

Site Narrative

The existing site is vacant and naturally vegetated. From the toe of the dune, The ground is generally flat with slopes from 0-1.3 percent with few trees. Existing trees within jurisdictional area shall be preserved. The proposed project is for construction of a new single-family residence. The total site is 0.8535 ac. with approximately 0.25ac. Upland calculated to top of dune line. The new construction footprint is 0.056ac. or 2068 sf.

An engineered drainage plan has been submitted and approved by City-Of-Tybee.

Pre-Development Site Conditions

The existing site is located on a hammock along the North Beach Shore of Tybee Island, Chatham County, Georgia and is accessed by an access road located within the boundaries of this property. See drainage summary by Pittman Engineering, dated 2.7.24 attached hereto.

Post-Development Site Conditions

The proposed site drainage areas will remain basically unchanged for the purpose of calculating post-development storm water run-off. See drainage summary by Pittman Engineering, dated 2.7.24 attached hereto.

Final grading, and landscaping measures will be followed as per City of Tybee Island ordinances.

Site Summary Square Footage Areas

Total property area = 36,382.47ac.

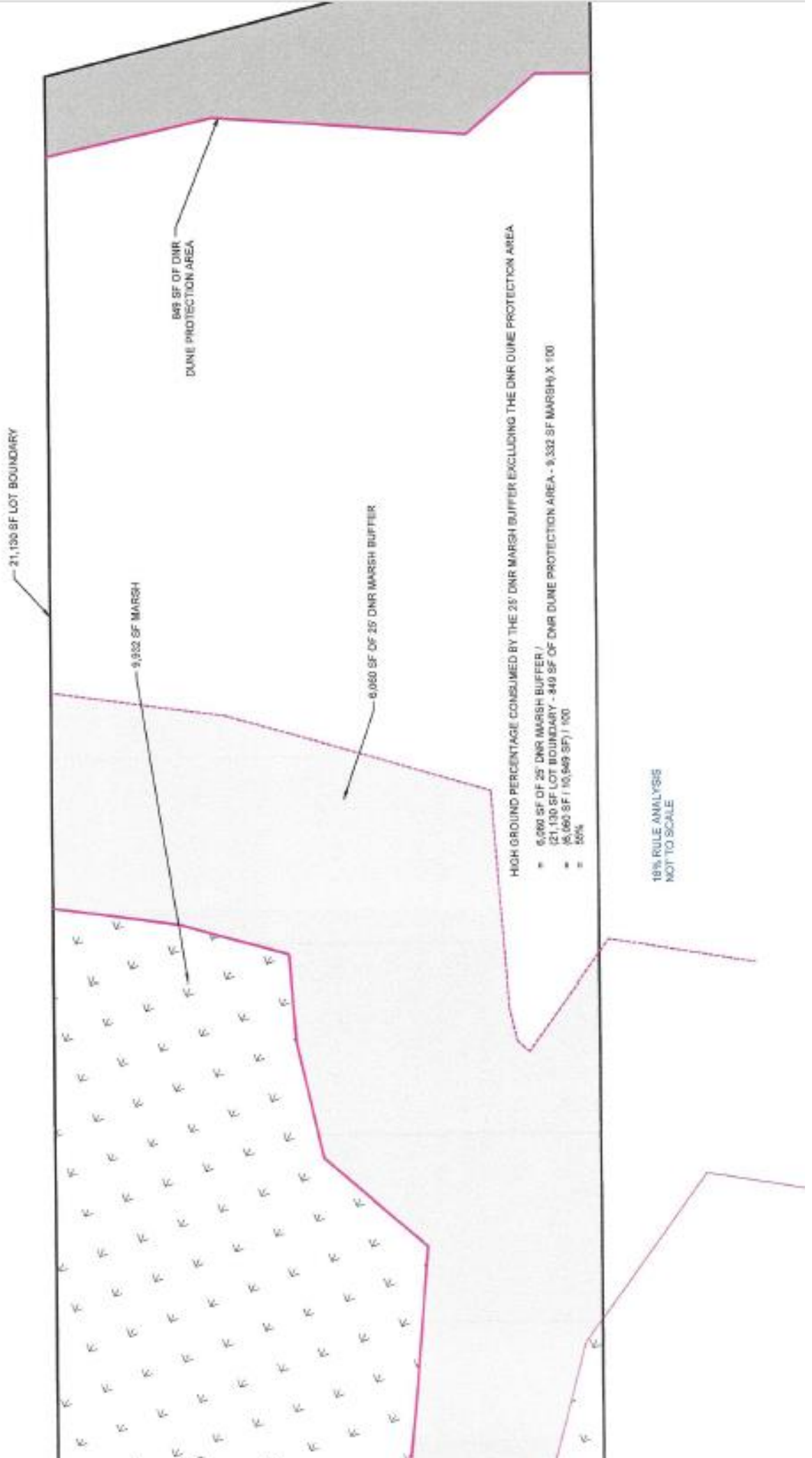
Jurisdictional area on property (CMPA) = 25,434.08ac.

Residence within jurisdictional area = 508.3 sf

Drainage within jurisdictional area = 997.98 sf

Native planting/landscaping within jurisdictional area = 997.98 sf

18 SANCTUARY PLACE
2/7/2024



Alternate Designs

Alternate designs that were considered were restricted by building setbacks and CMPA jurisdictional line. The final location was positioned in the same general plan as the existing adjacent homes located to the east and west of this project. See Site Analysis attached hereto.

Landfill and Hazardous Waste

To the best of our knowledge and experience of other similar projects adjacent to our project there's no existing landfill or hazardous waste on-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.

This 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, and other resources.

The proposed project is located landward of all dunes. The project will not unreasonably interfere with the conservation of marine life, wildlife or other resources.

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

The project will not interfere with access to or enjoyment of public properties. The proposed project will be completed on the owner's property.

MAYOR
Brian West

CITY COUNCIL
Monty Parks Mayor pro tem
Bill Garbett
Michael "Spec" Hosti
Tony Ploughe
Nick Sears
Kathryn Williams



CITY OF TYBEE ISLAND

INTERIM CITY MANAGER
Michelle Owens

CITY CLERK
Janet LeViner

CITY ATTORNEY
Edward M. Hughes
Tracy O'Connell

May 16, 2024

Deb Barreiro
Georgia Department of Natural Resources
Coastal resources Division

Ms. Barreiro,

I have reviewed the plans for 18 Sanctuary Place (40022 01042). There will be a porch and stairs in the 25' buffer area. No heated and cooled area. This plan has been approved and a building permit has been approved pending DNR approval and is not conditioned in any way. This lot is in the R-2 zoning district and the proposed use is allowed by right.

Sincerely,

Michelle Owens
Acting City Manager

DAVIS ENGINEERING
PO Box 1663 Tybee Island, Georgia 31328

February 29, 2024

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: 18 Sanctuary Place Pittman Engineering for Caddman

Dear Mr. Shaw:

My review is limited to drainage compliance. I have not attempted to duplicate the work of the Planning Commission or City staff with regard to water & sanitary sewer services, setbacks, density, zoning, tree protection, etc...

I have not been provided documentation that the proposed house is permitted by the DNR to encroach into the 25' Dynamic Dune Zone. Therefore, I do not offer concurrence.

I do find that the routing and control of stormwater is designed within acceptable industry standards. Please advise when additional information is available regarding the DNR Dynamic Dune Zone issue.

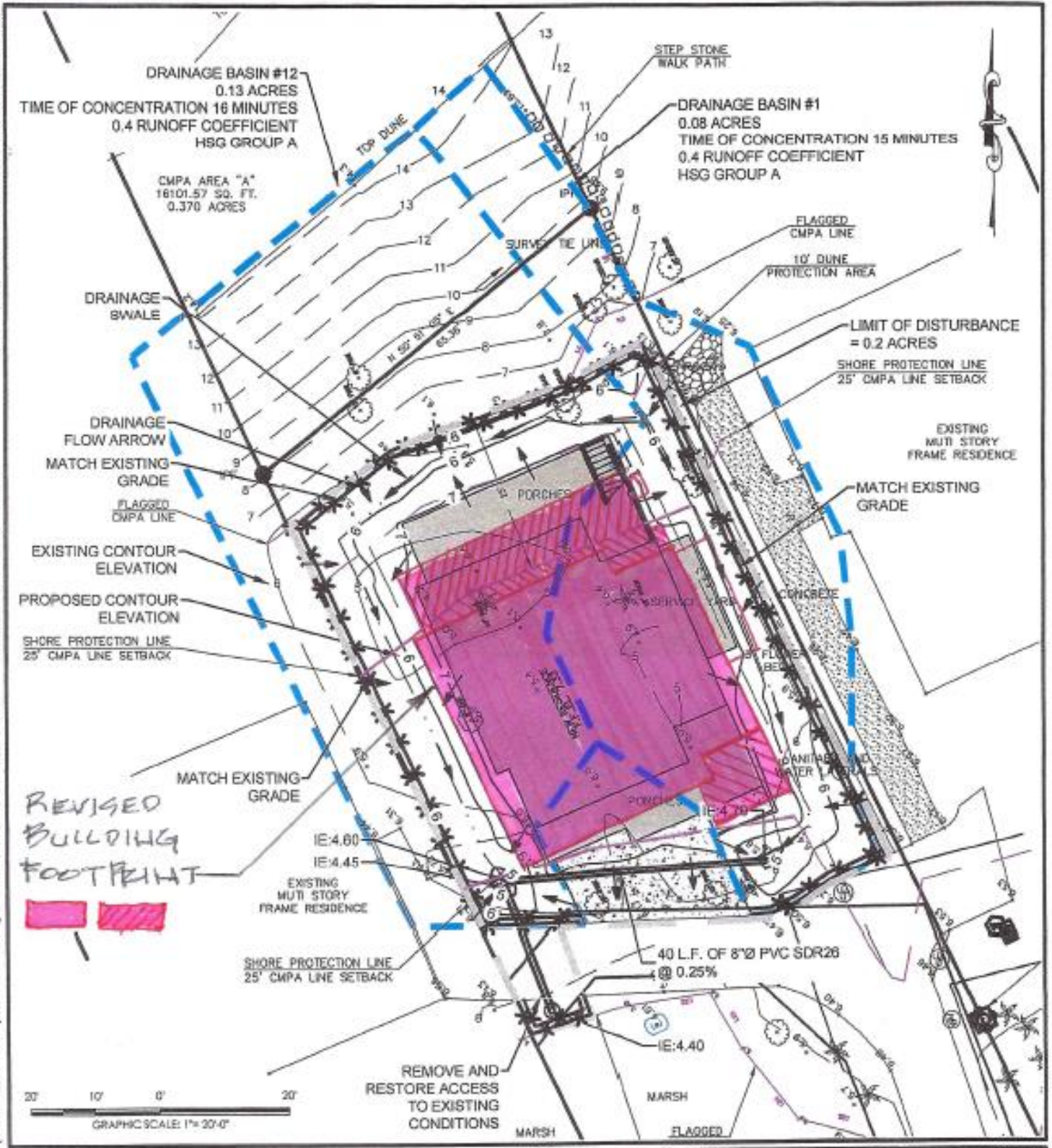
Please contact me if you have any questions on this matter

Sincerely,



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

22401908



18 SANCTUARY PLACE
 DRAINAGE BASIN EXHIBIT
 TYBEE ISLAND, GA
 PREPARED FOR:
 CADMAN DESIGNS, LLC
 J# - MC-18SP
 2/2/2024
 SHEET: 1 OF 1



Pittman Engineering Co., LLC

2591 Hwy 17S Suite 303
 Richmond Hill, GA 31324
 912-445-0578
 www.PittmanEngineeringCo.com

18 SANCTUARY PLACE
 PITTMAN ENGINEERING CO
 PIPE SIZING
 1/12/2024

STARTING STRUCTURE	RECEIVING STRUCTURE	DRAINAGE AREA	TOTAL DRAINAGE AREA	MANNING'S COEFF	TIME OF CONC	RUNOFF COEFF	25-YR 24HR RAINFALL INTENSITY	CUMULATIVE DISCHARGE	SLOPE	MANNINGS CALC.
ID	ID	(ACRES)	(ACRES)	n	(MIN)	c	(IN/HR)	(CFS)	(FT/FT)	(IN)
1	2	0.08	0.08	0.013	15	0.40	6.0	0.20	0.0025	6
3	OUTFALL	0.13	0.21	0.013	16	0.40	5.9	0.49	0.0025	8

STARTING STRUCTURE	RECEIVING STRUCTURE	SELECTED MANNINGS SIZE	MANNINGS VELOCITY	PIPE LENGTH	PIPE TRAVEL TIME	FRAME ELEV	FRICTION LOSSES	TOTAL	MINOR LOSSES	*DOWN STREAM ELEV	INLET PONDING ELEV	FREEBOARD
ID	ID	(IN)	(FT/SEC)	(FT)	(MIN)	(FT)	(FT)		(FT)	(FT)	(FT)	FRAME EL - INLET PONDING ELEV (FT)
1	2	6	1	40	0.47	5.28	0.0491	0.5	0.01	5.45	5.51	-0.22
3	OUTFALL	8	2	20	0.19	5.35	0.0335	0.5	0.02	5.40	5.45	-0.10

*Starting downstream tailwater elevation assumes water elevation in marsh is equal to the marsh edge elevation.



S. Mark Boyles, P.E., PC

P.O. Box 22324
Savannah, Georgia 31403

May 15, 2024

Re: Dorn Residence
18 Sanctuary Place
Tybee Island, Ga 31328

To whom it may concern,

The Proposed single-family residence has been designed in accordance with the current ICC-2018 building code as per City of Tybee Island. The design meets or exceeds the hurricane requirements set forth.

This letter is to address hurricane uplift requirements only and does not certify any other design or construction methods; including but not limited to soils, groundwater run-off, erosion, etc.

Thank you for your assistance in this matter.

Sincerely,

S. Mark Boyles, P.E. PC 21319

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