

Re: SPA Impacts 16 Sanctuary Place SPA Application

P. Bart Smith

Barreiro, Deb

Wed, Jul 3, 2024, 6:35 AM

RFI Impact Spread sheet.xlsx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Deb,

See below responses in bold in the chart.

SPA Area Impacts			
Location: 16 Sanctuary Place, Tybee Island, GA			
Level	Area of Impact	Color	Sq.ft.
Ground	Concrete pad in Garage	Purple	111
Ground	Concrete pad under deck upper	Blue	41
Ground	Concrete pad under pool	Green	178
Ground	Concrete pad under deck lower	Blue	211
		Subtotal	541
Ground	Stairs	Red	22
Ground	Drainage infrastructure	N/A	9
Ground	Landscaping and grassed	N/A	522
		Subtotal	553
		Total Ground Impacts	1063
First Floor	Covered Porch	Purple	111
First Floor	Upper deck	Blue	41
First Floor	Pool	Green	178
First Floor	lower deck	Blue	211
		Subtotal	430
Second floor	Covered Porch	Purple	11
		Subtotal	11
		Grand Total Impact	1504



I have attached the excel for your files if you would like to see the math.

If your satisfied with the RFI's can you please provide me with the date for public notice and link, and date we will make the hearing?

Thank you,

Bart

On Thursday, June 27, 2024 at 04:46:18 PM EDT, Barreiro, Deb <deb.barreiro@dnr.ga.gov> wrote:

I believe I have read the plans correctly.

Attn: Deb Barreiro

Date: 6/14/2024

Subject: Comment Resolution from RFI Letter Dated May 21, 2024,
Shore Protection Act (SPA) Permit Application, 16 Sanctuary Place, Atlantic Ocean, Tybee Island,
Chatham County, Georgia

1. A copy of the plat referenced in the recorded deed or found in a previous document

Response: See page of 23 of the original submittal or attachment #1.

2. A copy of Incorporation documents for the parcel's property owner(s) and authorized signatory, and documents that designate who can sign on behalf of the LLC

Response: See attachment #2 for LLC designate.

3. A properly executed application (signed by owner(s) and consistent with information found during legal review)

Response: See Attachment #3

4. A copy of any and all valid restrictive covenants, easements and rights-of-way of record;

Response: See Attachment #4 for covenants. Easements and rights-of-way of record on shown on 26P-72 plat.

5. Designation of agent by appropriate authority (dependent upon legal review)

Response: See Attachment #5

6. A brief written description of the proposed project.

Response:

Project Narrative

Existing conditions

16 sanctuary place is located on Tybee Island and Chatham County, Georgia. The lot has approximately 0.27 acres of building ground and undisturbed. It features dunes along the north side, pedestrian beach access to the east, and marsh to south along with along with 15' private pedestrian easement and west is fully developed lot. elevations vary from 11' to 3', with middle of the lot around 5' to 6'. There are two high points in the middle of the lot which break east and west. The southern side of the lot breaks towards the marsh. Access to the lot is from south west side via Sanctuary Place. The access is 20' wide and serves as utility easement. A tree survey has been completed and is on sheet VF-01. All utilities are present and located at the south east side of the lot. The lot has a 10' building setbacks.

CMPA Jurisdictional Line & Shore Protection Act

The Shore Protection Act Line and CMPA Jurisdiction Line were delineated by Resource + Land Consultants on 7/12/2022 and surveyed on 7/26/2023. GA DNR inspected the delineation on 6/30/2023 and provided a notification letter on 8/11/2023, signed by Ms. Deb Barreiro.

Hydrology and Soils

The pre-developed conditions the lot runoff flows from the dunes south to a high point. the majority of the runoff; breaks east and west and some to the south. A second high point breaks runoff again east and west and some to the south. T this second high point is adjacent to the marsh and all southern runoff flows to the marsh.

The post developed conditions the lot will have the same drainage patterns as the pre-developed conditions. The roof is a hip and will break in the general cardinal directions. Drywells are provided along the west property line to capture the any excess runoff from neighbors. The home will have positive drainage on all sides. All grassed areas around the home will be slope at 5% for the first 10' when possible. Driveway will be sloped between 1%-2%. a grass swale has been provided on along the south east property line and draining to the south. Roof drainage will be captured via downspouts and boots and piped the marsh to south. The pipe will discharge into the marsh per City of Tybee's direction. The pipe end will be painted black and cut at 45 degree angle.

The soils on the developed section of the lot are Kershaw-Osier Complex (KIC) according to the USDA Soil Survey. These soils are excessively drained and Ksat between 5.95 to 19.98 in/hr. Hydrologic soil group is A.

Proposed Construction

The lot will be developed with a 2 story home and on piles with a garage below. The walls of the garage will be breakaway type during a storm surge condition. The home will be built to all codes. A porch will be provided on northeast side of the house and the porch will have small pool. A circle stair system will provide access to from the deck to ground level. The stair landing is approximately 15' + from the edge of the SPA Line.

Home owners and guest will have beach access from the house via the stairs from the deck. Additional access will be provided from the sides of the lot along the 10' side setbacks.

The home is sited within the 10' building setback limits to the west and the east. Primary access drive will be from the south along Sanctuary Place. Sanctuary Place is constructed with permeable pavers. A construction entrance will be provided and later be the drive way, the driveway will be surfaced with permeable pavers. All disturbed area will be stabilized with permanent seeding or sod in accordance City of Tybee grass specifications. Silt fence will be provided on all sides the project and tie into the Construction Entrance. Two rows of Type C Silt Fence will be installed adjacent to the marsh (CMPA).

The disturbed area is approximately 0.19 acres and Limits of Construction will be the silt fence. Tree removal consists of 3 palms and a pine tree. The palms trees will be replaced at 1:1 DBH with Live Oaks.

7. A discussion of alternatives considered.

Response: All efforts have been made to reduce impacts to SPA and CMPA. The home has been sited to the south as much as feasible and fits within the 10' side setbacks. Deck and Stairs have been moved to

the east to avoid impacts to City of Tybee 10' buffer. This is third iteration, the previous plans; the home located in City of Tybee's 10' Buffer and the home was moved out of the buffer. Then Site Plan was revised again along with the rear deck and stairs pushing them to the east to move them further from the sand sharing system. This plan has also passed the City of Tybee storm water review. It is utilizing unique best management practice to reduce storm water runoff and promote infiltration to improve water quality. This has been accomplished through a combination of grassed swales and dry wells(open bottom cisterns). The City of Tybee has approved the current plan as it meet all storm water and zoning requirements.

8. A complete list of adjoining property owners;

Response:

West: John B. Jr & Betsy P. Rabun

PO Box 2210, Tybee Island, Ga 31328

South: Francis High

113 Kelly Road, Dallas, NC 28034

East: City of Tybee, Beach Access

North: Savannah River/Atlantic Ocean

9. A discussion of existing beach access options for the property owners and their guests.

Response: Home owners and guest will have beach access from the house via the stairs from the deck. Additional access will be provided from the sides of the lot along the 10' side setbacks.

10. Discussion of why the permit should be granted

Response: This permit should be granted as follows: the home is site to minimal impact to the SPA; does not impact City of Tybee's 10' Buffer from the toe of the dune; does not impact current public beach access; a low impact stormwater system has been provided; impacts to the CMPA are existing and unavoidable for life safety(emergency vehicle access to home) and stormwater conveyance. The overall SPA impact is 5.25 % of the total SPA and the permanent marsh impacts are 40 SF. Given owner efforts to reduce impacts to the environmental sensitive areas (SPA and CMPA) and several design interactions to develop a house plan the meets City of Tybee's development ordinances, Georgia Coastal DNR Regulations, and Sanctuary Place HOA requirements. We respectfully request Georgia Coastal DNR to approve this permit.

11. Consideration of, and response to, the Public Interest statements identified in the Act.

Response:

PUBLIC INTEREST STATEMENT:

A. *The home is located outside of the sand sharing system and no impacts are proposed.*

B. *This construction will not unreasonably interfere with the conservation of marine life, wildlife, or other resources. This is development of lot within an approved subdivision and every effort has been made to reduce encroachment to sensitive areas.*

C. *Completion of the applicant's proposal will not interfere with access by and recreational use and enjoyment of public properties impacted by the project. Public access to the beach is adjacent to the lot. The home sited within the building setbacks thus not encroaching on the use of the public r/w.*

12. Response to Landfill/Hazardous Waste Statement.

Response: This lot does not is not a former landfill or hazardous waste disposal area.

13. A site plan illustrating the proposed structures that quantifies square footage impacts project within the SPA Jurisdiction area. Calculations should quantify specific impacts for: Identify any additional impacts to the SPA jurisdictional areas for other structures not captured on original plan (ie: fence, pool equipment, landscaping, tree removal, use of equipment in SPA jurisdiction area, etc).

Response: The home is sited at the south of the Shore Protection Act(SPA) line. A 25' off set to the south provides the boundary of the SPA area to approximate low water line. The SPA area is approximately 0.433 acres. There is limited grading, deck and corner of the home is located in the SPA area. Impacts to SPA area are approximately 0.025 acres. The impacts are 5.25% of the SPA area.

14. Statement that there are (or are not) any planned impacts to coastal marshlands jurisdiction areas.

Reponses: CMPA IMPACTS – The drive, Sanctuary Place, and utility easement is located in the limits of the 25' marsh buffer. The proposed access will tie to the existing drive and have minor impacts to the marsh buffer. These permanent impacts are approximately 40 sf and are located on the south side of the pavers. These impacts are unavoidable. Additional impacts (460 sf) to install the roof drainage pipe and SD-1 S(Silt Fence) bmp's will occur but will be returned to preconstruction conditions. These temporary impacts were directed to the designer of record during the storm water review to mitigate potential sediment loss into the marsh during construction.

15. Square footage of parcel.

Response: Approximately 1.001Acres(MLLW to the South Pins), Measurement taken from Recombination Plat, Micheal Couniham.

17. Any Right of Ways and / or easements that burden the parcel.

Response: Bryer Street Extension on east side; Utility and Access easement on south side with Pedestrian Easement south of the Marsh Buffer. The site placement of the home does not impact any of the easements.

18. Square footage of State's SPA area (include separate calculations for the area seaward of the Toe of Dune as verified by GA DNR and calculations for the 25 foot SPA Jurisdictional area landward of the SPA Toe of Dune);

Response: SPA area Seaward - 16,834 SF; Landside SPA Area – 1833 SF. Total Area is 18,667 SF.

19. Square footage of proposed impacts to SPA jurisdiction area (separate calculations for each structure ie: residence, pool, pool deck, fence, & landscaping); Square footage of impacts for all improvements combined;

Description of Area	Area Impacted (SF)	Notes
Deck and Pool	459.53	Pool is on Deck.
Home	108.73	
Landscaping	412.70	
Total	980.96	

Total SPA Area (SF)	Total Impacts SPA Area (SF)	Percent Impacted
18,667	981.0	5.25%

Please feel free to contact with in further questions

Sincerely,

*P. Bart Smith, PE
 912-856-3289
 pbartsmith@yahoo.com*

17 April, 2024

City of Tybee, Chatham
County, Savannah GA

RE: 16 Sanctuary Place

Inspections Department:

The construction of the single family residence at 16 Sanctuary Place has been designed to meet the 145 MPH wind design zone it is located within and the Hurricane Standards for the City of Tybee, Georgia.

Thank you for your time and consideration. Please feel free to call me if you have any questions.
Sincerely,

Demetrius Huddleston, R.A.
331 Kensington Drive,
Savannah, GA 31405
912.667,8830



MAYOR
Brian West

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



INTERIM CITY MANAGER
Michelle Owens

CITY CLERK
Janet LeViner

CITY ATTORNEY
Edward M. Hughes
Tracy O'Connell

CITY OF TYBEE ISLAND

April 9, 2024

Deb Barreiro
Georgia Department of Natural Resources
Coastal resources Division

Ms. Barreiro,

I have reviewed the plans for 16 Sanctuary Place (40022 01040). There will be part of the porch, the deck, the pool, 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,

A handwritten signature in cursive script that reads "Michelle Owens".

Michelle Owens
Acting City Manager

P.O. Box 2749 – 403 Butler Avenue, Tybee Island, Georgia 31328-2749
(912) 472-5033
www.cityoftybee.org