

87 RIVERPOINT LANE

COASTAL MARSHLANDS PROTECTION ACT PERMIT APPLICATION JUNE 2025

APPLICANT:

JOLIE RYN RIVERPOINT, LLC



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1.0 Introduction

Jolie Ryn Riverpoint, LLC is seeking authorization from the Coastal Marshlands Protection Committee (CMPC) to construct a bulkhead in tidal waters for a residence at 87 Riverpoint Lane, Townsend, McIntosh County, Georgia (31.648125° latitude, -81.303034° longitude).

The project would result in the alteration of +/- 110 ft² (0.003-acre) of tidal waters subject to the jurisdiction of the Coastal Marshlands Protection Act of 1970 (CMPA). As the alteration would be less than one-tenth acre, it would be considered a minor alteration as defined at O.C.G.A. § 12-5-282(9). We respectfully request that authorization of the project be granted by the Commissioner of the Georgia Department of Natural Resources in accordance with O.C.G.A. § 12-5-283(d).

2.0 Existing Conditions

The limits of CMPA jurisdiction were verified by CRD staff via letter of October 28, 2024 (Attachment E). The project area is located at 87 Riverpoint Lane adjacent to South Newport River. The jurisdiction line is located at the high tide line at the base of the slope.

3.0 Marshlands Component

As depicted on the exhibit titled David Roundtree, 87 Riverpoint Lane, McIntosh County, GA (Attachment C), the marshland component of the project consists of a +/-110 l.f. bulkhead. The bulkhead will require backfill of 110 ft² (0.003 acre) of tidal waters. Total backfill below the high tide line is +/-8.47 cubic yards (0.077 cy/ft). The wall would be constructed from the uplands and then backfilled to stabilize the existing shoreline. BMPs would be implemented during construction to minimize secondary impacts to tidal waters.

4.0 Alternatives Sites Considered

The proposed shoreline stabilization will protect the existing shoreline at the subject lot location and cannot be located at an alternative site. Due to the steep slope, rocks or other non-structural alternatives are not feasible without significant re-sloping of the shoreline. There are no non-marsh alternatives that will satisfy the project requirements at this location.

5.0 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-*

Jolie Ryn Riverpoint, LLC
c/o Stephen David Rountree & Josephine Leigh Rountree
428 N Main St.
Sylvania, GA 30467

(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 drawing produced by Maxwell-Reddick and Associates titled ***David Rountree, 87 Riverpoint Lane, McIntosh County, GA*** (Attachment B).

(3) *A plat of the area in which the proposed work will take place-* Attachment A contains a survey produced by Pioneer Land Surveying titled ***Site Plan For: David Roundtree*** dated February 10, 2022.

(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-* Attachment A contains the following document:

- Gift Deed conveying a fifty-percent (50%) interest in the property from Stephen David Rountree to Josephine Leigh Rountree dated January 16, 2024 recorded at Superior Court of McIntosh County, Georgia in Deed Book 709, page 897-899
- Warranty Deed conveying interest in the property from Stephen David Rountree to Jolie Ryn Riverpoint, LLC dated January 16, 2024 recorded at Superior Court of McIntosh County, Georgia in Deed Book 709, page 900-901
- Warranty Deed conveying interest in the property from Josephine Leigh Rountree to Jolie Ryn Riverpoint, LLC dated January 16, 2024 recorded at Superior Court of McIntosh County, Georgia in Deed Book 709, page 902-903

- Copy of executed Operating Agreement of Jolie Ryn Riverpoint, LLC effective September 14, 2023

(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 landowner information is provided in Attachment D.

(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 request for zoning certification has been sent to the McIntosh County Building and Zoning Department (copy at attachment D).

(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. An application fee in the amount of \$250.00 has been included with this application.

(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- Please refer to Section 5.0, page 2.

(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 McIntosh County, Georgia indicates that the subject property does not contain hazardous waste sites or landfills.

(10) 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.

(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 required building, land disturbing, and stormwater management permits as required by McIntosh 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- The proposed bulkhead is located immediately adjacent to the shoreline on South Newport River and will result in a small (1' to 2') shift of the shoreline. No fill or other alterations are proposed that would unreasonably obstruct or alter navigable waters.

(2) Whether or not unreasonably harmful or increased erosion, shoaling of channels, or stagnant areas of water will be created- The construction of the bulkhead will eliminate erosion at the project location. The proposed bulkhead would not alter existing flows that could increase erosion at other locations. The backfill to the marsh/upland interface would eliminate stagnant water landward of the wall and would not create areas of stagnant water seaward of the wall. Given the project's close proximity to the existing shoreline, distance from the navigable channel, and the fact that the project would eliminate erosion of sediments from the existing shoreline, the proposed project will not cause shoaling of nearby channels.

(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 structure will not interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, or wildlife, or other resources, nor affect water and oxygen supply. The proposed project is located immediately adjacent to the shoreline along a highly eroded bank with numerous private docks and does not provide significant habitat for fish, oysters, clams, or other marine life. The project will merely result in a very minor seaward shift of the existing shoreline and will reduce the negative effects of the existing erosion.



COASTAL RESOURCES DIVISION

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

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

October 28, 2024

David Rountree
428 North Main Street
Sylvania, GA 30467

Re: Coastal Marshlands Protection Act (CMPA), Jurisdictional Determination Verification, 1026 Riverpoint Lane NE, Lot 87 Phase 1, Belvedere Island Subdivision, South Newport River, McIntosh County, Georgia

Dear Mr. Rountree:

Our office has received the survey and plat, dated February 10, 2022, prepared by Pioneer Land Surveying, No. 2935 entitled "*A Site Plan to Show Trees Location & Ground Elevations of Lot 87 of Belvedere Island Subdivision, Phase I (Total Area = 51684 sq.ft. = 1.19 Acres) (According to Plat Cabinet One, Slide 31-A)*" prepared for David Rountree. Based on my site inspection, October 25, 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 October 25, 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) 264-7218.

Sincerely,

Beth Byrnes
Coastal Permit Coordinator
Marsh and Shore Management Program

Enclosure: *A Site Plan to Show Trees Location & Ground Elevations of Lot 87 of Belvedere Island Subdivision, Phase I (Total Area = 51684 sq.ft. = 1.19 Acres) (According to Plat Cabinet One, Slide 31-A)*

File: JDS20240326



HEALTH DEPARTMENT NOTE

A PERMIT FOR ON-SITE SEWAGE DISPOSAL SYSTEM WILL BE EVALUATED FOR PROPERLY CONSTRUCTED APPLICATION FOR ON-SITE SEWAGE SYSTEM. ALL LOTS WILL BE PERMITTED ON A LOT-BY-LOT BASIS WITH SPECIAL CONDITIONS OUTLINED ON EACH ON-SITE PERMIT. ALL LOTS MAY REQUIRE SUBMISSION OF A LEVEL 4 SOIL REPORT PRIOR TO ISSUANCE OF A BUILDING PERMIT OR SEWER PERMIT DUE TO SITE AND SOIL CONDITIONS. ONE COMBINED AREA EQUAL TO THE AREA DEEMED TO INSTALL THE ORIGINAL PERMIT SHALL BE SET ASIDE AND MAINTAINED FOR FUTURE USE. THE BUILDING CONSTRUCTION SHALL BE DESIGNED TO ACCOMMODATE ORIGINAL SYSTEM AND FUTURE REPAIRS.

ALL THE PROPERTY LINES SHOWN HEREON THIS SURVEY HAS BEEN ESTABLISHED BASED ON THE MONUMENTS FOUND ON RIVER POINT DRIVE RIGHT-OF-WAY AND THE CALLS SHOWN ON PLAT CABINET ONE, PLAT NUMBER 31-A AND PLAT NUMBER ONE, PLAT NUMBER 75-0. NO MONUMENTS WERE FOUND ON THE BACK BY THE MARSH SIDE. A BOUNDARY LINES AGREEMENT IS RECOMMENDED FOR BOTH SIDE LINES.

SOME RESEARCH HAS BEEN DONE, OR DEEDS WERE PROVIDED OR THIS PROPERTY WAS SURVEYED UNDER THE DIRECT SUPERVISION OF THE PERSON ORDERING THE SURVEY. HOWEVER, THIS SURVEYOR DOES NOT GUARANTEE TITLE. CONSULT YOUR TITLE ATTORNEY TO BE CERTAIN THIS PROPERTY HAS A CLEAR TITLE.

1. THIS SURVEY WAS DONE UNDER THE DIRECTION OF DAVID ROBERTS, THE SURVEY DIES NOT MAKE ANY GUARANTEES, EITHER EXPRESSED OR IMPLIED, AS TO THE COMPLETENESS OF THE LAND SURVEY.
2. ALL DOCUMENTS OF RECORD REVIEWED AND NOTED HEREON, WHETHER ANY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEY.
3. THERE MAY BE ADDITIONAL RESTRICTIONS LYING OVER SUBJECT PROPERTY, WHICH MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
4. NO ATTEMPT HAS BEEN MADE TO DETERMINE WETLAND AREAS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
5. ALL LOTS IN THE COUNTY ZONING REGULATIONS FOR BUILDING STRUCK REQUIREMENTS.
6. POWERED LAND SURVEYING, AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
7. EXCEPT AS SHOWN, NEIGHBORHOOD FEATURES WERE NOT LOCATED, BUT NOT SHOWN. UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO ANY EXCAVATION.
8. THE INFORMATION ON WHICH THIS SURVEY IS BASED ON THE RECORDS OF THE PUBLIC RECORDS OF SAID COUNTY.
9. CURRENT VARIANCES A RESTATE OF DAVID ROBERTS D.B.K. MAY, 2ND OF THE PUBLIC RECORDS OF HAWAII COUNTY.
10. ALL THE NEW CONSTRUCTION ON THE SUBJECT PROPERTY SHALL BE ACCORDING TO HAWAII COUNTY ORDINANCE CHAPTER 10, ARTICLE IV, SECTION 54 OF SAID COUNTY.

A SITE PLAN TO SHOW TREE LOCATION & GROUND ELEVATIONS OF
LOT 87 OF BELVEDERE ISLAND
SUBDIVISION, PHASE 1
(TOTAL AREA = 51064 SQ. FT. = 1.19 ACRES)
(ACCORDING TO PLAT CABINET ONE, SLIDE 31-A)

DAVID ROUNTREE

22ND G.M.D. - MCINTOSH COUNTY - GEORGIA

PLAY DATE:	FEB. 10, 2022
REVISIONS	

DRAFTER	PROJECT NO.
SAM	J22-485-A

NOTE: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO THE PERSON, PERSONS, OR ENTITY NOT NAMED HEREON, AND ANY LIST BY UNNAMED PARTIES WILL GO OUT AT THEIR OWN RISK.

The field data upon which this plot is based has a closure precision of one foot in 32,817 feet, and an angular error of 2.0 sec. per angle point, and was obtained using the Leica Sina

This job has been scheduled for closure, and is found to be accurate within one foot in 140,318 feet.

The deed is a replacement of a valid parcel or parcels of land and does not subdivide or create a new parcel or make changes to any real property boundaries. The deed does not contain any information regarding the documents, maps, plats, or other instruments which created the parcel or parcels so stated herein. RECORDATION OF THIS DEED DOES NOT CONSTITUTE AN ANY LOCAL ASSURANCE, AVAILABILITY OF RECORDS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned Land Surveyor certifies that this deed complies with the minimum technical standards for Property Survey 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 15-8-87.

Supervisor: Lester E. Bell, LS0022915

PREPARED BY
PIONEER LAND SURVEYING
963 WHOOPING CREEK ROAD
CARROLLTON, GEORGIA 30116
PHONE: 770-838-1919
FAX: 888-838-7789
Pioneer Land Surveying is
a DBA for PLSSG, Inc.
www.plssg.net

PL AND SURVEYING



McIntosh County Building and Zoning Office

Post Office Box 2694
Darien, GA 31305

Bryan Boone, Administrator
Donna Moody, Inspector
Glenda Davis, Permit Technician

Phone: 912-437-6603
FAX: 912-437-5088

07/08/2025

To whom it may concern,

The proposal at:

Parcel Number 0081A 0087
Account/Realkey 5891
Location Address 1026 RIVERPOINT LN NE
Legal Description LT 87 PH I BELVEDERE ISL

Meets all width and easement requirements and is consistent with all applicable zoning ordinances for this location, purpose and there are no known hazardous landfills.

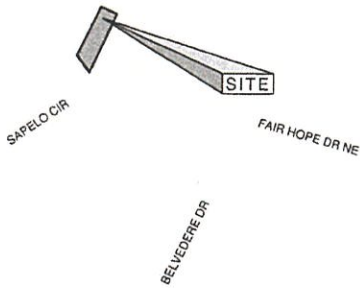
Please feel free to contact us if further guidance or questions arise with this project.

Thank you,

A handwritten signature in cursive script that reads "W. Bryan Boone".

Bryan Boone
Building and Zoning Administrator
McIntosh County
(912)-437-1133

SITE MAP



DATA SOURCE NOTE:

"THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM COPELAND SURVEYING AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK"



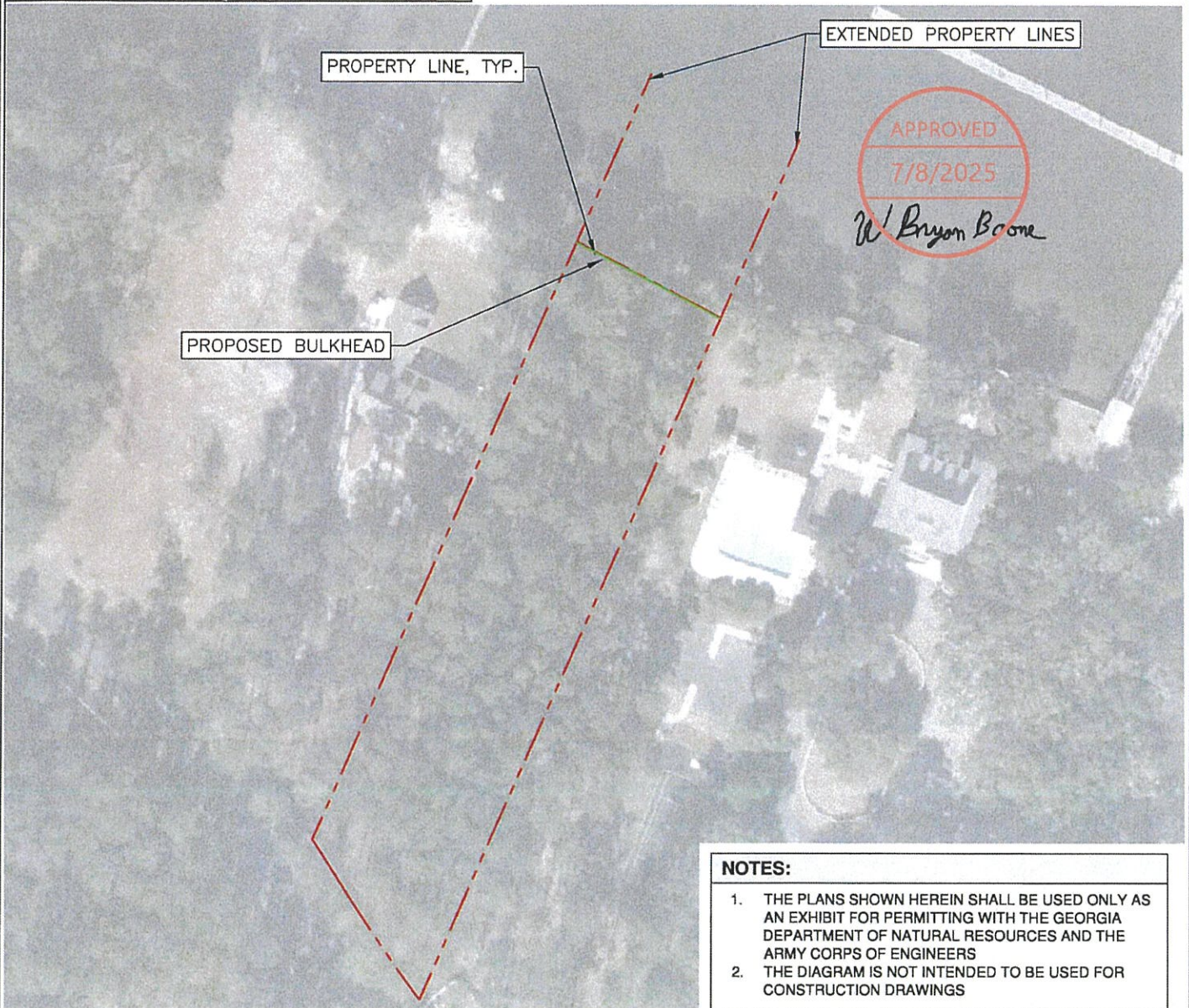
THIS ILLUSTRATION IS A CONCEPTUAL SITE PLAN FOR PROPOSED DEVELOPMENT POTENTIAL. IT DOES NOT BIND OR LIMIT THE OWNER/DEVELOPER, NOR SHALL THE ENGINEER/ARCHITECT BE BOUND OR LIMITED BY THIS CONCEPTUAL DEVELOPMENT PLAN. ALL ILLUSTRATIONS/DRAWINGS ARE SUBJECT TO CHANGE AND REVISION WITHOUT PRIOR WRITTEN NOTICE TO THE HOLDER. DIMENSIONS, BOUNDARIES AND ANY OTHER GRAPHIC REPRESENTATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO AN ACCURATE SURVEY AND PROPERTY DESCRIPTION.

PROJECT INFORMATION

OWNER: STEPHEN DAVID ROUNTREE
AGENT PHONE: (912) 443-5896
AGENT EMAIL: DBUCEY@RLANDC.COM

SITE DATA

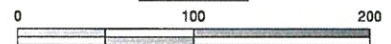
SITE ADDRESS: LT 87, RIVERPOINT LN, TOWNSEND, GA 31331
PARCEL NUMBER: 0081A 0087
WATERWAY: SOUTH NEWPORT RIVER



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

SCALE: 1" = 100'



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ENGINEERING • LAND SURVEYING
40 JOE KENNEDY BLVD
STATESBORO, GA 30458
(912) 489-7112 OFFICE
2500 NORTHWINDS PKWY
SUITE 360
ALPHARETTA, GA 30009
(404) 693-1618 OFFICE
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DESIGNED BY: CPY
DRAWN BY: CPY
CHECKED BY: JVM
DATE: DEC. 19, 2023
JOB NO.: 2023-295
SCALE: AS SHOWN

DAVID ROUNTREE
87 RIVERPOINT LANE
MCINTOSH COUNTY, GA
SITE OVERVIEW

DRAWING NUMBER
1
1 OF 3 SHEETS

GENERAL NOTICE: CONTRACTORS, SUBCONTRACTORS, VENDORS AND SUPPLIERS ARE ADVISED THAT THE CONTRACT DOCUMENTS CONSIST OF ENGINEER PRINTED, BOUND AND NUMBERED SPECIFICATIONS, ARCHITECT/ENGINEER PRINTED, BOUND AND NUMBERED BLUE OR BLACK LINE PRINTS, ADDENDA, POST ADDENDA, AND CHANGE ORDERS ONLY. DOCUMENTS REPRODUCED BY PARTIES OTHER THAN THE ENGINEER, WHETHER IN HARD COPY OR ELECTRONIC FORMAT, SHALL NOT BE CONSIDERED PART OF THE CONTRACT DOCUMENTS AND DO NOT SUPERSEDE THE PROVISIONS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR, SUBCONTRACTOR, VENDORS AND SUPPLIERS ARE SOLELY RESPONSIBLE FOR VERIFICATION THAT INFORMATION UTILIZED IN BIDDING DEVELOPMENT OF SHOP DRAWINGS, AND CONSTRUCTION OF THE FACILITY ARE IDENTICAL TO THE CONTRACT DOCUMENTS. COPYRIGHT © 2022 BY MAXWELL-REDDICK AND ASSOCIATES ALL RIGHTS RESERVE.

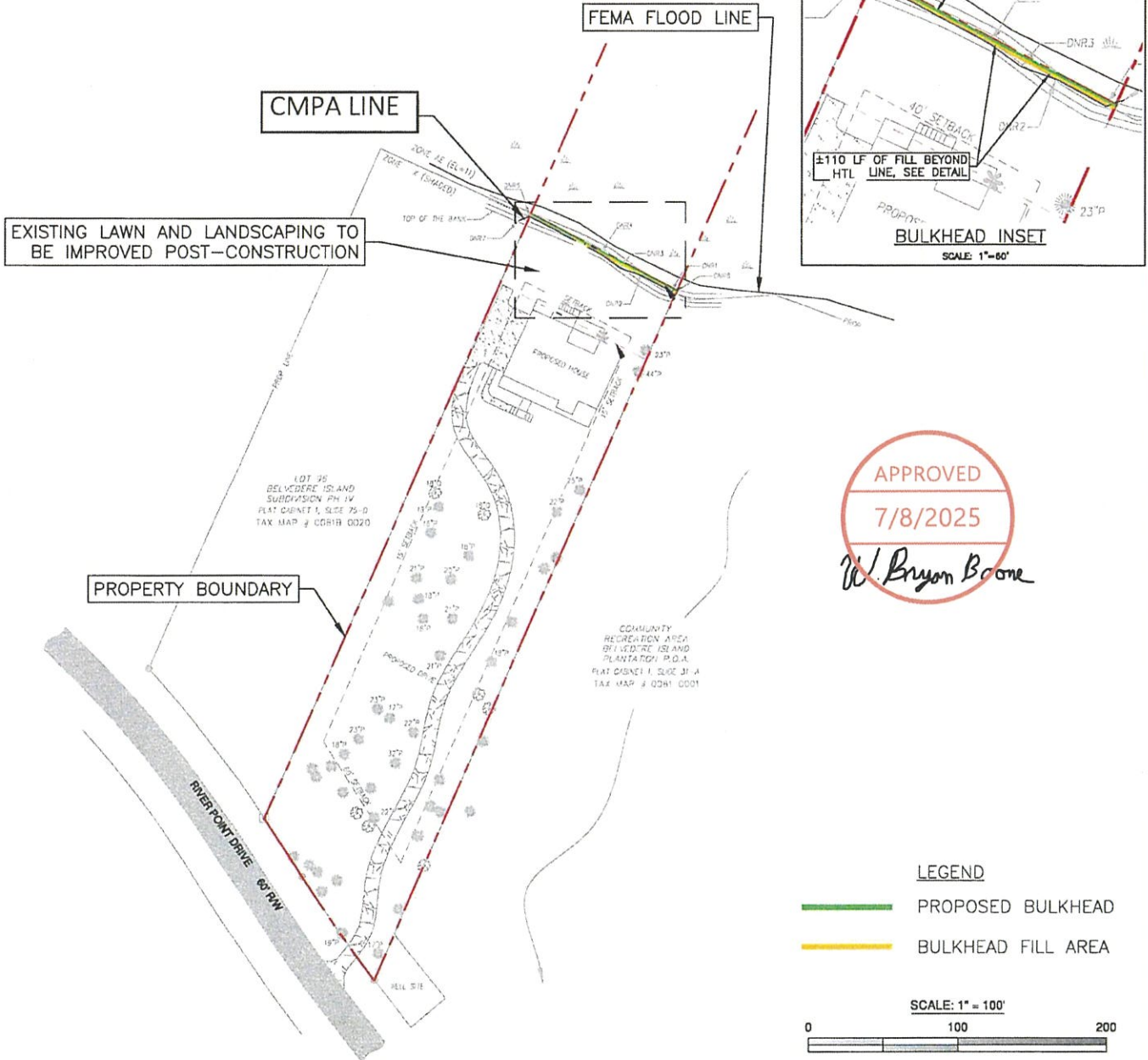
DATA SOURCE NOTE:

"THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM COPELAND SURVEYING AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK"



NOTES:

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2. THE DIAGRAM IS NOT INTENDED TO BE USED FOR CONSTRUCTION DRAWINGS



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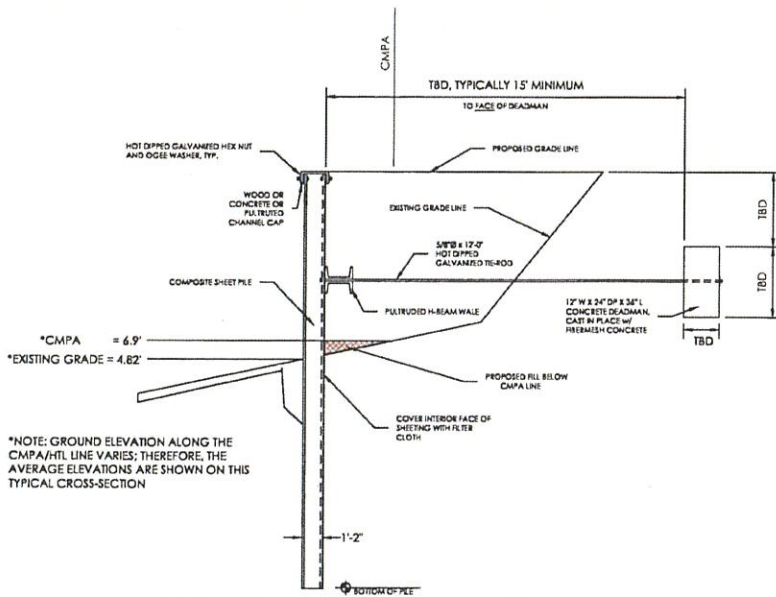
DESIGNED BY: CPY
DRAWN BY: CPY
CHECKED BY: JWM
DATE: DEC. 19, 2023
JOB NO.: 2023-295
SCALE: AS SHOWN

DAVID ROUNTREE
87 RIVERPOINT LANE
MCINTOSH COUNTY, GA
PROPOSED BULKHEAD PLAN

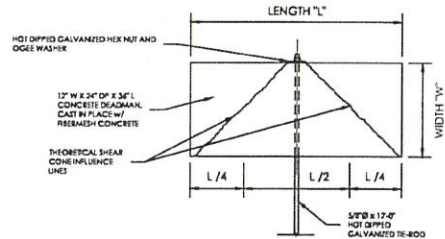
DRAWING NUMBER
2
2 OF 3 SHEETS

NOTES:

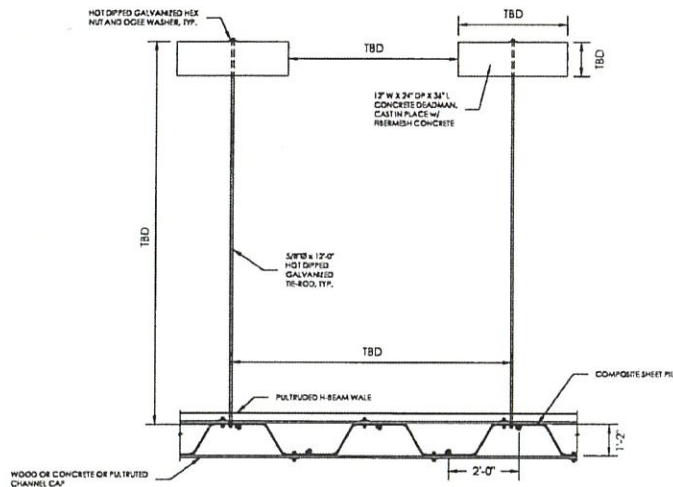
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2. THE DIAGRAM IS NOT INTENDED TO BE USED FOR CONSTRUCTION DRAWINGS



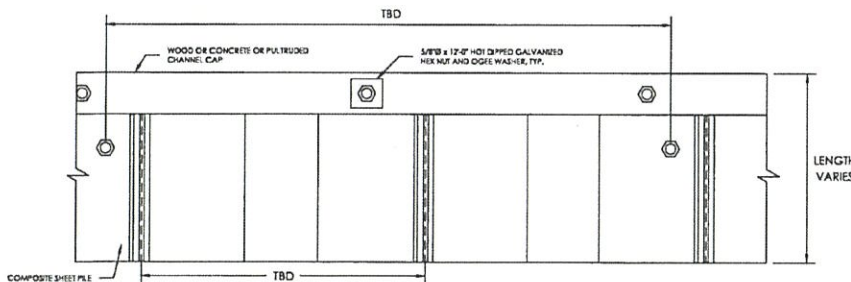
COMPOSITE SHEET PILE BULKHEAD SYSTEM



TYPICAL TIEBACK ROD ANCHORAGE IN CONCRETE DEADMAN



COMPOSITE SHEET PILE BULKHEAD SYSTEM - PLAN VIEW



COMPOSITE SHEET PILE BULKHEAD SYSTEM - PROFILE VIEW

NOTES

1. THE DETAILS SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY FOR PERMITTING PURPOSES AND ARE NOT AN ENGINEERING DESIGN FOR ACTUAL CONSTRUCTION.
2. THE OWNER SHALL HAVE AN ENGINEER DESIGN THE COMPOSITE SHEET PILE WALL SYSTEM.

FILL QUANTITY NOTES:

"TBD" MEANS TO BE DETERMINED BY THE DESIGN PROFESSIONAL

PROPOSED BULKHEAD = ±110 LF

110 LF x 1.0' = 110 SF

110 SF x 2.06' = 228.8 CF = 8.47 CY

8.47 CY / 110 LF = 0.077 CY / LF OF PROPOSED BULKHEAD

APPROVED

7/8/2025

W. Bryon Boone



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DESIGNED BY: CPY
DRAWN BY: CPY
CHECKED BY: JWM
DATE: DEC. 19, 2023
JOB NO.: 2023-295
SCALE: AS SHOWN

DAVID ROUNTREE
87 RIVERPOINT LANE
MCINTOSH COUNTY, GA
PROPOSED BULKHEAD DETAIL

DRAWING NUMBER

3

3 OF 3 SHEETS