



A Golden Past.
A Shining Future.

COMMUNITY DEVELOPMENT DEPARTMENT
1725 Reynolds Street, Suite 200, Brunswick, GA 31520
Phone: 912-554-7428/Fax: 1-888-252-3726

April 8, 2019

Mr. Josh Noble
Georgia Department of Natural Resources (DNR), CRD
1 Conservation Way, Suite 300
Brunswick, GA 31520

Re: 106 East 31st Street, Sea Island, GA
05-00235

Dear Mr. Noble:

Pursuant to the request by Mr. Dan Bucey for a zoning certification letter (ZCL3980) regarding the proposed landscaping, patio, gravel paths, fencing and walls, pool and pool deck, putting green, and underground stormwater detention system at 106 East 31st Street, Sea Island, I offer the following:

According to the plans submitted with the request, the proposed activities are not violative of the Glynn County zoning ordinance. On April 4, 2019, the Glynn County Board of Commissioners established the development setback line 20 feet landward of the ordinary high water mark. The proposed activities are landward of the development setback line, and the uses are allowed in the zoning districts.

Should you have any additional questions, please feel free to contact me at sleif@glynncounty-ga.gov.

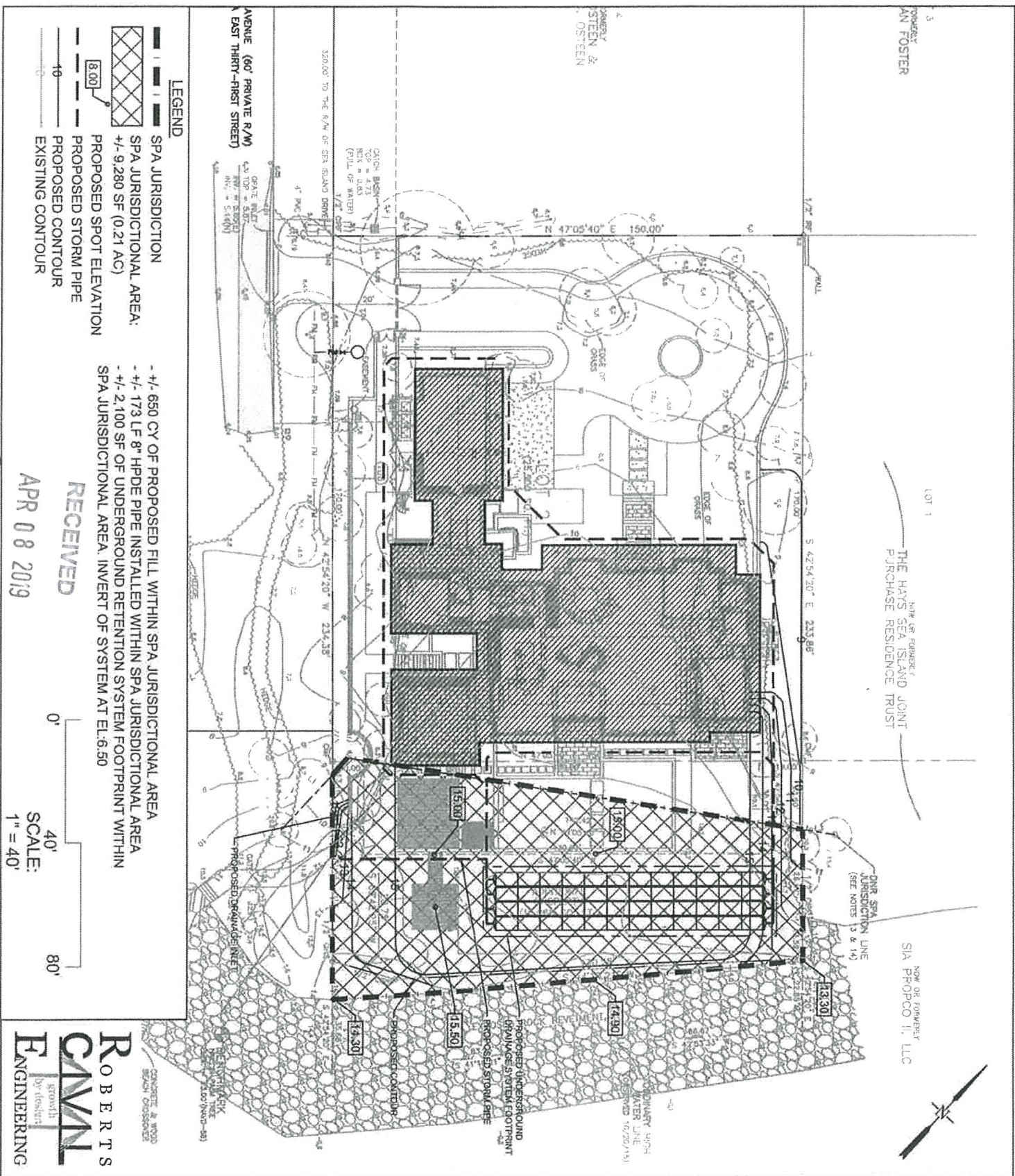
Sincerely,

Stefanie Leif, AICP
Planning Manager

RECEIVED

APR 08 2019

GA DNR



PROPOSED ACTIVITY ON PROPERTY	SYMBOL	AREA (SQUARE FEET)
Planting beds	Planting	15,511*
Walkway	Covered	260**
Tennis		187***

[illegible]

NOTE: Verify sample of drawing prior to use. It is your responsibility to ensure that the printed copy is in scale.

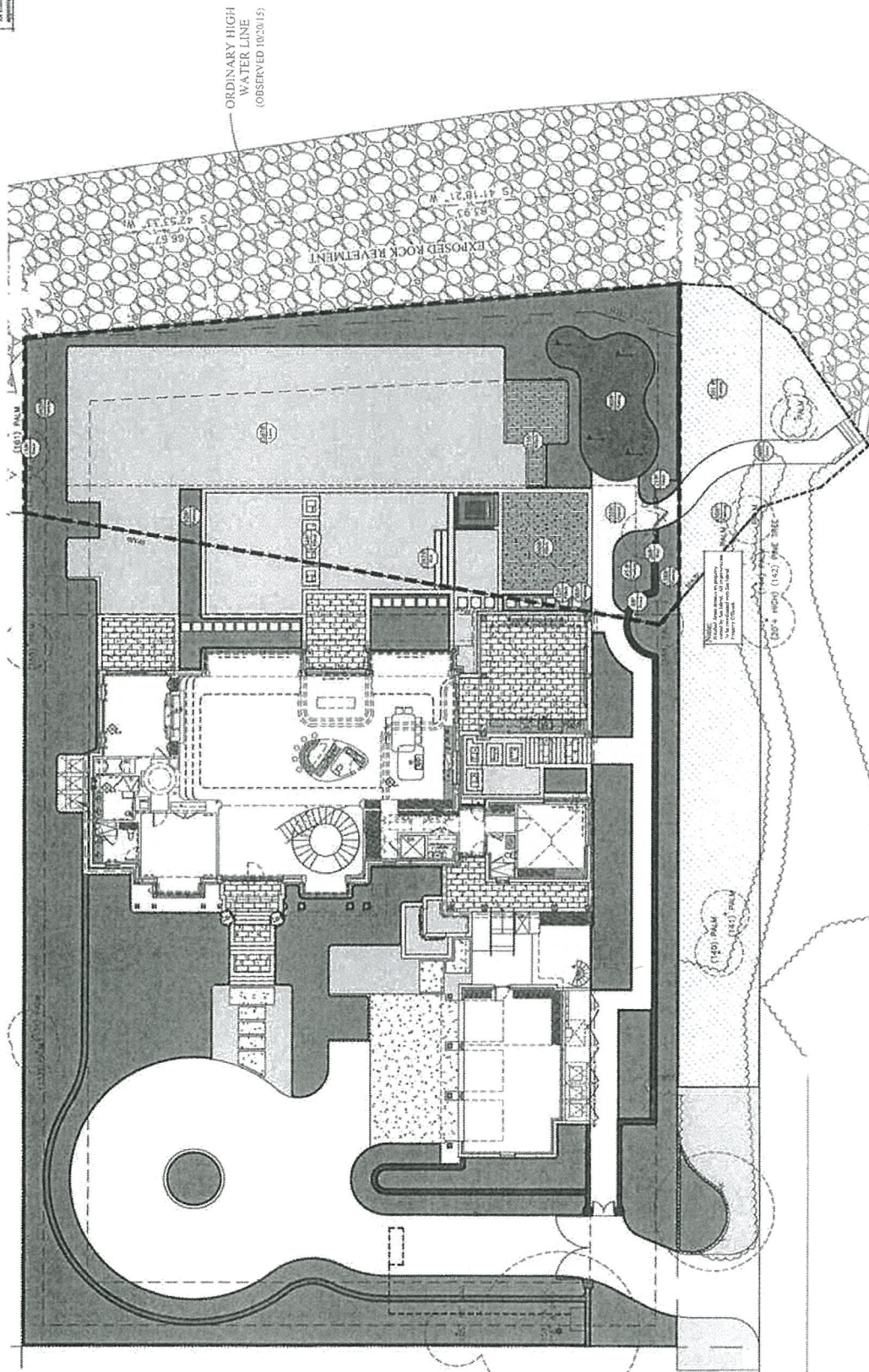
Contract Estimator by Kelly Kewin directly for a normally scaled drawing.

NOTE: Estimates by Kelly Kewin Inc. accept no liability for the accuracy of electronic estimates provided by internet agencies. This drawing is accurate according to the measurements provided by subject.

NOTE: Materials to be supplied by Home Owner prior to ordering.

Estimates by Kelly Kewin is not liable for materials ordered without owner approval.

Quantity of Material	Material Price
Painting Cream	
Tanishk House Owner	
Chowdhury	
Household Budget	



RECEIVED

APR 08 2019

GA DNR

L0.4

4/08/19

Seaside, CA

2C

north

[illegible]



*A Golden Past.
A Shining Future.*

*COMMUNITY DEVELOPMENT DEPARTMENT
1725 Reynolds Street, Suite 200, Brunswick, GA 31520
Phone: 912-554-7428/Fax: 1-888-252-3726*

March 13, 2019

Mr. Josh Noble
Georgia Department of Natural Resources (DNR), CRD
1 Conservation Way, Suite 300
Brunswick, GA 31520

Re: 106 East 31st Street, Sea Island, GA
05-00235

Dear Mr. Noble:

Pursuant to the request by Mr. Dan Bucey for a zoning certification letter (ZCL3980) regarding the proposed landscaping, patio, gravel paths, fencing and walls, pool and pool deck, putting green, and underground stormwater detention system at 106 East 31st Street, Sea Island, I offer the following:

According to the plans submitted with the request, the proposed activities appear to be landward of the development setback line, which would be established by the Glynn County Board of Commissioners. Pursuant to Glynn County Zoning Ordinance Section 727.5, "Beach and Dune Protection District," the development setback line for this property may be 20 feet landward of the ordinary high water mark. Once the Board of Commissioners establishes this setback line, I can sign off on the plans if the proposed work consists of permitted uses landward of the approved development setback line.

Should you have any additional questions, please feel free to contact me at sleif@glynncounty-ga.gov.

Sincerely,

Stefanie Leif, AICP
Planning Manager

March 8, 2019

Shore Protection Act Permit Application
O.C.G.A. § 12-5-230

For:
Cottage 319
106 East 31st Street
Sea Island, Georgia

Applicant:
2C Properties, LLC
c/o James A. Bishop



RECEIVED
MAR 11 2019
GA DNR

**Shore Protection Act Application
Cottage 319, 130 East 31st Street
Sea Island, Georgia**

1.0 Introduction:

2C, LLC proposes to undertake land alteration activities within Shore Protection Act (SPA) jurisdiction at 106 East 31st Street, on Sea Island, Glynn County, Georgia (latitude 31.200837°, longitude - 81.326507°). The activities proposed within SPA jurisdiction consist of following:

- landscaping improvements
- pool and pool deck
- patio and gravel paths
- putting green
- fencing and retaining walls
- installation of underground stormwater detention system

The proposed activities are depicted on the proposed site plan produced by KK Exteriors titled *Landscape Materials, 2C, 31th Street, Sea Island, Georgia*, Sheet L0.4 revised March 8, 2019 and the stormwater detention plan by Roberts Civil Engineering titled *SPA Exhibit-East 31st Street, 2C Properties, LLC, Sea Island Georgia* Sheet 1, revised March 8, 2019 (Attachment G). Minor improvements associated with the project are also proposed on a small portion of property owned by SIA PROPCO II, LLC (SIA) located adjacent to and south of the subject property near the existing beach crossover.

2.0 Existing Conditions:

The subject property is located north of an adjacent to East 31st Street on the Atlantic Ocean (Attachment F, Vicinity Map). The SPA jurisdiction line was verified by the Coastal Resources Division (CRD) staff on January 10, 2019 and is depicted on the survey produced by Shupe Surveying Company, P.C. titled *Shore Protection Jurisdiction Survey For: Lot 2, Block '79A', And Additional Property, Sea Island Subdivision No. 1 (Revised)*, dated May 15, 2017, (Attachment H).

The subject lot total area is 35,568 ft², of which 9,280 ft² lies within the jurisdiction of the SPA. A residential dwelling is currently under construction on the lot landward of jurisdiction. The area within jurisdiction currently consists of lawn. An existing rock revetment is located immediately east of the subject lot and separates the subject property from the dynamic dunes and beach of Sea Island. The adjacent 1,811 ft² SIA property consists of existing landscaping and a portion of a beach access walkway. The entire SIA property lies within SPA jurisdiction.

3.0 Project Description

On the 2C, LLC property the applicant proposes to construct a pool and associated pool deck, patios, gravel paths, a putting green, retaining walls and fencing, landscaping to include accent lighting, and an underground stormwater detention system. Irrigation for lawn and landscaped areas will be installed. The underwater stormwater detention system will result in the temporary disturbance of approximately 2,100 ft² within jurisdiction to install +/-173 lf of HPDE pipe and +/-2,100 ft² of underground retention tanks. Approximately 650 cy of clean fill material would be required over portions of the system to provide the minimum overfill. A drainage inlet would direct stormwater from yard runoff into the system, and pipes will direct discharge from gutters into the system. Once entering the system, the stormwater slowly dissipates into the ground over a gravel base and filter fabric. Once constructed, the system would be covered with the permanent amenities and landscaping as depicted on the landscape and development plan.

On the 2C property, the project will result in approximately 66% of the SPA area remaining in its exiting or improved topographical and vegetative state. The amount of alteration within jurisdiction for each component of the project is summarized in Table 1.

Table 1: SPA Activity Summary Table / 2C, LLC

PROPOSED ACTIVITY	AREA (SQUARE FEET)
Pool Deck	566
Retaining walls/fence	70
Pool	1,397
Planting beds	2,525
Lawn	3,567
Putting green	580
Walkways	322
Wood deck	253
Underground stormwater detention	
Total	9,280

On SIA property, the applicant proposes to install landscaping and construct a gravel foot path to connect the path located on 2C property to the existing beach access located at the 31st Street access location. Upon completion, 86% of the SPA area on SIA property will remain in its exiting or improved topographical and vegetative state. The proposed activities are quantified in Table 2.

Table 2: SPA Activity Summary Table / SIA Property

PROPOSED ACTIVITY	AREA (SQUARE FEET)
Planting beds	1,551
Walkway	260
Total	1,811

4.0 Landfill / Hazardous Waste

According to the Hazardous Site Index for Georgia, the subject property is not located over a landfill or hazardous waste site and is otherwise suitable for the proposed project.

5.0 Requirements and Restrictions Regarding Issuance of Permit

As discussed below, the proposed project meets the requirements under which a permit should be granted:

O.C.G.A. § 12-5-239(c) states:

(c) No permit shall be issued except in accordance with the following provisions:

(1) A permit for a structure or land alteration, including, but not limited to, private residences, motels, hotels, condominiums, and other commercial structures, in the dynamic dune field may be issued only when:

(A) The proposed project shall occupy the landward area of the subject parcel and, if feasible, the area landward of the sand dunes;

There are no dunes located on the subject properties. An existing rock revetment separates the properties from the dynamic dune field and beach area along this portion of Sea Island. All activities are located within previously landscaped areas.

(B) At least a reasonable percentage, not less than one-third, of the subject parcel shall be retained in its naturally vegetated and topographical condition;

66% of the SPA jurisdictional area on 2C property and 86% of the SPA jurisdictional area on SIA property will be maintained in an existing or improved vegetative and topographic condition.

(C) The proposed project is designed according to applicable hurricane resistant standards;

The project will comply with the most current applicable hurricane standards. A letter from Johnathan Roberts, P.E. licensed in the state of Georgia, dated March 7, 2019 is included in Attachment E.

(D) The activities associated with the construction of the proposed project are kept to a minimum, are temporary in nature, and, upon project completion, restore the natural topography and vegetation to at least its former condition, using the best available technology;

66% of the SPA jurisdictional area on 2C property and 86% of the SPA jurisdictional area on SIA property will be maintained in an improved vegetative and topographic condition. Any impacts associated with construction of the proposed project will be restored to at least their former condition.

(E) The proposed project will maintain the normal functions of the sand-sharing mechanisms in minimizing storm-wave damage and erosion, both to the unaltered section of the subject parcel and at other shoreline locations.

The proposed activities are located within previously landscaped areas landward of an existing rock revetment. There are no activities proposed that would be located in an area subject to storm-wave damage. The proposed activities will not affect the normal functions of the sand-sharing system at the project area or other shoreline locations.

(2) No permits shall be issued for a structure on beaches, eroding sand dune areas, and submerged lands; provided, however, that a permit for a pier, boardwalk, or crosswalk in such an area may be issued, provided that:

(A) The activities associated with the construction of the proposed land alterations are kept to a minimum, are temporary in nature, and, upon project completion, the natural topography and vegetation shall be restored to at least their former condition, using the best available technology,

The applicant does not propose any structures on beaches, eroding sand dune areas, or submerged lands.

(B) The proposed project maintains the normal functions of the sand-sharing mechanisms in minimizing storm-wave damage and erosion, both to the unaltered section of the subject parcel and at other shoreline locations.

The proposed landscaping activities are located within previously landscaped areas landward of an existing rock revetment. There are no activities proposed that would be located in an area subject to storm-wave damage. The proposed activities will not affect the normal functions of the sand-sharing system at the project area or other shoreline locations.

(3) A permit for shoreline engineering activity or for a land alteration on beaches, sand dunes, and submerged lands may be issued only when:

(A) The activities associated with the construction of the proposed project are to be temporary in nature, and the completed project will result in complete restoration of any beaches, dunes, or shoreline areas altered as a result of that activity;

No shoreline engineering activities or land alterations are proposed for this project on beaches, sand dunes, or submerged lands.

(B) The proposed project will insofar as possible minimize effects to the sand sharing mechanisms from storm-wave damage and erosion both to the subject parcel and at other shoreline locations;

No shoreline engineering activities or land alterations are proposed for this project on beaches, sand dunes, or submerged lands.

(C) In the event that shoreline stabilization is necessary, either low-sloping porous rock structures or other techniques which maximize the dissipation of wave energy and minimize shoreline erosion shall be used. Permits may be granted for shoreline stabilization activities when the applicant has demonstrated that no reasonable or viable alternatives exist; provided, however, that beach restoration and renourishment techniques are preferable to the construction of shoreline stabilization activities;

No shoreline engineering activities or land alterations are proposed for this project on beaches, sand dunes, or submerged lands.

6.0 Public Interest Statement

O.C.G.A. § 12-5-239(i) states:

(i) In passing upon the application for a permit, the permit-issuing authority shall consider the public interest which for the purposes of this part shall be deemed to be the following considerations:

(1) 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 activities are located within previously developed and landscaped areas landward of an existing rock revetment, where no dunes or sand-sharing system is present. The proposed project will not unreasonably alter the submerged lands or functions of the sand-sharing system.

(2) 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 yard and beach access corridor and will not unreasonably interfere with the conservation of marine life, wildlife, or other resources. All lighting associated with the project will be operated in accordance with DNR Wildlife Resources Division's sea turtle nesting guidelines as well as Glynn County lighting regulations.

(3) Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with reasonable 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 conducted on private property.

7.0 Warranty Deed

The Warranty Deed conveying the subject property from H&B Realty Investments, LLC to 2C Properties, LLC filed and recorded on February 25, 2016 at the office of the Clerk of Superior Court of Glynn County, Georgia, is included as Attachment B. Also included is a copy of a portion of the SIA PROPCO II, LLC deed for Parcel LL, along with authorization letter for 2C Properties, LLC to conduct a portion of the work on SIA property.

8.0 Vicinity Map

A location map of the subject property is included as Attachment F.

9.0 Adjoining Property Owners

The adjoining property owners are depicted in Attachment C.

10.0 Zoning Certification

Zoning certification from Glynn County Planning & Development has been applied for. A copy of the request is included as Attachment D.

11.0 Hurricane Certification

The project will comply with the most current applicable hurricane standards. A letter from Johnathan Roberts, P.E. licensed in the state of Georgia, dated March 7, 2019 is included in Attachment E.

12.0 Permit Drawings

The proposed activities within jurisdiction are depicted on the drawings produced by KK Exteriors titled *Landscape Materials, 2C, 31th Street, Sea Island, Georgia*, Sheet L0.4 revised March 8, 2019 and the stormwater detention plan by Roberts Civil Engineering titled *SPA Exhibit-East 31st Street, 2C Properties, LLC, Sea Island Georgia* Sheet 1, revised March 8, 2019 (Attachment G).

13.0 Application Fee

A check for the application fee of \$100.00 has been submitted upon delivery of the application.

Attachment C
Adjacent Property Owners

RECEIVED
MAR 11 2013
GA DNR

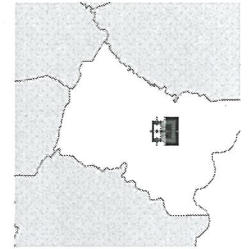


qPublic.net

Glynn County, GA



Overview



Legend

- ☐ Parcels
- Yearly Sales
 - 2015
 - 2016
 - 2017
 - 2018
 - 2019
- Roads

Parcel ID	05-00230	Owner	HAYS JENNIFER LYNN	Last 2 Sales			
Class Code	Residential		OF THE HAYS SEA ISLAND	Date	Price	Reason	Qual
Taxing District	05-Sea Island		JOINT PURCHASE RESIDENCE TRUST	12/18/2013	0	ADD'L LAND	U
	SEA ISLAND		118 W WESLEY RD NW	12/18/2013	\$4300000	n/a	U
Acres	0.74		ATLANTA, GA 30305				
		Physical Address	107 E THIRTY SECOND ST				
		Market Value	\$5435600				

Date created: 3/7/2019
Last Data Uploaded: 3/7/2019 11:51:02 AM

Developed by Schneider
GEOSPATIAL

RECEIVED

MAR 11 2019

GA DNR



qPublic.net

Glynn County, GA



Overview



Legend

□ Parcels

Yearly Sales

2015

2016

2017

2018

2019

Roads

Parcel ID	05-05941	Owner	SIAPROPCO I LLC
Class Code	Residential		C/O ROBERTS TATES, LLC JAMES L. ROBERTS. IV
Taxing District	05-Sea Island		2487 DEMERE RD 400
	SEA ISLAND		ST SIMONS ISLAND, GA 31522
Acres	56.21	Physical Address	n/a
		Market Value	\$250000

Last 2 Sales

Date	Price	Reason	Qual
3/29/2018	0	MULTI	U
3/14/2014	0	n/a	U

Date created: 3/7/2019

Last Data Uploaded: 3/7/2019 11:51:02 AM

Developed by Schneider
GEOSPATIAL

RECEIVED

MAR 11 2019

GA DNR



March 8, 2019

Glynn County Community Development
Planning and Zoning Division
Attn: Ms. Denise Keller
700 Gloucester Street, Suite 202
Brunswick, Georgia 31520

RE: 2C Properties, LLC 106 East 31st Street, Sea Island, Glynn County
Parcel No.: 05-00235

Dear Ms. Keller:

Resource & Land Consultants, on behalf of the Bishop Law Firm, has submitted an application to the Georgia Department of Natural Resources, Coastal Resources Division (CRD) requesting authorization under The Shore Protection Act (SPA) (O.C.G.A. §12-5-230) to conduct activities within SPA jurisdiction at 106 East 31st Street and a portion of the adjoining property, on Sea Island, Glynn County, Georgia.

The applicant is seeking authorization to perform the following activities in SPA jurisdiction:

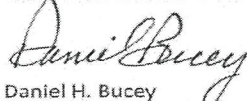
- landscaping improvements
- pool and pool deck
- patio and gravel paths
- putting green
- fencing and retaining walls
- installation of underground stormwater detention system

The proposed activities are depicted on the proposed site plan produced by KK Exteriors titled *Landscape Materials, 2C, 31th Street, Sea Island, Georgia*, Sheet L0.4 revised March 8, 2019 and the stormwater detention plan by Roberts Civil Engineering titled *SPA Exhibit-East 31st Street, 2C Properties, LLC, Sea Island Georgia* Sheet 1, revised March 8, 2019. In accordance with O.C.G.A. § 12-5-238(11), the applicant must submit a letter from the local zoning authority in which the property is located stating that the proposed activities does not conflict with any zoning laws. In addition, it is the CRD's policy to request that you also initial and date the attached plan so that they can insure that the final permitted facility is consistent with your initial review.

The applicant understands that your preliminary approval of the proposed concept plan does not constitute approval of the project itself or any associated facilities. The applicant further understands that all necessary permits and approvals for activities associated with the development of the subject property will be secured prior to construction.

At your earliest convenience, please provide a letter stating that the applicant's proposal is not in violation of Glynn County zoning laws associated with the project location. We appreciate your timely response to this request. If you should have any questions or require additional information, please contact me at your earliest convenience.

Sincerely,
RESOURCE & LAND CONSULTANTS


Daniel H. Bucey
Principal

Enclosures

RECEIVED

MAR 11 2019

GA DNR

RESOURCE+LAND
CONSULTANTS

41 Park of Commerce Way, Ste. 303 / Savannah, Georgia 31405
T 912.443.5896 F 912.443.5898 www.rlandc.com



Glynn County Community Development Department
1725 Reynolds St., Suite 200
Brunswick, GA 31520
912 554-7428
www.glynncounty.org

ZCL

Zoning Certification Request

Letter to be addressed to:

Mr. Josh Noble GA DNR, CRD

1 Conservation Way, Suite 300

Brunswick, GA. 31520

Location of property:

(Needs to be accompanied by a plat, survey, or tax map identifying the property.)

Address 106 East 31st Street, Sea Island, Georgia

Parcel ID (s) 05-00235

Purpose of letter (provide a brief explanation of the request):

Shore Protection Act certification, O. C. G. A. § 12-5-238(11)

Please refer to attached letter dated March 8, 2019

Contact information for person making the request:

Name Dan Bucey, RLC, LLC.

Daytime Phone (912) 443-5896

This request has a \$50.00 fee.

Community Development Home Page



RECEIVED

MAR 11 2019

Form ZCL revised 3/13 GA DNR

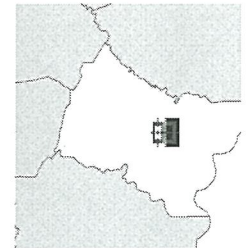


qPublic.net

Glynn County, GA



Overview



Legend

□ Parcels

Yearly Sales

2015

2016

2017

2018

2019

Roads

Parcel ID	05-00235	Owner	2C PROPERTIES LLC
Class Code	Residential		8401 CHAGRIN RD 16
Taxing District	05-Sea Island		CHAGRIN FALLS, OH 44023
	SEA ISLAND	Physical Address	106 E THIRTY FIRST ST
Acres	0.82	Market Value	\$4800500

Last 2 Sales

Date	Price	Reason	Qual
2/23/2016	\$4500000	n/a	U
8/26/2013	0	QC	U

Date created: 3/7/2019

Last Data Uploaded: 3/7/2019 11:51:02 AM

Developed by Schneider
GEOSPATIAL

RECEIVED

MAR 11 2019

GA DNR

Sea Island Property - Coastal Setback Coverage Calculations

PROPOSED ACTIVITY VIA PROPERTY	SYMBOL	AREA (SQUARE FEET)
Existing Bldg	Existing	151,181
Warehouse	Curves	262,714
Total		413,895

Figure 1 is a schematic diagram of the experimental setup. It shows a vertical cross-section of a container. At the top, there is a layer labeled 'Paving Cloth'. Below this is a layer labeled 'Low-Cyan Zoned'. Underneath that is a layer labeled 'Gravel'. At the bottom of the container is a layer labeled 'Plastic Bag'. To the right of the container, there is a label 'Quantity of Material' and a label 'Material Type' with a value of '150# Limestone'.

NOTE: Verify scale of drawing prior to use it is your responsibility to ensure that the printed copy is to scale. Contact Exterior by Koby Kramm directly for a correctly scaled drawing.

NOTE: Exterior by Koby Kramm line accepts no liability for the accuracy of electronic information provided by owners agencies. This drawing is accurate according to the information provided by others.

NOTE: Materials to be approved by House Owner prior to ordering. Exterior by Koby Kramm is not liable for materials, where not written owner approval.

KK
EXTERIORS
by
Koby Kirwin

NOTE:
Materials to be approved by Home Owner prior to ordering.
Extensions by Koolby Kraus is not liable for materials ordered without owner approval.

[illegible]

ORDINARY HIGH
WATER LINE
RESERVED FOR

north

Seaside, CA

Coastal Setbacks - Site Coverage Calculations

31st Street

C

James P. Nabholz, D.C. is
L.A. 90044-7522

1.04

RECEIVED

MAR 11 2019

0123456789



- +/- 650 CY OF PROPOSED FILL WITHIN SPA JURISDICTIONAL AREA
 - +/- 173 LF 8" HPDE PIPE INSTALLED WITHIN SPA JURISDICTIONAL AREA
 - +/- 2,100 SF OF UNDERGROUND RETENTION SYSTEM FOOTPRINT WITHIN SPA JURISDICTIONAL AREA. INVERT OF SYSTEM AT EL:6.50

RECEIVED

MAR 11 2019

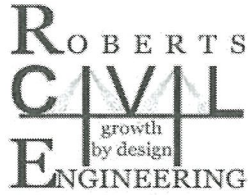
and

0' 40' 80'

SCALE:
1" = 40'

LEGEND

-
- SPA JURISDICTION
- SPA JURISDICTIONAL AREA:
+/- 9,280 SF (0.21 AC)
- PROPOSED SPOT ELEVATION
8.00
- PROPOSED STORM PIPE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- 10



301 Sea Island Road Suite 10, St. Simons, GA 31522
912-638-9681 Office 912-289-0339 Fax

March 7, 2019

Daniel H. Bucey, Principal
Resource & Land Consultants, LLC
41 Park of Commerce Way, Suite 303
Savannah, GA 31405

Mr. Bucey,

I have reviewed the SPA exhibits showing the improvements within the SPA jurisdictional area for the 2C Properties, LLC lot located along East 31st Street on Sea Island and they appear to meet hurricane standards.

Sincerely,

Johnathan Roberts, P.E.
Professional Engineer

RECEIVED

MAR 11 2019

GA DNR

Attachment F

Vicinity Map

RECEIVED

MAR 11 2019

GA DNR

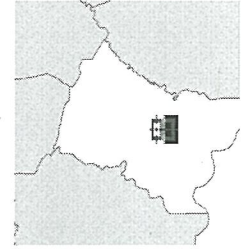


qPublic.net

Glynn County, GA



Overview



Legend

- ☐ Parcels
- Yearly Sales
 - 2015
 - 2016
 - 2017
 - 2018
 - 2019
- Roads

Parcel ID	05-00235	Owner	2C PROPERTIES LLC	Last 2 Sales				
Class Code	Residential		8401 CHAGRIN RD 16	Date	Price	Reason	Qual	
Taxing District	05-Sea Island		CHAGRIN FALLS, OH 44023	2/23/2016	\$4500000	n/a	U	
	SEA ISLAND	Physical Address	106 E THIRTY FIRST ST	8/26/2013	0	QC	U	
Acres	0.82	Market Value	\$4800500					

Date created: 3/7/2019
Last Data Uploaded: 3/7/2019 11:51:02 AM

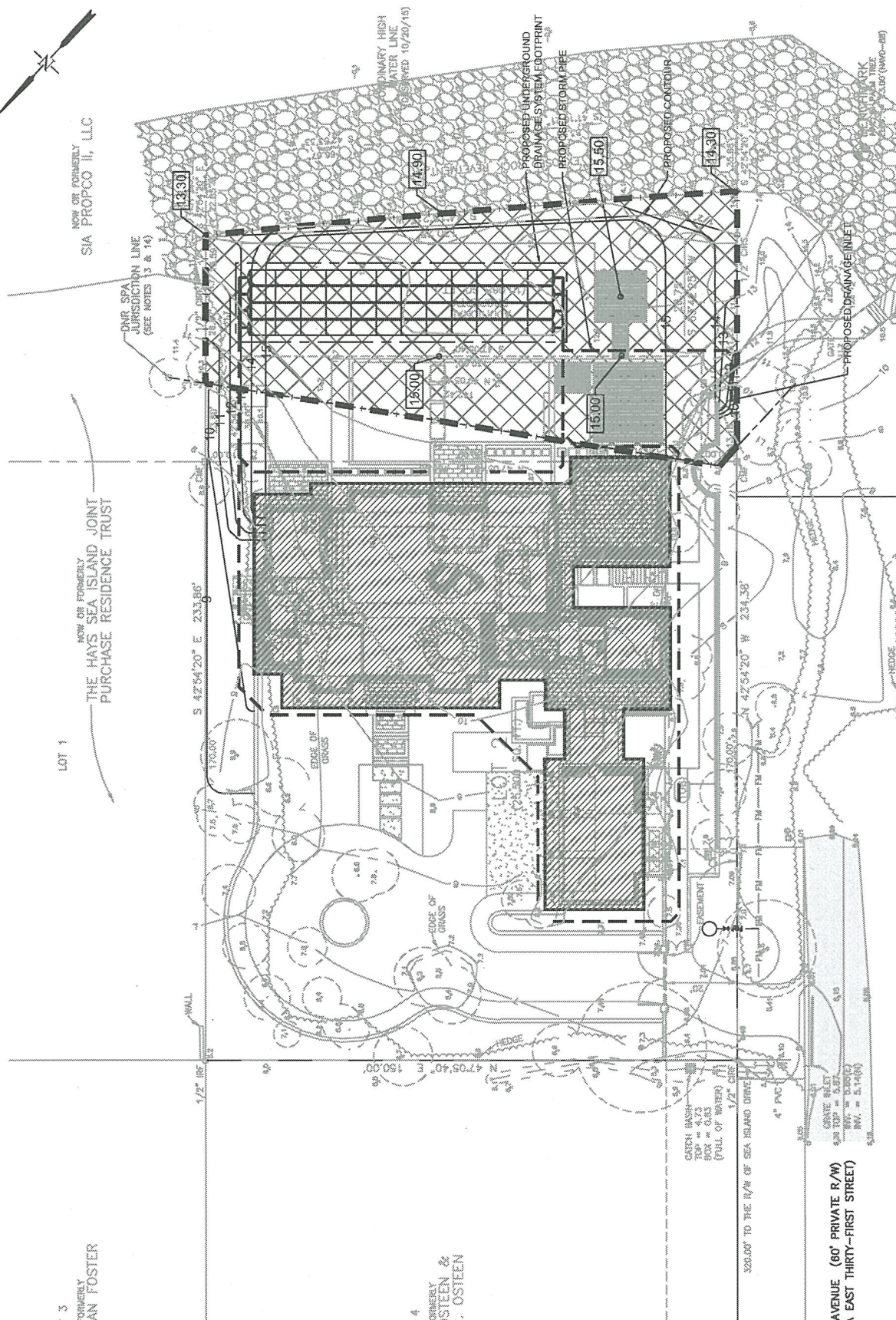
Developed by  Schneider
GEOSPATIAL

RECEIVED
MAR 11 2019
GA DNR

Attachment G

Site Plans

RECEIVED
MAR 11 2019
GA DNR



-- 650 CY OF PROPOSED FILL WITHIN SPA JURISDICTIONAL AREA
 -- 173 LF 8" HPDE PIPE INSTALLED WITHIN SPA JURISDICTIONAL AREA
 -- 2,100 SF OF UNDERGROUND RETENTION SYSTEM FOOTPRINT WITHIN SPA JURISDICTIONAL AREA. INVERT OF SYSTEM AT EL:6.50

REVISED

3112019

GA DNR

0' 40' 80'

SCALE:
1" = 40'

LEGEND

-
- SPA JURISDICTION
 - SPA JURISDICTIONAL AREA:
+/- 9,280 SF (0.21 AC)
 - PROPOSED SPOT ELEVATION
 - PROPOSED STORM PIPE
 - PROPOSED CONTOUR
 - EXISTING CONTOUR



GEORGIA
DEPARTMENT OF NATURAL RESOURCES
COASTAL RESOURCES DIVISION
ONE CONSERVATION WAY • BRUNSWICK, GA 31520 • 912.264.7218
COASTALGADNR.ORG

MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

January 14, 2019

Daniel H. Bucey
Resource and Land Consultants, LLC
41 Park of Commerce Way, Suite 303
Savannah, GA 31405

Re: Shore Protection Act (SPA) Jurisdictional Determination Re-Verification, 106 East Thirty-first Street, Lot 2, Block '79A', and Additional Property, Sea Island Subdivision No. 1, Sea Island, Glynn County, Georgia

Dear Mr. Bucey:

Our office has received the survey and plat, dated May 15, 2017, prepared by Shupe Surveying Company, P.C., No. 2224 entitled "*Shore Protection Jurisdiction Survey of: Lot 2, Block '79A', and Additional Property, Sea Island Subdivision No. 1 (Revised) G.M.D. 25, Sea Island, Glynn County, Georgia*" prepared for 2C Properties, LLC. Based on my site inspection, on January 10, 2019, this plat and survey generally depict the Ordinary High Water Mark and the Jurisdiction Line under the authority of the Shore Protection Act O.C.G.A. 12-5-230 et seq.

The 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 January 10, 2020 but may be voided should legal and/or environmental conditions change. Authorization by the Shore Protection Committee or the Department is required prior to any construction or alteration in the shore 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,



Jordan Dodson
Coastal Permit Coordinator
Marsh and Shore Management Program

Enclosure: *Shore Protection Jurisdiction Survey of: Lot 2, Block '79A', and Additional Property, Sea Island Subdivision No. 1 (Revised) G.M.D. 25, Sea Island, Glynn County, Georgia*
File: JDS20180329

RECEIVED
MAR 11 2019
GA DNR

