

LAND DESIGN ASSOCIATES, INC.

228 Redfern Village #203
St. Simons Island, GA 31522
912.571.1137
LandDesignAssociates@gmail.com

3/24/2020

Mr. Josh Noble
Coastal Resources Division
Georgia Department of Natural Resources
One Conservation Way, Suite 300
Brunswick, Georgia 31520

Dear Mr. Noble,

The Piatt's seek a permit to construct a new pool and pool deck along with a new wooden upper deck replacing the existing wooden upper deck at their home, located at 11 Sunrise Way, St Simons Island, GA 31522 (Latitude 31° 09' 13"N Longitude 81° 21' 58"W).

Existing Conditions:

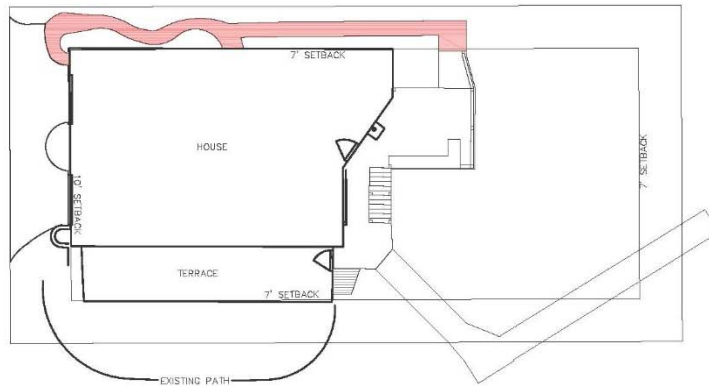
The Total Subject Parcel is 6050 square feet. The list below outlines the existing conditions of the Subject Parcel:

- 572 square foot portion of an unserviceable rock revetment located within the subject parcel
- 3-story home with a footprint of 1557 square feet
- Covered terrace (attached to home) with a footprint of 370 square feet
- Raised HVAC pad with a footprint of 45 square feet
- Wooden lower deck and upper deck with a footprint of 407 square feet
- Stepping Stone path with a footprint of 80 square feet but only 24 square feet are within the subject parcel
- Concrete Driveway with a footprint of 292 square feet
- Stone and gravel walkways with a footprint of 230 square feet
- An existing crossover with a footprint of 298 square feet but only 250 square feet are within the subject parcel

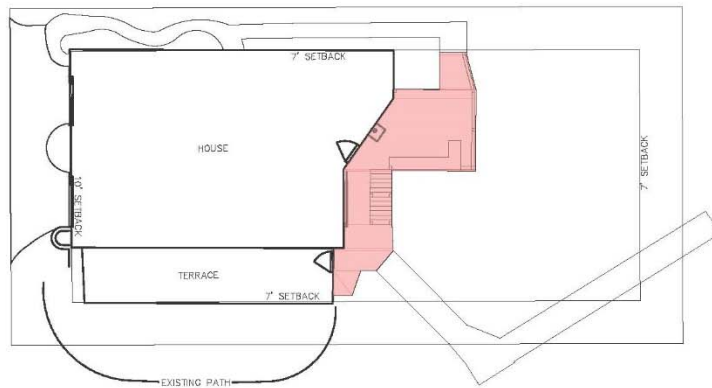
Proposed Footprints:

The following list and figures illustrate what items will remain on site, which items will be removed from the site, and which items are proposed to be built/added to the site.

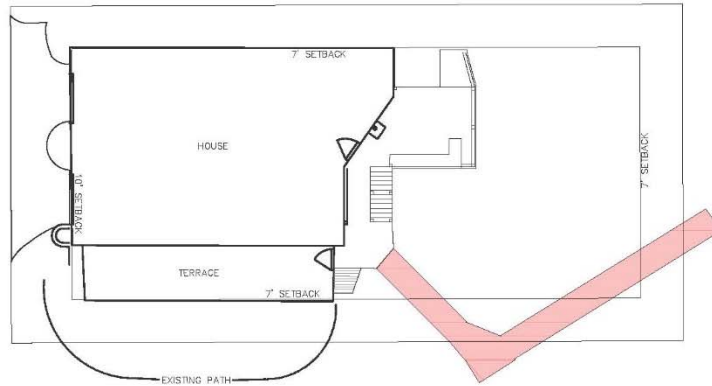
The existing flagstone and gravel path (230 square feet) located on the west side of the house shall be removed. The path shall be replaced with pinestraw mulch.



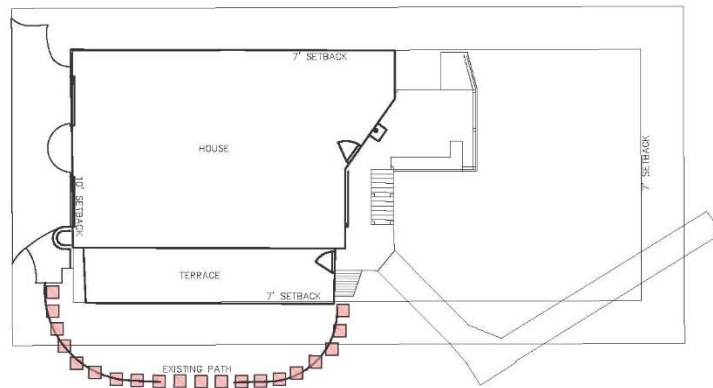
The existing wood deck (407 square feet) on the north side of the house shall be removed



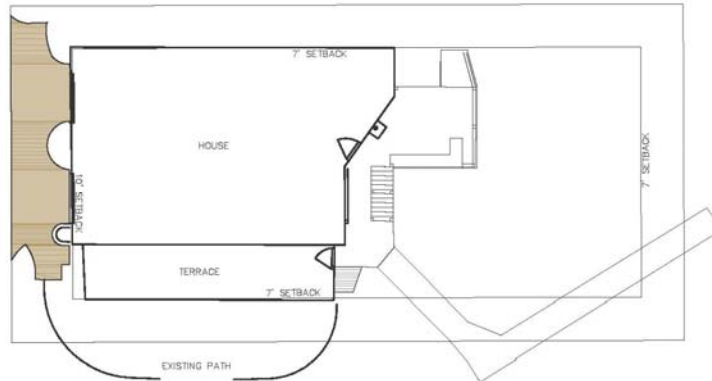
The existing crossover structure (298 square feet of which 250 square feet is within the subject parcel) shall be removed



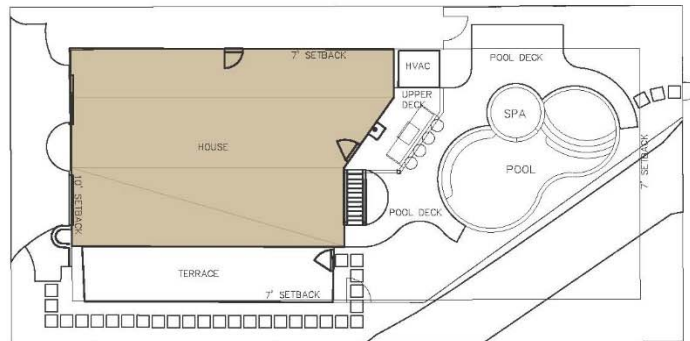
20 existing 2'x2' stepping-stones totaling 80 square feet (24 square feet of which are within the subject parcel) will be removed from owner's property and adjacent alley, as shown.



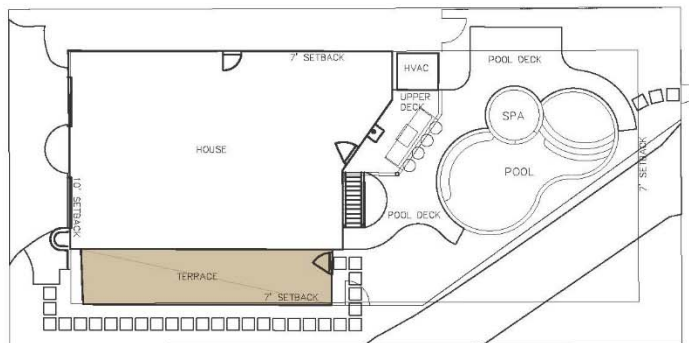
The existing drive (292 square feet within the Subject Parcel) shall remain



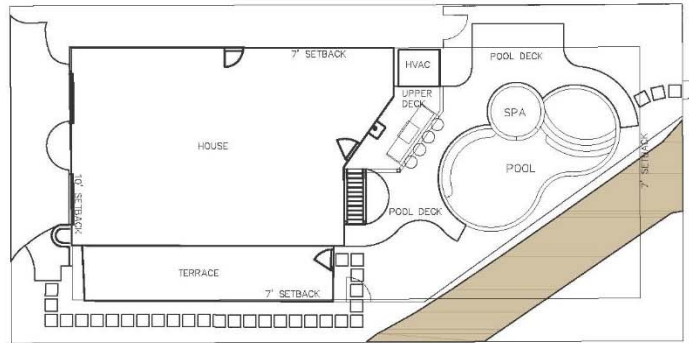
The existing 3-story home (1557 square feet) shall remain as is



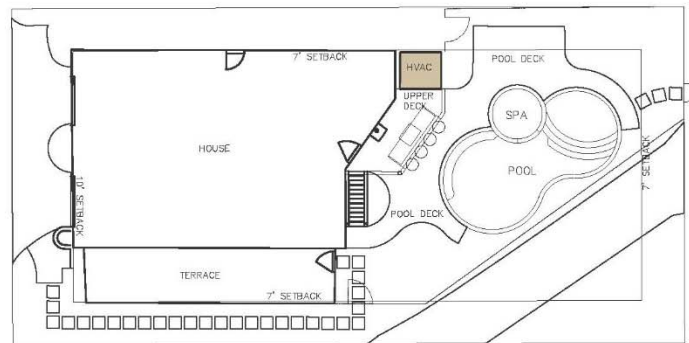
The existing covered terrace (370 square feet) shall remain as is



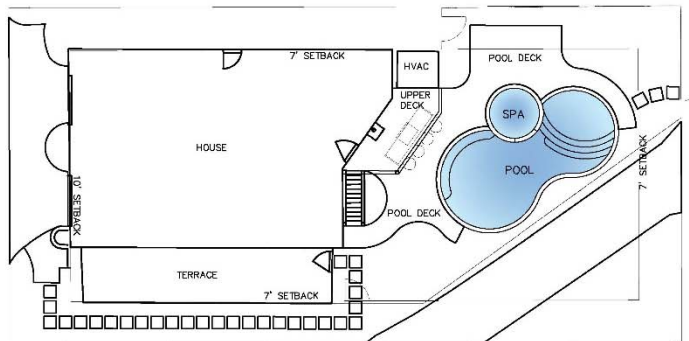
The existing unserviceable rock revetment (572 square feet) shall remain as is



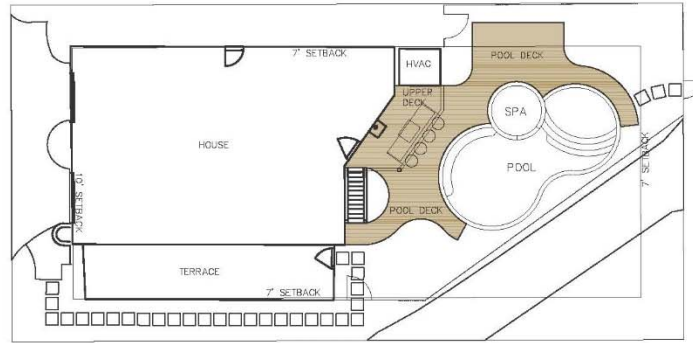
The existing raised HVAC pad (45 square feet) shall remain as is



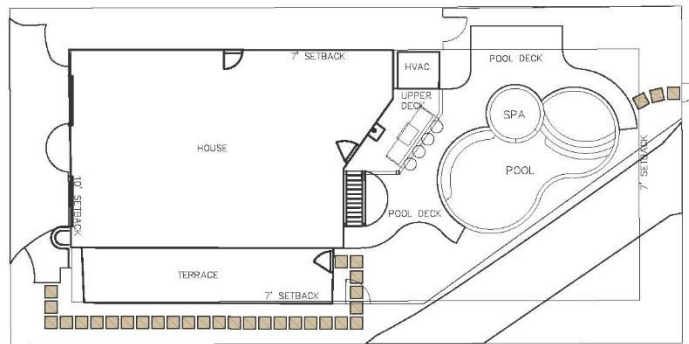
A new 400 square foot freeform pool with coping and 71 square foot spa with coping is proposed to be built on site, as shown



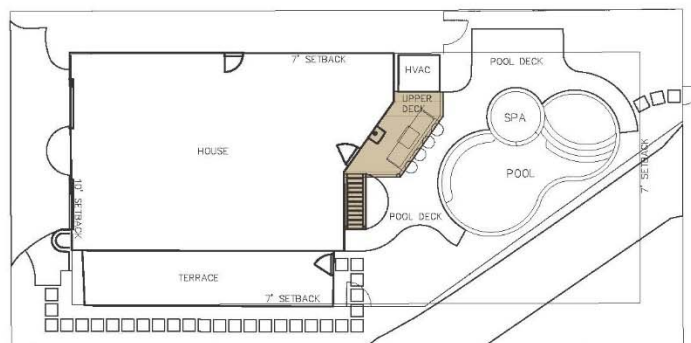
A new sand set pool deck (modular concrete paver - 546 square feet) is proposed to be built on site over a 4" thick gravel base, as shown



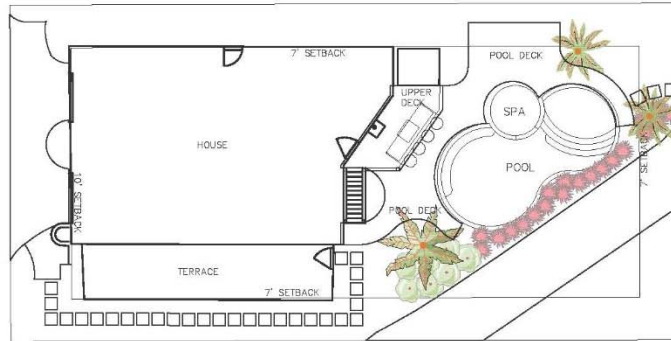
31 concrete stepping-stones (31 @ 2'x2' - 124 square feet total) are proposed to be installed on site, as shown. The stepping-stones will be surrounded with sand and pinestraw mulch.



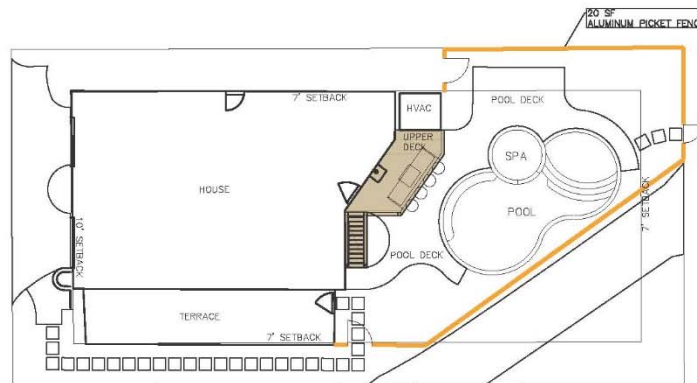
A new raised wooden deck and stairs (162 square feet - 131 square feet fall on top of pool deck and will not count against site coverage, the 31 square feet of stairs will count towards site coverage) are proposed to be built on site, as shown, to replace the existing upper deck that shall be removed



Any native vegetation that is disturbed during construction will be replaced with like kind. Any grass or sandy areas that are disturbed during construction will be replaced with grass and/or sand of like kind. Proposed plantings (~267 square feet) include 2 Cabbage palms, 1 Sylvester Date Palm, 7 Pittosporum compacta, 20 Muhly Grass, and 50 sf of seasonal color.



120 linear feet of 2" wide aluminum fence (121 LF x 2"=20 square feet) will be constructed around the back yard.



Pool equipment will be located under the existing terrace and will not add any additional square footage to the site.

An underground irrigation system is proposed to be installed throughout all landscape beds. All irrigation will be surrounded by softscape materials.

Existing shrubs along the east side of house will be removed in order to allow for construction access.

Construction methods, materials, and access - All construction access shall occur from the applicant's property. Weight distribution mats will be used along the access route to limit impacts. The work shall be performed by a Georgia Licensed Pool Contractor and Landscape Contractor with power hand tools, a 305 Caterpillar excavator (or equivalent), and a 259D Caterpillar skid steer (or equivalent) for digging the pool structure. Construction activity around the existing structure shall be completed in such a manner as to minimize disturbance to dune vegetation and root mass. Any native dune vegetation impacted by construction activity shall be replaced in like kind. All grass and sandy areas that are disturbed will be rejuvenated with sand and planted back with like kind-native species. Materials shall be marine grade pressure treated wood and marine grade stainless steel or galvanized fasteners and hardware. Best Management Practices (BMPs) shall be used and no unauthorized equipment, materials, or debris shall be placed, disposed of, or stored in the jurisdictional areas. There shall be no construction fencing used in the jurisdictional area.

Intended Use - The proposed pool and deck are intended for personal use at their home.

Size - The estimated total proposed construction area, within the subject parcel, is 2988 square feet (0.027 AC). The estimated total proposed construction area, within the county right of way, is 366 square feet (0.008 AC). Some existing vegetation may be removed during construction but will be replaced with like kind. Minimum grading will exist to ensure the pool deck is level and provides adequate drainage.

Design Standards - This project meets and/or exceeds all applicable design criteria:

- Construction impacts are minimal and temporary (see construction methods above).
- Areas shall be completely restored if disturbed (see construction methods above).
- The project maintains the normal functions of the sand-sharing system in minimizing damage from storms, waves, and erosion for this property and neighboring properties through the porous nature of the wood structures.
- This project exceeds the requirement to retain at least 1/3 of the parcel in its naturally vegetated and topographic condition. See table on page 8.

Name	Actual Square Footage	Site Square Footage
Rock Revetment within Subject Parcel	572	572
Heated and Cool Space	1557	1557
Terrace	370	370
HVAC Pad	45	45
Pool and Coping	400	400
Spa and Coping	71	71
Pool Deck - Modular Concrete Pavers	546	546
Upper Deck - Wood Structure	131	0
Stairs to Upper Deck - Wood Structure	31	31
Stepping Stones	124	124
48" Tall Aluminum Picket Fence	20	20
Drive Way	292	292
New Plantings	267	0
Existing boardwalk	230	0
Stone and Gravel Walkways	250	0
Subtotal of Site Coverage		4028
Total Parcel Area	6050	
Total Parcel Area within SPA Jurisdiction	6050	6050
Site Coverage Percentage		66.58%

Description of Alternatives Considered – Alternatives were limited since this subject parcel is fully within the SPA Jurisdiction. Multiple shapes of the pool and pool deck were contemplated. The proposed design had the smallest overall footprint and the lowest impact within the SPA Jurisdiction.

Landfill/Hazardous Waste Statement – The Georgia Hazardous Sites list indicates this area is NOT over a hazardous site or landfill. <https://epd.georgia.gov/hazardous-site-inventory>

Public Interest Statement – Each of the following public interests are considered:

- No unreasonably harmful, increased alteration of the dynamic dune field or submerged lands, or function of the sand-sharing system will be created.
- The granting of this permit and completion of the applicant’s proposal shall not unreasonably interfere with the conservation of marine life, wildlife, or other resource

- The granting of this permit shall not unreasonably interfere with access by recreation use and enjoyment of public properties impacted by the project.

We appreciate your consideration of this request and we anticipate construction to begin as soon as we receive permission to proceed from your agency

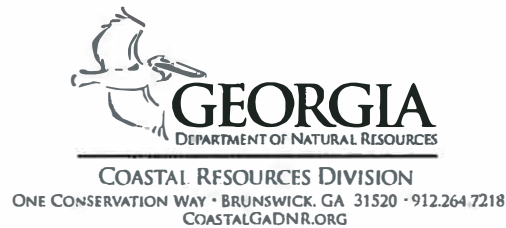
Best regards,



Jeff Homans
Landscape Architect
Land Design Associates, Inc.

Accompanied Files:

- Georgia Shore Protection Act Permit Application and supporting documents
- Associated Plans



MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

January 31, 2020

Blake Hightower
Land Design Associates
228 Redfern Village Suite 203
St. Simons Island, GA 31522

RE: Shore Protection Act (SPA), Jurisdictional Determination Verification, 11 Sunrise Way, Lot 9, Block 26, East Beach, St. Simons Island, Glynn County, Georgia

Dear Mr. Hightower:

Our office has received the survey and plat, dated December 18, 2019, prepared by Shupe Surveying Company, P.C. No. 3081, entitled, "*Boundary And Shore Protection Act Jurisdiction Line Survey Of: Lot 9, Block 26, East Beach, 25th G.M.D. St. Simons Island, Glynn County, Georgia*" prepared for Matt D. Piatt. Based on my site inspection, on December 18, 2019, this plat and survey accurately Jurisdictional Line under the authority of the Shore Protection Act O.C.G.A. 12-5-230 et seq.

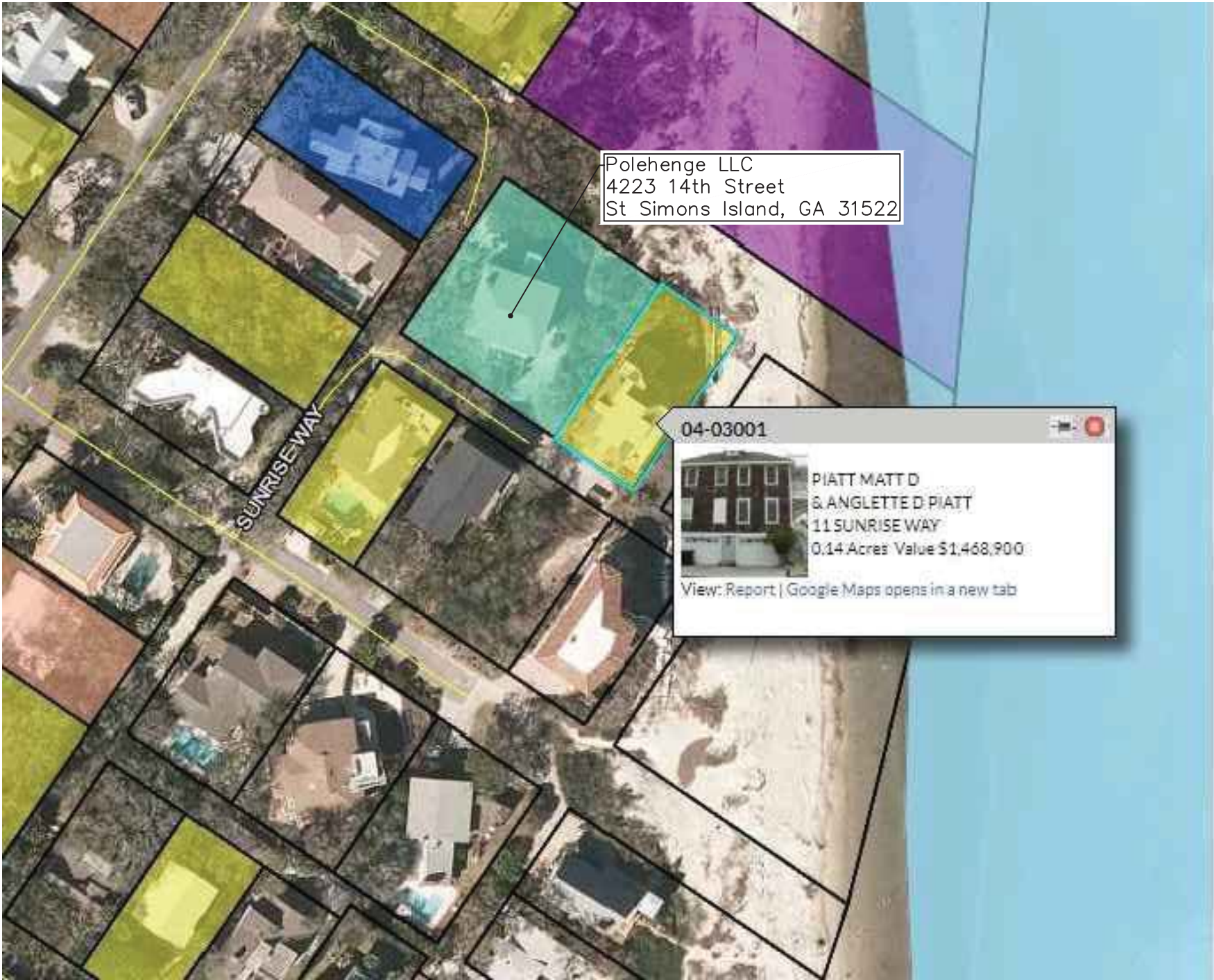
The Shore Protection Act O.C.G.A. 12-5-230 et seq. delineation of the parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line is valid for one year from the date of verification. It will normally expire December 19, 2020 but may be voided should legal and/or environmental conditions change. Authorization by the Shore Protection Committee or the Department is required prior to any construction or alteration in the shore jurisdictional area. We appreciate you providing us with this information for our records. Please contact me at (912) 264-7218 if you have any questions.

Sincerely,

Amy Flowers
Coastal Permit Coordinator
Marsh & Shore Management Program

Enclosure: *Boundary And Shore Protection Act Jurisdiction Line Survey Of: Lot 9, Block 26, East Beach, 25th G.M.D. St. Simons Island, Glynn County, Georgia*

File: JDS20190363



Polehenge LLC
4223 14th Street
St Simons Island, GA 31522

04-03001



PIATT MATT D
& ANGETTE D PIATT
11 SUNRISE WAY
0.14 Acres Value \$1,468,900

[View: Report](#) | [Google Maps opens in a new tab](#)



List of Sites on HSI by County

HSI ID	Site Name	Site County
10111	Scripto Plant & Office Complex (Former)	Fulton
10158	Johnson Controls	Fulton
10170	A&D Barrel & Drum Company	Fulton
10196	Estech General Chemicals	Fulton
10204	Metalplate Galvanizing Corp	Fulton
10276	Southern States Landfill	Fulton
10284	Atlanta Fish Warehouse (Former)	Fulton
10348	Bumper Distributors of Atlanta	Fulton
10367	Sun Laboratories of Atlanta	Fulton
10393	Tift Site	Fulton
10400	Whitehall Street Wire Burning Site	Fulton
10416	2386 Paul Avenue	Fulton
10422	Stephenson Chemical Company	Fulton
10441	Cascade Springs Dry Cleaner	Fulton
10443	Mindis Recycling-Shredding Division	Fulton
10459	Seaboard Industrial Blvd. Site	Fulton
10498	General Chemical Corporation	Fulton
10542	Roswell Station	Fulton
10547	Rayloc Facility	Fulton
10548	RentRite Property	Fulton
10594	Old National Shopping Center	Fulton
10637	Welcome Years, Inc.	Fulton
10663	Fulton County Landfill	Fulton
10689	Woodall Creek Site	Fulton
10690	Imperial Cleaners (Former)	Fulton
10732	National Smelting and Refining	Fulton
10740	Unitog Company Facility (Former)	Fulton
10747	Simmons Plating Works	Fulton
10758	Huntridge Shopping Center	Fulton
10778	ESB, Inc.	Fulton
10797	Weddington, James (Estate of)	Fulton
10807	Fountain Oaks Shopping Center	Fulton
10810	Pineview Plaza Shopping Center	Fulton
10829	Square D Company (Former)	Fulton
10880	Dry Cleaning Depot	Fulton
10883	Roswell Cleaners & Coin Laundry	Fulton
10891	431 Vine Street - Vacant Lot	Fulton
10894	Bright Hour Trust Property	Fulton
10904	Carriage Cleaners (Former)	Fulton
10908	New Plaza Cleaners	Fulton
10932	Tropical Breeze Laundry	Fulton
10664	Gilmer County SR 52 - Tower Road MSWLF	Gilmer
10839	Gibson - CR 50 Ph. 1 MSWLF	Glascokk
10006	Hercules 009 Landfill - NPL Site	Glynn
10028	Escambia Treating Company - Brunswick (aka Brunswick Wood NPL	Glynn
10058	Hercules	Glynn
10144	LCP Chemicals - NPL Site	Glynn
10156	Federal Law Enforcement Training Center	Glynn
10242	Terry Creek Dredge Spoil Area- NPL site	Glynn
10251	Chemresol	Glynn
10282	4th Street Landfill (Brunswick Airport)	Glynn
10317	T Street Dump	Glynn
10587	STSE, Inc.	Glynn

List of Sites on HSI by County

HSI ID	Site Name	Site County
10665	Glynn Co. - Cate Road C&D MSWLF	Glynn
10769	Lanier Plaza Shopping Center	Glynn
10804	Cork's Fabricare	Glynn
10885	Plant McManus Substation	Glynn
10909	Cotton Court Property (Lot 28)	Glynn
10476	Calhoun - Harris Rd. Phase 4 (L)	Gordon
10721	Cairo - 6th Avenue (SL) MSWLF	Grady
10479	Greene County - US 278 West MSWL	Greene
10063	Rockbridge Square Shopping Center	Gwinnett
10082	Univar USA Inc.	Gwinnett
10137	York Casket Hardware (fka Piedmont Metals)	Gwinnett
10286	Button Gwinnett Landfill	Gwinnett
10292	Crymes Landfill	Gwinnett
10297	Ben Gober Landfill	Gwinnett
10515	Sechem, Inc.	Gwinnett
10523	American Amalgamated/Executive Dry Cleaners	Gwinnett
10636	One Hour Martinizing	Gwinnett
10716	Buford - McEver Road MSWLF	Gwinnett
10718	Sugar Hill - Appling Road MSWLF	Gwinnett
10756	Danfoss Maneurop Ltd.	Gwinnett
10776	Arthur C. Curtis Property	Gwinnett
10812	All Rental	Gwinnett
10819	VIP Cleaners (former)	Gwinnett
10844	North Berkeley Lake Road Site	Gwinnett
10863	Paper Mill Road Undeveloped Tract	Gwinnett
10874	Proctor Square Cleaners	Gwinnett
10892	Duluth Dry Cleaner (Former)	Gwinnett
10947	New Heritage Cleaners (Former)	Gwinnett
10044	Mt Airy Wood Preserving Company	Habersham
10458	Habersham County Pea Ridge Road Landfill	Habersham
10826	Chase Road Property	Habersham
10270	Hall County - Allen Creek Sanitary Landfill	Hall
10559	Shade/Allied, Inc.	Hall
10578	Avery Dennison	Hall
10759	Gainesville District Office Complex	Hall
10666	Haralson County Landfill (US 78 Bremen)	Haralson
10856	Harris County Hamilton Road E MSWL	Harris
10073	Dunlop Slazenger Corp	Hart
10135	Monroe Auto Equipment Company (Tenneco)	Hart
10667	Hart County Landfill	Hart
10478	Heard Co. - Frolona Rd. MSWL	Heard
10141	Southern States	Henry
10668	West Asbury Road Phase II MSWLF	Henry
10748	Shakerag Cleaners	Henry



*A Golden Past.
A Shining Future.*

*COMMUNITY DEVELOPMENT DEPARTMENT
1725 Reynolds Street, Suite 200, Brunswick, GA 31520
Phone: 912-554-7428/Fax: 1-888-252-3726*

March 23, 2020

Josh Noble
Georgia Department of Natural Resources (DNR), CRD
1 Conservation Way
Brunswick, GA 31520

Re: 11 Sunrise Way, St. Simons Island, GA 31522
Parcel ID #04-03001

Dear Mr. Noble:

Pursuant to the request for a zoning certification letter (ZCL4252) regarding the proposed pool and landscaping at 11 Sunrise Way, St. Simons Island, GA, I offer the following:

According to the plans submitted with the request, the proposed development activities are permitted within the R-6 zoning district in which the property is located. As such, the project does not violate zoning law.

However, due to the coastal location of the property, Glynn County may require a survey at the time of permit application to determine if the development activity is located seaward of the county's Beach and Dune Protection District Development Setback Line. According to Section 727.3 of the Zoning Ordinance, the Development Setback Line, in an area with dunes, is located forty feet landward of the toe of the most landward stable dune. The development of a new swimming pool and landscaping that are seaward of the Development Setback Line are permitted uses by the issuance of a Conditional Use Permit from the Glynn County Board of Commissioners (Section 727.5).

Should you have any additional questions, please feel free to contact me at mpostal@glynncounty-ga.gov.

Sincerely,

Maurice Postal

Maurice Postal, AICP
Planner III

The Glynn County Planning and Zoning Division makes every effort to provide the most accurate interpretation possible based on the information available. No warranties, expressed or implied, are provided for the information herein, its use or interpretation. This letter addresses the zoning designation of the property only; other codes and ordinances which may affect the ability to develop this property may apply.

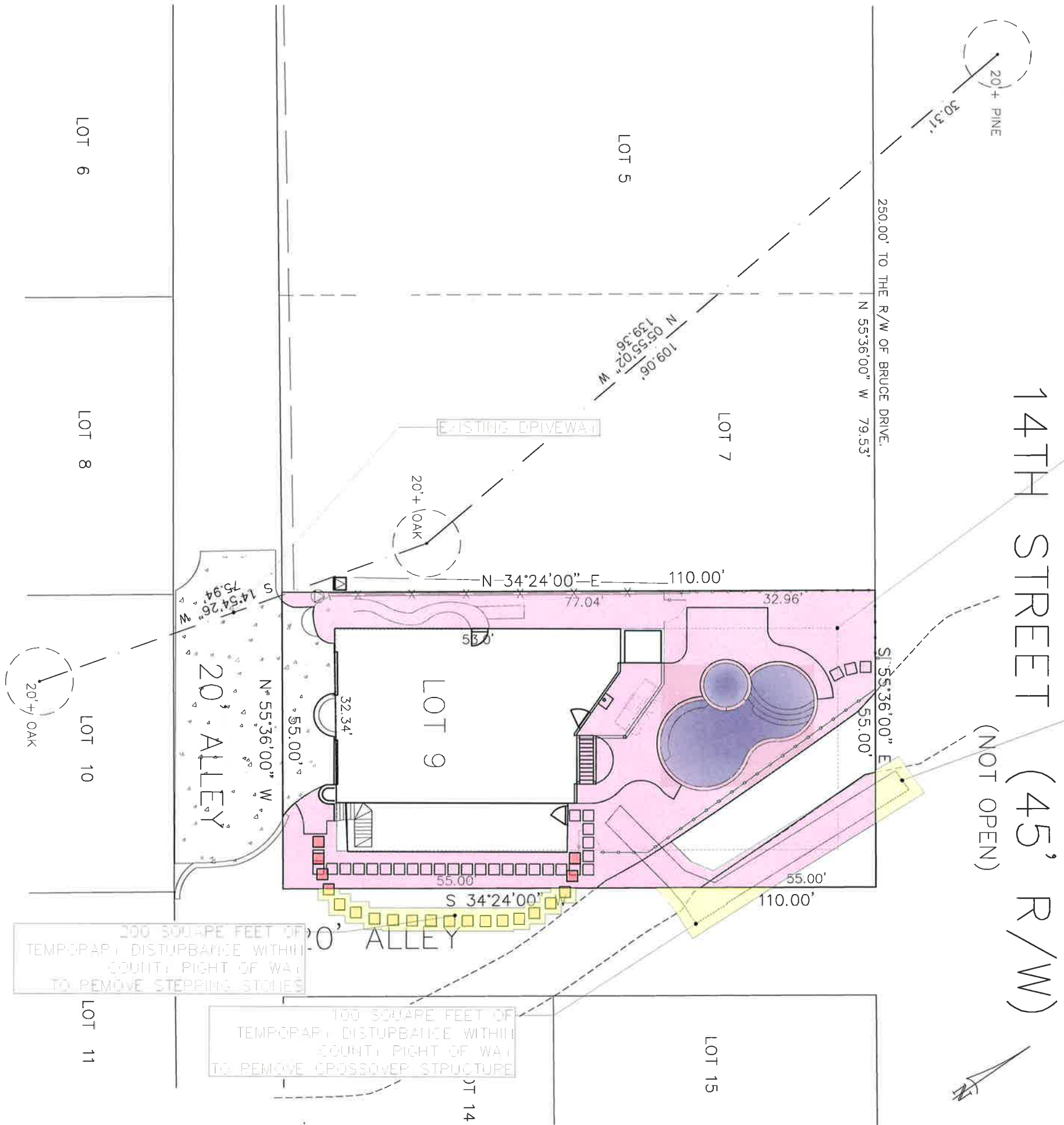
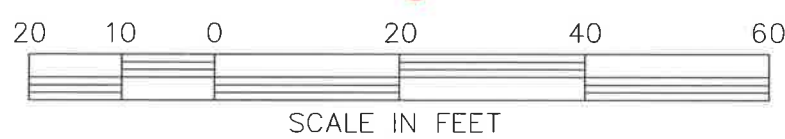
AREA OF TEMPORARY DISTURBANCE
 2988 SQUARE FEET OF THE SUBJECT PARCEL WILL BE TEMPORARILY DISTURBED.
 366 SQUARE FEET OF COUNTY PROPERTY WILL BE TEMPORARILY DISTURBED

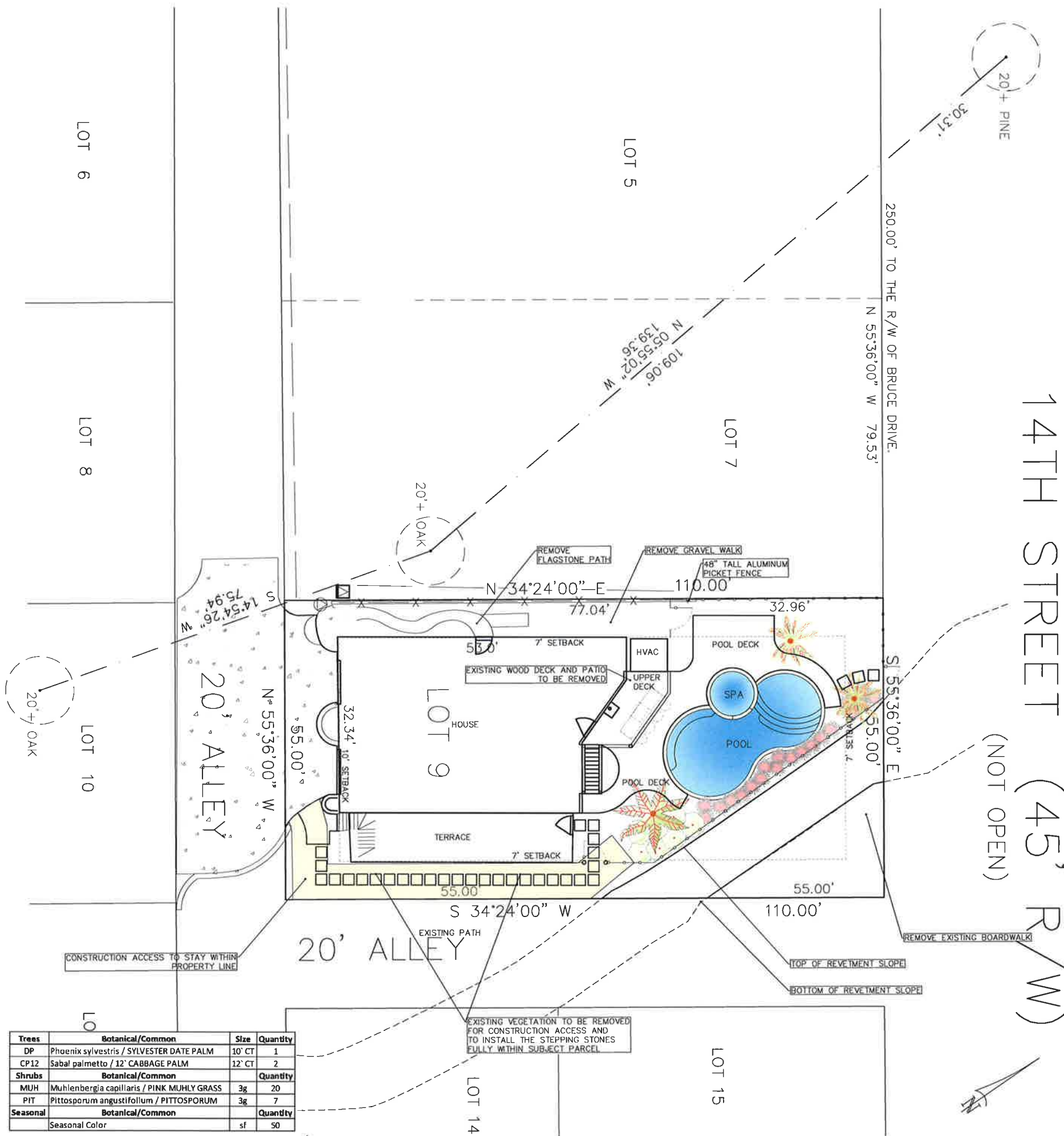
2988 SQUARE FEET OF TEMPORARY DISTURBANCE WITHIN THE SUBJECT PARCEL TO REMOVE EXISTING STRUCTURES AND CONSTRUCT PROPOSED STRUCTURES LISTED WITHIN THE PROJECT NARRATIVE AND SHOWN ON THE PLAN

366 SQUARE FEET OF TEMPORARY DISTURBANCE WITHIN COUNTY RIGHT OF WAY TO REMOVE CROSSOVER STRUCTURE

The current submitted plans were reviewed by:
 Maurice Postal, AICP *Maurice Postal*
 Planner III
 Glynn County Comm. Dev. Dept.
 3-23-2020

Rev: 3/20/20
 Rev: 3/10/20
 Rev: 2/14/20
 Date: 1/30/20
 Scale: 1"=20'-0"
 Sheet /





Trees	Botanical/Common	Size	Quantity
DP	Phoenix sylvestris / SYLVESTER DATE PALM	10' CT	1
CP12	Sabal palmetto / 12' CABBAGE PALM	12' CT	2
Shrubs	Botanical/Common	Size	Quantity
MUH	Muhlenbergia capillaris / PINK MUHLY GRASS	3g	20
PIT	Pittosporum angustifolium / PITTOSPORUM	3g	7
Seasonal	Botanical/Common	Size	Quantity
	Seasonal Color	sf	50

GENERAL DRAWING NOTES:

- a. These drawings are submitted on a survey titled 'Boundary and Shore Protection Act Jurisdiction Line Survey for Lot 9, Block 26, East Beach' by C. Teeple Hill RLS 3081.
- b. 11"x17" sheets with 1" left margin
- c. Drawn to scale w/ bar scale and north arrow

DRIVING DIRECTIONS:

- From Exit 38 I-95
1. Proceed east on GA-25 Spur S/Golden Isles Parkway
 2. Proceed south on US-17 1.5 miles, turn east onto FJ Torras Causeway.
 3. Continue on FJ Torras Causeway for 4.3, merge onto Kings Way, then turn slight left onto Sea Island Rd.
 4. Turn right at the traffic light onto Demere Rd, proceed to the traffic circle, take the 2nd exit and continue on Demere Rd for 1.0 miles
 5. Turn Left on East Beach Causeway and proceed to the traffic circle 0.4 miles
 6. At the traffic circle take the 3rd exit and continue on Ocean Rd 0.7 miles
 7. Turn Right onto 13th Street and continue 0.2 miles, Turn left onto Sunrise Way. The Subject Parcel will be at the end on the street on the left.



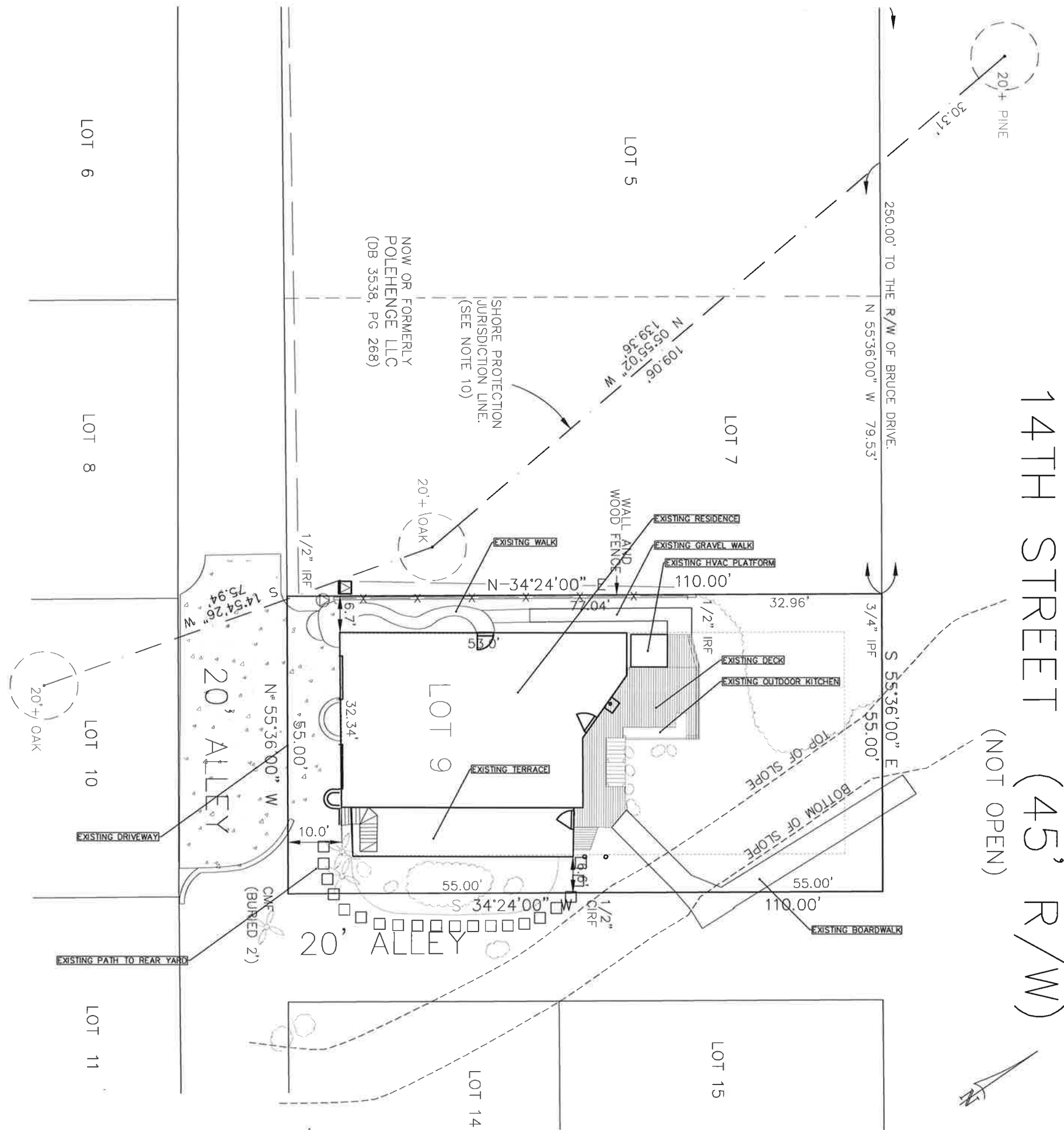
Name	Actual Square Footage	Site Square Footage	Notes
Rock Retention within Subject Parcel	572	572	
Heated and Cool Space	1557	1557	
Terrace	370	370	
HVAC Pad	45	45	
Pool and Coping	400	400	
Spa and Coping	71	71	
Pool Deck - Modular Concrete Pavers	546	546	
Upper Deck - Wood Structure	131	0	On top of Pool Deck, no extra site coverage
Stairs to Upper Deck - Wood Structure	31	31	
Stepping Stones	124	124	
48" Tall Aluminum Picket Fence	20	20	
Drive Way	292	292	
New Plantings	267	0	
Existing boardwalk	230	0	removing entire boardwalk
Stone and Gravel Walkways	250	0	removing existing walkways
Subtotal of Site Coverage		4028	
Total Parcel Area	6050		
Total Parcel Area within SPA Jurisdiction	6050	6050	
Site Coverage Percentage			66.58%

Rev: 3/20/20
 Rev: 3/10/20
 Rev: 2/14/20
 Date: 1/30/20
 Scale: 1"=20'-0"
 Sheet /



LAND DESIGN ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 DESIGN/BUILD PLANNING
 228 REDFERN VILLAGE #203
 ST. SIMONS ISLAND, GA 31522
 912.571.1137
 LandDesignAssociates@gmail.com

Site Plan
Piatt Residence
 11 Sunrise Way - St. Simons Island, Georgia

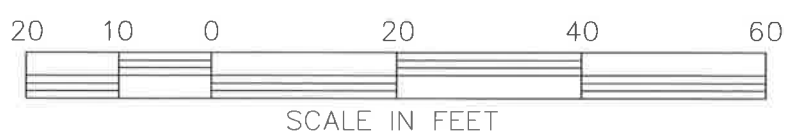


Existing Site Conditions	Site Square Footage
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Terrace	370
HVAC Pad	45
Wood Deck within Subject Parcel	407
Stepping Stones within Subject Parcel	24
Drive Way	292
Stone and Gravel Walkways	230
Existing Boardwalk within Subject Parcel	250
Subtotal of Site Coverage	3747
Total Parcel Area	6050
Total Parcel Area within SPA Jurisdiction	6050
Site Coverage Percentage	61.9%

LAND DESIGN ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 DESIGN/BUILD PLANNING
 228 REDFERN VILLAGE #203
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Existing Conditions
Piatt Residence
 11 Sunrise Way - St. Simons Island, Georgia

Rev: 3/20/20
 Rev: 2/14/20
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LAND DESIGN ASSOCIATES, INC.

228 Redfern Village #203
St. Simons Island, GA 31522
912.571.1137

LandDesignAssociates@gmail.com

May 12, 2020

**MR. JOSH NOBLE
GEORGIA DEPARTMENT OF NATURAL RESOURCES
COASTAL RESOURCES DIVISION
ONE CONSERVATION WAY, SUITE 300
BRUNSWICK, GA 31520**

**RE: CERTIFICATION THAT THE PROPOSED POOL AND DECK AT 11 SUNRISE WAY COMPLY
WITH MOST CURRENT APPLICABLE HURRICANE STANDARDS**

Dear Mr. Noble,

This letter is provided to certify that all improvements, as depicted on the plans entitled, "Site Plan, Piatt Residence, 11 Sunrise Way – St Simons Island, GA" and "Existing Conditions, Piatt Residence, 11 Sunrise Way – St Simons Island, GA" which is located in the Shore Protection Act Jurisdiction, as submitted on the Shore Protection Act application, date January 30, 2020, comply with the most current, applicable hurricane standards

Best regards,



**Jeff Homans
Landscape Architect
Land Design Associates, Inc.**



*COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION
1725 Reynolds Street, Suite 200, Brunswick, GA 31520
Phone: 912-554-7428 / Fax: 1-888-252-3726*

*A Golden Past.
A Shining Future.*

March 24th, 2020

Mr. Hightower,

This letter is to inform you that you have permission to remove the below stated items out of the Fourteenth Street Right-of-Way and the 20' (twenty foot) ally right-of-way that is adjacent to the property located at 11 Sunrise Way on St. Simons Island.

- Existing crossover structure that is within the right-of-way.
- Stepping-stones placed within right-of-way.

No other work or installation within the right-of-way is approved by this letter.

Please feel free to contact me with any questions or comments at (912)554-7216 or cflowers@glynncounty-ga.gov

Sincerely,

Chuck Flowers
Right-of-Way Coordinator