

SPA PERMIT APPLICATION DRAWINGS FOR
1124 POSTELL DRIVE

LOTS 6 & 7 - ARNOLD SUBDIVISION
 ST. SIMONS ISLAND, GEORGIA

PREPARED FOR:
 Island Viewpoint, LLC
 P.O. Box 927
 Statham, GA 30666

PREPARED BY:
USSERY/RULE ARCHITECTS P.C.
 1804-A FREDERICA ROAD
 ST. SIMONS ISLAND, GEORGIA 31522
 PH. 912-638-6688 www.urarch.com

SHEET INDEX

- A-1 COVER SHEET & VICINITY MAP
- A-2 SITE PLAN & SQUARE FOOTAGE CHARTS
- A-3 LANDSCAPE PLAN

GA DNR

JUL 30 2018

Marsh & Shore Mgt. Program



UR
 USSERY/RULE ARCHITECTS P.C.
 1804-A FREDERICA ROAD
 ST. SIMONS ISLAND, GEORGIA 31522
 PH. 912-638-6688
www.urarch.com
 Architecture Land Planning Interior Design

VIEWPOINT CONDOMINIUM
 LOT 6 & 7, BLOCK B, ARNOLD SUBDIVISION
 1124 POSTELL AVENUE
 ST. SIMONS ISLAND, GA.

| | |
|---------|--|
| 1515 | |
| 7-24-18 | |
| | |
| | |
| | |
| | |

A-1

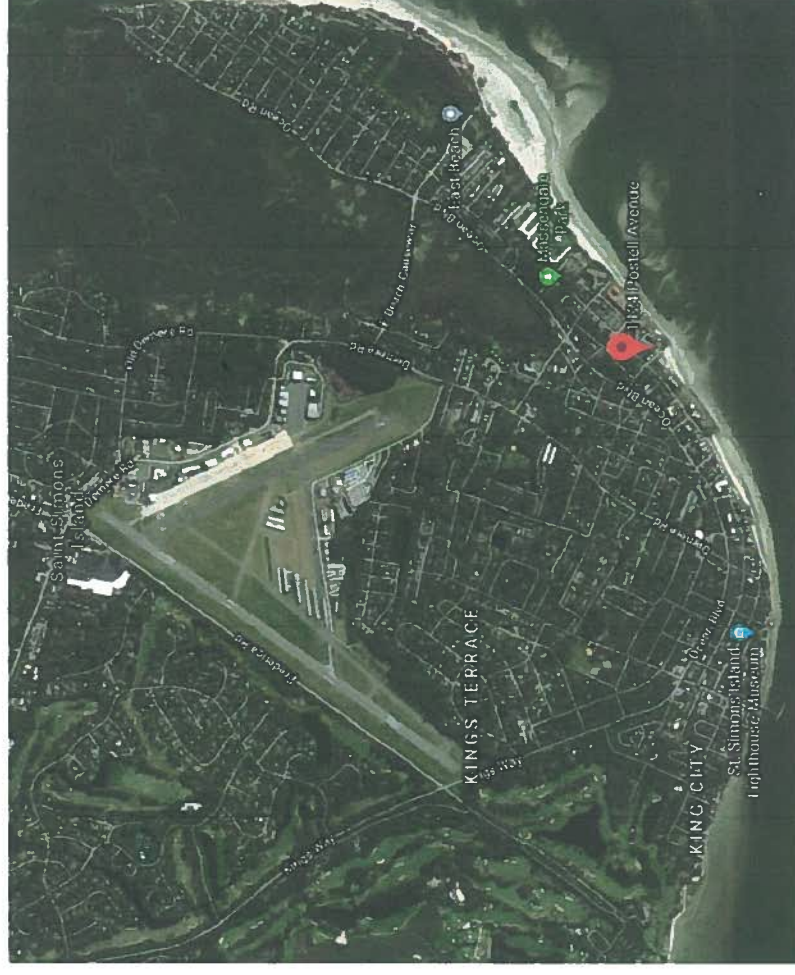


IMAGE PROVIDED BY GOOGLE

VICINITY MAP
 NOT TO SCALE



UR
USSERY/RULE ARCHITECTS P.C.
 1804-A FREDERICA ROAD
 ST. SIMONS ISLAND, GEORGIA 31522
 www.urarch.com
 Land Planning & Architecture
 PH. 912-638-6688
 Interior Design

VIEWPOINT CONDOMINIUM
 LOT 6 & 7, BLOCK B, ARNOLD SUBDIVISION
 1124 POSTELL AVENUE
 ST. SIMONS ISLAND, GA.

A-2

1515
 7-24-18

TOTAL DNR JURISDICTION AREA 6618 SQ FT
 RETAIN A MINIMUM OF 33% OF THE DNR JURISDICTION AREA IN ITS NATURALLY VEGETATED AND TOPOGRAPHIC CONDITION

DNR JURISDICTION IMPACT AREAS

| | |
|-------------------------------------|-------------------|
| PERMEABLE PAVEMENT DRIVEWAY/PARKING | 88 SQ FT |
| CONDOMINIUM FOOTPRINT | 2190 SQ FT |
| POOL DECK AND POOL | 1182 SQ FT |
| LANDSCAPE BEDS (non-mallee) | 627 SQ FT |
| MASONRY SCREEN WALL | 41 SQ FT |
| ALUMINUM PERIMETER FENCE | 84 SQ FT |
| FDC CHECK VALVES & LANDSCAPE BED | 43 SQ FT |
| TOTAL IMPACT (83%) | 4196 SQ FT |

DNR JURISDICTION RESERVED 2423 SQ FT
 (37% OF THE DNR AREA IS RESERVED)

INDICATES DNR RESERVED AREA - INCLUDES LAWN AREAS, MALLEE GRASS PLANTINGS, AND GRASS RETENTION SWALE AREA

GENERAL NOTES

- PROPOSED CONDOMINIUM AND OTHER IMPROVEMENTS DEPICTED ON THE SITE PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH FLOOD ZONE FEMA REQUIREMENTS AND TYPIC RESIDENTIAL BUILDING STANDARDS PER IRC 2012.
- SURVEY DATA TAKEN FROM A SURVEY BY SHUPE SURVEYING COMPANY, P.C. DATED JULY 21, 2015, JOB# 98353.
- POOL DECK AREA WILL BE A HARDSCAPE MATERIAL TO BE SELECTED BY THE OWNER.

ZONING NOTES:

- Zoning - Resort Residential (RR)
- Total Lot Area - 13,912 s.f. (.321 acres)
- Development Area - 13,912 s.f. (.319 acres)
- Density - Maximum 30 sleeping rooms per acre of development area
 .319 X 30 = 9.57 sleeping rooms (10 allowed see section 503.2)
- Proposed use - (6) Condominium units with total of 10 sleeping rooms
 (4) 2 bedroom units and (2) 1 bedroom units
- Required Parking - 2 spaces per unit (section 811.8)
 8 X 2 = 12 parking spaces required
 number of spaces proposed = 12
- Site Coverage - Maximum 50% of development area allowed
 13,912 s.f. X 50% = 6,956 s.f.

Building 4688 s.f.
 Pool, Pool Deck & Equipment 1,793 s.f.
 Masonry & Aluminum Fencing 208 s.f.
 Check Valve 1 s.f.
 Total Coverage 6,891 s.f. (49% coverage)

8. Tree Canopy Credits - 8 credits per acre of development area required
 8 X .319 = 2.55 tree credits required
 2 live oaks and 1 crepe myrtle are shown on the plan to meet the tree canopy requirements (see landscape plan)

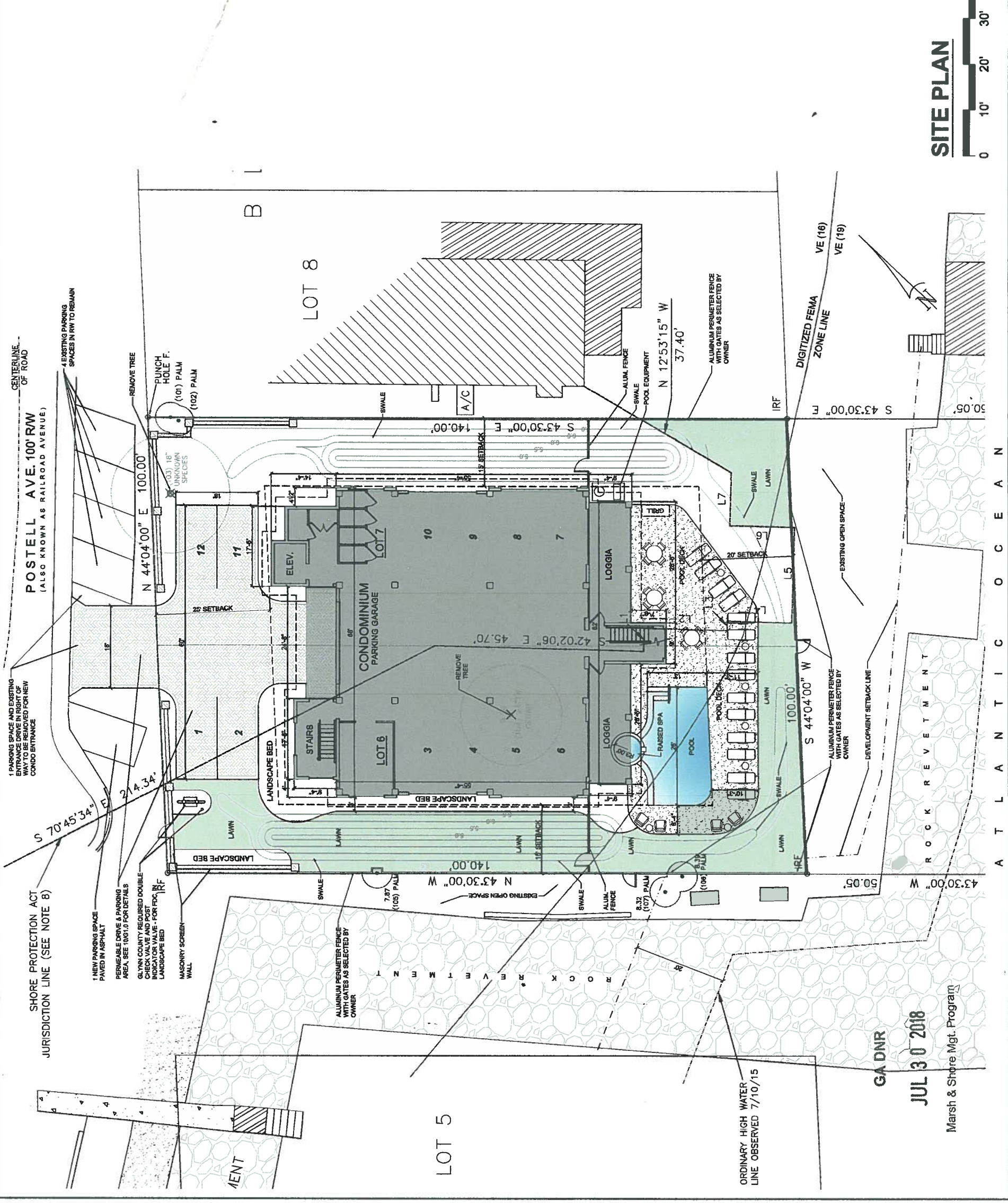
10. Max Height - 45' above 14.00' msl

11. Off street parking shall be screened from the view of the adjoining property. A 8 foot high masonry wall will be provided to screen the view of parking spaces 1, 2, 11 & 12. All other parking will be located below the building within an enclosed parking garage.

| LINE | BEARING | LENGTH | AREA |
|------|---------------|--------|---------|
| 1 | N 44°04'00" E | 100.00 | 4400.00 |
| 2 | S 44°04'00" W | 100.00 | 4400.00 |
| 3 | N 12°53'15" W | 37.40 | 1400.00 |
| 4 | S 43°30'00" E | 140.00 | 5005.00 |
| 5 | N 44°04'00" E | 100.00 | 4400.00 |
| 6 | S 44°04'00" W | 100.00 | 4400.00 |
| 7 | N 12°53'15" W | 37.40 | 1400.00 |
| 8 | S 43°30'00" E | 140.00 | 5005.00 |
| 9 | N 44°04'00" E | 100.00 | 4400.00 |
| 10 | S 44°04'00" W | 100.00 | 4400.00 |
| 11 | N 12°53'15" W | 37.40 | 1400.00 |
| 12 | S 43°30'00" E | 140.00 | 5005.00 |

NOTES

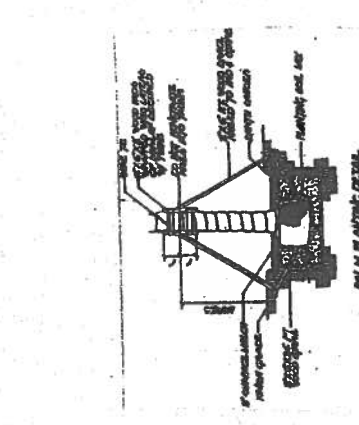
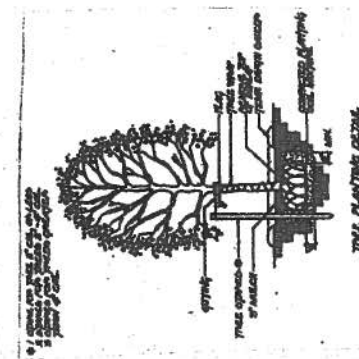
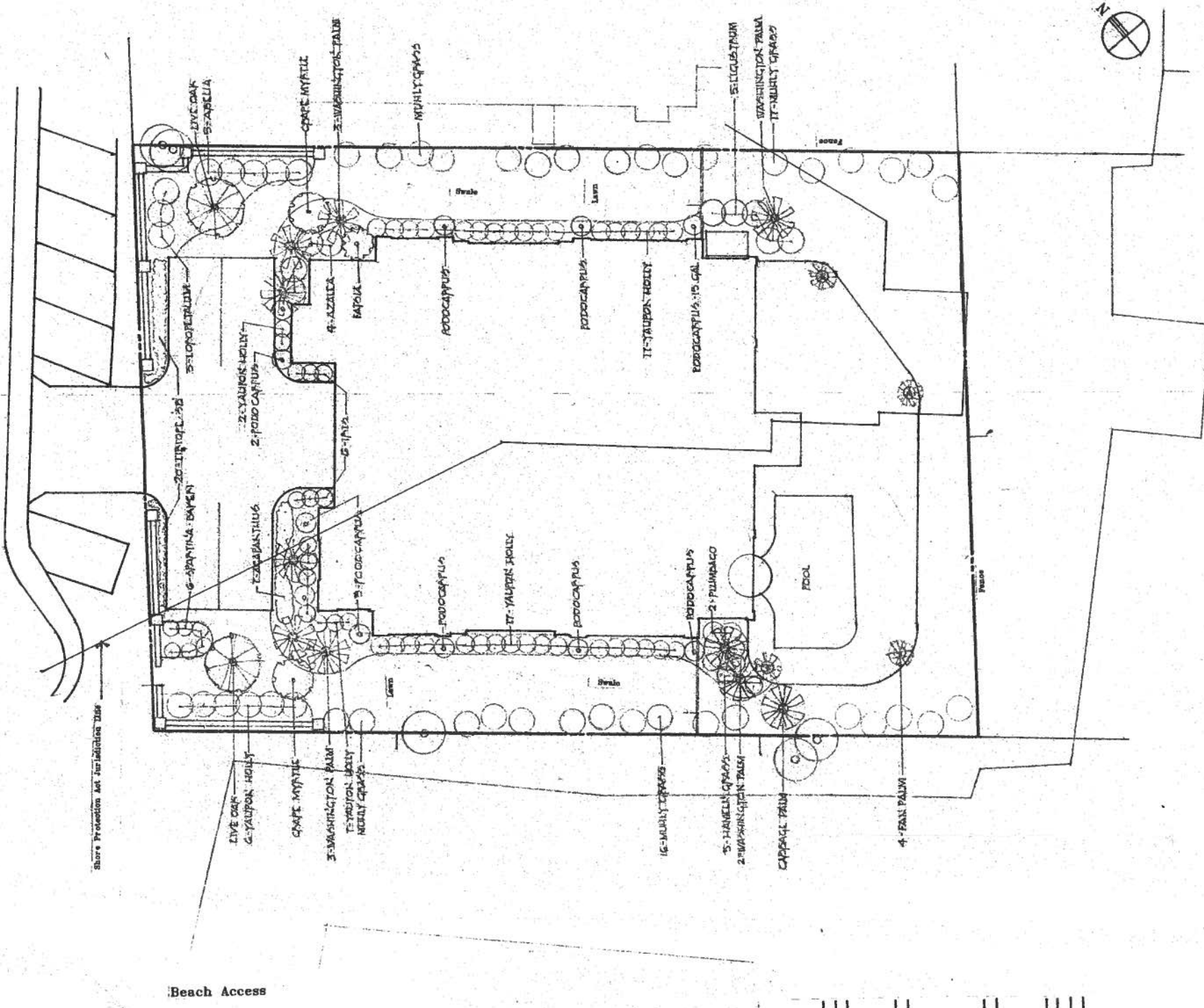
- IMPROVEMENTS
- OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS.
- OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS.
- OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS.
- OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS.
- OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS.
- OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS.
- OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS.
- OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS.
- OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS.
- OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS.
- OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS.
- OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS.
- OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS.
- OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS. OWNER TO VERIFY ALL LOTS ARE CORRECTLY LINED UP WITH ADJACENT LOTS.



SITE PLAN

0 10' 20' 30' 40'

GA DNR
 JUL 30 2018
 Marsh & Shpre Mgt. Program



PLANT SCHEDULE
 Viewpoint Condominium - 7/23/2018

| QTY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|--|----------------|-----------------|-------------|------------|
| 4 | CT | Live Oak | 2'-3' CT | |
| 2 | MY | Myrtle | 8'-10' Pops | |
| 2 | VO | Live Oak | 6'-7' CT | |
| 1 | SP | Spotted Palm | 14'-18' CT | |
| 9 | WP | Washington Palm | | |
| SHRUBS | | | | |
| 4 | AI | Arisea | 3 gal | 3'-4' o.c. |
| 1 | PI | Peace | 3'-4' o.c. | |
| 1 | VI | Viburnum | 3 gal | 3'-4' o.c. |
| 49 | IV | Iron | 3 gal | 3'-4' o.c. |
| 5 | LI | Ligustrum | 3 gal | 4' o.c. |
| 3 | LC | Ligustrum | 3 gal | |
| 3 | PA | Palms | 3 gal | |
| 1 | 172 | Palms | 15 gal | |
| GRASSES | | | | |
| 7 | AA | Arisea | 1 gal | 3' o.c. |
| 6 | MA | Myrtle | 1 gal | 3' o.c. |
| 20 | LM | Ligustrum | 1 gal | 2'-3' o.c. |
| 32 | M | Myrtle | 1 gal | 3' o.c. |
| 5 | SP | Spotted Palm | 1 gal | 3'-4' o.c. |
| 6 | WP | Washington Palm | 1 gal | |
| GLASS | | | | |
| 3,500 sq. ft. Zoyia Sod spp. Zoysia Sod sod to establish | | | | |

NOTES
 The Contractor shall be responsible for handling all water runoff from the site and shall be responsible for maintaining the site in accordance with the Georgia Department of Natural Resources. The Contractor shall be responsible for maintaining the site in accordance with the Georgia Department of Natural Resources. The Contractor shall be responsible for maintaining the site in accordance with the Georgia Department of Natural Resources.