



COASTAL RESOURCES DIVISION
ONE CONSERVATION WAY • BRUNSWICK, GA 31520 • 912.264.7218
COASTALGADNR.ORG

MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

PUBLIC NOTICE

July 16, 2019

Inn of Lake City, Inc.

King & Prince Hotel

**Construction of a New ADA Compliant Crosswalk
with a Ramp and Stairs, Spa and Spa Equipment
Storage Area, Installation of Brick and Concrete
Paver Walkways, 201 Arnold Street
St. Simons Island, Glynn County, Georgia**

This serves as notification from the Shore Protection Committee and the Georgia Department of Natural Resources of a request from Inn of Lake City, Inc. for a Shore Protection Act (SPA) permit under Official Code of Georgia (O.C.G.A.) 12-5-230 *et. seq.* for the construction of a new ADA compliant crosswalk with a ramp and stairs, a spa and spa equipment storage area, and installation of brick and concrete paver walkways, within the State's SPA Jurisdiction, at 210 Arnold Street, St. Simons Island, Glynn County, Georgia.

The applicant's lot is approximately 153,410 sq.ft. (3.52 acres), of which approximately 40,105 sq.ft. (0.92 acres) are located within the state's SPA jurisdictional area. Existing impacts within the jurisdictional area total approximately 22,285 sq.ft. (0.51 acres), which include swimming pools, concrete pool decks, a children's sand box structure, pergola structures, a grill hut, existing fencing, an outdoor dining area, a pedestrian and bicycle easement, maintained lawn, landscaping, native planting area(s), asphalt, stone, concrete walkways, crosswalk, and an equipment building.

The applicant's proposed modifications include constructing a new ADA compliant crosswalk 28 ft. north of the existing concrete crosswalk structure. The new ADA compliant crosswalk will be constructed using marine grade pressure treated wood, and will consist of a 40 ft. by 6 ft. 6 in. ramp perpendicular to the shoreline, with a

6 in. slope from the upland, which connects to a 30 ft. by 5 ft. ramp with a maximum ramp slope of 1:12, which is oriented parallel to the shoreline. Also attached to the crosswalk will be a set of stairs, which will be located at the seaward most portion of the 40 ft. ramp. The existing concrete crosswalk will be abandoned. Prior to abandonment, the concrete crosswalk will be covered with rock revetment material and with beach quality sand, as needed. All construction activities will be completed by use of hand-tools or by using machinery staged landward of the rock revetment.

Other proposed modifications include construction of an outdoor spa within the footprint of the existing children's sandbox play structure (242 sq.ft.), construction of a spa equipment storage area adjacent to the existing pool equipment building (50 sq.ft.), the addition of pool paver decking (108 sq.ft.) surrounding the proposed spa, addition of a new brick and concrete walkway (21 sq.ft.) for additional boardwalk access, and a new concrete walkway and retaining wall (96 sq.ft.) increasing access to the new ADA compliant crosswalk. As proposed the new hardscape impacts will be approximately 275 sq.ft., and the total jurisdictional impacts will be approximately 22,560 sq.ft. (56%). Approximately, 17,545 sq.ft. (44%) of the State's jurisdictional area would remain in a natural or improved topographic and vegetative condition consisting of existing landscape areas and lawns.

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. In passing upon the application for permit, the permit issuing authority 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, increased alteration of the dynamic dune field or submerged lands, or function of the sand-sharing system will be created; (2) Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with the conservation of marine life, wildlife, or other resources; and (3) Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with reasonable access by and recreational use and enjoyment of public properties impacted by the project.

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 August 15, 2019 to Amy Flowers, Department of Natural Resources, One Conservation Way, Brunswick, Georgia 31520.

SPA PERMIT APPLICATION DRAWINGS FOR

The King and Prince
BEACH & GOLF RESORT

201 ARNOLD ROAD, ST. SIMONS ISLAND, GEORGIA

EVENT VENUE

PREPARED FOR:
Inn of Lake City, Inc.
1000 Red Fern Place
Flowwood, MS 39232

PREPARED BY:
USSERY/RULE ARCHITECTS P.C.
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SHEET INDEX

- A-1 COVER SHEET, VICINITY MAP & DIRECTIONS
- A-2 SITE PLAN & SQUARE FOOTAGE CHARTS
- A-3 CROSSOVER WALKWAY, RAMP AND STAIR DETAILS

- DIRECTIONS FROM THE NORTH**
- Take I95 South to Exit 39
 - Turn left onto GA-25 Spurr/Golden Isles Pkwy. 4.67 Miles
 - Turn slight right onto Darien Hwy/US-17 S/GA-25. Continue to follow US-17 S/GA-25. 1.54 Miles
 - Turn left onto F.J. Torras Cswy. 3.99 Miles
 - F.J. Torras Cswy becomes Kings Way. 2.42 Miles
 - Kings Way becomes Ocean Blvd 1.07 miles
 - Turn right onto Arnold Rd. .11 miles
 - The project site is directly in front of the ocean where Arnold Rd. turns

- DIRECTIONS FROM THE SOUTH**
- Take I95 North to Exit 29
 - Merge onto US-17 N/GA-25 toward Brunswick/Jekyll Island/Ga Ports Auth/St. Simons Island. 9.44 Miles
 - Turn right onto F.J. Torras Cswy. 3.99 Miles
 - F.J. Torras Cswy becomes Kings Way. 2.42 Miles
 - Kings Way becomes Ocean Blvd 1.07 miles
 - Turn right onto Arnold Rd. .11 miles
 - The project site is directly in front of the ocean where Arnold Rd. turns



IMAGE PROVIDED BY GOOGLE

VICINITY MAP
NOT TO SCALE

The King and Prince
BEACH & GOLF RESORT
201 ARNOLD ROAD, ST. SIMONS ISLAND, GEORGIA
EVENT VENUE

1805
6-14-19

A-1



ATLANTIC OCEAN

NEPTUNE DRIVE

ARNOLD ROAD

ALLEY

DOWNING STREET (50' R/W)

LINE	BEARING	DISTANCE
L1	S 47°09'17" E	2.80'
L2	N 47°09'17" W	3.00'
L3	S 47°09'17" E	1.01'
L4	N 45°26'51" E	2.05'
L5	N 45°26'51" E	2.05'
L6	N 41°09'51" E	6.70'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	16.76'	11.28'	11.07'	S 75°17'18" W
C2	13.24'	24.20'	21.02'	S 77°29'00" E
C3	18.85'	26.15'	24.10'	S 87°31'55" E

PROPOSED SITE PLAN



IMPACT AREAS WITHIN DNR JURISDICTION

- INDICATES PROPOSED NEW WALKWAYS, ADDITIONAL POOL DECK PAVERS, AROUND PROPOSED SPA AND EQUIPMENT FOR SPA 275 SQ FT
- INDICATES EXISTING HARDSCAPE AREAS CONSISTING OF POOL DECK SURFACES, PERGOLA STRUCTURES, FENCING, AND STRUCTURES 20,933 SQ FT
- INDICATES SWIMMING POOL 1332 SQ FT
- TOTAL IMPACT (66%) 22,560 SQ FT

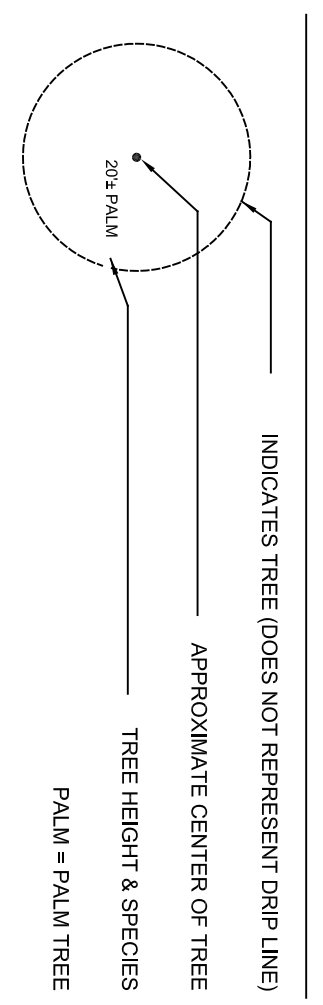
RESERVED LANDSCAPE AREA
(44% OF THE DNR AREA IS RESERVED)

- INDICATES EXISTING LAWN, LANDSCAPE & NATIVE PLANTING AREAS 17,545 SQ FT
- DNR JURISDICTION SQUARE FOOTAGE 40,105 SQ FT
- TOTAL DNR JURISDICTION AREA 13,368 SQ FT
- REQUIRED RESERVED DNR AREA (1/3rd OR 33% OF SITE) 153,410 SQ.FT.
- PROPERTY TOTAL AREA

GENERAL NOTES

1. FUTURE PAVILION AND OTHER IMPROVEMENTS DEPICTED ON THE SITE PLAN WILL BE CONSTRUCTED IN COMPLIANCE WITH AO FLOOD ZONE FEMA REQUIREMENTS AND HURRICANE RESISTANT BUILDING STANDARDS PER IRC 2012.
2. SURVEY DATA TAKEN FROM A SURVEY BY SHUPE SURVEYING COMPANY, P.C., DATED JUNE 28, 2018
3. ANY NEW SAND THAT IS REQUIRED FOR FINAL GRADING WILL BE BEACH QUALITY SAND

- NOTES:**
1. SURVEY REFERENCE: SURVEY BY ROBERT N. SHUPE, GA. R.L.S. # 2224, TITLED "A PORTION OF ARNOLD VILAS ESTATES & A PORTION OF MARWOOD BEACH SUBDIVISION, DATED 01/09/03, LAST REVISION ON 8/20/03.
 2. ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0244H, EFFECTIVE DATE 01/05/18, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT FALLS WITHIN ZONE MO-1, WHICH IS A SPECIAL FLOOD HAZARD AREA.
 3. ZONE MO-1: ANNUAL CHANCE SHALLOW FLOODING, USUALLY SHEET FLOW ON SLOPING TERRAIN, WHERE AVERAGE DEPTHS ARE BETWEEN 1' AND 3 FEET. AVERAGE WHOLE-FOOT DEPTHS DETERMINED.
 4. ZONE AE (EL. 9') - 1% ANNUAL CHANCE FLOOD HAZARDS. BASE FLOOD ELEVATIONS DETERMINED.
 5. ZONE VE (EL. 14') - 1% ANNUAL CHANCE COASTAL FLOOD HAZARDS THAT TAKE ADDITIONAL HAZARDS ASSOCIATED WITH STORM WAVES. BASE FLOOD ELEVATIONS DETERMINED.
 6. THE SHORE PROTECTION JURISDICTION LINE SHOWN HEREON WAS DEMARCATED BY APRIL OF 2018. THE SURVEY IS BASED ON THE SURVEY DATED IN APRIL OF 2018. NO ADDITIONAL FIELD SURVEYING WAS PERFORMED FOR THE LOCATION OF THESE (POOL AREA) IMPROVEMENTS.
 7. IMPROVEMENTS SHOWN ARE FROM ORIGINAL SURVEY DATED 02/21/11. POOL AREA IMPROVEMENTS SHOWN WERE PROVIDED BY THE CLIENT.
 8. AN ORDINARY HIGH WATER MARK SHOWN HEREON WAS OBSERVED BY THIS FIRM ON 04/16/18.



NEW BRICK AND CONCRETE WALKWAY IN THE JURISDICTION - 21 SQ FT

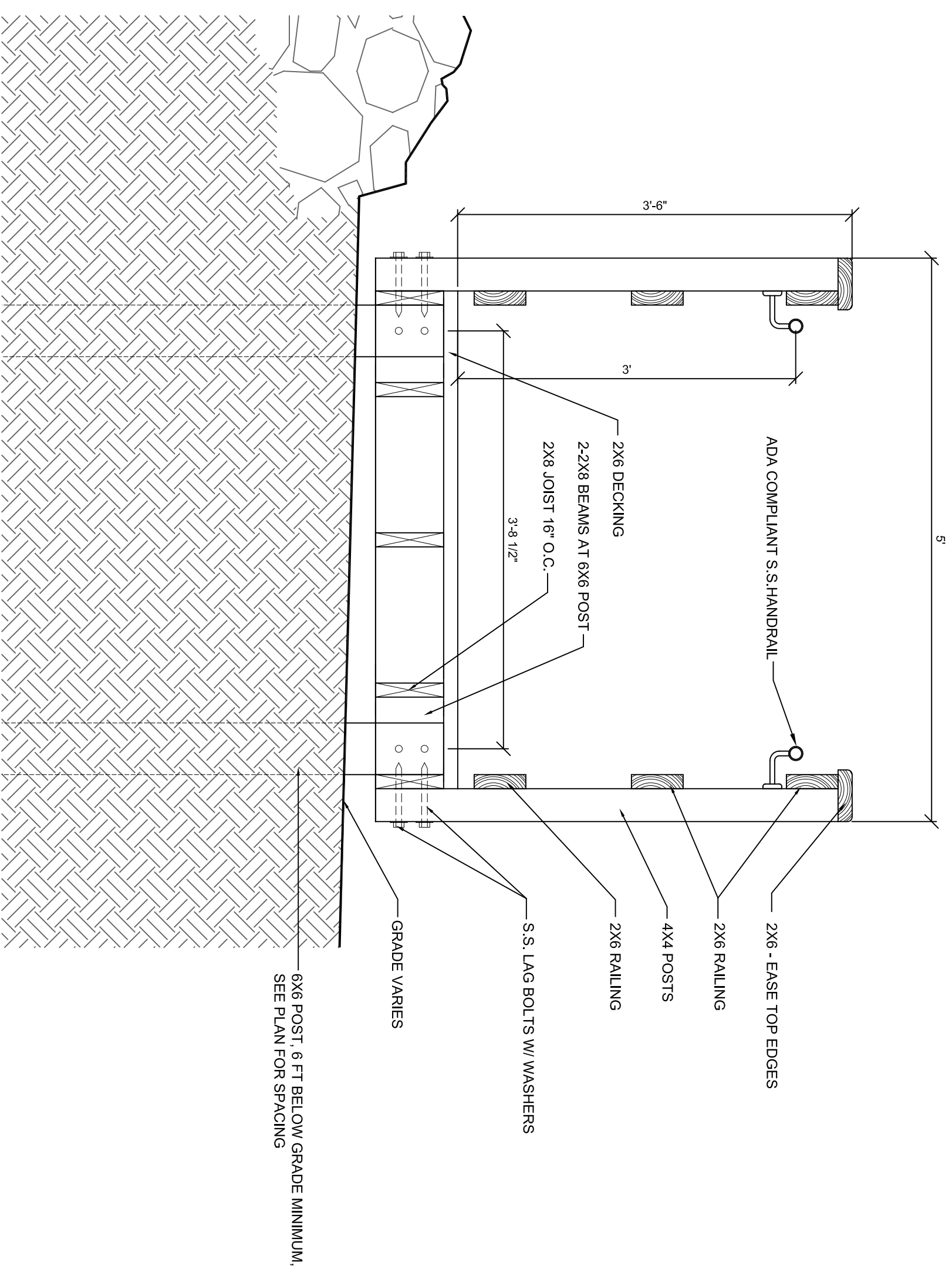
HANDRAILS TO BE REMOVED AT EXISTING CROSSOVER LOCATION

REMOVE EXISTING ARMOR STONE AS NEEDED TO CONSTRUCT THE NEW ADA CROSSOVER STRUCTURE. RELOCATE EXISTING ARMOR STONE TO COVER OLD CROSSOVER STRUCTURE

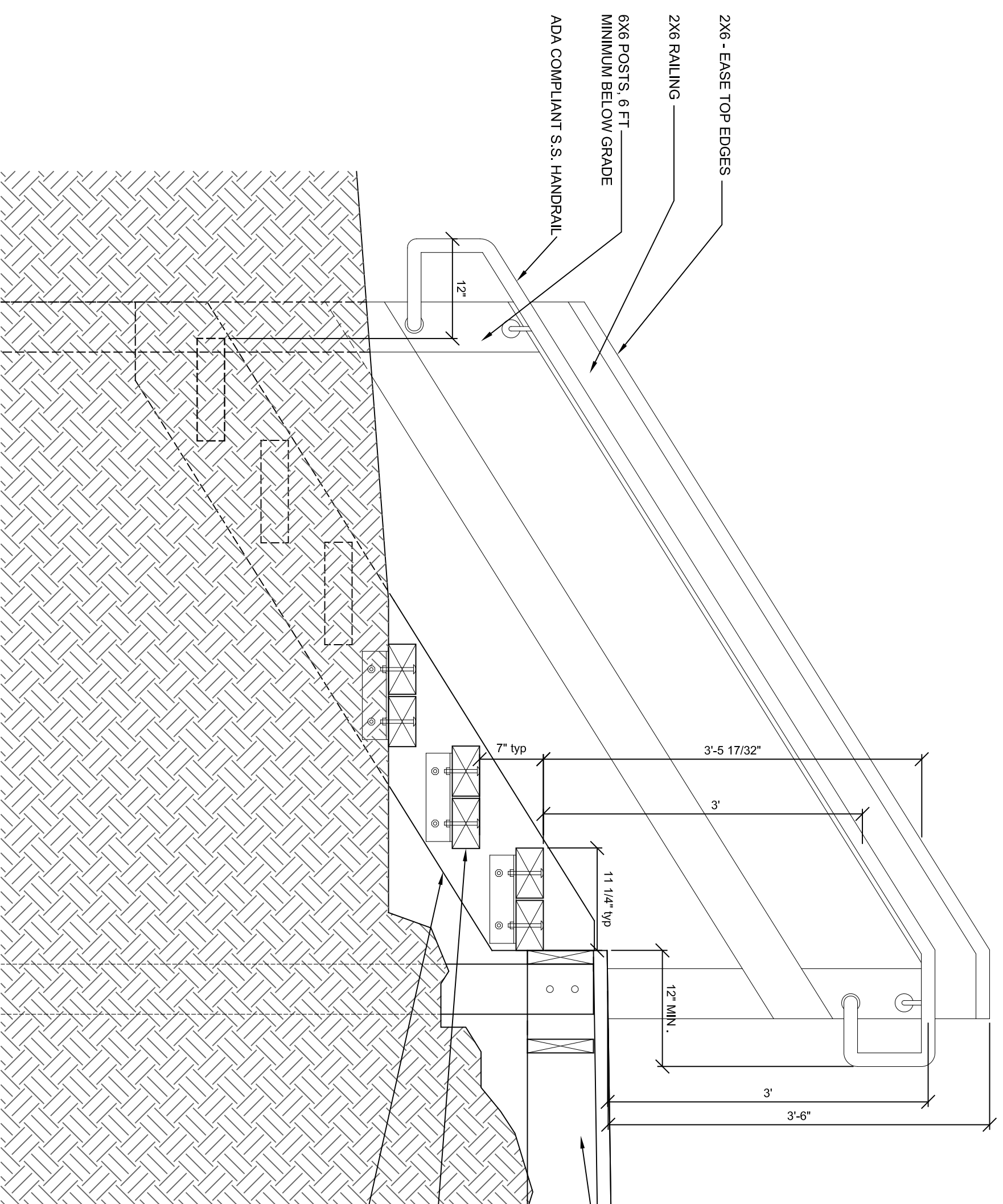
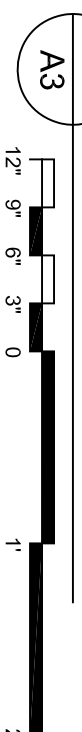
DEVELOPMENT SETBACK LINE APPROVED BY THE GAVIN COUNTY BOARD OF COMMISSIONERS ON DECEMBER 6, 2018.

FRAMING NOTES

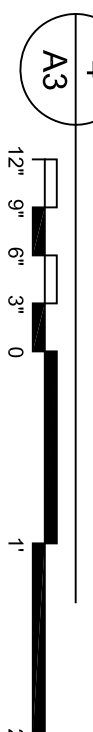
1. TRIM & RAILING WOOD TO BE VISUAL GRADE PRESSURE TREATED PINE, MILLED 4 SIDES, TREATED FOR SALT EXPOSURE, KILN DRIED AFTER TREATMENT.
2. SEAL ALL TRIM & RAILING PRESSURE TREATED WOOD (2 COATS min.).
3. ALL DECKING TO BE PRESSURE TREATED
4. ALL PILING & FRAMING TO BE MARINE GRADE PRESSURE TREATED
5. ALL FASTENERS SHALL BE STAINLESS STEEL.



3 RAMP SECTION



4 STAIR SECTION

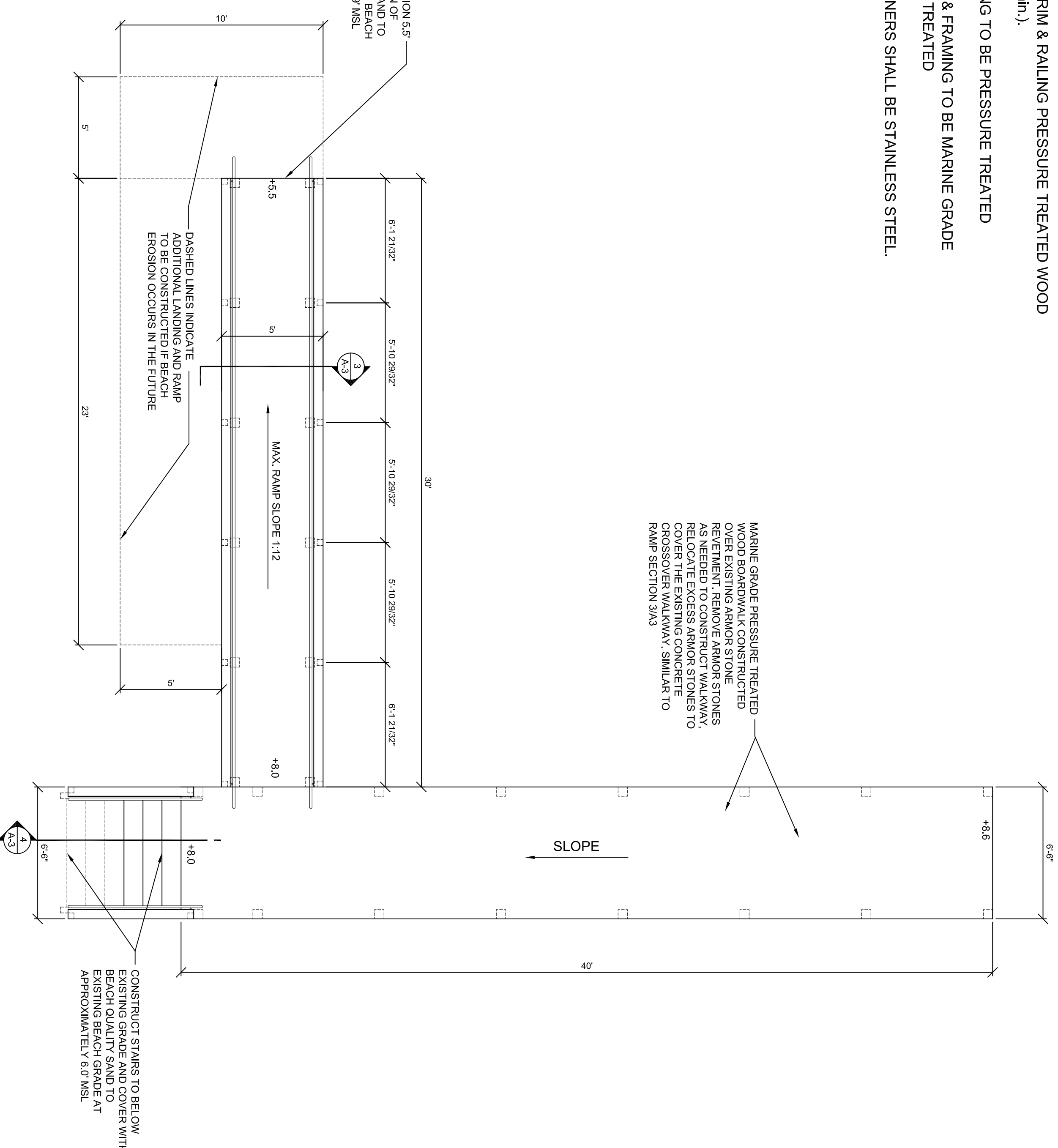


MARINE GRADE PRESSURE TREATED WOOD BOARDWALK CONSTRUCTED OVER EXISTING ARMOR STONE REVENMENT. REMOVE EXCESS ARMOR STONE AND RELOCATE EXCESS ARMOR STONES TO COVER THE EXISTING CONCRETE CROSSOVER WALKWAY. SIMILAR TO RAMP SECTION 3/A3

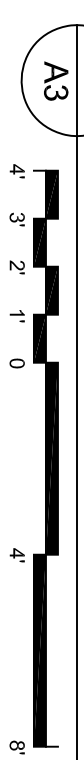
MARINE GRADE PRESSURE TREATED 3" THICK X 5 1/2" WIDE TREADS STAINLESS STEEL BOLTS AND ANGLES

MARINE GRADE PRESSURE TREATED 4x12 STRINGERS

CONSTRUCT RAMP TO BE ELEVATION 5.5' MSL. COVER BOTTOM PORTION OF RAMP WITH BEACH QUALITY SAND TO BRING GRADE UP TO EXISTING BEACH GRADE AT APPROXIMATELY 5.9' MSL

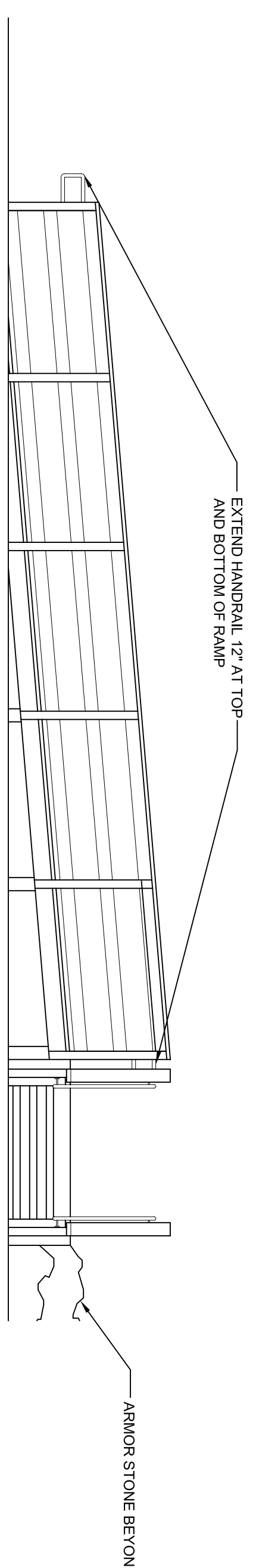


1 CROSSOVER WALKWAY, RAMP AND STAIR FLOOR PLAN

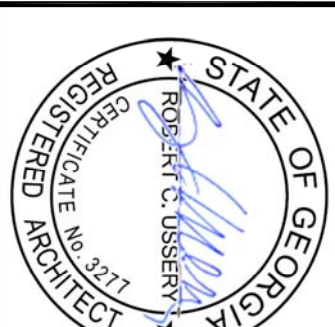
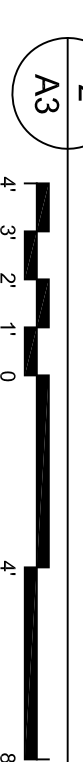


MARINE GRADE PRESSURE TREATED WOOD BOARDWALK CONSTRUCTED OVER EXISTING ARMOR STONE REVENMENT. REMOVE ARMOR STONES AS NEEDED TO CONSTRUCT WALKWAY. RELOCATE EXCESS ARMOR STONES TO COVER THE EXISTING CONCRETE CROSSOVER WALKWAY. SIMILAR TO RAMP SECTION 3/A3

CONSTRUCT STAIRS TO BELOW EXISTING GRADE AND COVER WITH BEACH QUALITY SAND TO APPROXIMATELY 6.0' MSL



2 RAMP AND STAIR ELEVATION



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1805

6-14-19
 7-11-19

A-3