Pen Creek Dock
Chatham County, Georgia

High Tide Assessment
Figure 7 of 10
Prepared For: Leo Sheehan & Jim Alexander

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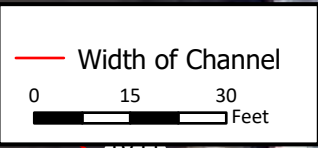
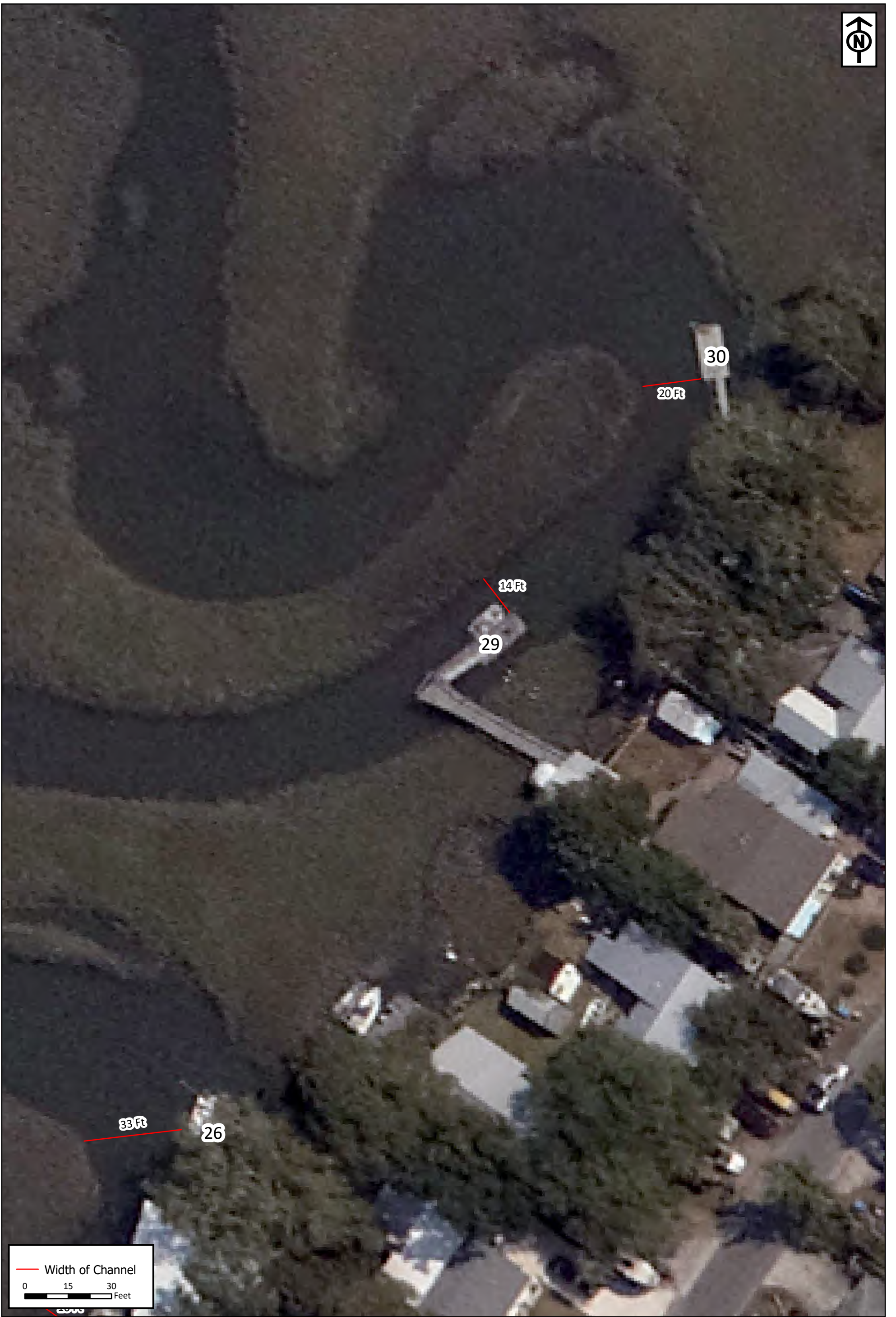


RLC Project No.:	17-277
Figure No.:	8
Prepared By:	MG
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Map Scale:	1:360

Horse Pen Creek Dock
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High Tide Assessment
Figure 8 of 10
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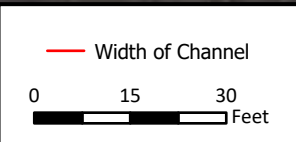


RLC Project No.:	17-277
Figure No.:	9
Prepared By:	MG
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Map Scale :	1:360

Horse Pen Creek Dock
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High Tide Assessment
Figure 9 of 10
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Figure No.:	10
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Horse Pen Creek Dock
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High Tide Assessment
Figure 10 of 10
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