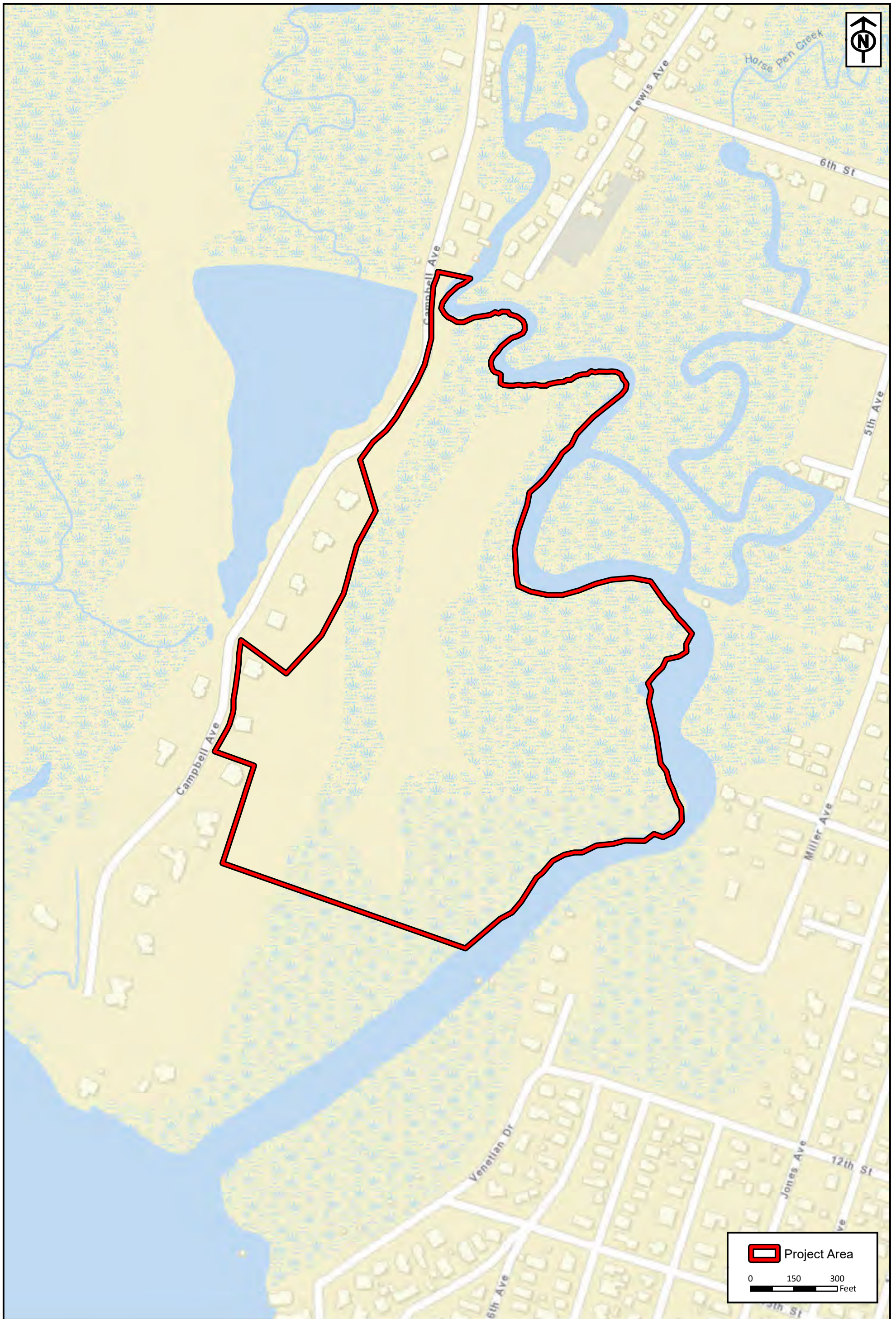




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APPENDIX B: Figures/Site Maps

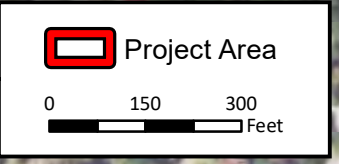


RLC Project No.:	17-277
Figure No.:	1
Prepared By:	MW
Sketch Date:	4/29/2023
Map Scale :	1 inch = 300 feet

Horsepen Creek Shared Dock
Chatham County, Georgia

Site Location
Prepared For: James Alexander
& Leo Sheehan

	RESOURCE+LAND CONSULTANTS
	<small>41 Park of Commerce Way, Ste. 303 Savannah, Georgia 31405 912.443.8996 www.rlancc.com</small>



RLC Project No.:	17-277
Figure No.:	2
Prepared By:	MW
Sketch Date:	4/29/2023
Map Scale :	1 inch = 300 feet

Horsepen Creek Shared Dock
Chatham County, Georgia

Ortho Imagery
Prepared For: James Alexander
& Leo Sheehan

	RESOURCE+LAND
	CONSULTANTS
	41 Park of Commerce Way, Ste. 303
	Savannah, Georgia 31405
	912.443.5996 www.rlancc.com



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APPENDIX C: Permit Drawings



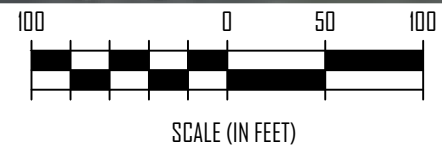
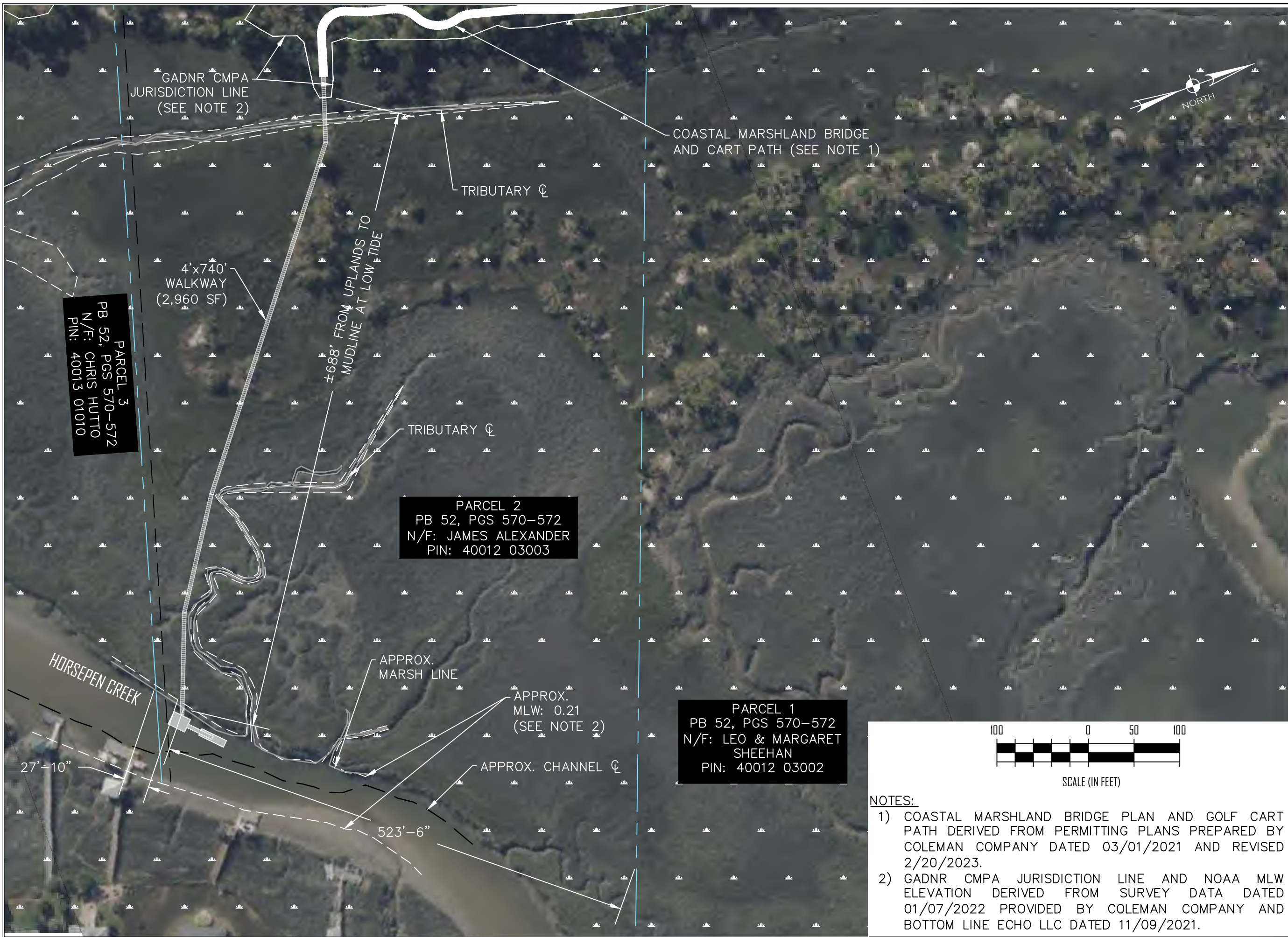
PRIVATE RECREATIONAL SHARED DOCK

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.



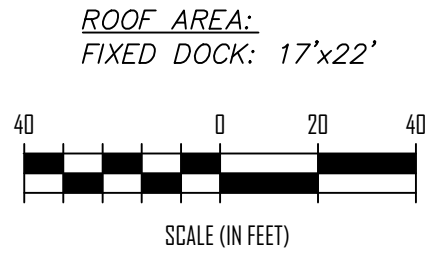
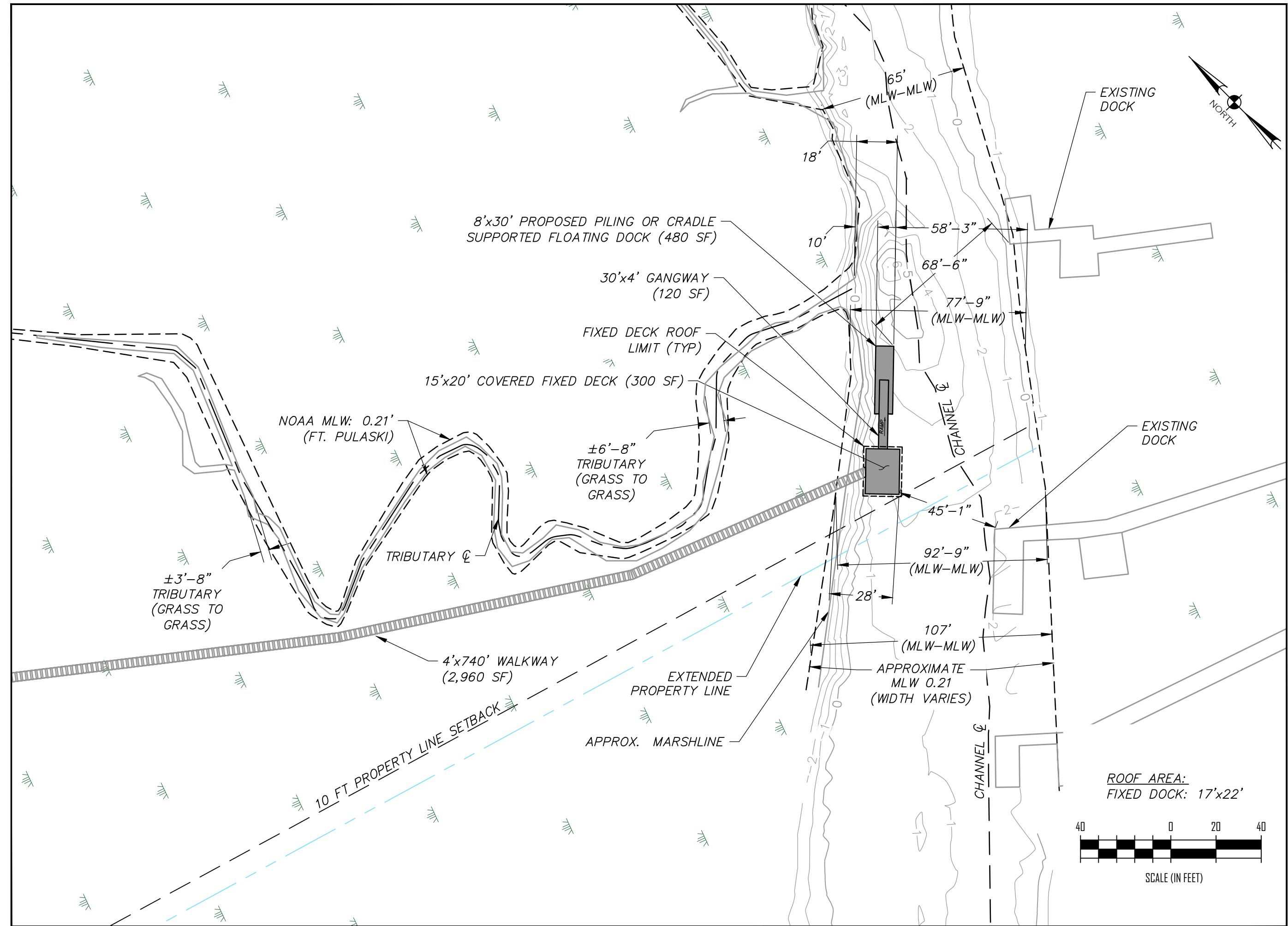
PRIVATE RECREATIONAL SHARED DOCK

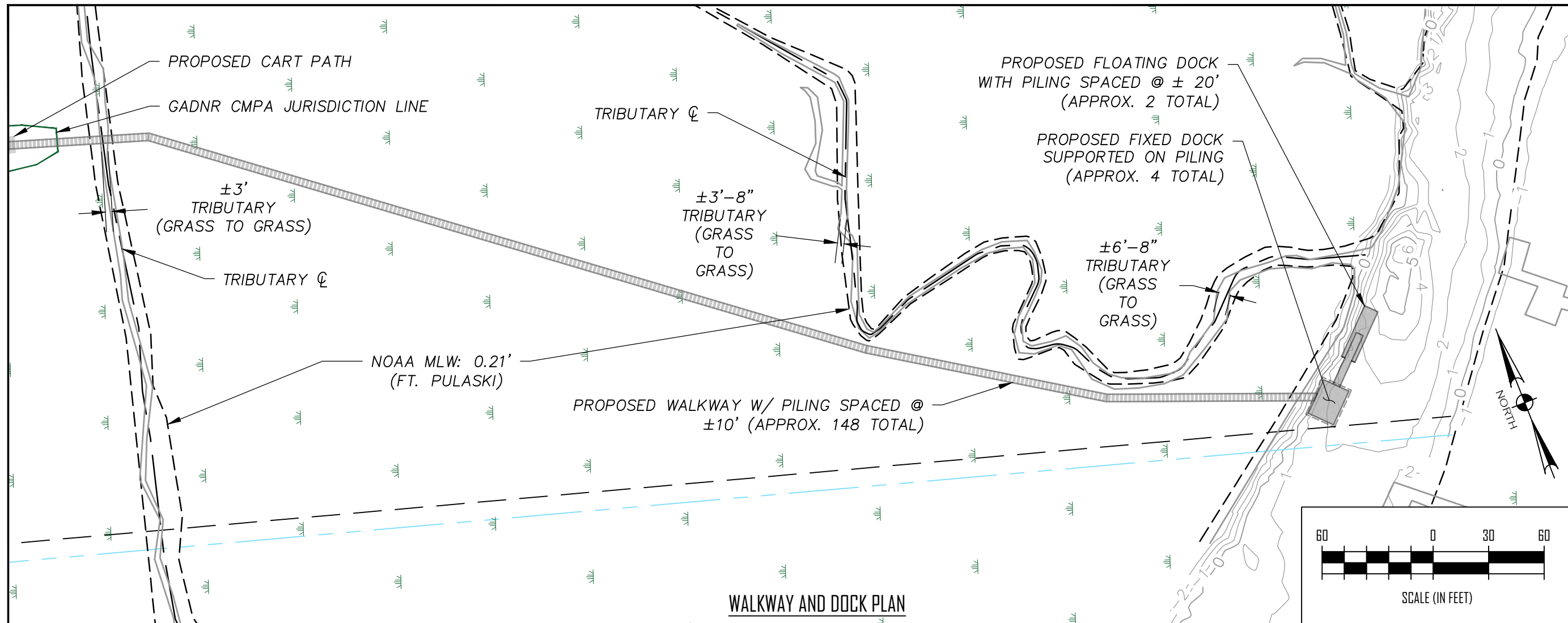
10 & 12 HORSEPEN POINT DR.
TYBEE ISLAND, GA 31328

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

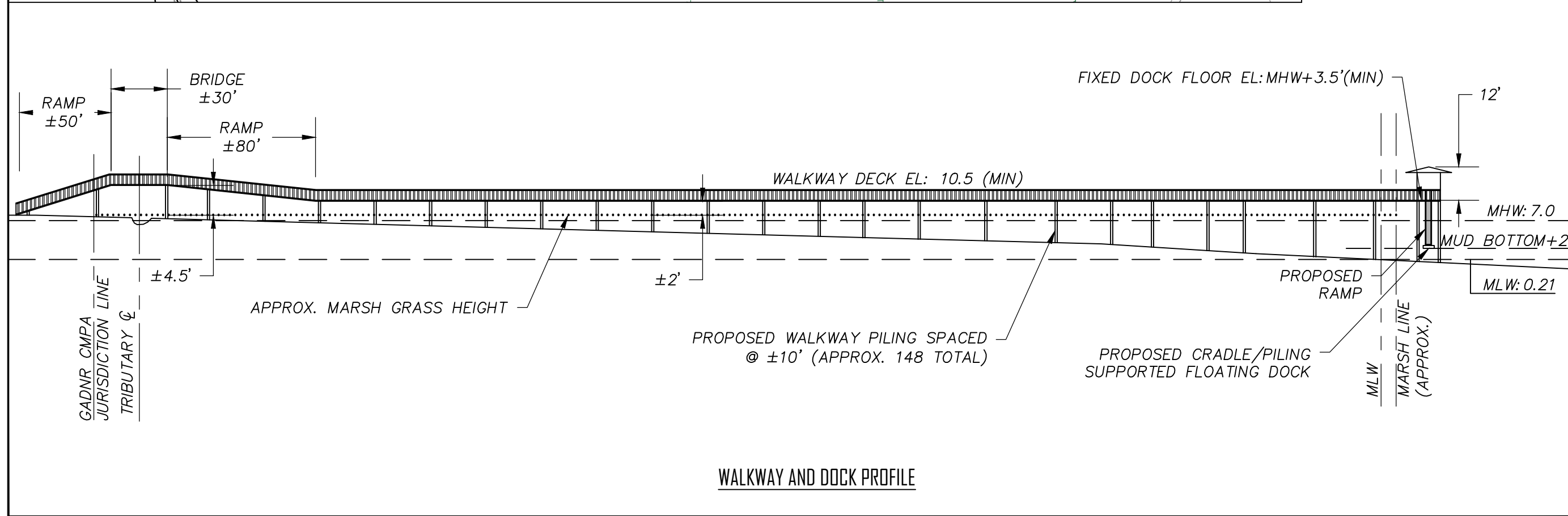
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PROJECT NUMBER: DO02-101
DRAWN BY: MAL
CHECKED BY: MAL
QC'D BY: MAL

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

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

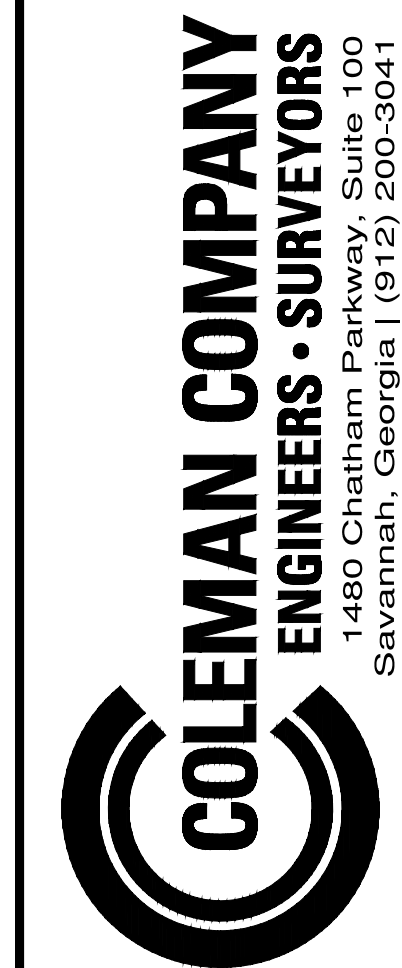
SHEET:
WALKWAY AND DOCK PLAN AND PROFILE

CONSTRUCTION PLANS

FOR

COASTAL MARSHLAND BRIDGE

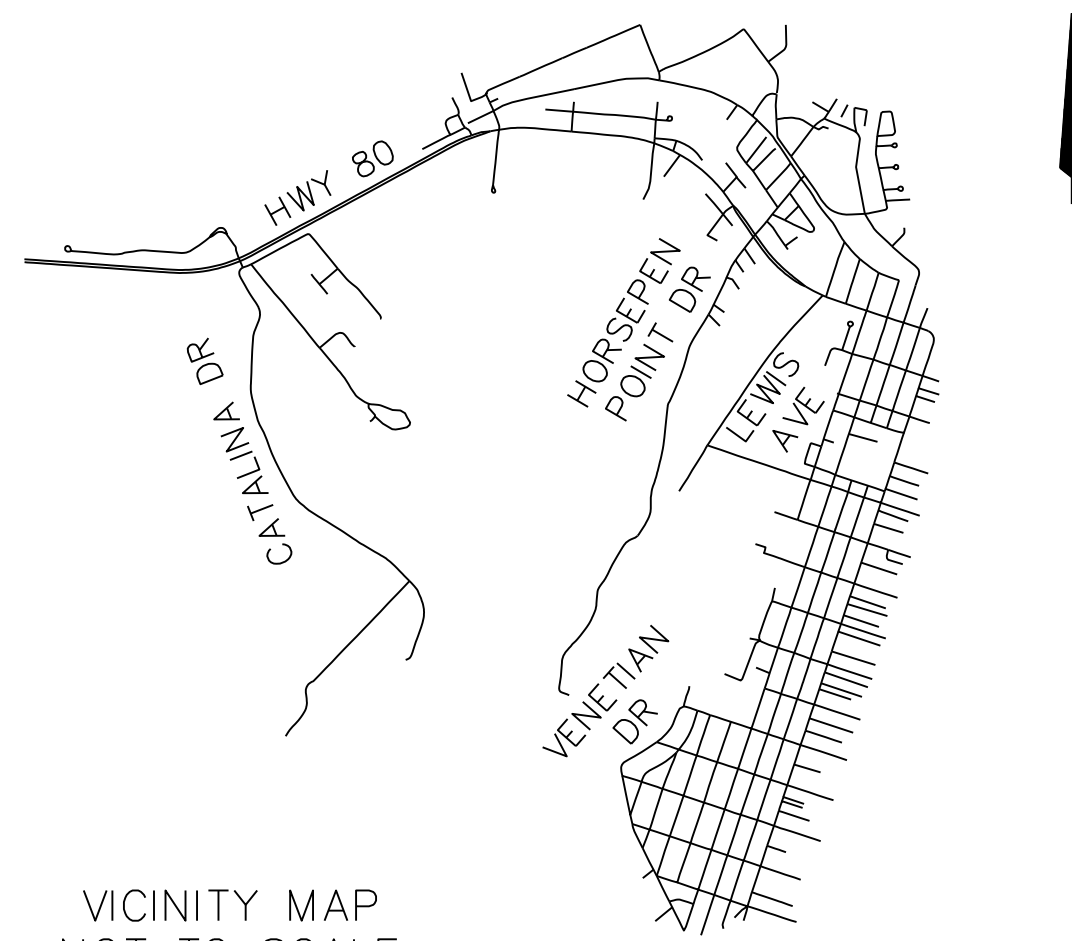
PERMIT



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

DATE PLOTTED: 11/25/2024 1:22 PM BY: Benji Richter DRAWING DATE: 03/20/21 11:43 AM PROJECT: COLEMAN CIVIL SUPPORT 031-143 Horsepen Bridge CIVIL 2024.11.25.dwg

VICINITY MAP (N.T.S.)



VICINITY MAP
NOT TO SCALE

REVISIONS

1	11-1-22	PER USACE COMMENTS
2	02-10-23	REVISED PATH AND DOCK LOCATION PER OWNER(S)
3	11-21-23	REVISED DOCK LOCATION PER OWNER(S)
4	01-16-24	ADDED UPLAND BUFFER NOTES
5	07-02-24	REVISED DOCK LOCATION
6	11-25-24	REVISED DOCK LAYOUT

PROJECT SITE DATA

PROJECT ADDRESS: HORSE PEN POINT DRIVE
 PROJECT CITY, STATE: TYBEE ISLAND, GA
 OWNER/REPRESENTATIVE: JIM ALEXANDER
 PROPERTY AREA: N/A
 DISTURBED AREA: 0.26 ACRES ±
 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

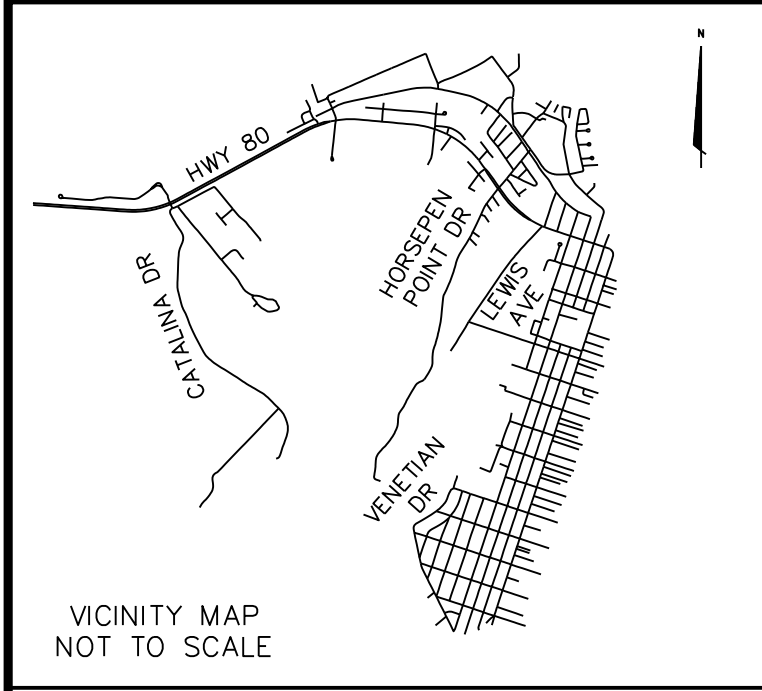
SHEET INDEX

1	COVER
2	OVERALL SITE PLAN
3-4	SITE PLAN
5	PROFILES

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
 - GW 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

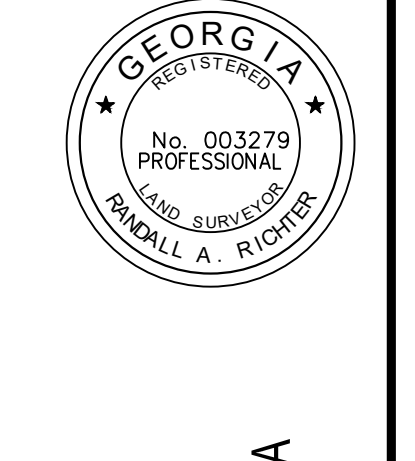
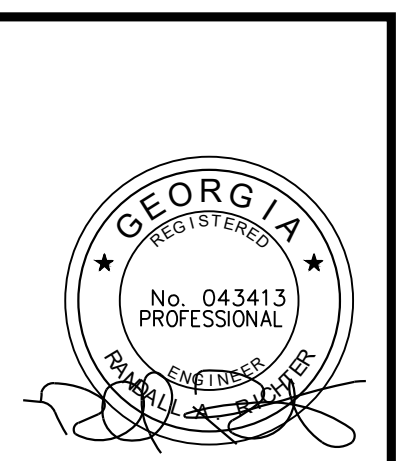
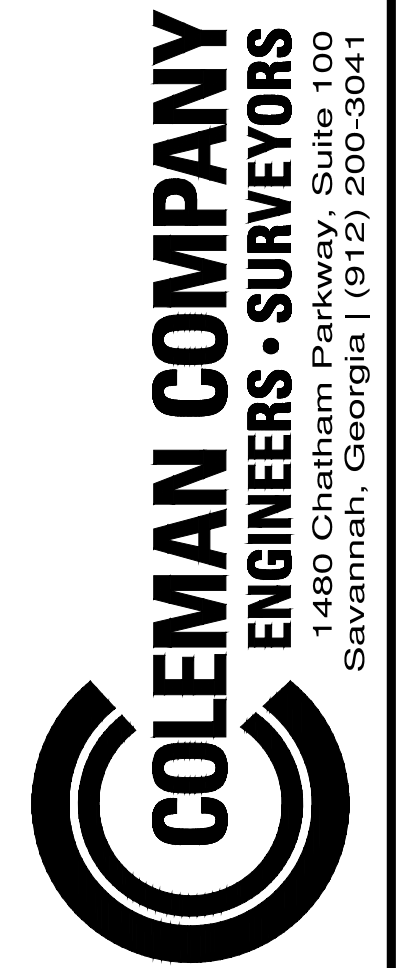
- TREES**
- LO LIVE OAK
 - P PINE
 - PM PALM
 - WO WATER OAK

- 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:\3000\DWG\Civil\Subpart131-143 Horsepen Bridge Civil 2021.11.25.dwg

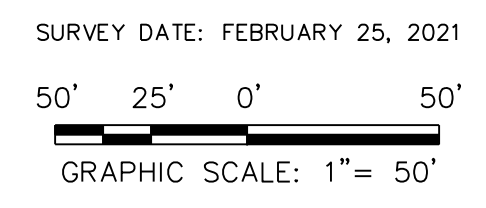


A PARTIAL TOPOGRAPHIC SURVEY OF A
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PREPARED FOR: ALEXANDER AND SHEEHAN

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

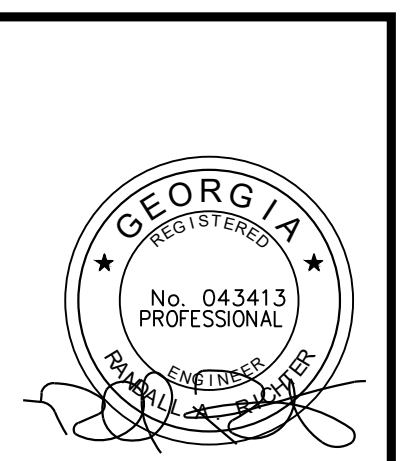
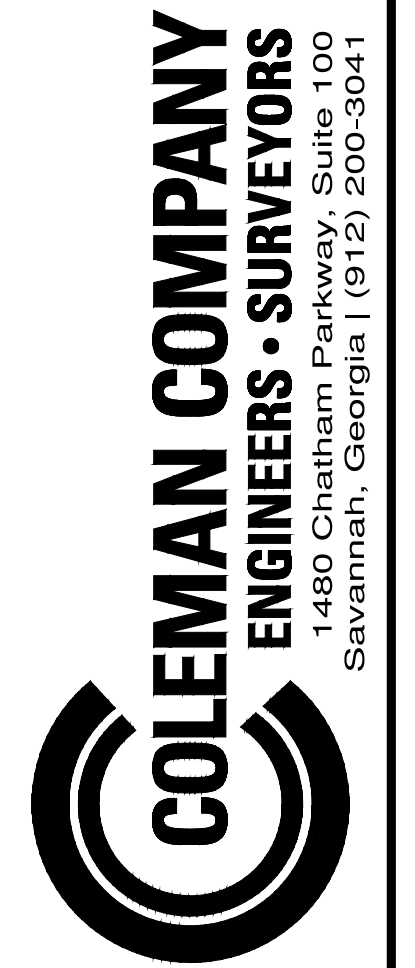
OVERALL PLAN

SHEET:
2/5





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

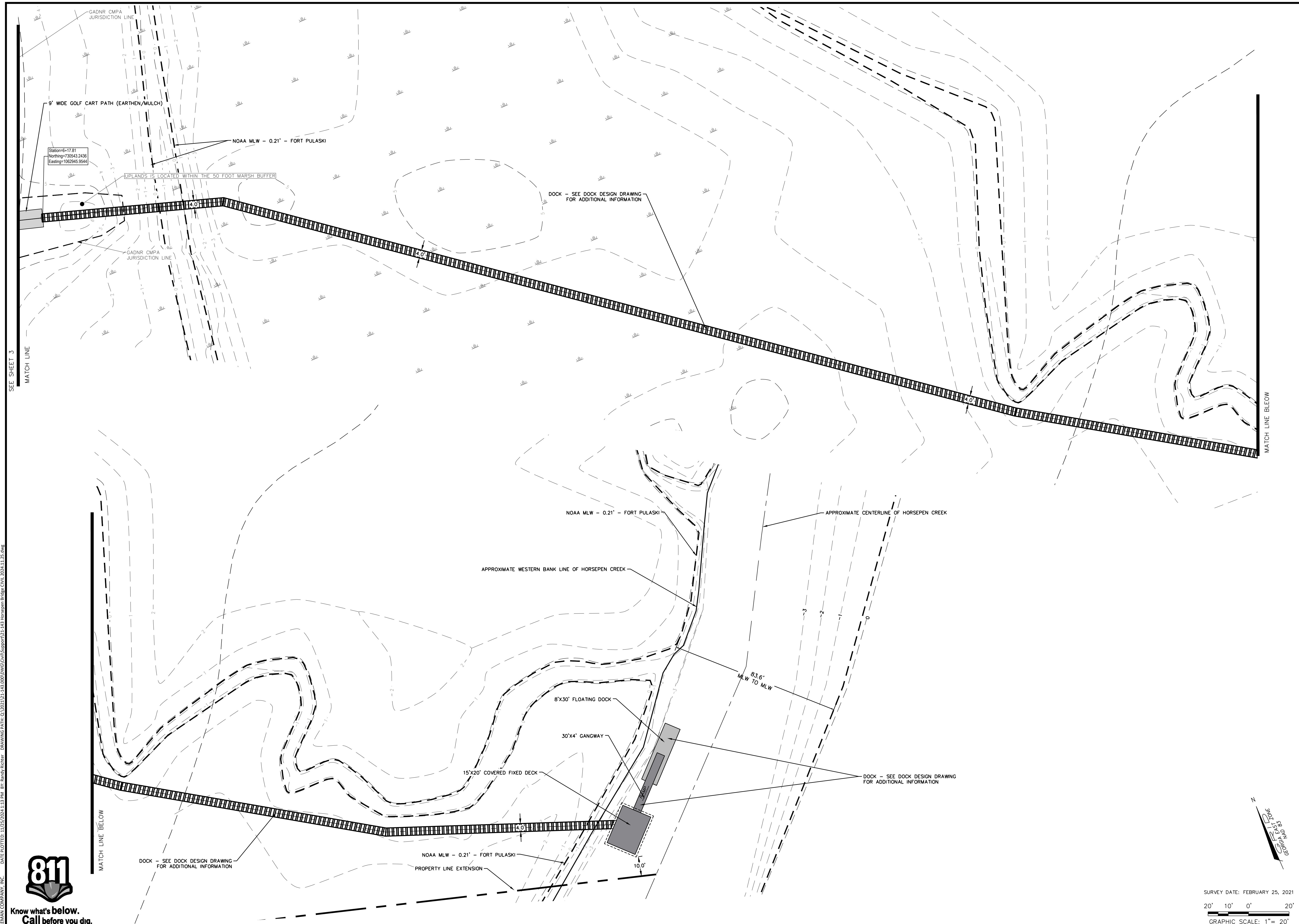
SITE PLAN

SHEET:
 3/5

DATE PLOTTED: 11/25/2024 1:13 PM BY: Randy Richter DRAWING DATA: C:\2021\11-25-2024\DWG\Civil\Survey\11-25-2024\11-25.dwg



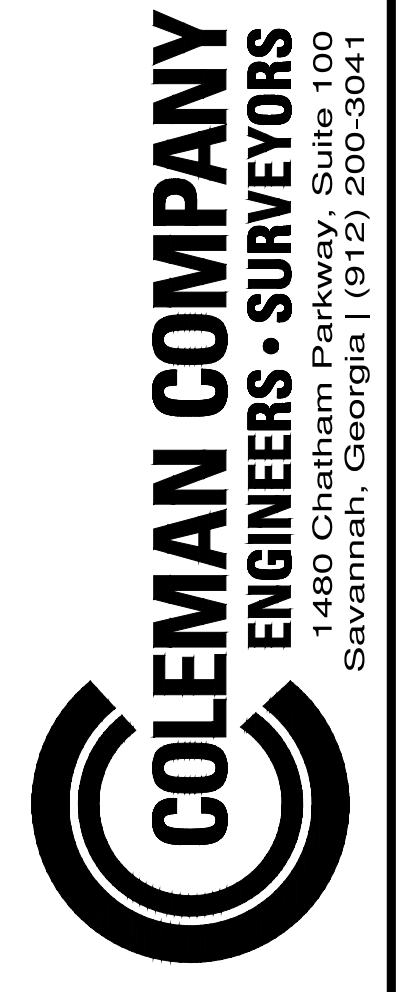
SEE SHEET 4 MATCH LINE
 SURVEY DATE: FEBRUARY 25, 2021
 GRAPHIC SCALE: 1" = 20'



SEE SHEET 3
MATCH LINE

MATCH LINE ABOVE

COLEMAN COMPANY, INC. DATE PLOTTED: 11/25/2021 1:13 PM BY: Benoit Richter DRAWING DATE: 03/01/2021 11:43 AM D:\3000\DWG\Civil\Subpart\131-143 Horsepen Bridge Civil 2021-11-25.dwg



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

SITE PLAN

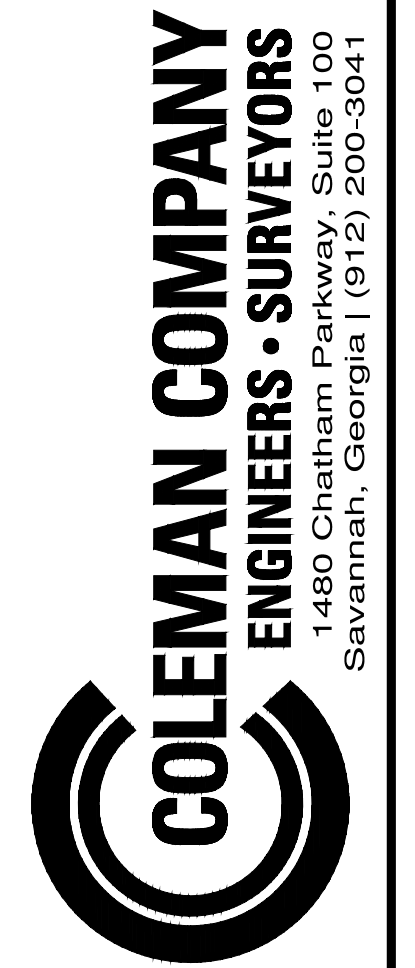
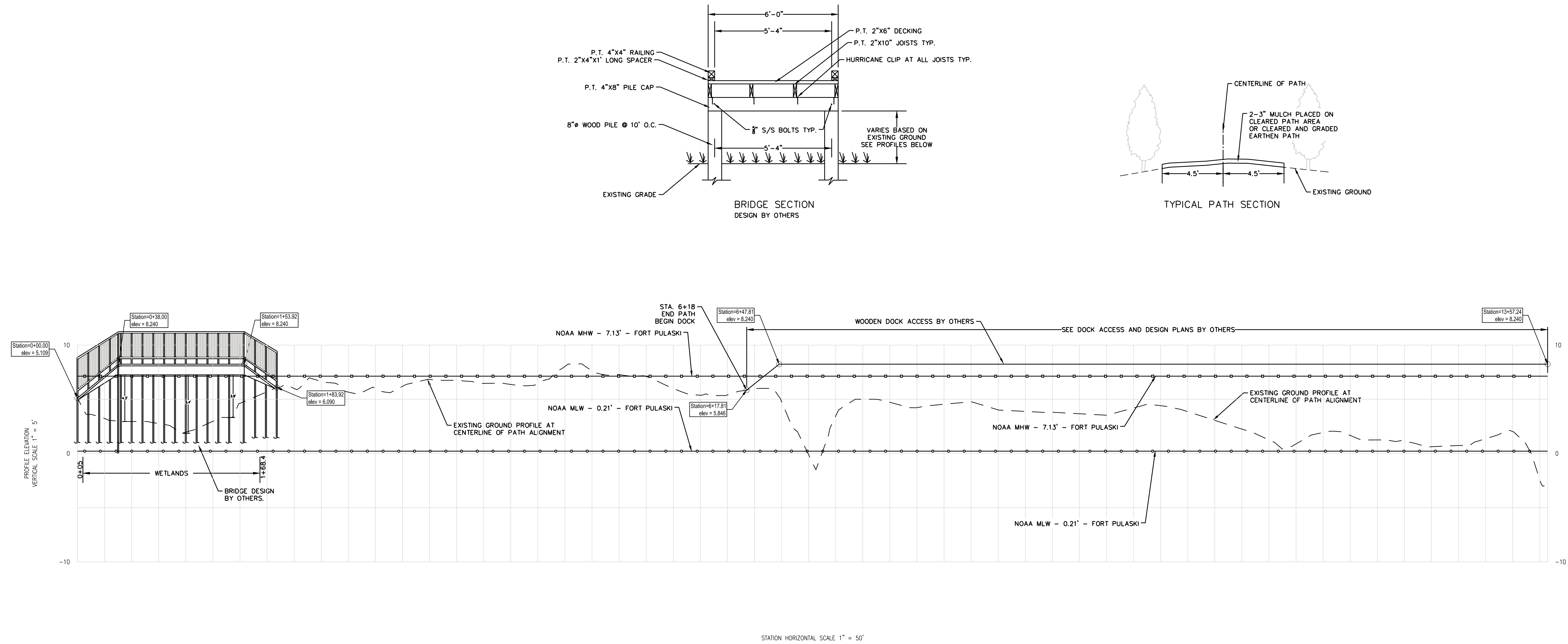
SHEET:
 4/5

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:\3200\DWG\Civil\Subpart\131-143 Horsepen Bridge Civil 2021.11.25.dwg



Know what's below.
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SCALE: AS NOTED

PROFILES

SHEET:
5/5

