

SPA PERMIT APPLICATION DRAWINGS FOR

1016 & 1020 BEACHVIEW DRIVE

LOTS 36 & 37 - ST. SIMONS BEACH SUBDIVISION
ST. SIMONS ISLAND, GEORGIA

PREPARED FOR:
1016-1020 Beachview, LLC
8 Ocean East
Marathon, FL 33050

PREPARED BY:
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SHEET INDEX

- A-1 COVER SHEET & VICINITY MAP
- A-2 SITE PLAN & SQUARE FOOTAGE CHARTS
- A-3 OVERALL SITE SECTION & ROCK REVETMENT SECTION
- A-4 OVERALL SITE PLAN

- | DIRECTIONS FROM THE NORTH | DIRECTIONS FROM THE SOUTH |
|---|---|
| <ul style="list-style-type: none">• Take I-95 South to Exit 38• Turn left onto GA-25 Spur/Golden Isles Pkwy. 4.67 Miles• Turn slight right onto Darden 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. .75 Miles• Turn right onto 3rd St. .06 Miles• Turn left onto Beachview Dr. .02 Miles• 1016 & 1020 Beachview Drive is on the right. | <ul style="list-style-type: none">• Take I-95 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. .75 Miles• Turn right onto 3rd St. .06 Miles• Turn left onto Beachview Dr. .02 Miles• 1016 & 1020 Beachview Drive is on the right. |

GA DNR

SEP 10 2018

Marsh & Shore Mgt. Program

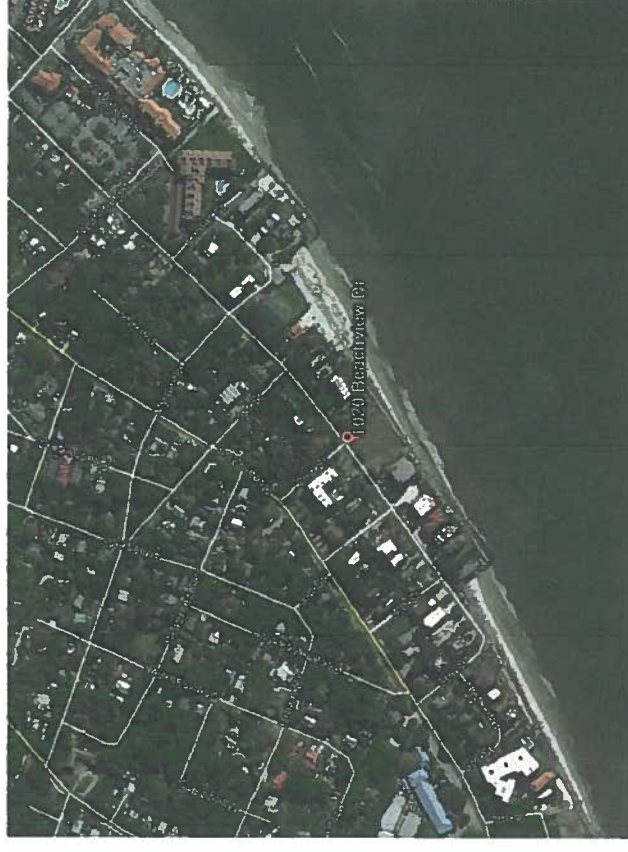


IMAGE PROVIDED BY GOOGLE EARTH

VICINITY MAP
NOT TO SCALE

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UR
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9-7-18

A-1



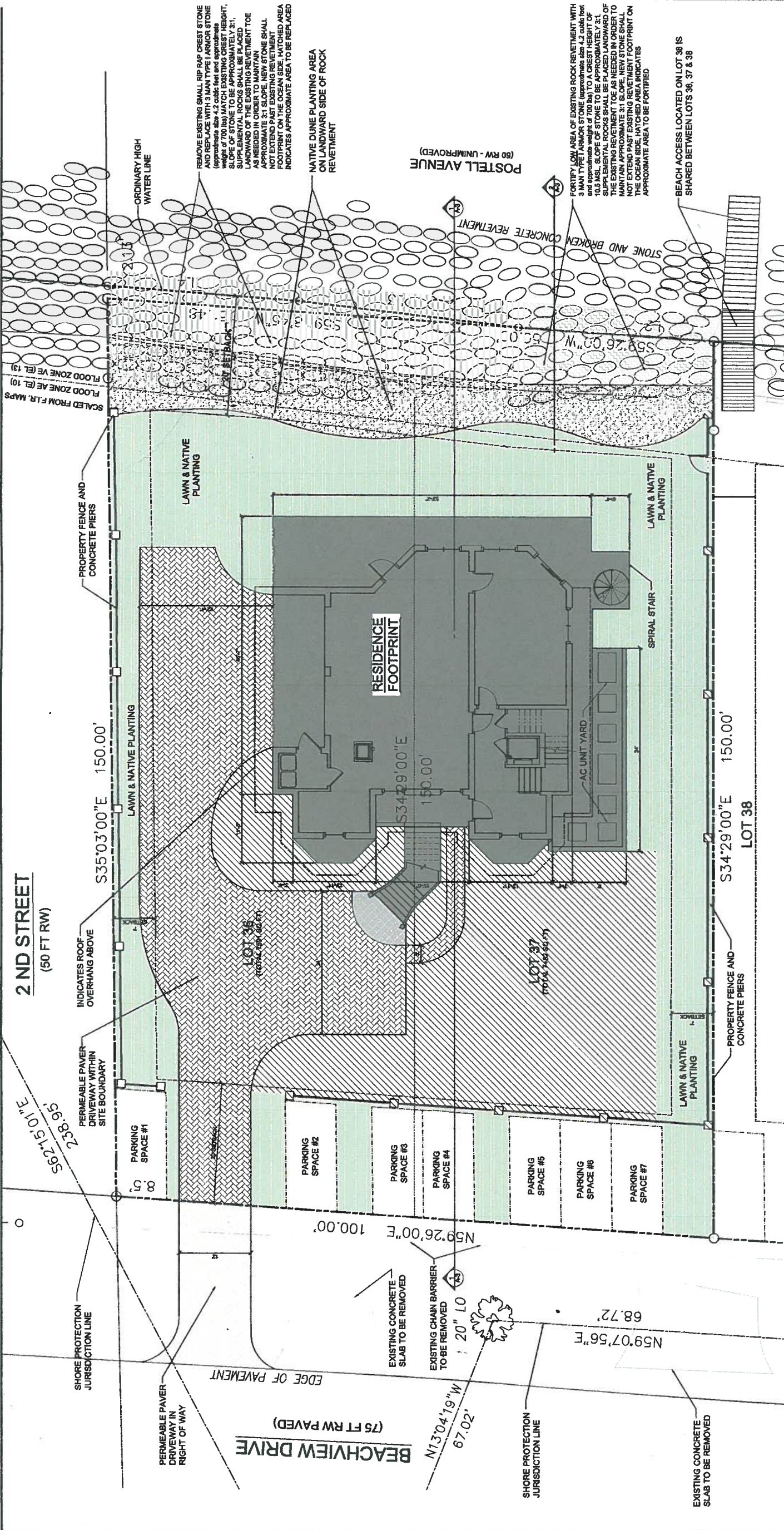
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LOT 36 & 37 - SITE PLAN



GENERAL NOTES

- RESIDENCE AND OTHER IMPROVEMENTS DEPICTED ON THE SITE PLAN WILL BE CONSTRUCTED IN COMPLIANCE WITH FLOOD ZONE FEMA REQUIREMENTS AND HURRICANE RESISTANT BUILDING STANDARDS PER IBC 2012.
- SURVEY DATA TAKEN FROM A SURVEY BY JOHNSON LAND SURVEYORS, DATED MAY 25, 2016
- NATIVE PLANTING AREA WILL BE DETAILED IN A LANDSCAPE PLAN THAT WILL BE SUBMITTED TO THE DNR FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
- SEE SITE SECTION DETAIL FOR INFORMATION ON DUNESCAPE AREA
- STAIR LANDING AREA WILL BE A HARDSCAPE MATERIAL TO BE SELECTED BY THE OWNER
- SEE SITE SECTION DETAIL FOR ROCK RETENTION DETAILS
- SURVEY AMENDED ON 9-7-18 TO DEPICT NEW FLOOD ZONE LINES BASED ON MAPS FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY ISSUED ON JANUARY 5TH, 2018

ZONING NOTES:

- Zoning - Resort Residential (RR)
 - Total Lot Area - 15,073 s.f. (.346 acres)
 - Development Area - 15,073 s.f. (.348 acres)
 - Density - Minimum 50 sleeping rooms per acre of development area
346 X 30 = 10,38 sleeping rooms allowed
 - Proposed Use - Single Family Residence with 4 bedrooms
 - Required Parking - 2 spaces per residence
number of spaces provided = 2
 - Site Coverage - Maximum 50% of development area allowed
15,073 s.f. X 50% = 7536.5 s.f. allowed
- Residence 3284 s.f.
Rock Retention 838 s.f.
Property Fence & Piers 78 s.f.
Stair Landing 53 s.f.
Drive and parking 1066 s.f.
Total Coverage 4,233 s.f.
8. Max Height = 45' as required by Glynn County zoning ordinance

RESERVED DNR AREAS

LAWN & NATIVE PLANTING	4082 SQ FT
NATIVE DUNE PLANTING	867 SQ FT
TOTAL RESERVED	5049 SQ FT

SITE SQUARE FOOTAGE

SITE TOTAL AREA	15,073 SQ FT
SITE AREA SEWARD OF JURISDICTIONAL AREA	15,073 SQ FT
REQUIRED RESERVED DNR AREA (1/3rd OF SITE)	5024 SQ FT

IMPACT AREAS (within site boundary)

PERMEABLE PAVER DRIVEWAY & WALKWAY	2411 SQ FT
RESIDENCE FOOTPRINT	3264 SQ FT
STAIR LANDING AREA	53 SQ FT
ROCK RETENTION	838 SQ FT
OWNER LANDSCAPE AREAS	2312 SQ FT
PROPERTY FENCE & CONCRETE PIERS	78 SQ FT
PARKING EASEMENT SPACES 1-7	1066 SQ FT
TOTAL	10,024 SQ FT

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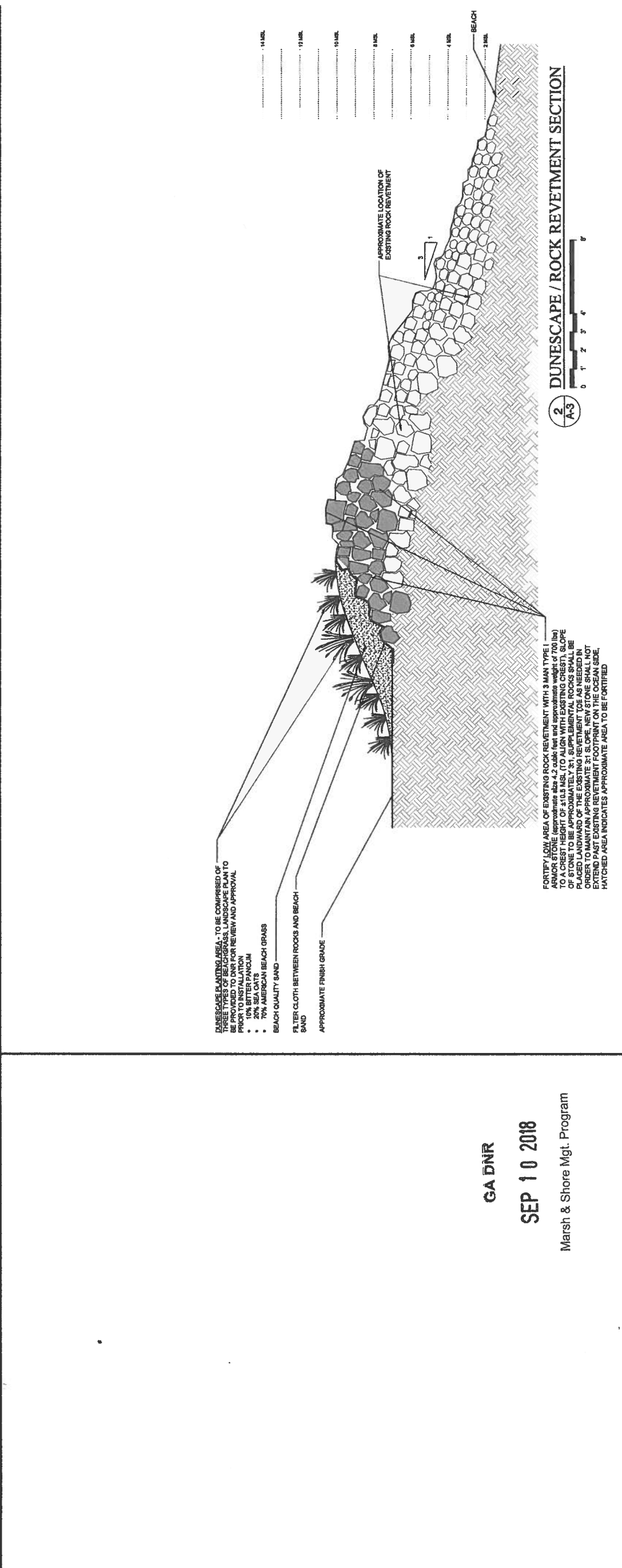
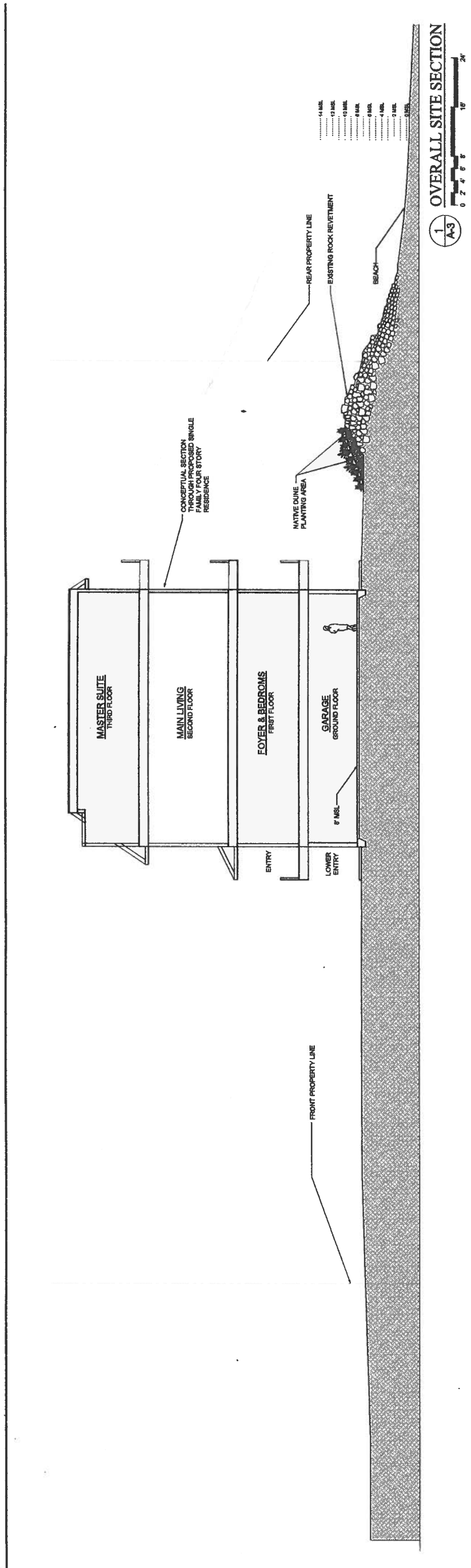
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OVERALL SITE PLAN WITH
 NEIGHBORING PROPERTIES



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