

SITE NARRATIVE

The existing site contains an existing residential structure and the ground is generally flat with slopes between 0 percent and 2 percent with few trees. The proposed project will be the construction of a new residential swimming pool and underground storm water storage. The total site is approximately .29 acres with the new project being approximately 0.15 acres disturbed.

Detention will be required for this project by the City of Tybee Island code of ordinances.

The soils in this area have been classified by the Soil Conservation Service as being Cuc (Chibley-Urban Land Complex).

PRE-DEVELOPMENT SITE CONDITIONS

The existing site is located near the south east corner of Tybee Island, Chatham County, Georgia and is adjacent to Chatham Avenue on Tybee Island. The existing site will be treated as three drainage areas for calculating pre-developed storm water run-off. The existing drainage areas drain east towards Chatham Avenue, west towards an adjacent property and south towards the existing dunes.

The existing storm water run-off volume currently leaving the site will be the maximum allowed to impact any adjacent property during post developed storm events.

POST DEVELOPMENT SITE CONDITIONS

The proposed site will also be treated as three drainage areas which remain basically unchanged for the purpose of calculating post-developed storm water run-off. New drainage is collected on site by sheet drainage and new swales into proposed yard inlets and the proposed underground storage system.

The proposed yard inlets and underground storage system is to handle the post-developed run-off for the existing conditions as well as the post-developed storm water run-off for the proposed pool project. Voids in the surrounding soils are not considered as part of the storm water storage. The underground pipes are considered as the storage and the perc rates of the surrounding soils are considered for calculations purposes as an orifice.

It is planned to have a picket fence and to landscape the remaining areas of the buffer with native vegetation and lights of a turtle friendly nature, wave length, etc. and as per the City of Tybee Island ordinances. Any other features are planned to be of a removable nature such as outdoor tables and chairs.

Maintenance for the proposed pool area will be of non-intrusive and non-destructive means to the surrounding dune areas and the property of others and those of the State of Georgia. It is also to be noted that pool cleaning and activities is not to be directed to the Dune area.

site summary square footage areas

Total property = 12,196.8 sf

Jurisdictional area on property = 2,367.3 sf

Pool within jurisdictional area = 452.4 sf

Fence within jurisdictional area = 207 sf

Drainage within jurisdictional area = 661.3 sf

Native planting/landscaping within jurisdictional area = 1,715.4 sf

ALTERNATE DESIGNS

Alternate designs that were considered were to place the proposed pool, equipment, landscaping and lighting in different locations. The final location was decided on because it best fit the owner's and tybee's needs while at the same time creating less disturbance within the buffer area.

LANDFILL AND HAZARDOUS WASTE

To the best of our knowledge due to our experience of other projects in the immediate area, this project is not located on or near to an existing landfill or hazardous waste site.

PUBLIC INTEREST STATEMENT

a. Whether or not unreasonably harmful, increased alteration of the dynamic dune field or submerged lands, or function of the sand sharing system will be created.

The proposed project is located landward of the dynamic dune field and submerged lands will not unreasonably alter submerged lands or functions of the sand sharing system.

b. Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with the conservation of marine life, wildlife, or other resources

The proposed project is located within an existing residential yardlandward of all dunes. The project will not unreasonably interfere with the conservation of marine life, wildlife, and other resources.

All lighting associated with the landward portion of the project will be installed and operated in accordance with the DNR Wildlife Resource Division's sea turtle nesting guidelines.

c. Whether or not granting of a permit and the completion of the applicant's proposal will unreasonably interfere with access by and recreational use and enjoyment of public properties impacted by the project.

The project will not interfere with access to or use and enjoyment of public properties. The proposed project will be completed on public property.

MAYOR
Shirley Sessions

CITY COUNCIL
Barry Brown Mayor pro tem
Jay Burke
Nancy DeVetter
Michael "Spec" Hosti
Monty Parks



ACTING CITY MANAGER
Michelle Owens

CITY CLERK
Janet LeViner

CITY ATTORNEY
Edward M. Hughes

CITY OF TYBEE ISLAND

October 2, 2023

Mark Boswell

Re: PIN 40009 12004
1923 Chatham Ave.
Tybee Island, GA

Mr. Boswell,

The above referenced parcel is in the R-2 zoning district. Pools are allowed in this district by right as long as they meet the required setbacks.

Please contact me if you have any further questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "George Shaw", is written over a faint, larger version of the same signature.

George Shaw
Community Development Director
912-472-5031
gshaw@cityoftybee.org

P.O. Box 2749 – 403 Butler Avenue, Tybee Island, Georgia 31328-2749
(866) 786-4573 – FAX (866) 786-5737
www.cityoftybee.org

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
UNIT N, SUITE 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912-897-6932
LAHBOS@BELLSOUTH.NET

October 9, 2023

All parties of interest

RE : Pool Porject
1923 Chatham Avenue
Tybee Island, Georgia

To Whom it may concern,

After conversations with the owner and our present proposed design which is also needing the approval of the City of Tybee Island, Georgia :

1. The proposed pool and pool accessories which has been designed to serve 1923 Chatham Avenue, Tybee Island, Georgia will meet or exceed the hurricane requirements for the area of Tybee Island, Georgia.

This letter is to address hurricane uplift requirements only and does not certify any other design or construction characteristics which includes but are not limited to; soils, groundwater, reinforcing, etc.

Thank you for your assistance and should you require more information please feel free to contact us at Boswell Design Services, Inc. 897-6932, e-mail us at lahbos@bellsouth.net .

Sincerely,

Mark Boswell

Mark A. Boswell, P.E. 28372

DAVIS ENGINEERING

PO Box 1663

Tybee Island, Georgia 31328

November 22, 2023

George Shaw, Director of Community Development
City of Tybee Island
P.O. Box 2749
Tybee Island, GA 31328

Phone (912) 786-4573 Fax: (912) 786-9539

RE: 1923 Chatham Avenue Boswell Engineering

Dear Mr. Shaw:


My review is limited to drainage issues and land disturbing activities. I have not attempted to duplicate the work of the Planning Commission or City staff with regard to setbacks, density, zoning, tree protection or subdivision regulation issues.

I did not find full verification of the dune line with the date shown. It's my understanding that Tybee will include this on the permit check list. It's my belief that the activities shown in the dune buffers are allowed by both Tybee and the DNR.

Within the scope of my design review, to the best of my knowledge and belief, it is my opinion the proposed work complies with the drainage requirements of the Land Development Code of the City of Tybee Island. Any recommendations do not relieve the project of the requirement to obtain any other required permits, approvals, etc... by the GA D.O.T. or other governmental body or authority having jurisdiction over any portion of this project.

Please contact me if you have any questions on this matter

Sincerely,



Downer K. Davis, Jr., P.E.

2230440B



September 16, 2004

F. Sprague Exley and Evalyn Exley Kearn
Route 1, Box 166D
Hardeville, SC 29927

RE: Shore Protection Committee Permits #342, 343, and 344, Exley, Residences, Recombined Lots 1, 2, 3, Formerly Lots 28, 29, 30, 31, Ward 6, 1909 Chatham Avenue, Tybee Island, Chatham County, Georgia.

Dear Mr. & Mrs. Exley:

The Shore Protection Committee considered and approved permits #342, 343, and 344 referenced above on September 10, 2004 under the Shore Protection Act O.C.G.A. §12-5-230 et. seq. The permit placards and permit conditions are attached to this letter. All decision documents (attached), as well as all other plans, documents and materials submitted during the application process become terms of this permit and are now enforceable conditions.

The permits entail the construction and maintenance of 3 single family or duplex residences on 3 recombined lots located on Lots 28, 29, 30 & 31. This request will ensure very limited impacts to these parcels by pre-defining the areas where construction improvements may occur. The proposed project will recombine these 4 existing parcels totaling 2.46 acres, which are aligned east to west, and create 3 new parcels (Lots 1, 2 & 3) that will be aligned north to south. Currently, the only structures on the entire property are one single-family structure and one freestanding garage. The applicants have proposed a project that will minimize impacts to the dynamic dune field by seeking approval of a precise building footprint for each of the new parcels. Permitted within each building footprint will be one single-family residence or duplex building (containing a maximum of two units) and any associated landscaping. Additionally, a 4,000' sq. driveway to be shared by all three parcels is proposed. The areas outside of the proposed building footprints and driveway will be landscaped only with native vegetation. No improvements would exceed three stories in height. The permit holder will be required to submit plans signed by the City of Tybee Island to the Department for verification prior to construction. The proposed site plan impacts no more than 18,167' square of the total area of Lots 1, 2 & 3 combined, maintaining more than 83% of the total combined parcels in their naturally vegetated and topographic condition. Additionally, the applicants propose definitive conservation measures to perpetually protect the seaward portion of Lots 1, 2, & 3. The applicants will place Lots 30 and 31 under a conservation easement to preclude any new development of the areas. **Standard and special conditions apply to these permits.**

Enclosed is the permit placards to be posted at the work site (within 24 hours) for the duration of the construction activity. **Please note that you will also need to notify the Department when you are within 10-30 days of beginning your project to obtain separate construction placards.** DNR staff will arrange a site visit to confirm the project footprints before construction begins and to initial the construction placards at the identified intervals during the project. This placard will also need to be posted on the site during construction.

Exley Permit Approval
SPC #342
September 16, 2004
Page 2 of 2

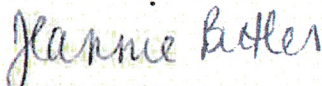
Also enclosed is a *Certification of Compliance* that must be submitted to us within 30 days following completion of the permitted activity. Please include this compliance form with the post-construction survey, as required under the special conditions.

This letter and attachments are to be held by you for your files and for inspection by any authorized persons. **The expiration date for the permits is five (5) years from the date of issuance (i.e. September 10, 2009).** However, no construction may commence within the area of jurisdiction of the Act until the expiration of thirty (30) days following the date of issuance. If you have met all of your permit conditions, you may start construction as soon as October 11, 2004, **provided there is no legal appeal of these permits.**

If you as the permit holder sell, lease, rent, or otherwise convey the land or any portion of the land for which the permit was issued, you must notify the Department within 30 days of this transfer or conveyance. The permits shall continue in force in favor of the new owner, lessee, tenant, or other assignee so long as there is no change in the use of the land as set forth in the original application. The Department will transfer the permit to the new owner with all of the original terms and conditions.

We ask that you carefully read through this document and attachments and comply with the terms and conditions of this permit. Feel free to contact me if you need clarification of any of these conditions or for assistance with this project.

Sincerely,



Jeannie L. Butler
Marsh and Shore Regulatory Program Manager
Ecological Services Section

Enclosures: SPC Permits #342, 343, and 344, Permit Conditions, Decision documents,
Compliance Certificate

cc with approved permit drawings: Tricee Ziblut
Hunter, Maclean
PO Box 9848
Savannah, GA 31412

Chuck Bargeron
City of Tybee Island
P.O. Box 2749
Tybee Island, GA 31328

Christina Hodges, DNR

JLB/khb

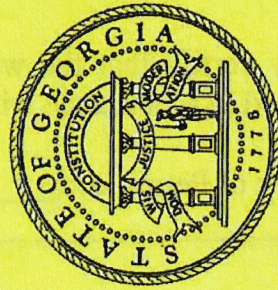
The Georgia Shore Protection Committee

PERMIT

Issued Pursuant to O.C.G.A. 12-5-230

To: F. Sprague Exley and Evalyn Exley Kearn

For: To construct and maintain 1 of 3 single family or duplex residences on **Recombined Lot 1**, formerly Lots 28, 29, 30 & 31. The proposed project recombined 4 existing parcels totaling 2.46 acres, which are aligned east to west, and created 3 new parcels (Lots 1, 2 & 3) that are now aligned north to south. Permitted within each building footprint will be one single-family residence or duplex building (containing a maximum of two units) and any associated landscaping. Additionally, a 4,000' sq. driveway to be shared by all three parcels is proposed. The areas outside of the proposed building footprints and driveway will be landscaped only with native vegetation. No improvements would exceed three stories in height. The proposed site plan impacts no more than 18,167' square of the total area of Lots 1, 2 & 3 combined, maintaining more than 83% of the total combined parcels in their naturally vegetated and topographic condition. **The permitted square footage of impacts for Recombined Lot 1 will not exceed 3,620 square feet and will be located as depicted in the application.** Additionally, the permittee shall record a Conservation Easement on former Lots 30 and 31 to preclude any development on these parcels. **Standard and special conditions apply to this permit.**



Date: September 10, 2004

Expiration Date: September 10, 2009

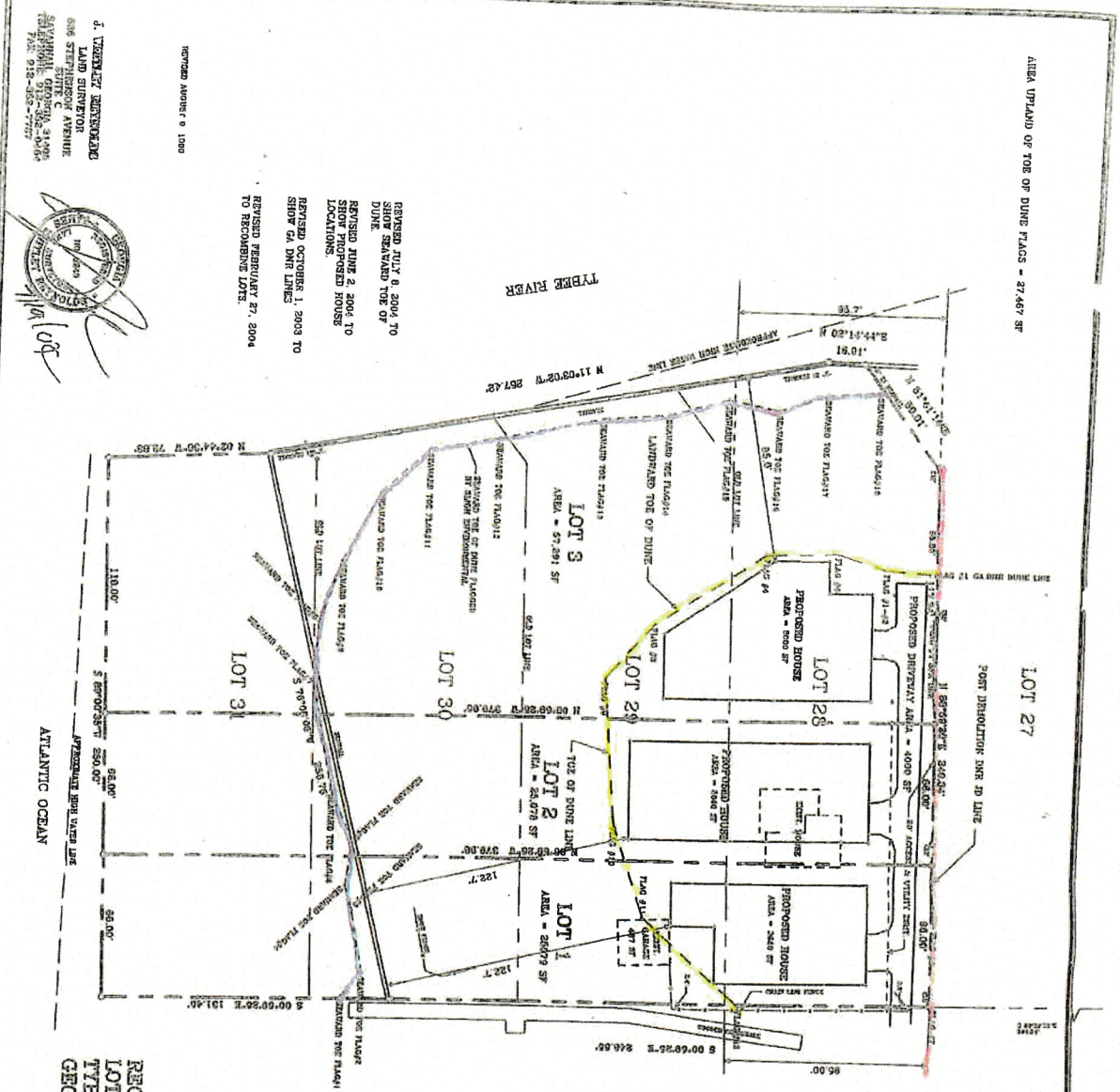
Permit Number: 342

Authorized By: *F. Sprague Exley*



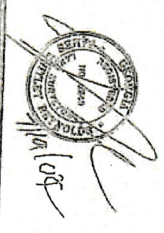
For further information, please contact the DNR Coastal Resources Division at (912) 264-7218

AREA UPLAND OF TOE OF DUNE FLAGS - 37,467 SF



REVISED JULY 6, 2004 TO SHOW REASONS FOR OF DUNE
 REVISED JUNE 2, 2004 TO SHOW PROPOSED HOUSE LOCATIONS
 REVISED OCTOBER 1, 2003 TO SHOW GA DNR LINES
 REVISED FEBRUARY 27, 2004 TO RECOMBINE LOTS

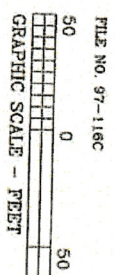
J. WALTER EUSTON, JR.
 LAND SURVEYOR
 806 WEST STREET, SUITE 100
 SAVANNAH, GEORGIA 31401
 TEL: 912-435-2727



PROPOSED

RECOMBINATION OF PORTIONS OF LOTS 28, 29, 30 & 31, WARD NO. 6, TYBEE ISLAND, CHATHAM COUNTY, GEORGIA
 FOR: SPRAGUE EXLEY

NOTE: LINE TO DUNE TOE OF DUNE LINES AND HIGH WATER LINE HAVE BEEN FIELD VERIFIED BY C.A. DNR ON JULY 16, 2004



REVISED JULY 19, 2004

DECISION DOCUMENT

Post Demolition DNR 7D Line
Existing Toe of Dune Line
Seaward Toe of Dune Line