

**Property Owner: Name, Address, Phone**

()
Email: _____

Property Information

Lot #:
Phase #:
Address:

Dock Builder: Name, Address, Phone

()
Email: _____

Land Clearing: Name, Address, Phone

()
Email: _____

ITEMS TO BE INCLUDED WITH SUBMITTAL FOR REVIEW

- 1. Site Plan (Ga certified surveyor)– Showing property lines, existing contour lines, location of specimen trees, setbacks, location of structures, walks, drives, hvac equipment & other proposed site improvements
- 2. Topographic and tree survey – if underbrushing lot
- 3. Georgia Department of Natural Resources Permit

FINAL PLAN REVIEW - Specifics

Walkway - Dimensions	Material/Color
Fixed Dock - max 300 sq ft - Dimensions	Material/Color
Roof – max 400 sq ft - Galvalume Only	YES NO
Gangway – Aluminum Only	Dimensions
Floating Dock - max 200 sq ft	Dimensions
Boat Lift or Dock Slip circle one	Dimensions
Water line to dock	YES NO
Electrical/Lighting – Describe:	

Once the permit application, plans, and supporting documents are received, the DRB will review for approval. I understand that I am responsible to provide the DRB with a digital copy any City of St. Marys Permits. I understand that I am responsible for the DRB Submission Fee payable to the Cumberland Harbour POA prior to the start of construction.

Owner Signature: _____ Date: _____

Builder Signature: _____ Date: _____



From the Cumberland Harbour – Design and Review Guidelines

All new boat docks (beginning July 2020) must be approved by both the Georgia Department of Natural Resources (DNR) and by the Cumberland Harbour Design Review Board (DRB). Adding a boat lift to an existing dock after July 2020 will require approval of both the DNR and the DRB. **All dock designs and modifications must first be approved by the Design Review Board prior to submittal to the DNR for permitting.**

Homesites with dock opportunities are important in Coastal Georgia. In order to minimize impacts onto the marsh ecosystem, the Georgia Department of Natural Resources oversees dock permits. Their established criteria for the PGPO083 permit will establish the design of all docks for Point Peter Creek with additional criteria from Cumberland Harbour. Dock designs should visually blend with the natural habitat, provide visual transparency, and respect the vision lines of adjacent homeowners. All dock plans, details and colors must be approved by the DRB. All dock designs shall comply with Saint Marys applicable building codes.

In addition to the DNR design criteria, Cumberland Harbour adds the following:

All docks will be limited to having one roofed area, the top of roof ridge shall be a maximum 12 feet in elevation from the top of the fixed deck. A second roof would be considered ONLY if a home owner locates the fixed dock, floating dock and boat slip or lift in the center of the middle property and lots on each side are owned and reverse subdivided as one larger parcel of land. Docks can only be a single story and have no solid vertical walls of any height. Paint colors, finishes and stains shall reflect colors in the natural environment and must be approved by the DRB.

All dock elements to be shown on design drawings:

- a. **Walkway and gate** - will have either treated wood, aluminum or composite board walk surface. Dock gates shall be constructed of wood or powder-coated aluminum, with minimum 66% transparency, 4-foot maximum height. Walkway layout to be drawn on the home site landscape plan to understand proximal tree placement. Handrails are only allowed between the fixed dock and the land bank or edge location of marsh grass below and must provide visual transparency.
- b. **Fixed dock area** –The fixed dock shall be a maximum of 300 sq ft per DNR guidelines. A fixed dock roofed area maximum coverage of 400 sq ft. Roofs shall be aluminum or galvalume metal (no colors), preferably of hip roof design. Handrails shall provide visual transparency. All fixed dock screening shall be charcoal color, fiberglass material.
- c. **Gangway** - Aluminum materials only.
- d. **Floating Dock** - Maximum size 200 sq ft and shall be finished in materials compatible with those used for the fixed dock.
- e. **Boat lift/dock slip** - Only one boat lift allowed per dock. Lift shall be of the suspended type, with no solid side walls. The boat lift and docking slip shall run lengthwise parallel to the creek bank. Maximum lift size to be 13,000 lbs. capacity. Overhead side beams to be maximum 7” deep and 12’-6” maximum horizontal length. Beams to be coated, color to blend with the natural environment. All lift hardware to be stainless steel.
- f. **Dock Piles** - Steel and/or concrete dock piles are preferred. If using wood piles, they must be minimum 12 inches diameter for the fixed and floating docks.
- g. **Electrical and lighting** - Electrical supply to come from shore area under walkway in conduit. Lighting shall be limited to two fixed units controlled by either timers, motion detectors, or infrared sensors. LED lights shall be maximum 2700 degrees Kelvin. All lights must be shielded from any vertical transmission and shall not be a bother to an adjacent residential home view out. Overhead fans and string lights are allowed under the roofed area.

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I acknowledge that I have read the Design & Review Board Guidelines for Docks in Cumberland Harbour.

Owner Signature: _____ Date: _____

Builder Signature: _____ Date: _____