



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 22, 2019

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

Re: 107 East 28th Street, Sea Island
05-00179

Dear Mr. Noble:

Pursuant to the request by Mr. Dan Bucey for a zoning certification letter (ZCL3975) regarding the proposed grading, landscaping, and underground stormwater detention at 107 East 28th Street, Sea Island, I offer the following:

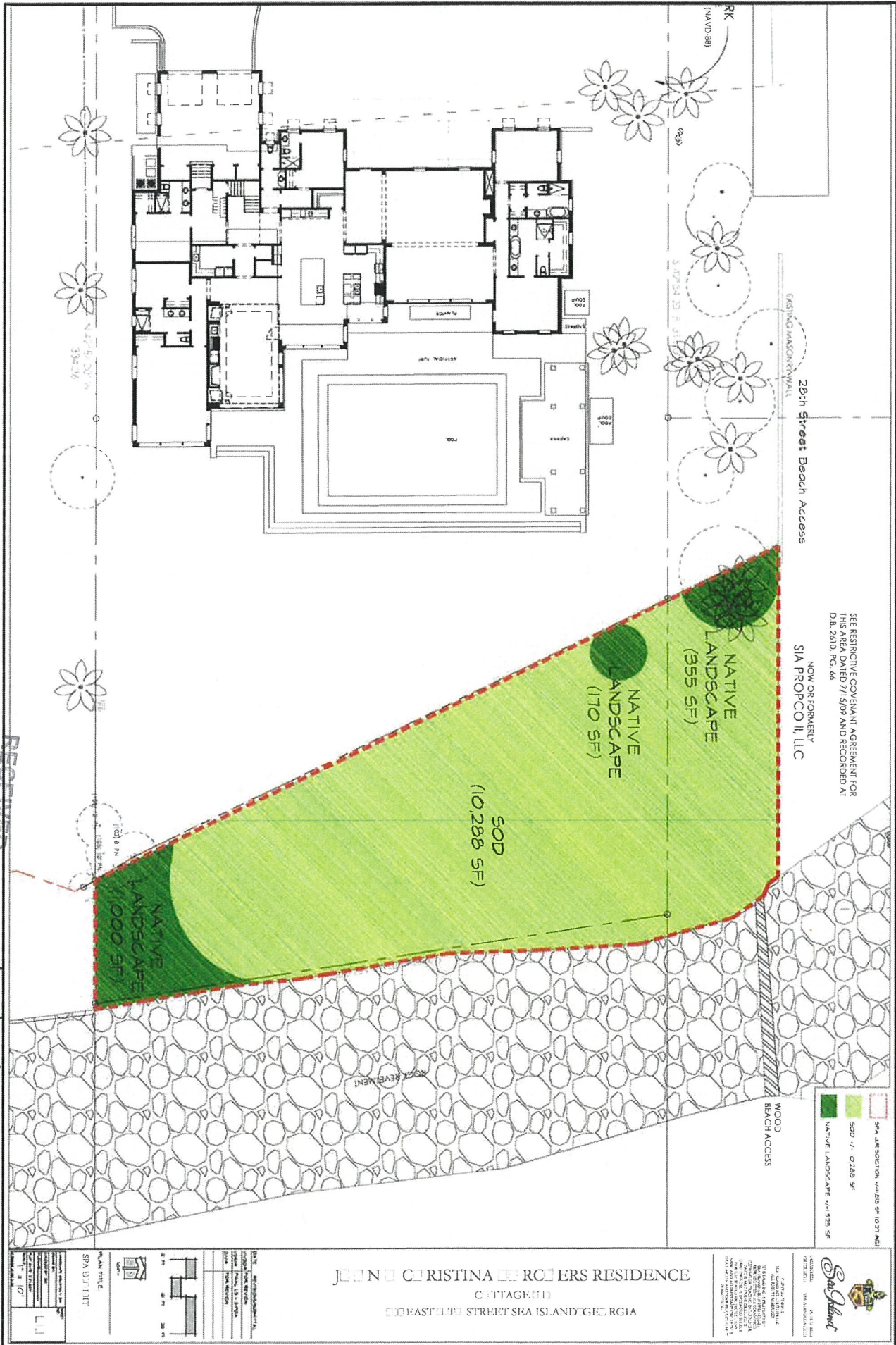
According to the plans submitted with the request, the proposed activities are not violative of the Glynn County zoning ordinance. On April 18, 2019, the Glynn County Board of Commissioners established the development setback line 20 feet landward of the ordinary high water mark. The proposed activities 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

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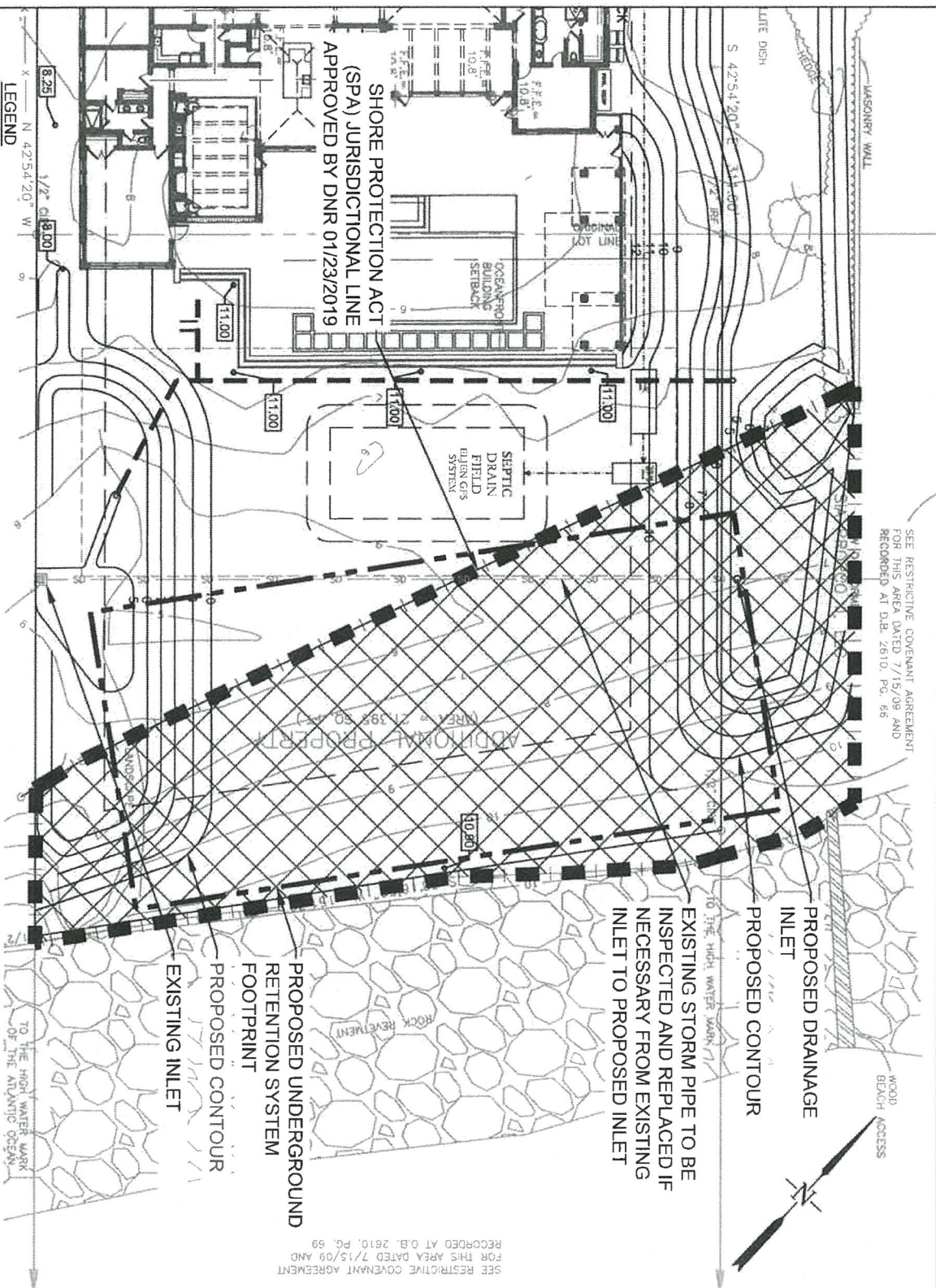
4/22/19

JOHN CRISTINA ROGERS RESIDENCE
COTTAGE
20th STREET SEA ISLAND, GEORGIA

SIA Proproco II, LLC
3100 ...
...

SEE RESTRICTIVE COVENANT AGREEMENT FOR THIS AREA DATED 7/15/09 AND RECORDED AT O.B. 2610, PG. 65

SEE RESTRICTIVE COVENANT AGREEMENT FOR THIS AREA DATED 7/15/09 AND RECORDED AT O.B. 2610, PG. 69



- LEGEND**
- SPA JURISDICTIONAL AREA
 - ▨ SPA JURISDICTIONAL AREA: +/- 11,813 SF (0.27 AC)
 - ▨ PROPOSED SPOT ELEVATION
 - PROPOSED STORM PIPE
 - EXISTING STORM PIPE
 - PROPOSED CONTOUR
 - EXISTING CONTOUR

- +/- 680 CY OF PROPOSED FILL WITHIN SPA JURISDICTIONAL AREA
- +/- 100 CY OF PROPOSED CUT WITHIN SPA JURISDICTIONAL AREA
- +/- 8,000 SF OF UNDERGROUND RETENTION SYSTEM FOOTPRINT WITHIN SPA JURISDICTIONAL AREA, INVERT OF SYSTEM AT EL. 5.00

SCALE: 1" = 30'

ROBERTS CIVIL ENGINEERING

PROJECT NO: 18149
 DATE: 2019-02-20
 DRAWN BY: JCV
 CHECKED BY: JDR
 SCALE: 1" = 30'

**SPA EXHIBIT
 BORCHERS RESIDENCE
 SEA ISLAND, GA**

PREPARED FOR:
 SEA ISLAND ACQUISITION, LLC

ROBERTS CIVIL ENGINEERING
 301 SEA ISLAND ROAD, SUITE 10
 ST. SIMONS, GA 31522
 912-638-9681 OFFICE
 912-289-0339 FAX

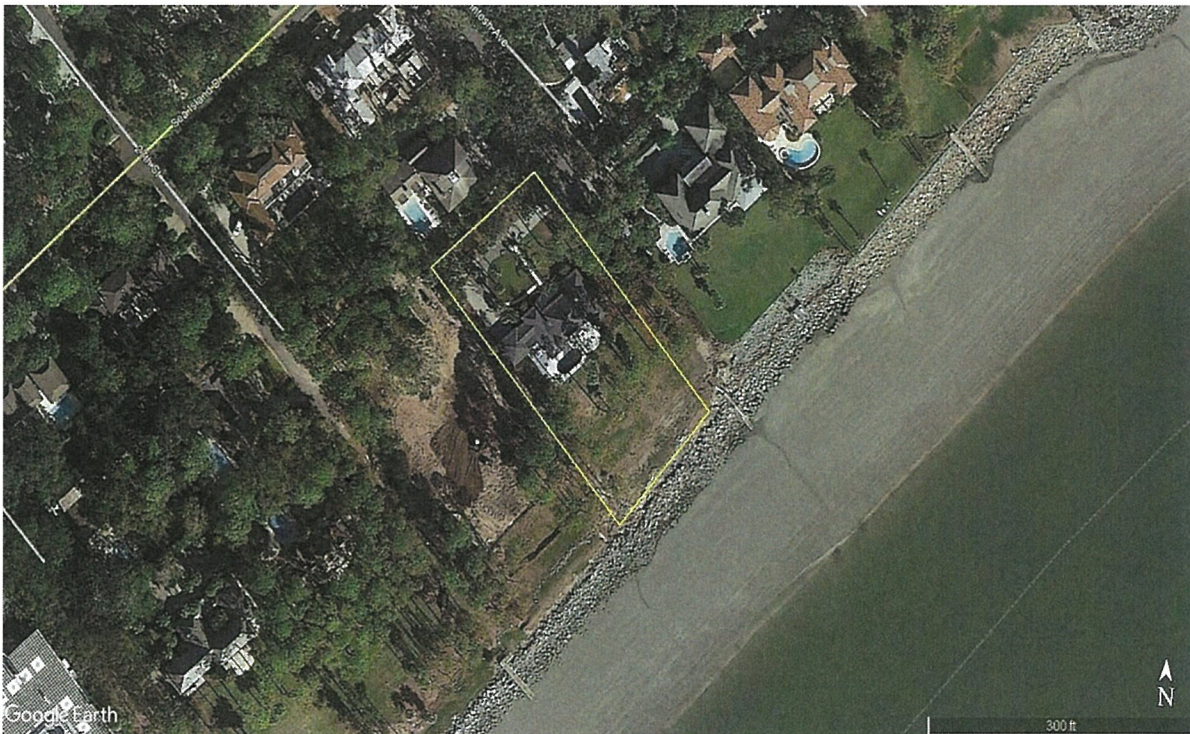
APR 22 2019
 GA DNR
df 4/22/19

February 27, 2019

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

For:
Cottage 140
107 East 28th Street
Sea Island, Georgia

Applicant:
John A. Borchers



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February 28, 2019

Mr. Josh Noble
Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way, Suite 300
Brunswick, Georgia 31520

**RE: Cottage 140, 107 East 28th Street, Sea Island, Glynn County, Georgia
Shore Protection Act Permit Application**

Dear Mr. Noble:

Resource & Land Consultants, LLC, acting on behalf of John A. Borchers, is hereby submitting an application requesting authorization to conduct land alteration activities within Shore Protection Act (SPA) jurisdiction at Cottage 140, located at 107 East 28th Street, on Sea Island, Glynn county, Georgia (latitude 31.198440, longitude -81.329516).

The applicant proposes to install an underground stormwater detention system, conduct site grading, and install landscaping within SPA jurisdiction. The proposed alterations are required by Sea Island to alleviate flooding on adjacent properties. Given the amount of work necessary to complete the proposed project, it is imperative that the project be heard by the Committee at the next scheduled hearing.

In advance, we thank you for your cooperation with this matter. If you should have any questions, please contact me at your earliest convenience.

Sincerely,
RESOURCE & LAND CONSULTANTS

Daniel H. Bucey
Principal

enclosure

RESOURCE+LAND
CONSULTANTS

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

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**Shore Protection Act Application
Cottage 140, 107 East 28th Street
Sea Island, Georgia**

1.0 Introduction:

John A. Borchers proposes to undertake land alteration activities within Shore Protection Act (SPA) jurisdiction at 107 East 28th Street on Sea Island, Glynn County, Georgia (latitude 31.198440°, longitude - 81.329516°). The activities proposed within SPA jurisdiction consist of the installation of an underground stormwater detention system and grading improvements as depicted on the proposed site plan produced by Roberts Civil Engineering titled *SPA Exhibit, Borchers Residence, Sea Island, Georgia*, Sheet 1, dated February 20, 2019 (Attachment G).

2.0 Existing Conditions:

The subject property is located south of and adjacent to East 28th Street on the Atlantic Ocean (Attachment F, Vicinity Map). The SPA jurisdiction line was verified by the Coastal Resources Division (CRD) staff on January 15, 2019 and is depicted on the survey produced by Shupe Surveying Company, P.C. titled *Survey For: Barbara Lee Portman & Jae and Barbara Portman Family Partnership, LLLP, Lots 1038, 1039, A Portion Of 1040, & Ribault Lane, Block '65', And Additional Property, Sea Island Subdivision No. 1*, dated August 1, 2017 (Attachment H).

The subject lot total area is 48,395 ft², of which 11,813 ft² lies within the jurisdiction of the SPA. An existing house is located on the lot landward of jurisdiction. The area within jurisdiction 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.

3.0 Project Description

The applicant proposes to install an underground stormwater detention system to relieve flooding of adjacent properties and 28th Street during rain events. The system consists of polypropylene and polyethylene storage tanks installed over filter-fabric and a gravel base. Stormwater from roof runoff and from stormwater inlets located within the property is directed to the storage tanks via underground pipes, where it then slowly infiltrates into the ground. Installation of the underground system will require +/-8,000 ft² of temporary impact within jurisdiction.

Once the tanks and pipes are installed, the yard will be graded as shown to direct runoff into the inlet grates. The grading plan calls for +/-100 cubic yards (cy) of cut and +/-650 cy of additional fill to provide the contours necessary to direct runoff.

Upon completion of the grading, the area will be grassed and landscaped in accordance with the attached landscape plan produced by Sea Island titled *SPA Exhibit*, Sheet L1.1, dated February 12, 2019. The landscape plan depicts 1,525 ft² of native plantings, and 10,260 ft² of lawn. Irrigation for the lawn and landscaped areas will be provided. A final landscape plan will be provided to CRD for approval prior to installation.

No hardscapes or buildings are associated with the proposed plan. The entire area within jurisdiction would remain in its natural or improved state.

Table 1: SPA Activity Summary Table

PROPOSED ACTIVITY	AREA (SQUARE FEET)
Underground Stormwater Detention System	+/-8,000 (temporary)
Lawn	10,288
Plantings	1,525
Total	11,813

Upon completion of the project, one-hundred percent (100%) of the SPA jurisdictional area will remain in its existing or improved vegetative and topographic condition.

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 property. An existing rock revetment separates the property from the dynamic dune field and beach area along this portion of Sea Island. All activities are located within previously maintained lawn and landscaped areas, and no above-ground structures are proposed.

(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;

100% of the SPA jurisdictional area 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 Mr. Johnathan Roberts of Roberts Civil Engineering dated February , 2019 certifying the design 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;

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100% of the SPA jurisdictional area will be maintained in an improved vegetative and topographic condition. 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 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 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 will not unreasonably interfere with the conservation of marine life, wildlife, or other resources. All lighting associated with the landward portion of 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 the Jae and Barbara Portman Family Partnership, LLLP and Barbara Lee Portman to John A. Borchers on May 6, 2016, filed and recorded on May 10, 2016 at the office of the Clerk of Superior Court of Glynn County, Georgia, is included as Attachment B.

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 Mr. Johnathan Roberts with Roberts Civil Engineering dated February , 2019 certifying the design is included in Attachment E.

12.0 Permit Drawings

The proposed underground stormwater detention and grading activities within jurisdiction are depicted on the drawing produced by Roberts Civil Engineering titled *SPA Exhibit, Borchers Residence, Sea Island, Georgia*, Sheet 1, dated February 20, 2019. The landscaping activities are depicted on the drawing produced by Sea Island titled *SPA Exhibit*, Sheet L1.1, dated February 12, 2019 (Attachment G).

13.0 Application Fee

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

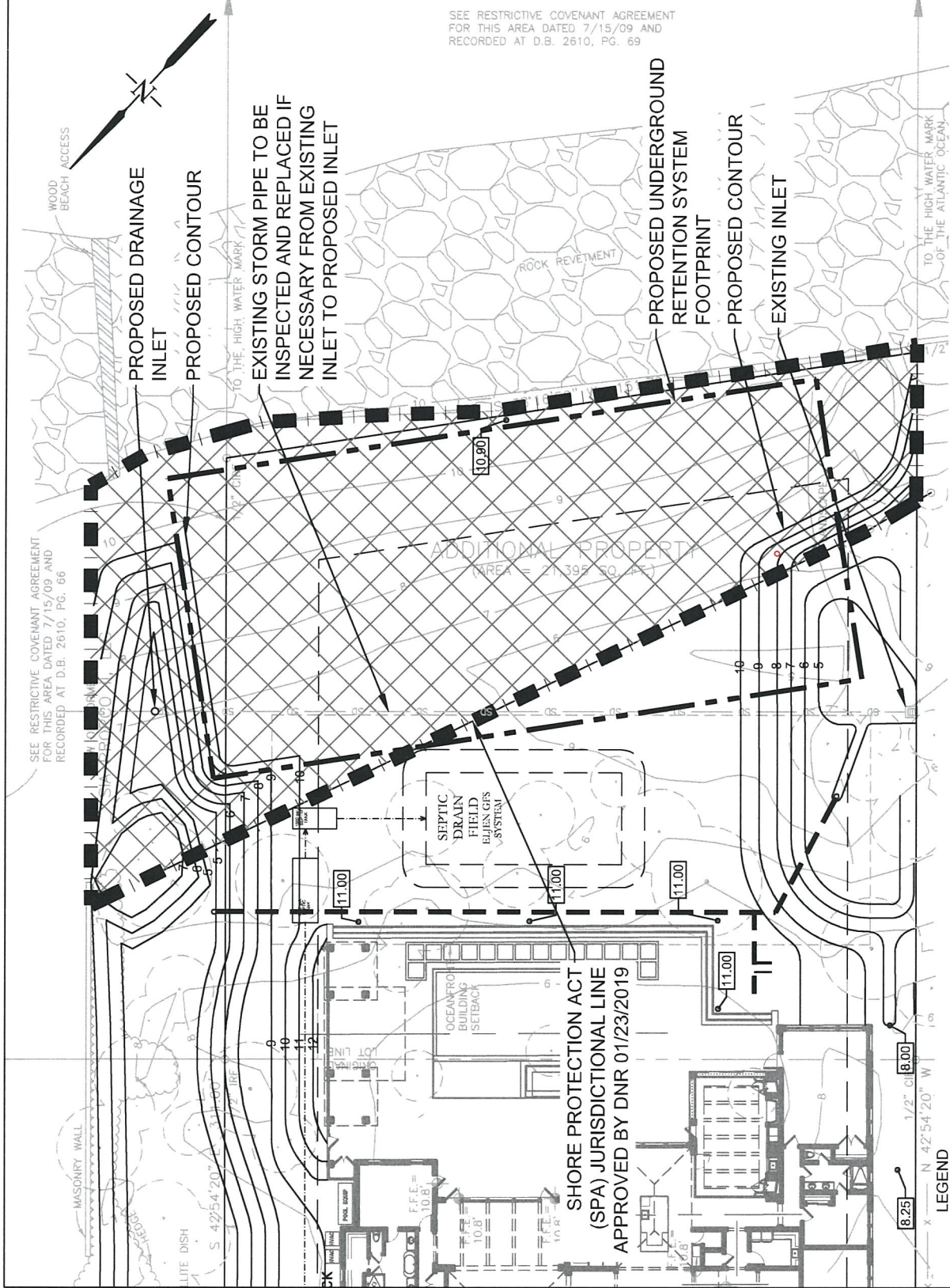
PROJECT NO: 18149
DATE: 2019-02-28
DRAWN BY: JCV
CHECKED BY: JDR
SCALE: 1" = 30'

**SPA EXHIBIT
BORCHERS RESIDENCE
SEA ISLAND, GA**

PREPARED FOR:
SEA ISLAND ACQUISITION, LLC

ROBERTS CIVIL ENGINEERING
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-289-0339 FAX
912-638-9681 OFFICE

SEE RESTRICTIVE COVENANT AGREEMENT
FOR THIS AREA DATED 7/15/09 AND
RECORDED AT D.B. 2610, PG. 69



SEE RESTRICTIVE COVENANT AGREEMENT
FOR THIS AREA DATED 7/15/09 AND
RECORDED AT D.B. 2610, PG. 66

ADDITIONAL PROPERTY
(AREA = 21,395 SQ. FT.)



SCALE:
1" = 30'

- +/- 650 CY OF PROPOSED FILL WITHIN SPA JURISDICTIONAL AREA
- +/- 100 CY OF PROPOSED CUT WITHIN SPA JURISDICTIONAL AREA
- +/- 8,000 SF OF UNDERGROUND RETENTION SYSTEM FOOTPRINT WITHIN SPA JURISDICTIONAL AREA. INVERT OF SYSTEM AT EL: 5.00.

- LEGEND**
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 - ▨ SPA JURISDICTIONAL AREA: +/- 11,813 SF (0.27 AC)
 - PROPOSED SPOT ELEVATION
 - - - EXISTING SPOT ELEVATION
 - PROPOSED STORM PIPE
 - - - EXISTING STORM PIPE
 - 10 — PROPOSED CONTOUR
 - 10 — EXISTING CONTOUR

**SHORE PROTECTION ACT
(SPA) JURISDICTIONAL LINE
APPROVED BY DNR 01/23/2019**

MAR 05 2019

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

February 28, 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 drainage and landscape improvements within the SPA jurisdictional area for the Borchers residence and they appear to meet hurricane standards because they do not propose any structures.

Sincerely,

Johnathan Roberts, P.E.
Professional Engineer

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Attachment F
Vicinity Map

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Overview



Legend

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

Parcel ID	05-00179	Owner	BORCHERS JOHN A	Last 2 Sales			
Class Code	Residential		166 ENCINAL AV	Date	Price	Reason	Qual
Taxing District	05-Sea Island		ATHERTON, CA 94027	5/6/2016	\$6150000	n/a	U
	SEA ISLAND	Physical Address	107 E TWENTY EIGHTH ST	7/15/2009	\$395400	ADD'L LAND	U
Acres	1.11	Market Value	\$5729700				

Date created: 2/27/2019
 Last Data Uploaded: 2/23/2019 4:12:25 AM

Developed by  **Schneider**
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ROBERTS CIVIL ENGINEERING
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0339 FAX

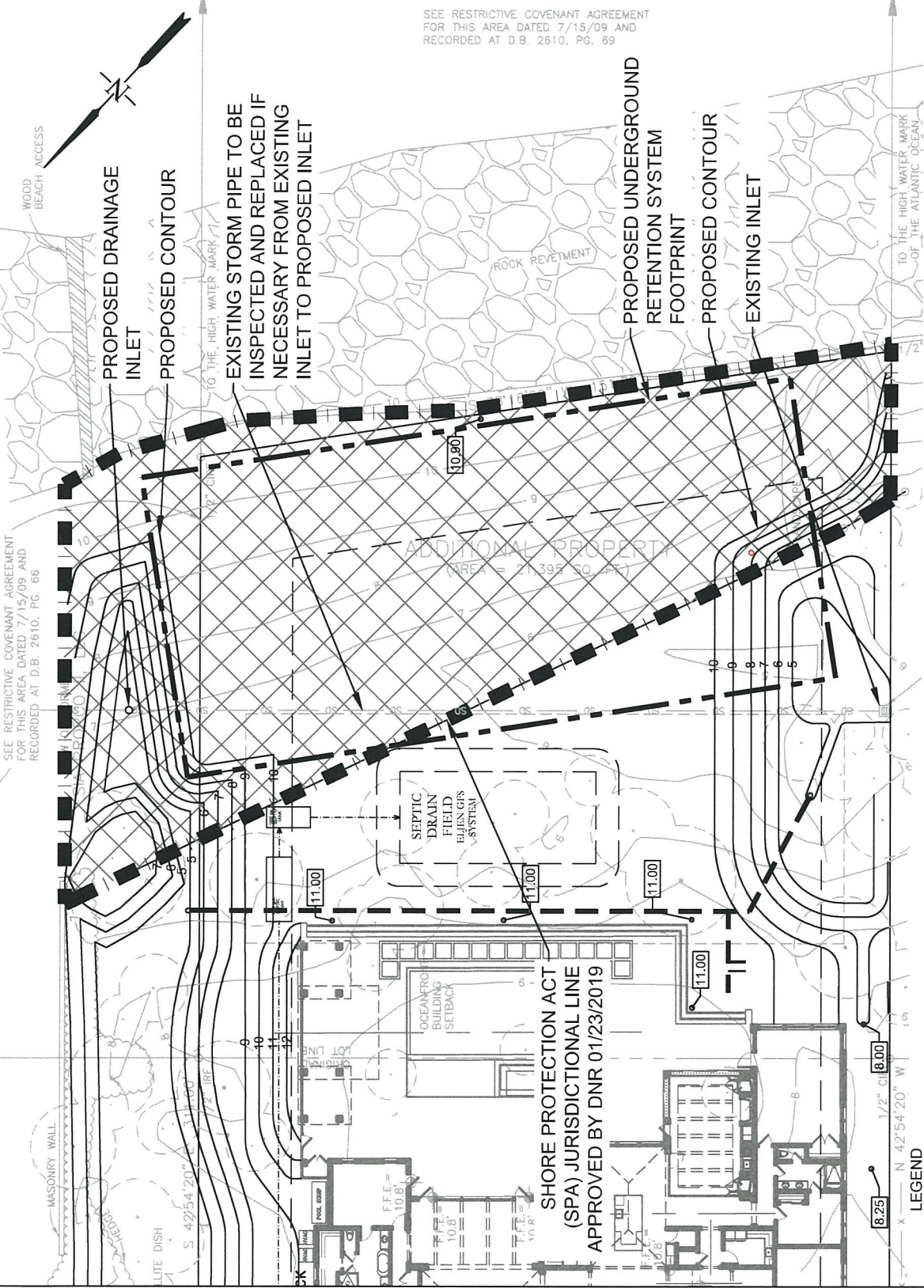
PREPARED FOR:
SEA ISLAND ACQUISITION, LLC

SPA EXHIBIT
BORCHERS RESIDENCE
SEA ISLAND, GA

PROJECT NO: 18149
DATE: 2019-02-28
DRAWN BY: JCR
CHECKED BY: JDR
SCALE: 1" = 30'

1

ROBERTS
CAVALLI growth by design
ENGINEERING



SEE RESTRICTIVE COVENANT AGREEMENT FOR THIS AREA DATED 7/15/09 AND RECORDED AT D.B. 2610, PG. 66

SEE RESTRICTIVE COVENANT AGREEMENT FOR THIS AREA DATED 7/15/09 AND RECORDED AT D.B. 2610, PG. 69

ADDITIONAL PROPERTY (AREA = 21,395.50 SQ. FT.)

SHORE PROTECTION ACT (SPA) JURISDICTIONAL LINE APPROVED BY DNR 01/23/2019

LEGEND

- SPA JURISDICTION
- ▨ SPA JURISDICTIONAL AREA: +/- 11,813 SF (0.27 AC)
- PROPOSED SPOT ELEVATION
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED CONTOUR
- EXISTING CONTOUR

SCALE: 1" = 30'
0' 30' 60'

SCALE: 1" = 30'
0' 30' 60'

MAR 05 2019

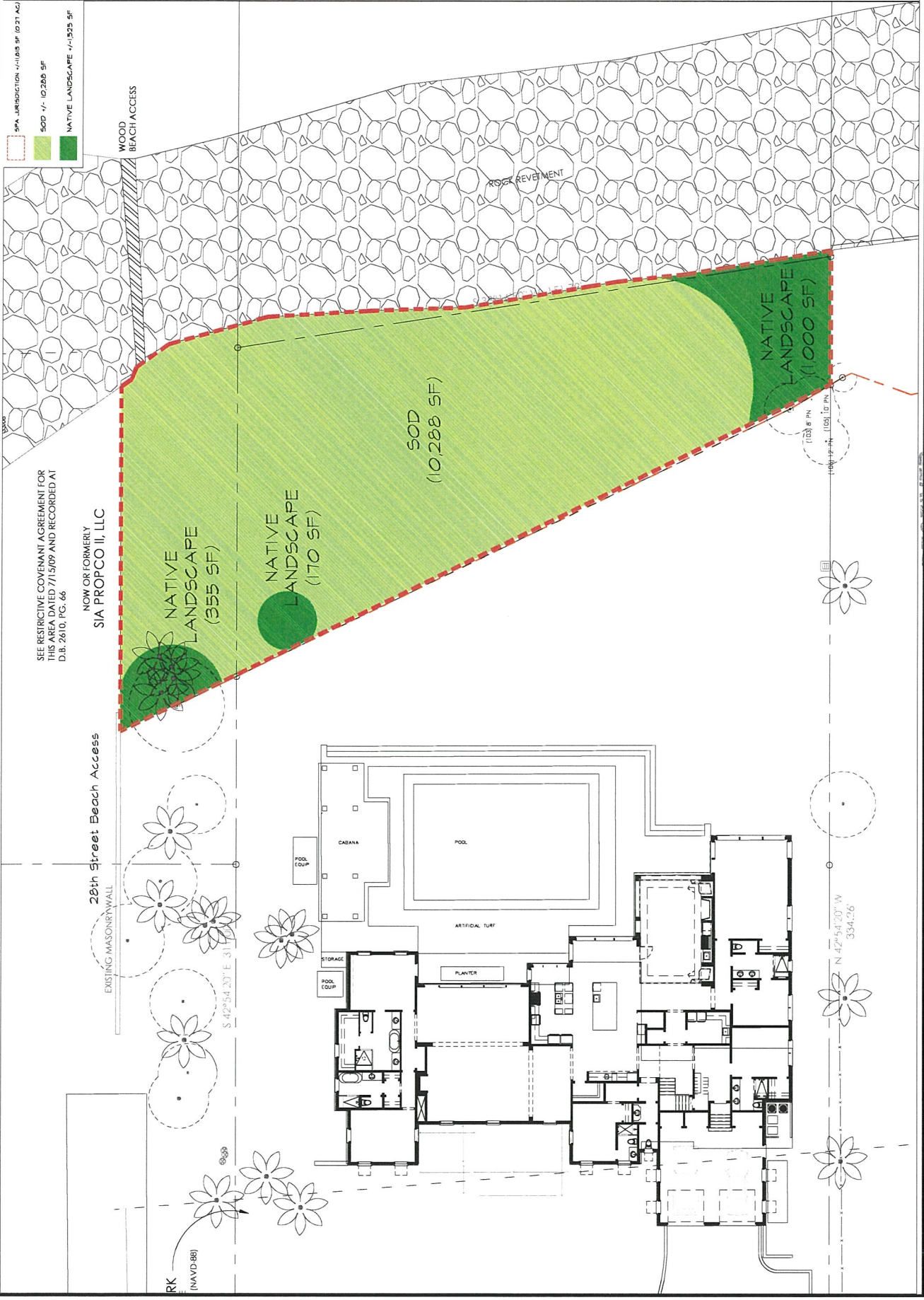
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GA DNR



DATE: REVISIONS/DATE
 1/15/2019 FOR REVIEW
 1/28/2019 FINAL 3 - SPA
 2/26/2019 FOR REVIEW

PLAN TITLE: SPA 1010111
 0 FT 0 FT 0 FT 30 FT
 1" = 10'



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CAND


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

MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

January 23, 2019

Robert N. Shupe
Shupe Surveying Company, P.C.
3837 Darien Highway
Brunswick, GA 31525

Re: Shore Protection Act (SPA) Jurisdictional Determination Verification, 107 East Twenty-Eighth Street, Lots 1038, 1039, a Portion of 1040 and Ribault Lane, Block '65', and Additional Property, Sea Island Subdivision No. 1, Sea Island, Glynn County, Georgia

Dear Mr. Shupe:

Our office has received the survey and plat, revised January 17, 2019, prepared by Shupe Surveying Company, P.C., No. 2224 entitled "*Topographic Survey of: Lots 1038, 1039, a Portion of 1040 & Ribault Lane, Block '65', and Additional Property, Sea Island Subdivision No. 1 (G.M.D. 25, Sea Island, Glynn County, Georgia)*" prepared for John Borchers. Based on my site inspection, on January 15, 2019, this plat and survey generally depict 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 15, 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,



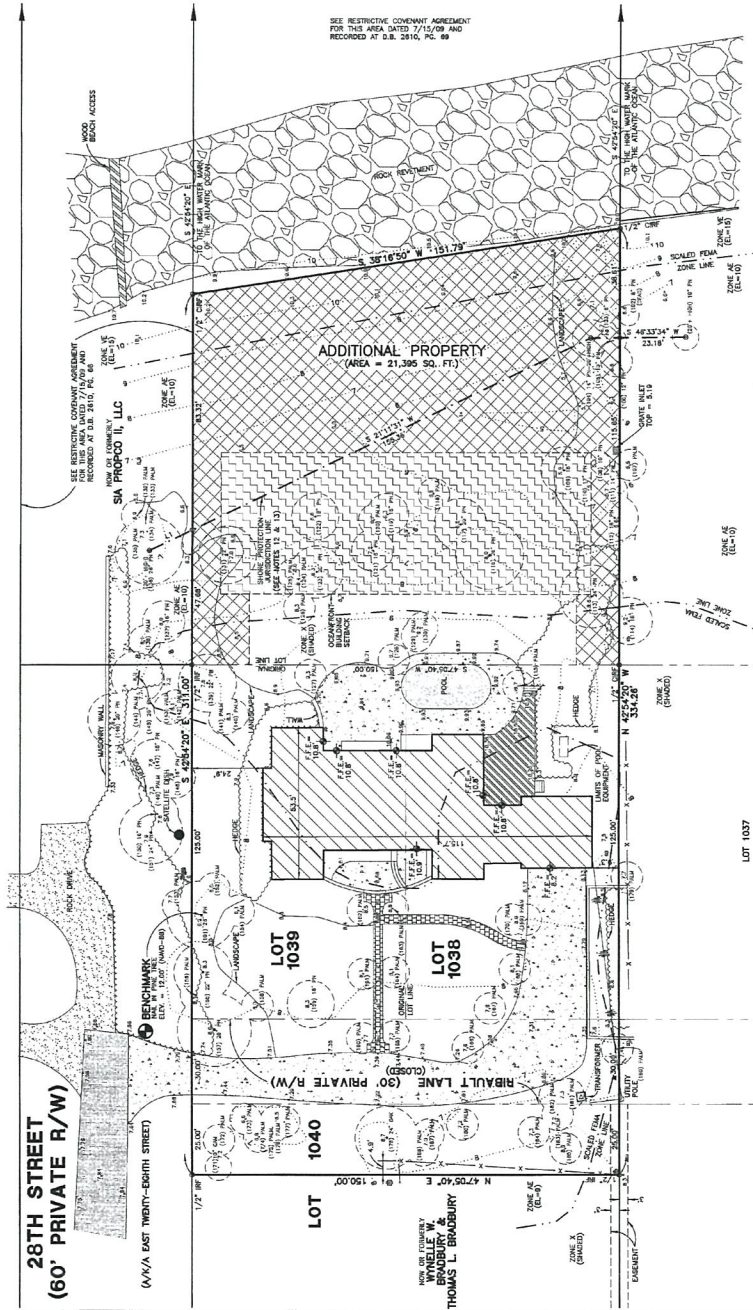
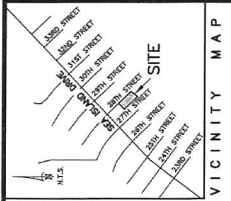
Jordan Dodson
Coastal Permit Coordinator
Marsh and Shore Management Program

Enclosure: *Topographic Survey of: Lots 1038, 1039, a Portion of 1040 & Ribault Lane, Block '65', and Additional Property, Sea Island Subdivision No. 1 (G.M.D. 25, Sea Island, Glynn County, Georgia)*

File: JDS20190003

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TOPOGRAPHIC SURVEY OF
**LOTS 1038, 1039,
 A PORTION OF 1040 & RIBAUT LANE,
 BLOCK '65',
 AND ADDITIONAL PROPERTY,
 SEA ISLAND SUBDIVISION NO. 1**
 (G.M.D. 25, SEA ISLAND, GLYNN COUNTY, GEORGIA)
 TOTAL AREA = 48,395 SQ. FT. OR 1.111 ACRES



- NOTES:**
1. SURVEY PLAT FOR THIS SURVEY ARE BASED UPON THE RECORDED SURVEY PLAT, SEE NOTE #2-A.
 2. SURVEY REFERENCES:
 - A. SURVEY BY ROBERT N. BAUER, ON A.L.S. # 2224, TITLED "LOT 1038, SEA ISLAND SUBDIVISION NO. 1, DATED 8/1/1985."
 - B. DEED FROM SEA ISLAND COMPANY TO CHARLES H. MOSEBY AND CLARA MOSEBY (WMA-INDEMNIFYING), THE DEED BEING RECORDED IN D.B. 1719/53 IN DEED BOOK 7-1-4, PAGE 378.
 - C. SURVEY BY ROBERT N. BAUER, ON A.L.S. # 2224, TITLED "LOT 1039, SEA ISLAND SUBDIVISION NO. 1, DATED 8/1/1985."
 - D. DEED FROM SEA ISLAND COMPANY TO CHARLES H. MOSEBY AND CLARA MOSEBY (WMA-INDEMNIFYING), THE DEED BEING RECORDED IN D.B. 1719/53 IN DEED BOOK 7-1-4, PAGE 378.
 - E. DEED FROM SEA ISLAND COMPANY TO CHARLES H. MOSEBY AND CLARA MOSEBY (WMA-INDEMNIFYING), THE DEED BEING RECORDED IN D.B. 1719/53 IN DEED BOOK 7-1-4, PAGE 378.
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 - G. DEED FROM SEA ISLAND COMPANY TO CHARLES H. MOSEBY AND CLARA MOSEBY (WMA-INDEMNIFYING), THE DEED BEING RECORDED IN D.B. 1719/53 IN DEED BOOK 7-1-4, PAGE 378.
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 - Z. DEED FROM SEA ISLAND COMPANY TO CHARLES H. MOSEBY AND CLARA MOSEBY (WMA-INDEMNIFYING), THE DEED BEING RECORDED IN D.B. 1719/53 IN DEED BOOK 7-1-4, PAGE 378.
 3. FIELD EQUIPMENT USED FOR THIS PLAT: GOMAX ZOOM 80.
 4. SURVEYING COMPANY IS NOT RESPONSIBLE FOR AN ADJACENT SURVEY.
 5. THE PLAT HAS BEEN CHECKED FOR CORRECTION AND IS FOUND TO BE ACCURATE WITHIN 1/100,000.
 6. THE ADJOINING LAND OWNERS AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY ARE NOT BEING SURVEYED BY THIS SURVEY. THE ADJACENT PROPERTY IS SUBJECT TO THE RESTRICTIONS OF THE RESTRICTIVE COVENANT AGREEMENT RECORDED IN D.B. 2810, P.C. 68.
 7. THE PLAT HAS BEEN CHECKED FOR CORRECTION AND IS FOUND TO BE ACCURATE WITHIN 1/100,000.
 8. ACCORDING TO C.L.M. MAP NO. 131722, P.M.S. 648, DATED 8/8/86, IT IS THE OPINION THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE 'AE' OF THE ATLANTIC OCEAN.
 9. THIS PLAT WAS PREPARED UNDER THE SUPERVISION OF A LICENSED SURVEYOR.
 10. IN ADDITION TO GARANTIE SURVA, A. GARANTIE IS BEING ALONG THE PLAT OF ALL LOTS AS PER RECORDED SUBDIVISION PLAT.
 11. THE ADDITIONAL PROPERTY SHOWN ON THIS SURVEY IS SUBJECT TO AN EASEMENT FOR THE ATLANTIC OCEAN, AS SHOWN ON THE PLAT OF THE BEACH DRIVEWAY SYSTEM WITHIN THIS PLAT.
 12. THE PLAT IS SUBJECT TO THE RESTRICTIONS OF THE RESTRICTIVE COVENANT AGREEMENT RECORDED IN D.B. 2810, P.C. 68.
 13. SPA - SHORE PROTECTION ACT JURISDICTION LINE AS DEFINED BY O.C.S.A. 12-2-206.
 14. THE PLAT SHOWS THE SHORE PROTECTION ACT JURISDICTION LINE AS DEFINED BY O.C.S.A. 12-2-206, ELEVATION = 84.1 (M.D. 88).

- LEGEND:**
- CONCRETE
 - BRICK
 - WOOD FRAME FOUND
 - ELEVATION
 - WOOD DECK
 - PROBATION WALK
 - LANDSCAPE IMPROVEMENTS ENCLOSE
 - UTILITY POLE
 - TRANSFORMER
 - FENCE
 - OVERHEAD UTILITIES

JOHN BORCHERS
 SURVEYOR
 LICENSE NO. 10379
 STATE OF GEORGIA

SEALED AND SIGNED
 JOHN BORCHERS
 SURVEYOR

DATE: 3/17/19

SHUPE SURVEYING COMPANY, P.C.
 3327 WARDEN HWY., SUITE 31025
 BRUNSWICK, GA 31525
 812-265-0082

CELEBRATION OF APPROXIMATION NO. LP 317

RECEIVED

MAR 05 2019

GADNR

TIMOTHY P. COSTELLO & MAURA B. COSTELLO

PLAT NO. 1037

PLAT NO. 1038

SEALED AND SIGNED

DATE: 3/17/19

SEALED AND SIGNED

DATE: 3/17/19

SEALED AND SIGNED

DATE: 3/17/19

SEALED AND SIGNED

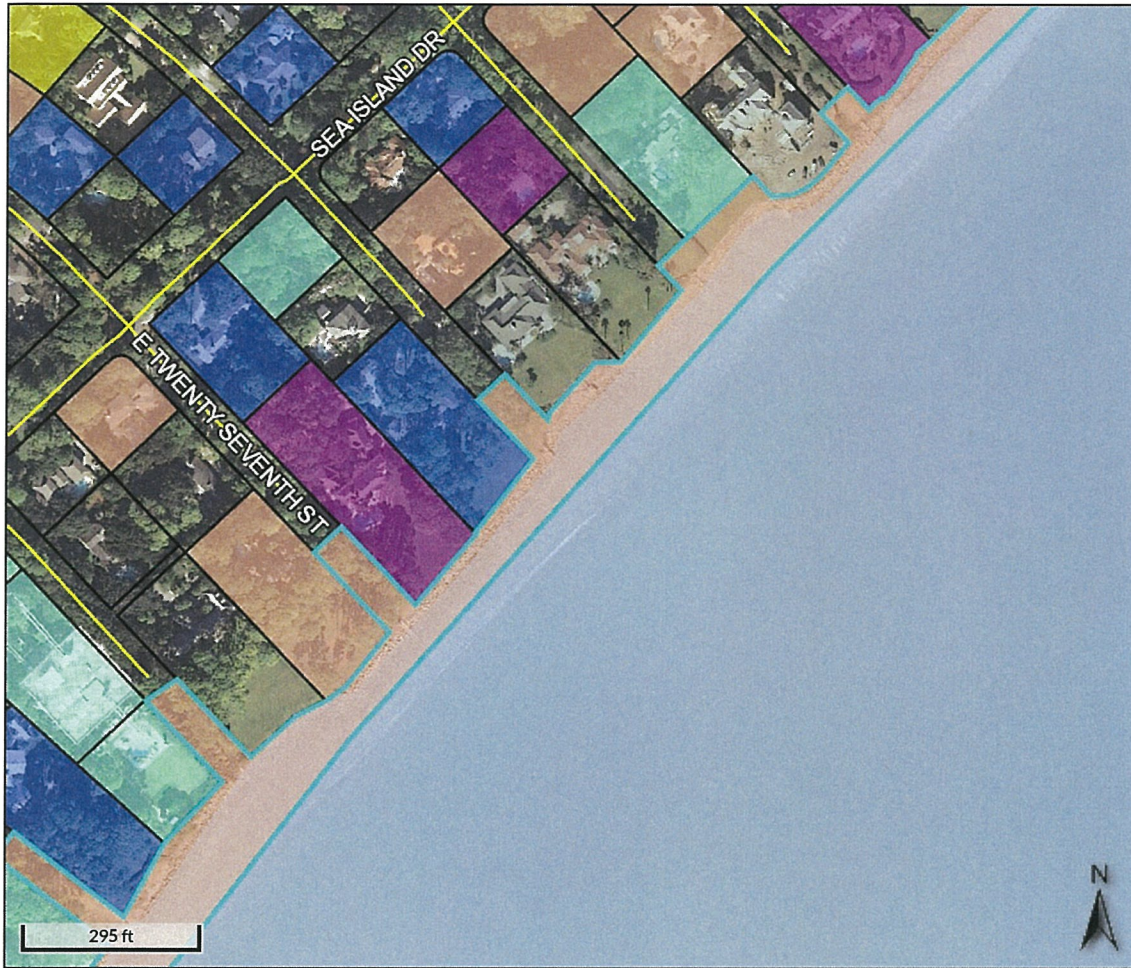
DATE: 3/17/19

SEALED AND SIGNED

DATE: 3/17/19

Attachment C
Adjacent Property Owners

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Overview



Legend

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

Parcel ID	05-05941	Owner	SIA PROPCO I LLC	Last 2 Sales			
Class Code	Residential		C/O ROBERTS TATES, LLC JAMES L. ROBERTS. IV	Date	Price	Reason	Qual
Taxing District	05-Sea Island		2487 DEMERE RD 400	3/29/2018	0	MULTI	U
	SEA ISLAND		ST SIMONS ISLAND, GA 31522	3/14/2014	0	n/a	U
Acres	56.21	Physical Address	n/a				
		Market Value	\$250000				

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Overview



Legend

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

Parcel ID	05-00178	Owner	COSTELLO TIMOTHY P & MAURAB	Last 2 Sales			
Class Code	Residential		3640 STRATFORD AVE	Date	Price	Reason	Qual
Taxing District	05-Sea Island SEA ISLAND		DALLAS, TX 75025	5/11/2017	0	QC	U
Acres	1.36	Physical Address	110 E TWENTY SEVENTH ST	5/11/2017	\$5500000	n/a	U
		Market Value	\$5484000				

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February 27, 2019

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

RE: Borchers Residence, Sea Island, Glynn County
Parcel No.: 05-00179

Dear Ms. Keller:

Resource & Land Consultants, on behalf of Mr. John A. Borchers, 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 107 E. 28th Street on Sea Island, Glynn County, Georgia.

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

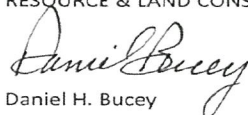
- Installation of underground stormwater detention system
- Grading and Landscaping

Attached are drawings produced by Roberts Civil Engineering titled *SPA Exhibit, Borchers Residence, Sea Island, Georgia*, Sheet 1, dated February 20, 2019 and by Sea Island titled *SPA Exhibit*, Sheet L1.1, dated February 12, 2019 that depict the proposed activities on the subject property. 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

RESOURCE+LAND
CONSULTANTS

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

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GA DNR



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 107 East 28th Street, Sea Island, Georgia

Parcel ID (s) 05-00179

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 February 27, 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.

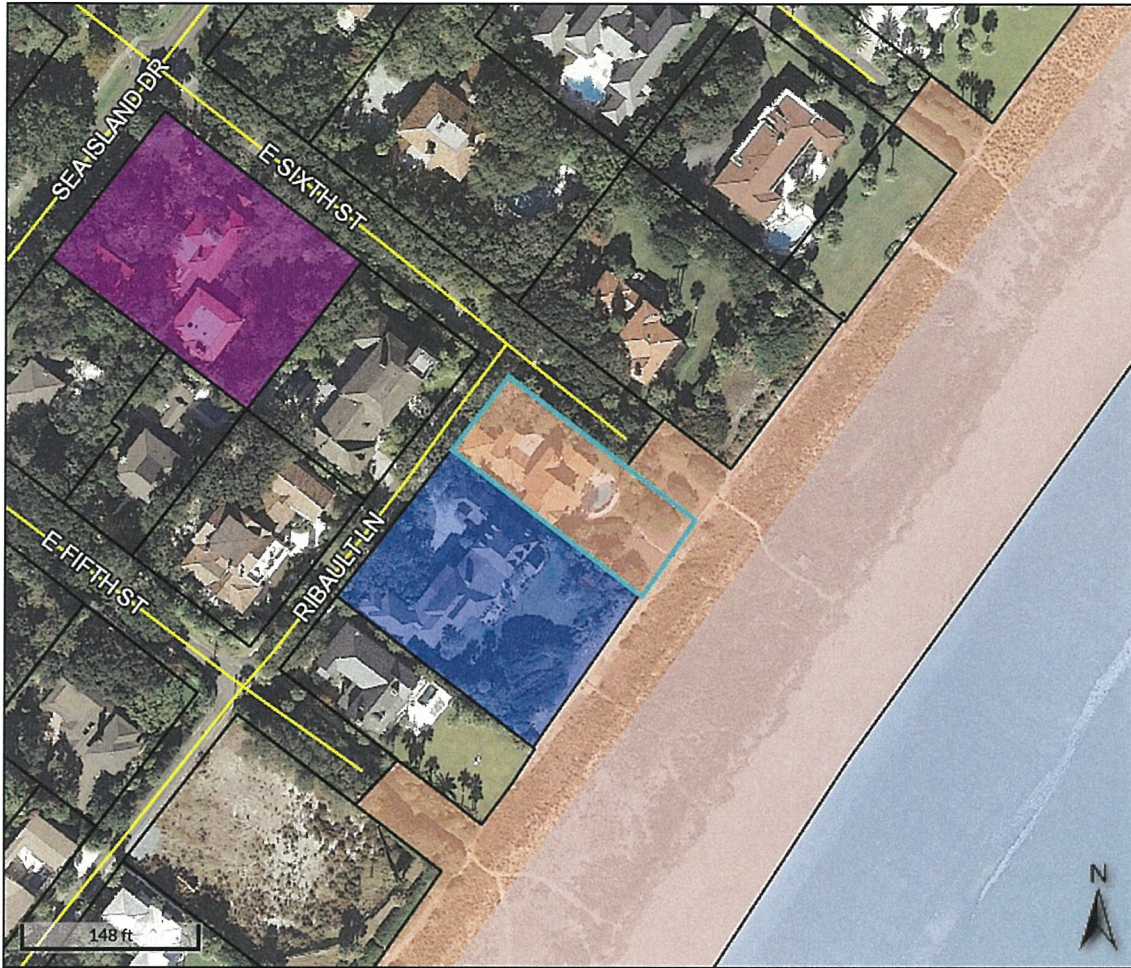
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Form ZCL revised 3/13 GA DNR



- Legend**
-  Parcels
 - Yearly Sales**
 -  2015
 -  2016
 -  2017
 -  2018
 -  2019
 -  Roads

Parcel ID	05-00585	Owner	KNOX BOONE A	Last 2 Sales			
Class Code	Residential		% JUDY WHIDDON	Date	Price	Reason	Qual
Taxing District	05-Sea Island		P O BOX 26	11/2/2018	0	ADD'L LAND	U
	SEA ISLAND		THOMSON, GA 30824	12/26/2001	0	n/a	U
Acres	0.33	Physical Address	520 RIBAUT LN				
		Market Value	\$2745000				

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