

- Horizontal Datum is Georgia State Plane East Zone Coordinate System, North American Datum of 1983 (NAD83)
- Vertical Datum is North American Vertical Datum of 1988 (NAVD88)
- All deed book references shown hereon are recorded in the Clerk of Superior Court's office of Chatham County, Georgia.
- This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by Chatham County public records and are not guaranteed as to accuracy or completeness.
- This drawing reflects conditions as of the date of the field survey.
- Locations are accurate only where dimensioned.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 13051C00214G; Effective Date: August 16, 2018, portions of this property appear to be in Special Flood Hazard Areas Zone AE (BFE 9.0) & Zone VE (BFE 12.0) as shown.
- This survey is valid only if print has the original signature of the surveyor.
- The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
- This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67 as amended by HB76 (2017), in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
- Wetlands or protected dune areas that may exist are under the jurisdiction of the Corps of Engineers and or the Georgia Department of Natural Resources. Lot owners and the developer are subject to penalty by law for disturbance to these protected areas without proper permit and approval.
- As per the Georgia Department of Natural Resources, any disturbance seaward of the Shore Jurisdictional Line will require a Shore Protection Act Permit.
- All setbacks must be approved by The City of Tybee Island prior to any design, disturbance, or development.
- Locations of the shown "Shore Jurisdiction Line" and the "Landward Edge of Sand Dune" is from flags placed by the Georgia Department of Natural Resources in March of 2018. Said flags were field located by EMC Engineering Services, Inc. in March of 2018.
- Locations of "Ordinary High Water Line" and "Ordinary Low Water Line" were extrapolated from aerial photography Dated March 12, 2018.

SURVEY DATA	
Total Area:	19,281 square feet (0.443 acre)
E.O.C. Plat:	1/91,351
E.O.C. Field:	1/15,738
Angular Error:	12" per angle point
Adjusted by:	Compass Rule
Equipment used:	Topcon 3003 Champion GPS/EGPS Network
Field Work Completed on:	5-31-2017
REFERENCES	
PB 14P/PG 50	

C:\2018\18-0037 JARRETT OUELLETTE\DWG\18-0037V_T01 - TOPO.DWG 9/7/2018 2:07 PM

EMC ENGINEERING SERVICES, INC.



10 Chatham Center S, Suite 100
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savannah@emc-eng.com
www.emc-eng.com

ALBANY, ATLANTA, AUGUSTA, BRUNSWICK,
COLUMBUS, STATESBORO, AND VALDOSTA

DUNE AND SHORE JURISDICTION LINE LOCATIONS

OF LOT "C" OF AN EXISTING SUBDIVISION OF PORTIONS OF BEACH LOTS 43 AND 44, WARD NO. 2, TYBEE ISLAND, ALSO KNOWN AS #3 7TH LANE

Prepared for:
JARRETT OUELLETTE



PROJECT NO.:	18-0037
DRAWN BY:	TWH/JMK
DESIGNED BY:	N/A
SURVEYED BY:	JB
SURVEY DATE:	05-31-2017
CHECKED BY:	JMK
SCALE:	1"=50'
DATE:	08-15-2018

50' 25' 0' 50'

GRAPHIC SCALE: 1" = 50'

SHEET RECEIVED

MAY 09 2019

OFGA DNR / HMP

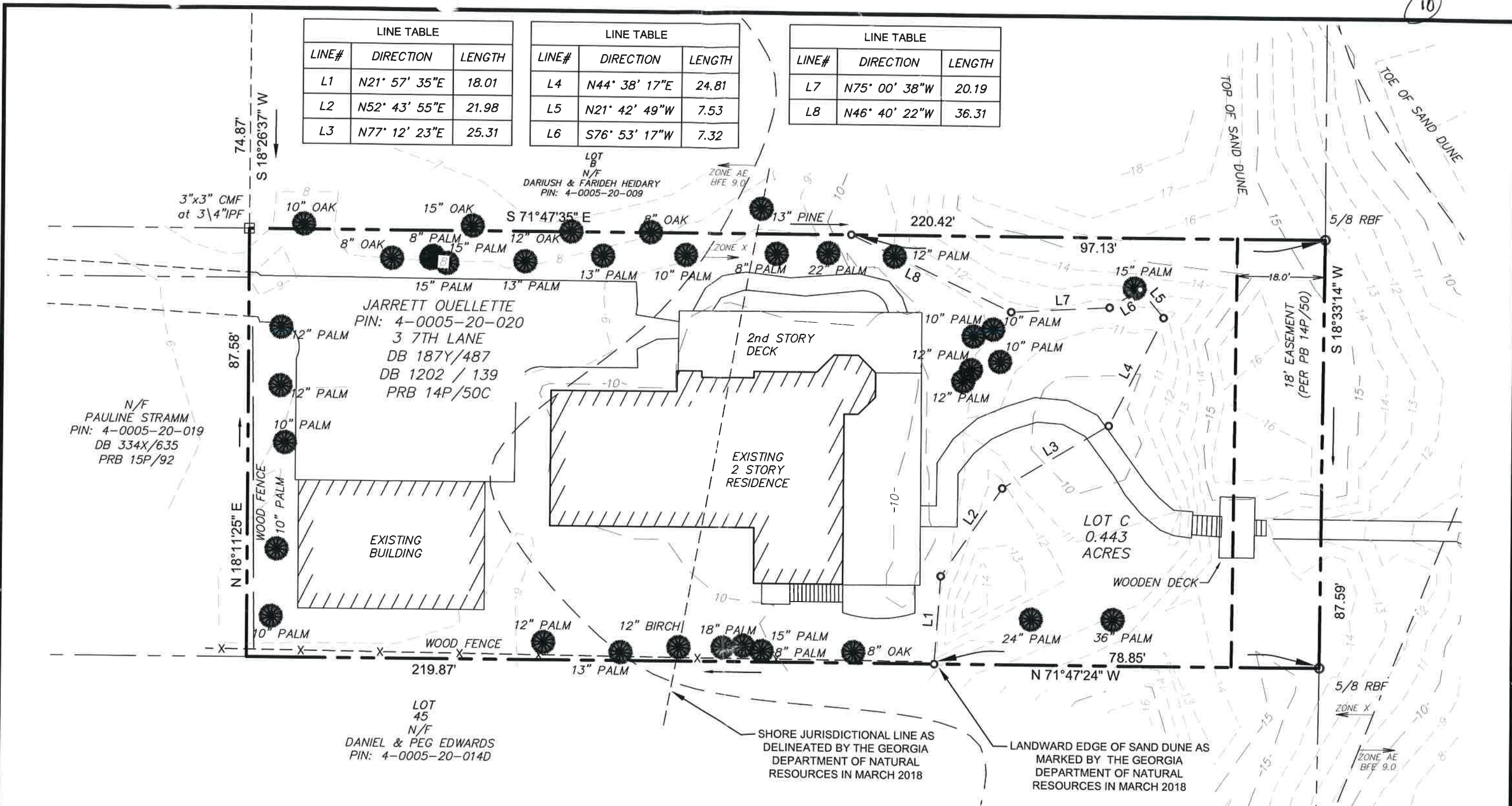
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10

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N21° 57' 35"E	18.01
L2	N52° 43' 55"E	21.98
L3	N77° 12' 23"E	25.31

LINE TABLE		
LINE#	DIRECTION	LENGTH
L4	N44° 38' 17"E	24.81
L5	N21° 42' 49"W	7.53
L6	S76° 53' 17"W	7.32

LINE TABLE		
LINE#	DIRECTION	LENGTH
L7	N75° 00' 38"W	20.19
L8	N46° 40' 22"W	36.31



EMC ENGINEERING SERVICES, INC.

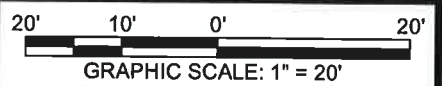


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PARTIAL AS-BUILT AND TOPOGRAPHIC SURVEY
OF LOT "C" OF AN EXISTING SUBDIVISION OF
PORTIONS OF BEACH LOTS 43 AND 44, WARD NO.
2, TYBEE ISLAND, ALSO KNOWN AS #3 7TH LANE



PROJECT NO.:	18-0037
DRAWN BY:	TWH/JMK
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SURVEY DATE:	05-31-2017
CHECKED BY:	JMK
SCALE:	1"=50'
DATE:	08-15-2018



SHEET RECEIVED
2
MAY 09 2019
GA DNR / HMP
OF 2

ALBANY, ATLANTA, AUGUSTA, BRUNSWICK,
COLUMBUS, STATESBORO, AND VALDOSTA

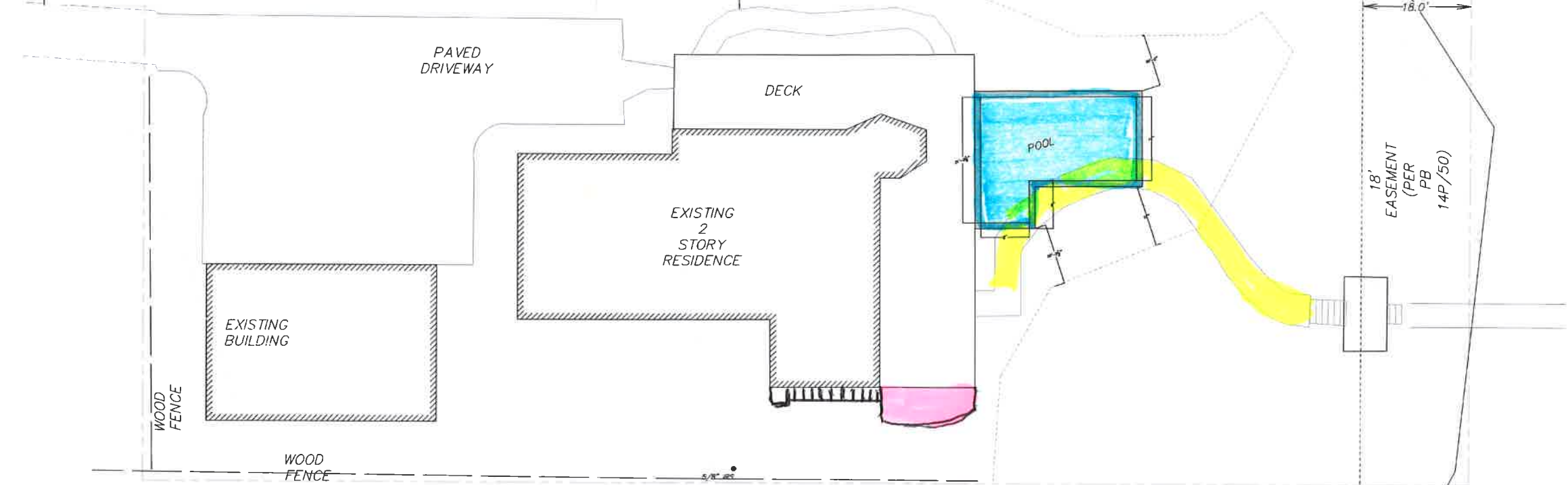
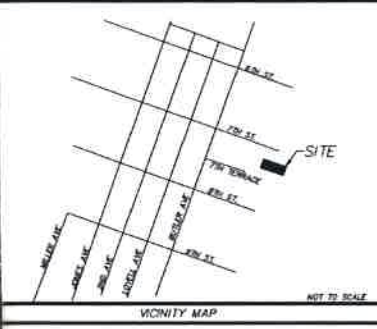
Prepared for:
JARRETT OUELLETTE

6.

	Square footage
Square Footage of lot	19,281.48
Square Footage of State's SPA area	10,874.62
Sq Ft of existing impacts to SPA jurisdiction area	
Paver walkway	166.37
2nd story Deck and 2 story residence	2,356.34
wooden walkway and dune crossover	498.79
Existing Fences	41.00
Total Sq ft	3,062.50
Proposed Pool	553.34
Total coverage	3,625.84
Partial removal of wooden walkway	(347.67)

POOL IMPACT

Percentages	
% SPA Jurisdictional area/Total Lot size	56.40%
% Existing impacts to SPA / Total Shore Jurisdictional area	28.16%
% coverage of existing impacts and Pool/Total SPA Jurisdictional area	33.34%
% coverage of natural vegetation/Shore Jurisdictional area	66.66%
Net structure coverage after Partial removal of wooden walkway	30.15%
Net coverage of natural vegetation/Shore Jurisdictional area	69.85%



█ Pool, No additional decking
█ Pool Equipment Below Deck
No additional Impact!
█ Removal of Wooden Walk way

SURVEY NOTES

- Horizontal Datum is Georgia State Plane East Zone Coordinate System, North American Datum of 1983 (NAD83).
- Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
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- Structures visible on the date of survey are shown hereon.
- Locations are accurate only where dimensioned.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 13051C00214F, Effective Date: September 28, 2008, portions of this property appear to be in Special Flood Hazard Areas Zone AE & Zone VE.
- This survey is valid only if print has the original signature of the surveyor.
- The term "Certification" as used in Rule "160-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
- This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (O.C.G.A.) 15-8-67 as amended by HB76 (2017), in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

SURVEY DATA
 Total Area: 19,281 square feet (0.443 acre)
 E.O.C. Plat: 1/61,351
 E.O.C. Field: 1/15,738
 Angular Error: 12" per angle point
 Adjusted by: Compass Rule
 Equipment used: Topcon 3003
 Field Work Completed on 5-31-2017

REFERENCES
 PB 14P/PG 50

SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-67.

LEGEND

PROPERTY BOUNDARY	
ADJACENT PROPERTY LINE	
FLOOD ZONE LIMITS	
EASEMENT BOUNDARY	
CONCRETE MONUMENT FOUND	Ø 8" Ø
5/8" IRON REBAR FOUND	Ø 1 1/2" Ø
3/4" IRON REBAR FOUND	Ø 1 1/2" Ø
5/8" IRON REBAR SET WITH CAP	Ø 1 1/2" Ø

RECEIVED
JUL 23 2019
GA DNR / HMP

NO.	REVISION DESCRIPTION	BY	DATE
1	Update Owner Name and DNR Lines	TWH	02/26/18

EMC ENGINEERING SERVICES, INC.
 10 Chatham Center South, Suite 100
 Savannah, GA 31405
 Ph: (912) 232-6533
 Fax: (912) 233-6580
 www.emc-eng.com
 C.O.A. #000027
 CIVIL ENGINEERING
 MARINE ENVIRONMENTAL
 OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

BOUNDARY RETRACEMENT SURVEY
LOT C
 5th G.M.D.
 TYBEE ISLAND, CHATHAM COUNTY, GEORGIA
 Prepared for:
JARRETT OUELLETTE

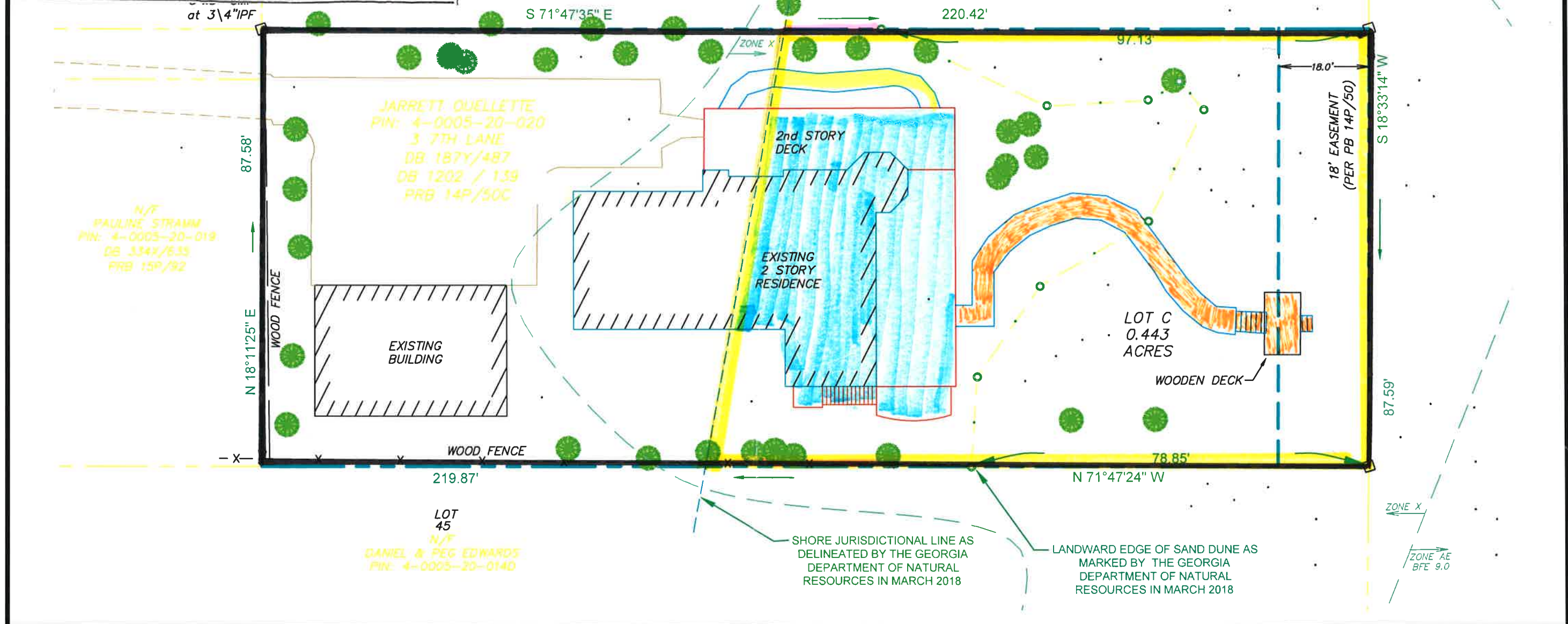
PROJECT NO.: 18-0037
 DRAWN BY: TWH
 DESIGNED BY: TWH
 SURVEYED BY: TWH
 SURVEY DATE: 05-31-2017
 CHECKED BY: TWH
 SCALE: 1" = 115.728'
 DATE: 03-28-2018

SHEET 1 OF 1

EXISTING IMPACTS

	Square footage
Square Footage of lot	19,281.46
Square Footage of State's SPA area	10,874.62
Sq Ft of existing impacts to SPA jurisdiction area	
Paver walkway	166.37
2nd story Deck and 2 story Residence	2,356.34
wooden walkway and dune crossover	498.79
Existing Fences	41.00
Total Sq ft	3,062.50
Proposed Pool	563.34
Total coverage	3,625.84
Partial removal of wooden walkway	(347.67)

Percentages	
% SPA Jurisdictional area/Total Lot size	56.40%
% Existing impacts to SPA / Total Shore Jurisdictional area	28.16%
% coverage of existing impacts and Pool/Total SPA Jurisdictional area	33.34%
% coverage of natural vegetation/Shore Jurisdictional area	66.66%
Net structure coverage after Partial removal of wooden walkway	30.15%
Net coverage of natural vegetation/Shore Jurisdictional area	69.85%



/USERS/HANNAHOUELLETTE/DOWNLOADS/18-0037V_T01 - SHEET 2 EMAIL.DWG 7/2/2019 12:54 PM

EMC ENGINEERING SERVICES, INC.

 10 Chatham Center S, Suite 100
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 savannah@emc-eng.com
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ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, STATESBORO, AND VALDOSTA

PARTIAL AS-BUILT AND TOPOGRAPHIC SURVEY
OF LOT "C" OF AN EXISTING SUBDIVISION OF PORTIONS OF BEACH LOTS 43 AND 44, WARD NO. 2, TYBEE ISLAND, ALSO KNOWN AS #3 7TH LANE
 Prepared for:
JARRETT OUELLETTE

RECEIVED
JUL 23 2019
 GA DNR / HMP

PROJECT NO.:	18-0037
DRAWN BY:	TWH/JMK
DESIGNED BY:	N/A
SURVEYED BY:	JB
SURVEY DATE:	05-31-2017
CHECKED BY:	JMK
SCALE:	1"=50'
DATE:	08-15-2018

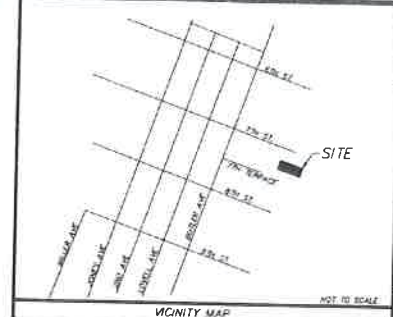
20' 10' 0' 20'
 GRAPHIC SCALE: 1" = 20'

SHEET
2
 OF 2

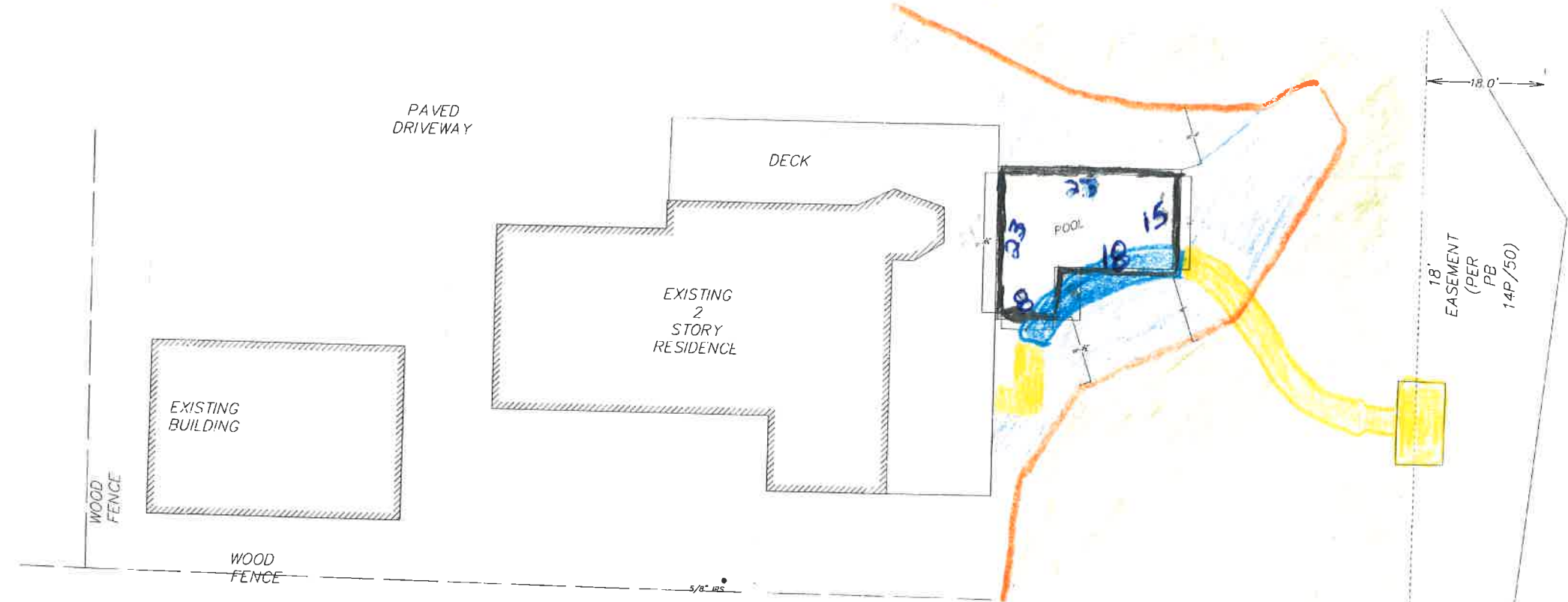
The plan of local government setbacks in project area

Project reviewed and approved by
George Shaw
City of Tybee Island (see below)

13



NO	REVISION DESCRIPTION	BY	DATE
1	Update Owner Name and DNR Lines	Twh	1/26/18



EMC ENGINEERING SERVICES, INC.
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C.E.A. #000051
ENVIRONMENTAL ENGINEERING
OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

SURVEY NOTES

- Horizontal Datum is Georgia State Plane East Zone Coordinate System, North American Datum of 1983 (NAD83)
- Vertical Datum is North American Vertical Datum of 1986 (NAVD86)
- All deed book references shown hereon are recorded in the Clerk of Superior Court's office of Chatham County, Georgia.
- This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by Chatham County public records and are not guaranteed as to accuracy or completeness.
- Structures visible on the date of survey are shown hereon.
- Locations are accurate only where dimensioned.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 13051C00214F, Effective Date: September 29, 2008, portions of this property appear to be in Special Flood Hazard Areas Zone AE & Zone VE.
- This survey is valid only if print has the original signature of the surveyor.
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- This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67 as amended by HB76 (2017), in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

SURVEY DATA
Total Area: 19,281 square feet (0.443 acre)
E.O.C. Plat: 1/91,351
E.O.C. Field: 1/15,738
Angular Error: 12" per angle point
Adjusted by: Compass Rule
Equipment used: Topcon 3003
Champion GPS/EGPS Network
Field Work Completed on 5-31-2017

REFERENCES
PB 14P/PG 50

SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

LEGEND

PROPERTY BOUNDARY
ADJACENT PROPERTY LINE
FLOOD ZONE LIMITS
EASEMENT BOUNDARY
CONCRETE MONUMENT FOUND
5" IRON REBAR FOUND
3/4" IRON REBAR FOUND
5/8" IRON REBAR SET WITH CAP

Reviewed by:
George Shaw
City of Tybee Island

RECEIVED
MAY 09 2019
GA DNR / HMP

Scope of Project

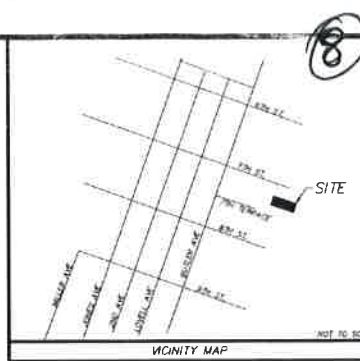
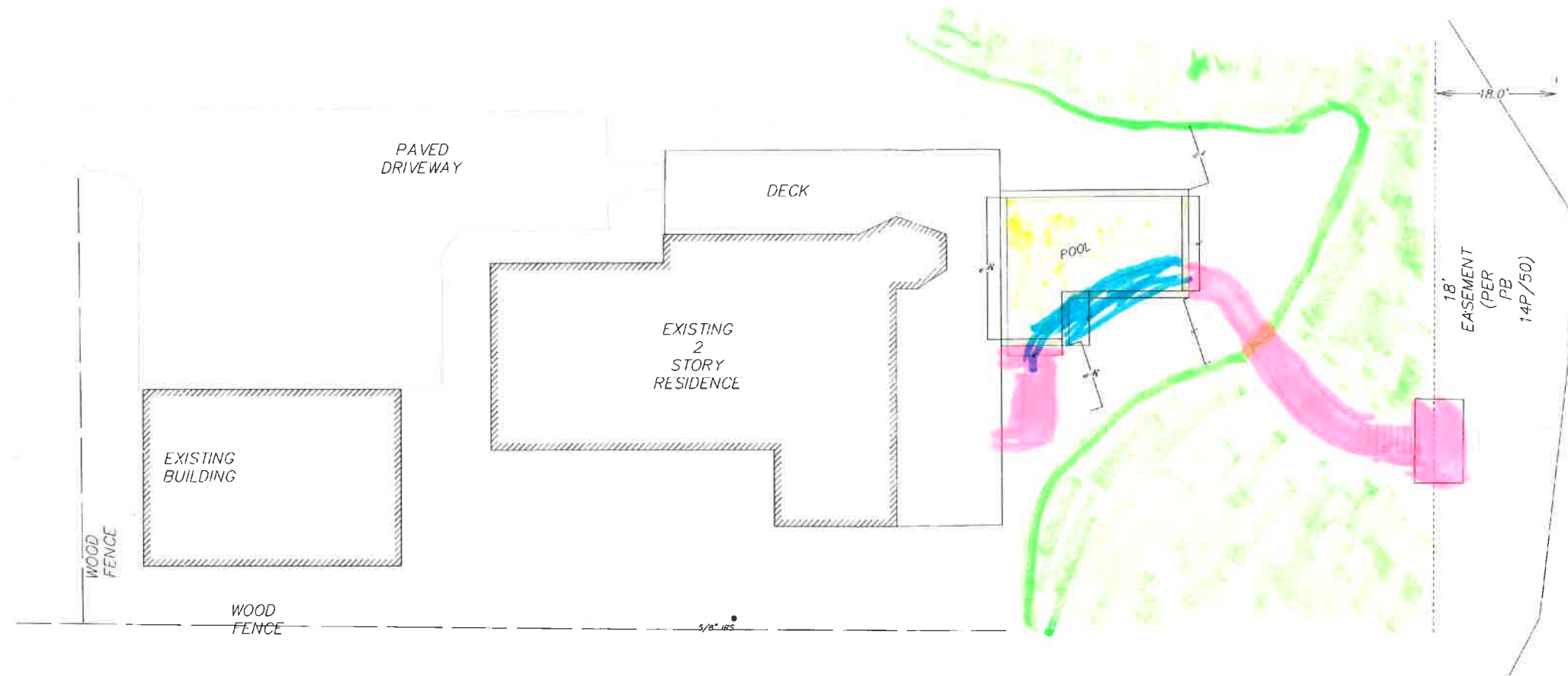
- Existing Grass Line
- Undisturbed Native Vegetation
- Build Pool 10' off Toe of Dune
- Toe of Dune
- Remove existing driveway
- Repair Driveway

BOUNDARY RETRACEMENT SURVEY
LOT C
5th G.M.D.
TYBEE ISLAND, CHATHAM COUNTY, GEORGIA
Prepared for:
JARRETT OUELLETTE

PROJECT NO: 18-0037
DRAWN BY: Twh
DESIGNED BY: Twh
SURVEYED BY: JB
CHECKED BY: Twh
SCALE: 1" = 115.728'
DATE: 02-26-2018

SHEET
1

Diagram of Scope of Work



NO	REVISION DESCRIPTION	BY	DATE
1	Update Owner Name and DNR Lines	TW	02/26/19

EMC ENGINEERING SERVICES, INC.
 10 Chatham Center South, Suite 100
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 savannah@emc-eng.com
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 C.O.A. #202051
 OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

BOUNDARY RETRACEMENT SURVEY
 LOT C
 5th G.M.D.
 TYBEE ISLAND, CHATHAM COUNTY, GEORGIA
 Prepared for:
 JARRETT OUELLETTE

PROJECT NO:	18-0037
DRAWN BY:	TWH
CHECKED BY:	JB
SURVEYED BY:	JB
SURVEY DATE:	05-31-2017
CHECKED BY:	TWH
SCALE:	1" = 115.7284'
DATE:	05-26-2019

SHEET 1 OF 1

SURVEY NOTES

- Horizontal Datum is Georgia State Plane East Zone Coordinate System, North American Datum of 1983 (NAD83)
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 Champion GPS/EGPS Network
 Field Work Completed on 5-31-2017

REFERENCES
 FB 14P-PG 50

SURVEYOR'S CERTIFICATION

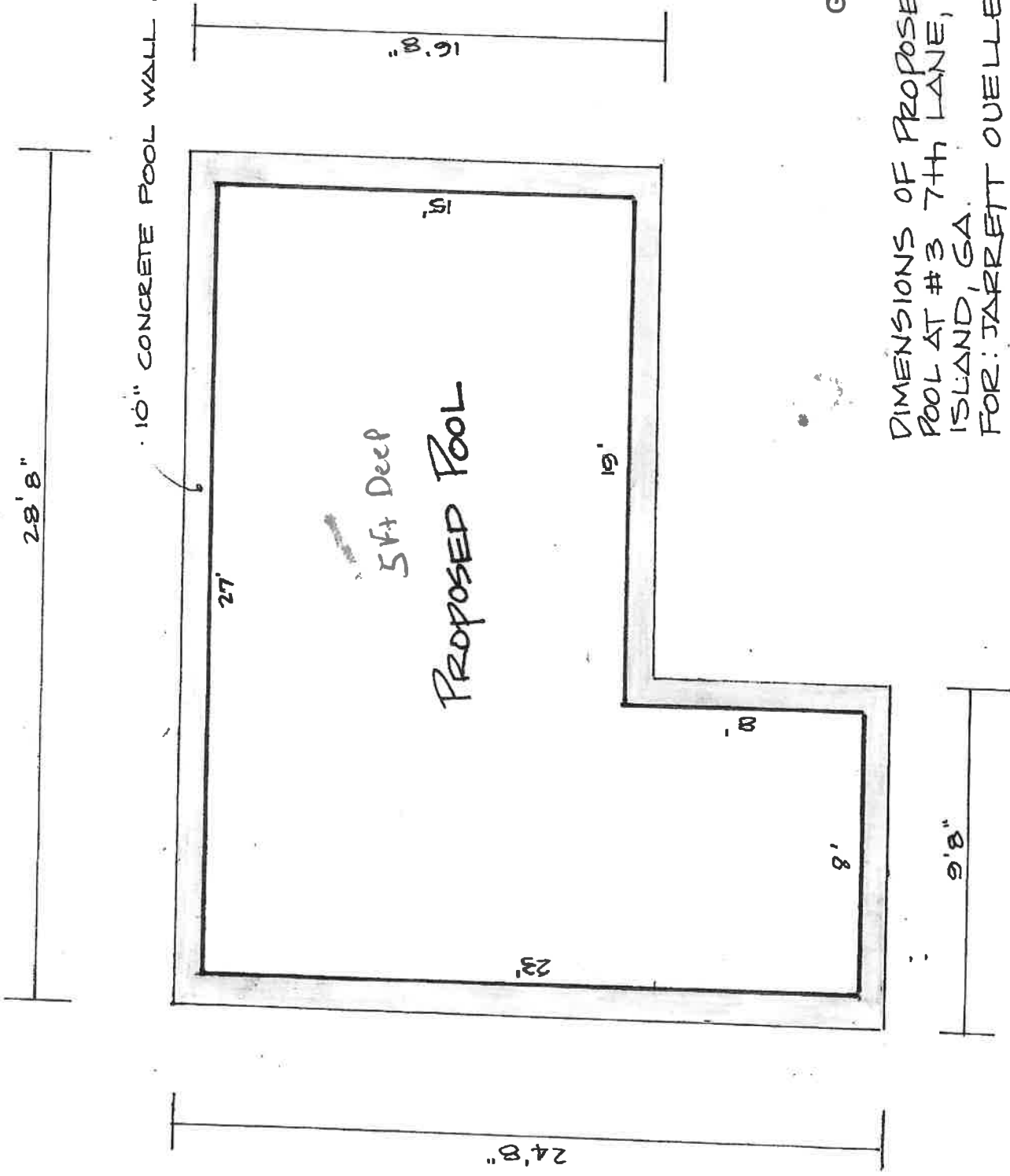
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LEGEND

PROPERTY BOUNDARY	---
ADJACENT PROPERTY LINE	---
FLOOD ZONE LIMITS	---
EASEMENT BOUNDARY	---
CONCRETE MONUMENT FOUND	○
5/8" IRON REBAR FOUND	○
1/4" IRON REBAR FOUND	○
5/8" IRON REBAR SET WITH CAP	○

RECEIVED
 MAY 09 2019
 GA DNR / HMP

Toe of Dune
 Undisturbed Native Vegetation
 repair existing walkway
 Deck
 remove existing walkway
 New pool 10' feet off toe of Dune



RECEIVED

MAY 09 2019

GA DNR / HMP

DIMENSIONS OF PROPOSED
POOL AT #3 7th LANE, TYBEE
ISLAND, GA.
FOR: JARRETT OUELLETTE