

708 Butler Avenue Dune Crossover

Shore Protection Act Permit Application
September 2022

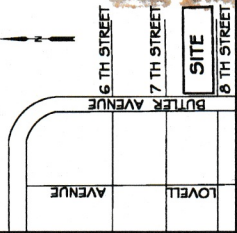
Applicant: CFK Properties, LLC
PO Box 13921
Savannah, GA 31416

RESOURCE+LAND
CONSULTANTS

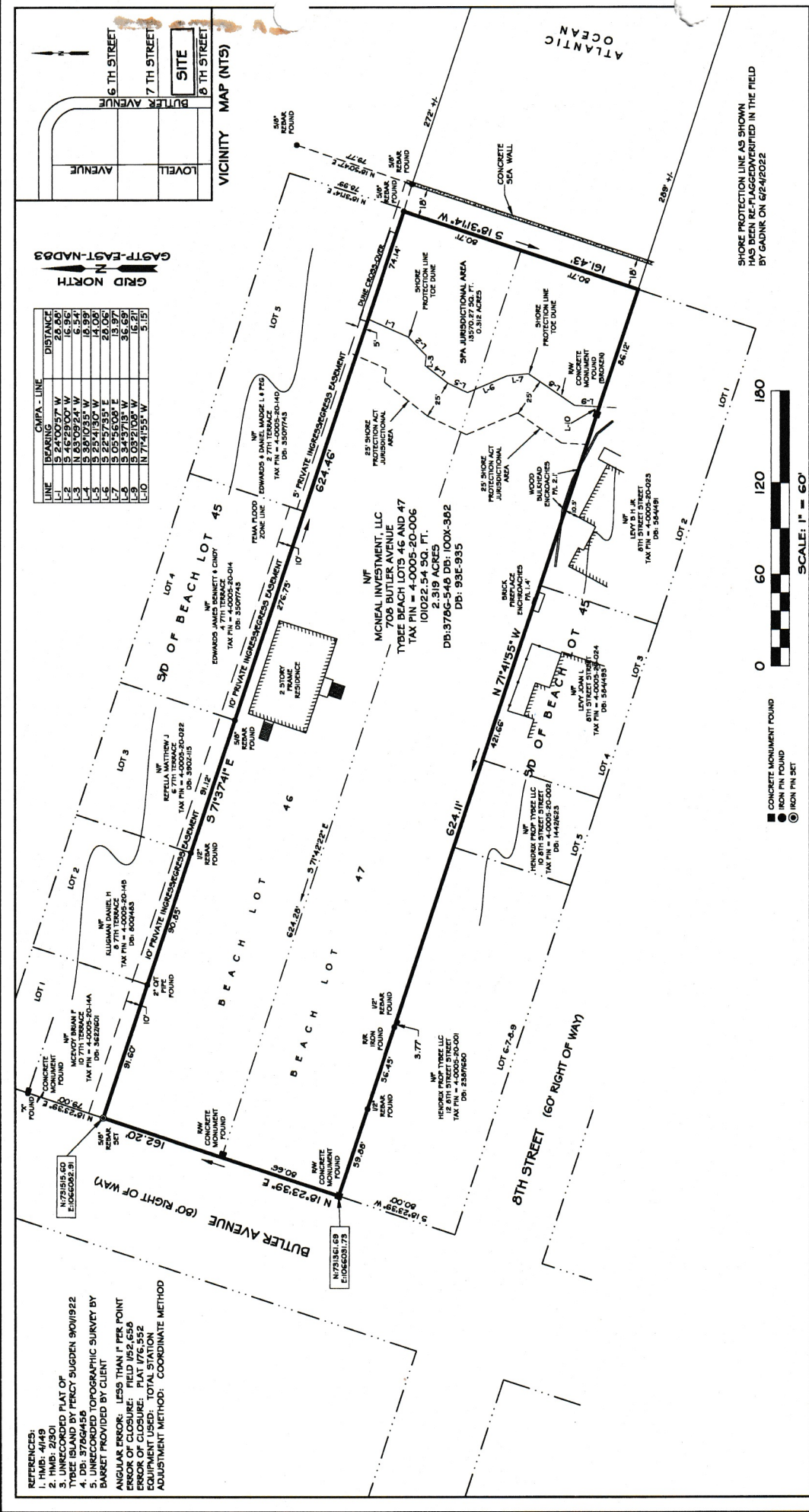
REFERENCES:
 1. HMB: 4/149
 2. HMB: 2/501
 3. UNRECORDED PLAT OF
 TYPICAL PERCT SUGDEN 90/01922
 4. D.D. STAGALLA
 5. UNRECORDED TOPOGRAPHIC SURVEY BY
 BARRETT PROVIDED BY CLIENT
 ANGULAR ERROR: LESS THAN 1" PER POINT
 ERROR OF CLOSURE: FIELD 1/52.655
 ERROR OF CLOSURE: PLAT 1/76.552
 EQUIPMENT USED: TOTAL STATION
 ADJUSTMENT METHOD: COORDINATE METHOD

LINE	COMPA - LINE	DISTANCE
L-1	S 24°00'57" W	24.00
L-2	S 46°29'00" W	16.96
L-3	N 83°09'24" W	6.54
L-4	S 39°07'35" W	18.99
L-5	S 22°57'33" E	23.06
L-6	S 05°55'00" E	13.97
L-7	S 34°37'19" W	36.69
L-8	S 03°11'06" W	16.71
L-9	N 77°41'53" W	5.13

GRID NORTH
 GASTT-EAST-NAD83



VICINITY MAP (NTS)



SHORE PROTECTION LINE AS SHOWN
 HAS BEEN RE-FLAGGED/EXERCISED IN THE FIELD
 BY GADNIK ON 6/24/2022



FLAT: 06/26/2022
FIELD: 06/23/2022
REVISION DATE:

PREPARED FOR
 CHRIS KONCUL

SHORE PROTECTION LINE RENEWAL
 BEACH LOTS 46 AND 47
 KNOWN AS 708 BUTLER AVENUE, LYING AN BEING IN THE CITY OF TYBEE ISLAND, CHATHAM COUNTY, GEORGIA

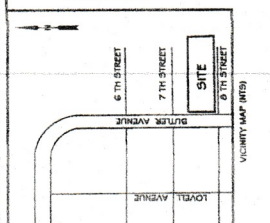


THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR RECONSTRUCT THE SAME. THE MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS FOR GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DATE: 6/26/2022
 GEORGE M. TERREIRA RLS #2607

MITR
 GPS/GIS/SURVEY
 374 EASTBRIDGE DRIVE,
 SAVANNAH, GEORGIA
 PHONE: 912-657-3091
 EMAIL: MITR374@COMCAST.NET

Type: PLAT
 Recorded: 4/16/2024 4:35:00 PM
 Fee Amt: \$10.00 Page: 1 of 1
 Chatham, GA Clerk Superior Court
 Lanning, Wesley Debra Superior Court
 Participant ID: 098816485
BK 54 PG 300



SUBDIVISION NOTES:

- PARENT TRACT: 2.319 ACRES TYBEE BEACH LOTS 46 AND 47
 TAX PIN: 4-0005-50-000
 100 WYLLIER AVENUE
- RESULTANT LOTS:
- LOTS 1-10¹ SHALL BE CONVERTED TO CR, PROPERTIES, LLC
 OCEAN DRIVE PRIVATE R/W SHALL BE CONVERTED TO BUTLER AVENUE HOMEOWNERS ASSOCIATION, INC.
- ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CITY OF TYBEE WATER AND SANITARY SEWER SYSTEM.
- ANY DEVELOPMENT MUST COMPLY WITH CURRENT ZONING AND ANY OTHER APPLICABLE ORDINANCES.
- BUILDING SETBACKS SHOWN AS PER CONSTRUCTION PLANS AS APPROVED BY CITY OF TYBEE

APPROVED BY CITY OF TYBEE ISLAND
 DATE: April 16, 2024

APPROVED BY CITY OF TYBEE ISLAND PLANNING AND ZONING
 DATE: March 11, 2024

CLERK OF COUNCIL
 DATE: April 16, 2024

OWNERS/AGENT
 DATE: April 16, 2024

Brittany West
 BRITNEY WEST (AGENT)

Michelle Owens
 MICHELLE OWENS (ACTING CITY MANAGER)

Brittany West
 BRITNEY WEST (AGENT)

Michelle Owens
 MICHELLE OWENS (ACTING CITY MANAGER)

MITR
 GIS/GPS SURVEY
 374 EASTRIDGE DRIVE,
 SAVANNAH, GEORGIA
 PHONE: 912-657-3091
 EMAIL: MITR574@COMCAST.NET



SURVEYOR CERTIFICATION: I, G. M. FERREIRA, A LICENSED SURVEYOR IN THE STATE OF GEORGIA, HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE APPLICABLE LOCAL JURISDICTIONS FOR SURVEYS AND HAVE BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR SURVEYS. I HAVE REVIEWED ALL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR STATEMENTS SHALL BE VALID ONLY IF THE APPROVAL OR STATEMENT IS MADE BY THE PURCHASER OR USER OF THIS PLAT AS TO THE ACCURACY OF THE SURVEY. FURTHERMORE, THE APPLICABLE LOCAL JURISDICTIONS FOR SURVEYS AND THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS AND THE TECHNICAL STANDARDS FOR SURVEYING AND MAPPING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 19-6-47.

DATE: 02/16/2024
 G. M. FERREIRA

THIS SURVEY WAS USED
 CARLSON 8007 DUAL FREQUENCY
 CONTROL POINTS ONLY
 GPS OBSERVATION TIME: 150.0000
 ANGLE ERROR: 1.50
 ANGULAR ERROR: LESS THAN 1" PER POINT
 FIELD: 170.774
 ADJUSTMENT METHOD: NO ADJUSTMENT

REFERENCES:
 1. NAD 83
 2. 1" = 400'
 3. UNRECORDED PLAT OF TYBEE ISLAND BY MTR, G. M. FERREIRA, 8-24-2021

LEGEND

BENCHMARK: BENCH
 TREE: TREE
 CLEAN OUT: CLEAN OUT
 LIGHT STANDARD: LIGHT STANDARD
 GAS METER: GAS METER
 SANITARY SEWER: SANITARY SEWER
 SIGN POLE: SIGN POLE
 FLAG POLE: FLAG POLE
 5000A WATER: 5000A WATER
 HYDRANT: HYDRANT
 WATER VALVE: WATER VALVE

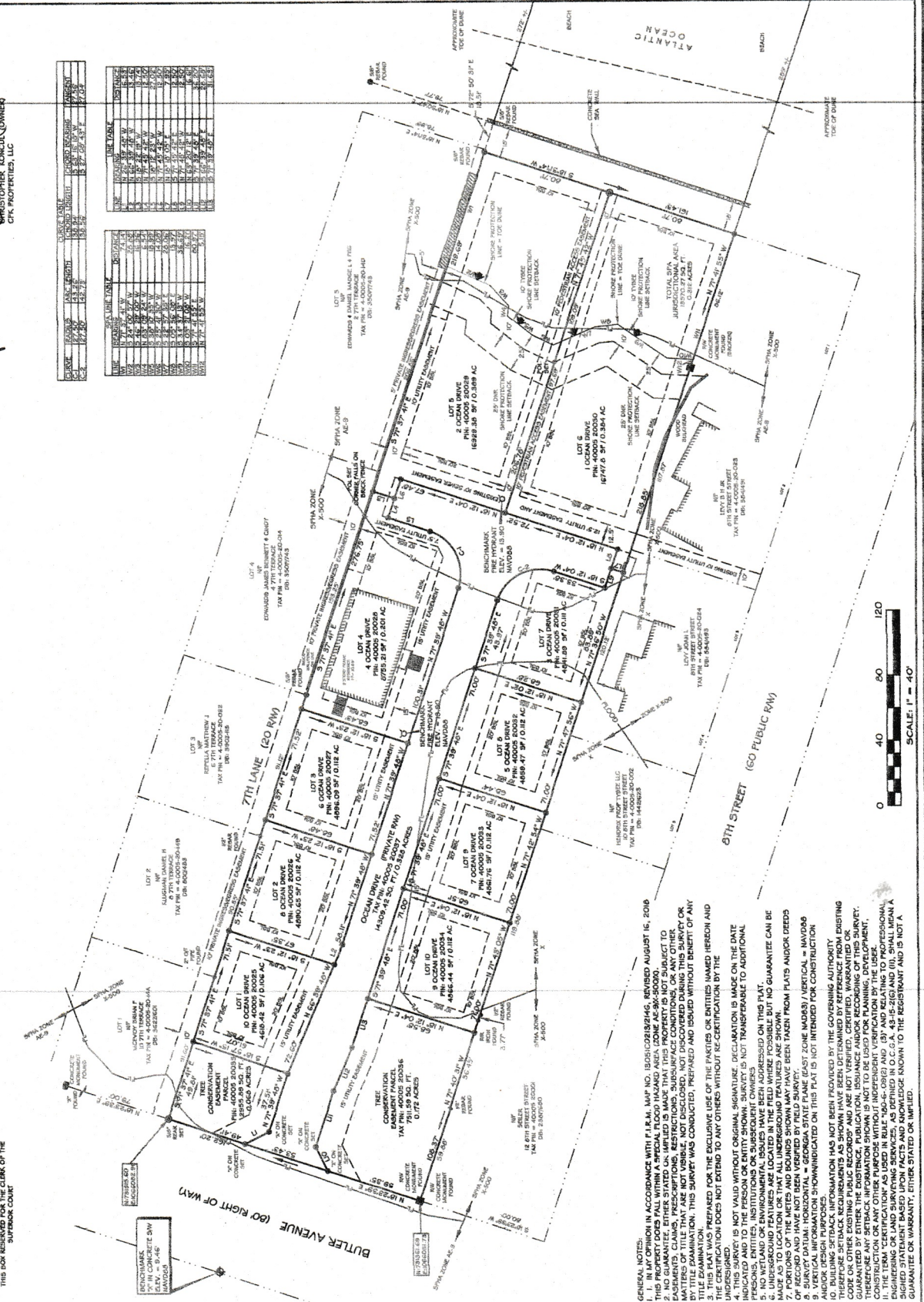
OVERHEAD POWER: OVERHEAD POWER
 BUILDING: BUILDING
 SANITARY LINE: SANITARY LINE
 SEWER ROW: SEWER ROW
 FLOOD LINE: FLOOD LINE
 CONCRETE MON.: CONCRETE MON.
 FOUND (GATE): FOUND (GATE)
 CEILING FOUND: CEILING FOUND
 REBAR SET: REBAR SET
 FOUND (GATE): FOUND (GATE)
 WATER LINE: WATER LINE

SUBDIVISION PLAT

LOTS 1 THRU 10, TREE PARCELS AND 25' PRIVATE R/W BEING THE 'OCEAN SUBDIVISION' FORMERLY BEACH LOTS 46 AND 47 KNOWN AS 705 BUTLER AVENUE, LYING AN BEING IN THE CITY OF TYBEE ISLAND, CHATHAM COUNTY, GEORGIA

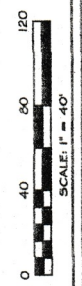
PREPARED FOR:
 CFK PROPERTIES, LLC
 19 LAKE STREET, SUITE 230
 SAVANNAH, GEORGIA 31411

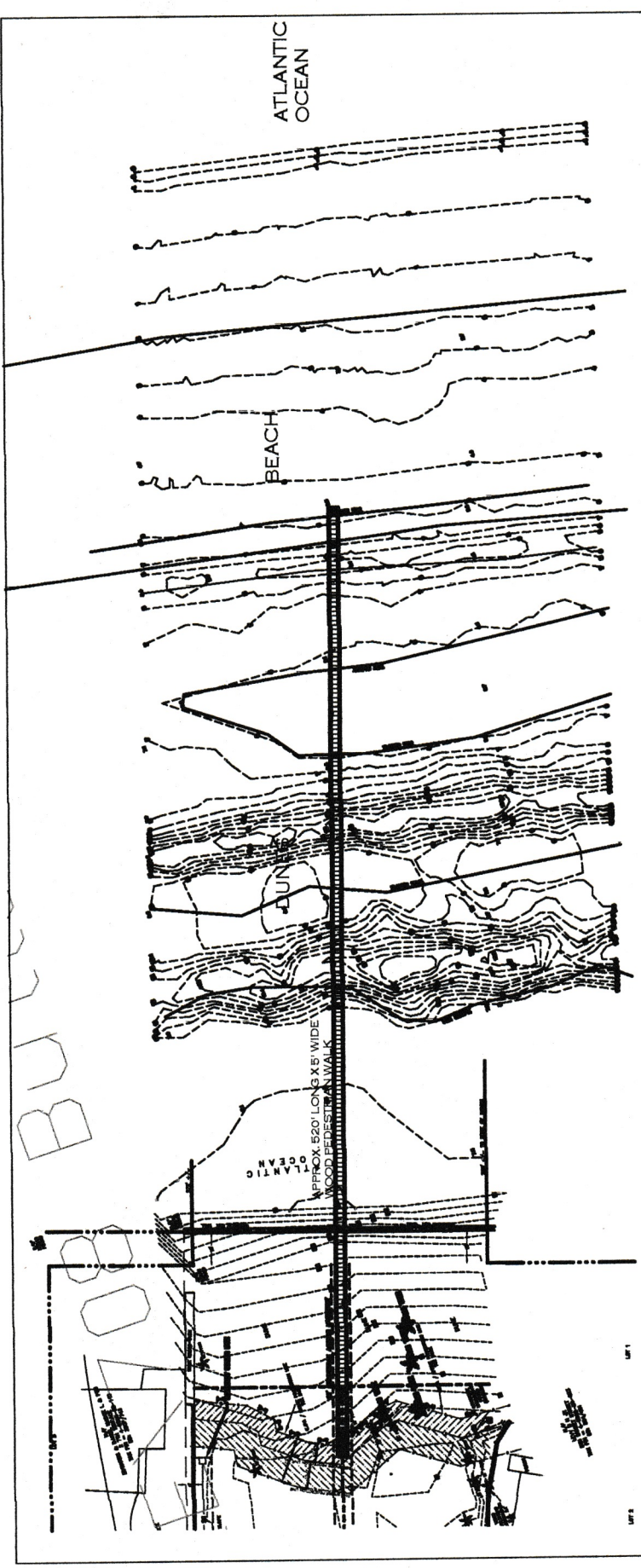
PLAT: 0222/2024 FIELD: 02/16/2024

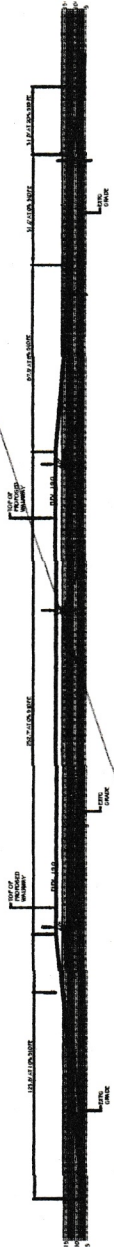


GENERAL NOTES:

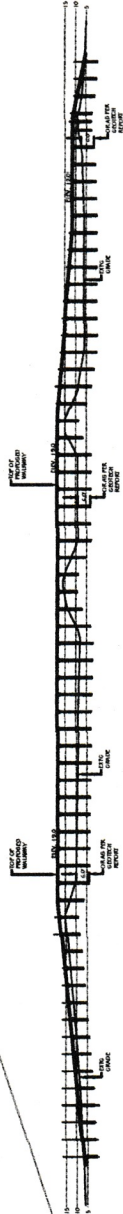
- THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE. DECLARATION IS MADE ON THE DATE INDICATED AND TO THE PERSON OR ENTITY SHOWN. SURVEY IS NOT TRANSFERABLE TO ADDITIONAL PARTIES.
- NO WETLAND OR ENVIRONMENTAL ISSUES HAVE BEEN ADDRESSED ON THIS PLAT.
- UNDERGROUND FEATURES ARE LOCATED IN THE FIELD WHERE POSSIBLE BUT NO GUARANTEE CAN BE MADE AS TO THE ACCURACY OF THESE FEATURES.
- THE METERS AND BOUNDS SHOWN MAY HAVE BEEN TAKEN FROM PLATS AND/OR DEEDS OF RECORD AND HAVE NOT BEEN VERIFIED BY FIELD SURVEY.
- SURVEY DATUM: HORIZONTAL = GEORGIA STATE PLANE (EAST ZONE); VERTICAL = NAVD83
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES OR ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS WITHOUT RECERTIFICATION BY THE SURVEYOR.
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- THE METERS AND BOUNDS SHOWN MAY HAVE BEEN TAKEN FROM PLATS AND/OR DEEDS OF RECORD AND HAVE NOT BEEN VERIFIED BY FIELD SURVEY.
- SURVEY DATUM: HORIZONTAL = GEORGIA STATE PLANE (EAST ZONE); VERTICAL = NAVD83
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES OR ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS WITHOUT RECERTIFICATION BY THE SURVEYOR.
- NO BUILDING SETBACK INFORMATION HAS NOT BEEN PROVIDED BY THE GOVERNING AUTHORITY. THE BUILDING SETBACKS SHOWN ON THIS PLAT ARE BASED ON THE RECORD PLATS AND/OR DEEDS OF RECORD AND OTHER EXISTING PUBLIC RECORDS AND ARE NOT VERIFIED, CERTIFIED, WARRANTED OR GUARANTEED BY EITHER THE EXISTENCE, PUBLICATION, ENDORSEMENT OR RECORDING OF THIS SURVEY. THEREFORE ANY SETBACK INFORMATION SHOWN IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- THE TERM "CERTIFICATION" AS USED IN RULE 190-6-47(b) AND (b)1) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-16-2(a)(2) AND (b), SHALL MEAN A GUARANTEE OR WARRANTY, EITHER STATED OR IMPLIED.







DUNE CROSSOVER PROFILE
FOR 708 BUTLER AVENUE
TYBEE ISLAND, GEORGIA
NOT TO SCALE



DUNE CROSSOVER SECTION
FOR 708 BUTLER AVENUE
TYBEE ISLAND, GEORGIA
NOT TO SCALE

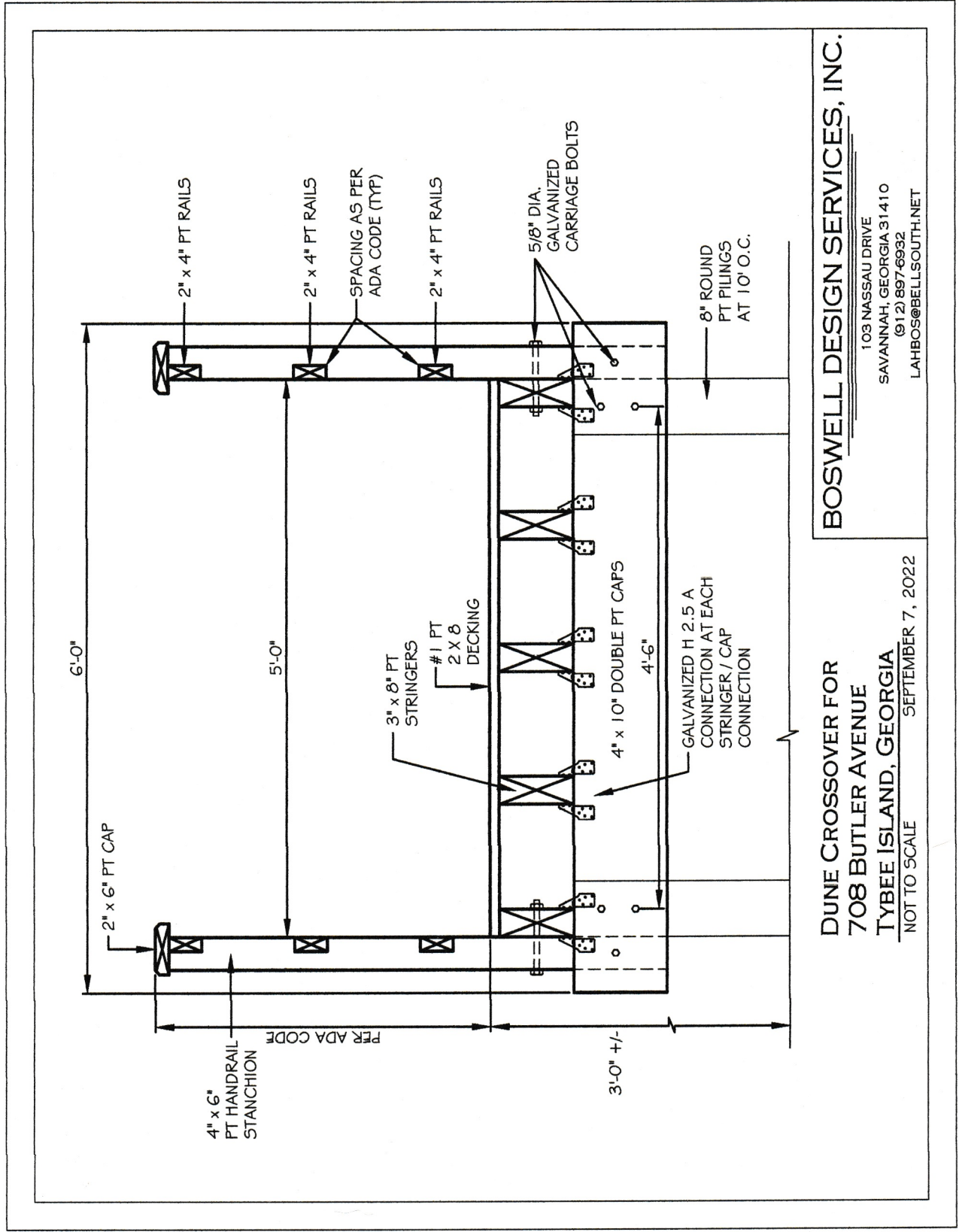


DUNE CROSSOVER PARTIAL PLAN
FOR 708 BUTLER AVENUE
TYBEE ISLAND, GEORGIA
NOT TO SCALE

BOSWELL DESIGN SERVICES, INC.

105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
(912) 867-6832
LAHOSBELL@GMAIL.COM

SEPTEMBER 7, 2022



61'-0"

51'-0"

3'-0" +/-

4'-6"

2" x 4" PT RAILS

2" x 4" PT RAILS

SPACING AS PER ADA CODE (TYP)

2" x 4" PT RAILS

5/8" DIA. GALVANIZED CARRIAGE BOLTS

8" ROUND PT PILINGS AT 10' O.C.

2" x 6" PT CAP

4" x 6" PT HANDRAIL STANCHION

PER ADA CODE

3" x 8" PT STRINGERS

#1 PT 2 X 8 DECKING

4" x 10" DOUBLE PT CAPS

GALVANIZED H 2.5 A CONNECTION AT EACH STRINGER / CAP CONNECTION

BOSWELL DESIGN SERVICES, INC.
 103 NASSAU DRIVE
 SAVANNAH, GEORGIA 31410
 (912) 897-6932
 LAHBOS@BELLSOUTH.NET

DUNE CROSSOVER FOR
708 BUTLER AVENUE
TYBEE ISLAND, GEORGIA
 NOT TO SCALE SEPTEMBER 7, 2022