



21 October 2020

Georgia Department of Natural Resources
Coastal Resources Division
Attn: Mr. Josh Noble
One Conservation Way
Brunswick, Georgia 31520-8687

**RE: Polk Street Maintenance Improvements
Tybee Island, Chatham County, Georgia**

RLC#: 08-028

Dear Mr. Noble:

In a letter dated 20 October 2020, you requested additional information regarding the proposed project. The following provides a response to each item in the order outlined in your letter.

1. A topographic survey was previously completed for the project corridor in 2010 and provided to CRD. Considering current site conditions, this survey data is suitable for evaluation of the project. While minor changes in topography have occurred as a result of the prohibited maintenance, daily tide events, discrete storm events, etc., these minor changes have no impact on the purpose of the project nor project design. As noted on the permit drawings submitted on 17 September 2020, the datum for the project design is NAVD29.

2. As reported in the project description submitted on 17 September 2020, the project area totals 812 linear foot road. Approximately 582 linear feet of the roadway is within City of Tybee right-of-way and 230 linear feet is within property owned by Mr. Leonard. Maintenance activities will occur within 769 linear feet and the remaining 43 feet within the project area that does not require maintenance will remain undisturbed. Highway 80 is located north of the project area. The only portion of the Polk Street ROW in CMPA jurisdiction omitted from the project is the 43 linear feet described above. The "limits of work" noted on the permit drawings represent the width of disturbance not length of disturbance. An acreage breakdown of required CMPA impact was provided in the application package. Acre and square foot impacts to coastal marshlands based on the current CMPA line are as follows:

Impact Location	Impact Purpose (ac)	Leonard (ac/sf)	City (ac/sf)	Total (ac/sf)
Upland Roadway Area	N/A	N/A	N/A	N/A
Jurisdictional Dirt Roadway Area	Elevate Road	0.05/2178	0.11/4791.6	0.16/6969.6
Jurisdictional Gravel Roadway Area	Elevate Road	0/0	0.05/2178	0.05/2178
Vegetated Marsh Area	Shoulder Slope	0.04/1742.4	0.05/2178	0.09/3920.4
Project Area Total		0.09/3920.4	0.21/9147.6	0.3/13,068

3. A hydrological assessment was completed by Nutter & Associates in June of 2014 and a copy of that report was provided to CRD in the 19 February 2020 CMPA application package. As documented in section 7.0 of the report which evaluated the proposed road with no culverts:

- Hydrological and ecological connectivity between the ESM and WSM will not be adversely impacted since tidal waters inundate the ESM and WSM independently of each other during high tides via Chimney Creek's numerous surrounding tributaries.
- The duration, frequency, height, and volume of tidal water reaching the ESM and WSM during high tide will remain the same if the driveway is filled as proposed.

- Essential Fish Habitat will not be impacted as a result of filling the driveway since fish or other aquatic species will continue to have access to nursery habitat and feeding grounds in the ESM and WSM during high tides as they have in the past.
- Culverts are not necessary for the conveyance of tidal waters to the ESM or WSM and may also result in maintenance issues.
- Installation of culverts would also require raising the elevation of the driveway, which in turn would require that the driveway be widened, resulting in unnecessary fill within the eastern and western salt marshes.

Although this report concluded that culverts were not required to maintain current duration, frequency, height, and volume of tidal water adjacent to the footprint of the proposed road, the project was revised at the request of CRD to include culverting. Considering the assessment findings that indicate duration, frequency, height, and volume of tidal water will be maintained following installation of a road with no culverts, one can reasonably conclude that duration, frequency, height, and volume of tidal water will be maintained within adjacent areas following installation of a road with culverts. For this reason, a new hydrologic assessment is not required.

4. Per the cross-section depicted on Sheet C5 of the permit drawings, and as described in the revised project description, the post construction road elevations for the project are 7.0' NAVD29 for the 8' wide gravel road and 6.8' NAVD29 at the transition point for the road shoulder and slope. The project lifespan of the road at the proposed elevation will be like any other gravel road along the coast of Georgia. Expectation for maintenance is like any other gravel road along the coast of Georgia and may require less maintenance due to the use and traffic frequency.

5. The overhead power line is depicted on Sheets C1-C4. The Leonard's property contains a septic system and is not served by public sewer. The water line present within the project corridor has not been surveyed but is located immediately adjacent to the existing and proposed road.

6. A Revocable License Request signed by the City of Tybee was provided in the 17 September 2020 submittal. See attached Revocable License Request signed by Mr. Leonard.

7. See attached letter signed by Mr. Leonard authorizing the City of Tybee to apply on for improvements and maintenance of the roadway and driveway and granting the City permission to carry out the project on the Leonard Property

8. See attached Zoning Letter signed by Mr. Leonard.

9. The Coastal Marshlands Protection Act does not require justification for non-water dependent structures in CMPA jurisdiction. As outlined in DNR Rule 391-2-3-.03 Regulation of Marinas, Community Docks and Commercial Docks water dependency is related to dock and marina construction. The proposed project does not include construction of a marina, community dock nor commercial dock but rather consists of maintenance of an existing roadway. Regarding rerouting the driveway through upland, there is no opportunity to route the road through upland. The road connects Mr. Leonard's primary residence, which is entirely surrounded by coastal marshlands, to Highway 80. Specific to Mr. Leonard's property, CRD delineated coastal marshland adjacent to and west of the existing road and Mr. Leonard's guest house is located adjacent to and east of the existing drive. Relocating the road to the west would require impacts to coastal marshland and relocating the road to the east would require demolition of the house.

10. Per 391-2-3-.02 "“Upland component of the project” is all of those service areas, amenities, and recreational areas located inland of the Coastal Marshlands Protection Act jurisdiction line, that serve or augment the functioning of the marshlands component of the project, such as, but not limited to, dry stack boat storage; dockmaster shop; fuel storage and delivery facilities to serve the marshlands component of the project; and restrooms intended for users of the marshlands component of the project. This term may extend to and cover such facilities adjacent to or in proximity to the marshlands component of the project that are intended to serve exclusively or primarily the users of the marshlands component of the project if the Committee finds in its sole discretion that such facility is likely to alter the marshlands”. The proposed project does not include any features or area that serve or augment the functioning of the marshlands component of the project. For this reason, there is no upland component associated with this project.

11. Per 391-2-3-.02 “Land disturbance and construction of structures within the 50 foot marshlands buffer in the upland component of the project shall be limited to the following: (ii) Construction and maintenance of permanent structures that are required for the functionality of and/or provide permanent access to the marshlands component of the project”. While there is no upland component associated with this project, activities within the 50' buffer include maintenance of a permanent structure

(the existing road within upland) required for the permanent access to the marshlands component (the portion of the existing road within marsh). For this reason, activities associated with this project are fully compliant with the rule.

12. The proposed project includes maintenance of an existing road. No changes to upland areas connected to this roadway are proposed. No changes in current stormwater runoff from upland areas will occur as a result of the proposed project. The project area footprint is currently pervious and will be pervious post construction.

13. See attached names and addresses for adjoining landowners.

14. See attached application fee for \$500.00.

If you have any questions or require additional information to publish the public notice, please do not hesitate to contact us at (912) 443-5896. We look forward to presenting the project to the Coastal Marshlands Protection Committee at the December 2020 meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alton Brown, Jr.', with a stylized flourish at the end.

Alton Brown, Jr.
Principal
Resource & Land Consultants

Enclosures

cc: Shawn Gillen - City of Tybee
Bubba Hughes – City of Tybee
Mike Leonard
H.L. Scottie Hendrix – Weiner Shearouse

21 October 2020

RE: Salt Meadows, Polk Street, Tybee Island Georgia

To Whom It May Concern:

I Michael Leonard reside at 318 A and B Polk Street, Tybee Island, Georgia (the "Leonard Property") and authorize the City of Tybee to apply on my behalf for improvements and maintenance of the roadway and driveway and hereby grant the City permission to carry out the project on the Leonard Property.

Sincerely,

 10.20.20
Michael E. Leonard

STATE OF GEORGIA

REVOCABLE LICENSE REQUEST FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANTS NAME(S): Michael E Leonard

MAILING ADDRESS: PO Box 386 Tybee Island GA 31328

(Street)

(City)

(State)

(Zip)

PROJECT ADDRESS/LOCATION: 318 Polk Street Tybee Island GA 31328

COUNTY: Chatham WATERWAY: Marshes of Chimney Creek DATE: 10/21/20

LOT, BLOCK & SUBDIVISION NAME FROM DEED:

Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, Georgia 31520-8687

I am requesting that I be granted a revocable license from the State of Georgia to encroach on the beds of tidewaters, which are state owned property. Attached hereto and made a part of this request is a copy of the plans and description of the project that will be the subject of such a license. I certify that all information submitted is true and correct to the best of my knowledge and understand that willful misrepresentation or falsification is punishable by law.

I understand that if permission from the State is granted, it will be a revocable license and will not constitute a license coupled with an interest. I acknowledge that this revocable license does not resolve any actual or potential disputes regarding the ownership of, or rights in, or over the property upon which the subject project is proposed, and shall not be construed as recognizing or denying any such rights or interests. I acknowledge that such a license would relate only to the property interests of the State and would not obviate the necessity of obtaining any other State license, permit or authorization required by State law. I recognize that I waive my right of expectation of privacy and I do not have the permission of the State of Georgia to proceed with such project until the Commissioner of DNR or his/her designee has signed a copy of this request.

Sincerely,

By:

(Applicant), title if applicable

By:

(Applicant), title if applicable

The State of Georgia hereby grants you a revocable license not coupled with an interest as provided in your request. This area may now or in the future be utilized by boats employing power drawn nets under the provisions for commercial or sport bait shrimping. In its occupancy and use of the premises, licensee shall not discriminate against any person on the basis of race, gender, color, national origin, religion, age, or disability. This covenant by licensee may be enforced by termination of this license, by injunction, and by any other remedy available at law to the Department. The project proposed for this license must be constructed and completed within the specified timeframe associated with the authorization and/or transmittal letter associated with this revocable license and must be maintained in serviceable condition. Otherwise, action will be initiated to revoke this license and all structures must be removed immediately at the licensee's expense.

STATE OF GEORGIA
Office of the Governor

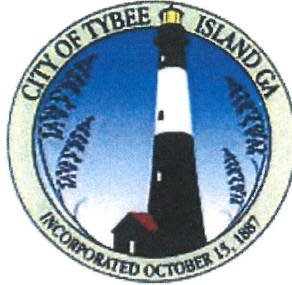
By:

For: Mark Williams, Commissioner-DNR

Date:

MAYOR
Shirley Sessions

CITY COUNCIL
Barry Brown, Mayor Pro Tem
John Branigin
Jay Burke
Nancy DeVetter
Michael "Spec" Hosti
Monty Parks



CITY MANAGER
Shawn Gillen

CITY CLERK
Janet LeViner

CITY ATTORNEY
Edward M. Hughes

CITY OF TYBEE ISLAND

Petitioner: Alton Brown

Description: requesting to impact marshland to maintain right of way – Zone C2-EC- 4-0025-01-005Y & 005Z - City of Tybee & Michael Leonard.

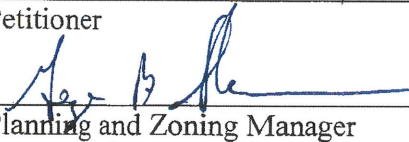
Property Address: Polk Street right of way & 318 Polk Street

Zoning Action Requested: Variance

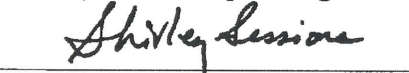
Following any required Public Hearing, the Mayor and Council of the City decided on the 11th day of June 2020, to approve the application for variance, to-wit:



Petitioner



Planning and Zoning Manager

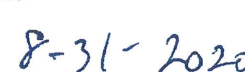


Mayor



Clerk of Council


Date


Date


Date


Date

DOWELL, WILLIAM A

Parcel Number 4-0025-01-002

Property Address FT SCREVEN, TYBEE ISLAND, GA 31328

Owner Address PO BOX 2463 TYBEE ISLAND, GA 31328-2463

SOUTHERN BELLE RENTALS LLC

Parcel Number 4-0026-11-002

Property Address 1002 US HIGHWAY 80, TYBEE ISLAND, GA 31328

Owner Address 1002 US HIGHWAY 80 TYBEE ISLAND, GA 31328

BROWN, ESTHER D & GUY, MICHELLE A

Parcel Number 4-0026-10-004

Property Address CASON AVE, TYBEE ISLAND, GA 31328

Owner Address 1 CASON RD TYBEE ISLAND, GA 31328-9302

WHITE, ROBERT E

Parcel Number 4-0026-10-003

Property Address CASON AVE, TYBEE ISLAND, GA 31328

Owner Address 411 E 46TH ST SAVANNAH, GA 31405-2332]

GOMEZ, ROBERT T & GRISSOM, CHARLENE G

Parcel Number 4-0026-10-002

Property Address CASON AVE, TYBEE ISLAND, GA 31328

Owner Address PO BOX 2171 TYBEE ISLAND, GA 31328-2171

BAKER, FRANCIS & BAKER, SARA

Parcel Number 4-0026-09-005

Property Address 5 CASON AVE, TYBEE ISLAND, GA 31328

Owner Address 5 CASON RD TYBEE ISLAND, GA 31328-9302

MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

OCT 20 2020

Mr. Alton Brown
RLC
41 Park of Commerce Way Suite 101
Savannah, GA 31405

Re: Coastal Marshlands Protection Act (CMPA) Permit Application, City of Tybee Island, Fill of Marsh for Polk Street Access (aka Salt Meadows) and Construction of a Private Driveway, Tybee Island, Chimney Creek, Chatham.

Dear Mr. Brown:

The Department has reviewed the February 2020 permit application for the proposed fill of coastal marshlands within the City of Tybee Island's Right of Way associated with Polk Street and coastal marshlands seaward of the Leonard Hammock.

Staff has also reviewed the information submitted September 17, 2020 that is based on the March 17, 2020 CMPA Jurisdiction Line. We reviewed the revised project plans and request clarification as well as/or additional information that is needed before the application can be placed on public notice. Keep in mind that an application needs to be "substantially complete" before it can be presented to the Coastal Marshlands Protection Committee (CMPC).

The following items are required before the application can be placed on Public Notice:

1. A current topographic survey for the project area known as Polk Street 60' R/W, #318 Polk Street and 0 Polk Street to verify the proposed cubic yards of fill and the finished elevation of the project area based on the current CMPA Jurisdiction Line. Please use vdatum when performing the topographic survey using the NAVD88 datum; Section 4.0 of the September 17, 2020 submittal states several elevations but does not state the datum, e.g. the new road elevation is 7.0, what datum does the elevation represent?
2. Impacts to coastal marshlands based on the current, verified, CMPA Jurisdiction Line (sq.ft./acre) for the area known as Polk Street 60' R/W, #318 Polk Street and 0 Polk Street. Please include justification for omitting approximately 172 linear feet of Polk Street ROW in CMPA jurisdiction north of the project area identified on the project plan (pages C1 & C2);
3. A current hydrologic study of the project area that includes bathymetry for tidal flow datum in coastal marshlands, creeks, tributaries and other hydrologic features within the project area for Polk Street R/W, #318 Polk Street and 0 Polk Street. Ideally, this will include a discussion of the projects impact on the deposition of sediments and their impact on surface drainage of surrounding coastal marshlands and creek systems that occur in reference tidal marshes should be duplicated in created marshes with similar spatial distribution, width, and depth to facilitate tidal exchange for the three (3) proposed 18" culverts included in the project area;
4. Discussion of post construction elevations for the project, proposed project lifespan and expectation for maintenance at the proposed elevation;

5. Depiction of existing public utilities within the Polk Street 60' R/W and the coastal marshlands seaward of the Leonard Hammock (water & sewer), if any;
6. A Revocable License Request executed by all property owners that are party to the pending CMPA request;
7. The February 13, 2020 letter from Michael Leonard authorizes the City of Tybee to apply on his behalf for improvements to and maintenance to the roadway and driveway but does not grant the City permission to carry out the project on the Leonard property. Please provide an updated letter providing this permission.
8. The zoning approval letter is not signed by the Petitioner, please sign and provide in the response;
9. Justification for construction of a non-water dependent structure in CMPA jurisdiction. The southern end of the project area includes fill of marsh for a driveway. Please state why an alternative was not considered such as routing the driveway through the upland parcel to minimize impacts to coastal marshlands;
10. A depiction of the upland component of the project per DNR Rule 391-2-3-.02(3);
11. A statement regarding the 50ft. coastal marshlands buffer per DNR Rule 391-2-3-.02(4);
12. A stormwater management plan for the upland component of the project based on current impacts for existing structures per DNR Rule 391-2-3-.02(5);
13. Current adjoining landowner addresses;
14. A non-refundable application fee in the amount of \$500.00.

We appreciate your assistance in working with staff to provide a substantially complete permit application to the Coastal Marshlands Protection Committee (CMPC) for their consideration. We are available to discuss the above at your earliest convenience to ensure the project remains on the tentative agenda for the next meeting of the CMPC. Please feel free to contact me at 912.262-3193.

Sincerely,



Josh Noble
Program Manager
Marsh and Shore Management Program

cc: Mr. Shawn Gillen
City of Tybee Island
P.O. Box 2749
Tybee Island, GA 31328

Mr. Michael Leonard
P.O. Box 386
Tybee Island, GA 31328

Ms. Skye Stockel
Savannah District Corps of Engineers
100 West Oglethorpe Avenue
Savannah, GA 31401



17 September 2020

Georgia Department of Natural Resources
Coastal Resources Division
Attn: Mr. Josh Noble
One Conservation Way
Brunswick, Georgia 31520-8687

**RE: Additional Information
Polk Street Maintenance Improvements
Tybee Island, Chatham County, Georgia**

RLC#: 08-028

Dear Mr. Noble:

In February 2020, Resource & Land Consultants (RLC), on behalf of the City of Tybee, provided a revised Coastal Marshlands Permit Application Package requesting authorization for impacts associated with maintenance of Polk Street and a driveway which provides access to Mike Leonard's primary residence. The project corridor totals approximately 0.31 acre (876 linear feet) adjacent to and south of Highway 80 on Tybee Island, Chatham County, Georgia (32.019961°, -80.852884°). Following review of the application package, you requested additional information to as part of the permit review process. In response to your request, please find attached the following information.

- Revised coastal marshland survey
- CRD verification letter
- Revised permit drawings with 2020 CMPA line
- Revised existing site conditions exhibit with 2020 CMPA line
- Revised project description with revised linear footage, acreage and impacts based on 2020 CMPA line
- 2020 City of Tybee Variance

We appreciate your assistance with this project. If you have any questions or require additional information to issue the public notice, please do not hesitate to contact us at (912) 443-5896.

Sincerely,

Alton Brown, Jr.
Principal
Resource & Land Consultants

Enclosures

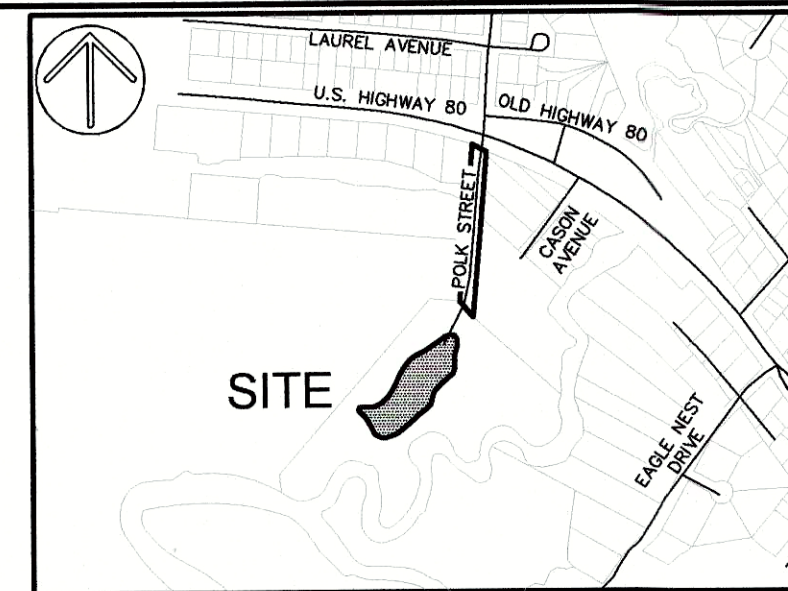
cc: Shawn Gillen - City of Tybee
Bubba Hughes – City of Tybee
Mike Leonard
H.L. Scottie Hendrix II – Weiner Shearouse
Bill Glass – Weiner Shearouse

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	BEARING	DELTA
C1	2496.48'	61.69'	61.69'	S71°04'05"E	1°24'57"

UPLAND TABLE		
PID 40025 01005Y	0.510 AC	
POLK STREET	0.044 AC	
TOTAL	0.554 AC	

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S05°29'24"W	18.18'
L2	S64°10'45"E	19.57'
L3	N29°03'29"E	9.81'
L4	N25°11'09"E	36.07'
L5	S10°58'15"E	19.61'
L6	S02°24'23"W	26.27'
L7	N79°58'48"E	12.18'
L8	N14°15'35"E	32.82'
L9	N08°14'44"E	28.17'
L10	N06°32'22"E	27.64'
L11	N05°29'24"E	24.89'
L12	S16°14'14"W	91.38'
L13	S46°58'39"E	10.78'
L14	S01°27'41"W	49.84'
L15	S42°29'20"W	21.25'
L16	S24°03'38"E	13.11'
L17	S10°57'53"W	23.37'
L18	N84°12'30"W	25.58'
L19	S03°00'18"W	18.77'
L20	S34°00'13"W	20.69'
L21	S40°18'59"W	16.90'
L22	S27°48'08"W	53.30'
L23	S00°47'00"W	13.39'
L24	S51°36'20"W	34.26'
L25	S64°49'44"W	40.04'
L26	S16°30'33"W	28.10'
L27	S65°03'47"W	24.77'
L28	S43°15'09"W	37.45'
L29	N59°30'49"W	24.87'
L30	N53°40'55"E	18.36'
L31	N33°38'59"W	37.05'
L32	N35°24'14"E	24.20'
L33	N29°46'27"E	53.50'
L34	N47°31'30"E	42.52'
L35	N02°51'23"W	6.58'
L36	N38°59'04"E	33.44'
L37	N43°35'56"E	29.64'
L38	N53°18'34"E	13.10'
L39	S65°05'43"E	19.49'
L40	N31°19'50"E	47.95'
L41	N37°55'53"E	87.42'
L42	N57°03'23"E	8.62'

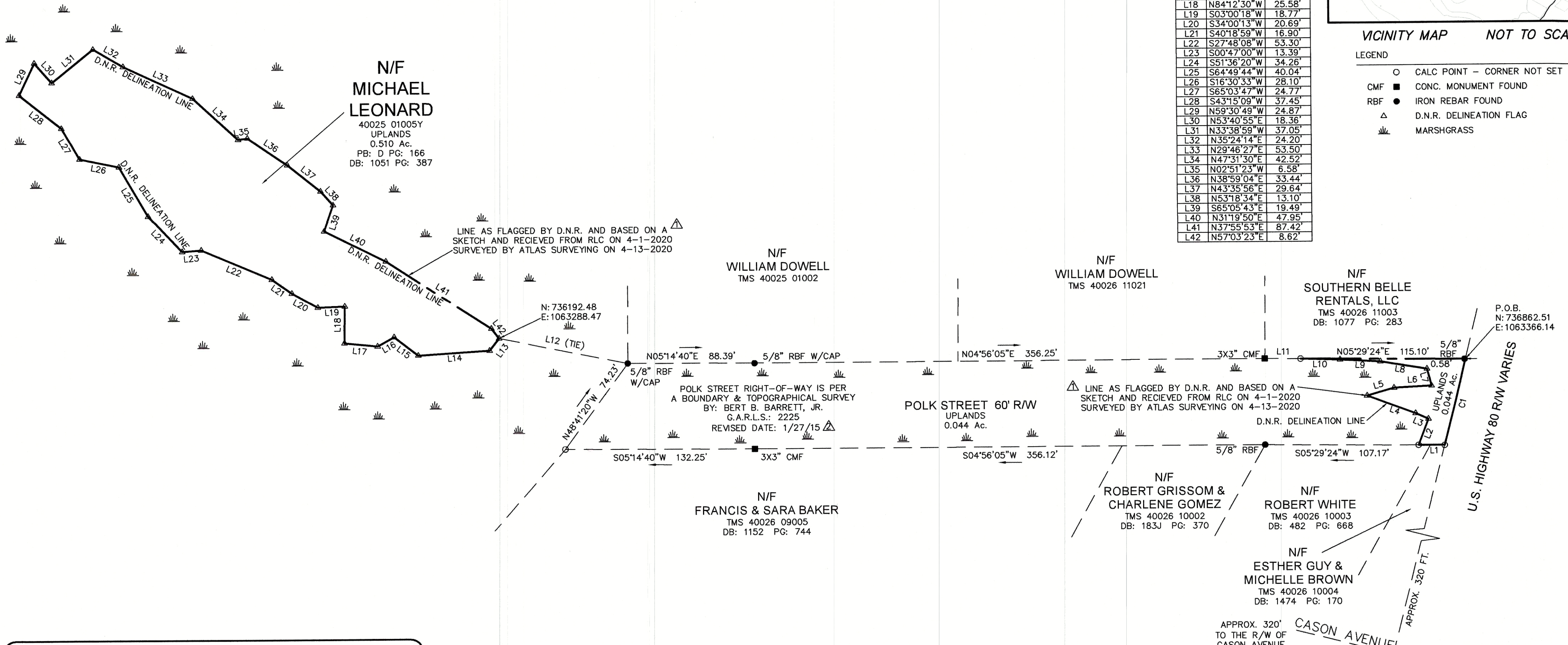
GA EAST GRID
(NAD 83)



VICINITY MAP NOT TO SCALE

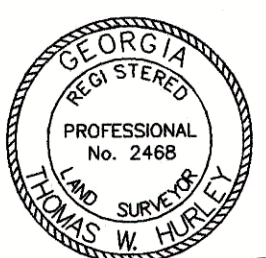
LEGEND

- CALC POINT - CORNER NOT SET
- CMF ■ CONC. MONUMENT FOUND
- RBF ● IRON REBAR FOUND
- △ D.N.R. DELINEATION FLAG
- Marshgrass



SURVEYORS CERTIFICATION

"This Coastal Marshlands Exhibit and any certification for it extends only to the Coastal Marshlands of the area shown hereon. This Coastal Marshlands Exhibit is limited only to the surface visible features at the time and date of the survey and that this Coastal Marshlands Exhibit does not constitute a boundary survey and is not to be recorded or used to convey title or interest in the property."



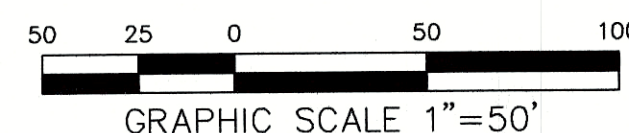
Thomas W. Hurley
DATE: 04/14/2020

TOTAL AREA: 0.554 ACRES
EOC FIELD: 1/25,258
ANG. EOC: 06"/ANGLE POINT
ADJ. METHOD: COMPASS RULE
EOC PLAT: 1/226,038
EQUIP. USED: TOPCON TOTAL STATION GTS9003

REVISIONS		
1	ADD STATEMENT	05/06/2020
2	ADD STATEMENT	05/12/2020

NOTES

- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE AE (10.0'), FIRM PANEL 0213-G COMMUNITY 13051C.
- HORIZONTAL DATUM IS GEORGIA EAST STATE PLANE GRID (NAD 83)



PREPARED FOR:
RESOURCE & LAND CONSULTANTS
A COASTAL MARSHLANDS EXHIBIT OF
A PORTION OF POLK STREET
&
#318 POLK STREET
TYBEE ISLAND
TAX PARCEL No. 40025 01005Y
5TH G.M.D.
CHATHAM COUNTY, GEORGIA

FIELD WORK: NCH
FIELD CHECK: TWH
DRAWN BY: M.F.
DATE: 04-14-2020
SCALE: 1"=50'
PROJECT No.: BFT-20098
FILE: BFT-20098 WET1.DWG

ATLAS
SURVEYING, INC.

49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

Deb Barreiro

received 05/19/2020



MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

May 19, 2020

Alton Brown
RLC
41 Park of Commerce Way, Ste. 101
Savannah, GA 31405

**Re: Coastal Marshlands Jurisdiction Line Verification, A Coastal Marshlands
Exhibit of a Portion of Polk Street & #318 Polk Street Tybee Island, Tax Parcel
No. 40025 01005Y, 5th G.M.D., Chatham County, Georgia**

Dear Mr. Brown:

Our office has received a surveyed plat by Thomas W. Hurley, Georgia Registered Land Surveyor No.2468, surveyed April 14, 2020 and prepared Resource & Land Consultants entitled "*A Coastal Marshlands Exhibit of a Portion of Polk Street & #318 Polk Street Tybee Island, Tax Parcel No. 40025 01005Y, 5th G.M.D., Chatham County, Georgia*" for the project area located adjacent to, and south of, U.S. Highway 80 R/W on Tybee Island, Chatham County, Georgia. Based on my site inspection March 17, 2020, this survey generally depicts the delineation of the marsh/upland boundary as required by the State of Georgia for jurisdiction under the authority of the Coastal Marshlands Protection Act of 1970. The delineation of the parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line is valid for one year and will normally expire one year from the date of my inspection which occurred March 17, 2020 but may be voided should legal and/or environmental conditions change.

This letter does not relieve you of the responsibility of obtaining other state, local or federal permission or authorization relative to the site. Authorization by the Coastal Marshlands Protection Committee or this Department is required prior to any construction or alteration in the marsh jurisdictional area.

I appreciate you providing us with this information for our records. Please contact me at 912.266.3695 if I may be of further assistance.

Sincerely,

Deb Barreiro

Deb Barreiro
Coastal Permit Coordinator
Marsh and Shore Management Program

Enclosure: *A Coastal Marshlands Exhibit of a Portion of Polk Street & #318 Polk Street
Tybee Island, Tax Parcel No. 40025 01005Y, 5th G.M.D., Chatham County,
Georgia*

cc: George Shaw (by email)
City of Tybee Island
403 Butler Avenue
P.O. Box 2749
Tybee Island, GA 31328

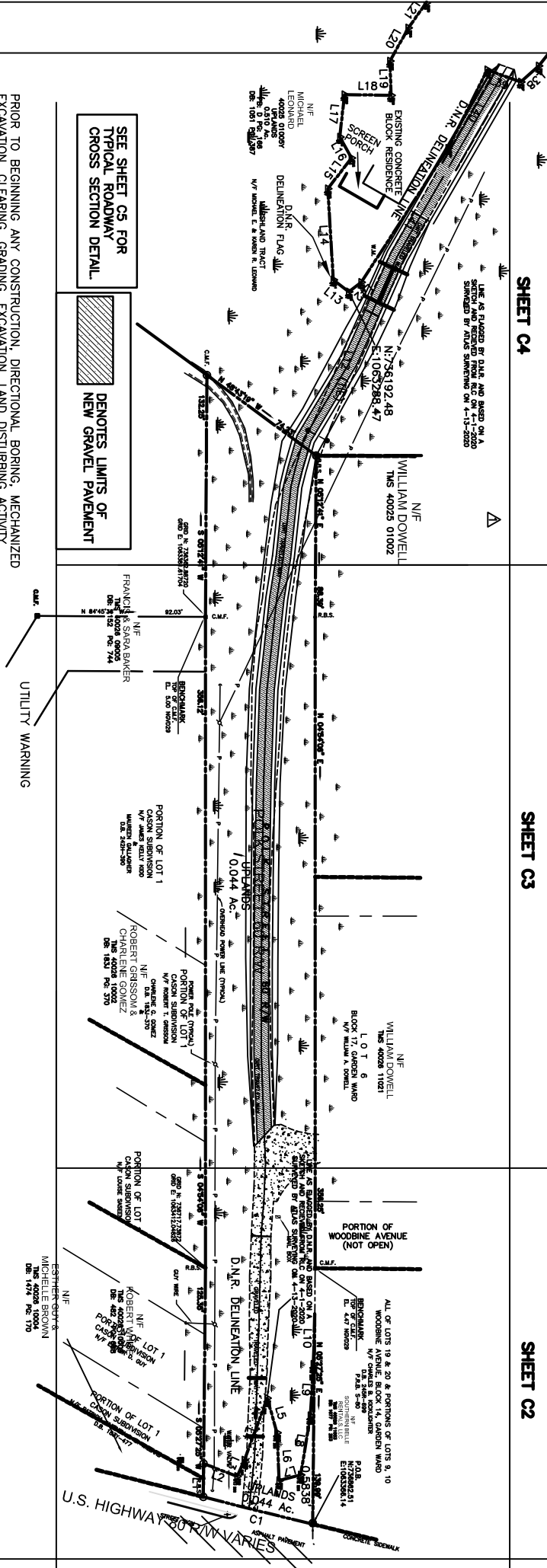
CMP20200008

BEFORE DRAWING AND ONE AFTER ROAD SURVEY RECORDS ARE OPENED UP OF
 CASHIERS STREET, BEING PROPOSED AS A PAVED HIGHWAY IN
 GARDEN WARD, TYBEE ISLAND, GEORGIA, BY THE WRITTEN CONSENT OF
 THE BOARD OF PUBLIC WORKS, CITY OF SAVANNAH, GA. (RECEIVED FEBRUARY 23, 2010)
 BERT BARRETT, JR. LAND SURVEYING, P.C.
 145 RUNNER ROAD
 SAVANNAH, GA. 31410 (912) 897-0661
 PROJECT 01276-2 11-23-10
 9:23.32 am EST

CA EAST GRID NORTH
 (NAD 83)

- REFERENCES:
1. PLAT OF A RESURVEY OF PORTIONS OF BLOCKS 14, 15 & 16, GARDEN WARD BY WRIGHT C. POWERS R.L.S. 933 DATED 7/31/63.
 2. PLAT OF REMAINING PORTION OF LOT 1 & ALL OF LOT 2, CASON SUBDIVISION, BY H.M. GARMANY DATED 6/24/64 AND RECORDED IN P.R.B. P-130.
 3. PLAT OF CASON SUBDIVISION BY S.P. KEHOE, JR. C.E. 914 DATED 4/12/48 AND RECORDED IN P.R.B. H-132.
 4. PLAT OF PORTION OF LOT 8 AND ALL OF LOTS 9-12, CASON SUBDIVISION BY BERT B. BARRETT, SR. R.L.S. 1239 DATED 6/29/92.
 5. PLAT OF LOTS 4, 5 & 6, CASON SUBDIVISION BY BERT B. BARRETT, SR. R.L.S. 1239 DATED 5/9/88.
 6. PLAT OF LOT 7 & PORTION OF LOT 8, CASON SUBDIVISION BY VINCENT HELMUTY R.L.S. 1882 DATED 2/25/82.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	2496.48'	61.69'	30.85'	61.69'	N 71°06'04" W	01°24'57"



SEE SHEET C5 FOR
 TYPICAL ROADWAY
 CROSS SECTION DETAIL.

DENOTES LIMITS OF
 NEW GRAVEL PAVEMENT

UTILITY WARNING

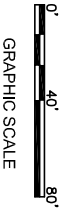
ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES THAT MAY BE PRESENT. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF ANY UTILITIES THAT ARE NOT SHOWN. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF ANY UTILITIES THAT ARE NOT SHOWN. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF ANY UTILITIES THAT ARE NOT SHOWN.

PRIOR TO BEGINNING ANY CONSTRUCTION, DIRECTIONAL BORING, MECHANIZED EXCAVATION, CLEARING, GRADING, EXCAVATION, LAND DISTURBING ACTIVITY OF ANY TYPE, ETC., NOTIFY THE UTILITIES PROTECTION CENTER AT 1-800-282-7411. NOTIFICATION MUST BE GIVEN IN ACCORDANCE WITH GEORGIA LAW. THE TICKET IS GOOD FOR THE DURATION STATED BY THE UTILITIES PROTECTION CENTER. IT SHALL BE RENEWED BY THE CONTRACTOR AS NECESSARY FOR THE DURATION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH UTILITY COMPANIES FOR FIELD PROTECTION OF UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE "HIGH VOLTAGE SAFETY ACT" WHICH GOVERNS ACTIVITIES NEAR HIGH VOLTAGE POWER LINES. THE NOTIFICATION PROCEDURE SHALL BE THE SAME AS STATED ABOVE. IN THE EVENT OF DAMAGE, THE CONTRACTOR SHALL CONTACT BOTH THE UPC AND THE AFFECTED UTILITIES. ALL NON-EMERGENCY WORK SHALL BE HALTED IMMEDIATELY UNTIL THE DAMAGE IS REPAIRED TO THE SATISFACTION OF THE UTILITY OWNER AND ALL OTHER GOVERNING AUTHORITIES.

NO WORK SHALL BE DONE IN THE POLK STREET SOUTH R.O.W. WITHOUT ALL REQUIRED APPROVALS AND PERMITS OF ALL GOVERNING AGENCIES, AUTHORITIES, BODIES, ETC., INCLUDING BUT NOT LIMITED TO THE CITY OF TYBEE, CHATHAM COUNTY, ETC...



1-800-282-7411
 OR 811



KEY MAP
 A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80, LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.

FOR
 THE CITY OF TYBEE ISLAND &
 MR. & MRS. MICHAEL LEONARD

DAVIS ENGINEERING, INC.
 PO BOX 1663
 TYBEE ISLAND, GA 31328
 PHONE: 912-885-7262
 E-MAIL: DKB@DSEMAIL.COM

DRAWN: D.S&B.B. DESIGN: D.D. JOB NO: 20607000
 DATE: 07-08-12

THIS SHEET IS ONLY A PORTION OF THE COMPLETE SET OF PLANS. ONLY COMPLETE SETS OF PLANS SHALL BE USED.

C1



LIMITS OF WORK

PORTION OF WOODBINE AVENUE (NOT OPEN)

ALL OF LOTS 19 & 20 & PORTIONS OF LOTS 9, 10
WOODBINE AVENUE, BLOCK 14, GARDEN WARD
N/F CHARLES B. KICKLIGHTER
D.B. 245R-699
P.R.B. S-80
BENCHMARK
TOP OF C.M.F.
EL. 4.47 NGVD29

P.O.B.
N: 736862.51
E: 1063366.14
SOUTHERN BELLE
RENTALS, LLC
TMS 40026 11003
DB: 1077 PG: 283

356.25'

N 05°27'25" E

139.99'

LINE AS ELABORATED BY D.N.R. AND BASED ON A
SKETCH AND RECEIVED FROM RLC ON 4-1-2020
SURVEYED BY ATLAS SURVEYING ON 4-13-2020

CENTER LINE OF
EXISTING ROADWAY
(TYP.)

UPLANDS
0.44 Ac.

D.N.R. DELINEATION LINE

GRID N: 736717.73872
GRID E: 1063412.04826

S 04°54'06" W

125.35'

S 05°27'25" W

GUY WIRE

WATER VALVE

ASPHALT PAVEMENT

CONCRETE SIDEWALK

STREET SIGN
HIGHWAY 80 R/W VARIES

PORTION OF LOT 1
CASON SUBDIVISION
N/F LOUISE SASSEY

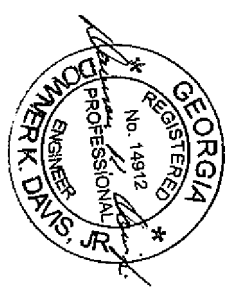
N/F
ROBERT WHITE
TMS 40026 10003
DB: 482 PG: 668
PORTION OF LOT 1
CASON SUBDIVISION
N/F ESTHER GUY

PORTION OF LOT 1
CASON SUBDIVISION
N/F PATRICIA WILSON & B. WILSON
D.B. 183Y-477

N/F
ESTHER GUY &
MICHELLE BROWN
TMS 40026 10004
DB: 1474 PG: 170

30 0 30 60

GRAPHIC SCALE - FEET



THIS SHEET IS ONLY A PORTION OF THE COMPLETE SET OF
PLANS. ONLY COMPLETE SETS OF PLANS SHALL BE USED.

POLK STREET SOUTH MAINTENANCE

A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80,
LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.

FOR
THE CITY OF TYBEE ISLAND AND
MR. & MRS. MICHAEL LEONARD

DAVIS ENGINEERING, INC.
PO BOX 1663
TYBEE ISLAND, GA 31328
PHONE: 912-695-7262
EMAIL: DKDBUS@GMAIL.COM

DRAWN: D.S. & B.B. DESIGN: D.D. JOB NO: 20607000
07-06-12 RVSD 07-28-20

sheet
C2

GRAPHIC SCALE – FEET

LINE AS FLAGGED BY D.N.R. AND BASED ON A SKETCH AND RECEIVED FROM RLC ON 4-1-2020 SURVEYED BY ATLAS SURVEYING ON 4-13-2020

C.A. GRID NORTH

WATER LINE ACCORDING TO FLAGS

TRANSITION TO NATURAL GRADE: 1.5:1 SLOPE (TYP.)

EDGE OF DRIVE LANE (TYP.)

EXISTING CONCRETE BLOCK RESIDENCE

N: 736192.48
E: 1063288.47

TOP OF SHOULDER (TYP.)

TOP OF SHOULDER (TYP.)

20.15LF 18" DOUBLE WALLED HDPE PIPE, BURY IN EXISTING GROUND TO SPRING LINE (HALF BURY).

R.B.S.

SCREEN PORCH

N/F MICHAEL LEONARD
40025 01005Y
UPLANDS
0.510 Ac.
PB: D PG: 166
DB: 1051 P01/387

D.N.R. DELINEATION FLAG

WATERSHED TRACT
N/F MICHAEL E. & KAREN R. LEONARD

TRANSITION TO NATURAL GRADE: 1.5:1 SLOPE (TYP.)

EDGE OF DRIVE LANE (TYP.)

TOE OF SLOPE (TYP.)

TOE OF SHOULDER (TYP.)

TOE OF SLOPE (TYP.)

EDGE OF DRIVE (TYP.)

TOE OF SLOPE IS LIMITS OF WORK

POLK STREET SOUTH MAINTENANCE

A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80, LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.

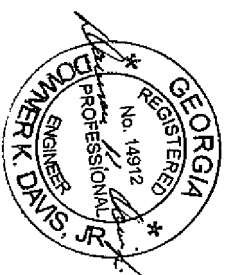
FOR
THE CITY OF TYBEE ISLAND AND
MR. & MRS. MICHAEL LEONARD

DAVIS ENGINEERING, INC.

PO BOX 1663
TYBEE ISLAND, GA 31328
PHONE: (912) 695-7262
EMAIL: DKDBUS@GMAIL.COM

DRAWN: D.S. & B.B. DESIGN:
07-06-12 RVSJ 07-28-20

C4



GRAPHIC SCALE - FEET



C.M.F. 132.25'
N 48°43'19" W
74.23'
S 05°12'41" W
92.03'

GRID N: 736362.88720
GRID E: 1063381.61704

LOT 12

CASON SUBDIVISION
N/F JAMES KELLY KIDD

FRANCIS & S

MAUREEN GALLAGHER
D.B. 242H-390

WILLIAM DOWELL

N/F

D.D. JOB NO: 2K

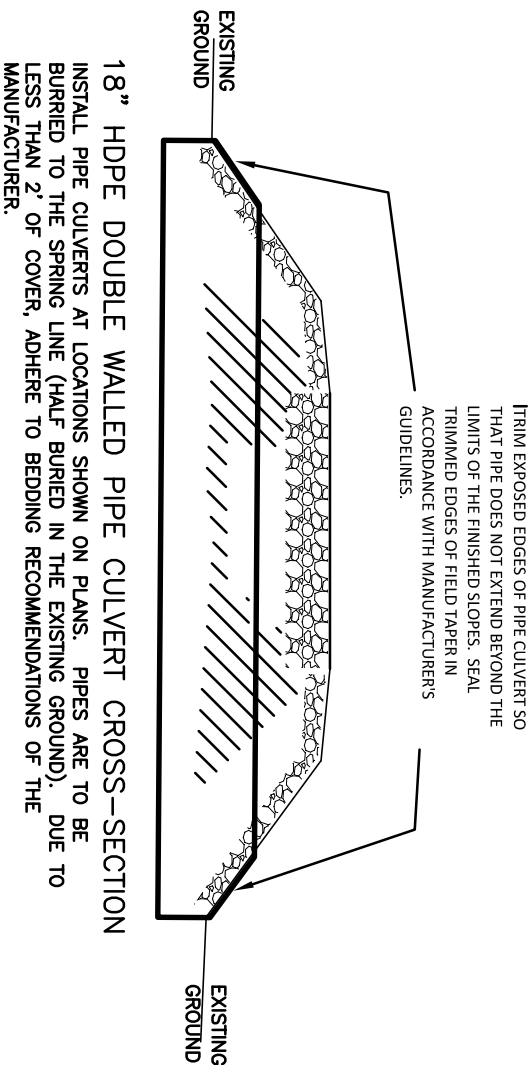
TMS 40025 01002
THESE PROPERTY LINES ARE THE SOUTHERN LIMITS OF WORK BY THE CITY OF TYBEE ISLAND. ALL WORK SOUTH OF THESE PROPERTY LINES IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

TOP OF SHOULDER (TYP.)

R.B.S.

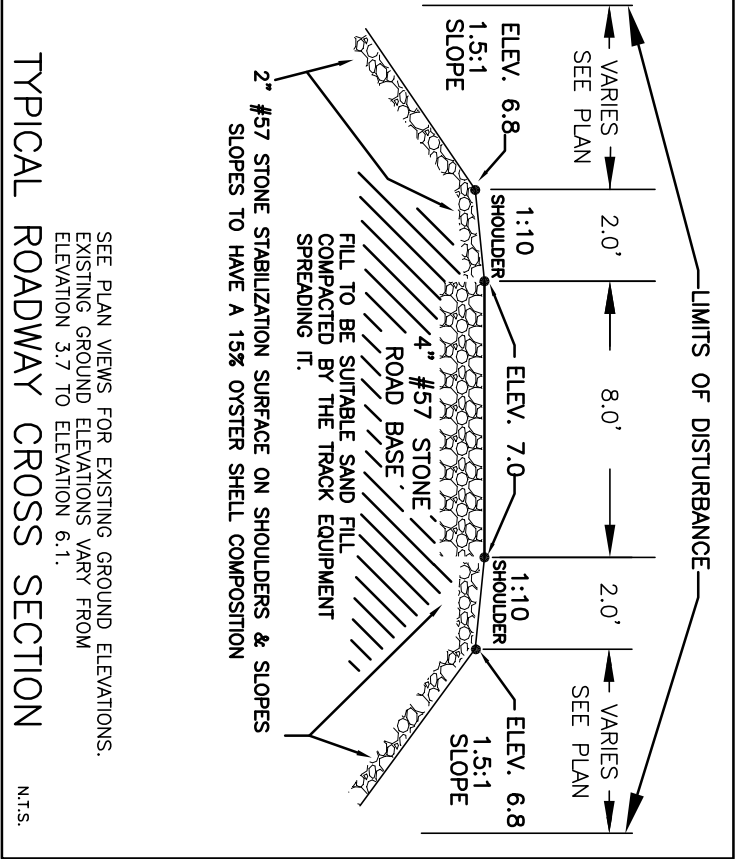
88.39'

THIS DRAWING AND ALL REPRODUCIBLE COPIES OF THIS DRAWING ARE THE PROPERTY OF DAVIS ENGINEERING, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF DAVIS ENGINEERING, INC. IS NOT PERMITTED.



STABILIZATION & EROSION CONTROL:

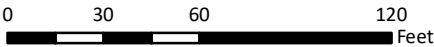
STABILIZATION WILL BE BY THE STONE SURFACES. THERE ARE NO VEGETATIVE STABILIZATION METHODS PROPOSED. WORK WILL PROGRESS WITH THE SEQUENTIAL PLACEMENT OF STONE AS THE FILL REACHES THE SUBGRADE HEIGHT. NO MORE THAN 50 LINEAR FEET OF FILL CAN BE EXPOSED AT ANY TIME AND NO MORE THAN 20' AT THE END OF THE DAY. AT THE END OF EACH WORKDAY EITHER THE UNFINISHED SURFACES ARE TO RECEIVE A 2" LAYER OF #57 STONE (TO REMAIN IN PLACE) OR 2 ROWS OF TYPE "C" SILT FENCE MAY BE PLACED AROUND THE UNFINISHED ROAD SECTION. THE SLOPES WILL BE A COMPOSITION OF 90% #57 STONE & 10% OYSTER SHELL.



DETAILS	
THIS SHEET IS ONLY A PORTION OF THE COMPLETE SET OF PLANS. ONLY COMPLETE SETS OF PLANS SHALL BE USED.	
A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80, LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.	
FOR THE CITY OF TYBEE ISLAND AND MR. & MRS. MICHAEL LEONARD	
DAVIS ENGINEERING, INC.	
PO BOX 1663 TYBEE ISLAND, GA 31328 PHONE: (912) 695-7262 EMAIL: DKDBUS@GMAIL.COM	
DRAWN: D.S. & B.B. DESIGN: D.D.	07-06-12 JOB NO: 2060700
sheet: C5	



- Project Area (± 0.31 -ac)
- DNR Saltmarsh (± 0.09 -ac)
- Existing Dirt Road Under DNR Jurisdiction (± 0.16 -ac)
- Existing Gravel Road Under DNR Jurisdiction (± 0.05 -ac)
- Upland (± 0.01 -ac)
- Property Boundary



Michael Leonard
-0.05 Acre of Existing dirt road under DNR jurisdiction
-0.04 Acre of DNR Saltmarsh
City of Tybee
-0.11 Acre of Existing dirt road under DNR jurisdiction
-0.05 Acre of Saltmarsh
-0.05 Acre of Existing gravel road under DNR jurisdiction
-0.01 Acre of Upland

RLC Project No.:	08-028
Figure No.:	1
Prepared By:	MG
Sketch Date:	9/14/2020
Map Scale :	1 inch = 60 feet

**Polk Street South
Maintenance**
Chatham County, Georgia

Existing Site Conditions
Prepared For: City of Tybee & Leonard Family

RLC

**RESOURCE+LAND
CONSULTANTS**
41 Park of Commerce Way, Ste. 303
Savannah, Georgia 31405
912.443.5896 www.rlandc.com

Polk Street Maintenance

Tybee Island, Chatham County, Georgia

Project Description

Revised September 2020

1.0 INTRODUCTION:

The City of Tybee is seeking authorization under the Coastal Marshlands Protection Act of 1970 (CMPA) for impacts to tidal wetlands necessary to facilitate the proposed Polk Street Maintenance Project. The project corridor is located on Tybee Island, Chatham County, Georgia and extends from Highway 80 south to an existing single-family residence (Figure 1).

2.0 BACKGROUND & PROJECT PURPOSE:

The project area extends from Highway 80 south to the Leonard residence. The existing roadway was constructed between 1940 and 1950 according to Tax Assessors Office. Of the 812 linear foot road, approximately 582 linear feet is within City of Tybee right-of-way and 230 linear feet is within property owned by Mr. Leonard. Mr. Leonard obtained ownership of the residence in 1994. Mr. Leonard's family has owned the property since 1950's and Mr. Leonard purchased the property from his family estate. Over time, from tidal action, weather and other causes, portions of the driveway are flooded/submerged on every high tide event (twice daily) and the entire driveway is flooded/submerged on every spring tide. Because maintenance of the road has been prohibited in recent years, flooding occurs daily, portions of the road remain saturated at all times, and erosion continues to occur. Currently, the Leonard's schedule travel and access to and from their home around tidal events. At low tide, the Leonard's drive on the existing road. At high tide and spring high tide, the Leonard's park a vehicle on the shoulder of the road at the intersection of Highway 80 and Polk Street and walk to their home.

The overall purpose of the project is to perform road maintenance necessary to provide suitable, safe and maintainable access for Mr. Leonard as well as City of Tybee emergency and maintenance vehicles. The proposed maintenance will include improvements to approximately 769 linear feet of roadway. The remaining 43 linear feet of gravel road near Highway 80, which is not regularly covered by tide events, will remain in its current condition.

3.0 EXISTING SITE CONDITIONS:

The project corridor totals 0.31 acre includes the existing road and a summary of existing habitats is as follows:

Table 1: Existing Site Conditions

Existing Conditions	Leonard Area (ac)	City Area (ac)	Total Area (ac)
Upland Roadway Area	0	0.01	0.01
Jurisdictional Dirt Roadway Area	0.05	0.11	0.16
Jurisdictional Gravel Roadway Area	0	0.05	0.05
Vegetated Marsh Area	0.04	0.05	0.09
Project Area Total (ac)	0.09	0.22	0.31

Existing Conditions	Leonard Length (lf)	City Length (lf)	Total Length (lf)
Upland Roadway Length	0	43	43
Jurisdictional Dirt Roadway Length	230	378	608
Jurisdictional Gravel Roadway Length	0	161	161
Total Roadway Length	230	582	812

4.0 PROPOSED PROJECT:

The proposed project includes improvement and maintenance of a single lane access road. The road surface will be constructed of gravel material. The area associated with the proposed road totals 0.31 acre and requires 0.21 acre of dirt and gravel road impact and 0.09 acre of marsh impact. The following provides a summary of impacts:

Table 2. Proposed Impacts

Impact Location	Impact Purpose	Leonard Area (ac)	City Area (ac)	Total Area (ac)
Upland Roadway Area	N/A	N/A	N/A	N/A
Jurisdictional Dirt Roadway Area	Elevate Road	0.05	0.11	0.16
Jurisdictional Gravel Roadway Area	Elevate Road	0	0.05	0.05
Vegetated Marsh Area	Shoulder Slope	0.04	0.05	0.09
Project Area Total		0.09	0.21	0.3

The new road will contain an eight foot wide drive at elevation 7.0, 2.0 foot gravel shoulders on each side of the drive and gravel slopes of 1.5:1. The minimum and maximum width of the roadway within jurisdictional area (toe of slope to toe of slope) totals 12 feet and 21.75 feet respectively with an average maximum width of 18.33 feet. Note that width varies based on elevation. The road will be raised a maximum of 3.0 feet with an average elevation increase of 2.5 feet within the Leonard's property and 2.8 feet within the City's property. The driveway shoulders and slopes will be stabilized with stone or stone/oyster shell mixture as the fill is placed. During construction and until road maintenance is completed, the end section will be sloped at 10:1 and a light 1.5 to 2 inch covering of stone applied at the end of each day. Because the existing and improved road does not create an isolated marsh area (tidewater flows from Chimney Creek on each side of the road and island), raising of this roadway will not result in flow or hydrology impacts to adjacent marsh areas. However, three 18" culverts will be installed within the roadway footprint to provide additional hydrologic connectivity. Following completion of the project, Polk Street will be restored to a safe, functioning, maintainable and usable single lane roadway.

4.1 Marshlands & Upland Component

As defined by the Georgia Department of Natural Resources – Coastal Resource Division (GADNR-CRD), the marshlands component of a project means the part of the project in an estuarine area or any structure on or over an estuarine area requiring a permit under the Coastal Marshlands Protection Act. The upland component is defined as all those service areas, amenities, and recreational areas located inland of the Coastal Marshlands Protection Act (CMPA) jurisdiction line that serve or augment the function of the marshlands component of the project.

For this project, the marshlands component would include the proposed impact areas associated with the road improvements. The upland component would consist of all upland area within the project site.

For CMPA projects, GADNR rules require that pervious surfaces must be maximized and total impervious area minimized in the project area when practicable, with a goal of no more than 15% effective impervious cover, taking into consideration existing structures and available land within the upland component of the project area. The proposed road will consist of a gravel surface and will be 100% pervious exceeding the Percent Effective Imperviousness Goal of 15% established by CRD.

5.0 PROJECT JUSTIFICATION:

Currently, access is not afforded during high tide. Beyond limited access afforded by Mr. & Mrs. Leonard, any emergency event (i.e. health, fire, etc.) cannot be serviced by emergency responders' vehicles. The proposed project is necessary to provide a safe, functioning, and usable roadway within the Polk Street right-of-way. The project will not result in the alteration of any navigable waters, shoaling, creation of areas of stagnant water, or an adverse effect on aquatic life.

6.0 SUPPLEMENTAL INFORMATION:

This additional information is provided for compliance with Coastal Marshlands Protection Act of 1970 information requirements:

OCGA 12-5-286. Permits to fill, drain, etc., marshlands.

(b) Each application for such permit shall be, properly executed, filed with the department on forms as prescribed by the department, and shall include:

- (1) The name and address of the applicants-**
City of Tybee Island
Shawn Gillen-City Manager

403 Butler Ave
Tybee Island, GA 31328

- (2) A plan or drawing showing the applicant's proposal and the manner or method by which such proposal shall be accomplished. Such plan shall identify the coastal marshlands affected-** Please refer to attached drawings produced by Davis Engineering.
- (3) A plat of the area in which the proposed work will take place-** See attached.
- (4) A copy of the deed or other instrument under which the applicant claims title to the property or, if the applicant is not the owner, then a copy of the deed or other instrument under which the owner claims title together with written permission from the owner to carry out the project on his land. In lieu of a deed or other instrument referred to in this paragraph, the committee may accept some other reasonable evidence of ownership of the property in question or other lawful authority to make use of the property; The committee will not adjudicate title disputes concerning the property which is the subject of the application; provided, however, the committee may decline to process an application when submitted documents show conflicting deeds-** Deeds for subject property and referenced plat is included in the attached information.
- (5) A list of all adjoining landowners together with such owners' addresses, provided that if the names or addresses of adjoining landowners cannot be determined, the applicant shall file in lieu thereof a sworn affidavit that a diligent search, including, without limitation, a search of the records for the county tax assessor's office, has been made but that the applicant was not able to ascertain the names or addresses, as the case may be, of adjoining landowners-** Adjacent landowner information is provided in the attached information.
- (6) A letter from the local governing authority of the political subdivision in which the property is located, stating that the applicant's proposal is not in violation of any zoning law;** See attached.
- (7) A non-refundable application fee to be set by the board in an amount necessary to defray the administrative cost of issuing such permit. Renewal fees shall be equal to application fees, which shall not exceed \$1,000.00 for any one proposal and shall be paid to the department.** Check for \$500.00 was provided.
- (8) A description from the applicant of alternative sites and why they are not feasible and a discussion of why the permit should be granted-**

Due to the location of the road destination (existing residence on an island/hammock) and nature of the project (maintenance of an existing roadway), alternative sites or access corridors that required less marsh impacts were not afforded. The only two alternate access corridors would be from Cason Street or Eagles Nest Drive. Both roadways contain developed lots with existing homes adjacent to the roads. Creating a new access road corridor to the Leonard's property would require impacts to existing residences and would require construction of a new road within undisturbed marsh. Specifically, construction of a road from Cason Street would require impacts to approximately 293 linear feet (0.17 acre) of undisturbed marsh and would impact private properties at the end of Cason Street. Accessing the site from Eagles Nest Drive would require impacts to approximately 948 linear feet (0.32 acre) of undisturbed marsh and bridging a tidal creek. Because the project includes maintenance to an existing road and alternative routes would require impacts to existing homes and undisturbed marsh, the proposed project was determined to be the only practicable and least damaging alternative.

In addition to alternative access corridors, the applicant considered opportunities to minimize impacts to jurisdictional area within the project corridor. Several design alternatives which would not require fill within the project corridor were reviewed including installation of a corduroy road and construction of a bridge.

The proposed project includes raising an existing dirt road. The cost associated with the proposed road is as follows:

Table 3. Estimated Construction Cost

	Material	Units	Unit Cost	Total
1	Fill Material	84 Truck Loads (12CY per Load)	125.00	\$10,587.50
2	Stone	182.2 Tons	\$45.00	\$8,199.00
3	18" HDPE	3 at 20 Length Sections	\$130.00	\$390.00
4	18" HDPE Flared End Section	1 EA	\$80.00	\$80.00
			Total	\$19,256.50

The applicant considered installation of a corduroy bridge. The corduroy road design would include laying piles at grade perpendicular to the roadway and installing decking on top of the piles. Piles would be driven at locations along the corridor to hold the corduroy road in place. A corduroy road design is proposed for temporary access and would not provide a permanent solution to the current access issue. A corduroy road at this location would rise and fall/continually flex with tide events. Continual movement of the road with the tide would require constant maintenance (replacement of boards, repositioning of structure, etc.) to make sure that the road remained in place and passable. Considering the location, proposed use, and temporary nature of this design, this alternative was determined to be unacceptable.

The applicant's also considered construction of a single lane bridge suitable to support the daily vehicular traffic of Mr. & Mrs. Leonard as well as emergency vehicles (fire truck, ambulance, etc.). The estimated cost associated with this alternative is \$2,500/linear foot or \$1,312,500 for the project.

The following provides basis for the \$2,500/Lf of bridge, the following information is offered.

http://www.atlantaregional.com/File%20Library/Transportation/Financing_Transportation/tp_costingtool_usermanual_032410.pdf shows that \$120/sf (not including guard rail) is used for bridge construction.
<http://www.dot.state.fl.us/planning/policy/costs/Bridges.pdf> provides the \$120/sf.

GDOT's 2009 cost data recommended adding an additional \$75/sq.ft. to the road construction cost. With the additional factors added in (Engineering cost +10%, contingency +10%, etc...), this puts the estimate even higher than the \$120/sf used by the Atlanta Metro planning agencies

Division 550 Bridge Construction of the USDA Forest Service Northern Region - Cost Estimating Guide for Road Construction (February 2011) is the basis for the breakdown provided for this single lane bridge cost. (http://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5279257.pdf) Single lane costs are estimated at \$2,000-2,500 +\$100/LF for bridge rail and approach rail + 15% for engineering. This puts the 2011 unit cost at \$2,400/LF. For a 20' wide bridge, this comes to \$120/sf.

Table 4. Estimated Bridge Construction Cost

	Action/Material	Units	Unit Cost	Total
1	Mobilization	LS	\$100,000	\$100,000
2	Concrete piles	70	\$2300 ea	\$161,000
3	Concrete pile caps	28	\$7000 ea	\$196,000
4	Concrete deck	1,445	\$400 sy	\$578,000
5	Concrete barriers	1,300	\$100 lf	\$130,000
6	Abutments	2	\$25,000 ea	\$50,000
7	Guardrails	80	\$120 lf	\$9,600
8	Approach slab	LS	\$15, 000	\$15,000
9	Erosion Control	LS	\$10,000	\$10,000
Subtotal				\$1,249,600
Contingency 10%				\$124,960
Engineering				\$187,440
Total Estimated Cost				\$1,562,000 or \$2,400/LF

As verified by federal and state cost data and as documented by the bridge cost estimates above, installation of a new bridge would cost an estimated \$2,400/LF or \$1,562,000. Bridge cost is 75 times more expensive than maintenance of the existing drive as proposed. It should also be noted that this alternative would require 0.28 acre of "impact/shading" to/of jurisdictional area. Because this alternative does not significantly reduce the overall footprint impact and construction costs are 81 times more expensive than the proposed maintenance project, bridging was not a practicable alternative.

Based on the design alternative review, the applicants proposed design is the only practicable alternative to satisfy the overall project purpose. The applicant has avoided and minimized impacts to the greatest extent practicable through the following design:

- The proposed project includes maintenance of a single lane access road rather than construction of a two lane road. Road width was reduced to the minimum 8 foot wide.
- The proposed design incorporates a minimal 2.0 foot grassed shoulders on each side of the drive and slopes of 1.5:1. It should be noted that both timber and gabion bulkhead along the edge of the road rather than 1.5:1 slopes was considered. However, 1040 linear feet of bulkhead would reduce the overall impacts by only 1700-1800 square feet (0.04 ac) and costs ranged from \$60 per linear foot upward (minimum of \$62,000). For this reason, bulkhead installation was not a practicable alternative.
- The proposed design utilizes the existing road footprint to the maximum extent practicable thereby greatly reducing and avoiding impacts to vegetated marsh.
- The project includes installation of gravel/pervious surface rather than a paved asphalt or concrete impervious surface.

(9) A statement from the applicant that he has made inquiry to the appropriate authorities that the proposed project is not over a landfill or hazardous waste site and that the site is otherwise suitable for the proposed project- A review of the Hazardous Site Index for Chatham County, Georgia indicates that the subject property does not contain hazardous waste sites or landfills. A copy is provided in the attached information.

(10) A copy of the water quality certification issued by the department if required for the proposed project- 401 certification has been obtained in conjunction with the U.S. Army Corps of Engineers Nationwide Permit provided in the attached information.

(11) Certification by the applicant of adherence to soil and erosion control responsibilities if required for the proposed project- The project will conform to all required building, land disturbing, and stormwater management permits as required by the City of Tybee, Georgia.

(12) Such additional information as is required by the committee to properly evaluate the application- This application has been prepared with consideration for the interests of the general public of the State of Georgia as defined in OCGA 12-5-286(g): OCGA 12-5-286. Permits to fill, drain, etc. marshlands.

(g) In passing upon the application for permit, the committee shall consider the public interest, which, for purposes of this part shall be deemed to be the following considerations:

(1) Whether or not unreasonably harmful obstruction to or alteration of the natural flow of navigational water within the affected area will arise as a result of the proposal- The applicant's contracted with Nutter & Associates to complete a hydrology assessment of the project area and evaluation of hydrology impacts associated with the proposed project. Based on this evaluation and assessment, the study concluded that hydrological and ecological connectivity would not be adversely impacted, duration, frequency, height and volume of tidal water will remain the same post project, and culverts are not necessary for conveyance of tide water from one side of the road to the other. A complete copy of the report is attached.

(2) Whether or not unreasonably harmful or increased erosion shoaling of channels, or stagnant areas of water will be created- The proposed project will not increase erosion, shoaling of channels, or create stagnant areas of water.

(3) Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, or wildlife, or other resources, including but not limited to water and oxygen supply- Because the proposed project includes improvements to an existing road, the proposed structure will not interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, or wildlife, or other resources, nor affect water and oxygen supply. The current conservation function and value of marshes adjacent to the project area will be maintained following completion of the project.

MAYOR
Shirley Sessions

CITY COUNCIL
Barry Brown, Mayor Pro Tem
John Branigin
Jay Burke
Nancy DeVetter
Michael "Spec" Hosti
Monty Parks



CITY MANAGER
Shawn Gillen

CITY CLERK
Janet LeViner

CITY ATTORNEY
Edward M. Hughes

CITY OF TYBEE ISLAND

Petitioner: Alton Brown

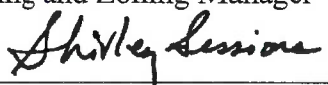
Description: requesting to impact marshland to maintain right of way – Zone C2-EC- 4-0025-01-005Y & 005Z - City of Tybee & Michael Leonard.

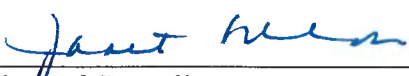
Property Address: Polk Street right of way & 318 Polk Street

Zoning Action Requested: Variance

Following any required Public Hearing, the Mayor and Council of the City decided on the 11th day of June 2020, to approve the application for variance, to-wit:

Petitioner


Planning and Zoning Manager


Mayor


Clerk of Council

Date


Date


Date


Date



MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

May 5, 2020

Mr. Alton Brown
RLC
41 Park of Commerce Way Suite 101
Savannah, GA 31405

Re: Coastal Marshlands Protection Act (CMPA) Permit Application, City of Tybee Island and Mr. Michael Leonard, Fill of Marsh for Construction of a Private Driveway and Polk Street (aka Salt Meadows), Tybee Island, Chimney Creek, Chatham

Dear Mr. Brown:

Our office received a plat of a survey, dated October 9, 2019, prepared for your firm by Thomas W. Hurley, Georgia Registered Surveyor No. 2468 entitled "*A Coastal Marshlands Exhibit of A Portion of Polk Street & #318 Polk Street, Tybee Island, Tax Parcel No. 40025 01005Y, 5th G.M.D. Chatham County Georgia*".

Based on my March 17, 2020 site inspection and a review of previously submitted jurisdictional delineation surveys for the proposed project area, we request that the survey depicting the current CMPA Jurisdiction Line identify references used to produce the exhibit. Please submit the revised survey signed, stamped and dated by a registered surveyor.

We appreciate your assistance in working with staff to provide a substantially complete permit application based on the current CMPA Jurisdiction Line. Please feel free to contact me at 912.266.3695 with any questions or comments.

Sincerely,

Deb Barreiro

Deb Barreiro
Coastal Permit Coordinator

Enclosure: A Coastal Marshlands Exhibit of A Portion of Polk Street & #318 Polk Street, Tybee Island, Tax Parcel No. 40025 01005Y, 5th G.M.D. Chatham County Georgia by Thomas W. Hurley Georgia Registered Land Surveyor No. 2468
April 14, 2020

cc by email: Mr. Shawn Gillen
P.O. Box 2749
Tybee Island, GA 31328

Mr. Michael Leonard
P.O. Box 386
Tybee Island, GA 31328

Mr. William Rutlin
Savannah District Corps of Engineers
100 West Oglethorpe Avenue
Savannah, GA 31401



19 February 2020

Georgia Department of Natural Resources
Coastal Resources Division
Attn: Ms. Jill Andrews
One Conservation Way
Brunswick, Georgia 31520-8687

**RE: Polk Street Maintenance Improvements
Tybee Island, Chatham County, Georgia**

RLC#: 08-028

Dear Ms. Andrews:

Resource & Land Consultants (RLC), on behalf of the City of Tybee, is providing the attached revised package requesting a Coastal Marshlands Permit to facilitate maintenance of Polk Street. The project corridor consists of Polk Street (aka Salt Meadows) located adjacent to and south of Highway 80 on Tybee Island, Chatham County, Georgia (32.019961°, -80.852884°).

As requested during our telephone conversation, we are providing a complete updated package including all the information and revisions that have occurred throughout project review. Due to the permit process delay, we thought it would be helpful to provide the following summary of project history.

- **January 2012:** Submittal of Joint Application to USACE & GADNR.
- **January 2012:** Meeting with USACE (Mark Padgett) to discuss permit application and proposed project.
- **March 2012:** Obtained new GADNR-CRD marshline verification (original marshline delineation completed by the GADNR-CRD and verification issued by GADNR-CRD had expired (valid only 1 year)).
- **September 2012:** Submitted additional information to USACE and GADNR-CRD requested by both agencies during several meetings from January 2012-July 2012.
- **November 2012:** Submitted revised Coastal Marshlands Permit Application to CRD.
- **December 2012:** GADNR-CRD Coastal Marshlands Permit Application Public Notice published
- **December 2012:** USACE Section 10 & 404 Permit Application public notice published
- **December 2012:** Received public notice comments from GADNR-CRD
- **February 2013:** Received public notice comments from USACE
- **March 2013:** Responded to USACE and CRD comments
- **June 2013:** Received additional comments from USACE
- **March-June 2014:** Completed Hydrological Assessment requested in June 2013 comment letter.
- **January-February 2015:** Revised coastal marshlands line based on new delineation completed by GADNR-CRD and obtained new CRD marshline verification (marshline delineation completed by the GADNR-CRD and verification issued by GADNR-CRD had expired during permit review).
- **July 2016** – Submitted additional information to the USACE.
- **June 2017** – Obtained USACE Nationwide Permit Pre-Construction Notification Concurrence
- **July 2017** – Staked DNR Line for reissuance of the DNR verification letter
- **August 2017** – Submitted revised CMPA application
- **October 2017** – Obtained variance from City of Tybee
- **February 2018** – NOV issued by CRD for unauthorized maintenance of road in response to Hurricane Irma
- **January 2019** – Staked DNR Line for reissuance of DNR verification letter
- **March 2019** – NOV issued by CRD for unauthorized maintenance of road due to discrete storm events
- **March 2019** – Obtained variance from City of Tybee

This package, which has been prepared to provide a complete copy of the most recent information, generally includes the following:

- CESAS Form 19/ Individual Permit Application Form & Project Description
- Revocable License Request

- Coastal Marshlands Permit Application Checklist
- Permit Drawings & Alternatives Information
- Adjacent Property Owners
- City of Tybee Variance
- Hazardous Site Index
- Site Photographs
- Property Ownership Documentation
- USACE Nationwide Permit
- Hydrology Report

We greatly appreciate your assistance with this project. If you have any questions or require additional information, please do not hesitate to contact us at (912) 443-5896.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alton Brown, Jr.', with a stylized, flowing script.

Alton Brown, Jr.
Principal
Resource & Land Consultants

Enclosures

cc: Shawn Gillen - City of Tybee
Bubba Hughes – City of Tybee
Mike Leonard
Bill Glass – Weiner Shearouse

ATTACHMENT A

CESAS FORM 19 APPLICATION & GADNR Public Notice

JOINT APPLICATION
FOR
A DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS PERMIT,
STATE OF GEORGIA MARSHLAND PROTECTION PERMIT,
REVOCABLE LICENSE AGREEMENT
AND REQUEST FOR
WATER QUALITY CERTIFICATION
AS APPLICABLE

INSTRUCTIONS FOR SUBMITTING APPLICATION:

Every Applicant is Responsible to Complete The Permit Application and Submit as Follows: One copy each of application, location map, drawings, copy of deed and any other supporting information to addresses 1, 2, and 3 below. If water quality certification is required, send only application, location map and drawing to address No. 4.

1. For Department of the Army Permit, mail to: Commander, U.S. Army Engineer District, Savannah ATTN: CESAS-OP-F, P.O. Box 889, Savannah, Georgia 31402-0889. Phone (912)652-5347 and/or toll free, Nationwide 1-800-448-2402.

2. For State Permit - State of Georgia (six coastal counties only) mail to: Habitat Management Program, Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

3. For Revocable License - State of Georgia (six coastal counties plus Effingham, Long, Wayne, Brantley and Charlton counties only) - Request must have State of Georgia's assent or a waiver authorizing the use of State owned lands. All applications for dock permits in the coastal counties, or for docks located in tidally influenced waters in the counties listed above need to be submitted to Real Estate Unit. In addition to instructions above, you must send two signed form letters regarding revocable license agreement to: Ecological Services Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

4. For Water Quality Certification State of Georgia, mail to: Water Protection Branch, Environmental Protection Division, Georgia Department of Natural Resources, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354 (404) 675-1631.

The application must be signed by the person authorized to undertake the proposed activity. The applicant must be the owner of the property or be the lessee or have the authority to perform the activity requested.

Evidence of the above may be furnished by copy of the deed or other instrument as may be appropriate. The application may be signed by a duly authorized agent if accompanied by a statement from the applicant designating the agent. See item 6, page 2.

1. Application No. _____

2. Date _____

3. For Official Use Only _____

4. Name and address of applicant.
City of Tybee Island
Attn: Mr. Shawn Gillen-City Manager
403 Butler Avenue
Tybee Island, Georgia 31328

5. Location where the proposed activity exists or will occur.

Lat. 32.019961° Long. -80.8526381°

Chatham	Tybee Island	
County	Military District	In City or Town
Near City or Town	Subdivision	Lot No.
Lot Size	Approximate Elevation of Lot	Georgia
		State
Marshes of Chimney Creek		
Name of Waterway	Name of Nearest Creek, River, Sound, Bay or Hammock	

- Resource & Land Consultants
41 Park of Commerce Drive, Suite 303
Savannah, Georgia 31405

Attn: Alton Brown, Jr.
(912) 443-5896

in support of this application.


Applicant

2-13-20

Date _____

- See Attached Project Description

9. Names and addresses of adjoining property owners whose property also adjoins the waterway.
See attached list

- Date activity is expected to be completed. Within 2 years of authorization to proceed.

- A. If answer is "Yes", give reasons in the remarks in the remarks section.
Indicate the existing work on the drawings.

- C. If not completed, indicate percentage completed.

- | <u>Issuing Agency</u> | <u>Type Approval</u> | <u>Identification No.</u> | <u>Date/Application</u> | <u>Date/Approval</u> |
|-----------------------|----------------------|---------------------------|-------------------------|----------------------|
|-----------------------|----------------------|---------------------------|-------------------------|----------------------|

13. Has any agency denied approval for the activity described herein or for any activity directly related to the activity described herein? Yes X NO (If "yes", explain).

Note: Items 14 and 15 are to be completed if you want to bulkhead, dredge or fill.

14. Description of operation: (If feasible, this information should be shown on the drawing).

A. Purpose of excavation or fill To facilitate maintenance of existing road.

- | | | | |
|-------------------|-------------|------------|------------|
| 1. Access channel | length_____ | depth_____ | width_____ |
| 2. Boat basin | length_____ | depth_____ | width_____ |
| 3. Fill area : | length_____ | depth_____ | width_____ |
| 4. Other _____ | length_____ | depth_____ | width_____ |
- (Note: If channel, give reasons for need of dimensions listed above.)

B. 1.If bulkhead, give dimensions N/A

2.Type of bulkhead construction (material)N/A

Backfill required: Yes _____ No _____ Cubic yards _____

Where obtained _____

C. Excavated material :

1.Cubic yards N/A

2.Type of material N/A

15.Type of construction equipment to be used Mechanized earth moving and road maintenance equipment

A. Does the area to be excavated include any wetland? Yes _____ No X

B. Does the disposal area contain any wetland? Yes _____ No X

C. Location of disposal area N/A

D. Maintenance dredging, estimated amounts, frequency, and disposal sites to be utilized:N/A

E. Will dredged material be entrapped or encased? N/A

F. Will wetlands be crossed in transporting equipment to project site? No

G. Present rate of shoreline erosion (if known) N/A

16. WATER QUALITY CERTIFICATION: In some cases, Federal law requires that a Water Quality Certification from the State of Georgia be obtained prior to issuance of a Federal license or permit. Applicability of this requirement to any specific project is determined by the permitting Federal agency. The information requested below is generally sufficient for the Georgia Environmental Protection Division to issue such a certification if required. Any item which is not applicable to a specific project should be so marked. Additional information will be requested if needed.

A. Please submit the following:

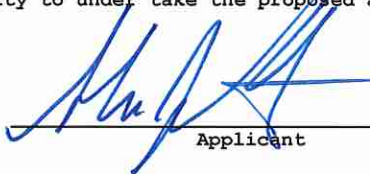
- handling
1. A plan showing the location and size of any facility, existing or _____ proposed, for any sanitary or industrial waste waters generally on your property.
 2. A plan of the existing or proposed project and your adjacent property for which permits are being requested.
 3. A plan showing the location of all points where petro-chemical products (gasoline, oils, cleaners) used and stored. Any above-ground storage areas must be diked, and there should be no storm drain catch basins within the diked areas. All valving arrangements on any petro-chemical _____ transfer lines should be shown.
 4. A contingency plan delineating action to be taken by you in the event of spillage of petro-chemical products or other materials from your operation.
 5. Plan and profile drawings showing limits of areas to be dredged, areas to be used for placement of spoil, locations of any dikes to be constructed showing locations of any

weir(s), and typical cross sections of the dikes.

B. Please provide the following statements:

1. A statement that all activities will be performed in a manner to minimize turbidity in the stream.
2. A statement that there will be no oils or other pollutants released from the proposed activities which will reach the stream.
3. A statement that all work performed during construction will be done in a manner to prevent interference with any legitimate water uses.

17. Application is hereby made for a permit or permits to authorize the activities described herein, Water Quality Certification from the Georgia Environmental Protection Division is also requested if needed. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.


Applicant

2-13-20
Date

18. U.S.C. Section 1001 provides that: Whoever, in any matter within the jurisdiction of any department or agency of the United States, knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations, or makes or uses false writing or document knowing same to contain any false, fictitious or fraudulent statement or entry, shall be fined no more than \$10,000 or imprisoned not more than 5 years or both.

PRIVACY ACT NOTICE

The Department of the Army permit program is authorized by Section 10 of the Rivers and Harbors Act of 1899, Section 404 of the Clean Water Act and Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972. These laws require permits authorizing structures and work in or affecting navigable waters of the United States, the discharge of dredged or fill material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Information provided will be used in evaluating the application for a permit. Information in the application is made a matter of public record through issuance of a public notice. Disclosure of the information requested is voluntary, however, the data requested are necessary in order to communicate with the applicant and to evaluate the permit application. If necessary information is not provided, the permit application cannot be processed nor can a permit be issued.

SUPPORTING REMARKS:

See Attached.

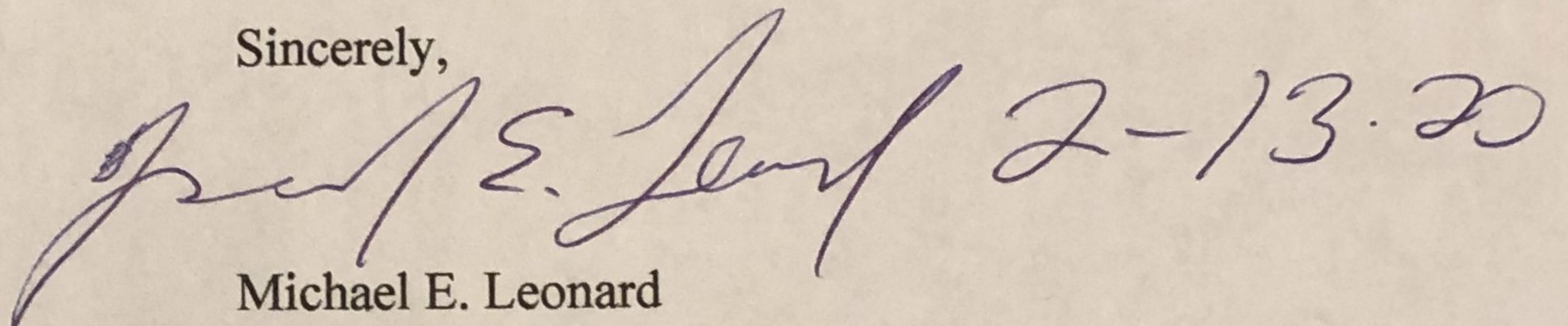
February 13, 2020

RE: Salt Meadows, Cason Avenue, Tybee Island, Georgia

To Whom It May Concern:

This is to confirm that we, as owners of that certain property at the south end of Salt Meadows in the City of Tybee Island, authorize the City of Tybee Island to apply on our behalf for improvements to and maintenance to the roadway and the maintenance and improvements to include our driveway at the end of the City property.

Sincerely,

A handwritten signature in dark ink, appearing to read "Michael E. Leonard", followed by the date "2-13-20". The signature is fluid and cursive.

Michael E. Leonard

Polk Street Maintenance

Tybee Island, Chatham County, Georgia

Project Description

Revised February 2020

1.0 INTRODUCTION:

The City of Tybee is seeking authorization under the Coastal Marshlands Protection Act of 1970 (CMPA) for impacts to tidal wetlands necessary to facilitate the proposed Polk Street Maintenance Project. The project corridor is located on Tybee Island, Chatham County, Georgia and extends from Highway 80 south to an existing single family residence (Figure 1).

2.0 BACKGROUND & PROJECT PURPOSE:

Polk Street currently extends from Highway 80 south approximately 724 linear feet to the Leonard residence (constructed between 1940 and 1950 according to Tax Assessors Office). Of the 724 linear foot road, approximately 533 linear feet is within City of Tybee right-of-way and 94 linear feet is within property owned by Mr. Leonard. Mr. Leonard obtained ownership of the residence in 1994. Mr. Leonard's family has owned the property since 1950's and Mr. Leonard purchased the property from his family estate. Over time, from tidal action, weather and other causes, portions of the driveway are flooded/submerged on every high tide event (twice daily) and the entire driveway is flooded/submerged on every spring tide. Because maintenance of the road has been prohibited in recent years, flooding occurs daily and portions of the road remain saturated at all times, this saturation leads to unstable conditions and access is unacceptable at all times. Currently, the Leonard's schedule travel and access to and from their home around tidal events. At low tide, the Leonard's drive on the existing road. At high tide and spring high tide, the Leonard's park a vehicle on the shoulder of the road at the intersection of Highway 80 and Polk Street and walk the 724 linear feet to their home.

The overall purpose of the project is to perform road maintenance necessary to provide suitable, safe and improved access for Mr. Leonard as well as City of Tybee emergency and maintenance vehicles. The proposed maintenance will include improvements to approximately 627 linear feet of roadway. The remaining 94 linear feet of gravel road near Highway 80, which is not regularly covered by tide events, will remain in its current condition.

3.0 EXISTING SITE CONDITIONS:

The project corridor totals 0.28 acre includes the existing road and a summary of existing habitats is as follows:

Table 1

Existing Conditions (within CMPA jurisdiction)	
Gravel Drive Way	0.06 ac
Dirt Driveway	0.14 ac
Existing Vegetated Jurisdictional Marsh	0.08 ac
Total Area	0.28 ac

Proposed Drive Way (within CMPA)	
Proposed 8' driveway	0.13 ac
Proposed 4' shoulder (2' each side)	0.07 ac
Proposed slope (width varies)	0.08 ac
Total	0.28 ac

Proposed Impacts	
Dirt Driveway	0.13 ac
Vegetative Area (marsh)	0.08 ac
Total	0.21 ac

4.0 PROPOSED PROJECT:

The proposed project includes improvement and maintenance of a single lane access road. The road surface will be constructed of gravel material. The area associated with the proposed road totals 0.28 acre and requires a 0.07 acre increase in footprint within jurisdictional area. The new road will contain an eight foot wide drive at elevation 7.0, 2.0 foot gravel shoulders on each side of the drive and gravel slopes of 1.5:1. The minimum and maximum width of the roadway within jurisdictional area (toe of slope to toe of slope) totals 12 feet and 21.75 feet respectively with an average maximum width of 18.33 feet. Note that width varies based on elevation. The road will be raised a maximum of 3.0 feet with an average elevation increase of 2.5 feet within the Leonard's property and 2.8 feet within the City's property. The driveway shoulders and slopes will be stabilized with stone or stone/oyster shell mixture as the fill is placed. During construction and until road maintenance is completed, the end section will be sloped at 10:1 and a light 1.5 to 2 inch covering of stone applied at the end of each day. Because the existing and improved road does not create an isolated marsh area (tidewater flows from Chimney Creek on each side of the road and island), raising of this roadway will not result in flow or hydrology impacts to adjacent marsh areas. However, three 18" culverts will be installed within the roadway footprint to provide additional hydrologic connectivity. Following completion of the project, Polk Street will be restored to a safe, functioning, maintainable and usable single lane roadway.

4.1 Marshlands & Upland Component

As defined by the Georgia Department of Natural Resources – Coastal Resource Division (GADNR-CRD), the marshlands component of a project means the part of the project in an estuarine area or any structure on or over an estuarine area requiring a permit under the Coastal Marshlands Protection Act. The upland component is defined as all those service areas, amenities, and recreational areas located inland of the Coastal Marshlands Protection Act (CMPA) jurisdiction line that serve or augment the function of the marshlands component of the project.

For this project, the marshlands component would include the proposed impact areas associated with the road improvements. The upland component would consist of all upland area within the project site.

For CMPA projects, GADNR rules require that pervious surfaces must be maximized and total impervious area minimized in the project area when practicable, with a goal of no more than 15% effective impervious cover, taking into consideration existing structures and available land within the upland component of the project area. The proposed road will consist of a gravel surface and will be 100% pervious exceeding the Percent Effective Imperviousness Goal of 15% established by CRD.

5.0 PROJECT JUSTIFICATION:

Currently, access is not afforded during high tide. Beyond limited access afforded by Mr. & Mrs. Leonard, any emergency event (i.e. health, fire, etc.) cannot be serviced by emergency responders' vehicles. The proposed project is necessary to provide a safe, functioning, and usable roadway within the Polk Street right-of-way. The project will not result in the alteration of any navigable waters, shoaling, creation of areas of stagnant water, or an adverse effect on aquatic life.

6.0 SUPPLEMENTAL INFORMATION:

This additional information is provided for compliance with Coastal Marshlands Protection Act of 1970 information requirements:

OCGA 12-5-286. Permits to fill, drain, etc., marshlands.

(b) Each application for such permit shall be, properly executed, filed with the department on forms as prescribed by the department, and shall include:

(1) The name and address of the applicants-

City of Tybee Island
Shawn Gillen-City Manager
403 Butler Ave
Tybee Island, GA 31328

(2) A plan or drawing showing the applicant's proposal and the manner or method by which such proposal shall be accomplished. Such plan shall identify the coastal marshlands affected- Please refer to attached drawings produced by Davis Engineering.

(3) A plat of the area in which the proposed work will take place- See attached.

- (4) *A copy of the deed or other instrument under which the applicant claims title to the property or, if the applicant is not the owner, then a copy of the deed or other instrument under which the owner claims title together with written permission from the owner to carry out the project on his land. In lieu of a deed or other instrument referred to in this paragraph, the committee may accept some other reasonable evidence of ownership of the property in question or other lawful authority to make use of the property; The committee will not adjudicate title disputes concerning the property which is the subject of the application; provided, however, the committee may decline to process an application when submitted documents show conflicting deeds-* Deeds for subject property and referenced plat is included in the attached information.
- (5) *A list of all adjoining landowners together with such owners' addresses, provided that if the names or addresses of adjoining landowners cannot be determined, the applicant shall file in lieu thereof a sworn affidavit that a diligent search, including, without limitation, a search of the records for the county tax assessor's office, has been made but that the applicant was not able to ascertain the names or addresses, as the case may be, of adjoining landowners-* Adjacent landowner information is provided in the attached information.
- (6) *A letter from the local governing authority of the political subdivision in which the property is located, stating that the applicant's proposal is not in violation of any zoning law;* See attached.
- (7) *A non-refundable application fee to be set by the board in an amount necessary to defray the administrative cost of issuing such permit. Renewal fees shall be equal to application fees, which shall not exceed \$1,000.00 for any one proposal and shall be paid to the department.* Check for \$500.00 was provided.
- (8) *A description from the applicant of alternative sites and why they are not feasible and a discussion of why the permit should be granted-*

Due to the location of the road destination (existing residence on an island/hammock) and nature of the project (maintenance of an existing roadway), alternative sites or access corridors that required less marsh impacts were not afforded. The only two alternate access corridors would be from Cason Street or Eagles Nest Drive. Both roadways contain developed lots with existing homes adjacent to the roads. Creating a new access road corridor to the Leonard's property would require impacts to existing residences and would require construction of a new road within undisturbed marsh. Specifically, construction of a road from Cason Street would require impacts to approximately 293 linear feet (0.17 acre) of undisturbed marsh and would impact private properties at the end of Cason Street. Accessing the site from Eagles Nest Drive would require impacts to approximately 948 linear feet (0.32 acre) of undisturbed marsh and bridging a tidal creek. Because the project includes maintenance to an existing road and alternative routes would require impacts to existing homes and undisturbed marsh, the proposed project was determined to be the only practicable and least damaging alternative.

In addition to alternative access corridors, the applicant considered opportunities to minimize impacts to jurisdictional area within the project corridor. Several design alternatives which would not require fill within the project corridor were reviewed including installation of a corduroy road and construction of a bridge.

The proposed project includes raising an existing dirt road. The cost associated with the proposed road is as follows:

	Material	Units	Unit Cost	Total
1	Fill Material	84 Truck Loads (12CY per Load)	125.00	\$10,587.50
2	Stone	182.2 Tons	\$45.00	\$8,199.00
3	18" HDPE	3 at 20 Length Sections	\$130.00	\$390.00
4	18" HDPE Flared End Section	1 EA	\$80.00	\$80.00
			Total	\$19,256.50

The applicant considered installation of a corduroy bridge. The corduroy road design would include laying piles at grade perpendicular to the roadway and installing decking on top of the piles. Piles would be driven at locations along the corridor to hold the corduroy road in place. A corduroy road design is proposed for temporary access and would not provide a permanent solution to the current access issue. A corduroy road at this location would rise and fall/continually flex with tide events. Continual movement of the road with the tide would require constant maintenance (replacement of boards, repositioning of structure, etc.) to make sure that the road remained in place and passable. Considering the location, proposed use, and temporary nature of this design, this alternative was determined to be unacceptable.

The applicant's also considered construction of a single lane bridge suitable to support the daily vehicular traffic of Mr. & Mrs. Leonard as well as emergency vehicles (fire truck, ambulance, etc.). The estimated cost associated with this alternative is \$2,500/linear foot or \$1,312,500 for the project.

The following provides basis for the \$2,500/lf of bridge, the following information is offered.

http://www.atlantaregional.com/File%20Library/Transportation/Financing_Transportation/tp_costingtool_usermanual_032410.pdf shows that \$120/sf (not including guard rail) is used for bridge construction.
<http://www.dot.state.fl.us/planning/policy/costs/Bridges.pdf> provides the \$120/sf.

GDOT's 2009 cost data recommended adding an additional \$75/sq.ft. to the road construction cost. With the additional factors added in (Engineering cost +10%, contingency +10%, etc...), this puts the estimate even higher than the \$120/sf used by the Atlanta Metro planning agencies

Division 550 Bridge Construction of the USDA Forest Service Northern Region - Cost Estimating Guide for Road Construction (February 2011) is the basis for the breakdown provided for this single lane bridge cost. (http://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5279257.pdf) Single lane costs are estimated at \$2,000-2,500 +\$100/LF for bridge rail and approach rail + 15% for engineering. This puts the 2011 unit cost at \$2,400/LF. For a 20' wide bridge, this comes to \$120/sf.

	Action/Material	Units	Unit Cost	Total
1	Mobilization	LS	\$100,000	\$100,000
2	Concrete piles	70	\$2300 ea	\$161,000
3	Concrete pile caps	28	\$7000 ea	\$196,000
4	Concrete deck	1,445	\$400 sy	\$578,000
5	Concrete barriers	1,300	\$100 lf	\$130,000
6	Abutments	2	\$25,000 ea	\$50,000
7	Guardrails	80	\$120 lf	\$9,600
8	Approach slab	LS	\$15, 000	\$15,000
9	Erosion Control	LS	\$10,000	\$10,000
Subtotal				\$1,249,600
Contingency 10%				\$124,960
Engineering				\$187,440
Total Estimated Cost				\$1,562,000 or \$2,400/LF

As verified by federal and state cost data and as documented by the bridge cost estimates above, installation of a new bridge would cost an estimated \$2,400/LF or \$1,562,000. Bridge cost is 75 times more expensive than maintenance of the existing drive as proposed. It should also be noted that this alternative would require 0.28 acre of "impact/shading" to/of jurisdictional area. Because this alternative does not significantly reduce the overall footprint impact and construction costs are 81 times more expensive than the proposed maintenance project, bridging was not a practicable alternative.

Based on the design alternative review, the applicants proposed design is the only practicable alternative to satisfy the overall project purpose. The applicant has avoided and minimized impacts to the greatest extent practicable through the following design:

- The proposed project includes maintenance of a single lane access road rather than construction of a two lane road. Road width was reduced to the minimum 8 foot wide.
- The proposed design incorporates a minimal 2.0 foot grassed shoulders on each side of the drive and slopes of 1.5:1. It should be noted that both timber and gabion bulkhead along the edge of the road rather than 1.5:1 slopes was considered. However, 1040 linear feet of bulkhead would reduce the overall impacts by only 1700-1800 square feet (0.04 ac) and costs ranged from \$60 per linear foot upward (minimum of \$62,000). For this reason, bulkhead installation was not a practicable alternative.
- The proposed design utilizes the existing road footprint to the maximum extent practicable thereby greatly reducing and avoiding impacts to vegetated marsh.
- The project includes installation of gravel/pervious surface rather than a paved asphalt or concrete impervious surface.

(9) A statement from the applicant that he has made inquiry to the appropriate authorities that the proposed project is not over a landfill or hazardous waste site and that the site is otherwise suitable for the proposed project- A review of the Hazardous Site Index for Chatham County, Georgia indicates that the subject property does not contain hazardous waste sites or landfills. A copy is provided in the attached information.

(10) A copy of the water quality certification issued by the department if required for the proposed project- 401 certification has been obtained in conjunction with the U.S. Army Corps of Engineers Nationwide Permit provided in the attached information.

(11) Certification by the applicant of adherence to soil and erosion control responsibilities if required for the proposed project- The project will conform to all required building, land disturbing, and stormwater management permits as required by the City of Tybee, Georgia.

(12) Such additional information as is required by the committee to properly evaluate the application- This application has been prepared with consideration for the interests of the general public of the State of Georgia as defined in OCGA 12-5-286(g): OCGA 12-5-286. Permits to fill, drain, etc. marshlands.

(g) In passing upon the application for permit, the committee shall consider the public interest, which, for purposes of this part shall be deemed to be the following considerations:

(1) Whether or not unreasonably harmful obstruction to or alteration of the natural flow of navigational water within the affected area will arise as a result of the proposal- The applicant's contracted with Nutter & Associates to complete a hydrology assessment of the project area and evaluation of hydrology impacts associated with the proposed project. Based on this evaluation and assessment, the study concluded that hydrological and ecological connectivity would not be adversely impacted, duration, frequency, height and volume of tidal water will remain the same post project, and culverts are not necessary for conveyance of tide water from one side of the road to the other. A complete copy of the report is attached.

(2) Whether or not unreasonably harmful or increased erosion shoaling of channels, or stagnant areas of water will be created- The proposed project will not increase erosion, shoaling of channels, or create stagnant areas of water.

(3) Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, or wildlife, or other resources, including but not limited to water and oxygen supply- Because the proposed project

includes improvements to an existing road, the proposed structure will not interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, or wildlife, or other resources, nor affect water and oxygen supply. The current conservation function and value of marshes adjacent to the project area will be maintained following completion of the project.



MARK WILLIAMS
COMMISSIONER

A.G. 'SPUD' WOODWARD
DIRECTOR

PUBLIC NOTICE
December 12, 2012
City of Tybee Island and
Michael E. and Karen R. Leonard
Fill of Coastal Marshlands
to Improve an Existing Road
Chimney Creek
Chatham County, Georgia

This serves as notification from the Coastal Marshlands Protection Committee and the Georgia Department of Natural Resources of a request from the City of Tybee Island and Michael E. and Karen R. Leonard for a Coastal Marshlands Protection Act (CMPA) permit under Official Code of Georgia (O.C.G.A.) 12-5-280 et seq., to fill coastal marshlands in order to improve an existing road located in jurisdictional coastal marshlands adjacent to Chimney Creek, Tybee Island, Chatham County, Georgia.

Historically, Michael E. and Karen R. Leonard have accessed their single family residence that was constructed prior to 1950 through a City of Tybee Island right of way (South Polk Street) and a private drive. Currently, the roadway consists of 721 linear feet, which includes 580 linear feet of South Polk Street of which 533 linear feet are in jurisdiction and the 141 linear feet of the Michael E. and Karen R. Leonard private driveway of which 94 linear feet are in jurisdiction. A total of 624 linear feet of the existing roadway are jurisdictional marshlands and portions of it are flooded by tidal waters during an average high tide.

The applicants propose to raise the elevation of the roadway an average 1.4' above marsh grade. A total of approximately 935 cubic yards of fill will be used to recreate an 8' wide road, with 2' shoulders on either side and a gravel slope of 1.5:1. The minimum and maximum width of the road in jurisdiction will range from approximately 12' to 21.75', respectively. The proposed road design includes the installation of french drain style conduit constructed of #57 limestone at 100' intervals to allow flow of tidewater from Chimney Creek on each side of the road.

As proposed the project will consist of approximately 935 cubic yards of fill and will impact approximately 0.25 acres (10,890 square feet) of coastal marshlands.

It is the responsibility of the applicant to demonstrate that the project is not contrary to the public interest and that no feasible alternative sites exist. Impacts to coastal marshlands must be minimal in size. In passing upon the application for permit, the Coastal Marshlands Protection Committee shall consider the public interest: (1) Whether or not unreasonably harmful obstruction to or alteration of the natural flow of navigational water within the affected area will arise as a result of the proposal; (2) Whether or not unreasonably harmful or increased erosion, shoaling of channels, or stagnant areas of water will be created; and (3) Whether or not the granting of a permit and the completion of the applicants proposal will unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, wildlife, or other resources, including but not limited to water and oxygen supply.

A detailed public notice with drawings has been distributed and is available by visiting the Department of Natural Resources website: CoastalGaDNR.org under "Marsh & Shore Permits"

Please provide this office with substantive, site-specific comments as to why the proposed work should or should not proceed. Comments and questions concerning this proposed project should be submitted in writing and be submitted by the close of business on January 10, 2013 to Deb Barreiro, Department of Natural Resources, 185 Richard Davis Drive, Suite 104, Richmond Hill, Georgia 31324



 Project Corridor

US GEOLOGICAL SURVEY;
TYBEE ISLAND NORTH & SOUTH

18 OCTOBER 2011

MAP SCALE : 1 INCH = 500 FEET

PREPARED BY: JB

RLC PROJECT #08-028

POLK STREET
TYBEE ISLAND,
CHATHAM COUNTY, GEORGIA

PREPARED FOR:
THE CITY OF TYBEE & LEONARD FAMILY

F

RLC

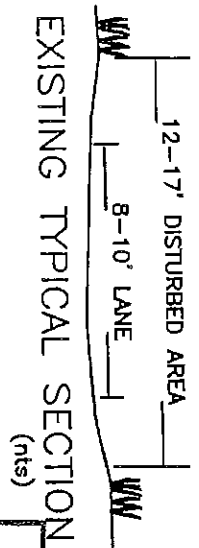
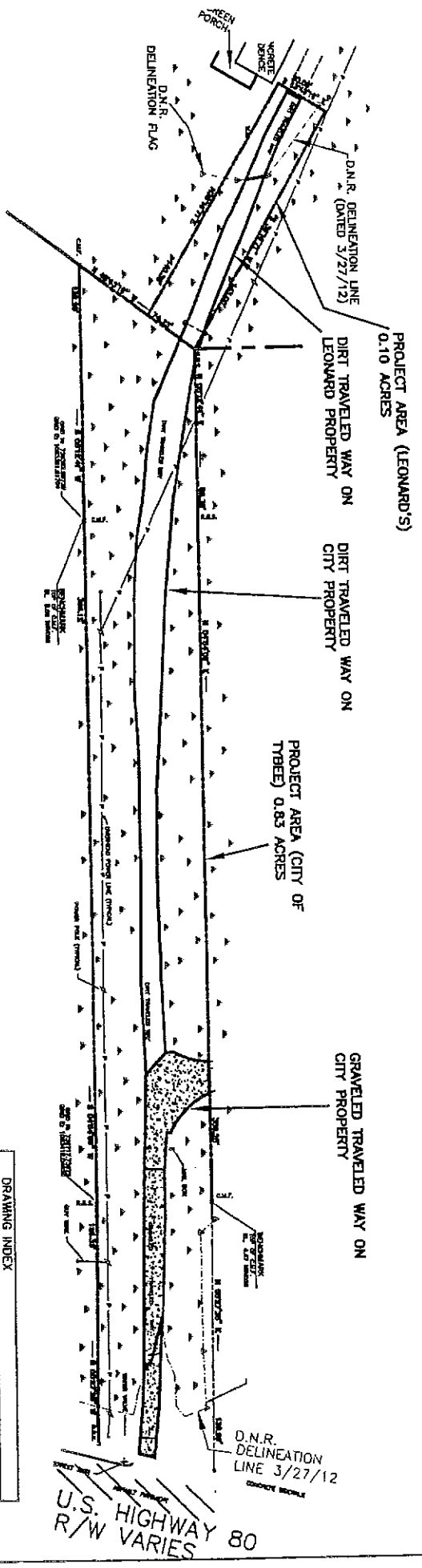
RESOURCE+LAND
CONSULTANTS

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

OLD GRID NORTH

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Existing Conditions	Leonard	City	Total
Non-Jurisdictional Roadway	0.01 ac/47 lf	0.01 ac/50 lf	0.02 ac/97 lf
Jurisdictional Dirt Roadway	0.02 ac/94 lf	0.11 ac/376 lf	0.13 ac/470 lf
Jurisdictional Gravel Roadway	0.0 ac/0 lf	0.05 ac/154 lf	0.05 ac/154 lf
Total Roadway	0.03 ac/141 lf	0.17 ac/580 lf	0.20 ac/721 lf



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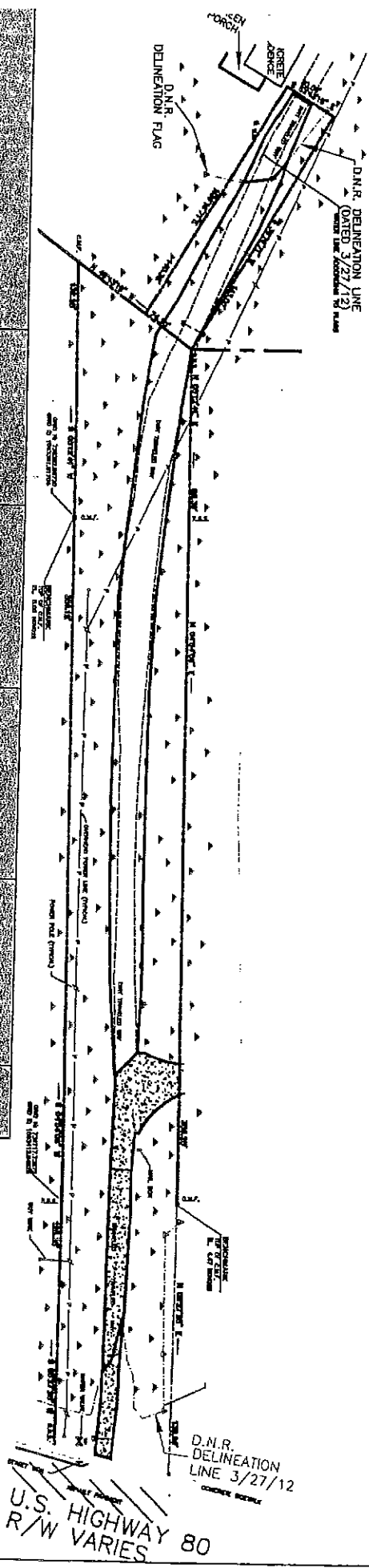
SHEET NUMBER	DESCRIPTION
P1	EXISTING CONDITIONS
P2	PROPOSED CONDITIONS
C1	KEY MAP
C2	POLK STREET SOUTH 2010 MAINTENANCE
C3	POLK STREET SOUTH 2010 MAINTENANCE
C4	POLK STREET SOUTH 2010 MAINTENANCE
C5	NOTES & DETAILS
C6	GENERAL NOTES

THIS SHEET IS ONLY A PORTION OF THE COMPLETE SET OF PLANS. ONLY COMPLETE SETS OF PLANS SHALL BE USED.

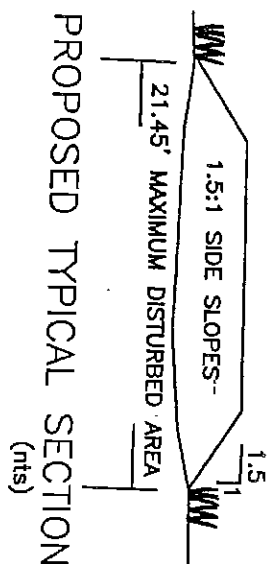
REVISION: 07/18/12
REVISION: 10/18/11

POLK STREET SOUTH MAINTENANCE	
EXISTING CONDITIONS	
A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80, LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.	
FOR THE CITY OF TYBEE ISLAND & MR. & MRS. MICHAEL LEONARD	
DAVIS ENGINEERING, INC.	
PO BOX 1683 PHONE: 912-695-7282 E-MAIL: DAVIS@DAVIS-INC.COM	TYBEE ISLAND, GA 31128 JOB NO: 20507000 DATE: 07-06-12
DRAWN: D.S. & B.B. DESIGN: D.D.	INCH P1

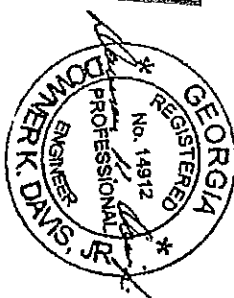
Proposed Conditions	Leonard	City	Total
Non-jurisdictional Gravel Roadway	0.02 ac/47 lf	0.01 ac/50 lf	0.03 ac/97 lf
Jurisdictional Gravel Roadway (Improved)	0.04 ac/94 lf	0.16 ac/379 lf	0.20 ac/473 lf
Jurisdictional Gravel Roadway (Unchanged)	0.0 ac/0 lf	0.05 ac/154 lf	0.05 ac/154 lf
Total Roadway	0.06 ac/141 lf	0.22 ac/583 lf	0.28 ac/724 lf



Existing	Proposed	Net Increase/Impact (ac)	Average Height Increase/	CY of Fill
Road Foot Print Within Jurisdiction (Leonard Property)	0.02 ac/94 lf	0.04 ac/94 lf	0.02 ac/0 lf	2.5
Road Foot Print Within Jurisdiction (City Property)	0.16 ac/530 lf	0.21 ac/533 lf	0.05 ac/3 lf	2.8
Total	0.18 ac/624 lf	0.25 ac/627 lf	0.07 ac/3 lf	N/A
				935



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REVISED: 07/19/12
REVISED: 10/19/11

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POLK STREET SOUTH MAINTENANCE
PROPOSED CONDITIONS
A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80, LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.

THE CITY OF TYBEE ISLAND &
MR. & MRS. MICHAEL LEONARD
FOR
DAVIS ENGINEERING, INC.

PO BOX 10803
PHONE: 912-895-7282
E-MAIL: DAVIS@DAVIS-INC.COM
D.S. & B.B.
JOB NO: 20607000
DATE: 07-09-12
DESIGN: P2

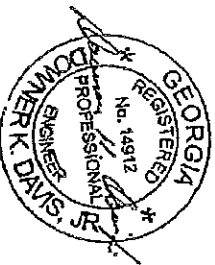
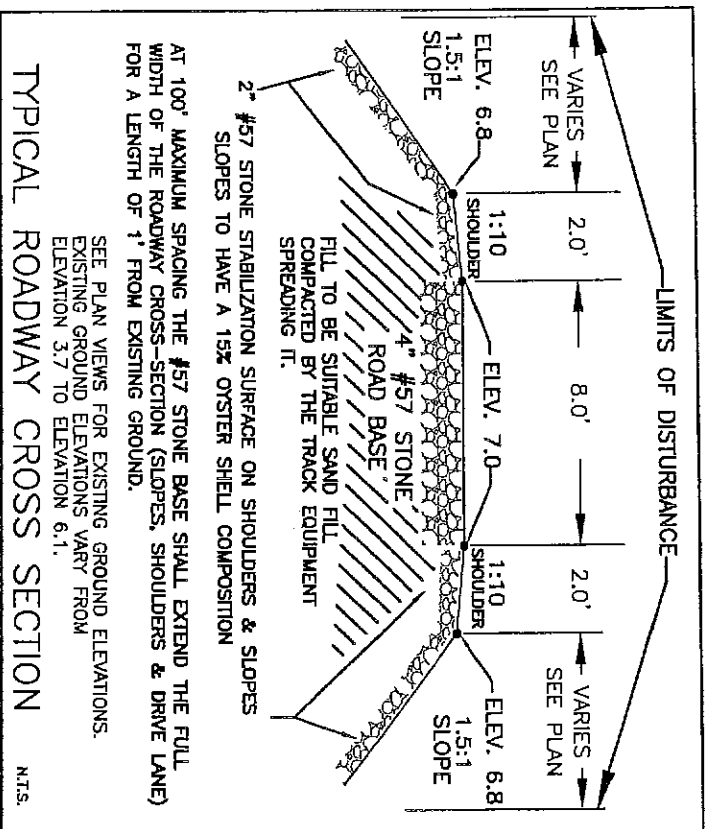
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STABILIZATION & EROSION CONTROL:

STABILIZATION WILL BE BY THE STONE SURFACES. THERE ARE NO VEGETATIVE STABILIZATION METHODS PROPOSED. WORK WILL PROGRESS WITH THE SEQUENTIAL PLACEMENT OF STONE AS THE FILL REACHES THE SUBGRADE HEIGHT. NO MORE THAN 50 LINEAR FEET OF FILL CAN BE EXPOSED AT ANY TIME AND NO MORE THAN 20' AT THE END OF THE DAY. AT THE END OF EACH WORKDAY EITHER THE UNFINISHED SURFACES ARE TO RECEIVE A 2" LAYER OF #57 STONE (TO REMAIN IN PLACE) OR 2 ROWS OF TYPE "C" SILT FENCE MAY BE PLACED AROUND THE UNFINISHED ROAD SECTION. THE SLOPES WILL BE A COMPOSITION OF 90% #57 STONE & 10% OYSTER SHELL.



THIS SHEET IS ONLY A PORTION OF THE COMPLETE SET OF PLANS. ONLY COMPLETE SETS OF PLANS SHALL BE USED.

DETAILS

A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80, LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.

FOR
THE CITY OF TYBEE ISLAND AND MR. & MRS. MICHAEL LEONARD

DAVIS ENGINEERING, INC.
PO BOX 1663 TYBEE ISLAND, GA 31328
PHONE: (912) 695-7262 EMAIL: DDOERF@GMAIL.COM

DRAWN: D.S. & B.E. 07-06-12
DESIGN: D.D. JOB NO: 2008700

C5

ATTACHMENT B

STATE OF GEORGIA REVOCABLE LICENSE REQUEST

STATE OF GEORGIA

REVOCABLE LICENSE REQUEST FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANTS NAME(S): City of Tybee Island Attn: Shawn Gillen-City Manager

MAILING ADDRESS: 403 Butler Avenue Tybee Island, Georgia 31328

(Street)

(City)

(State)

(Zip)

PROJECT ADDRESS/LOCATION: Polk Street

COUNTY: Chatham

WATERWAY: Marshes of Chimney Creek

DATE: _____

LOT, BLOCK & SUBDIVISION NAME FROM DEED: _____

Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, Georgia 31520-8687

I am requesting that I be granted a revocable license from the State of Georgia to encroach on the beds of tidewaters, which are state owned property. Attached hereto and made a part of this request is a copy of the plans and description of the project that will be the subject of such a license. I certify that all information submitted is true and correct to the best of my knowledge and understand that willful misrepresentation or falsification is punishable by law.

I understand that if permission from the State is granted, it will be a revocable license and will not constitute a license coupled with an interest. I acknowledge that this revocable license does not resolve any actual or potential disputes regarding the ownership of, or rights in, or over the property upon which the subject project is proposed, and shall not be construed as recognizing or denying any such rights or interests. I acknowledge that such a license would relate only to the property interests of the State and would not obviate the necessity of obtaining any other State license, permit or authorization required by State law. I recognize that I waive my right of expectation of privacy and I do not have the permission of the State of Georgia to proceed with such project until the Commissioner of DNR or his/her designee has signed a copy of this request.

Sincerely,

By: _____

(Applicant), title if applicable

By: _____

(Applicant), title if applicable

The State of Georgia hereby grants you a revocable license not coupled with an interest as provided in your request. This area may now or in the future be utilized by boats employing power drawn nets under the provisions for commercial or sport bait shrimping. In its occupancy and use of the premises, licensee shall not discriminate against any person on the basis of race, gender, color, national origin, religion, age, or disability. This covenant by licensee may be enforced by termination of this license, by injunction, and by any other remedy available at law to the Department. The project proposed for this license must be constructed and completed within **the specified timeframe associated with the authorization and/or transmittal letter associated with this revocable license** and must be maintained in serviceable condition. Otherwise, action will be initiated to revoke this license and all structures must be removed immediately at the licensee's expense.

STATE OF GEORGIA
Office of the Governor

By: _____

For: Mark Williams, Commissioner-DNR

Date: _____

ATTACHMENT C

COASTAL MARINA, COMMUNITY OR COMMERCIAL DOCK
CHECKLIST & CMPA APPLICATION CHECKLIST

INSTRUCTIONS FOR COMPLETING A GEORGIA COASTAL MARSHLANDS PROTECTION PERMIT APPLICATION

Applicants proposing to impact areas below the ordinary high water mark need to complete these application forms. Each and every blank must be filled in completely. For questions that are not applicable to your project, write N/A in the blank. Only those applicants proposing to impact areas below the ordinary high water mark in Effingham, Long, Wayne, Brantley, Chatham, Glynn, Camden, McIntosh, Bryan, Liberty, or Charlton Counties need to complete the Revocable License request. This form requests permission to use publicly owned submerged lands. The Army Corps of Engineers can help you determine if you will need a water quality certification for your project. Contact the Ecological Services Section of the Coastal Resources Division, Georgia Department of Natural Resources at (912) 264-7218 for assistance with state requirements.

➤ Forms:

 X Joint Application for an ACOE Permit and GA CMPA Permit

 X Revocable License Request

 X Coastal Marina, Community or Commercial Dock Checklist

 X Request for JD line

➤ Project Summary:

 X Narrative with project details and dimensions, construction method(s), materials, and access points/locations. Narrative should identify all areas that are planned to be used in connection with the project.

 N/A Distance of the project into the waterway from MLW.

 N/A Distance of the project from the navigable channel.

 N/A Depths of the waterway at MLW.

 N/A Total width of the waterway from MLW to MLW.

 N/A Distance to the next structure to either side of the proposed project.

➤ Project Drawings:

- X Plan or drawing showing the applicant's proposal and the manner or method by which such proposal shall be accomplished. Such plan shall identify all coastal marshlands, as verified by CRD staff, within the extended property lines of the project area.

*All drawings should be:

- a. Submitted on a registered survey (signed, stamped and dated) or on the recorded plat of the property.
 - b. Submitted on 8 1/2 " by 11" paper or 11" by 17" (if needed to see details clearly), leave a 1" margin on the long side of each page for binding purposes.
 - c. Drawn to scale. Include a bar scale or other graphic scale and a North arrow.
-

➤ Site Plans:

- X Vicinity map that shows the location of the project, latitude and longitude, name of waterway, distance to nearest town or interstate highway and a North arrow.

Marshland Component of Project

- X DNR Marsh Jurisdiction Line (this line must be surveyed in by a registered surveyor), high and low waterlines and the method used to establish the waterlines. DNR staff must verify the Marsh Jurisdiction Line within the project area. Marsh jurisdiction line is validated for one year.
- X Existing features such as structures, boardwalks, etc. within jurisdiction.
- X Proposed features such as structures, boardwalks, etc. within jurisdiction.
- X Dimensions of the proposed structure/project that is the marshland component of the project. Marshland component is defined as the part of the project in an estuarine area or any structure on or over an estuarine area. The dimensions must consist of the distance the project will extend into the waterway, distance from the navigable channel, and the total width and depths of the waterway from MLW to MLW. Label existing structures in the navigable waters near the proposed activity.
- X Total square footage of proposed project footprint within jurisdiction and total square footage over vegetated marshlands.
- X Section/Elevation view showing a cross-section view of the project using the same water elevations as the Site Plan.
- N/A Depth of water at the water-ward face of the proposed project, the dimensions and names of structures supported on floats or piles, the distance between pilings, the number of pilings, and types of materials used.

- * Include additional CONSTRUCTION DRAWINGS as needed to clearly show the proposed project and how the project will be completed. For SHORELINE ENGINEERING ACTIVITIES (bulkheads, revetments, etc.) show typical construction methods with respect to mean, sea level for tiebacks, footings/foundations, type of material, slope of face, etc. For Boardwalks (walkways, decks, etc.) and BRIDGES show typical arrangement of posts/beams/decking, height above the marsh vegetation, and height above any waters at both MLW and MHW.

Upland Component of the Project

- X Delineation of the upland component of the project- Upland component is defined as, all those service areas, amenities, and recreational areas located inland of the CMPA jurisdiction line that serve or augment the functioning of the marshlands component of the project. Include any facilities adjacent to or in proximity to the marshlands component of the project that will serve exclusively or primarily the users of the marshlands component of the project.
- X Existing features such as structures, roadways, parking areas, dry-stack storage, fueling facilities, etc.
- X Proposed features such as structures, roadways, parking areas, dry-stack storage, fueling facilities, etc.

Marshlands Buffers for Upland Component

- X Delineation of 50-foot marshlands buffer applicable to the upland component of the project as measured horizontally inland from the coastal marshlands-upland interface (verified JD line).
- X Documentation of existing condition of delineated buffer.
- N/A Description of buffer design, installation, and maintenance plans. Applicant should refer to the current edition of the Georgia Stormwater Management Manual for technical specifications and standards specific to buffers.
- N/A Description and identification on site plan of any temporary structures proposed within the delineated buffer that are necessary for the construction of the marshlands component of the project.
- N/A Description and identification on site plan of any permanent structures proposed within the delineated buffer that are necessary for the function of the marshlands component of the project.
- X Description and identification on site plan of any permanent structures proposed within the delineated buffer that are required to provide permanent access to the marshlands component of the project.
- N/A Description and identification on site plan of any vegetated plantings or grading of vegetation within the delineated buffer. Applicant is referred to the Georgia Stormwater Management Manual and the “Riparian Buffers in Your Backyard”. Note: Planting and grading within the buffer must be designed and installed to enhance stormwater treatment.
- N/A Description and identification on site plan of pedestrian access for passive recreation to be located within the delineated buffer.

X Description including dimensions and identification on the site plan of any existing impervious surfaces or structures pre-existing within the delineated buffer.

Stormwater Management Plan of the Upland Component

N/A Description of Stormwater Plan for upland component of the project. Note: No discharge of untreated stormwater is allowed from developed or disturbed areas, whether surface or piped, to coastal marshlands from the upland component of the project, unless waiver is granted by Committee

N/A If waiver is being requested, detailed description of the site or project characteristics that prohibit treatment, why there is no practicable alternative, and documentation demonstrating how the stormwater runoff will have minimal adverse impact.

Impervious Surface Calculations of the Upland Component

X Description and delineation of the pervious surfaces and impervious surfaces proposed for the upland component of the project. Note: Pervious surfaces shall be used to the maximum extent practicable, and total impervious area shall be minimized with the goal of achieving no more than 15% effective impervious cover where practicable taking in account existing structures that are a part of the project and that available land area that is part of the upland component of the project.

N/A Detailed documentation of the calculation of Effective Impervious Cover rate.

➤ Deed or other legal instrument:

X A copy of the deed, or other legal conveyance, putting title to or an interest in the real property, into the name of the applicant, together with any plat(s) referenced in the deed or conveyance that show the boundaries of the real property conveyed.

X Any later deed or conveyance whereby any full or partial interest, such as, an inter-spousal transfer, trust agreement, lease agreement, partnership, corporation, limited liability company or executor or decedent's estate took an ownership interest in the real property.

X If the applicant is not the owner of the property, then provide a copy of the owner's deed or other legal conveyance AND the written permission from the owner to carry out the project on his/her land. The owner must acknowledge that it is aware of the application and that it is familiar with the applications plans for the property and that the owner gives permission to the applicant to carry out the project on his/her land as outlined in the application.

X Specific plat(s) referenced in the vesting deed showing the upland boundary of the project area in relation to the natural resource coastal marshlands and tidal waterbottoms.

N/A Identification of any marshlands within project area designated as Natural Heritage Preserve.

N/A If the property was subdivided after the applicant acquired the property, then the new subdivision plat, in addition to the plat referenced in the vesting deed.

X Corporate owners must submit their Articles of Organization or other legal documentation to show signatory's capacity to bind the corporation to the permit and/or waterbottoms lease.

N/A Homeowners Association By-laws and Restrictive Covenants pertaining to the project area (upland and marsh component).

N/A Conservation Easements or other easements pertaining to the project area (upland and marsh component).

N/A Deed restrictions if applicable.

➤ Adjoining Land Owners:

X List of all adjoining landowners together with such owners' addresses.

N/A If the names or addresses of adjoining land owners cannot be determined, a sworn affidavit that a diligent search, including a search of the records of the county tax assessor's office, has been made but that the applicant was not able to ascertain the names or addresses of adjoining landowners.

➤ Zoning Letter & Signed Drawings from Local Gov:

X Letter from the local zoning authority stating that this proposal is in compliance with any zoning laws. This letter must be specific to the project and cannot be conditional in any way.

X Copy of the most current version of plans, signed and dated by the local zoning authority. If the project is redesigned, the zoning authority must sign the latest plans to ensure there is no confusion about which "version" of the project is approved.

➤ Non-refundable Application Fee:

X Check or money order made payable to the GEORGIA DEPARTMENT OF NATURAL RESOURCES is required. Include the amount listed below for the type of project you are proposing. Renewal fees will be equal to application fees. This list does not include all possible projects and should be used only as a guide.

\$100 Routine: Simple modification, research, simple pier, bridge (no fill), deck, etc.

\$250 Moderate: Community dock, boat ramp, bridge (minor fill), culverts/gates, pier, etc.

\$500 Complex: Marina, marina modification, roadway, mosquito ditching, dredging, wastewater treatment, commercial dock, etc.

➤ Alternative Analysis:

X Brief description of alternative sites the applicant considered and why they are not feasible. Include a discussion of why the permit should be granted. Describe water dependent nature of project.

➤ Landfill or Hazardous Waste Statement:

X Statement from the applicant that he has made inquiry to the appropriate authorities that the proposed project is not over landfill or hazardous waste site and that the site is otherwise suitable for the proposed project. Contact your local government engineer to find out if your site is over a hazardous waste site or landfill. If your county engineer is unable to answer your question, contact the State Hazardous Sites Response Program at (888) 373-5947, or check the Internet at: www.dnr.state.ga.us/dnr/environ then select Georgia Environment followed by Hazardous Sites. Provide a statement that you have inquired about location of your site with respect to hazardous waste or landfills.

➤ Water Quality Certification:

N/A Copy of the water quality certification issued by EPD, if required for the proposed project. The USCAE determines whether a proposed project requires water quality certification under their 401 regulations. **(WQC pending; request submitted concurrent with USACE review).**

(Note: If required, certification MUST be issued prior to CMPC consideration of the project.)

➤ Erosion and Sedimentation Statement:

X Statement certifying that the project will be conducted in compliance with applicable erosion and sediment control responsibilities. Please refer to the section above regarding marshland buffers, stormwater management, and impervious surface calculations.

➤ Public Interest Statement:

 X Documentation how the project is not contrary to the public interest, specific to the following public interest considerations:

- a. Whether or not unreasonably harmful obstruction to or alteration of the natural flow of navigational water within the affected area will arise as a result of the proposal.
- b. Whether or not unreasonably harmful or increased erosion, shoaling of channels, or stagnant areas of water will be created.
- c. Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, wildlife, or other resources, including but not limited to water and oxygen supply.

WHERE TO MAIL COMPLETED APPLICATION PACKAGES

An application package cannot be considered until all of the items listed above are submitted. After the Department has reviewed your application materials, additional information may be required for the Coastal Marshlands Protection Committee to fully evaluate your permit request. Additionally, the 30-day public notice cannot be published until the application package is substantially complete.

Please submit ONE (1) original copy to the GA DNR-CRD, Habitat Management Program, ONE (1) original copy to US Army Corp of Engineers, Savannah District and one original copy to GA DNR-EPD, Water Protection Branch (three copies total). See addresses below.

Karl H. Burgess Habitat Management Program Manager Coastal Resources Division Georgia Department of Natural Resources One Conservation Way, Suite 300 Brunswick, GA 31520	Telephone: (912) 264-7218 Fax: (912) 262-3143
Carol Bernstein Section Chief US Army Corps of Engineers Savannah District, Regulatory Branch P.O. Box 889 Savannah, GA 31402-0889	Telephone: (800) 448-2402 Fax: (912) 652-5995
Keith Parsons Water Quality Certification EPD Water Protection Branch Georgia Department of Natural Resources 4220 International Parkway, Suite 101 Atlanta, GA 30354	Telephone: (404) 675-1631 Fax: (404) 675-6245

ATTACHMENT D

PERMIT DRAWINGS



 Project Corridor

1999 CIR PHOTOGRAPH;
TYBEE ISLAND QUADRANGLE

18 OCTOBER 2011

MAP SCALE : 1 INCH = 500 FEET

PREPARED BY: JB

RLC PROJECT #08-028

**POLK STREET
CITY OF TYBEE
CHATHAM COUNTY, GEORGIA**

PREPARED FOR:
THE CITY OF TYBEE ISLAND & LEONARD FAMILY



RLC

**RESOURCE+LAND
CONSULTANTS**

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



 Project Corridor

NATIONAL WETLANDS INVENTORY;
TYBEE ISLAND NORTH & SOUTH

18 OCTOBER 2011

MAP SCALE : 1 INCH = 500 FEET

PREPARED BY: JB

RLC PROJECT #08-028

**POLK STREET
TYBEE ISLAND
CHATHAM COUNTY, GEORGIA**

PREPARED FOR:
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Savannah, Georgia 31405
912.443.5896 www.rlandc.com



 Project Corridor

NRCS SOILS SURVEY;
CHATHAM COUNTY, GEORGIA

18 OCTOBER 2011

MAP SCALE : 1 INCH = 500 FEET

PREPARED BY: JB

RLC PROJECT #08-028

**POLK STREET
TYBEE ISLAND
CHATHAM COUNTY, GEORGIA**

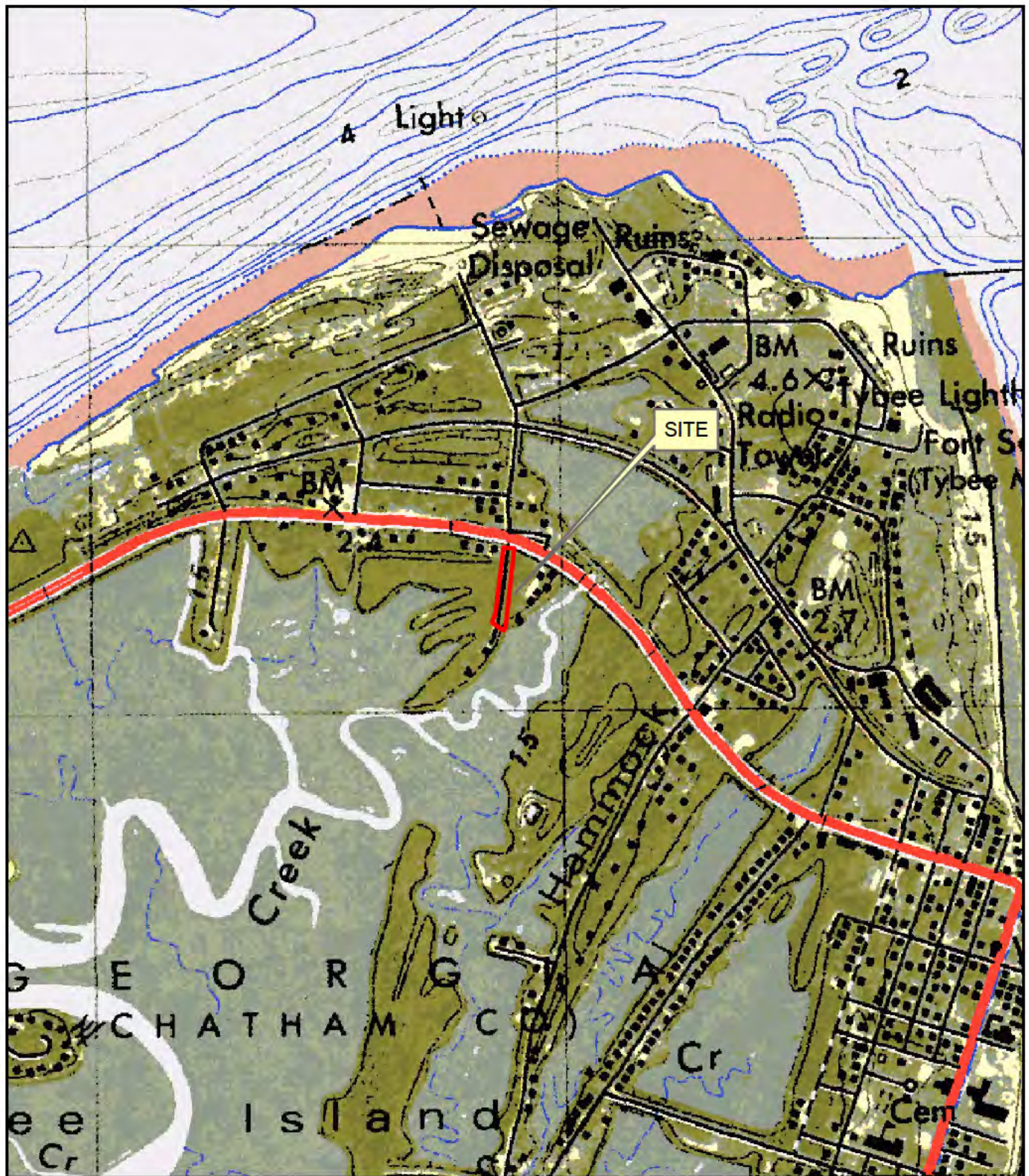
PREPARED FOR:
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RLC

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



 Project Corridor

US GEOLOGICAL SURVEY;
TYBEE ISLAND NORTH & SOUTH

18 OCTOBER 2011

MAP SCALE : 1 INCH = 500 FEET

PREPARED BY: JB

RLC PROJECT #08-028

POLK STREET
TYBEE ISLAND,
CHATHAM COUNTY, GEORGIA

PREPARED FOR:
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Project Area (±0.28-ac)

DNR Saltmarsh (±0.08-ac)

Existing Dirt Road Under DNR Jurisdiction (±0.13-ac)

Existing Gravel Road Under DNR Jurisdiction (±0.06-ac)

Upland (±0.01-ac)

03060120

Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

RLC Project No.:	08-028
Figure No.:	1
Prepared By:	TS
Sketch Date:	7/22/2016
Map Scale :	1 inch = 60 feet

**Polk Street South
Maintenance**
Chatham County, Georgia

Existing Site Conditions
Prepared For: City of Tybee & Leonard Family

RLC

**RESOURCE+LAND
CONSULTANTS**
41 Park of Commerce Way, Ste. 303
Savannah, Georgia 31405
912.443.5896 www.rlancc.com

GA GRID NORTH

WARD
ELL

LIMITS OF
WORK

PORTION OF
WOODBINE AVENUE
(NOT OPEN)

ALL OF LOTS 19 & 20 & PORTIONS OF LOTS 9, 10
WOODBINE AVENUE, BLOCK 14, GARDEN WARD
N/F CHARLES B. KICKLIGHTER
D.B. 245R-699
P.R.B. S-80

BENCHMARK
TOP OF C.M.F.
EL. 4.47 NGVD29

356.25'

C.M.F.

N 05°27'25" E

139.99'

D.N.R.
DELINEATION
LINE 3/27/12
CONCRETE SIDEWALK

CENTER LINE OF
EXISTING ROADWAY
(TYP.)

LIMITS OF
WORK

MAIL BOX

GRAVELED
TRAVELED
WAY

WATER VALVE

GRID N: 736717.73872
GRID E: 1063412.04826

R.B.S.

125.35'

S 05°27'25" W

R.B.S.

S 04°54'06" W

GUY WIRE

STREET SIGN

ASPHALT PAVEMENT

U.S.
R/W
HIGHWAY
VARIES
80

PORTION OF LOT 1
CASON SUBDIVISION
N/F LOUISE SASSEN

PORTION OF LOT 1
CASON SUBDIVISION
N/F ESTHER D. GUY

PORTION OF LOT 1
CASON SUBDIVISION
N/F PATRICIA WHITNEY & B. WILLARD
D.B. 183Y-477



THIS SHEET IS ONLY A PORTION OF THE COMPLETE SET OF
PLANS. ONLY COMPLETE SETS OF PLANS SHALL BE USED.

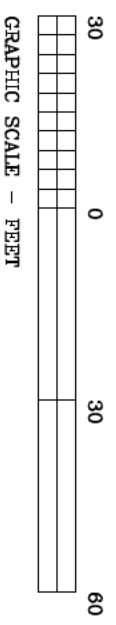
POLK STREET SOUTH MAINTENANCE

A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80,
LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.

FOR
THE CITY OF TYBEE ISLAND AND
MR. & MRS. MICHAEL LEONARD

DAVIS ENGINEERING, INC.
PO BOX 1663
TYBEE ISLAND, GA 31328
PHONE: 912-695-7262
EMAIL: DKDBUS@GMAIL.COM

DRAWN: D.S. & B.B.
DESIGN: D.D.
07-06-12
JOB NO: 20607000



GRAPHIC SCALE - FEET

THE SOUTHERN MARSHLAND TRACT
OF TYBEE N/F WILLIAM A. DOWELL
THESE PROPERTY
OF THE PROPERTY



LOT 6
BLOCK 17, GARDEN WARD
N/F WILLIAM A. DOWELL

DOUBLE WALLED HDPE
EXISTING GROUND TO
(HALF BURY).
TOE OF
SLOPE
(TYP.)

19.35LF DOUBLE WALLED
PIPE BURY IN EXISTING
GROUND TO SPRING LINE (HALF
BURY).

15LF DOUBLE WALLED
HDPE PIPE BURY IN
EXISTING GROUND TO
SPRING LINE (HALF
BURY).

2 ROWS TYPE "C"
SILT FENCE (TYP.)

(Sd1-C)

LIMITS OF
WORK

88.39' R.B.S.

N 04°54'06" E

TRANSITION TO
NATURAL GRADE
1.5:1 SLOPE (TYP.)

TOE OF
SLOPE
(TYP.)

TOP OF
SHOULDER
(TYP.)

EDGE OF
DRIVE LANE
(TYP.)

TOE OF
SLOPE
(TYP.)

CENTER LINE OF
EXISTING AND
PROPOSED ROADWAY
(TYP.)

EDGE OF
DRIVE LANE
(TYP.)

TOP OF
SHOULDER
(TYP.)

TOE OF
SLOPE
(TYP.)

EDGE OF
DRIVE LANE
(TYP.)

OVERHEAD POWER LINE (TYPICAL)

TOP OF
SHOULDER
(TYP.)

TOE OF
SLOPE
(TYP.)

POWER POLE (TYPICAL)

BENCHMARK
TOP OF C.M.F.
EL. 5.00 NGVD29

356.12'

TRANSITION TO
NATURAL GRADE
1.5:1 SLOPE (TYP.)

2.41" W

92.03'

PORTION OF CASON AVE.
30' R/W ABANDONED
N/F AMES KELLY KIDD &
MAUREEN GALLAGHER
D.B. 242H-390

TOE OF SLOPE IS
LIMITS OF WORK

PORTION OF LOT 1
CASON SUBDIVISION
N/F JAMES KELLY KIDD
&
MAUREEN GALLAGHER
D.B. 242H-390

PORTION OF LOT 1
CASON SUBDIVISION
N/F ROBERT T. GRISSOM
&
CHARLENE G. GOMEZ
D.B. 183J-370

THIS SHEET IS ONLY A PORTION OF THE COMPLETE SET OF
PLANS. ONLY COMPLETE SETS OF PLANS SHALL BE USED.

POLK STREET SOUTH MAINTENANCE

A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80,
LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.

FOR
THE CITY OF TYBEE ISLAND AND
MR. & MRS. MICHAEL LEONARD

DAVIS ENGINEERING, INC.

PO BOX 1663
TYBEE ISLAND, GA 31328
PHONE: (912) 695-7262 EMAIL: DKDBUS@GMAIL.COM

DRAWN: D.S. & B.B.

DESIGN: D.D.

07-06-12
JOB NO: 20607000

sheet
C3



GRAPHIC SCALE - FEET

CA GRID NORTH

D.N.R. DELINEATION LINE
(DATED 3/27/12)
WATER LINE ACCORDING TO FLAG



POLK STREET SOUTH MAINTENANCE

A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80,
LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.

THE CITY OF TYBEE ISLAND AND
MR. & MRS. MICHAEL LEONARD

DAVIS ENGINEERING, INC.

PO BOX 1663 TYBEE ISLAND, GA 31328
PHONE: (912) 695-7262 EMAIL: DKDBUS@GMAIL.COM

DRAWN: D.S. & B.B. JOB NO: 20607000
DESIGN: D.D. 07-06-12

THIS SHEET IS ONLY A PORTION OF THE COMPLETE SET OF
PLANS. ONLY COMPLETE SETS OF PLANS SHALL BE USED.

THESE PROPERTY LINES ARE THE SOUTHERN LIMITS OF WORK BY THE CITY OF TYBEE ISLAND. ALL WORK SOUTH OF THESE PROPERTY LINES IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

20.15' 18" DOUBLE WALLED HDPE
PIPE, BURY IN EXISTING GROUND TO
SPRING LINE (HALF BURY).

19.0' PIPE
GRC
BUF

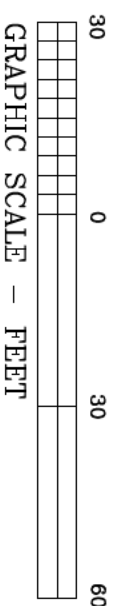
D.N.R. DELINEATION FLAG

MARSHLAND TRACT
N/F MICHAEL E. & KAREN R. LEONARD

TOE OF SLOPE IS
LIMITS OF WORK

LOT 12
CASON SUBDIVISION
N/F JAMES KELLY KIDD
&
MAUREEN GALLAGHER
D.B. 242H-390

PORTION OF CASON AVE.
30' R/W ABANDONED
N/F AMES KELLY KIDD &
MAUREEN GALLAGHER
D.B. 242H-390



GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING REGULATORY AGENCIES AND CODES. ALL WORK SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS, DETAILS, AND STANDARDS OF THE CHATHAM COUNTY AND ALL OTHER GOVERNING AGENCIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THESE LATEST REVISIONS OF ALL CODES, SPECIFICATIONS, ETC., SHALL BE USED.
2. ALL ELEVATIONS ARE BASED ON M.S.L. DATUM
3. NO CONSTRUCTION WORK SHALL BEGIN UNTIL THE COMPLETENESS AND ACCURACY OF THE HORIZONTAL CONTROL HAS BEEN VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES FOUND ARE RESOLVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND REFERENCING THESE POINTS FOR USE DURING CONSTRUCTION AND ANY RE-ESTABLISHMENT OF CONTROL SHALL BE AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL RUN A CLOSED LEVEL LOOP TO VERIFY THE COMPLETENESS AND ACCURACY OF THE BENCHMARKS. NO CONSTRUCTION WORK SHALL BEGIN UNTIL THE VERTICAL CONTROL HAS BEEN VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES FOUND ARE RESOLVED.
5. LOCATION, ELEVATION, SIZE, ETC., OF THE EXISTING DRAINAGE UTILITIES, ETC., SHOWN SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ADDITIONAL FEATURES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES, DRAINAGE, ETC., PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL USE COORDINATION WITH UTILITY COMPANIES, ELECTRONIC/MAGNETIC METHODS, HAND EXCAVATION AND ANY OTHER METHODS NECESSARY TO ACCOMPLISH THIS. ANY DISCOVERIES, DISCREPANCIES, CONFLICTS, ETC., SHALL BE REPORTED TO THE ENGINEER TO ALLOW FOR CONFLICTS TO BE RESOLVED PRIOR TO COMMENCEMENT OF WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADJUSTMENT, RELOCATION, ETC., OF ANY UTILITIES (SUBSURFACE, POLE MOUNTED OR OTHERWISE) TO ACCOMPLISH THIS WORK. UNLESS STATED OTHERWISE, RELOCATION OF POWER POLES AND GUY WIRES IS THE RESPONSIBILITY OF THE OWNER. (TYP.) ALL UTILITY GUY WIRES, POLES, ETC., REQUIRED TO BE RELOCATED SHALL BE COORDINATED BY THE CONTRACTOR
7. ALL AREAS DISTURBED BY THE CONTRACTOR SHALL BE RESTORED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE NOTED ON THE PLANS. ALL UNPAVED AREAS SHALL BE GRASSED UNLESS OTHER WISE SHOWN ON THE PLANS. ALL AREAS DISTURBED OUTSIDE OF PROJECT LIMITS WILL BE RESTORED UNDER THE DIRECTION & TO THE SATISFACTION OF ALL GOVERNING AUTHORITIES. (CITY OF SAVANNAH, ETC.,)
8. THE CONTRACTOR SHALL EXERCISE UTMOST CARE AND PRECAUTION TO PROTECT TREES AND PREVENT DAMAGE TO TREES, ROOTS, ECT. DURING CONSTRUCTION.
9. REFER TO BUILDING PLANS BY OTHERS FOR ALL BUILDING DIMENSIONS AND ALL OTHER BUILDING INFORMATION. ALL BUILDING DESIGN AND SUBMITTALS TO BE BY OTHERS.
10. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY OF TYBEE AND PERMITS, PERMISSION, ETC., FROM ALL OTHER ENTITIES, GOVERNING AUTHORITIES, ETC., OWNING ADJACENT EASEMENTS OR R.O.W'S PRIOR TO BEGINNING ANY CONSTRUCTION IN THE ADJACENT EASEMENTS OR RIGHT-OF-WAYS.
11. ALL EXISTING SERVICES, BUILDINGS, STRUCTURES, UTILITIES, CONVENIENCES, ETC., INCLUDING BUT NOT LIMITED TO, DRAINAGE, ACCESS, WATER, SEWER, FIRE PROTECTION, POWER, GAS, AND CABLE, SHALL BE UNINTERRUPTED BY THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THIS. THE CONTRACTOR SHALL SCHEDULE CONSTRUCTION AND UTILIZE BRACING, SHORING, WELL POINTS, ETC., AND ANY OTHER PROCEDURES REQUIRED TO ACHIEVE THIS. SHOULD USER'S ACCESS, USE, ETC., OF THE FOREMENTIONED BE ALTERED TO ALLOW THE COMPLETION OF THIS WORK, THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO ALL PROPERTY OWNERS AT LEAST TEN WORKING DAYS PRIOR TO ANY ALTERATION, INCONVENIENCE, ETC. TO THEIR USE, ACCESS, ETC.,
12. WHERE NECESSARY FOR THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF LANDSCAPING, SIGNS, MAILBOXES, FENCES, ETC.,
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FOREIGN BORROW AND FOR THE OFF-SITE DISPOSAL OF MATERIAL AS NECESSARY TO THE COMPLETE THIS WORK. THIS COST SHALL BE INCLUDED IN THE GRADING PRICE.
14. THE CONTRACTOR (OR PROSPECTIVE CONTRACTOR) SHALL VISIT THE SITE AND OBSERVE SITE CONDITIONS. IF THE CONTRACTOR THEN HAS REASON TO SUSPECT UNUSUAL OR OTHER UNDOCUMENTED CONDITIONS, REQUIRING CORRECTION OR ADDITIONAL COST, SUCH AS UNSTABLE SUBSURFACE CONDITIONS, WRITTEN NOTIFICATION SHALL BE MADE TO THE ENGINEER AND OTHER OWNER'S REPRESENTATIVES.
15. EXISTING UNDERGROUND UTILITY LOCATIONS MAY CONFLICT WITH THE PROPOSED IMPROVEMENTS AND REQUIRE ADJUSTMENTS OF THOSE UTILITIES OR THE IMPROVEMENTS. ALL TIES AND CONNECTIONS, OFF-SITE AND AROUND THE PERIMETER OF THE PROJECT SHALL BE INSTALLED PRIOR TO THE INTERIOR INSTALLATIONS. ALL GRAVITY LINES SHALL BE INSTALLED UPGRADE (FROM THE LOWEST END TOWARDS THE END AT A HIGHER ELEVATION).
16. ANY AND ALL DEVIATIONS FROM OR MODIFICATIONS TO THESE PLANS SHALL REQUIRE THE APPROVAL OF THE ENGINEER AND ALL OTHER GOVERNING AUTHORITIES, AGENCIES, GOVERNMENTS, ETC.,
17. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE OF THE BUILDING UNLESS OTHERWISE NOTED. REFER TO BUILDING PLANS BY OTHERS FOR ALL DIMENSIONS AND OTHER BUILDING RELATED INFORMATION.
18. THE CONTRACTOR SHALL PROVIDE ACCESS, DURING AND AT THE COMPLETION OF THE PROJECT, TO ALL IMPROVEMENTS AND CHANGES TO BE FIELD VERIFIED, OBSERVED, INSPECTED, ETC., BY THE OWNER'S ENGINEER OR SURVEYOR AND ALL GOVERNING AGENCIES.
19. ALL TRAFFIC SIGNS & STRIPING TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" & ALL OTHER GOVERNING REGULATIONS, STANDARDS & CODES. ALL SIGN ORDERS SHALL BE REVIEWED AND APPROVED BY THE CITY OF SAVANNAH & THE OWNER'S ENGINEER PRIOR TO THE OWNER PLACING THE ORDER.
20. EXCESS SUITABLE MATERIAL FROM GRADING IS TO BE USED FIRST AS BACKFILL FOR WICKING. ADDITIONAL EXCESS SUITABLE MATERIAL AND MUCK ARE TO BE PLACED IN FILL AREAS SHOWN ON THE PLANS AND IN OTHER AREAS ON THE SITE AS DIRECTED BY THE ENGINEER. WHERE ROADWAY CONSTRUCTION AND INSTALLING LAYERS ARE ON A LOT, AND DRAINAGE CONSTRUCTION SHALL BE COMPLETED PRIOR TO THE START OF THE REST OF THE CONSTRUCTION OF THE GRADING. THE FILL AREA WILL VARY AND IN PLACES REQUIRE FILL BEYOND THE RIGHT-OF-WAY LINE. THE FILL (ON SITE MATERIAL OR FOREIGN BORROW) BEYOND THE RIGHT-OF-WAY LINE AND GRADING IN THIS AREA SHALL BE INCLUDED IN THE LUMP SUM PRICE FOR GRADING.
21. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAN ARE TO BE DEDICATED FOR THE USE INTENDED.

STANDARD EROSION CONTROL NOTES:

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
4. THE PLAN DESIGNER HAS VISITED THE SITE PRIOR TO THE DESIGN OF THE EROSION AND SEDIMENT CONTROL PLANS.
5. SOIL EROSION AND SEDIMENT CONTROL PROCEDURES SHALL COMPLY WITH THE EROSION AND SEDIMENT ACT OF 1975. FOR EXPLANATION CONCERNING DETAILS AS SHOWN ON THESE PLANS, REFER TO "MANUAL STATE SOIL AND WATER CONSERVATION COMMITTEE OF GEORGIA. ALL ITEMS UNDER THE CATEGORY OF SOIL EROSION & SEDIMENT CONTROL SHALL BE PAID FOR IN THE LUMP SUM PRICE FOR GRADING.
6. ONLY DISTURB AREAS AS THEY ARE TO BE WORKED ON TO MINIMIZE AREAS OF UNSTABILIZED (DISTURBED) SURFACE. STABILIZE ALL DISTURBED AREAS UPON COMPLETION OF CONSTRUCTION IN THOSE AREAS OR WHEN NO WORK IS IMMEDIATELY PLANNED. SLOPES ARE EXPECTED TO BE STABILIZED IMMEDIATELY UPON DISTURBANCE DUE TO THE HIGH EROSION POTENTIAL. THIS SHALL BE ACCOMPLISHED BY BOTH TEMPORARY GRASSING DURING CONSTRUCTION AND PERMANENT GRASSING AT COMPLETION.
7. ANY SEDIMENTATION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH AND PRIOR TO ANY OTHER SITE WORK.
8. ALL GRADED AREAS SHALL BE GRASSED, LANDSCAPED OR OTHERWISE STABILIZED TO ENSURE PERMANENT STABILIZATION OF SOIL SURFACE.
9. ANY DRAINAGE FOR EXCAVATION SHALL BE DISCHARGED INTO SUMPS TO ALLOW SEDIMENTATION TO OCCUR PRIOR TO RUNOFF LEAVING THE SITE.
10. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF ALL TREES & VEGETATION REQUIRED FOR THE PROPOSED IMPROVEMENTS.
11. SOIL EROSION CONTROL DEVICES AND TREE PROTECTION FOR PRESERVED TREES MUST BE IN PLACE PRIOR TO CONSTRUCTION.
12. SILT FENCE TO REMAIN UNTIL PERMANENT GRASSING AND FINAL STABILIZATION HAS BEEN ESTABLISHED.
13. ANY DISTURBED AREA LEFT IDLE ABOVE THE SLOPES FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
14. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
15. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.

NOTES

A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80, LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.

FOR
THE CITY OF TYBEE ISLAND AND
MR. & MRS. MICHAEL LEONARD

DAVIS ENGINEERING, INC.

TEL: 912-355-7262 FAX: 912-352-7787

E-MAIL: DAVISENGINE@GMAIL.COM

DRAWN: D.S.
DESIGN: D.D.

JOB NO: 200607000

Sheet
C6

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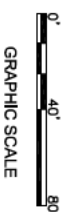
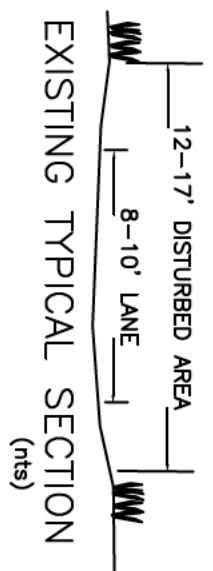
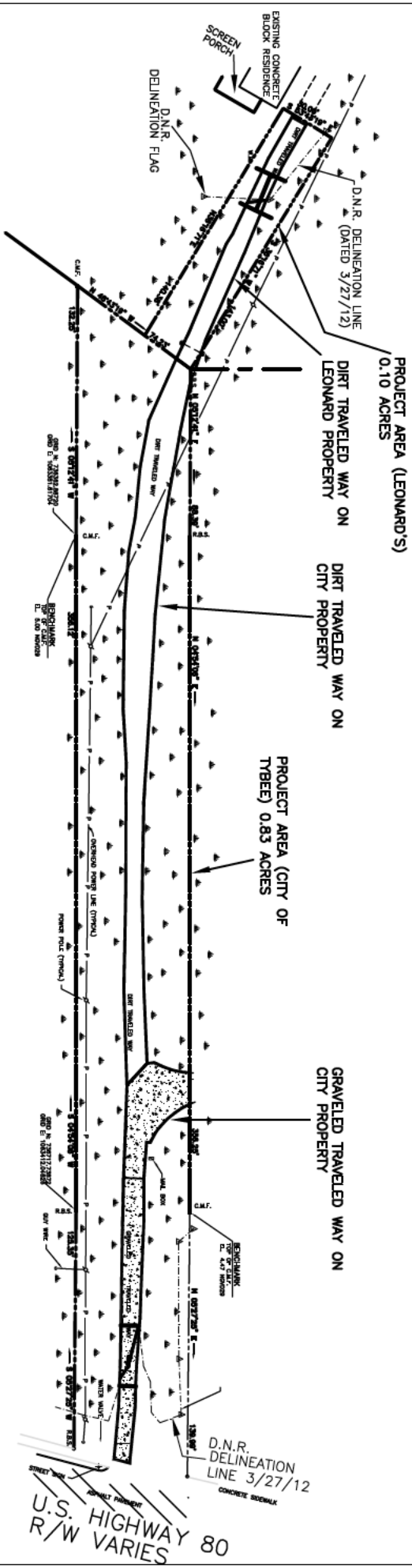
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Existing Conditions	Leonard	City	Total
Non-Jurisdictional Roadway	0.01 ac/47 lf	0.01 ac/50 lf	0.02 ac/97 lf
Jurisdictional Dirt Roadway	0.02 ac/94 lf	0.11 ac/376 lf	0.13 ac/470 lf
Jurisdictional Gravel Roadway	0.0 ac/0 lf	0.05 ac/154 lf	0.05 ac/154 lf
Total Roadway	0.03 ac/141 lf	0.17 ac/580 lf	0.20 ac/721 lf



DRAWING INDEX	
SHEET NUMBER	DESCRIPTION
P1	EXISTING CONDITIONS
P2	PROPOSED CONDITIONS
C1	KEY MAP
C2	POLK STREET SOUTH 2010 MAINTENANCE
C3	POLK STREET SOUTH 2010 MAINTENANCE
C4	POLK STREET SOUTH 2010 MAINTENANCE
C5	NOTES & DETAILS
C6	GENERAL NOTES

THIS SHEET IS ONLY A PORTION OF THE COMPLETE SET OF PLANS. ONLY COMPLETE SETS OF PLANS SHALL BE USED.

REVISED: 07/19/12
REVISED: 10/19/11

POLK STREET SOUTH MAINTENANCE	
EXISTING CONDITIONS	
A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80, LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.	
FOR	
THE CITY OF TYBEE ISLAND & MR. & MRS. MICHAEL LEONARD	
DAVIS ENGINEERING, INC.	

PO BOX 1663	TYBEE ISLAND, GA 31328
PHONE: 912-695-7282	E-MAIL: DKD@DSEGA.COM
DRAWN: D.S. & B.B.	JOB NO: 20607000
DESIGN: D.D.	DATE: 07-06-12
	P1

ATTACHMENT E

ADJACENT LANDOWNERS

Property Record Card

4-0026-10-003

CASON AVE TYBEE ISLAND

APPRaiser	MWTHOMAS	N PT LT 1 RESUB 3 ? 4 BLK 13 GDN WD TYBEE	WHITE ROBERT E ETAL*	CAMA	ASMT		
LAST INSP	04/03/2015		4805 CHERRING DR	1,900	1,900	LAND	1
APPR ZONE	000008		ATLANTA GA 30338			BLDG	0
						OBXF	0
				1,900	1,900	Cost - MS	

SALES BOOK /	INS VI	QU	RSN	PRICE
PAGE				
10 Mar 482 668	WD I	U	QX	205,000
2015				
GRANTOR:RANITZ JOHN F M III ET AL*				
GRANTEE:WHITE ROBERT E ETAL*				
15 Jan 347R 309	NA I	U	UR	
2009				
GRANTOR:WHITE & RANITZ BARBARA				
SASEEN				
GRANTEE:RANITZ JOHN F M III ET AL*				
23 Dec 347G 0606	NA I	U	UG	
2008				
GRANTOR:WHITE & RANITZ ETAL*				
GRANTEE:WHITE & RANITZ ETAL**				
12 Sep 313L 0256	NA I	U	UG	
2006				
GRANTOR:RANITZ FRED A SASEEN				
GRANTEE:WHITE & RANITZ ETAL*				
28 Feb 302N 0632	NA V	U	UR	
2005				
GRANTOR:SASEEN LOUISE				
GRANTEE:WHITE & RANITZ BARBARA SA				



[\[Click for larger picture\]](#)



CODES		
PROPERTY USE	0006	RESIDENTIAL
UTA	0004	Tybee Island
NBHD	020222.00	T222 TYBEE HORSE PEN
EXEMPTIONS		

HISTORY	LAND	IMPR	TOTAL	
2015	2,400		2,400	Cama
2014	2,400		2,400	Cama
2013	2,400		2,400	Cama
2012	2,400		2,400	Cama
2011	2,400		2,400	Cama
2010	3,000		3,000	MAV
2009	3,000		3,000	Over
2008	4,500		4,500	Over
2007	4,500		4,500	Cama
2006			4,500	A/C
2005	3,500		3,500	Cama
2004	4,000		4,000	Cama
2003	3,500		3,500	Cama
2002	500		500	Cama
2001	500		500	Cama
2000	500		500	Cama
1999	1,500		1,500	Cama
1998	1,500		1,500	Cama
1997	1,500		1,500	Cama
1996	1,000		1,000	Over
1995	1,000		1,000	Over
1994	1,000		1,000	Over
1993	1,000		1,000	Over
1992	1,000		1,000	Over

COMMENTS:	
10 Apr 2012	ADD CHG PER OWNER FAX 4/10/12
21 Jan 2009	**TY09 347G606:ETAL &INTERESTS AS PER DEED
13 Dec 2007	ADD CNG PER LTR 12/13/07 APW
27 Nov 2006	TY07 SEE 309J/132 FOR INT CONVEYED FROM FREDA SASEEN TO JOHN F M RANITZ III RANITZ TO JOHN F M RANITZ III
11 Apr 2006	*TY06 SEE DEED FOR ET AL & INT

LAND

ID#	USE DESC	FRONT	DEPTH	UNITS / TYPE	PRICE	ZONING	LCTN	TOPO	OTHER	ADJ1	ADJ2	ADJ3	ADJ4	MKT VALUE
112600	CREEK/MARSH VIEW	0	0	1.00-LT	37100.00	C2				TP-95				1900

2016 Chatham County Board of Assessors

4-0026-10-004

Property Record Card

CASON AVE TYBEE ISLAND

APPRAISER MWTHOMAS	PT OF THE N PT OF LT 1 BEING PT OF THE J J CASON TCT	GUY ESTHER D.	CAMA ASMT
LAST INSP 04/03/2015		2 CASON RD	1,000 1,000 LAND 1
APPR ZONE 000008		TYBEE ISLAND GA 31328-9302	BLDG 0
			OBXF 0
			1,000 1,000 Cost - MS

SALES	BOOK	INS	VI	QU	RSN	PRICE
/						
PAGE						

COMMENTS:	
22 Jan 2014	ADD CHG PER USPS CARD
10 Nov 2009	TY10 COA PER ADDR CHG FORM FM OWNER



[Click for larger picture]



CODES		
PROPERTY USE	0006	RESIDENTIAL
UTA	0004	Tybee Island
NBHD	020222.00	T222 TYBEE HORSE PEN
EXEMPTIONS		

HISTORY	LAND	IMPR	TOTAL
2015	1,100	1,100	Cama
2014	1,100	1,100	Cama
2013	1,100	1,100	Cama
2012	1,100	1,100	Cama
2011	1,100	1,100	Cama
2010	1,400	1,400	Cama
2009	1,500	1,500	Over
2008	2,000	2,000	Cama
2007	2,000	2,000	Cama
2006	110,000	110,000	Cama
2005	2,000	2,000	Cama
2004	2,000	2,000	Cama
2003	2,000	2,000	Cama
2002	1,000	1,000	Cama
2001	1,500	1,500	Cama
2000	1,000	1,000	Cama
1999	500	500	Cama
1998	500	500	Cama
1997	500	500	Cama
1996	230	230	Over
1995	230	230	Over
1994	230	230	Over
1993	230	230	Over
1992	230	230	Over

LAND														
ID#	USE DESC	FRONT	DEPTH	UNITS / TYPE	PRICE	ZONING	LCTN	TOPO	OTHER	ADJ1	ADJ2	ADJ3	ADJ4	MKT VALUE
112601	CREEK/MARSH VIEW	0	0	1.00-LT	37100.00	C2				TP-95	SZ-45			1000

2016 Chatham County Board of Assessors

4-0026-10-002

Property Record Card

CASON AVE TYBEE ISLAND

APPRAISER MWTHOMAS	BEING PT LT 1 ON POLK ST OF J J CASON TCT	GRISSOM & GOMEZ ROBERT T & CHARLENE G	CAMA ASMT
LAST INSP 04/03/2015		PO BOX 2171	1,900 1,900 LAND 1
APPR ZONE 000008		TYBEE ISLAND GA 31328-2171	BLDG 0
			OBXF 0
			1,900 1,900 Cost - MS

SALES BOOK /	INS VI QU RSN PRICE
PAGE	
24 Jan 183J 0370 NA I Q Q7 183,000	
1997	
GRANTOR: BACON EARL JR	
GRANTEE: GRISSOM & GOMEZ ROBERT T	

COMMENTS:	
28 Jan 2010	TY10 RETURN VALUE ENTERED
04 Jun 2002	GDT IS ON 4-0026 -09-004
23 Nov 1998	ADD CHG 11-23-98 DH PER P/O 98



[Click for larger picture]



CODES		
PROPERTY USE	0006	RESIDENTIAL
UTA	0004	Tybee Island
NBHD	020222.00	T222 TYBEE HORSE PEN
EXEMPTIONS		

HISTORY	LAND	IMPR	TOTAL
2015	2,100		2,100 Cama
2014	2,100		2,100 Cama
2013	2,100		2,100 Cama
2012	2,100		2,100 Cama
2011	2,100		2,100 Cama
2010	2,500		2,500 MAV
2009	2,500		2,500 Over
2008	4,000		4,000 Cama
2007	4,000		4,000 Cama
2006			4,000 A/C
2005	3,500		3,500 Cama
2004	3,500		3,500 Cama
2003	3,500		3,500 Cama
2002	1,000		1,000 Cama
2001	1,500		1,500 Cama
2000	1,000		1,000 Cama
1999	1,500		1,500 Cama
1998	1,500		1,500 Cama
1997	1,500		1,500 Cama
1996	1,000		1,000 Over
1995	1,000		1,000 Over
1994	1,000		1,000 Over
1993	1,000		1,000 Over
1992	1,000		1,000 Over

LAND													
ID#	USE DESC	FRONT	DEPTH	UNITS / TYPE	PRICE	ZONING	LCTN	TOPO	OTHER	ADJ1	ADJ2	ADJ3	ADJ4 MKT VALUE
112599	CREEK/MARSH VIEW	0	0	1.00-LT	37100.00	C2				TP-95			1900

2016 Chatham County Board of Assessors

4-0026-11-021

Property Record Card

POLK ST TYBEE ISLAND

APPRAISER	MWTHOMAS	LOT 6 BLOCK 17 GARDEN WARD	DOWELL WILLIAM A	CAMA	ASMT		
LAST INSP	04/03/2015		PO BOX 2463	300	300	LAND	1
APPR ZONE	000008		TYBEE ISLAND GA 31328			BLDG	0
						OBXF	0
				300	300	Cost - MS	

SALES	BOOK	INS	VI	QU	RSN	PRICE
/						
PAGE						

COMMENTS:



[Click for larger picture]



CODES		
PROPERTY	0006	RESIDENTIAL
USE		
UTA	0004	Tybee Island
NBHD	020222.00	T222 TYBEE
		HORSE PEN
EXEMPTIONS		

HISTORY	LAND	IMPR	TOTAL
2015	300	300	Cama
2014	300	300	Cama
2013	300	300	Cama
2012	300	300	Cama
2011	300	300	Cama
2010	400	400	Cama
2009	500	500	Over
2008	500	500	Cama
2007	500	500	Cama
2006	500	500	Cama
2005	500	500	Cama
2004	500	500	Cama
2003	500	500	Cama
2002		2,500	2,500 Over
2001		2,500	2,500 Over
2000		2,500	A/C
1999	1,000	1,000	Cama
1998	1,000	1,000	Cama
1997	1,000	1,000	Cama
1996	500	500	Over
1995	500	500	Over
1994	500	500	Over
1993	500	500	Over
1992	500	500	Over

LAND

ID#	USE DESC	FRONT	DEPTH	UNITS / TYPE	PRICE	ZONING	LCTN	TOPO	OTHER	ADJ1	ADJ2	ADJ3	ADJ4	MKT VALUE
112629	CREEK/MARSH VIEW	0	0	1.00-LT	37100.00	C2				RE-95	RE-85			300

2016 Chatham County Board of Assessors

4-0026-09-005

Property Record Card

5 CASON AVE TYBEE ISLAND

APPRaiser MWTHOMAS	LTS 9-12 + S PT OF 8 RESUB LT 3 + 4 GDN WD + TYBEE + S PT LT 1 + PT CASON	DAVIS GINGER K	CAMA	ASMT	
LAST INSP 02/10/2016		550 IRON MOUNTAIN RD NW	220,100	220,100	LAND 2
APPR 000008		ADAIRSVILLE GA 30103	55,200	55,200	BLDG 2
ZONE			2,600	2,600	OBXF 2
			277,900	277,900	Cost - MS

SALES	BOOK / PAGE	INS VI QU RSN PRICE
28 Apr 2006	305Z 0338	WD I Q 485,000
GRANTOR: KIDD & GALLAGHER JAMES & GRANTEE: DAVIS GINGER		
29 Oct 2002	242H 0390	WD I Q 329,000
GRANTOR: SULLIVAN & BASS MICHAEL E GRANTEE: KIDD & GALLAGHER JAMES K&		
02 May 1997	185G 0673	NA I Q 171,000
GRANTOR: MINSHAW ELINOR J GRANTEE: SULLIVAN & BASS MICHAEL E		
01 Jun 1992		I U U0 107,000
GRANTOR: GRANTEE:		



[Click for larger picture]

CODES		
PROPERTY USE	0006	RESIDENTIAL
UTA	0004	Tybee Island
NBHD	020222.00	T222 TYBEE HORSE PEN
EXEMPTIONS		

HISTORY	LAND	IMPR	TOTAL	
2015	222,600	52,500	275,100	Cama
2014	222,600	54,300	276,900	Cama
2013	222,600	54,500	277,100	Cama
2012	222,600	52,600	275,200	Cama
2011	222,600	63,700	286,300	Cama
2010	273,000	54,000	327,000	MAV
2009	273,000	54,000	327,000	Over
2008	420,000	54,500	474,500	Cama
2007	420,000	54,500	474,500	Cama
2006	564,000	49,000	613,000	Cama
2005	279,500	58,000	337,500	Cama
2004	279,500	72,500	352,000	Cama
2003	252,000	57,500	309,500	Cama
2002	105,500	56,500	162,000	Cama
2001	85,000	51,000	136,000	Cama
2000	47,000	51,000	98,000	Cama
1999	47,000	51,000	98,000	Cama
1998	47,000	50,000	97,000	Cama
1997	47,000	47,500	94,500	Cama
1996	22,290	28,200	50,490	Over
1995	22,290	28,200	50,490	Over
1994	22,290	28,200	50,490	Over
1993	22,290	28,200	50,490	Over
1992	22,290	28,200	50,490	Over

PERMITS	TYPE	DATE	AMOUNT
150003	RN	10 Feb 2016	Comp 10,000
130110	GM	29 Oct 2013	Comp 4,000
11-0149	RN	29 Dec 2011	Comp 5,700
110508		29 Dec 2011	Comp 2,286



COMMENTS:
29 Oct 2013 SCREEN PORCH
25 Jan 2007 TY07 RET VAL ENT 1/25/07 TFC
29 Jan 2003 TY03 HS10S REMVD NJV 1-29-03
06 Apr 2001 ADD CHG PER 04-06-2001/BS CODE10S ENT 04-06-2001/BS
29 Jul 1997 ADD CHG PER NOTICE 7-29-97/AP

EXTRA FEATURES

ID#	BLDG #	SYSTEM DESC	DIM 1	DIM 2	UNITS	QL	UNIT PRICE	RCN	AYB	EYB	DT	ECON	FUNC	SP	SP%	RCNLD	MKT VALUE
143154	87548	Roof Scr Por/Slab AV	14	21	294.00	A	18.40	5,410	1985	1985	2R					1,082	1,100
143155	87548	2"Decking /w post,pi	0	0	321.00	A	23.55	7,560	1985	1985	2R					1,512	1,500

LAND

ID#	USE DESC	FRONT	DEPTH	UNITS / TYPE	PRICE	ZONING	LCTN	TOPO	OTHER	ADJ1	ADJ2	ADJ3	ADJ4	MKT VALUE
112598	CREEK/DIRECT ACCESS	60	106	60.00-FF	2862.00	RA				DP8	SH-15			157600
150902	CREEK/DIRECT ACCESS	95	106	95.00-FF	2862.00					DP8	SH-15	SZ-75		62500

Property Record Card

4-0026-11-002

1002 US HIGHWAY 80 TYBEE ISLAND

APPRaiser AYONCE	S PTS LTS 9 + 10 + LTS 19 + 20 B LK 14 + PT WOODBINE AVE GDN	CURRAN BRIAN G ET AL*	CAMA	ASMT				
LAST INSP 09/19/2013	WD TY BEE + M/H	331 PLANTATION VIEW	409,800	409,800	LAND	1		
APPR 000008		MT PLEASANT SC 29464			BLDG	0		
ZONE					OBXF	0		
			409,800	409,800	Cost - MS			

SALES BOOK /	INS VI	QU	RSN	PRICE
PAGE				
26 Sep 313Z 0086	WD	I	U	UN 100,000
2006				
GRANTOR:CURRAN BRIAN G				
GRANTEE:CURRAN BRIAN G ET AL				
12 Apr 286T 0536	NA	I	U	UE
2005				
GRANTOR:KICKLIGHTER DAVID P EXECU				
GRANTEE:CURRAN BRIAN G				
07 Jan 245R 699	NA	I	U	UN
2003				
GRANTOR:KICKLIGHTER SANDRA D &				
GRANTEE:KICKLIGHTER CHARLES B				

PERMITS	TYPE	DATE	AMOUNT
130389	DM	19 Sep 2013	Comp 100



[\[Click for larger picture\]](#)

CODES		
PROPERTY USE	0002	COMMERCIAL
UTA	0004	Tybee Island
NBHD	020500.00	T500 TYBEE TO BULL R
EXEMPTIONS		
COMMCATEG	9000	Commercial Vac Land

HISTORY	LAND	IMPR	TOTAL	
2015	409,800		409,800	Cama
2014	409,800		409,800	Cama
2013	409,800		409,800	Cama
2012	409,800		409,800	Cama
2011	409,800		409,800	Cama
2010	409,800		409,800	Cama
2009	559,000		559,000	Over
2008	559,000		559,000	Cama
2007	559,000		559,000	Cama
2006	463,500	1,500	465,000	Cama
2005	227,500	11,000	238,500	Cama
2004	171,000	11,500	182,500	Cama
2003	154,000	9,000	163,000	Cama
2002	126,500	7,000	133,500	Cama
2001	100,500	6,500	107,000	Cama
2000	100,500	6,500	107,000	Cama
1999	42,000		42,000	Cama
1998			49,500	A/C
1997			49,500	A/C
1996	20,000	5,060	25,060	Over
1995	20,000	5,060	25,060	Over
1994	20,000	5,060	25,060	Over
1993	20,000	5,060	25,060	Over
1992	20,000	5,060	25,060	Over

COMMENTS:	
04 Dec 2014	*TY15 PER M BURNER, FISERV 20% INT TO PENSCO. 405-607
05 Nov 2013	PERMIT FIELD REVIEW 9-23-13. SMALL STORAGE SHED STILL ON COMMERCIAL LOT. NO CHANGE IN VALUE. NO VALUE ON SHED BEFORE PERMIT.
12 Apr 2007	2007, PROPERTY REVIEWED, LAL
29 Dec 2006	*FISERV ISS & CO FBO THOMAS MARION JOHNSON III (20%).
02 May 2006	TY06 MH TO NON HOMESTEADED
12 Jul 2005	TY06 22S REM COD 01/01/05 JLM
13 Oct 2004	DECAL 0087 ISSUED 2004
06 Feb 2003	DECAL 0585 ISS 2/6/03 APW
05 Apr 2000	HS10 ENT 4-5-2000 SSB



LAND

[illegible]

ATTACHMENT F

ZONING LETTER

MAYOR
Jason Buelterman

CITY COUNCIL
Barry Brown, Mayor Pro Tem
John Branigin
Wanda Doyle
Julie Livingston
Monty Parks
Shirley Sessions



CITY MANAGER
Shawn Gillen

CLERK OF COUNCIL
Janet LeViner

CITY ATTORNEY
Edward M. Hughes

CITY OF TYBEE ISLAND

City Council Agenda Item Request

Agenda Item Requests must be submitted to the Clerk of Council by noon on Wednesday a week prior to the scheduled Council meeting. If this form is received after the deadline, the item will be listed on the next scheduled agenda. There is a three minute limit for all visitors.

Council Meeting Date for Request: 03/14/2019

Item: Variance

Explanation: requesting to impact marshland to maintain right of way-Polk Street right of way & 318 Polk Street-City of Tybee & Michael Leonard -Zone C2-EC-4-0025-01-005Y & 005Z.

Paper Work: YES Attached

 Audio/Video Presentation*

- If applicable, a copy of the presentation / report must be submitted with this agenda request.
- If applicable, audio / video presentations must be submitted to the IT department at City Hall at least 48 hours prior to the meeting.
- Request will be postponed if necessary information is not provided.

Submitted by: Lisa L. Schaaf

Phone / Email: Lschaaf@cityoftybee.org

Date given to Clerk of Council: 03/07/2019

**P.O. Box 2749 – 403 Butler Avenue, Tybee Island, Georgia 31328-2749
(866) 786-4573 – FAX (866) 786-5737 www.cityoftybee.org**





STAFF REPORT

PLANNING COMMISSION MEETING: February 11, 2019

CITY COUNCIL MEETING: March 14, 2019

LOCATION: Polk St. right of way & 318 Polk Street

PIN: 4-0025-01-005Y & 005Z

APPLICANT: City of Tybee Island & Michael Leonard

OWNER: Same

EXISTING USE: Single family dwelling and public street

PROPOSED USE: Same

ZONING: C-2 and E-C

USE PERMITTED BY RIGHT: Yes and no

COMMUNITY CHARACTER MAP: Commercial Gateway and Marshfront

APPLICATION: Zoning Variance (3-090.1) *Streams, lakes, coastal marshlands and freshwater wetlands buffer/setback.*

PROPOSAL: The applicant is requesting a variance to maintain a right of way and driveway that encroaches into the marsh buffer. This area is also known as Salt Meadows

ANALYSIS: The applicant is requesting a marsh buffer variance. This has been granted three times before but they all expired.

(G) Variance procedure. Variances from the above buffer requirements may be granted in accordance with the following provisions:

(1) Where a parcel was platted prior to the effective date of the ordinance from which this section is derived, and its shape, topography, or other existing physical condition prevents land disturbing activity consistent with this section, and such land disturbing activity cannot be authorized through issuance of a buffer encroachment permit, the city may grant a variance that shall allow a reduction in buffer width only to the extent necessary to provide relief from the conditions which prevented land disturbing activity on the parcel, provided adequate mitigation measures are implemented by the landowner to offset the effects of such variance.

Marshfront Neighborhood: Along the marshfront exist residential uses of various ages, sprinkled with intermittent commercial uses. Zoning classifications are R-1, R-1B, R-2, and E-C. Providing natural habitat, scenic views, and access to the water via docks and creeks, natural resources here require special consideration.

<i>Comprehensive Plan – Community Character Area Marshfront Neighborhood</i>		
<i>Recommended Development Strategies</i>		<i>Meets Strategy Y/N or N/A</i>
1.	Permit only uses compatible with area character	N/A
2.	Permit only uses that will not adversely affect/impact the marsh environment	N
3.	Enforce marsh buffer ordinance within the area	N
4.	Prioritize tree preservation to protect the scenic and habitat value of the area	N/A

--	--	--

STAFF FINDING

Staff finds the proposed maintenance of the right of way and driveway at 318 Polk St. meets the requirements for a variance. The parcel and home existed prior to the buffer requirements.

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Variance application
- B. Survey
- C. Site Plan
- D. SAGIS map



**PLANNING COMMISSION
NOTICE OF DETERMINATION**

Meeting date: 2/11/2019

Project Name/Description: requesting to impact marshland to maintain right of way-Polk Street right of way & 318 Polk Street-City of Tybee & Michael Leonard-Zone C2-EC-4-0025-01-005Y & 005Z

Action Requested: Variance

Special Review	Subdivision: Sketch Plan Approval ____ Conceptual ____ Preliminary Plan Approval ____ Final Plat Approval ____ Minor Subdivision ____ Major Subdivision ____
Site Plan Approval	
Variance X	
Map Amendment	
Text Amendment	

Petitioner has met all documentation requirements, all external approval requirements, and all code requirements, except for the following:

The Planning Commission Motion on Petition: ☒ Approval ☐ Denial ☐ Continued

Action on Motion:

COMMISSIONER	FOR	AGAINST	COMMENTS
Bishop			Chair - ABSENT
Bossick			Vice Chair
Robertson	X		MOTION TO APPROVE
Gann	X		
Bramble	X		SECOND
Matlock	X		
McNaughton	X		

Planning Commission Chair:

Ronald W. Bossick

Date: 2/14/19

Planning & Zoning Manager:

Rep B. H.

Date: 2/14/19

MAYOR
Shirley Sessions

CITY COUNCIL
Barry Brown, Mayor Pro Tem
John Branigin
Jay Burke
Nancy DeVetter
Monty Parks
Michael "Spec Hosti



CITY MANAGER
Shawn Gillen

CITY CLERK
Janet LeViner

CITY ATTORNEY
Edward M. Hughes

CITY OF TYBEE ISLAND

February 19, 2020

Re: Polk Street Road Improvements

To Whom It May Concern:

The proposed maintenance and improvements of Polk St. south of Hwy. 80 needs a variance for the encroachment into the marsh buffer but in no other way does it conflict with our zoning ordinance. The marsh buffer variance has been applied for.

Sincerely,

George Shaw
Community Development Director
gshaw@cityoftybee.org
912-472-5031

U.S. HIGHWAY 80
R/W VARIES

WARD

PORTION OF
WOODBINE AVENUE
(NOT OPEN)

ALL OF LOTS 19 & 20 & PORTIONS OF LOTS 9, 10
WOODBINE AVENUE, BLOCK 14, GARDEN WARD
N/F CHARLES B. KICKLIGHTER
D.B. 245R-699
P.R.B. S-80

BENCHMARK
TOP OF C.M.F.
EL. 4.47 NGVD29

D.N.R.
DELINEATION
LINE 3/27/11
CONCRETE SIDEWALK

N 05°27'25" E

CENTER LINE OF
EXISTING ROADWAY
(TYP.)

GRAVELED

GRAVELED

GRAVELED

GRAVELED

GRAVELED

GRAVELED

GRAVELED

MAIL BOX

MAIL BOX

MAIL BOX

MAIL BOX

MAIL BOX

MAIL BOX

MAIL BOX

MAIL BOX

S 04°54'06" W

GRID N: 736717.73872
GRID E: 1063412.04826

GUY WIRE

125.35'

S 05°27'25" W

R.B.S.

WATER VALVE

WATER VALVE

WATER VALVE

WATER VALVE

PORTION OF LOT 1
CASON SUBDIVISION
N/F LOUISE SASSEN

PORTION OF LOT 1
CASON SUBDIVISION
N/F ESTHER D. GUY

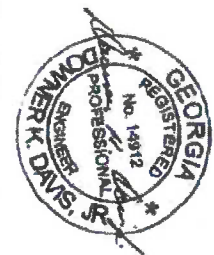
PORTION OF LOT 1
CASON SUBDIVISION
N/F PATRICIA WHITNEY & B. WILLARD
D.B. 183Y-477

STREET SIGN

ASPHALT PAVEMENT

U.S. HIGHWAY 80
R/W VARIES

OK
CBS



POLK STREET SOUTH MAINTENANCE

A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80,
LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.

FOR
THE CITY OF TYBEE ISLAND AND
MR. & MRS. MICHAEL LEONARD

DAVIS ENGINEERING, INC.
PO BOX 1663
TYBEE ISLAND, GA 31328
PHONE: 912-695-7262
EMAIL: DKB@DSEMAIL.COM

DRAWN: D.S. & B.B.
DESIGN: D.D.
07-06-12
JOB NO: 2060700D

Sheet
C2

THIS SHEET IS ONLY A PORTION OF THE COMPLETE SET OF
PLANS. ONLY COMPLETE SETS OF PLANS SHALL BE USED.

THE SOUTHERN MARSHLAND TRACT
OF TYBEE N/F WILLIAM A. DOWELL
OF THE PROPERTY



DOUBLE WALLED HOPE
EXISTING GROUND TO
(1/2-HALF BURR).

88.39' R.B.S.

TOE OF
SLOPE
(TYP.)

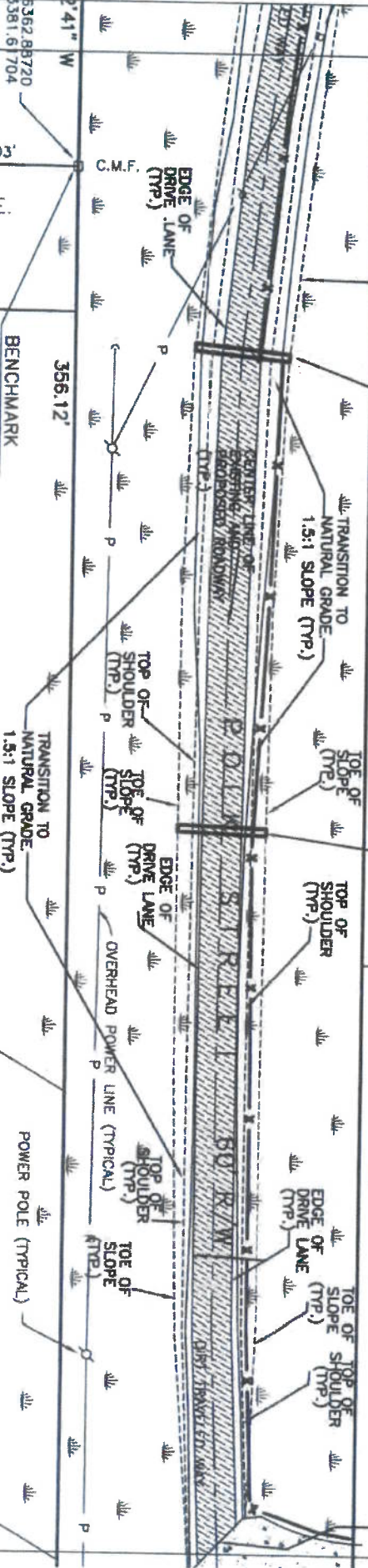
15' DOUBLE WALLED
HOPE PIPE, BURR IN
EXISTING GROUND TO
SPRING LINE (HALF
BURR).

2 ROWS TYPE "C"
SILT FENCE (TYP.)

(Sd1-C)

LOT 6
BLOCK 17, GARDEN WARD
N/F WILLIAM A. DOWELL

LIMITS OF
WORK



BENCHMARK
TOP OF C.M.F.
EL. 5.00 NGVD29

TOE OF SLOPE IS
LIMITS OF WORK

PORTION OF LOT 1
CASON SUBDIVISION
N/F JAMES KELLY KIDD
&
MAUREEN GALLAGHER
D.B. 242H-390

PORTION OF LOT 1
CASON SUBDIVISION
N/F ROBERT T. GRISSOM
&
CHARLENE G. GOMEZ
D.B. 183J-370

PORTION OF CASON AVE.
30' R/W ABANDONED
N/F AMES KELLY KIDD &
MAUREEN GALLAGHER
D.B. 242H-390

C.M.F.

N 84°45'36" W

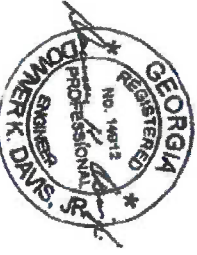
92.03'

356.12'

30 0 30 60

GRAPHIC SCALE - FEET

OK
G.B.S.



POLK STREET SOUTH MAINTENANCE

A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80,
LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.

THE CITY OF TYBEE ISLAND AND
MR. & MRS. MICHAEL LEONARD

DAVIS ENGINEERING, INC.

PO BOX 1663
TYBEE ISLAND, GA 31328

PHONE: (912) 893-7262

EMAIL: DKB@DSEGA.COM

DRAWN: D.S. & B.B.
DESIGN: D.D.

07-06-12
JOB NO: 20607000

CS

THIS SHEET IS ONLY A PORTION OF THE COMPLETE SET OF
PLANS. ONLY COMPLETE SETS OF PLANS SHALL BE USED.



D.N.R. DELINEATION LINE
(DATED 3/27/12)

WATER LINE ACCORDING TO FLAG

TRANSITION TO
NATURAL GRADE
1.5:1 SLOPE (TYP.)



POLK STREET SOUTH MAINTENANCE

A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80,
LOCATED IN GARDEN WARD, TREEBEE ISLAND, GEORGIA.

THE CITY OF TREEBEE ISLAND AND
MR. & MRS. MICHAEL LEONARD

DAVIS ENGINEERING, INC.

PO BOX 1663 TREEBEE ISLAND, GA 31328
PHONE: (912) 595-7262 EMAIL: DEDBUS@GMAIL.COM

DRAWN: D.S. & B.B. JOB NO: 20607000
DESIGN: D.D. 07-06-12

THIS SHEET IS ONLY A PORTION OF THE COMPLETE SET OF
PLANS. ONLY COMPLETE SETS OF PLANS SHALL BE USED.

THESE PROPERTY LINES ARE THE SOUTHERN
LIMITS OF WORK BY THE CITY OF TREEBEE
ISLAND. ALL WORK SOUTH OF THESE PROPERTY
LINES IS THE RESPONSIBILITY OF THE PROPERTY
OWNER.

20.15L' 18" DOUBLE WALLED HDPE
PIPE, BURY IN EXISTING GROUND TO
SPRING LINE (HALF BURY).

D.N.R. DELINEATION FLAG

MARSHLAND TRACT
N/F MICHAEL E. & KAREN R. LEONARD

TOE OF SLOPE IS
LIMITS OF WORK



LOT 12
CASON SUBDIVISION
N/F JAMES KELLY KIDD
&
MAUREEN GALLAGHER
D.B. 242H-390

PORTION OF CASON AVE.
30' R/W ABANDONED
N/F AMES KELLY KIDD &
MAUREEN GALLAGHER
D.B. 242H-390

GRID N: 736362.88720
GRID E: 1063381.61704

BEN
TOP
EL

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING REGULATORY AGENCIES AND CODES. ALL WORK SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS, DETAILS, AND STANDARDS OF THE CHATHAM COUNTY AND ALL OTHER GOVERNING AGENCIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THESE. LATEST REVISIONS OF ALL CODES, SPECIFICATIONS, ETC., SHALL BE USED.

2. ALL ELEVATIONS ARE BASED ON M.S.L. DATA
3. NO CONSTRUCTION WORK SHALL BEGIN UNTIL THE COMPLETENESS AND ACCURACY OF THE HORIZONTAL CONTROL HAS BEEN VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES FOUND ARE RESOLVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND REFRESHING THESE POINTS FOR USE DURING CONSTRUCTION AND ANY RE-ESTABLISHMENT OF CONTROL SHALL BE AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL RUN A CLOSED LEVEL LOOP TO VERIFY THE COMPLETENESS AND ACCURACY OF THE BENCHMARKS. NO CONSTRUCTION WORK SHALL BEGIN UNTIL THE VERTICAL CONTROL HAS BEEN VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES FOUND ARE RESOLVED.
5. LOCATION, ELEVATION, SIZE, ETC., OF THE EXISTING DRAINAGE, UTILITIES, ETC., SHOWN SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCIES AND/OR OMISSIONS ARE TO BE CORRECTED BY THE CONTRACTOR AT HIS OWN RISK AND RESPONSIBILITY FOR THE LOCATION OF ALL EXISTING UTILITIES, DRAINAGE, ETC. PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL USE COORDINATION WITH UTILITY COMPANIES, OTHER ENGINEERING/AGENCY METHODS, HAND EXCAVATION AND ANY OTHER METHODS NECESSARY TO ACCOMPLISH THIS. ANY DISCREPANCIES, DISCREPANCIES, CONFLICTS, ETC., SHALL BE REPORTED TO THE ENGINEER TO ALLOW FOR CONFLICTS TO BE RESOLVED PRIOR TO COMMENCEMENT OF WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADJUSTMENT, REDUCTION, AND PROTECTION OF UTILITIES (SOURSPRING POLE MOUNTED OR OTHERWISE) TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND GUARDING OF ALL UTILITIES. THE RESPONSIBILITY OF THE OWNER (TYP.) ALL UTILITY OR WELLS, PIPES, ETC., REQUIRED TO BE RELOCATED SHALL BE CONSIDERED BY THE CONTRACTOR.
7. ALL AREAS DISTURBED BY THE CONTRACTOR SHALL BE RESTORED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE NOTED ON THE PLANS. ALL UNPAVED AREAS SHALL BE GRAVELLED UNLESS OTHER WAYS SHOWN ON THE PLANS. ALL AREAS DISTURBED SHALL BE RESTORED TO THE SATISFACTION OF ALL APPLICABLE AGENCIES AND TO THE SATISFACTION OF ALL GOVERNING AUTHORITIES. (CITY OF SAVANNAH, ETC.,)
8. THE CONTRACTOR SHALL EXERCISE UTMOST CARE AND PRECAUTION TO PROTECT TREES AND PREVENT DAMAGE TO TREES, ROOTS, ECT. DURING CONSTRUCTION.
9. REFER TO BUILDING PLANS BY OTHERS FOR ALL BUILDING DIMENSIONS AND TO BE BY OTHERS.
10. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY OF TALLAHASSEE AND PERMITS, PERMISSIONS, ETC., FROM ALL OTHER AGENCIES, GOVERNING AUTHORITIES, ETC., PRIOR TO ANY ADJACENT EASEMENTS OR R.O.W'S PRIOR TO BEGINNING ANY CONSTRUCTION IN THE ADJACENT EASEMENTS OR RIGHT-OF-WAYS.

11. ALL EXISTING SERVICES, BUILDINGS, STRUCTURES, UTILITIES, CONDUITS, ETC., INCLUDING BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL, AND PLUMBING, SHALL BE UNINTERRUPTED BY THIS PROJECT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ASSURE THAT THE CONTRACTOR SHALL SCHEDULE CONSTRUCTION AND UTILIZE REQUIRED, SHORING, WALL POINTS, ETC., AND ANY OTHER PROCEDURES RELIANT TO ACHIEVE THIS SHOULD USER'S ACCESS, USE, ETC. OF THE ABOVEMENTIONED SHALL BE ALLOWED TO REMAIN UNINTERRUPTED. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO ALL PROPERTY OWNERS AT LEAST TEN WORKING DAYS PRIOR TO ANY ALTERATION, MODIFICATION, ETC. TO THEIR USE, ACCESS, ETC.
12. WHERE NECESSARY FOR THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF LANDSCAPING, STONES, MATERIALS, TREES, ETC.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FOREBAY BORROW AND FOR THE OFF-SITE DISPOSAL OF MATERIAL, AS NECESSARY TO THE COMPLETE THIS WORK. THIS COST SHALL BE INCLUDED IN THE GRADING PRICE.
14. THE CONTRACTOR (OR PROSPECTIVE CONTRACTOR) SHALL VISIT THE SITE AND OBSERVE SITE CONDITIONS. IF THE CONTRACTOR INTENDS HAS REASON TO SUSPECT UNUSUAL OR OTHER UNEXPECTED CONDITIONS, REGARDING EXISTING UTILITIES, OR OTHER UNUSUAL OR OTHER UNEXPECTED CONDITIONS, REGARDING CONNECTION OR ADDITIONAL COST, SUCH AS UNUSUAL OR OTHER UNEXPECTED CONDITIONS, WRITTEN NOTIFICATION SHALL BE MADE TO THE ENGINEER AND OTHER OWNER'S REPRESENTATIVE(S).
15. EXISTING UNDERGROUND UTILITY LOCATIONS MAY CONFLICT WITH THE PROPOSED IMPROVEMENTS AND REQUIRES ADJUSTMENTS OF THOSE UTILITIES OR THE IMPROVEMENTS. ALL TRENCHES AND CONNECTIONS OF SITE AND AROUND THE PERIMETER OF THE PROJECT SHALL BE INSTALLED PRIOR TO THE BEGINNING OF THE CONSTRUCTION OF THE PROJECT. ALL EXISTING UTILITIES SHALL BE INSTALLED PRIOR TO THE BEGINNING OF THE CONSTRUCTION OF THE PROJECT. ALL EXISTING UTILITIES SHALL BE INSTALLED PRIOR TO THE BEGINNING OF THE CONSTRUCTION OF THE PROJECT.

18. ANY AND ALL DEVIATIONS FROM OR MODIFICATIONS TO THESE PLANS SHALL REQUIRE THE APPROVAL OF THE ENGINEER AND ALL OTHER COVERING AUTHORITIES, AGENCIES, GOVERNMENTS, ETC.

117. ALL DIMENSIONS ARE TO FACE OF CONCR. EDGE OF PAVEMENT OR OUTSIDE OF THE BUILDING UNLESS OTHERWISE NOTED. REFER TO BUILDING PLANS BY OTHERS FOR ALL DIMENSIONS AND OTHER BUILDING RELATED INFORMATION.

18. THE CONTRACTOR SHALL PROVIDE ACCESS, DURING AND AT THE COMPLETION OF THE PROJECT, TO ALL IMPROVEMENTS AND CHANGES TO BE FIELD VERIFIED, OBSERVED, INSPECTED, ETC., BY THE OWNER'S ENGINEER OR SUPERVISOR AND ALL GOVERNING AGENCIES.

18. ALL TRAFFIC SIGNAGE & STRIPING TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" & ALL OTHERS CONCERNING REGULATIONS, STANDARDS & CODES. ALL SIGN PROBLEMS SHALL BE REVIEWED AND APPROVED BY THE CITY OF SAVANNAH & THE OWNER'S ENGINEER PRIOR TO THE OWNER PLACING THE ORDER.

20. EXCESS SHAFT MATERIAL FROM DRIVING IS TO BE USED FIRST AS BACKFILL. ADDITIONAL EXCESS SUITABLE MATERIAL AND GRADE ARE TO BE PLACED IN FILL AREAS SHOWN ON THE PLANS AND IN OTHER AREAS ON THE SITE AS DIRECTED BY THE ENGINEER. WHERE ROCKY CONSTRUCTION AND FILLING LEAVES AREAS ON A LOT NOT DRAWING, THE CONTRACTOR SHALL INSTALL DRAINAGE SWALES AT THAT LOT TO THE SATISFACTION OF THE ENGINEER. THE LOT SPECIFIED ON THE PLANS SHALL BE THE LOT OF THE ENGINEER. THE LOT NUMBER SHALL BE THE LOT NUMBER OF THE LOT BEYOND THE RIGHT-OF-WAY LINE. THE FILL ON SITE AREAS (ON FOREMAN BORDERS) BEYOND THE RIGHT-OF-WAY LINE AND GRADING IN THIS AREA SHALL BE INCLUDED IN THE LUMP SUM PRICE FOR GRADING.

21. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAN ARE TO BE DEDICATED FOR THE USE INTENDED.

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES IF FULFILLMENT OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

4. THE PLAN DESIGNER HAS VISITED THE SITE PRIOR TO THE DESIGN OF THE EROSION AND SEDIMENT CONTROL PLANS.

5. SOIL EROSION AND SEDIMENT CONTROL. PROCEDURES SHALL COMPLY WITH THE EROSION AND SEDIMENT ACT OF 1975. FOR EXPLANATION CONCERNING DETAILS AS SHOWN ON THESE PLANS, REFER TO "NATURAL STATE SOIL AND WATER CONSERVATION COMMITTEE OF GEORGIA. ALL ITEMS UNDER THE CATEGORY OF SOIL EROSION & SEDIMENT CONTROL SHALL BE PAID FOR IN THE LUMP SUM PRICE FOR GRADING.

6. ONLY DISTURB AREAS AS THEY ARE TO BE WORKED ON TO MINIMIZE AREAS OF UNSTABILIZED (DISTURBED) SURFACE. STABILIZE ALL DISTURBED AREAS UPON COMPLETION OF CONSTRUCTION IN THOSE AREAS OR WHEN NO WORK IS IMMEDIATELY PLANNED. SLOPES ARE EXPECTED TO BE STABILIZED IMMEDIATELY UPON DISTURBANCE. DUE TO THE HIGH EROSION POTENTIAL, THIS SHALL BE ACCOMPISHED BY BOTH TEMPORARY GRASSING DURING CONSTRUCTION AND PERMANENT GRASSING AT COMPLETION.

7. ANY SEDIMENTATION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH AND PRIOR TO ANY OTHER SITE WORK.

8. ALL GRADED AREAS SHALL BE GRASSED, LANDSCAPED OR OTHERWISE STABILIZED TO ENSURE PERMANENT STABILIZATION OF SOIL SURFACE

9. ANY DEWATERING FOR EXCAVATION SHALL BE DISCHARGED INTO SUMPS TO ALLOW SEDIMENTATION TO OCCUR PRIOR TO RUNOFF LEAVING THE SITE

10. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF ALL TREES & VEGETATION REQUIRED FOR THE PROPOSED IMPROVEMENTS.

11. SOIL EROSION CONTROL DEVICES AND TREE PROTECTION FOR PRESERVED TREES MUST BE IN PLACE PRIOR TO CONSTRUCTION.

12. SILT FENCE TO REMAIN UNTIL PERMANENT GRASSING AND FINAL STABILIZATION HAS BEEN ESTABLISHED.

13. ANY DISTURBED AREA LEFT IDLE ABOVE THE SLOPES FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

14. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.

15. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.

A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 90, LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.

FOR
THE CITY OF TYBEE ISLAND AND
MR. & MRS. MICHAEL LEONARD

DAVIS ENGINEERING, INC.

TEL: 912-355-7262 FAX: 912-352-7787

E-MAIL: DAVISENGINC@GMAIL.COM

DRAWING:
DESIGN:

JOB NO: 20607000

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THIS SHEET IS ONLY A PORTION OF THE COMPLETE SET OF PLANS. ONLY COMPLETE SETS OF PLANS SHALL BE USED.

ATTACHMENT G

HAZARDOUS SITE INDEX, CHATHAM COUNTY, GEORGIA

List of Sites on HSI by County

HSI ID	Site Name	Site County
10060	Southwire - Copper Division	Carroll
10061	Southwire - Wire & Cable Division	Carroll
10360	Douglas & Lomason Company	Carroll
10413	Muse Scrap Metals	Carroll
10648	Carroll County / Carrollton SR 166 LF	Carroll
10780	Dixie/Candlewick Hurst Yarn Mill (Former)	Catoosa
10218	Union Camp Corp - DBA Thomas Treating	Charlton
10003	CSX Transportation - Savannah (Tremont Road)	Chatham
10018	Atlantic Wood Industries	Chatham
10045	Colonial Terminals, Plant #1	Chatham
10091	Travis Field/Savannah International Airport	Chatham
10095	Central of GA RR/Bernuth-Lembcke Site	Chatham
10098	Colonial Terminals, Plant #2	Chatham
10114	Union Camp Corp - Former Amoco Property	Chatham
10128	Atlanta Gas Light Company - Savannah MGP Site	Chatham
10162	Ashland Chemical Company	Chatham
10179	Deptford Tract Landfill	Chatham
10208	139 Brampton Road	Chatham
10241	Union Camp Corp - Allen Blvd Landfill	Chatham
10351	ARAMARK Uniform Services	Chatham
10371	Southern States Phosphate & Fertilizer Co.	Chatham
10372	Truman Parkway, Phase II	Chatham
10395	Hunter Army Airfield, Fire Training Area	Chatham
10406	McKenzie Tank Lines, Inc.	Chatham
10415	Savannah Electric - Plant Kraft	Chatham
10440	Blue Ribbon Dry Cleaners	Chatham
10464	Vopak Terminal Savannah	Chatham
10497	Savannah Dry Cleaners	Chatham
10521	Hunter Army Airfield - MCA Barracks	Chatham
10553	Georgia Air National Guard/Savannah/Site 8	Chatham
10579	Abercorn & Largo Development	Chatham
10590	Central of Georgia Railroad Company - Battlefield Park	Chatham
10591	Southern Motors of Savannah, Inc.	Chatham
10611	CSXT Depriest Signal Shop	Chatham
10641	Tronox/Kerr McGee Pigments, Inc. (Former)	Chatham
10649	Chatham County Landfill	Chatham
10696	Hercules, Inc.	Chatham
10698	Norfolk Southern - Natrochem, Inc., Site	Chatham
10788	Southside Cleaners	Chatham
10789	Dry Clean, USA	Chatham
10849	Toto Distribution (Former)	Chatham
10867	Coastal Concrete, Inc.	Chatham
10903	Hunter Army Airfield/TCE Plume	Chatham
10905	CSXT Property on Feeley Avenue	Chatham
10919	2217 West Bay Street	Chatham
10454	Chattooga County - Penn Bridge Rd Ph 1 (SL)	Chattooga
10650	Cherokee County - Blalock Road Landfill	Cherokee
10052	Georgia Power - Athens Foundry Street Property	Clarke
10153	Atlanta Gas Light Company - Athens MGP Site	Clarke
10269	University of Georgia - Milledge Avenue Site	Clarke

ATTACHMENT H

SITE PHOTOGRAPHS



Photograph 1: This picture was taken from the intersection of Highway 80 and Polk Street. Note elevation change in rear of picture.



Photograph 2: Typical condition of project area where raising of existing roadway will occur.



Photograph 3: Roadway which currently provides single lane access to existing home. Project includes raising existing road to provide suitable vehicular access.

ATTACHMENT I

PROPERTY OWNERSHIP DOCUMENTATION

K. PAUL JOHNSON
R. SCOT KRAEUTER
JONATHAN V. DUNN
GEORGE M. HUBBARD
(of counsel)



ANNE ALLEN WESTBRC
KRISTINE BOOKER SHEEH-
CHRISTINE B. KRAEUTER (GA &
SAMANTHA M. FASS

April 18, 2017

Mr. Michael E. Leonard
Post Office Box 386
Tybee Island, Georgia 31328

RE: Karen Lynn Roane Leonard v. Michael Edward Leonard
Superior Court of Chatham County, GA
Civil Action No. DR17-0148-J6

Dear Michael:

Enclosed please find the recorded Quit Claim Deed to your home.

Sincerely,

JOHNSON, KRAEUTER & DUNN, LLC

K. PAUL JOHNSON
Attorney at Law

KPJ/skc

Enclosure

Return to: Johnson, Krauter & Dunn, LLC
104 West State Street, Suite 200
Savannah, Georgia 31401
(912) 721-9844

572568
568
5/11/17
mosley



Doc ID: 030316880002 Type: QCD
Recorded: 04/12/2017 at 04:18:54 PM
Fee Amt: \$12.00 Page 1 of 2
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court
BK 1051 PG 387-388

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

QUIT CLAIM DEED

This indenture, made the 4 day of April, 2017,
between KAREN R. LEONARD, as party of the first part, hereinafter called Grantor, and
MICHAEL E. LEONARD, as party of the second part, hereinafter called Grantee (the words
"Grantor" and "Grantee" to include their respective heirs, successors and assigns where the
context requires or permits).

WITNESSETH:

That Grantor for and in consideration of the sum of Zero and no/100 Dollar (\$0.00) and
other good and valuable consideration, cash in hand paid, the receipt of which is hereby
acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release and
forever quit-claim to Grantee all the right, title interest, claim or demand which the Grantor has
or may have had in and to the following described real property, to-wit:

All that certain parcel of land situate, lying and being in the State of
Georgia, County of Chatham, on Tybee Island, being a hammock, with adjacent
salt meadows, as shown on map or plat made by Percy Sudgen, C.E., dated May
26, 1925, a copy of which is recorded in the Office of the Clerk of the Superior
Court of Chatham County, Georgia, in Plat Record Book D, Folio 166, lying
south of the Tybee State Highway, referred to as Salt Meadows, and more
particularly described as follows: Starting at a point on the Western boundary of
Polk Street 408 feet South of Woodbine Avenue, running thence North 70 degrees

West 100 feet to a stake, thence South 47 degrees 45 minutes West 800 feet to a stake, thence South 12 degrees West 73 feet to a stake, thence in a Northeasterly and Northerly direction along the Northern and Western bank of Chimney Creek to a stake, thence North 48 degrees West 180 feet to the point of beginning, and being the same property conveyed to parties of the first part by deed dated April 18, 1938, filed for record April 19, 1938, and recorded in said Clerk's Office, in Book 33-A, Folio 477.

Edna Morgan Leonard is not to be denied access or use of property as long as Michael E. Leonard shall remain life or own this property, whichever shall occur first.

TITLE NOT EXAMINED OR CERTIFIED BY ATTORNEY

TO HAVE AND TO HOLD the said described premises together with all and singular the rights, member, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

E. H. H. H.
Witness

Karen R. Leonard
KAREN R. LEONARD

[Signature]
Notary Public



LAW OFFICES
CALLAWAY, BRAUN, RIDDLE & HUGHES P.C.
A PROFESSIONAL CORPORATION

TIMOTHY F. CALLAWAY, III
DANA F. BRAUN
R. KRANNERT RIDDLE
EDWARD M. HUGHES
D. SCOTT PORCH, IV
THOMAS E. BRANCH, III

301 WEST CONGRESS STREET
SAVANNAH, GEORGIA 31401

TELEPHONE (912) 238-2750
FACSIMILE (912) 238 2767

January 4, 2012

REPLY TO:
POST OFFICE BOX 9150
SAVANNAH, GEORGIA 31412

Voice Mail Extension - 108
E-Mail - Bhughes@cbrhlaw.com

VIA EMAIL ONLY
abrown@rlandc.com

Alton Brown, Jr.
Resource Plus Land Consultants

RE: Salt Meadows, Cason Avenue, Tybee Island, Georgia
Our File No. 572.14536.568

Dear Alton:

In follow up to our meeting of yesterday, I am attaching the following documents:

1. Deed from Michael E. Leonard to Michael E. Leonard and Karen R. Leonard, as joint tenants with right of survivorship.
2. Deed from Edna Morgan Leonard to Michael E. Leonard.

Each of the above makes reference to a deed dated April 18, 1938, which is also attached, and which makes reference to the plat, also attached, dated May 26, 1925.

I am also attaching a copy of the deed into the City of Tybee Island from the Tybee Beach Company for all streets depicted on a plat dated July 20, 1928 by Percy Sugden. The map is an historical map that is available at City Hall but is not recorded to my knowledge. Although there is an issue about the City limits at the actual time of the deed, even if the area was not in the City limits at the time of the deed, it is currently and has been for years and, in my opinion, the City has ownership of Polk Street in the immediate area at issue.

I appreciate your assistance. With kindest regards, I am.

Sincerely,


Edward M. Hughes

EMH/md
Attachments

cc: Diane Schleicher, via email
Dianne Otto, via email
Downer Davis, via email
Mr. Michael Leonard, via email
786salt@bellsouth.net

STATE OF GEORGIA

COUNTY OF CHATHAM

FILED FOR RECORD
REC. BK. 167-B/354
PG. 354

WARRANTY DEED

94 MAY 10 AM 11:51

354

This indenture, made this 6th day of May, 1994

DEP
DORIS STEPHENS
CLERK, S.C.C.C. GA.

, between

EDNA MORGAN LEONARD

as party of the first part, and

MICHAEL E. LEONARD

as party of the second part,

* WITNESSETH *

That first part for and in consideration of the sum of **TEN AND NO/10 DOLLARS (\$10.00)** and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and does hereby grant, bargain, sell, alien, convey and confirm unto the party of the second part the following described property, to wit:

See Schedule "A" attached hereto and by this reference made a part hereof.

SUBJECT, HOWEVER, to all valid easements, restrictions, and rights of way of record.

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in **FEESIMPLE**. The party of the first part expressly covenants that it is seized of said property in good fee simple title and that it has the full right power and authority to convey the same; that the said property and the grantor thereof are free and clear of any liens, claims or encumbrances whatever whereby the title to said property may in anywise be charges, changes, impaired or defeated, and that the party of the first part will forever **WARRANT AND DEFEND** the said premises against the lawful claim of all persons whomsoever.

Party of the first part does hereby warranty the following: a) That party of the first part presently has good and marketable fee simple title to the property; b) That property will be in substantially the same condition at time of Closing as on the date hereof; c) Party of the first part has no knowledge of any pending rezoning; d) No party is in possession of the property or any portion thereof, whether as a lessee or tenant at sufferance, other than that party of the first part or an entity owned or controlled by party of the first part; e) To the best knowledge of party of the first part, no part of the property has been used for or as a landfill or toxic waste site; f) To the best knowledge of party of the first part, there are no assessment, condemnation or eminent domain actions or proceedings pending or threatened against the property or any portion thereof; g) There is no option to purchase, right of first refusal to purchase or agreement for the sale and purchase of the property or any portion thereof to any person or entity, except for this agreement; and h) No consent or approval of any other person or entity is required in order for this agreement to be legal, valid and binding upon the party of the first part.

PARTY OF THE FIRST PART does hereby give unto party of the second part all Warranties of Title, including the foregoing, both express and implied, and shall not be limited to the aforesaid Warranties of Title.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and affixed its seal, the day and year above set out.

Chatham County Georgia

Real Estate Transfer Tax

PAID \$

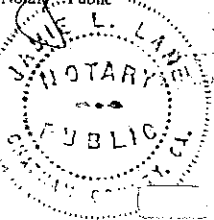
30.00 5-10-94
C. J. Shields
For Clerk of S.C.C.C. Ga.

Edna Morgan Leonard
EDNA MORGAN LEONARD

(L.S.)

Lynda K. Ward
Witness

Jamie J. Lane
Notary Public



167-B / 355

355

Schedule A

ALL THAT CERTAIN PARCEL OF LAND SITUATE, LYING AND BEING IN THE STATE OF GEORGIA, COUNTY OF CHATHAM, ON TYBEE ISLAND, BEING A HAMMOCK, WITH ADJACENT SALT MEADOWS, AS SHOWN ON MAP OR PLAT MADE BY PERCY SUDGEN, C.E., DATED MAY 26, 1925, A COPY OF WHICH IS RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, IN PLAT RECORD BOOK D, FOLIO 166, LYING SOUTH OF THE TYBEE STATE HIGHWAY, REFERRED TO AS SALT MEADOWS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT A POINT ON THE WESTERN BOUNDARY OF POLK STREET 408 FEET SOUTH OF WOODBINE AVENUE, RUNNING THENCE NORTH 70 DEGREES WEST 100 FEET TO A STAKE, THENCE SOUTH 47 DEGREES 45 MINUTES WEST 800 FEET TO A STAKE, THENCE SOUTH 12 DEGREES WEST 73 FEET TO A STAKE, THENCE IN A NORTHEASTERLY AND NORTHERLY DIRECTION ALONG THE NORTHERN AND WESTERN BANK OF CHIMNEY CREEK TO A STAKE, THENCE NORTH 48 DEGREES WEST 180 FEET TO THE POINT OF BEGINNING, AND BEING THE SAME PROPERTY CONVEYED TO PARTIES OF THE FIRST PART BY DEED DATED APRIL 18, 1938, FILED FOR RECORD APRIL 19, 1938, AND RECORDED IN SAID CLERK'S OFFICE, IN BOOK 33-A, FOLIO 477.

EDNA MORGAN LEONARD IS NOT TO BE DENIED ACCESS OR USE OF PROPERTY AS LONG AS MICHAEL F. LEONARD SHALL REMAIN IN LIFE OR OWN THIS PROPERTY, WHICHEVER SHALL OCCUR FIRST.

Clock#: 115761
FILED FOR RECORD

1/10/2001 12:32pm

PAID: 14.00

Susan D. Prouse, Clerk
Superior Court of Chatham County
Chatham County, Georgia

Thomas J. McNamara
Attorney At Law
7370 Hodgson Memorial Drive
Suite B11
Savannah, GA 31406

BOOK
218C

PAGE
028

STATE OF GEORGIA

GIFT DEED

COUNTY OF CHATHAM

THIS INDENTURE, made this 27th day of December, 2000, between
MICHAEL E. LEONARD,
as Party of the First Part, and
MICHAEL E. LEONARD AND KAREN R. LEONARD, AS JOINT TENANTS WITH
THE RIGHT OF SURVIVORSHIP, and not as Tenants in Common, as Party of the
Second Part:

* W I T N E S S E T H *

That first Party for and in consideration of LOVE and AFFECTION
for

MICHAEL E. LEONARD AND KAREN R. LEONARD,

and other valuable consideration, the receipt and sufficiency whereof are
hereby acknowledged, has granted, bargained, sold, aliened, conveyed and
does hereby grant, bargain, sell, alien, convey and confirm unto the
Party of the Second Part the following described property, to wit:

See Schedule A attached hereto and by this reference made a part hereof.

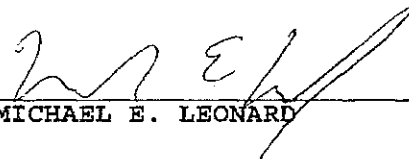
SUBJECT, HOWEVER, to all valid easements, restrictive covenants,
and rights of way of record.

TO HAVE AND TO HOLD the Land, with all and singular the rights,
members, and appurtenances thereof, to the same being, belonging, or in
anywise appertaining, to the only proper use, benefit and behoof of
Grantee forever in FEE SIMPLE. The Party of the First Part expressly
covenants that it is seized of said property in good fee simple title and
that it has the full right, power and authority to convey the same; that
the said property and the grantor thereof are free and clear of any
liens, claims or encumbrances whatever whereby the title to said property
may in anywise be charges, changes, impaired or defeated, and that the
party of the First Part will forever WARRANT and DEFEND the said premises
against the lawful claim of all persons whomsoever.

PARTY OF THE FIRST PART hereto does hereby warranty the following:
a) That party of the first part presently has good and marketable Fee Simple title to the property; b) That property will be in substantially the same condition at time of Closing as on the date hereof; c) Party of the First Part has no knowledge of any pending rezoning; d) No party is in possession of the property or any portion thereof, whether as a lessee or tenant at sufferance, other than Party of the First Part or an entity owned or controlled by Party of the First Part; e) To the best knowledge of Party of the First Part, no part of the property has been used for or as a landfill or toxic waste site; f) To the best knowledge of Party of the First Part, there are no assessment, condemnation or eminent domain actions or proceedings pending or threatened against the property or any portion thereof; g) There is no option to purchase, right of first refusal to purchase or agreement for the sale and purchase of the property or any portion thereof to any person or entity, except for this agreement; and h) No consent or approval of any other person or entity is required in order for this agreement to be legal, valid and binding upon the Party of the First Part.

PARTY OF THE FIRST PART does hereby give unto Party of the Second Part all Warranties of Title, including the foregoing, both express and implied, and shall not be limited to the aforesaid Warranties of Title.

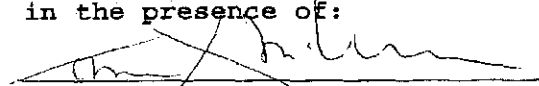
IN WITNESS WHEREOF, the said Party of the First Part has hereunto set its hand and affixed its seal, the day and year above set out.



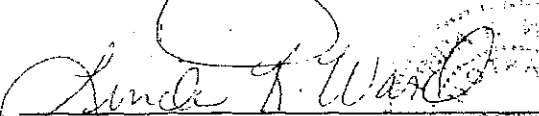
MICHAEL E. LEONARD (L.S.)

(L.S.)

Signed, seal and delivered
in the presence of:



Witness



NOTARY PUBLIC

My Commission Expires:

PREPARED BY: THOMAS J. MCNAMARA
RECORD & RETURN TO:
THOMAS J. MCNAMARA
7370 HODGSON MEMORIAL DRIVE
SAVANNAH, GEORGIA 31406

File No: LEONARD/REFI

BOOK
18C

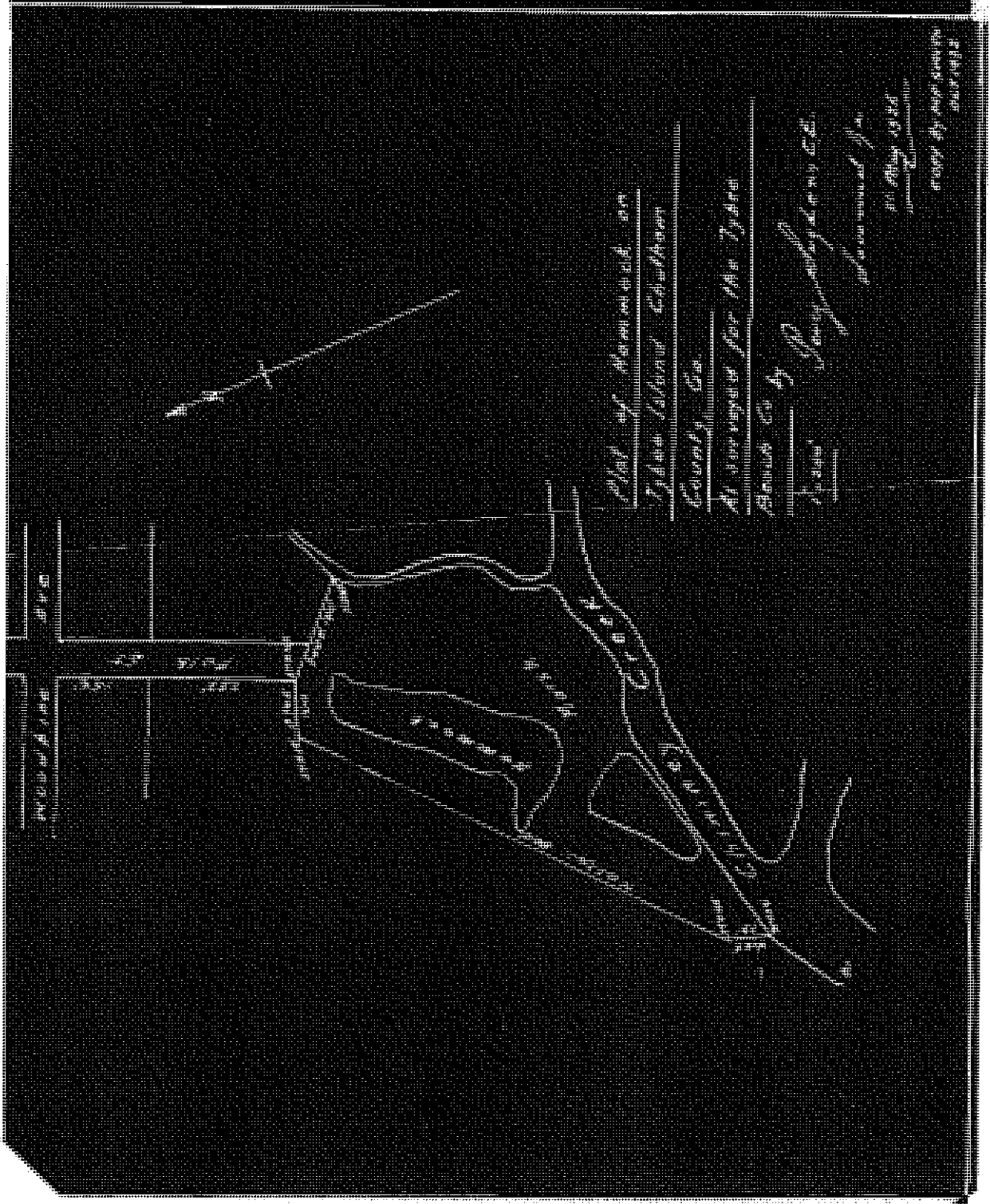
PAGE
029

Schedule A

ALL THAT CERTAIN PARCEL OF LAND SITUATE, LYING AND BEING IN THE STATE OF GEORGIA, COUNTY OF CHATHAM, ON TYBEE ISLAND, BEING A HAMMOCK, WITH ADJACENT SALT MEADOWS, AS SHOWN ON MAP OR PLAT MADE BY PERCY SUDGEN, C.E., DATED MAY 26, 1925, A COPY OF WHICH IS RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, IN PLAT RECORD BOOK D, FOLIO 166, LYING SOUTH OF THE TYBEE STATE HIGHWAY, REFERRED TO AS SALT MEADOWS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT A POINT ON THE WESTERN BOUNDARY OF POLK STREET 408 FEET SOUTH OF WOODBINE AVENUE, RUNNING THENCE NORTH 70 DEGREES WEST 100 FEET TO A STAKE, THENCE SOUTH 47 DEGREES 45 MINUTES WEST 800 FEET TO A STAKE, THENCE SOUTH 12 DEGREES WEST 73 FEET TO A STAKE, THENCE IN A NORTHEASTERLY AND NORTHERLY DIRECTION ALONG THE NORTHERN AND WESTERN BANK OF CHIMNEY CREEK TO A STAKE, THENCE NORTH 48 DEGREES WEST 180 FEET TO THE POINT OF BEGINNING, AND BEING THE SAME PROPERTY CONVEYED TO PARTIES OF THE FIRST PART BY DEED DATED APRIL 18, 1938, FILED FOR RECORD APRIL 19, 1938, AND RECORDED IN SAID CLERK'S OFFICE, IN BOOK 33-A, FOLIO 477.

BOOK PAGE
218C 030

EDNA MORGAN LEONARD IS NOT TO BE DENIED ACCESS OR USE OF PROPERTY AS LONG AS MICHAEL F. LEONARD SHALL REMAIN IN LIFE OR OWN THIS PROPERTY, WHICHEVER SHALL OCCUR FIRST.



பெரிய கிணறுக்கு அருகே உள்ள பாதை

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GEORGIA,

CHATHAM COUNTY.

THIS INDENTURE made this 29th day of April, 1932,
between TYBEE BEACH COMPANY, a corporation duly created, organized
and existing under the laws of said State, having its principal
office in Chatham County, party of the first part, and the TOWN OF
SAVANNAH BEACH (formerly Town of Tybee) being a municipal corpora-
tion of the State of Georgia, party of the second part,

W I T N E S S E T H

That the party of the first part for and in considera-
tion of the sum of Ten Dollars (\$10.00) and other valuable considera-
tion to it in hand paid by said party of the second part, the
receipt whereof is hereby acknowledged, has granted, bargained, sold,
confirmed and conveyed, and by these presents does hereby grant,
bargain, sell, confirm and convey unto said party of the second part
and its successors, all of the right, title, interest and possession
of said party of the first part in and to all of the streets in the
corporate limits of said party of the second part as laid out and
shown on the map of Town of Tybee, Chatham County, Georgia, prepared
by Percy Sugden, C. E. dated July 20th, 1928, and adopted by the
Mayor and Councilmen of said party of the second part on July 20th, 1928.

TO HAVE AND TO HOLD the estate hereby granted unto the
said party of the second part and to its successors forever.

AND LASTLY said party of the first part hereby warrants
and will forever defend the estate hereby granted unto the said party
of the second part and its successors against itself said party of the
first part and its successors and assigns, and against the lawful claims
of all other persons whomsoever.

IN WITNESS WHEREOF, the TYBEE BEACH COMPANY has caused

these presents to be duly executed in its name by its President
attested by its Secretary, and its corporate seal to be hereto
affixed the day and year first above written as the date hereof.

SIGNED, SEALED AND DELIVERED,

IN THE PRESENCE OF:

Adeline F. Gortchman

Mary J. Nelson
Notary Public, Georgia, State
at Large.

TYBEE BEACH COMPANY,

BY J. H. Cannon
President

Attest: [Signature]
Secretary

STATE OF GEORGIA CHATHAM COUNTY
CLERKS OFFICE, SUPERIOR COURT
RECEIVED FOR RECORD 20 DAY OF May 1932
RECORD BOOK 467
FOLIO May 28 G. S.
May 21 DAY 11
Dep [Signature] 32 MAY
CLARK & C. C. C.

ATTACHMENT J

USACE NWP



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
100 WEST OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401

JUNE 15 2017

Regulatory Branch
SAS-2012-00089

Mr. Jason Buelterman
City of Tybee
403 Butler Avenue
Tybee Island, Georgia 31328

Dear Buelterman:

I refer to the Pre-Construction Notification submitted on your behalf by Resource and Land Consultants, requesting verification for use of Nationwide Permit (NWP) No. 14 for impacts to 0.21 acre of tidally influenced aquatic resources, to include 0.08 acre of salt marsh, for the maintenance of an access road. The 0.28 acre project area is along Polk Street (also known as Salt Meadows) commencing from Highway 80 to the Leonard residence, within the City of Tybee, Chatham County, Georgia (Latitude 32.0179, Longitude -80.8528). This project has been assigned number SAS-2012-00089 and it is important that you refer to this number in all communication concerning this matter.

The enclosed exhibit entitled, "Existing Site Conditions", dated July 22, 2016, identifies the delineation limits of all aquatic resources within the project area. The areas designated as "Saltmarsh" (0.08 acre) on the exhibit were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. The area indicated on the exhibit designated as "Tidally Influenced Driveway" (0.13 acre) is the portion of the dirt driveway that is subject to the ebb and flow of the tide, but are not wetlands as defined above. The other areas, "Upland" (0.01 acre) and "Gravel + Dirt Driveway" (0.06 acre), are not aquatic resources. This delineation will remain valid for a period of 5-years unless new information warrants revision prior to that date.

We have completed coordination with other federal and state agencies as described in Part C (32)(d) of our NWP Program, published in the January 6, 2017, Federal Register, Vol. 82, No. 4, Pages 1860-2008 (82 FR). The NWPs and Savannah District's Regional Conditions for NWPs can be found on our website at <http://www.sas.usace.army.mil/Missions/Regulatory/Permitting/GeneralPermits/NationwidePermits.aspx>. During our coordination procedure, no adverse comments regarding the proposed work were received.

On April 28, 2017, the Georgia Department of Natural Resources, Coastal Resources Division (Georgia CRD) withdrew the use of the March 6, 2017 federal consistency

determination concurrence issued for use of NWP 14 on this project. THIS LETTER IS THE CORPS' PROVISIONAL VERIFICATION FOR YOUR USE OF THE NATIONWIDE PERMIT, AND DOES NOT AUTHORIZE WORK IN WATERS OF THE UNITED STATES. PRIOR TO BEGINNING WORK IN WATERS OF THE US YOU MUST OBTAIN A COASTAL MARSHLANDS PROTECTION ACT PERMIT (CMPA) AND REVOCABLE LICENSE (RL) FROM GEORGIA CRD FOR YOUR PROJECT AND SUBMIT A COPY OF THE CERTIFICATION TO THIS OFFICE.

Once you submit a copy of the CMPA and RL for your project to this office, you will have fulfilled this prerequisite for use of the NWP. Please be advised that if you fail to obtain and submit the necessary CMPA and RL prior to beginning work, this action would be considered a willful and knowing violation of Section 404 of the Clean Water Act and appropriate enforcement action will be taken.

As a result of our evaluation of your project, we have determined that the proposed activity is authorized as described in Part B of the NWP Program. Your use of this NWP is valid only if:

a. The activity is conducted in accordance with the information submitted and meets the conditions applicable to the NWP, as described at Part C of the NWP Program and the Savannah District's Regional Conditions for NWPs.

b. Prior to the commencement of any permitted work in aquatic resources, the permittee shall purchase 1.3 wetland mitigation credits from Ogeechee River Mitigation Bank, and submit documentation of this credit purchase to the Corps. The credit purchase documentation must reference the Corps file number assigned to the permitted project. If all or a portion of the required credits are not available from Ogeechee River, the permittee shall obtain written approval from the Corps prior to purchasing credits from an alternate mitigation bank.

c. You shall obtain and comply with all appropriate federal, state, and local authorizations required for this type of activity. A stream buffer variance may be required from the Georgia Department of Natural Resources, Environmental Protection Division (Georgia EPD), as defined in the Georgia Erosion and Sedimentation Control Act of 1975, as amended. Information concerning variances can be obtained at the Georgia EPD's website at www.epd.georgia.gov, or by calling (404) 463-1511.

d. All work conducted under this permit shall be located, outlined, designed, constructed and operated in accordance with the minimal requirements of the Georgia Erosion and Sedimentation Control Act of 1975, as amended. Utilization of plans and

specifications contained in the "Manual for Erosion and Sediment Control," (Latest Edition), published by the Georgia Soil and Water Conservation Commission, will aid in achieving compliance with the aforementioned minimal requirements.

e. You shall install and maintain erosion and sediment control measures in upland areas of the project site, in accordance with the Georgia Erosion and Sedimentation Control Act of 1975, as amended, to minimize the introduction of sediment into and the erosion of streams, wetlands and other waters of the United States. This permit does not authorize installation of check-dams, weirs, riprap, bulkheads or other erosion control measures in streams, wetlands or other waters of the United States. Authorization would be required from the U.S. Army Corps of Engineers prior to installing any erosion control measures in waters of the United States.

f. You shall install and maintain erosion and sediment control measures for all fill material that is authorized to be discharged in streams, wetlands and other waters of the United States, in accordance with the Georgia Erosion and Sedimentation Control Act of 1975, as amended, and permanently stabilize fill areas at the earliest practicable date.

g. You shall notify the Corps, in writing, at least 10 days in advance of commencement of work authorized by this permit.

h. You fill out and sign the enclosed certification and return it to our office within 30 days of completion of the activity authorized by this permit.

This proposal was reviewed in accordance with Section 7 of the Endangered Species Act. Based on the information we have available, we have determined that the project would have no effect on any threatened or endangered species nor any critical habitat for such species. Authorization of an activity by a NWP does not authorize the "take" of threatened or endangered species. In the absence of separate authorization, both lethal and non-lethal "takes" of protected species are in violation of the Endangered Species Act. See Part (C) of 82 FR for more information.

This verification is valid until the NWP is modified, reissued or revoked. All of the existing NWPs are scheduled to expire on March 18, 2022. It is incumbent upon you to remain informed of changes to the NWPs. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant NWP is modified or revoked, you will have 12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP.

This authorization should not be construed to mean that any future projects requiring Department of the Army authorization would necessarily be authorized. Any new proposal, whether associated with this project or not, would be evaluated on a case-by-case basis. Any prior approvals would not be a determining factor in making a decision on any future request.

Revisions to your proposal may invalidate this authorization. In the event changes to this project are contemplated, I recommend that you coordinate with us prior to proceeding with the work.

This communication does not relieve you of any obligation or responsibility for complying with the provisions of any other laws or regulations of other federal, state or local authorities. It does not affect your liability for any damages or claims that may arise as a result of the work. It does not convey any property rights, either in real estate or material, or any exclusive privileges. It also does not affect your liability for any interference with existing or proposed federal projects. If the information you have submitted and on which the Corps bases its determination/decision of authorization under the NWP is later found to be in error, this determination may be subject to modification, suspension, or revocation.

A copy of this letter is being provided to the following party: Mr. Alton Brown, Resource and Land Consultants, 41 Park of Commerce Way, Suite 303, Savannah, Georgia 31405.

Thank you in advance for completing our on-line Customer Survey Form located at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey. We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please contact me at (912) 652-5964.

Sincerely,



Sherelle D. Reinhardt
Chief, Project Management Section

Enclosures

Regulatory Division

CERTIFICATION OF COMPLIANCE
WITH
DEPARTMENT OF THE ARMY

PERMIT FILE NUMBER: SAS-2012-00089

PERMITTEE ADDRESS: Mr. Jason Buelterman, City of Tybee, 403 Butler Avenue,
Tybee Island, Georgia 31328

LOCATION OF WORK: Polk Street from Highway 80 to the Leonard residence, within
the City of Tybee, Chatham County, Georgia (Latitude 32.0179, Longitude -80.8528).

PROJECT DESCRIPTION: Maintenance of an access road to a private residence

ACRES AND/OR LINEAR FEET OF WATERS OF THE UNITED STATES IMPACTED:
0.21 acre tidally influenced aquatic resource, to include 0.08 acre of saltmarsh

DATE WORK IN WATERS OF UNITED STATES COMPLETED: _____

COMPENSATORY MITIGATION REQUIRED: 1.3 wetland credits

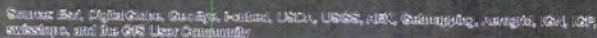
DATE MITIGATION COMPLETED OR PURCHASED (include name of bank):

I understand that the permitted activity is subject to a U.S. Army Corps of Engineers' Compliance Inspection. If I fail to comply with the permit conditions at Part C of the Nationwide Permit Program, published in the January 6, 2017, Federal Register, Vol. 82, No.4, Pages 1860-2008, it may be subject to suspension, modification or revocation.

I hereby certify that the work authorized by the above referenced permit as well as any required mitigation (if applicable) has been completed in accordance with the terms and conditions of the said permit.

Signature of Permittee

Date



RLC

**RESOURCE+LAND
CONSULTANTS**

4110 Peachtree Dunwoody Way, Suite 200
Savannah, Georgia 31405
404-443-3690 www.rlcinc.com

BOUNDARY & TOPOGRAPHICAL SURVEY OF A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80, LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.

DATE OF SURVEY & PLAT: MAY 31, 2006 (REVISED NOVEMBER 23, 2010)

BY: BERT BARRETT, JR. LAND SURVEYING, P.C.
1403 RANNEY ROAD
SAVANNAH, GA. 31410
(912) 697-0861

PROJECT: 07278-2 11-23-10
9:23.32 ctm EST

THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON GEORGIA GRID COORDINATES EAST ZONE (NAD 83) 1994 ADJUSTMENT.

SPECIAL NOTE: THE SURVEYOR HAS MADE NO ATTEMPT TO LOCATE ANY TREES OR UNDERGROUND UTILITIES ON OR ACROSS THIS SITE. THE UTILITIES THAT ARE SHOWN WERE ABOVE GROUND AND WERE IN PLAIN SITE.

REFERENCES:

1. PLAT OF A RESURVEY OF PORTIONS OF BLOCKS 14, 15 & 16, GARDEN WARD BY WRIGHT C. POWERS R.L.S. 933 DATED 7/31/63.
2. PLAT OF REMAINING PORTION OF LOT 1 & ALL OF LOT 2, CASON SUBDIVISION, BY H.M. GARMANY DATED 6/24/64 AND RECORDED IN P.R.B. P-130.
3. PLAT OF CASON SUBDIVISION BY S.P. KEOHE, JR. C.E. 914 DATED 4/12/48 AND RECORDED IN P.R.B. H-132.
4. PLAT OF PORTION OF LOT 8 AND ALL OF LOTS 9-12, CASON SUBDIVISION BY BERT B. BARRETT, SR. R.L.S. 1239 DATED 6/29/92.
5. PLAT OF LOTS 4, 5 & 6, CASON SUBDIVISION BY BERT B. BARRETT, SR. R.L.S. 1239 DATED 5/9/98.
6. PLAT OF LOT 7 & PORTION OF LOT 8, CASON SUBDIVISION BY VINCENT HELMUTY R.L.S. 1882 DATED 2/25/82.



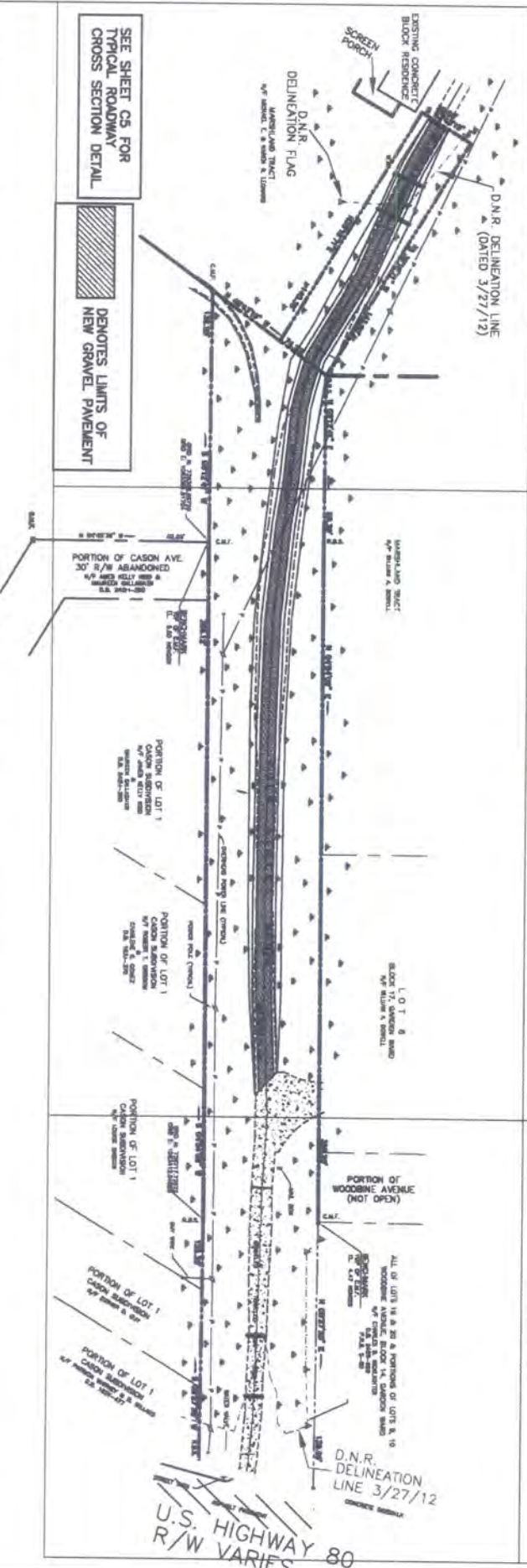
THIS DRAWING AND ALL REPRODUCIBLE COPIES OF THIS DRAWING ARE THE PROPERTY OF DAVIS ENGINEERING, INC. ENGINEERING, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF DAVIS ENGINEERING, INC. IS NOT PERMITTED.

SHEET C4

SHEET C3

SHEET C2

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	2496.48	61.69	30.85	61.69	N 71°06'04" W	01°24'57"



PRIOR TO BEGINNING ANY CONSTRUCTION, DIRECTIONAL BORING, MECHANIZED EXCAVATION, CLEARING, GRADING, EXCAVATION, LAND DISTURBING ACTIVITY OF ANY TYPE, ETC., NOTIFY THE UTILITIES PROTECTION CENTER AT 1-800-282-7411. NOTIFICATION MUST BE GIVEN IN ACCORDANCE WITH GEORGIA LAW. THE TICKET IS GOOD FOR THE DURATION STATED BY THE UTILITIES PROTECTION CENTER. IT SHALL BE RENEWED BY THE CONTRACTOR AS NECESSARY FOR THE DURATION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH UTILITY COMPANIES FOR FIELD PROTECTION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE "HIGH VOLTAGE SAFETY ACT" WHICH GOVERNS ACTIVITIES NEAR HIGH VOLTAGE POWER LINES. THE NOTIFICATION PROCEDURE SHALL BE THE SAME AS STATED ABOVE. IN THE EVENT OF DAMAGE, THE CONTRACTOR SHALL CONTACT BOTH THE UPC AND IMMEDIATELY UNTIL THE DAMAGE IS REPAIRED TO THE SATISFACTION OF THE UTILITY OWNER AND ALL OTHER GOVERNING AUTHORITIES.

UTILITY WARNING
ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF VISIBLE ABOVE GROUND FEATURES. NEITHER THE SURVEYOR NOR THE ENGINEER GUARANTEE (WARRANT, CERTIFY ETC...) THAT ALL UNDERGROUND UTILITIES AND OTHER SUBSURFACE INSTALLATIONS IN THE AREA, EITHER IN SERVICE OR ABANDONED, ARE SHOWN, NOR DO THEY WARRANT THAT THE UNDERGROUND UTILITIES AND OTHER SUBSURFACE IMPROVEMENTS SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS MADE NO ATTEMPT TO LOCATE OR SHOW ELECTRIC, GAS, TELEPHONE, CABLE OR OTHER UTILITIES OTHER THAN WATER, DRAINAGE AND SEWER.

KEY MAP
POLK STREET SOUTH MAINTENANCE

A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80, LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.

THE CITY OF TYBEE ISLAND & MR. & MRS. MICHAEL LEONARD

DAVIS ENGINEERING, INC.

PO BOX 1663 TYBEE ISLAND, GA 31328
PHONE: 912-698-7782 E-MAIL: DROBUSH@DAVIS-INC.COM
DRAUGHT: D.S. & B.B. JOB NO: 20607000 DATE: 07-06-12



1-800-282-7411
OR 811



GRAPHIC SCALE



REVISION: 07/19/12
REVISION: 10/19/11

WARD
ELL

LIMITS OF
WORK

PORTION OF
WOODBINE AVENUE
(NOT OPEN)

C.M.F.

ALL OF LOTS 19 & 20 & PORTIONS OF LOTS 9, 10
WOODBINE AVENUE, BLOCK 14, GARDEN WARD
N/F CHARLES B. KICKLIGHTER
D.B. 245R-699
P.R.B. S-80

BENCHMARK
TOP OF C.M.F.
EL. 4.47 NGVD29

N 05°27'25" E

139.99'

D.N.R.
DELINEATION
LINE 3/27/12
CONCRETE SIDEWALK

CENTER LINE OF
EXISTING ROADWAY
(TYP.)

GRAVELED
TRAVELED

MAIL BOX

S 04°54'06" W

GRID N: 736717.73872
GRID E: 1063412.04826

GUY WIRE

125.35'

S 05°27'25" W

WATER VALVE

R.B.S.

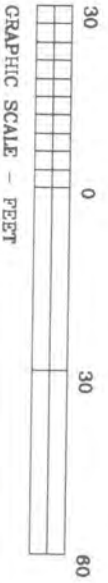
PORTION OF LOT 1
CASON SUBDIVISION
N/F LOUISE SASSEN

PORTION OF LOT 1
CASON SUBDIVISION
N/F ESTHER D. GUY

PORTION OF LOT 1
CASON SUBDIVISION
N/F PATRICIA WHITNEY & B. WILLARD
D.B. 183Y-477

STREET SIGN
ASPHALT PAVEMENT
U.S. HIGHWAY
R/W VARIES 80

CA GRID NORTH



GRAPHIC SCALE - FEET



THIS SHEET IS ONLY A PORTION OF THE COMPLETE SET OF
PLANS. ONLY COMPLETE SETS OF PLANS SHALL BE USED.

POLK STREET SOUTH MAINTENANCE

A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80,
LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.

FOR
THE CITY OF TYBEE ISLAND AND
MR. & MRS. MICHAEL LEONARD

DAVIS ENGINEERING, INC.

PO BOX 1663 TYBEE ISLAND, GA 31328
PHONE: 912-695-7262 EMAIL: DKDBUS@GMAIL.COM

DRAWN: D.S. & B.B.
DESIGN: D.D.
JOB NO: 20607000

C2

THE SOUTHERN MARSHLAND TRACT
OF TYBEE N/F WILLIAM A. DOWELL
THESE PROPERTY
OF THE PROPERTY

CA GRID NORTH

LOT 6
BLOCK 17, GARDEN WARD
N/F WILLIAM A. DOWELL

2 ROWS TYPE "C"
SILT FENCE (TYP.)
Sd1-C

DOUBLE WALLED HDPE
EXISTING GROUND TO
SLOPE (TYP.)
TOE OF
SLOPE (TYP.)
19.35LF DOUBLE WALLED
PIPE BURY IN EXISTING
GROUND TO SPRING LINE (HALF
BURY)
N 04°54'06" E
15LF DOUBLE WALLED
HDPE PIPE BURY IN
EXISTING GROUND TO
SPRING LINE (HALF
BURY)

88.39' C.B.S.

TRANSITION TO
NATURAL GRADE
1.5:1 SLOPE (TYP.)

TOE OF
SLOPE (TYP.)

TOP OF
SHOULDER
(TYP.)

EDGE OF
DRIVE LANE
(TYP.)

TOE OF
SLOPE (TYP.)

TOP OF
SHOULDER
(TYP.)

LIMITS OF
WORK

CENTER LINE OF
EXISTING AND
PROPOSED ROADWAY
(TYP.)

EDGE OF
DRIVE LANE
(TYP.)

TOP OF
SHOULDER
(TYP.)

TOE OF
SLOPE (TYP.)

TOP OF
SHOULDER
(TYP.)

TOE OF
SLOPE (TYP.)

EDGE OF
DRIVE LANE
(TYP.)

TOP OF
SHOULDER
(TYP.)

TOE OF
SLOPE (TYP.)

TOP OF
SHOULDER
(TYP.)

LIMITS OF
WORK

2'41" W

C.M.F.

356.12'

TOP OF C.M.F.
EL. 5.00 NOV029

TRANSITION TO
NATURAL GRADE
1.5:1 SLOPE (TYP.)

TOE OF
SLOPE (TYP.)

TOP OF
SHOULDER
(TYP.)

EDGE OF
DRIVE LANE
(TYP.)

TOP OF
SHOULDER
(TYP.)

TOE OF
SLOPE (TYP.)

LIMITS OF
WORK

8362.88720
8381.61704

92.03'

BENCHMARK

TOP OF C.M.F.
EL. 5.00 NOV029

TRANSITION TO
NATURAL GRADE
1.5:1 SLOPE (TYP.)

TOE OF
SLOPE (TYP.)

TOP OF
SHOULDER
(TYP.)

EDGE OF
DRIVE LANE
(TYP.)

TOP OF
SHOULDER
(TYP.)

TOE OF
SLOPE (TYP.)

LIMITS OF
WORK

TOE OF SLOPE IS
LIMITS OF WORK

PORTION OF LOT 1
CASON SUBDIVISION
N/F JAMES KELLY KIDD
&
MAUREEN GALLAGHER
D.B. 242H-390

PORTION OF LOT 1
CASON SUBDIVISION
N/F ROBERT T. GRISSOM
&
CHARLENE G. GOMEZ
D.B. 183J-370

PORTION OF CASON AVE.
30' R/W ABANDONED
N/F AMES KELLY KIDD &
MAUREEN GALLAGHER
D.B. 242H-390

C.M.F.

30

0

30

60

GRAPHIC SCALE - FEET



POLK STREET SOUTH MAINTENANCE

A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80,
LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.

FOR
THE CITY OF TYBEE ISLAND AND
MR. & MRS. MICHAEL LEONARD

DAVIS ENGINEERING, INC.

PO BOX 1663
TYBEE ISLAND, GA 31328
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EMAIL: DKOBUSS@GMAIL.COM

DRAWN: D.S. & B.B.
DESIGN: D.D.
07-06-12
JOB NO: 20607000

Sheet
C3

GA. GRID NORTH

D.N.R. DELINEATION LINE
(DATED 3/27/12)

WATER LINE ACCORDING TO FLAG

TRANSITION TO
NATURAL GRADE
1.5:1 SLOPE (TYP.)

EDGE OF
DRIVE LANE
(TYP.)

EXISTING CONCRETE
BLOCK RESIDENCE

SCREEN
PORCH

D.N.R.
DELINEATION FLAG

MARSHLAND TRACT
N/F MICHAEL E. & KAREN R. LEONARD

TOE OF SLOPE IS
LIMITS OF WORK



POLK STREET SOUTH MAINTENANCE

A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80,
LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.

FOR
THE CITY OF TYBEE ISLAND AND
MR. & MRS. MICHAEL LEONARD

DAVIS ENGINEERING, INC.

PO BOX 1663 TYBEE ISLAND, GA 31328
PHONE: (912) 695-7262 EMAIL: DKDBUS@GMAIL.COM

DRAWN: D.S. & B.B. JOB NO: 20607000
DESIGN: D.D. 07-06-12

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PLANS. ONLY COMPLETE SETS OF PLANS SHALL BE USED.

Sheet
C4

THESE PROPERTY LINES ARE THE SOUTHERN
LIMITS OF WORK BY THE CITY OF TYBEE
ISLAND. ALL WORK SOUTH OF THESE PROPERTY
LINES IS THE RESPONSIBILITY OF THE PROPERTY
OWNER.

MARSHLAND TRACT
N/F WILLIAM A. DOWELL

20.15" 18" DOUBLE WALLED HDPE
PIPE. BURY IN EXISTING GROUND TO
SPRING LINE (HALF BURY).

TOE OF
SLOPE
(TYP.)

TRANSITION TO
NATURAL GRADE
1.5:1 SLOPE (TYP.)

EDGE OF
DRIVE LANE
(TYP.)

TOP OF
SHOULDER
(TYP.)

TOE OF
SLOPE
(TYP.)

TOP OF
SHOULDER
(TYP.)

TOE OF
SLOPE
(TYP.)

EDGE OF
DRIVE LANE
(TYP.)

GRID N: 736362.88720
GRID E: 1063381.61704

BENCH
TOP
EL.

LOT 12
CASON SUBDIVISION
N/F JAMES KELLY KIDD
&
MAUREEN GALLAGHER
D.B. 242H-390

PORTION OF CASON AVE.
30' R/W ABANDONED
N/F AMES KELLY KIDD &
MAUREEN GALLAGHER
D.B. 242H-390



GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING REGULATORY AGENCIES AND CODES. ALL WORK SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS, DETAILS, AND STANDARDS OF THE CHATHAM COUNTY AND ALL OTHER GOVERNING AGENCIES. IF THERE ARE ANY CONFLICTS BETWEEN THE REQUIREMENTS OF THE AGENCIES, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN THE LATEST REVISIONS OF ALL CODES, SPECIFICATIONS, ETC., WHICH SHALL BE USED.
2. ALL ELEVATIONS ARE BASED ON M.S.L. DATUM.
3. NO CONSTRUCTION WORK SHALL BEGIN UNTIL THE COMPLETENESS AND ACCURACY OF THE HORIZONTAL CONTROL HAS BEEN VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES FOUND ARE RESOLVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND REFRESHING THESE POINTS FOR USE DURING CONSTRUCTION AND ANY RE-ESTABLISHMENT OF CONTROL SHALL BE AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL RUN A CLOSED LEVEL LOOP TO VERIFY THE COMPLETENESS AND ACCURACY OF THE BENCHMARKS. WHEN CONSTRUCTION WORK SHALL BEGIN UNTIL THE BENCHMARKS HAVE BEEN VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES FOUND ARE RESOLVED.
5. LOCATION, ELEVATION, SIZE, ETC., OF THE EXISTING DRAINAGE, UTILITIES, ETC., SHOWN SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ADDITIONAL FEATURES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES, DRAINAGE, ETC., PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL USE COORDINATION WITH UTILITY COMPANIES, ELECTRONIC/MAGNETIC METHODS, HAND EXCAVATION AND ANY OTHER METHODS NECESSARY TO ACCOMPLISH THIS. ANY DISCOVERIES, DISCREPANCIES, CONFLICTS, ETC., SHALL BE REPORTED TO THE ENGINEER TO ALLOW FOR CONFLICTS TO BE RESOLVED PRIOR TO COMMENCEMENT OF WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADJUSTMENT, RELOCATION, ETC., OF ANY UTILITIES (SUBSURFACE, POLE MOUNTED OR OTHERWISE) TO ACCOMPLISH THIS WORK. UNLESS STATED OTHERWISE, RELOCATION OF POWER LINES AND GUY WIRES IS THE RESPONSIBILITY OF THE OWNER (TYP). ALL UTILITIES GUY WIRES, ETC., REQUIRED TO BE RELOCATED SHALL BE COORDINATED BY THE CONTRACTOR.
7. ALL AREAS DISTURBED BY THE CONTRACTOR SHALL BE RESTORED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE NOTED ON THE PLANS. ALL UNPAVED AREAS SHALL BE GRASSED UNLESS OTHERWISE SHOWN ON THE PLANS. ALL AREAS DISTURBED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE RESTORED UNDER THE DIRECTION OF THE SATISFACTION OF ALL GOVERNING AUTHORITIES. (CITY OF SAVANNAH, ETC.).
8. THE CONTRACTOR SHALL EXERCISE UTMOST CARE AND PRECAUTION TO PROTECT TREES AND PREVENT DAMAGE TO TREES, ROOTS, ETC., DURING CONSTRUCTION.
9. REFER TO BUILDING PLANS BY OTHERS FOR ALL BUILDING DIMENSIONS AND ALL OTHER BUILDING INFORMATION. ALL BUILDING DESIGN AND SUBMITTALS TO BE BY OTHERS.
10. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY EASEMENT FROM THE CITY OF SAVANNAH, GEORGIA, FOR ALL AREAS DISTURBED BY THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY EASEMENT FROM ALL OTHER AGENCIES GOVERNING AUTHORITIES, ETC., OWNING ADJACENT EASEMENTS OR R.O.W.S PRIOR TO BEGINNING ANY CONSTRUCTION IN THE ADJACENT EASEMENTS OR RIGHT-OF-WAYS.

11. ALL EXISTING SERVICES, BUILDINGS, STRUCTURES, UTILITIES, CONDUITS, ETC., INCLUDING BUT NOT LIMITED TO, DRAINAGE, ACCESSORIES, ETC., SHALL BE PROTECTED, MAINTAINED, AND REPAIRED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN THE LATEST REVISIONS OF ALL CODES, SPECIFICATIONS, ETC., WHICH SHALL BE USED.
12. WHERE NECESSARY FOR THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF LANDSCAPING, SIGNS, MAILBOXES, FENCES, ETC..
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FOREIGN BORROW AND FOR THE OFF-SITE DISPOSAL OF MATERIAL AS NECESSARY TO THE COMPLETE THIS WORK. THIS COST SHALL BE INCLUDED IN THE GRADING PRICE.
14. THE CONTRACTOR (OR PROSPECTIVE CONTRACTOR) SHALL VISIT THE SITE AND OBSERVE SITE CONDITIONS. IF THE CONTRACTOR THEN HAS REASON TO SUSPECT UNUSUAL OR OTHER CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN THE LATEST REVISIONS OF ALL CODES, SPECIFICATIONS, ETC., WHICH SHALL BE USED.
15. EXISTING UNDERGROUND UTILITY LOCATIONS MAY CONFLICT WITH THE PROPOSED IMPROVEMENTS AND REQUIRE ADJUSTMENTS OF THOSE UTILITIES OR THE IMPROVEMENTS. ALL TIES AND CONNECTIONS OF SITE UTILITIES AND THE PERIMETER OF THE PROJECT SHALL BE INSTALLED UPGRADE (FROM THE LOWEST END TOWARDS THE END AT A HIGHER ELEVATION).
16. ANY AND ALL DEVIATIONS FROM OR MODIFICATIONS TO THESE PLANS SHALL REQUIRE THE APPROVAL OF THE ENGINEER AND ALL OTHER GOVERNING AUTHORITIES, AGENCIES, GOVERNMENTS, ETC..
17. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE OF THE BUILDING UNLESS OTHERWISE NOTED. REFER TO BUILDING PLANS BY OTHERS FOR ALL DIMENSIONS AND OTHER BUILDING RELATED INFORMATION.
18. THE CONTRACTOR SHALL PROVIDE ACCESS, DURING AND AT THE COMPLETION OF THE PROJECT, TO ALL IMPROVEMENTS AND CHANGES TO BE FIELD VERIFIED, OBSERVED, INSPECTED, ETC., BY THE OWNER'S ENGINEER OR SURVEYOR AND ALL GOVERNING AGENCIES.
19. ALL TRAFFIC SIGNAGE & STRIPING TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" & ALL OTHER GOVERNING REGULATIONS, STANDARDS & CODES. ALL SIGN ORDERS SHALL BE REVIEWED AND APPROVED BY THE CITY OF SAVANNAH & THE OWNER'S ENGINEER PRIOR TO THE OWNER PLACING THE ORDER.
20. EXCESS SUITABLE MATERIAL FROM GRADING IS TO BE USED FIRST AS BACKFILL FOR MUCKING. ADDITIONAL EXCESS SUITABLE MATERIAL AND MUCK ARE TO BE PLACED IN FILL AREAS SHOWN ON THE PLANS AND OTHER AREAS. THE SITE IS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXCESS SUITABLE MATERIAL AND MUCK FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXCESS SUITABLE MATERIAL AND MUCK FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXCESS SUITABLE MATERIAL AND MUCK FROM THE SITE.
21. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAN ARE TO BE DEDICATED FOR THE USE INTENDED.

STANDARD EROSION CONTROL NOTES:

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
4. THE PLAN DESIGNER HAS VISITED THE SITE PRIOR TO THE DESIGN OF THE EROSION AND SEDIMENT CONTROL PLANS.
5. SOIL EROSION AND SEDIMENT CONTROL PROCEDURES SHALL COMPLY WITH THE EROSION AND SEDIMENT ACT OF 1975. FOR EXPLANATION CONCERNING DETAILS AS SHOWN ON THESE PLANS, REFER TO "MANUAL, STATE SOIL AND WATER CONSERVATION COMMITTEE OF GEORGIA. ALL ITEMS UNDER THE CATEGORY OF SOIL EROSION & SEDIMENT CONTROL SHALL BE PAID FOR IN THE LUMP SUM PRICE FOR GRADING.
6. ONLY DISTURB AREAS AS THEY ARE TO BE WORKED ON TO MINIMIZE AREAS OF UNSTABILIZED (DISTURBED) SURFACE. STABILIZE ALL DISTURBED AREAS UPON COMPLETION OF CONSTRUCTION IN THOSE AREAS OR WHEN NO WORK IS IMMEDIATELY PLANNED. SLOPES ARE EXPECTED TO BE STABILIZED IMMEDIATELY UPON COMPLETION DUE TO THE HIGH EROSION POTENTIAL. THIS SHALL BE ACCOMPLISHED BY BOTH TEMPORARY GRASSING DURING CONSTRUCTION AND PERMANENT GRASSING AT COMPLETION.
7. ANY SEDIMENTATION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH AND PRIOR TO ANY OTHER SITE WORK.
8. ALL GRADED AREAS SHALL BE GRASSED, LANDSCAPED OR OTHERWISE STABILIZED TO ENSURE PERMANENT STABILIZATION OF SOIL SURFACE.
9. ANY DEWATERING FOR EXCAVATION SHALL BE DISCHARGED INTO SLUMPS TO ALLOW SEDIMENTATION TO OCCUR PRIOR TO RUNOFF LEAVING THE SITE.
10. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF ALL TREES & VEGETATION REQUIRED FOR THE PROPOSED IMPROVEMENTS.
11. SOIL EROSION CONTROL DEVICES AND TREE PROTECTION FOR PRESERVED TREES MUST BE IN PLACE PRIOR TO CONSTRUCTION.
12. SILT FENCE TO REMAIN UNTIL PERMANENT GRASSING AND FINAL STABILIZATION HAS BEEN ESTABLISHED.
13. ANY DISTURBED AREA LEFT IDLE ABOVE THE SLOPES FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
14. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
15. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.

NOTES

A PORTION OF POLK STREET SOUTH OF U.S. HIGHWAY 80, LOCATED IN GARDEN WARD, TYBEE ISLAND, GEORGIA.

FOR
THE CITY OF TYBEE ISLAND AND
MR. & MRS. MICHAEL LEONARD

DAVIS ENGINEERING, INC.

TEL: 912-355-7282 FAX: 912-352-7787

E-MAIL: DAVISENGINEERING@GMAIL.COM

DRAWN: D.S.
DESIGN: D.D.

JOB NO: 20007000

SHEET
C6

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ATTACHMENT K

Hydrologic Assessment

TECHNICAL MEMORANDUM NO. 13-079.01

PREPARED FOR: Alton Brown
Resource & Land Consultants

PREPARED BY: Cody Hale, Ph.D., PH
Principal, Project Scientist

C. Todd Headley
Staff Scientist

DATE: June 9, 2014

SUBJECT: Hydrological and ecological assessment of proposed Polk Street
maintenance project, City of Tybee Island, Georgia.

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- 1.0 INTRODUCTION
- 2.0 SITE DESCRIPTION
- 3.0 METHODS
- 4.0 HYDROLOGY
 - 4.1 Monitoring Results
 - 4.2 Hydrologic Effects of Proposed Driveway Project
- 5.0 ECOLOGICAL CONSIDERATIONS
 - 5.1 General Ecological Community
 - 5.2 Essential Fish Habitat and Passage
- 6.0 NECESSITY OF CULVERTS
- 7.0 CONCLUSIONS
- 8.0 REFERENCES

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1.0 INTRODUCTION

On behalf of the City of Tybee Island, Georgia, Nutter & Associates (NAI) staff conducted a hydrologic analysis to satisfy Item C within the request for additional information (RAI) (SAS-2012-00089) issued by the US Army Corps Engineers on June 25, 2013. The RAI was in reference to the proposed driveway maintenance project located at the southern end of Polk Street on Tybee Island, Georgia (Figure 1). The unpaved southern end of Polk Street south of Highway 80, also referred to as the driveway in this report, leads to a private hammock with two residences owned by Michael E. Leonard. The unpaved southern end of Polk Street south of Highway 80 serves as the primary driveway for both residences (Figure 1). The elevation of the driveway has decreased over time, allowing tidal waters to overtop it during high tides. The City of Tybee Island and Mr. Leonard have proposed a maintenance project to repair the driveway such that safe vehicular access is possible during most tide conditions.

The primary goal of this hydrologic analysis was to evaluate the project's potential to adversely impact salt marsh, Essential Fish Habitat, and the estuary in the vicinity of the driveway by changing or restricting water flow.

2.0 SITE DESCRIPTION

Chimney Creek forms a dendritic network of tidal channels that surround the periphery of the private hammock to the west, south, and east (Figure 1). The general assessment area for this analysis is defined as the marsh, upland, and developed area contained in the polygon bounded by US 80 on the north, Chimney Creek to the east and south, and the tidal creek that feeds the canal paralleling US 80 immediately north of the Leonard property to the west (Figure 1). The marsh area on the east side of the driveway is referred to as the Eastern Salt Marsh (ESM; Figure 2); likewise, the area to the west of the driveway is referred to as the Western Salt Marsh (WSM). A small, developed peninsula forms a divide between the eastern extent of the ESM and Chimney Creek except for a small area of connection to the south (Figure 2).

The marsh surrounding the proposed driveway maintenance project is a persistent emergent wetland habitat comprised of a mosaic of low and high salt marsh. Cowardin (1979) defines a persistent emergent wetland as a wetland "dominated by species that normally remain standing at least until the beginning of the next growing season." Mitsch and Gosselink (2000) define a low salt marsh as an "intertidal or lower marsh in salt marsh that is located in the intertidal zone and is flooded daily." A high marsh is defined as an "upper zone of a salt marsh that is flooded irregularly and generally is located between mean high water and extreme high water" (Mitsch and Gosselink, 2000). Low marsh habitat is predominant across the assessment area. However, a few higher elevation areas exist within the low marsh that are flooded irregularly and are considered high marsh. The ESM and WSM are mapped by the National Wetland Inventory (NWI) as areas of E2EM1P and E2EM1N habitat [Estuarine (E), Intertidal (2), Emergent (EM), Persistent (1), Irregularly Flooded (P), Regularly flooded (N)] (Figure 3). Chimney Creek is mapped as E1UBL habitat [Estuarine (E), Persistent (1), Unconsolidated Bottom (UB), Subtidal (L)] (Figure 3). Vegetation within the assessment area includes needlegrass rush (*Juncus roemerianus*), smooth cordgrass (*Spartina alterniflora*), and saltwort (*Salicornia* sp).

Salt marshes serve as a primary nursery ground for many fish and shellfish species. Other wildlife that depend on salt marshes and estuary for habitat include birds such as the great blue heron (*Ardea herodias*), bald eagles (*Haliaeetus leucocephalus*), clapper rails (*Rallus longirostris*), sparrows, and various ducks (Georgiawildlife.com).

3.0 METHODS

Five stilling wells were installed and instrumented with HOBO® water level sensors to continuously monitor tidal elevations at key locations on the project site (Figure 2). Two stilling wells (1E and 2E) were deployed within the ESM. A third stilling well (1W) was installed within a canal on the northwestern edge of the WSM. A fourth stilling well (2W) was installed within the WSM. The fifth stilling well (Creek) was installed on Chimney Creek at the southern end of the hammock (Figure 2). Water depths for five high tide and four low tide cycles were logged over a three day period.

A topographic survey of stilling well, salt marsh ground surface, water surface, and driveway elevations was completed using a Topcon Total Station®. The surveyed points were corrected to LiDAR-derived elevations to transform recorded water levels to true water surface elevations. Visual observations of water dynamics over the driveway and in the adjacent salt marsh areas were observed during periods of high and low tide. Daily tidal data from the Fort Pulaski tidal gauge (Gauge 8670870) was downloaded from the National Oceanic and Atmospheric Administration website (NOAA; www.noaa.gov) to characterize the range of tidal amplitudes that occurred before, during, and following hydrologic data collection on the project site.

4.0 HYDROLOGY

Water level data for five high tide and four low tide cycles were recorded over a three day period beginning on March 3, 2014 at 15:00 and ending at 05:00 on March 6, 2014. This measurement period occurred between two spring high tides, which occurred on March 1 and 17, 2014, respectively (Figure 4). The Higher High (HH) tidal elevation ranged from 1.932 feet to 5.721 feet from January 1, 2013 to March 31, 2014 (Figure 5). During the period that water level data was collected on the project site (March 3-6, 2014), the HH ranged between 4.527 feet and 5.134 feet, indicating that above average high tide elevations were present (Figure 5).

The hydrology of the ESM prior to the construction of the driveway appears to have been fed by overland flooding produced from the marsh flats to the west of the driveway and from a tidal channel located in the southern extent of the ESM (but east of the private hammock and the driveway). This tidal channel has a direct connection to Chimney Creek and, as it flows north from well 2E to 1E, branches into numerous small, flow paths that distribute tidal waters to the upper extent of the ESM (Figure 6). Under current conditions, and for the past 60 years, the primary source of hydrology for the ESM is from the tidal channel that enters at the southern extent of the area (see hydrologic signature in Figure 6).

The WSM is inundated from the south and west via Chimney Creek and associated tributaries during high tides (Figure 6). A dredged and hydrologically connected tidal channel is located north of, and directly adjacent to, a private driveway that intersects the southern end of Polk Street (Mr. Leonard's driveway) from the west (Figure 6).

4.1 Monitoring Results

Hydrographs of tidal data from stilling wells 1W, 1E, 2W, 2E, and Creek show that tidal waters inundate the WSM and ESM on either side of the proposed driveway maintenance project nearly simultaneously via the various Chimney Creek tributaries during high tide (Figure 7). Field observations of the rising limb and peak of a high tide cycle on March 7, 2014 revealed that tidal waters inundate the ESM and WSM independently of one another, eventually overtopping the south end of Polk Street from the southeast. The water flooding the driveway flowed northward in a tidal channel paralleling the driveway on the east until the driveway was completely inundated. No significant flow was observed crossing the driveway from west to east, or visa versa, during rising and receding tides; however, water did drain to the south, west and east during the receding tide (Figure 6 – current driveway flow conditions). On average, tidal waters inundate the southern end of Polk Street for approximately five to seven hours per day (i.e., cumulatively over both tide cycles).

Stilling well 1E exhibited a slight temporal lag (17 minutes) in reaching the hydrologic peak of high tide on March 5, 2014 relative to stilling wells 1W, 2W, 2E, and Creek (Figure 8). The maximum temporal lag in reaching the hydrologic peak at 1E coincided with the lowest high tide elevation of the data collection period (Figure 8); however, all stilling wells reached the tidal peak simultaneously and there was no temporal lag at 1E during the highest tide event (Figures 9 and 10). An analysis of lag at 1E as a function of tide height confirmed that as the high tide elevation increased, the temporal lag at 1E decreased (Figure 10). This trend is strongly indicative of hydraulic roughness decreasing with increases in water depth.

Stilling well 1E had the second highest ground elevation (2.132 ft) of all stilling wells based on LiDAR corrected survey data (2W was the highest at 2.302 ft). Additionally, the ESM area in the vicinity of 1E had the densest vegetation based on general site observations (no vegetation measurements were made), resulting in a higher roughness factor. Roughness decreases the inundation and recession rates of rising and receding tidal waters. As previously mentioned, the hydrology supplied to the northern portion of the ESM flows through a diffuse network of small flow paths. When the flow paths are overtopped by the rising tide, the ESM surrounding 1E fills with water relatively quickly. The slightly higher elevation at 1E combined with increased roughness from dense vegetation results in the temporal lag during lower elevation high tides.

4.2 Hydrologic Effects of Proposed Driveway Project

Based on the hydrologic data, interpretation of aerial photography and LiDAR maps, and field observations, repairing the existing driveway to accommodate vehicular travel would not have an appreciable effect on the hydrologic regime of the adjacent ESM and WSM. The volume of water that the driveway would displace following repair, assuming a 520 foot driveway that is 11 feet wide, would be 9,098 cubic feet during a higher than average high tide event as was observed during the data collection period. The percentage of water that the driveway would

displace during high tide relative to the combined volume of water in the ESM and WSM at high tide is 0.42 percent. Though high tide waters currently overtop the driveway, the volume of water moving from the WSM to the ESM during the peak of high tide is minimal and rather insignificant relative to the volume of tidal waters inundating the marshes from the west, south and east via Chimney Creek. If the driveway is built up as proposed, tidal waters will continue to inundate the WSM and ESM with no significant changes in the duration, frequency, height, and volume of tidal waters reaching the ESM and WSM.

5.0 ECOLOGICAL CONSIDERATIONS

5.1 General Ecological Community

Native flora and fauna species characteristic of the marsh habitats located in the vicinity of the project rely on, and are adapted to, the natural hydrologic and water quality variability caused by the semidiurnal tides observed along the Georgia coast. Tidal marshes provide important ecological functions, such as providing nursery and feeding habitats for terrestrial and aquatic fauna, providing water quality functions, such as carbon export and nutrient and contaminant sequestration, and providing attenuation of high water events. Based upon the results of the hydrologic analysis, which indicate that the ESM and WSM flood independently and that the driveway maintenance will not block or divert tidal flows, it is anticipated that the existing hydrologic conditions of the entire marsh will be maintained and thus the driveway improvement will not affect the ecological function of the ESM or WSM.

5.2 Essential Fish Habitat and Passage

The southern extent of the ESM and WSM, and portions of Chimney Creek are mapped as Essential Fish Habitat by the National Oceanic and Atmospheric Administration (NOAA) Essential Fish Habitat Mapper (habitat.NOAA.gov). Though Essential Fish Habitat is mapped within close proximity to the project area, fish usage in the ESM and WSM immediately adjacent to the driveway is likely minimal due to elevation and typical water depths under normal tidal conditions. However, if fish are present, access to possible spawning habitat and nursery grounds within the ESM and WSM adjacent to the driveway should not be adversely impacted. Ecological connection between the ESM and Chimney Creek will be maintained through the existing flow path that parallels the eastern side of the driveway, and habitat isolation will not occur if the proposed driveway maintenance is completed.

6.0 NECESSITY OF CULVERTS

Culverts are closed conduits used to convey water from one area to another, typically from one side of a road to the other side (CPYWMA, 2000). Bottomless culverts, which have a natural surface bottom, are beneficial in situations where fish and wildlife passage may be negatively impacted by a road crossing (CPYWMA, 2000). Installation of a series of 18-inch culverts, or a single bottomless culvert within the driveway has been considered so that tidal waters, fish, and other wildlife will be able to move freely from the WSM to the ESM, and visa versa, during high tides.

Culverts can certainly be beneficial in linear habitats such as stream settings where habitat isolation and fragmentation from road construction is likely. However, installing a bottomless culvert or a series of 18-inch culverts to maintain hydrological and ecological connections between the ESM and WSM would provide very little, if any benefit since both marsh areas are inundated independently of one another during high tides via Chimney Creek's tributaries. If the driveway is filled to an elevation that would not be inundated during high tides, tidal waters will continue to reach the ESM and WSM with no significant change in the volume of water, quality of water, or timing of tidal inundation.

Maintenance issues associated with culverts must also be considered. Possible maintenance issues include obstruction of the culvert(s) with debris and scouring at the entry and exit points of the culvert(s) due to higher water velocities moving through the culverts during rising and receding tides. Additionally, installation of culverts, if falling under the requirements of the Georgia Department of Transportation (GDOT) guidelines, may require building up the driveway to a significantly higher elevation than would be necessary if no culverts were installed. The GDOT requires that roads not designated as state routes must have a minimum of 2 feet of freeboard (vertical clearance between the ceiling of the culvert and flood stage elevation) above the mean spring high tide elevation (GDOT, 2008). Correspondingly, as the elevation of the driveway is increased, the width of the driveway must be increased as well, resulting in the addition of unnecessary fill to the adjacent salt marshes.

7.0 CONCLUSIONS

Based on the findings of the study:

- Hydrological and ecological connectivity between the ESM and WSM will not be adversely impacted since tidal waters inundate the ESM and WSM independently of each other during high tides via Chimney Creek's numerous surrounding tributaries.
- The duration, frequency, height, and volume of tidal water reaching the ESM and WSM during high tide will remain the same if the driveway is filled as proposed.
- Essential Fish Habitat will not be impacted as a result of filling the driveway since fish or other aquatic species will continue to have access to nursery habitat and feeding grounds in the ESM and WSM during high tides as they have in the past.
- Culverts are not necessary for the conveyance of tidal waters to the ESM or WSM and may also result in maintenance issues.
- Installation of culverts would also require raising the elevation of the driveway, which in turn would require that the driveway be widened, resulting in unnecessary fill within the eastern and western salt marshes.

8.0 REFERENCES

- Choctawhatchee, Pea, and Yellow Rivers Watershed Management Authority (CPYWMA). (2000). Chapter 3. Culverts. Recommended Practices Manual. A Guideline for Maintenance and Service of Unpaved Roads
- Cowardin, L. M., & Golet, F. C. (1995). US Fish and Wildlife Service 1979 Wetland Classification: A review. *Vegetation*, 118(1-2), 139-152.
- Georgia Department of Transportation (2008). Chapter 14. Bridge Hydraulic Design Criteria. Manual On Drainage Design For Highways
- Mitsch, W. J., & Gosselink, J. G. (2000). Chapter 9. Tidal Salt Marshes. *Wetlands* (3rd ed.,). : John Wiley & Sons, Inc.

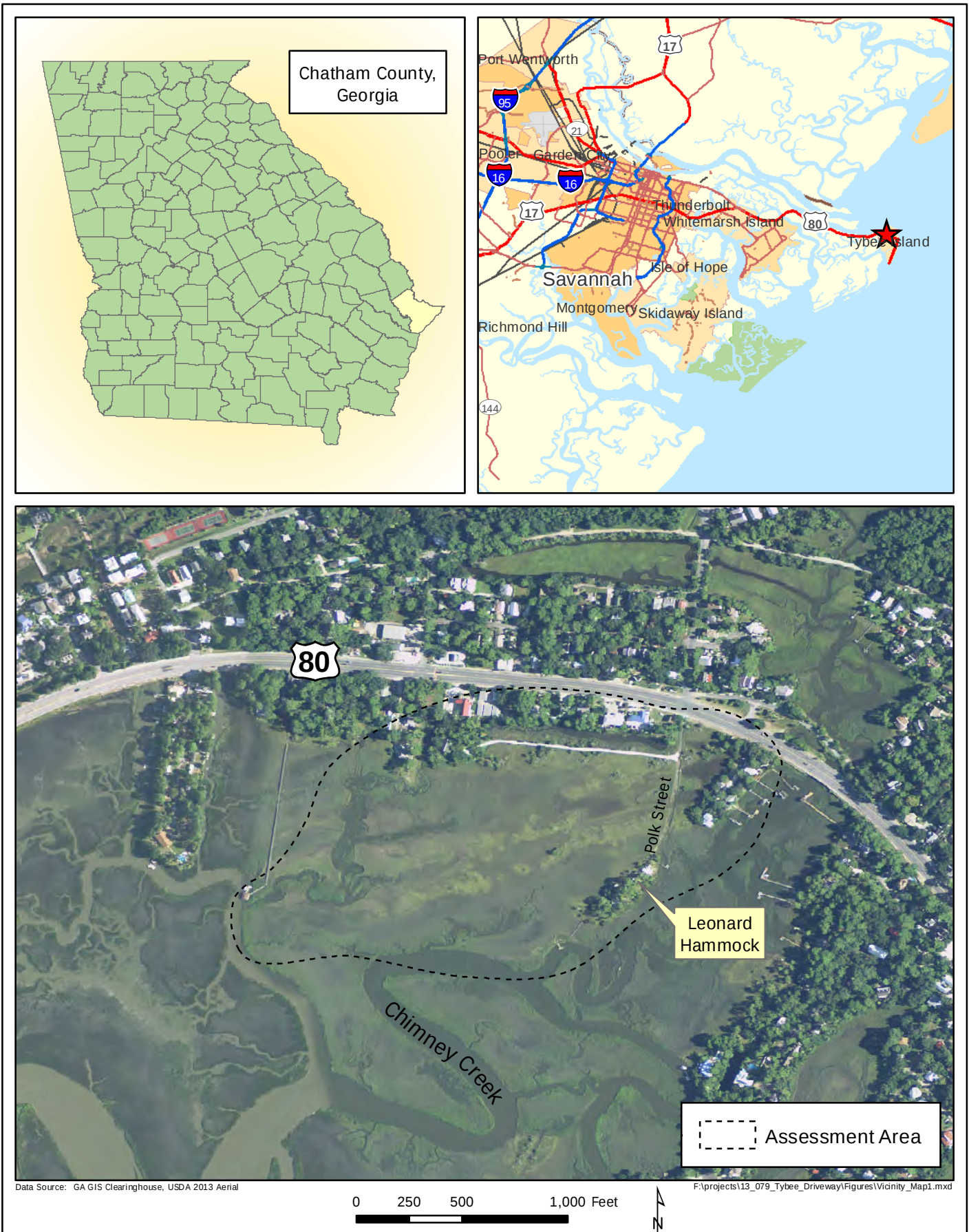


Figure 1. Vicinity map of proposed driveway maintenance project, Tybee Island, GA.



Figure 2. Stilling well locations and Eastern and Western Salt Marsh boundaries within the vicinity of the proposed driveway maintenance project.

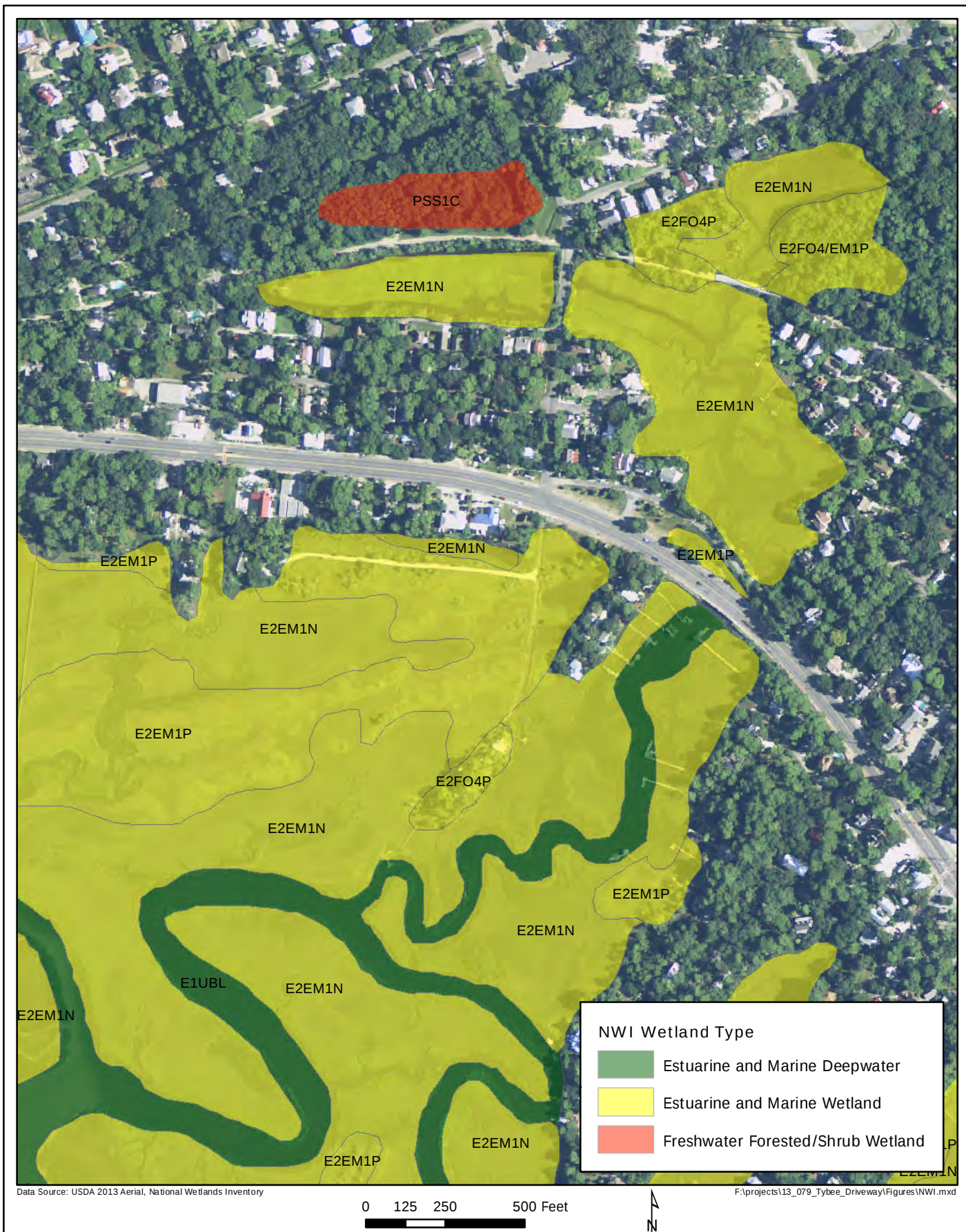


Figure 3. Coastal habitats mapped by the National Wetland Inventory within the vicinity of the proposed driveway maintenance project, Tybee Island, Georgia.

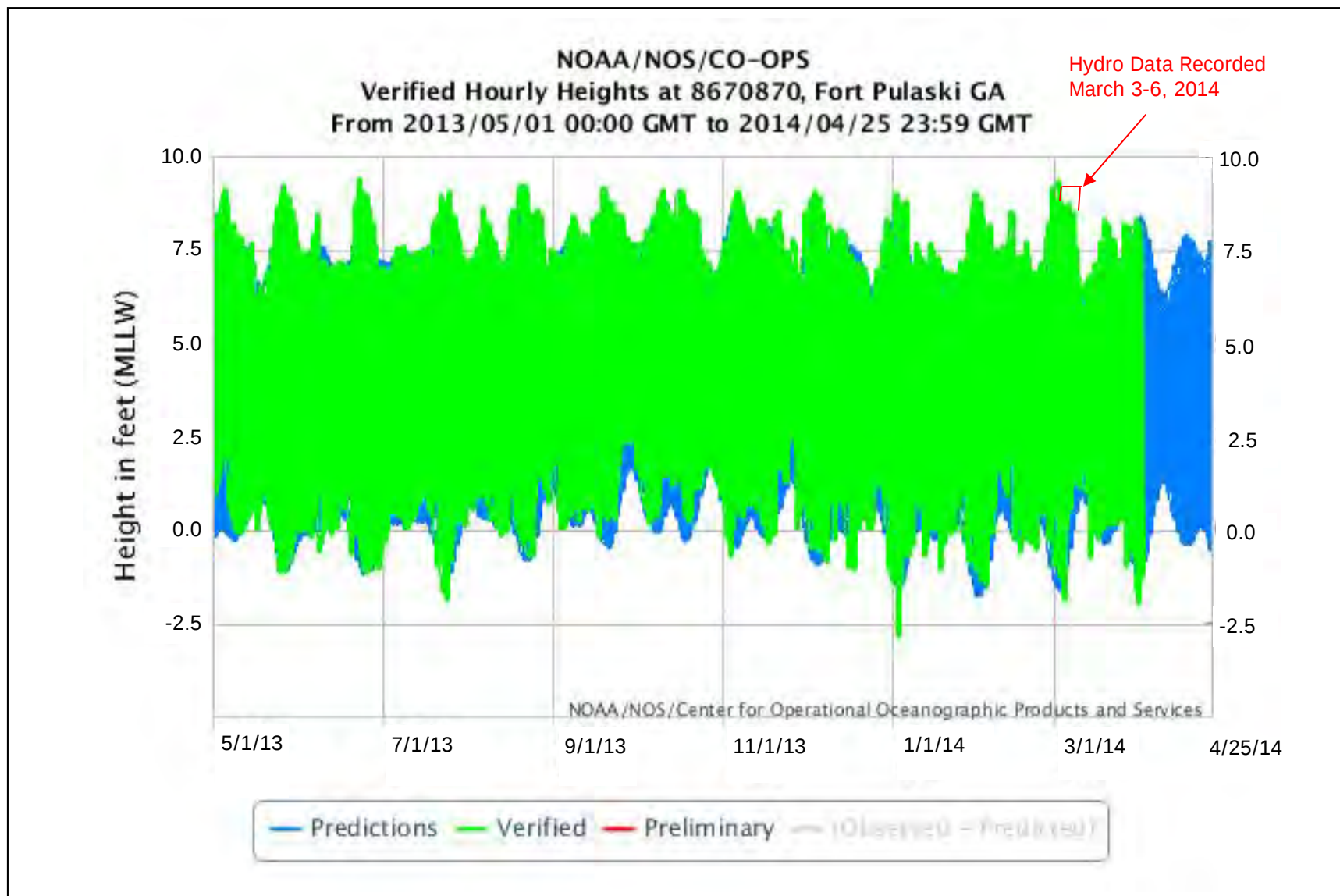


Figure 4. Daily tidal data measured at Fort Pulaski, GA (gage 8670870) from May 1, 2013 to April 25, 2014.

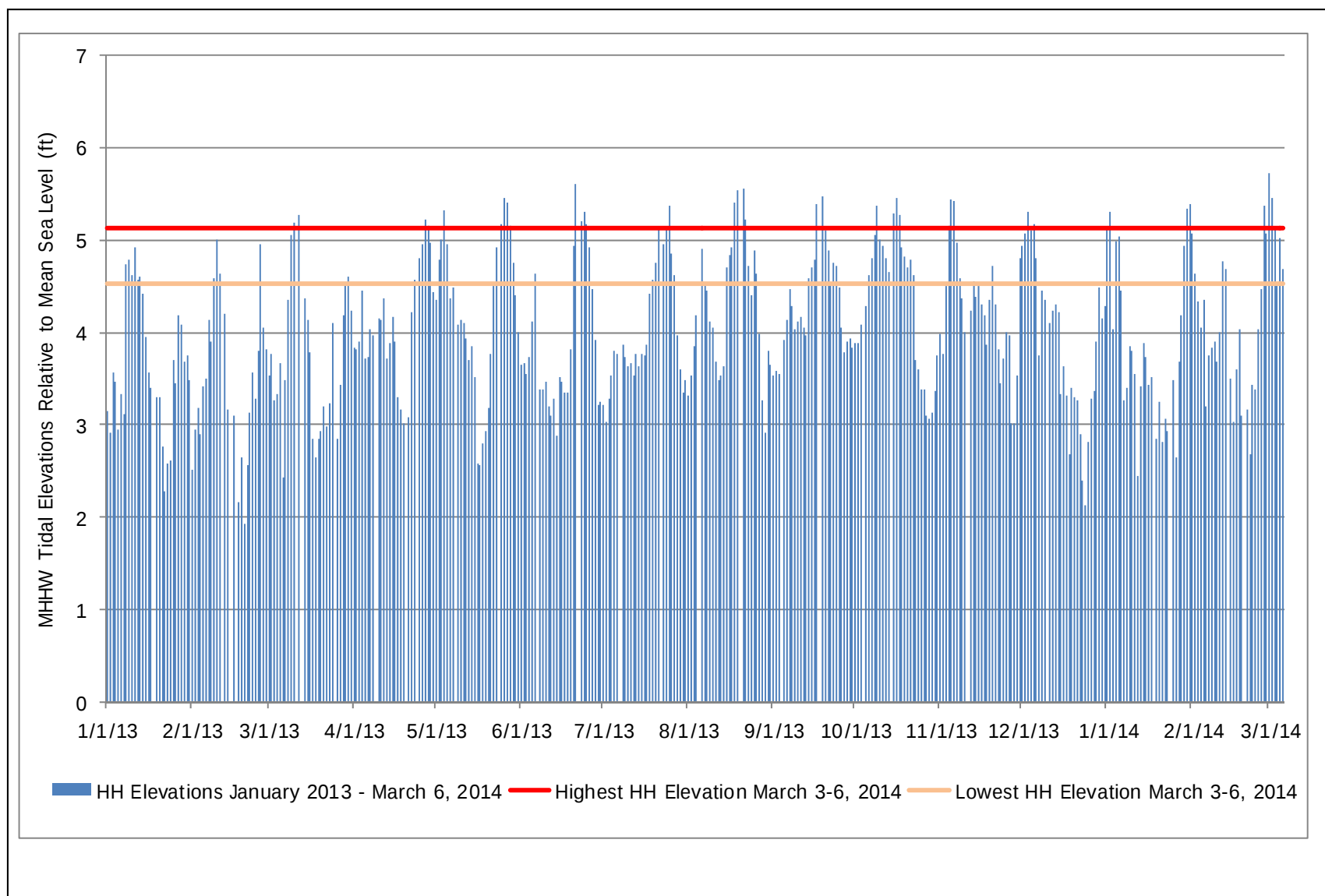
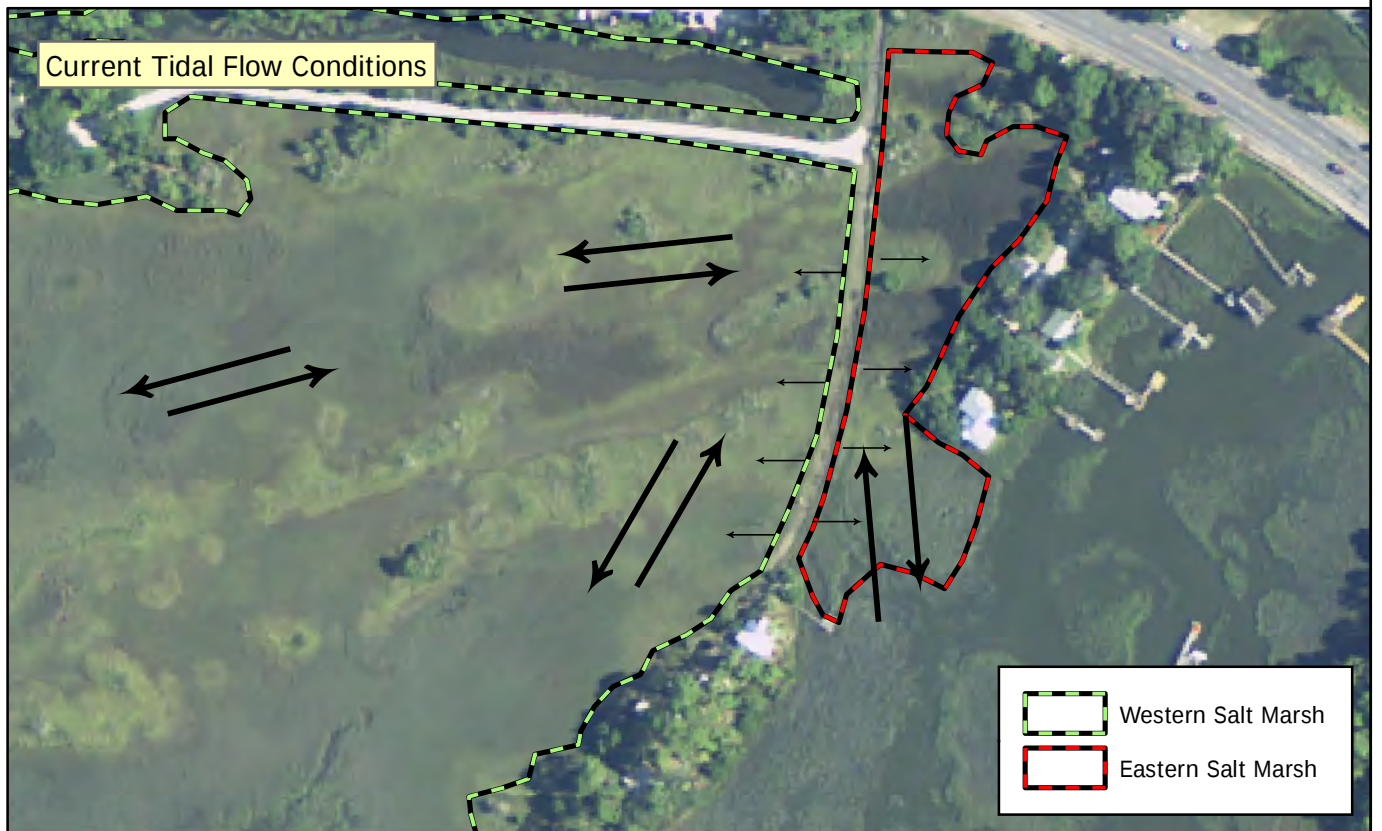
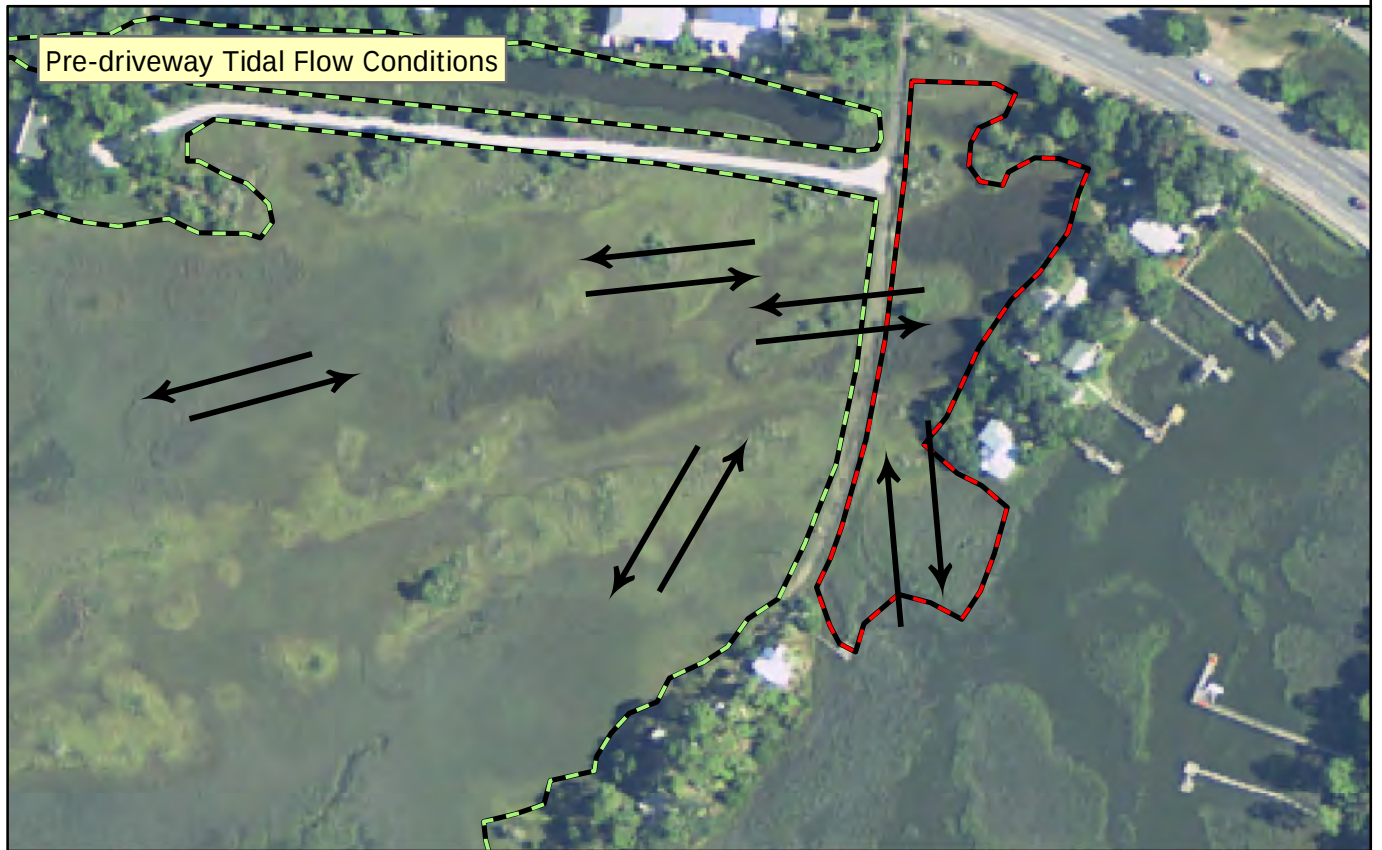


Figure 5. Upper and lower bounds of higher high (HH) tides measured at Fort Pulaski, GA (gage 8670870) during data collection period (March 3-6, 2014) relative to daily higher high tide elevations measured over the 14-month period from January 1, 2013 to March 6, 2014.



Data Source: USDA 2013 Aerial

0 100 200 400 Feet

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Figure 6. Pre- and post- driveway tidal flow conditions.

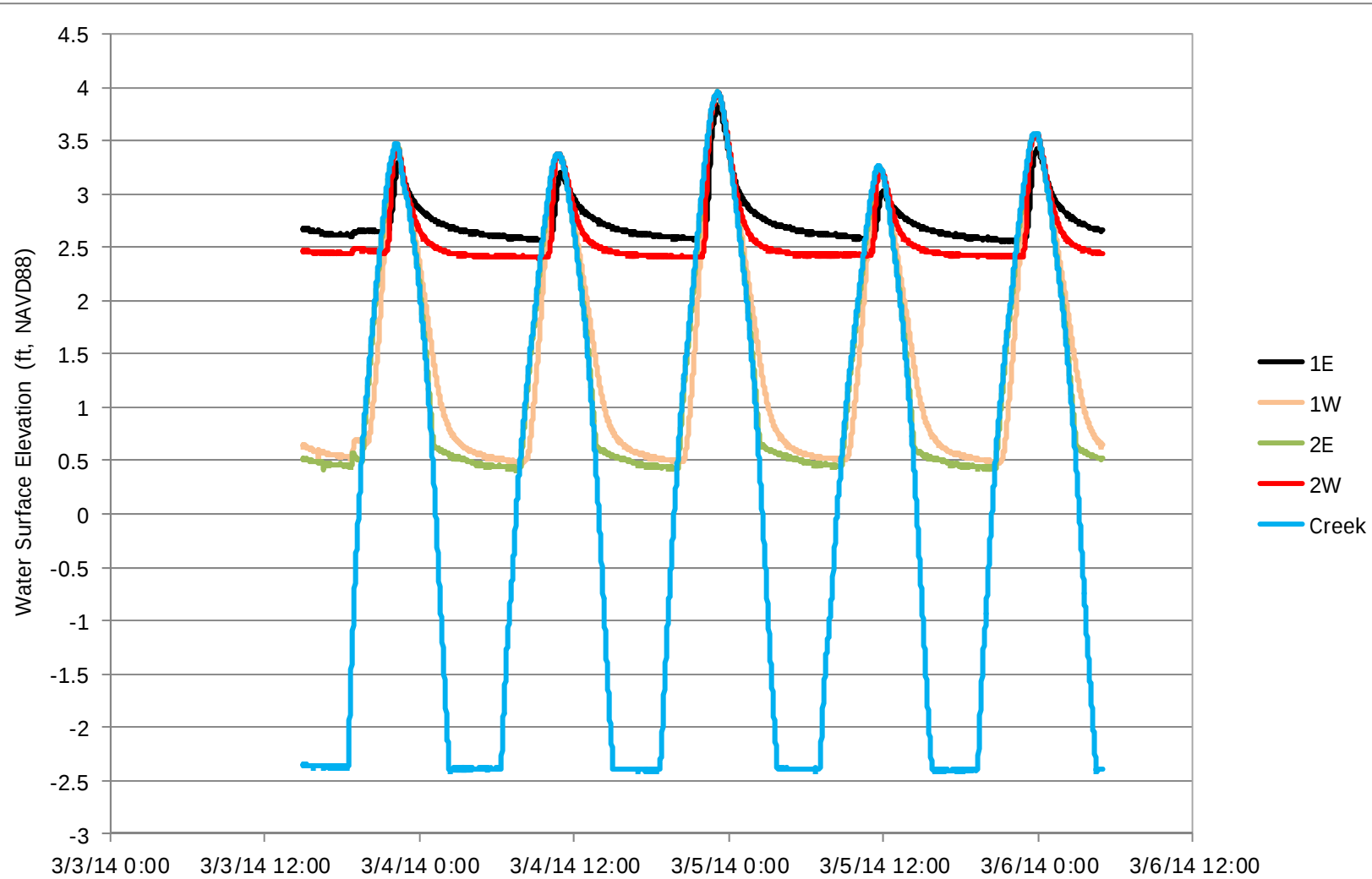


Figure 7. Water surface elevations recorded at stage recorders 1E, 1W, 2E, 2W, and Creek from March 3-6, 2014.

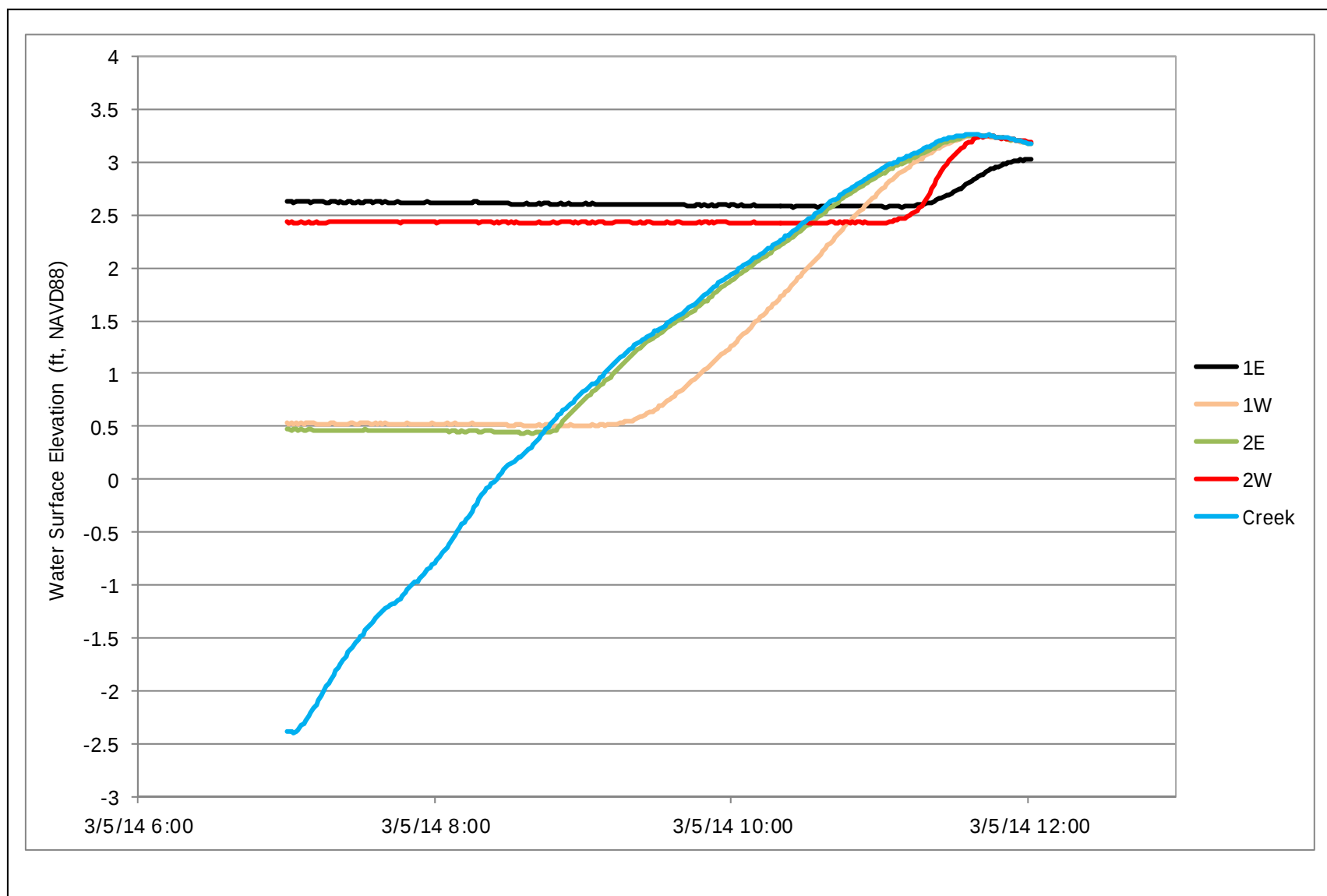


Figure 8. Water surface elevations recorded during the rising limb and peak of the lowest high tide event at stage recorders 1E, 1W, 2E, 2W, and Creek.

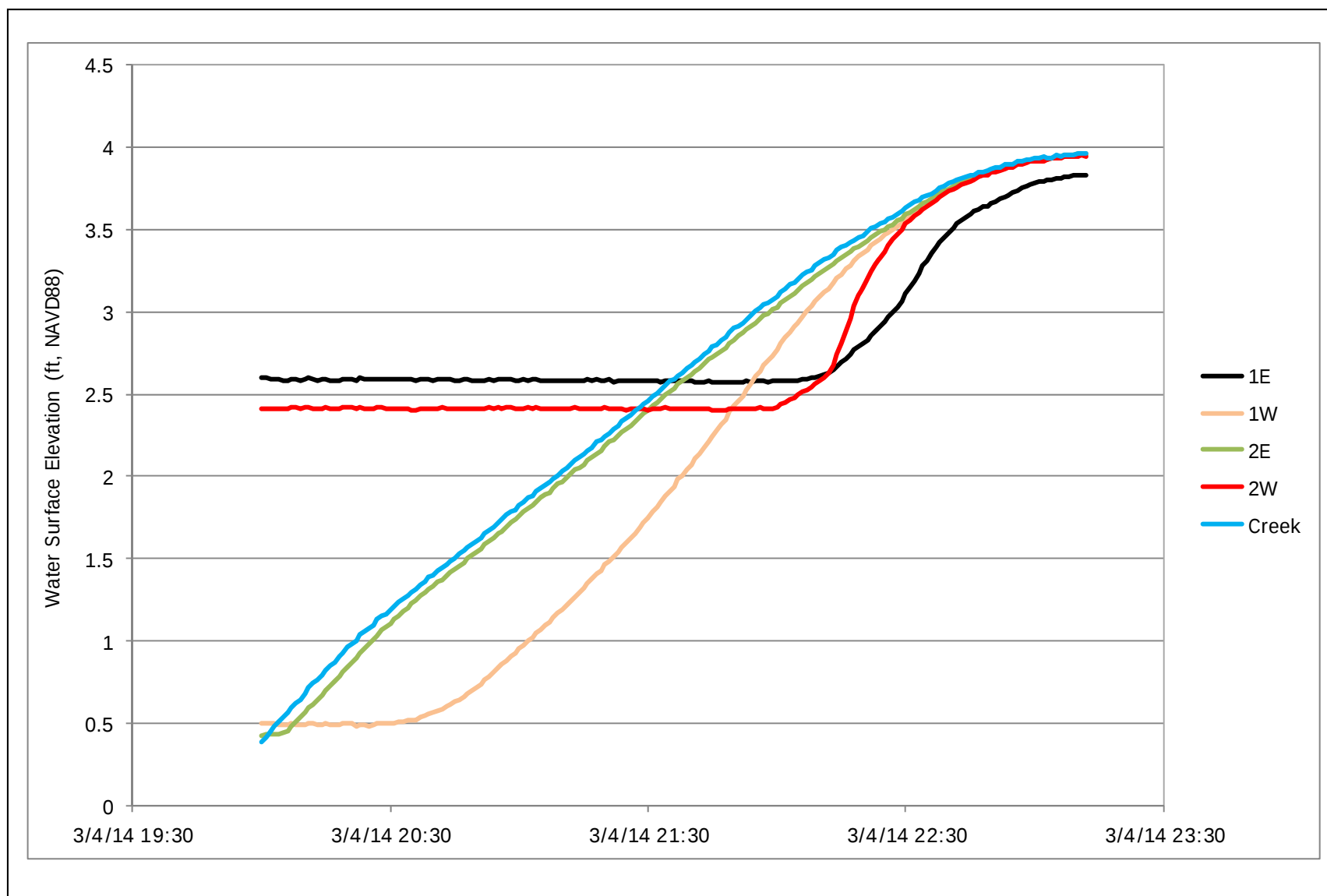


Figure 9. Water surface elevations recorded during the rising limb to peak of the highest tide at stage recorders 1E, 1W, 2E, 2W.

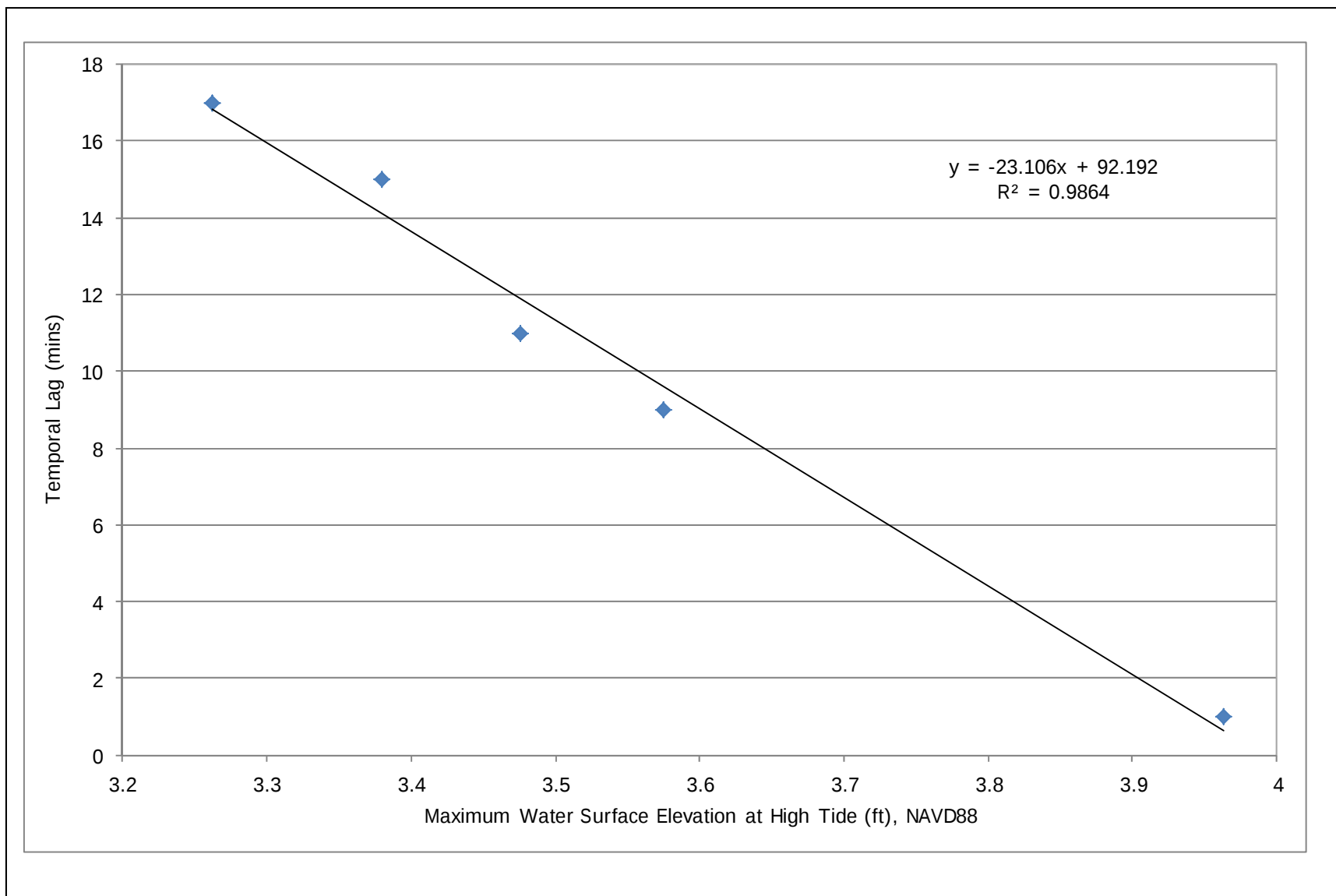


Figure 10. Temporal lag of high tide at 1E relative to Creek as a function of maximum tide elevation.