

Appendix I: Survey

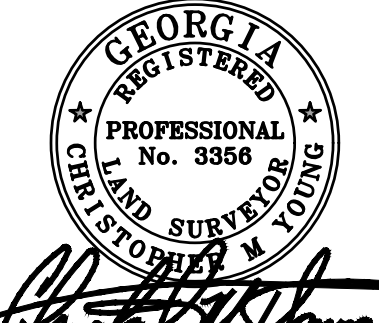
RESERVED FOR CLERK'S FILING INFORMATION

LINE	BEARING	DISTANCE
L1	N 02°01'52" E	29.56
L2	S 51°02'24" W	34.37
L3	N 68°25'42" W	48.06
L4	N 50°05'11" E	5.14
L5	S 34°13'03" E	6.67
L6	S 71°20'01" E	12.73
L7	S 88°42'28" E	27.01
L8	S 05°37'28" E	28.86
L9	S 22°33'44" W	21.30
L10	S 01°23'05" W	10.70
L11	S 39°05'22" E	27.92
L12	S 69°17'53" E	12.06
L13	S 92°10'15" E	14.41
L14	S 21°53'14" E	12.82
L15	S 41°04'18" E	14.48
L16	S 28°41'54" E	11.09
L17	S 60°35'53" E	34.20
L18	S 64°17'37" E	32.46
L19	S 70°40'54" E	15.38
L20	S 52°50'30" E	21.18

SEASIDE LAND SURVEYING, P.C.
 104 FERNWOOD COURT
 BRUNSWICK, GA 31523
 912-289-8453
 CERTIFICATE OF AUTHORIZATION: LSF 1376

SURVEYOR'S RECORDING CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

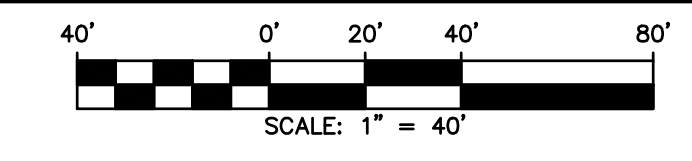
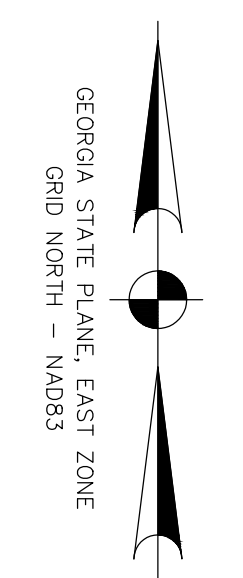


CHRISTOPHER M. YOUNG, PLS #3356
 DRAWING DATE: 08/12/2022

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF SEASIDE LAND SURVEYING, P.C. REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITHOUT THE WRITTEN CONSENT OF SEASIDE LAND SURVEYING, P.C. UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

LEGEND:

- CMF CONCRETE MONUMENT FOUND
 - IRF 1/2" IRON REBAR FOUND
 - ✕ PNS POINT NOT SET
 - ☆ LAMP POST
 - UTILITY POLE
 - CABLE TV BOX
 - PHONE BOX
 - WELL
 - POST
-
- ▭ ASPHALT
 - ▨ BUILDING
 - ▩ CONCRETE
 - ▨ WOOD DECKING
-
- x- FENCE
 - OHU- OVERHEAD UTILITIES



PROJECT No.	22016	DRAFTER	CMY
DWG NAME	22016BRSCMPA	FIELD CREW	DW/AA

NO.	REVISION	BY	DATE
BOUNDARY RETRACEMENT SURVEY & CMPA JURISDICTION LINE SURVEY			

**REMAINDER OF
SEA GARDENS SEAFOOD
PROPERTY
1512 AMASON AVENUE**

1515TH G.M.D.
McINTOSH COUNTY, GEORGIA

PREPARED FOR:
SAPELO SEA FARMS

AMASON AVENUE (VARIABLE PUBLIC R/W)

SEA GARDENS SEAFOOD

UPLAND AREA
237,134 SQ. FT.
5.444 AC.

NOW OR FORMERLY
ANDREW B AMASON SR.
CAROLE A AMASON
(DEED BOOK 604, PAGE 340)

CEDAR COTTAGE (90' PRIVATE ACCESS EASEMENT)

20' INGRESS/EGRESS EASEMENT
(DEED BOOK 630, PAGE 367)

NOW OR FORMERLY
ANNA S HODGES
(DEED BOOK 673, PAGE 281)

NOW OR FORMERLY
JULIA & KENNETH DODD
(DEED BOOK 140, PAGE 171)

NOW OR FORMERLY
ANDREW B AMASON SR.
CAROLE A AMASON
(DEED BOOK 576, PAGE 512)

NOTES:

- BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 AND WERE ESTABLISHED USING RTK GPS WITH A VRS NETWORK.
- FIELD EQUIPMENT USED FOR THIS SURVEY: CARLSON CR2 ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS WITH VRS NETWORK (SMARTNET).
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS OBTAINED USING EQUIPMENT AND PROCEDURES CONSISTENT WITH BOARD RULE 180-07-.03. THE CALCULATED POSITIONAL TOLERANCE WAS 0.08 FEET.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 582,112 FEET.
- THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 08/12/2022 (UNLESS OTHERWISE NOTED). SEASIDE LAND SURVEYING, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
- THE ADJOINING PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE MCINTOSH COUNTY GIS WEBSITE (QPUBLIC.NET) AND COURTHOUSE RESEARCH. THE CURRENT OWNER IS SEA GARDENS INC. (DEED BOOK 79, PAGE 509-SECURITY DEED).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
- ACCORDING TO F.I.R.M. MAP NO. 13191C, PANEL 0305E, EFFECTIVE DATE 08/02/2018, IT IS MY OPINION THAT A PORTION OF THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE AE, WHICH IS A SPECIAL FLOOD HAZARD AREA AND A PORTION LIES WITHIN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.

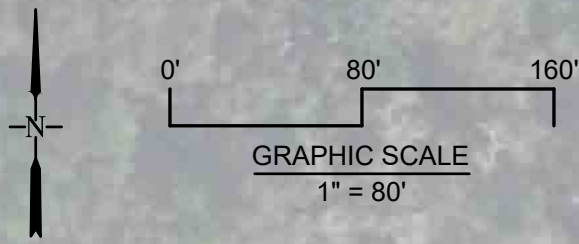
ZONE AE (EL 11) - 1% ANNUAL CHANCE FLOODPLAINS. BASE FLOOD ELEVATIONS DETERMINED.

ZONE X (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARDS AND AREAS OF 1% ANNUAL CHANCE FLOOD HAZARDS WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.
- FRESHWATER WETLANDS AND SALT MARSHES MAY BE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. FRESHWATER WETLANDS WERE NOT SURVEYED AS PART OF THIS PROJECT.
- COASTAL MARSHLANDS PROTECTION ACT (CMPA) JURISDICTION LINE WAS DELINEATED BY COASTAL PERMITTING SERVICES IN AUGUST 2022. THE CMPA LINE IS MARKED WITH PVC PIPE.
- THIS PROPERTY MAY BE SUBJECT TO THE 25' CMPA BUFFER.
- THE TERM "CERTIFICATION" AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THE LOCATION OF THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND, READILY VISIBLE STRUCTURES (MANHOLES, VALVES, POLES, ETC.). THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.

REFERENCES:

- DEED BOOK 5, PAGE 138
- DEED BOOK 79, PAGE 509
- DEED BOOK 94, PAGE 665
- DEED BOOK 140, PAGE 171
- DEED BOOK 259, PAGE 419
- DEED BOOK 576, PAGE 512
- DEED BOOK 604, PAGE 340
- DEED BOOK 630, PAGE 363
- DEED BOOK 630, PAGE 367
- DEED BOOK 658, PAGE 554
- SURVEY FOR JACKSON LEE AMASON AND CHARLES WOLCOTT AMASON PREPARED BY JAMES L. CONINE, RLS 1545, DATED NOVEMBER 09, 1983, LAST REVISED JANUARY 09, 1984
- SURVEY FOR SEA GARDENS SEAFOOD, INC. PREPARED BY JAMES L. CONINE, RLS 1545, DATED MARCH 17, 1977, LAST REVISED APRIL 11, 1977
- PLAT CABINET 1, PAGE 244J
- PLAT CABINET 1, PAGE 207A
- PLAT CABINET 1, PAGE 282J
- PLAT CABINET 1, PAGE 325F
- PLAT BOOK 2020, PAGE 21
- PLAT BOOK 2022, PAGE 36

Appendix J: Project Drawings



NOT RELEASED FOR CONSTRUCTION

SITE OVERVIEW EXISTING

TOTAL LAND AREA: 5.44 AC (237,144 SF)
 EXISTING IMPERVIOUS SURFACES: 0.93 AC (40,485 SF)
 50' CMPA BUFFER LAND AREA: 0.33 AC (14,178 SF)
 EXISTING IMPERVIOUS SURFACES IN 50' CMPA BUFFER: 0.04 AC (1,623 SF)
 TOTAL EXISTING STRUCTURES IN CMPA JURISDICTION/MEAN HIGH WATER/MEAN HIGH TIDE: 0.10 AC (4,162 SF)

SITE OVERVIEW PROPOSED

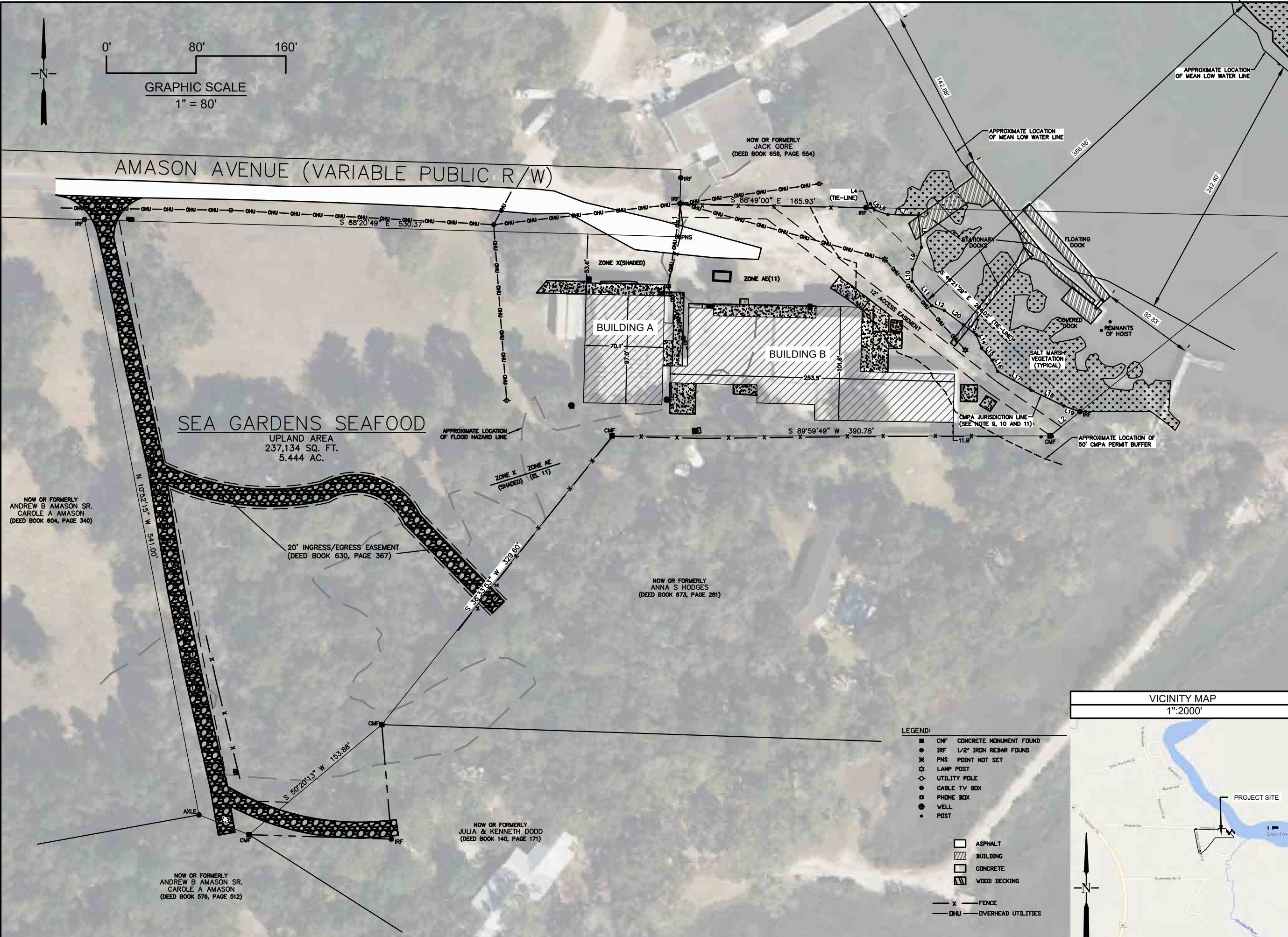
TOTAL LAND AREA: 5.444 AC (237,144 SF)
 PROPOSED IMPERVIOUS SURFACES: 0.01 AC (40,753.68 SF)
 50' CMPA BUFFER LAND AREA: 0.33 AC (14,178 SF)
 PROPOSED IMPERVIOUS SURFACES IN 50' CMPA BUFFER: 0.03 AC (1,437.68 SF)
 TOTAL PROPOSED STRUCTURES IN CMPA JURISDICTION LINE/MEAN HIGH WATER/MEAN HIGH TIDE: 0.14 AC (6,229 SF)

PROJECT LOCATION
COASTAL PERMITTING SERVICE TOWNSEND, GA
 PREPARED FOR:
 CHARLIE PHILLIPS SEA GARDENS

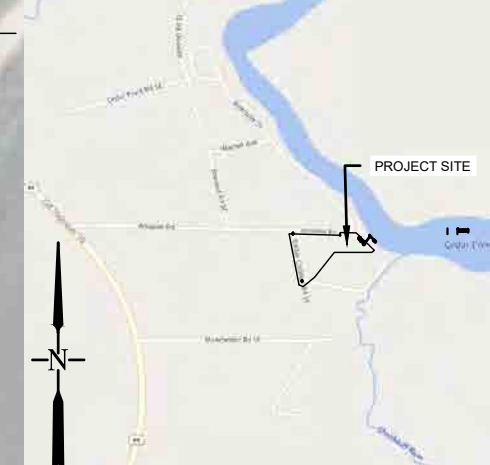
DATE: 11/10/2022
 SCALE: 1"=80' (FOR 11"x17" PLOT)

1

SHEET:



VICINITY MAP
 1"=2000'



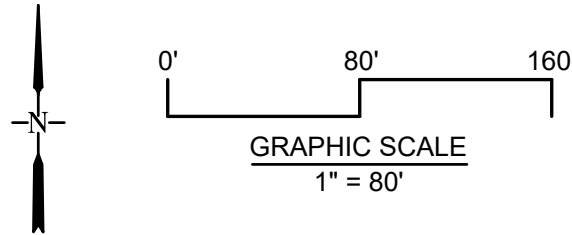
- LEGEND:**
- CHF CONCRETE MONUMENT FOUND
 - IRF 1/2" IRON REBAR FOUND
 - ✕ PNS POINT NOT SET
 - ☆ LAMP POST
 - UTILITY POLE
 - ◉ CABLE TV BOX
 - ◻ PHONE BOX
 - WELL
 - POST
-
- ASPHALT
 - ▨ BUILDING
 - ▭ CONCRETE
 - ▩ WOOD DECKING
 - X — FENCE
 - OHU — OVERHEAD UTILITIES

NOW OR FORMERLY
 ANDREW B AMASON SR.
 CAROLE A AMASON
 (DEED BOOK 604, PAGE 340)

NOW OR FORMERLY
 ANNA S HODGES
 (DEED BOOK 673, PAGE 281)

NOW OR FORMERLY
 JULIA & KENNETH DODD
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AMASON AVENUE (VARIABLE PUBLIC R/W)

SEA GARDENS SEAFOOD

UPLAND AREA
237,134 SQ. FT.
5.444 AC.

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APPROXIMATE LOCATION
OF FLOOD HAZARD LINE

ZONE X
(SHADED)

ZONE X (SHADED)

ZONE AE(11)

BUILDING A
(6,928 SF)

BUILDING B
(15,622 SF)

CONCRETE WITHIN
50' BUFFER (1,109 SF)

CONCRETE UPLAND OF
50' BUFFER (1,312 SF)

CMPA JURISDICTION LINE
(SEE NOTE 9, 10 AND 11)

APPROXIMATE LOCATION OF
50' CMPA PERMIT BUFFER

APPROXIMATE LOCATION
OF MEAN LOW WATER LINE

APPROXIMATE LOCATION
OF MEAN LOW WATER LINE

LEGEND:

■	CMF	CONCRETE MONUMENT FOUND
●	IRF	1/2" IRON REBAR FOUND
✕	PNS	POINT NOT SET
☆		LAMP POST
○		UTILITY POLE
●		CABLE TV BOX
■		PHONE BOX
●		WELL
●		POST
□		ASPHALT
▨		BUILDING
▩		CONCRETE
▧		WOOD DECKING
— x —		FENCE
— OHU —		OVERHEAD UTILITIES

NOT RELEASED
FOR
CONSTRUCTION

STRUCTURES IN CMPA
JURISDICTION/MEAN HIGH
WATER/MEAN HIGH TIDE:

COVERED DECK: 515 SF
FLOATING DOCK: 887 SF
RAMP: 29 SF
FIXED PLATFORMS: 2,731 SF
TOTAL DOCK STRUCTURES: 4,381 SF
TOTAL DOCK STRUCTURES IN CMPA
JURISDICTION/MEAN HIGH WATER/MEAN
HIGH TIDE: 4,162 SF
TOTAL DOCK AREA OVER MARSH
VEGETATION: 0.014 AC (592 SF)

STRUCTURES WITHIN
50' CMPA BUFFER

BUILDING A: 0 AC (0 SF)
BUILDING B: 0.01 AC (295 SF)
CONCRETE SURFACES: 0.03 AC (1,109 SF)
DOCK STRUCTURES: 0.01 AC (219 SF)

STRUCTURES UPLAND
OF CMPA BUFFER

BUILDING A: 0.16 AC (6,928 SF)
BUILDING B: 0.36 AC (15,622 SF)
CONCRETE SURFACES: 0.12 AC (5,071 SF)
ASPHALT DRIVE: 0.26 AC (11,241 SF)

EXISTING STRUCTURES

COASTAL PERMITTING SERVICE
TOWNSEND, GA

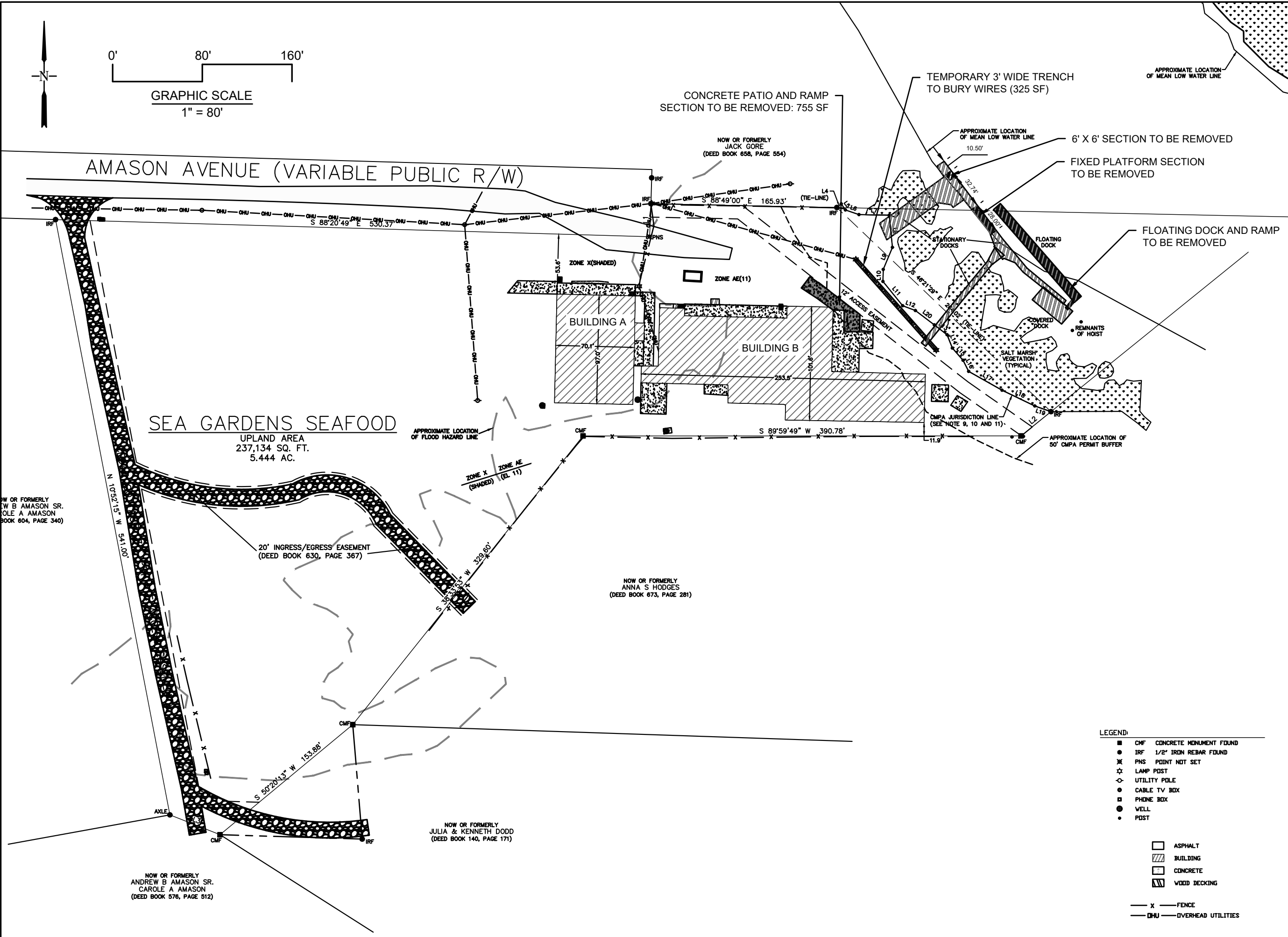
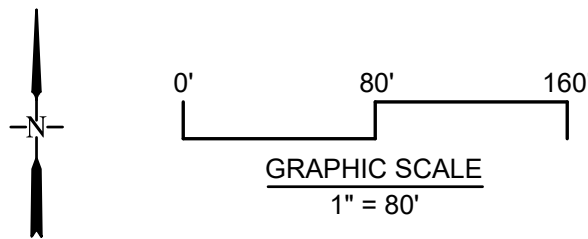
PREPARED FOR:
CHARLIE PHILLIPS SEA GARDENS

DATE: 11/10/2022

SCALE: 1"=80' (FOR 11"x17" PLOT)

2

SHEET:



NOT RELEASED FOR CONSTRUCTION

STRUCTURES IN CMPA JURISDICTION/MEAN HIGH WATER/MEAN HIGH TIDE:

FLOATING DOCK: 887 SF
RAMP: 29 SF
FIXED PLATFORM: 184 SF

STRUCTURES WITHIN 50' CMPA BUFFER

POWER LINES: 325 SF (TEMPORARY IMPACTS)
CONCRETE PATIO AND RAMP: 437 SF

STRUCTURES UPLAND OF CMPA BUFFER

CONCRETE PATIO AND RAMP: 318 SF

DEMOLITION PLAN
COASTAL PERMITTING SERVICE
TOWNSEND, GA

PREPARED FOR:
CHARLIE PHILLIPS SEA GARDENS

DATE: 11/10/2022
SCALE: 1"=80' (FOR 11"x17" PLOT)

3

SHEET:

- LEGEND:**
- CMF CONCRETE MONUMENT FOUND
 - IRF 1/2" IRON REBAR FOUND
 - ✕ PNS POINT NOT SET
 - ☆ LAMP POST
 - UTILITY POLE
 - CABLE TV BOX
 - PHONE BOX
 - WELL
 - POST
-
- ASPHALT
 - ▨ BUILDING
 - ▤ CONCRETE
 - ▩ WOOD DECKING
-
- X — FENCE
 - OHU — OVERHEAD UTILITIES

NOT RELEASED FOR CONSTRUCTION

PROPOSED MODIFICATIONS

FLOATING DOCK: 1,400 SF
 RAMP: 96 SF
 COVERED FIXED DECK (NO CHANGES): 515 SF
 FIXED PLATFORM ADDITIONS: 215 SF
 TOTAL FIXED PLATFORM: 2,981 SF
 TRAVEL LIFT RAILS: 630 SF
 TRAVEL LIFT WALKWAYS: 787 SF
 BULKHEAD: 39 SF
 FUEL PUMP: 36 SF
 UNLOADING RAIL 1: 60 SF (ON FIXED PLATFORM)
 UNLOADING RAIL 2: 60 SF (ON FIXED PLATFORM)
 TOTAL PROPOSED MODIFICATIONS: 3,167 SF
 TOTAL STRUCTURES IN CMPA JURISDICTION/MEAN HIGH WATER/MEAN HIGH TIDE: 6,229 SF
 TOTAL PILING TO BE INSTALLED: 130 12" DIAMETER PILING

PROPOSED MODIFICATIONS 50' CMPA BUFFER

LOADING RAMP: 8 SF
 TRAVEL LIFT APPROACH PAD: 224 SF
 TOTAL BUFFER AREA: 0.35 AC (15,038 SF)
 TOTAL REDUCTION IMPERVIOUS SURFACES: 185.32 SF
 TOTAL IMPERVIOUS SURFACES: 1,437.68 SF

PROPOSED MODIFICATIONS UPLAND OF 50' CMPA BUFFER

BOAT PARKING AREA: 31,992 SF
 LOADING RAMP: 142 SF
 FUEL STORAGE: 312.2 SF

PROPOSED SITE OVERVIEW

COASTAL PERMITTING SERVICE
 TOWNSEND, GA

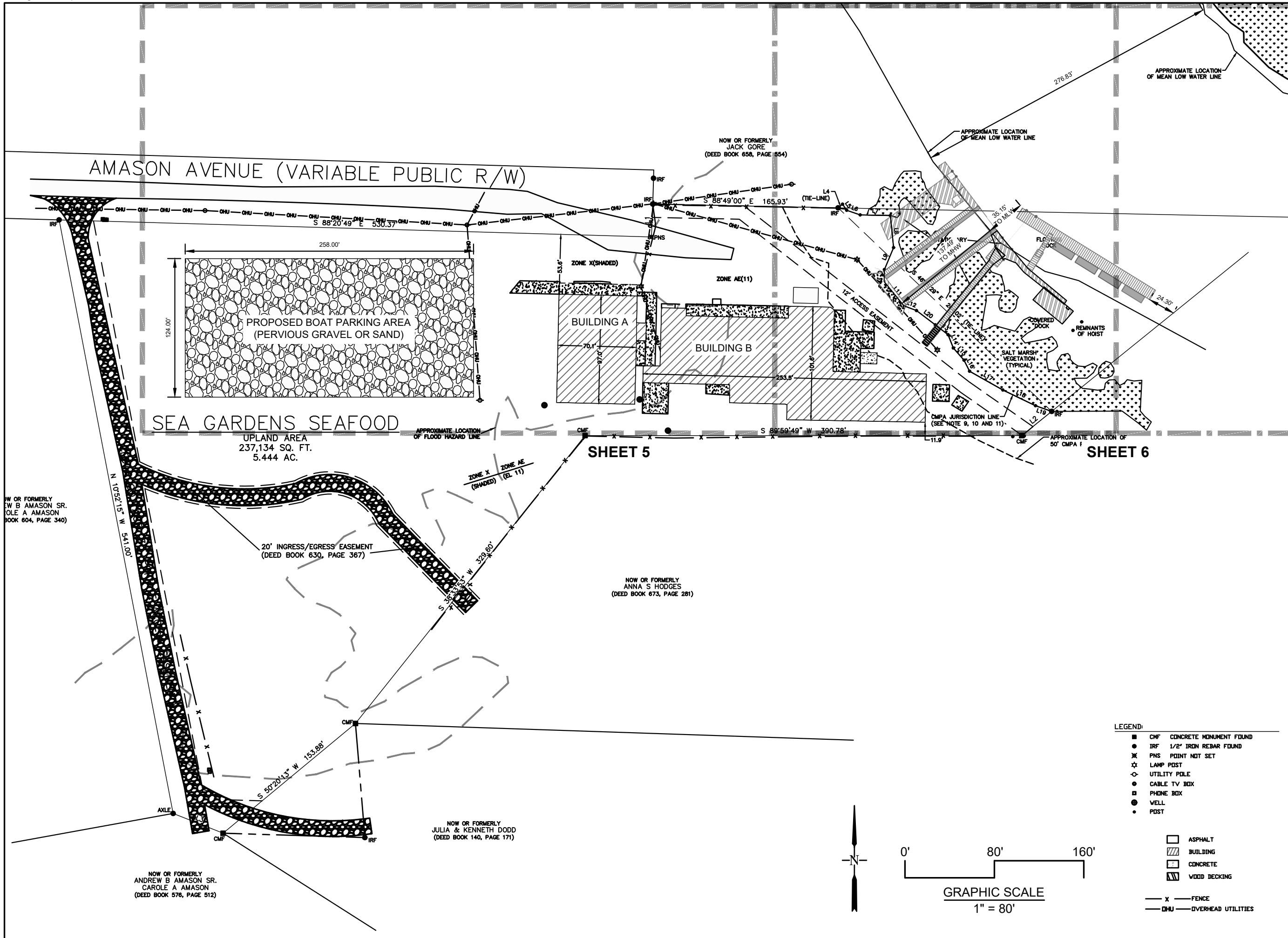
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 CHARLIE PHILLIPS SEA GARDENS

DATE: 11/10/2022

SCALE: 1"=80' (FOR 11"x17" PLOT)

4

SHEET:



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 CAROLE A AMASON
 (DEED BOOK 576, PAGE 512)

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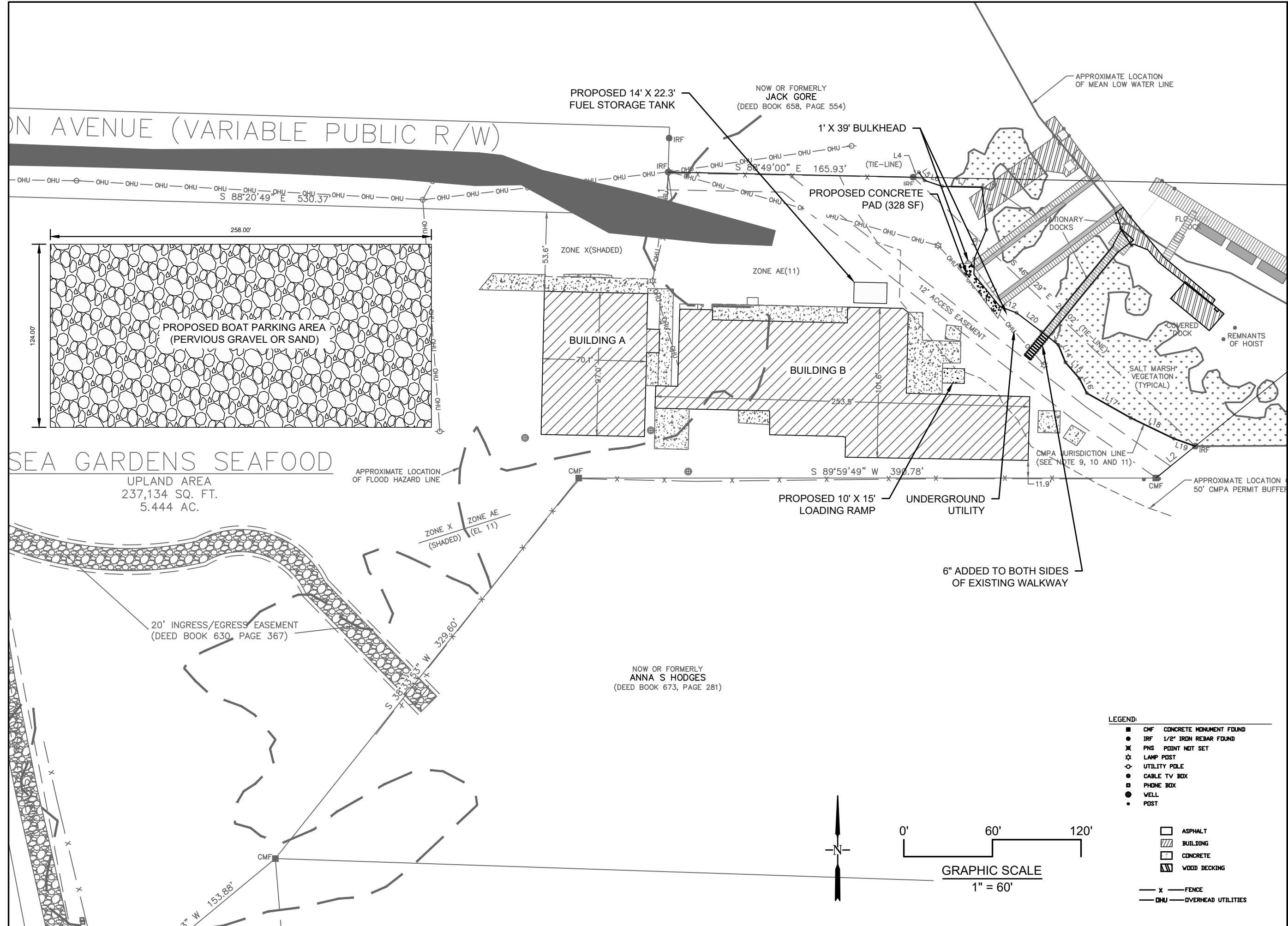
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BOAT PARKING AREA: 31,992 SF
 LOADING RAMP: 142 SF
 FUEL STORAGE: 312.2 SF



PROPOSED UPLAND COMPONENT
COASTAL PERMITTING SERVICE
 TOWNSEND, GA
 PREPARED FOR:
 CHARLIE PHILLIPS SEA GARDENS

DATE: 11/10/2022
 SCALE: 1"=60' (FOR 11"x17" PLOT)

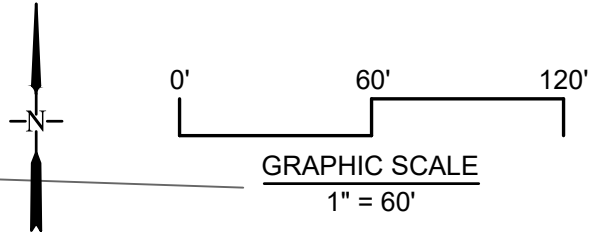
5
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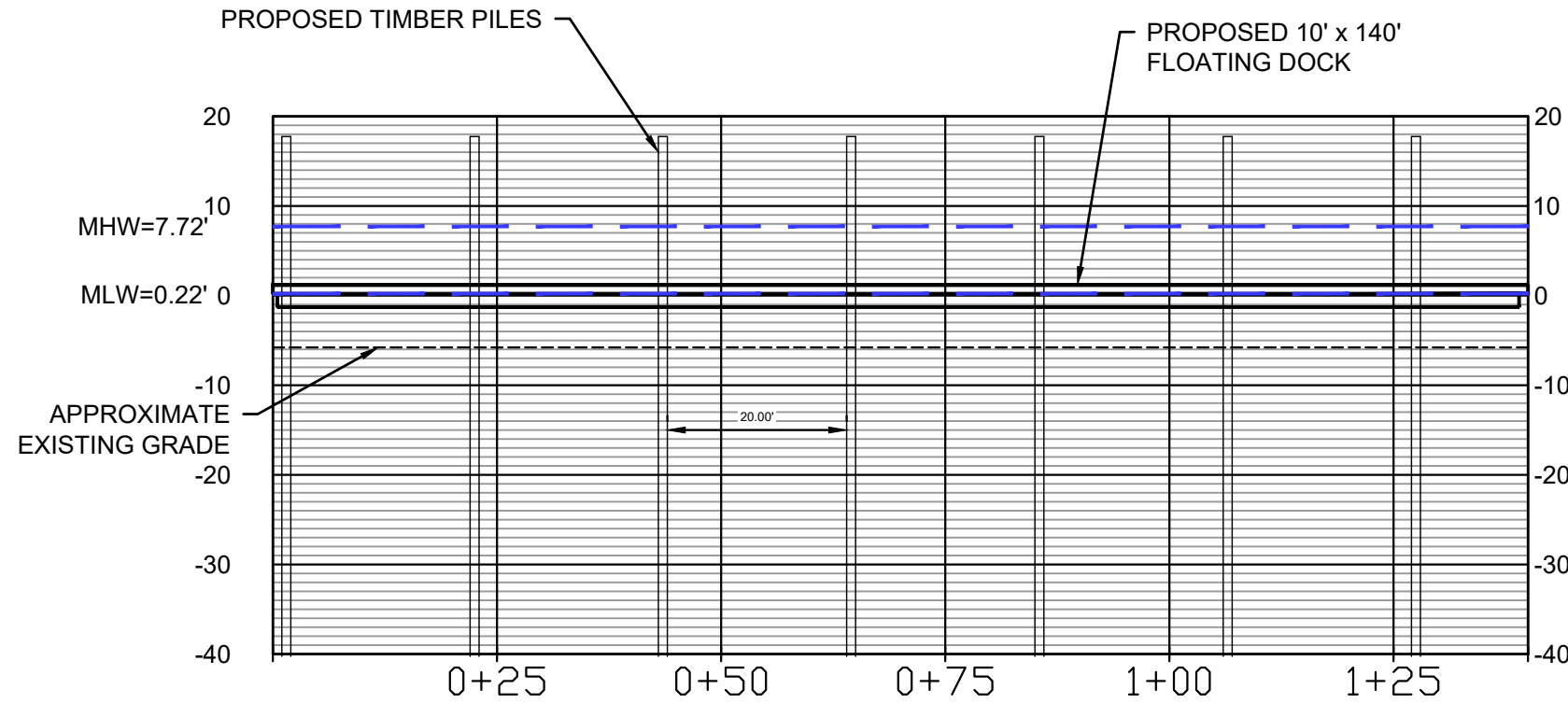


NOTE:

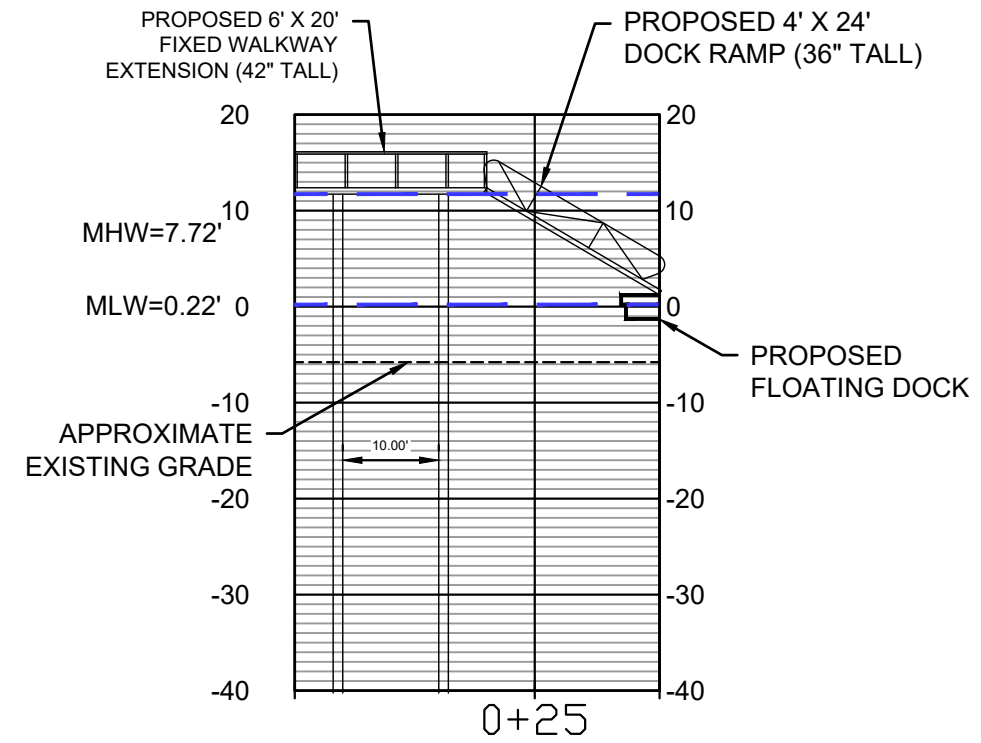
1. MLW AND MHW VALUES REFERENCED FROM NOAA CHART 11510

Elevations on Mean Lower Low Water		
Station:	8674975, Daymark #156, Head of Mud River, GA	T.M.: 75
Status:	Accepted (Aug 10 2012)	Epoch: 1983-2001
Units:	Feet	Datum: MLLW
Control Station: 8670870 Fort Pulaski, GA		
Datum	Value	Description
MH+HW	8.11	Mean Higher-High Water
MHW	7.72	Mean High Water
MTL	3.97	Mean Tide Level
MSL	4.20	Mean Sea Level
DTL	4.06	Mean Diurnal Tide Level
MLW	0.22	Mean Low Water
MLLW	0.00	Mean Lower-Low Water

NOT RELEASED FOR CONSTRUCTION



FLOATING DOCK 1+40.00
 Vertical Scale: 1" = 20 FT
 Horizontal Scale: 1" = 20 FT



RAMP AND WALKWAY 0+38.00
 Vertical Scale: 1" = 20 FT
 Horizontal Scale: 1" = 20 FT

PROFILES

COASTAL PERMITTING SERVICE
 TOWNSEND, GA
 PREPARED FOR:
 CHARLIE PHILLIPS SEA GARDENS

DATE: 11/10/2022
 SCALE: 1":20'

7

SHEET:

NOTE:

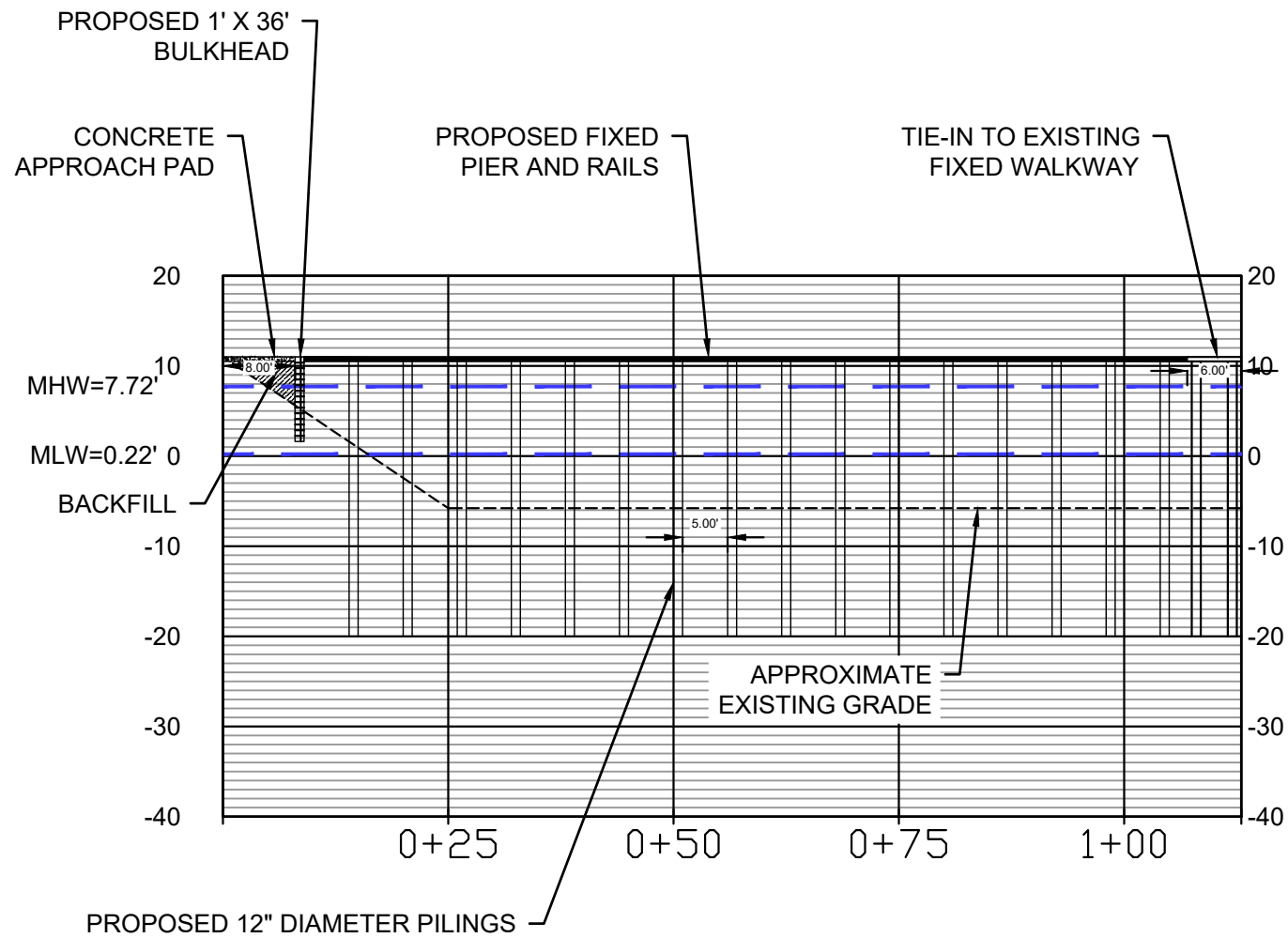
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 Status: Accepted (Aug 10 2012)
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Datum	Value	Description
MHHW	8.11	Mean Higher-High Water
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MSL	4.20	Mean Sea Level
DTL	4.06	Mean Diurnal Tide Level
MLW	0.22	Mean Low Water
MLLW	0.00	Mean Lower-Low Water

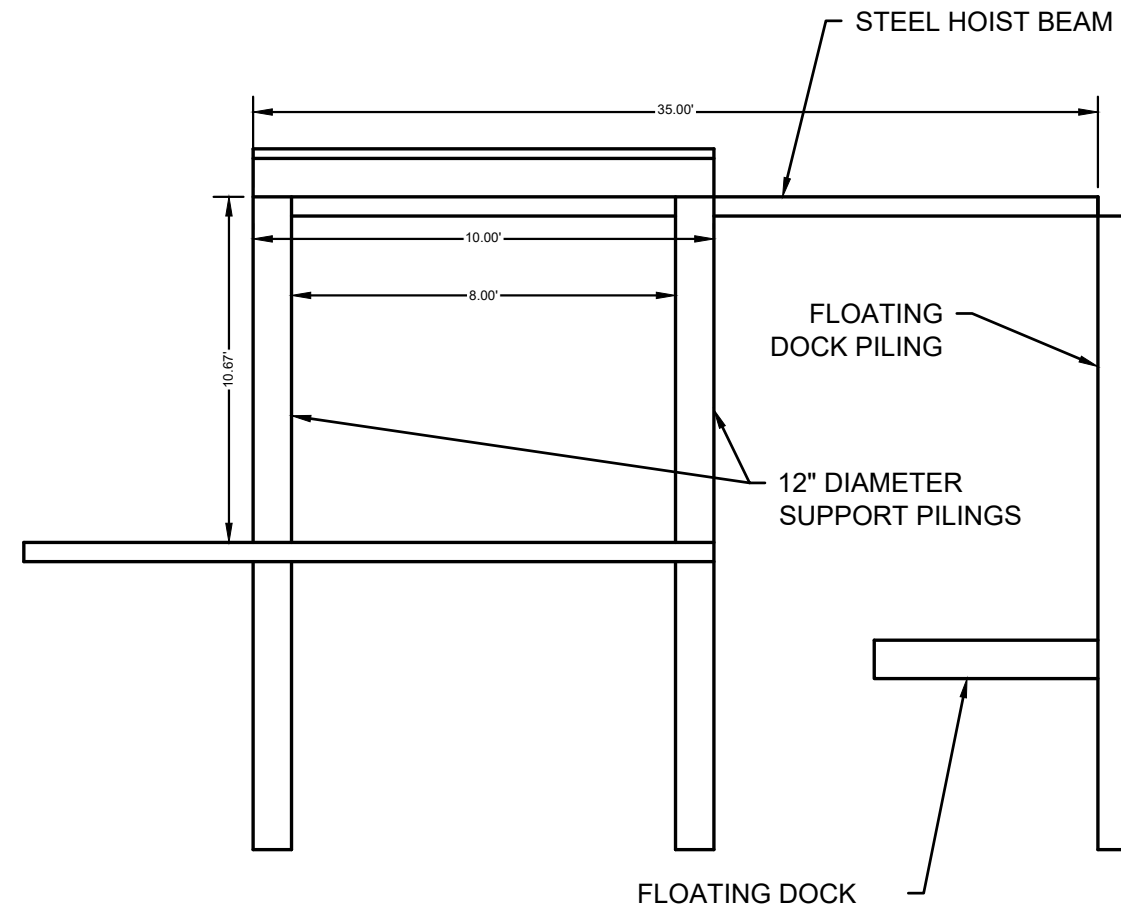
T.M.: 75
 Epoch: 1983-2001
 Datum: MLLW

NOT RELEASED
 FOR
 CONSTRUCTION



TRAVEL LIFT RAILS 1+13.00

Vertical Scale: 1" = 20 FT
 Horizontal Scale: 1" = 20 FT



UNLOADING RAIL PROFILE

NOT TO SCALE

PROFILES

COASTAL PERMITTING SERVICE

TOWNSEND, GA

PREPARED FOR:

CHARLIE PHILLIPS SEA GARDENS

DATE: 11/10/2022

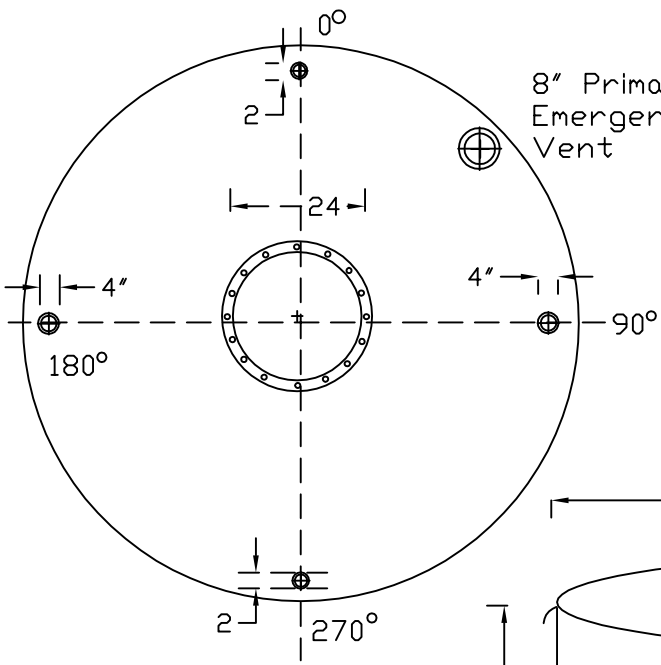
SCALE: 1":20'

8

SHEET:

Appendix K: Gas and Fuel Tank Specifications

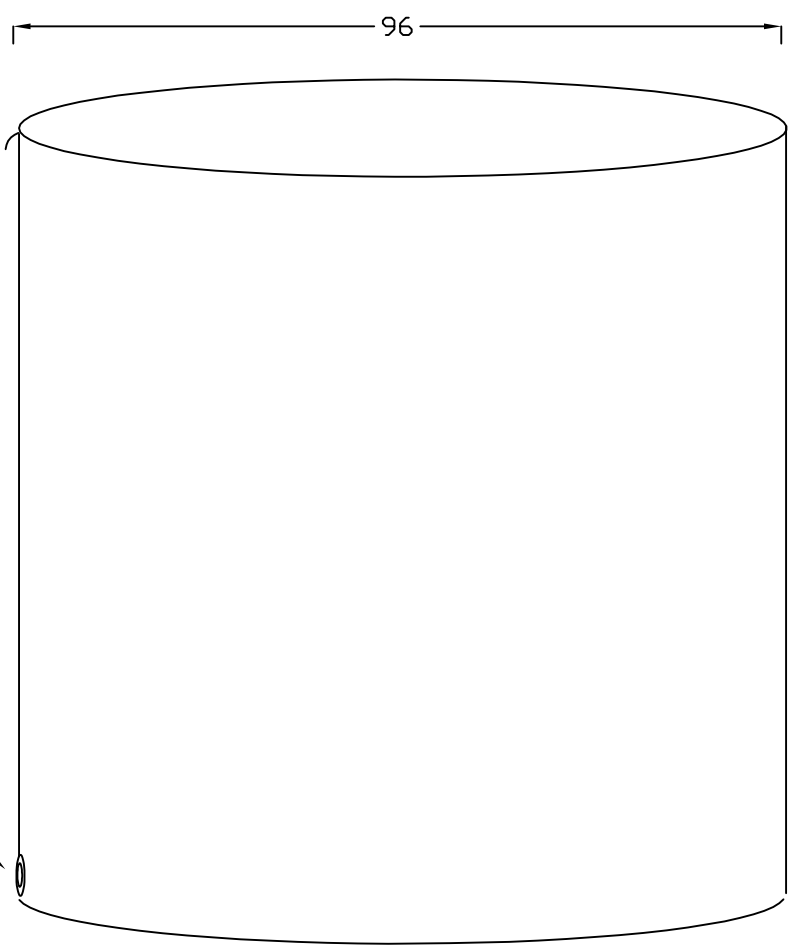
Tank Information			
ZONE	REV	DESCRIPTION	DATE
			Aug 2021




Tank
Weight
equals
Approx
6500 lbs

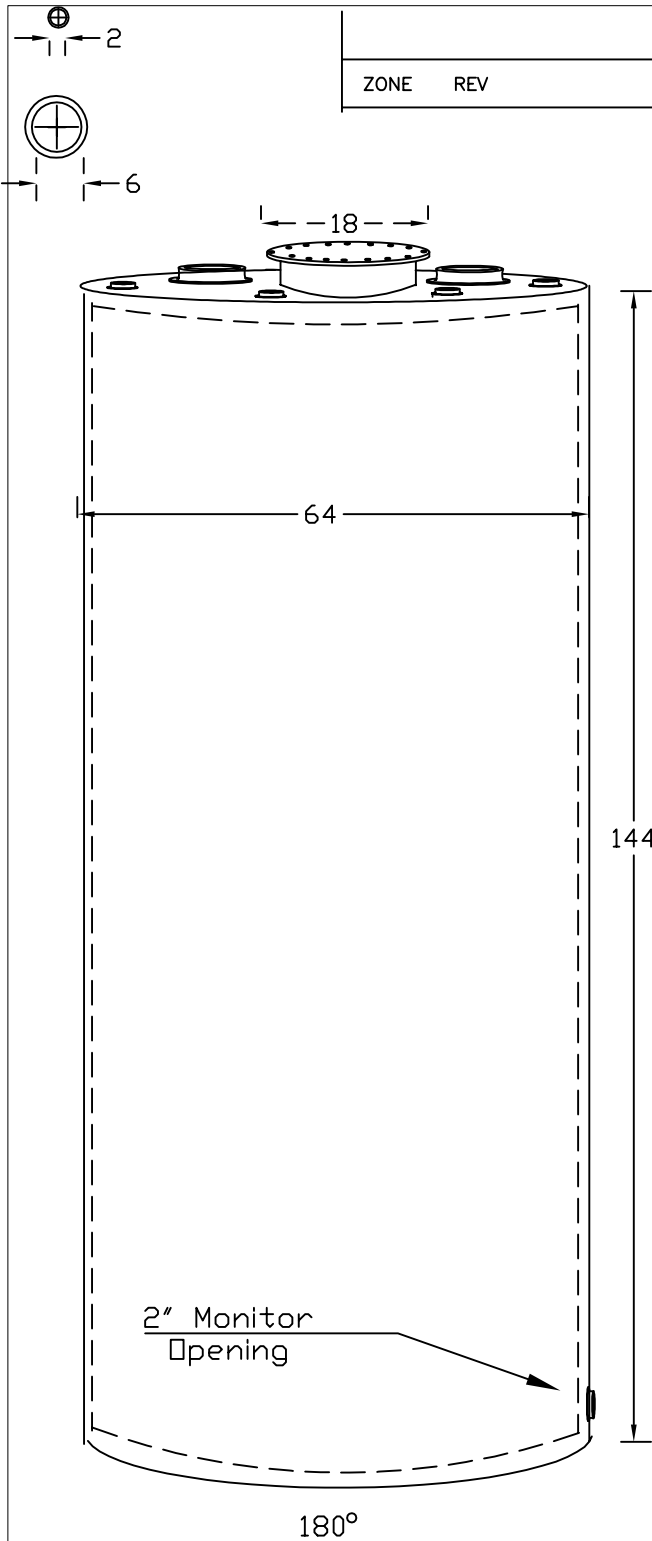
FINAL APPROVED DRAWING
BY: _____
DATE: _____

Standard 2" NPT
Openings at 0 &
270 degrees.
Standard 4" NPT
openings at 90 &
180 Degrees,
8" Emergency Vent



2" Monitor
Opening

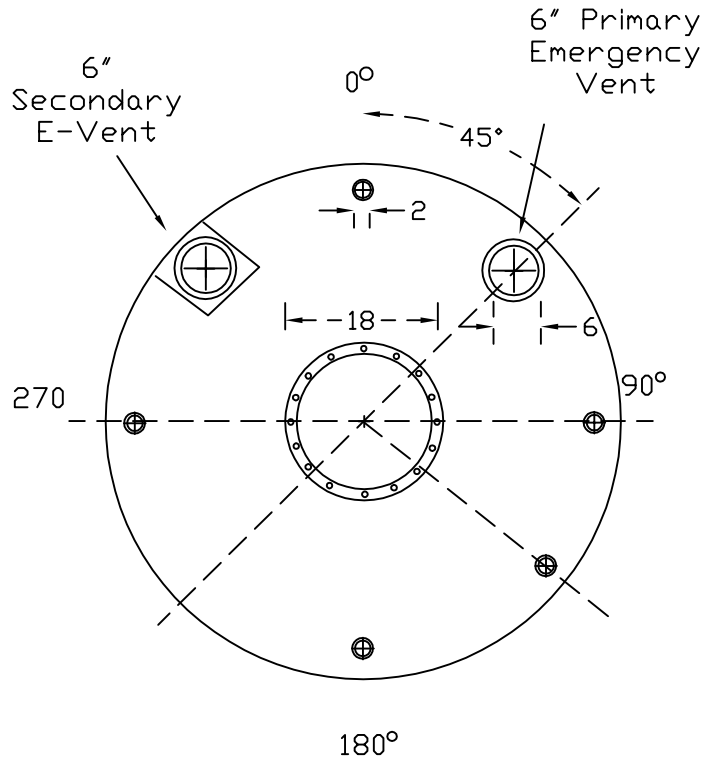
 Pee Dee Tank	3000VDW96		
	3000 Gallon Double Wall Vertical, 1/4". Carbon Steel Primary Tank, 7GA Shell, Standard Openings, 96 Dia, 96 Tall, Manway		
1333 North Douglas St Florence, SC 29501 Telephone (843) 669-3381 Fax (843) 664-9118	UL142 Listed	For Stationery Use Only	REV
SCALE	Lane	SHEET	




Tank Information			
ZONE	REV	DESCRIPTION	DATE
			July 2021

Empty Tank
Weight Approx
4,200 lbs

FINAL APPROVED DRAWING
BY: _____
DATE: _____



5 Ea, 2" Openings on Top,
(2) 6" Emergency Vent, 2"
Monitor Opening at 90
Degrees

 Pee Dee Tank	2000VDW		
	2000 Gallon Double Wall Vertical, 7 GA Carbon Steel Construction, Standard Openings, 64 Dia, 144 Tall, Red Primer Coating		
1333 North Douglas St Florence, SC 29501 Telephone (843) 669-3381 Fax (843) 664-9118	UL142 Listed	For Stationery Use Only	REV
SCALE	Lane	SHEET	