



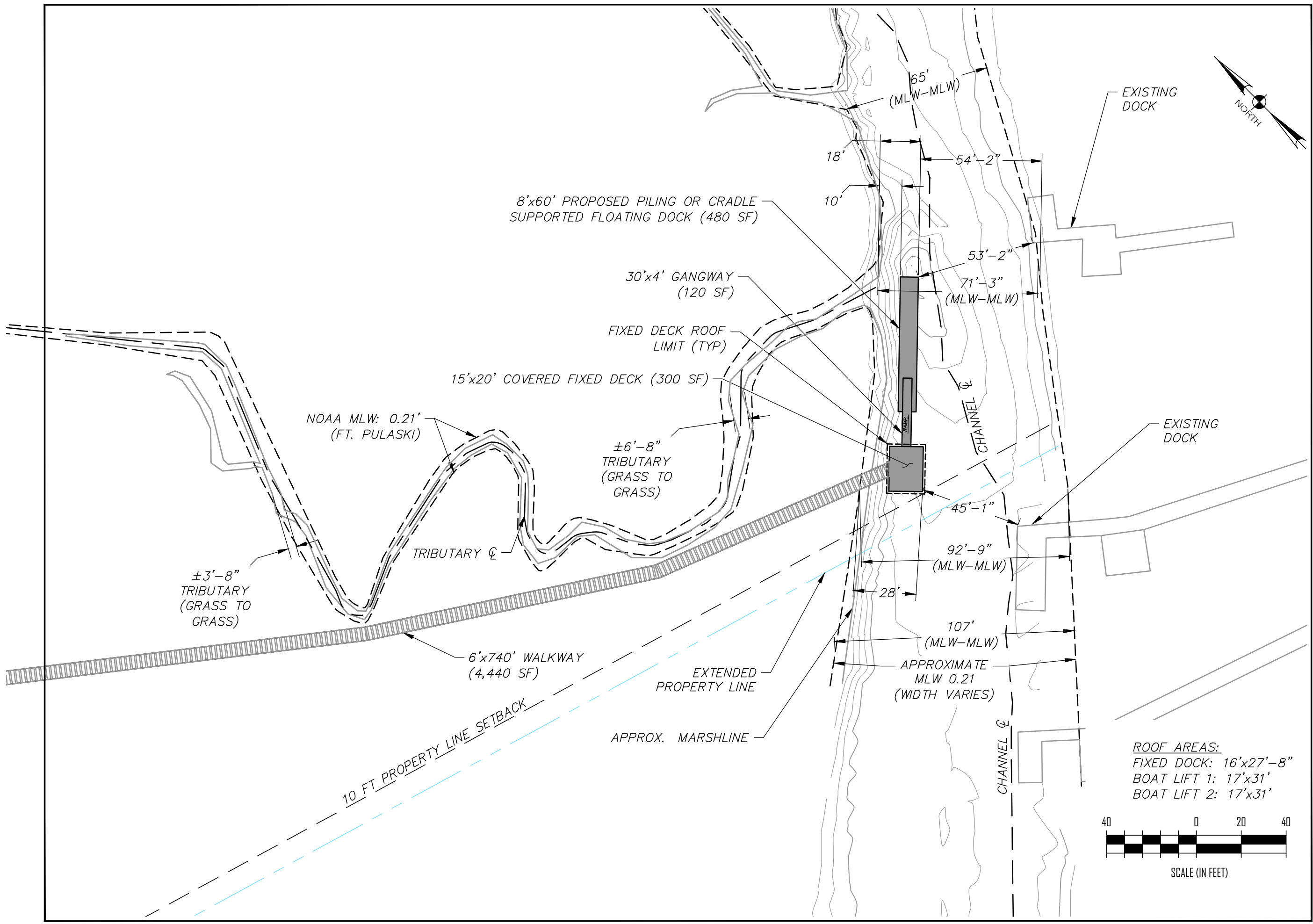
PRIVATE RECREATIONAL SHARED DOCK

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

| REVISIONS | DATE |
|---------------------------------------|------------|
| 1- ISSUED FOR PERMITTING / TOPG 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 |

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

SHEET:
DETAILED DOCK PLAN





INTEGRATED CIVIL SOLUTIONS, LLC.
 912-507-5755
 WWW.INTCIVIL.COM
 SAVANNAH, GA
 GA COA: PEF 008735
 (EXP: JUNE 30, 2026)



PRIVATE RECREATIONAL SHARED DOCK

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

| REVISIONS | DATE |
|--|------------|
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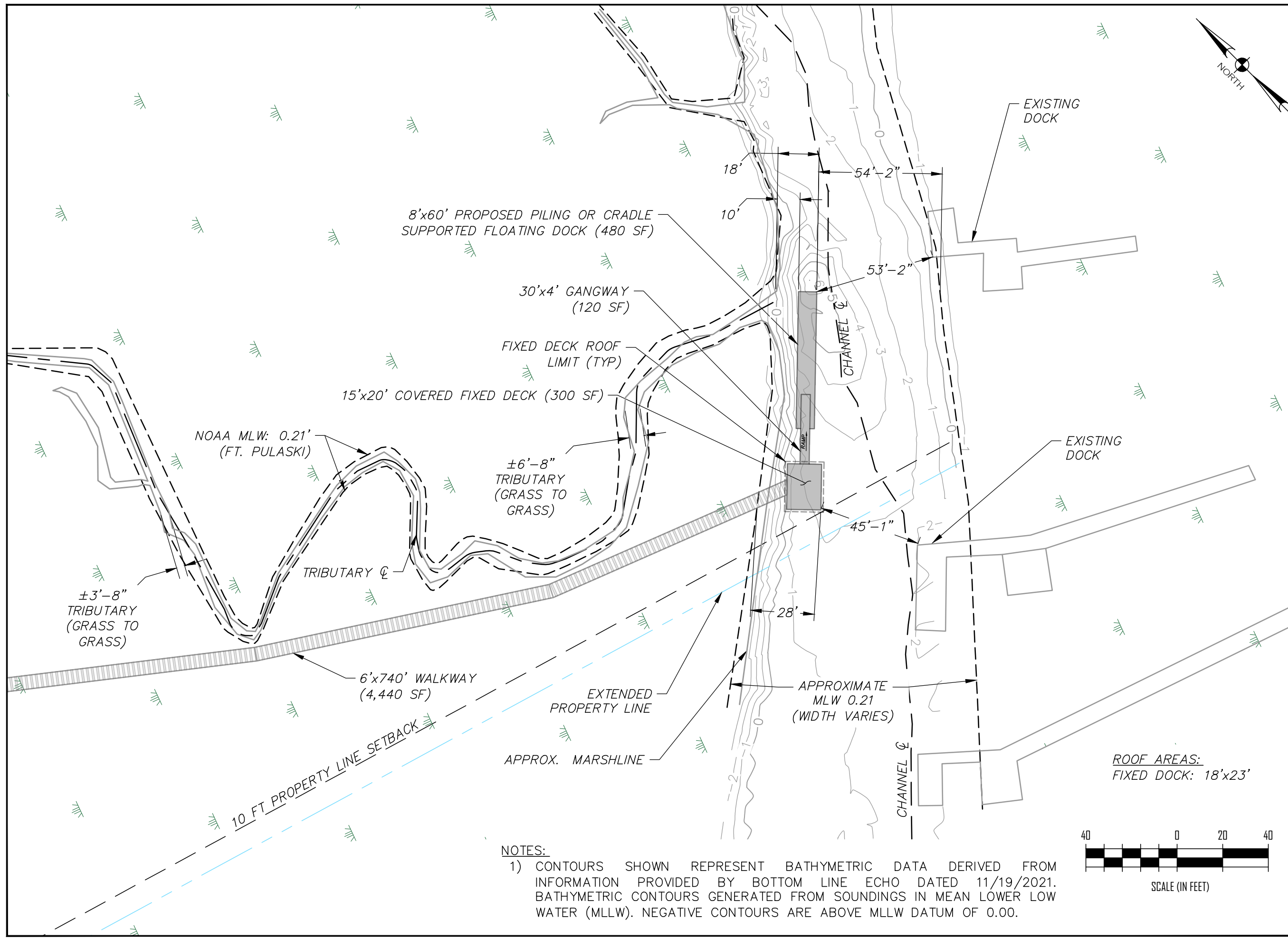
SHEET:
OVERALL DOCK PLAN

- 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.



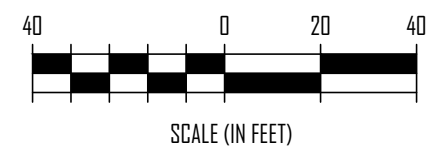
PRIVATE RECREATIONAL SHARED DOCK

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



NOTES:

- 1) CONTOURS SHOWN REPRESENT BATHYMETRIC DATA DERIVED FROM INFORMATION PROVIDED BY BOTTOM LINE ECHO DATED 11/19/2021. BATHYMETRIC CONTOURS GENERATED FROM SOUNDINGS IN MEAN LOWER LOW WATER (MLLW). NEGATIVE CONTOURS ARE ABOVE MLLW DATUM OF 0.00.



ROOF AREAS:
 FIXED DOCK: 18'x23'

| REVISIONS | DATE |
|---------------------------------------|------------|
| 1- ISSUED FOR PERMITTING / TOPG ADDED | 04/08/2024 |
| 2- REVISED DOCK/WALKWAY DIMENSIONS | 06/10/2024 |
| 3- REVISED PER DNR COMMENTS | 08/01/2024 |

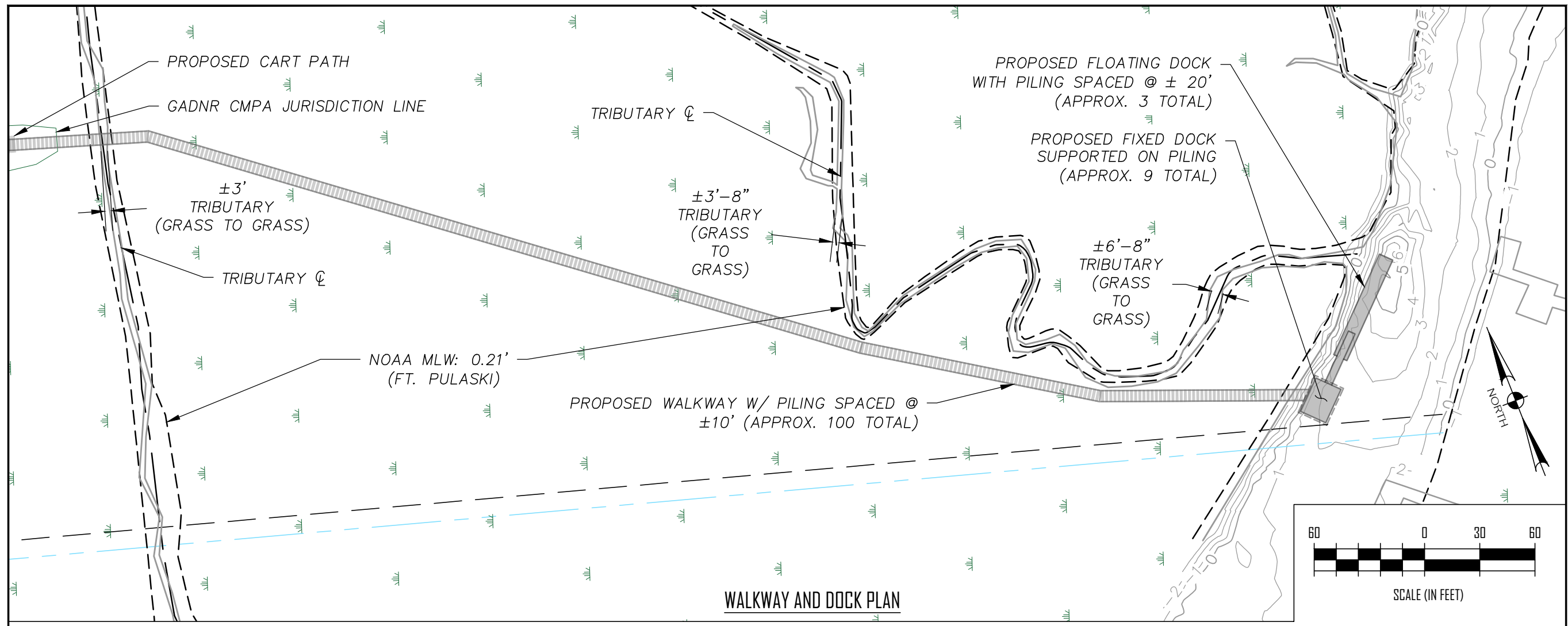
DATE: 04/08/2024
 PROJECT NUMBER: DOO2-101
 DRAWN BY: MAL
 CHECKED BY: MAL
 QC'D BY: MAL

SHEET:
 DETAILED DOCK PLAN

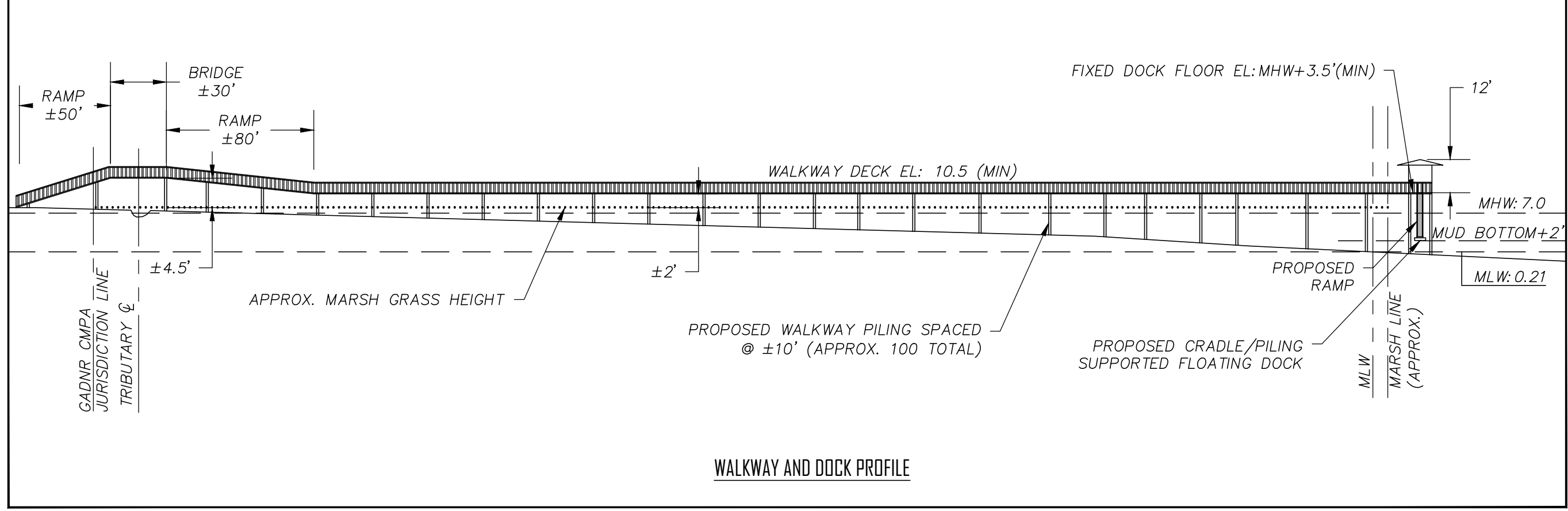


PRIVATE RECREATIONAL SHARED DOCK

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



WALKWAY AND DOCK PLAN



WALKWAY AND DOCK PROFILE

REVISIONS

| | | |
|----|------------------------------------|------------|
| 1- | ISSUED FOR PERMITTING / TOPG ADDED | 04/08/2024 |
| 2- | REVISED DOCK/WALKWAY DIMENSIONS | 06/10/2024 |
| 3- | REVISED PER DNR COMMENTS | 08/01/2024 |

DATE: 04/08/2024
 PROJECT NUMBER: DOO2-101
 DRAWN BY: MAL
 CHECKED BY: MAL
 QC'D BY: MAL

SHEET:
WALKWAY AND DOCK PLAN AND PROFILE

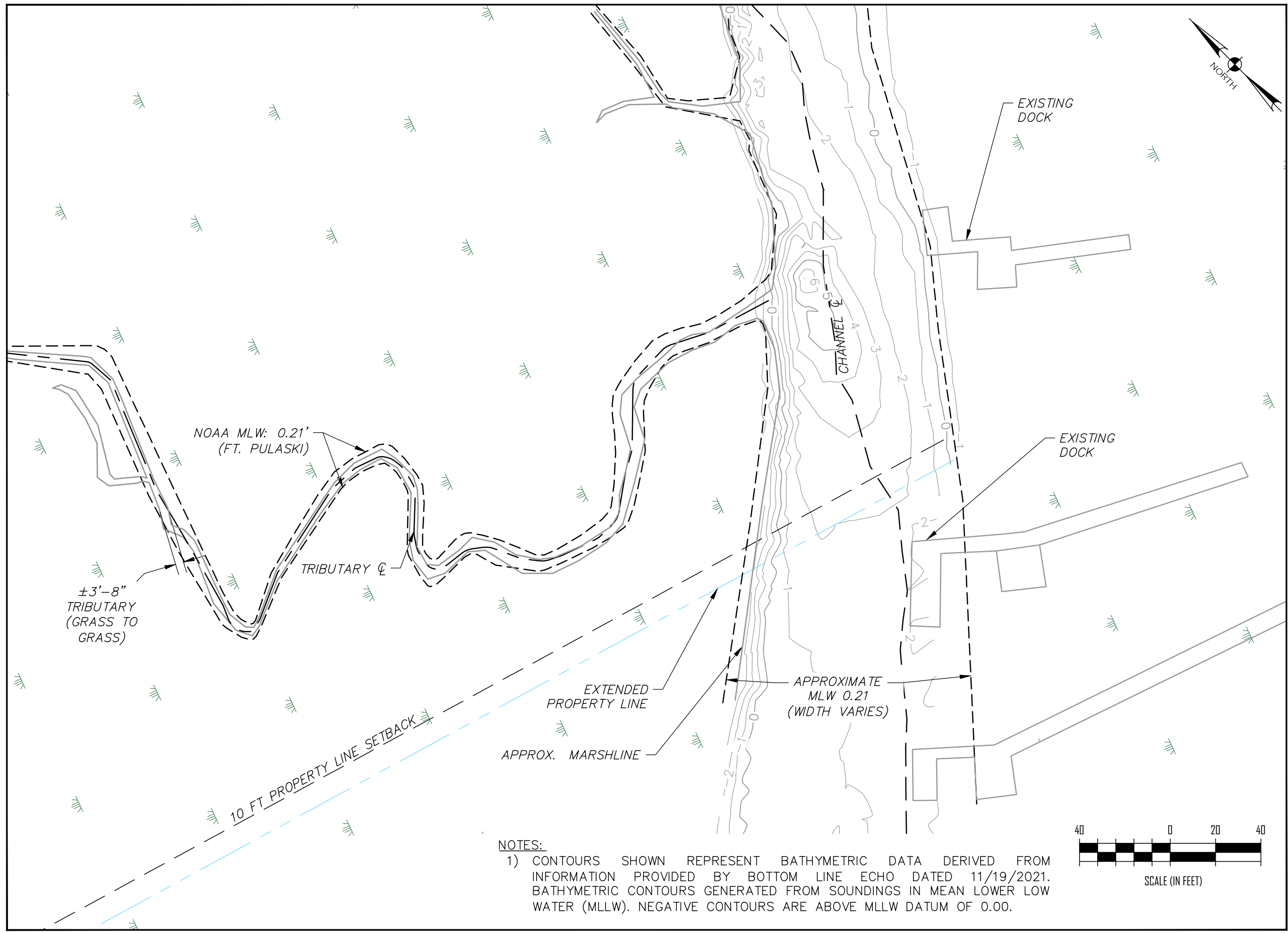


PRIVATE RECREATIONAL SHARED DOCK
 10 & 12 HORSEPEN POINT DR.
 TYBEE ISLAND, GA 31328

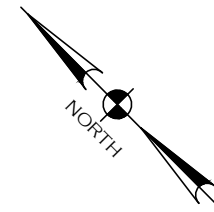
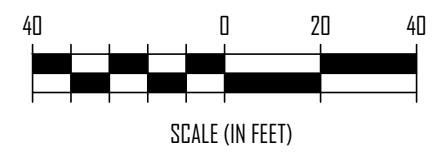
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DATE: 04/08/2024
 PROJECT NUMBER: DOO2-101
 DRAWN BY: MAL
 CHECKED BY: MAL
 QC'D BY: MAL

SHEET:
BATHYMETRIC CONTOURS



NOTES:
 1) CONTOURS SHOWN REPRESENT BATHYMETRIC DATA DERIVED FROM INFORMATION PROVIDED BY BOTTOM LINE ECHO DATED 11/19/2021. BATHYMETRIC CONTOURS GENERATED FROM SOUNDINGS IN MEAN LOWER LOW WATER (MLLW). NEGATIVE CONTOURS ARE ABOVE MLLW DATUM OF 0.00.

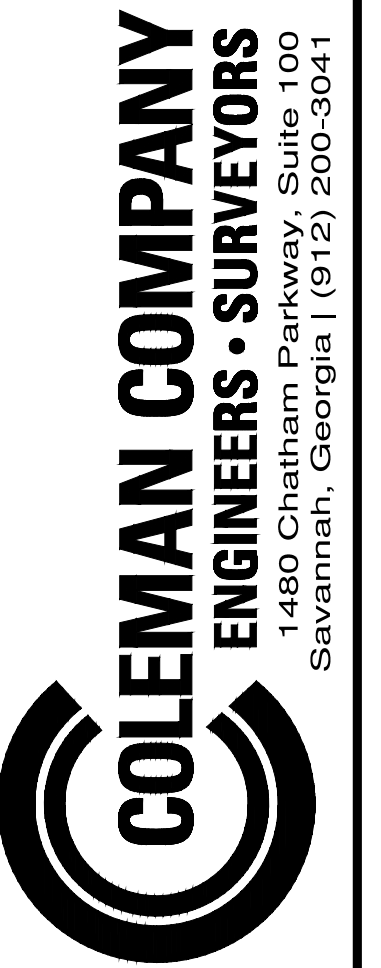


CONSTRUCTION PLANS

FOR

COASTAL MARSHLAND BRIDGE

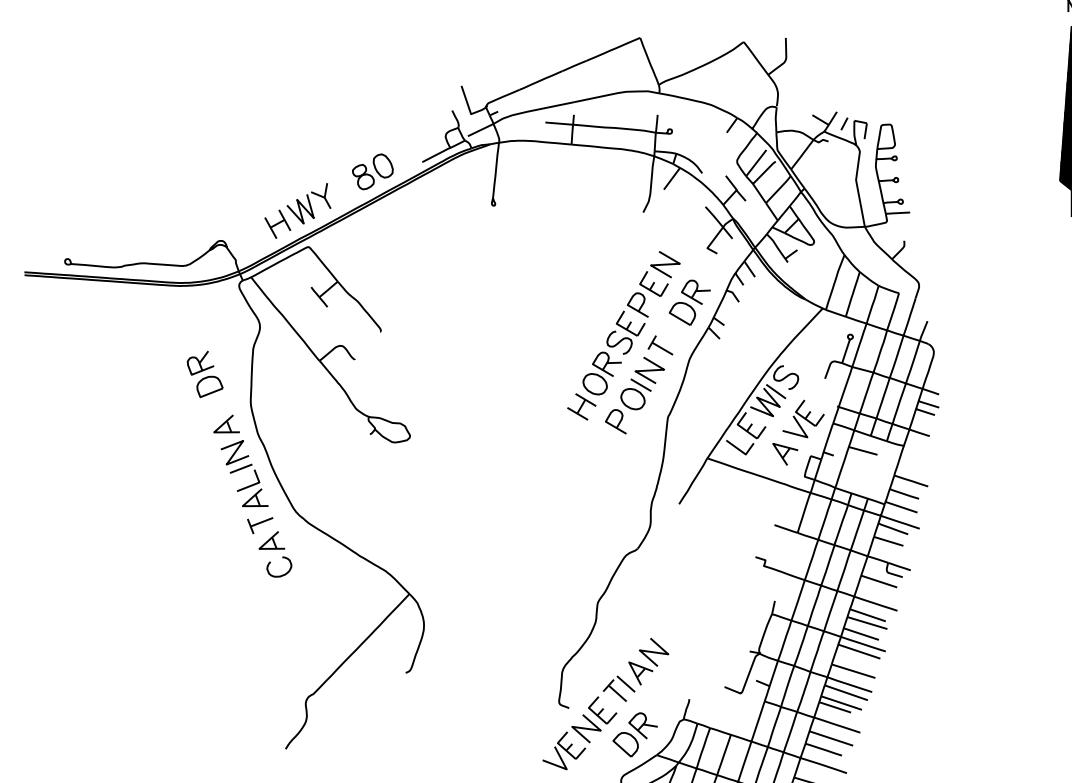
PERMIT



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

COLEMAN COMPANY, INC. DATE PLOTTED: 7/27/2024 3:54 PM BY: Randy Richter DRAWING PATH: G:\2024\12-14-2024\Civil\Support\31-53 Horsepen Bridge Civil.dwg

VICINITY MAP (N.T.S.)



VICINITY MAP
 NOT TO SCALE

REVISIONS

| No. | Date | Description |
|-----|----------|---|
| 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 |

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 |

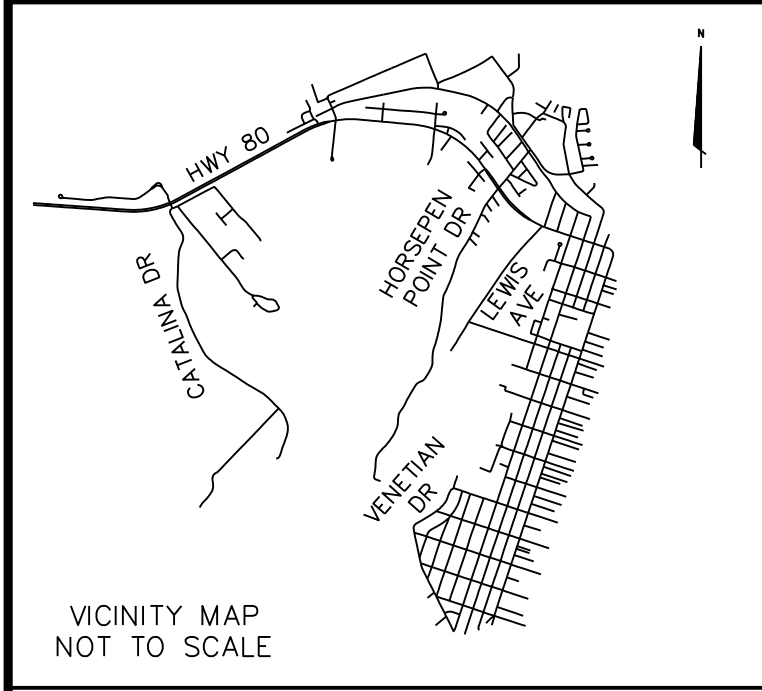
SHEET INDEX

| No. | Description |
|-----|-------------------|
| 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
 - IRF IRON ROD FOUND
 - CMF CONCRETE MONUMENT FOUND
 - PP 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

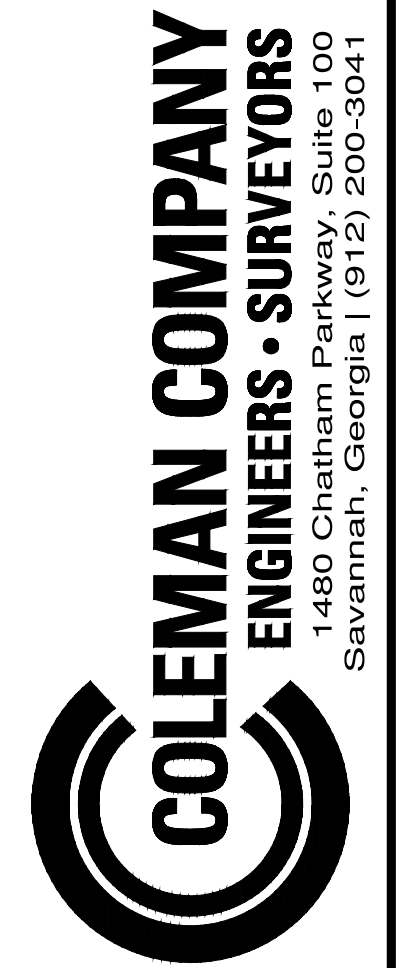
- TREES**
- LO LIVE OAK
 - P PINE
 - PM PALM
 - WO WATER OAK

- 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 13051C02130, 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: 2/22/2021 3:54 PM BY: Randy Richter DRAWING PATH: G:\2021\21-143\000\DWG\Civil\Survey\21-143 Horsepen Bridge Civil.dwg

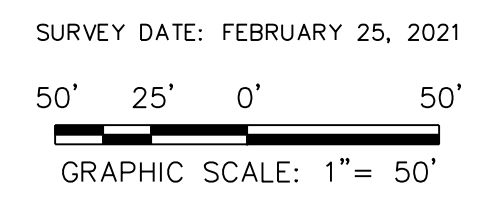


A PARTIAL TOPOGRAPHIC SURVEY OF A
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 POINT ON TYBEE ISLAND
 5TH G.M. DISTRICT, TYBEE ISLAND, CHATHAM COUNTY, GEORGIA
 PREPARED FOR: ALEXANDER AND SHEEHAN

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

OVERALL PLAN

SHEET:
 2/5



COLEMAN COMPANY, INC. DATE PLOTTED: 2/22/2021 3:54 PM BY: BARRY BISHOP DRAWING PATH: C:\2021\21-143-000\DWG\Civil\Survey\21-143-000\Partial Bridge Civil.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° 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 |

SEE SHEET 4 MATCH LINE

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

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100
Savannah, Georgia | (912) 200-3041

GEORGIA REGISTERED PROFESSIONAL
No. 043413
BARRY BISHOP

GEORGIA REGISTERED PROFESSIONAL
No. 003279
RANDALL A. RICHARDS

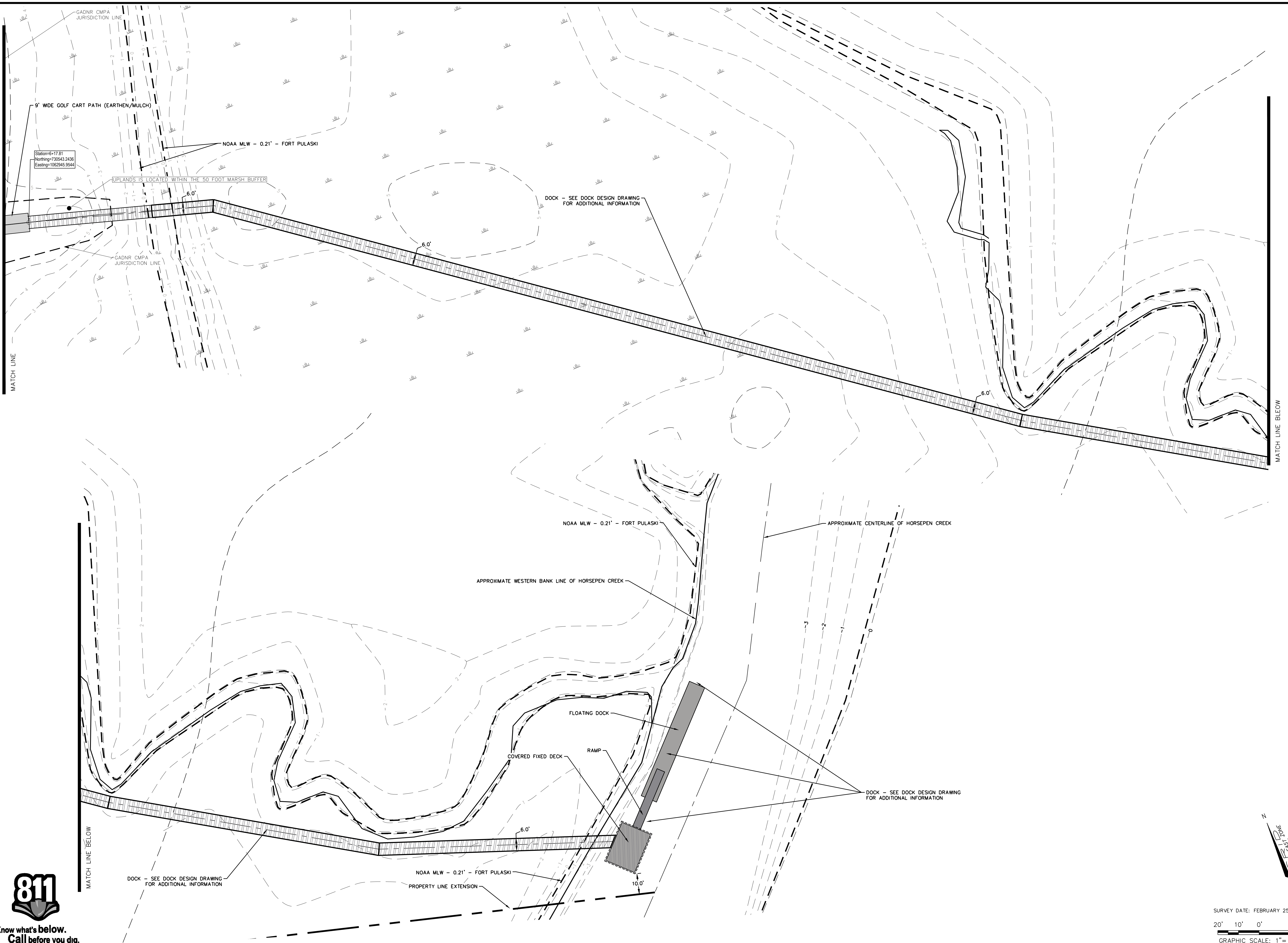
A PARTIAL TOPOGRAPHIC SURVEY OF A PORTION OF LOTS 5 & 6, HORSE PEN POINT ON TYBEE ISLAND
5TH G.M. DISTRICT, TYBEE ISLAND, CHATHAM COUNTY, GEORGIA
PREPARED FOR: ALEXANDER AND SHEEHAN

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

SITE PLAN

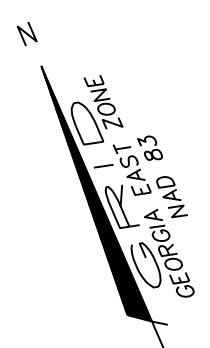
SHEET: **3/5**

COLEMAN COMPANY, INC. DATE PLOTTED: 2/22/2021 3:54 PM BY: Randy Richter DRAWING PATH: G:\2021\21-143\20210213_143\20210213_143\MapSheet Bridge Civil.dwg

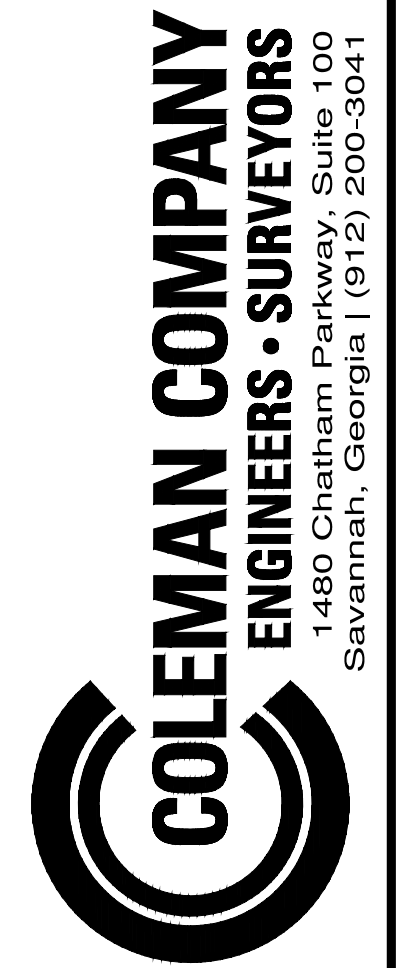


SEE SHEET 3

MATCH LINE BELOW



SURVEY DATE: FEBRUARY 25, 2021
20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'



A PARTIAL TOPOGRAPHIC SURVEY OF A
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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

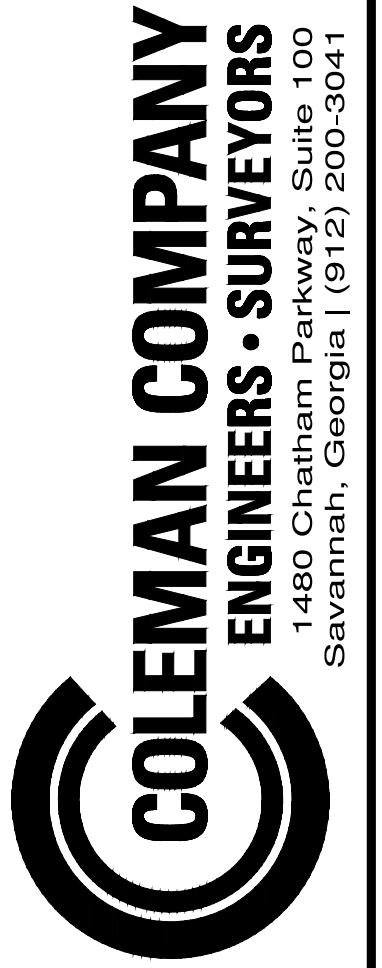
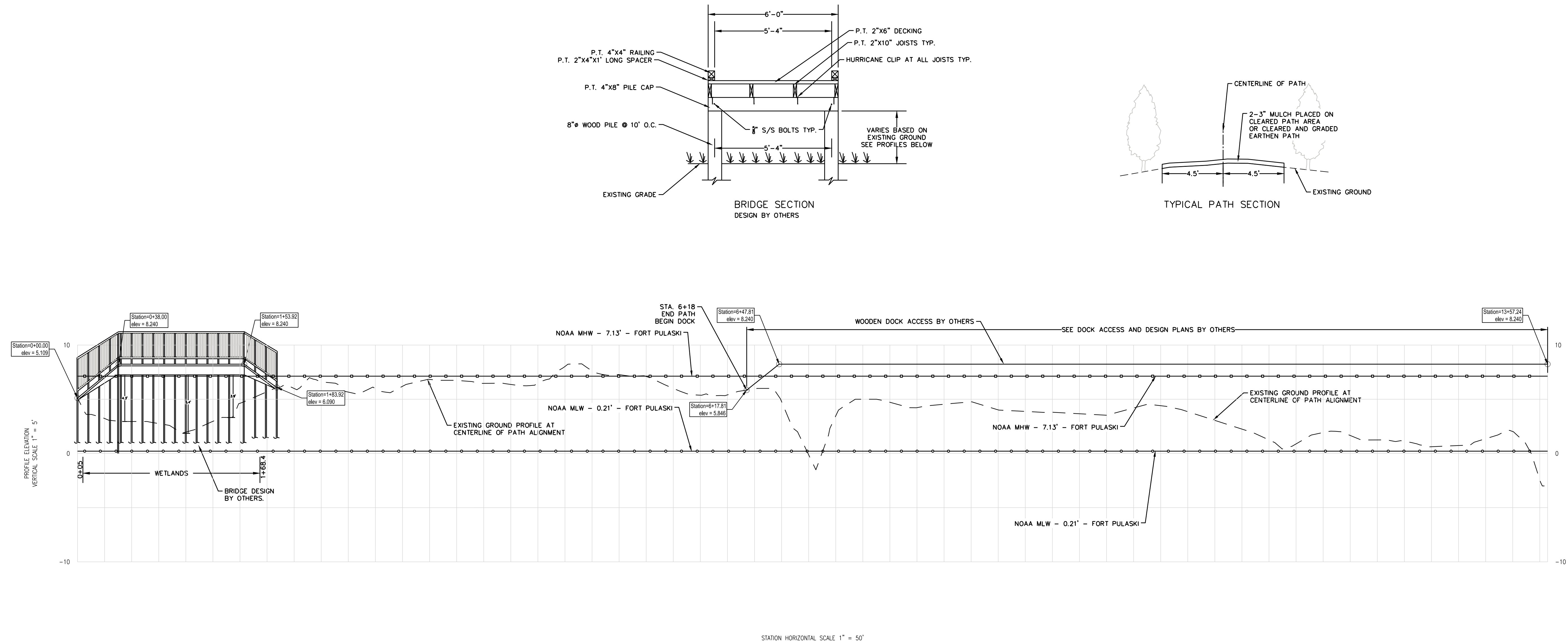
SHEET:
4/5



COLEMAN COMPANY, INC. DATE PLOTTED: 7/2/2021 3:54 PM BY: Randy Richter DRAWING PATH: C:\2021\131-452\DWG\Civil\Support\131-453\Neuseport Bridge Civil.dwg



Know what's below.
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Savannah, Georgia | (912) 200-3041



A PARTIAL TOPOGRAPHIC SURVEY OF A
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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

