Project Description

The applicant proposes to repair, reconstruct, and modify a commercial dock facility from hurricane damage. Specifically, an existing 7' x 512' walkway, with an existing 14' x 14' covered wooden deck approximately 300' of a way down, connects to an existing 7' x 18' covered wood deck, that connects to an existing 6' x 87' irregularly shaped fixed dock. To the east of the fixed dock is an existing 4' x 40' gangway that leads to an existing 10' x 200' concrete floating dock. To the west of the irregularly fixed dock is an existing 32" x 26' gangway that connects to an existing 10' x 50' concrete floating dock. Seaward and parallel to the concrete floating dock is an existing 4' x 40' gangway to an existing 10' x 60' concrete floating dock. The applicant proposes to remove the 10' x 200' concrete floating dock to the east, and replace it with an approximately 12' x 201' floating dock. To the west, the applicant proposes to remove the 10' x 60' floating dock and replace it with a similarly sized structure that was previously authorized and completely damaged in a hurricane. The new structure to the west that would replace the floating dock would consist of a 10' x 390' floating dock with twelve 5' x 31' finger piers on the landward side and ten 5' x 41' finger piers on the seaward side. A 10' x 135' floating dock would connect the 10' x 390' floating dock to a 12' x 381' floating dock seaward and parallel. At completion, the total facility would be approximately 15,687 sq. ft. (0.36 acre). At the narrowest point, the entire structure would extend approximately 350' into St Marys River at Mean Low Water (MLW) at a location where MLW is approximately 1,381' wide at MLW.

The upland area on the Subject Property contains an existing restaurant still in operation and an existing fixed-pier wood deck of varying width which is used to access the causeway to the marina.

Needs Assessment

The City of St Marys, GA provides limited availability to the public for temporary and permanent boat slips, either for public or commercial use.

This project will fulfill the need for commercially available boat slips in St Marys, GA.

This project will also fulfill a need to create a permanent berth for an approx. 110-ft yacht.

Alternatives Analysis

No alternative sites were considered for this project due to the nature of the project being the repair/replacement of the previously built dock. The original dock sustained damage during Hurricane Irma in 2017.

Landfill or Hazardous Waste Statement

The proposed project is not over a landfill or hazardous waste site per Georgia Environmental Protection Division.

Erosion and Sedimentation Statement

The proposed project will be conducted in compliance with applicable erosion and sediment control responsibilities.

Justification Statement

The City of St Marys, GA provides limited availability to the public for temporary and permanent boat slips, either for public or commercial use.

This project will fulfill the need for commercially available boat slips in St Marys, GA.

This project will also fulfill a need to create a permanent berth for an approx. 110-ft yacht owned by the applicant.

Upland Component

The purpose of the proposed project is to complete repairs and replacement of damaged portions of the floating docks waterward of the terminus of the fixed pier dock. All aspects of construction for the project are located over open water beyond the furthest extent of the adjacent marsh. No portion of the proposed project takes place in, on, or near the uplands contained within the project parcel.

						5 0**	n Annexovad	
U.S. Army Corps of Engineers (USACE) NATIONWIDE PERMIT PRE-CONSTRUCTION NOTIFICATION (PCN)							n Approved - No. 0710-0003	
For use of this form, see 33 CFR 330; the proponent agency is CECW-CO-R.						Expire	es: 08-31-2023	
	,	DATA REQUIRED BY TH						
Authority	Authority Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Regulatory Program of the Corps of Engineers (Corps); Final Rule 33 CFR 320-332.							
Principal Purpose	Principal Purpose Information provided on this form will be used in evaluating the nationwide permit pre-construction notification.							
Routine Uses								
may be made available as part of the agency coordination process. Disclosure Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued.								
The public reporting burden for this collection of information, 0710-0003, is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.								
One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (<i>see sample drawings and/or instructions</i>) and be submitted to the district engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned.								
		(ITEMS 1 THRU 4 TO BE	FILLED BY TH	IE CORPS)				
1. APPLICATION N	NO.	2. FIELD OFFICE CODE		3. DATE RECEIVED	4. DAT	E APPLICAT	FION COMPLETE	
(ITEMS BELOW TO BE FILLED BY APPLICANT)								
5. APPLICANT'S N	IAME		8. AUTHORIZ	ZED AGENT'S NAME AN	ND TITLE	(agent is no	t required)	
First 🚽 Joe	Middle -	Last - Nicosia	First - Jesse	Middle ·	-	Last - Bo	oudreaux	
Company - St. Mary's Property Holdings, LLC Company - SWCA Environmental Consultants								
Company Title -			E-mail Address - jesse.boudreaux@swca.com					
E-mail Address - jnicosia@twgglobal.com								
6. APPLICANT'S A	DDRESS	9. AGENT'S ADDRESS						
Address- 227 W Monroe St, Ste 5000			Address- 2008 Riverside Ave.					
City - Chicago State - IL Zip - 60606 Country - USA			City - Jacksonville State - FL Zip - 32204 Country - USA					
7. APPLICANT'S PHONE NOs. with AREA CODE			10. AGENT'S PHONE NOs. with AREA CODE					
a. Residence	b. Business c. Fax 630-207-4193	d. Mobile	a. Residence	b. Business 904-384-7020	c. Fax		d. Mobile 850-304-4145	
STATEMENT OF AUTHORIZATION								
11. I hereby authorize,								
and to furnish, upon request, supplemental information in support of this nationwide permit pre-construction notification.								
Feb 2, 2024								
SIGNATURE OF APPLICANT DATE								
NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY								
12. PROJECT NAME or TITLE (see instructions)								
WREH West Sa	int Marys St							

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY							
13. NAME OF WATERBODY,	14. PROPOSED ACTIVITY STREET ADDRESS (if applicable)						
St Marys River	307 St Marys St W						
15. LOCATION OF PROPOSI	ED ACTIVITY (see instructions)	City: St Marys	State:	GA	Zip: 31558		
Latitude 30.7192869°N Lo	ongitude 81.5528700°W						
16. OTHER LOCATION DES	CRIPTIONS, IF KNOWN (see instructions)						
State Tax Parcel ID S40 05 0	004	Municipality: St Marys					
Section	Township		Range				
17. DIRECTIONS TO THE SI 1. From Jacksonville, FL:	TE	6. Turn right onto Dilworth St					
 Follow I-95 N to St Marys Rd in Camden County. Take exit 1 from I-95 N Follow I-95 N to St Marys St Win St. Marys Use the right lane to take the ramp to Cumberland Is Turn left onto GA-40 E 							
18. IDENTIFY THE SPECIFIC	NATIONWIDE PERMIT(S) YOU PROPOSE TO U	JSE					
We propose to use an LOP.							
19. DESCRIPTION OF PROPOSED NATIONWIDE PERMIT ACTIVITY (see instructions) The dock at the 307 St Marys St W location will be repaired/reconstructed to the same footprint prior to recent hurricane damage. The entire project area is located on the St Marys River at the previously named parcel in the City of St Marys, Camden Co., GA. The project will consist of removal of all unusable components and reconstruction of the fi ed timber dock walkway, gangway ramps, piles (fender piles, dolphin piles, or any pile), handrails, floating dock systems and platforms, and reestablishment of electrical utilities as depicted in design drawings and figures.							
20. DESCRIPTION OF PROPOSED MITIGATION MEASURES (see instructions)							
The proposed project does not propose the impacts of any wetlands either on or off site. No mitigation should be required for proposed activities.							
21. PURPOSE OF NATIONWIDE PERMIT ACTIVITY (Describe the reason or purpose of the project, see instructions)							
To provide a safe and adequate point of embarkation and docking of private vessels with special regard to an approx. 110 ft long yacht privately owned by the property owner/applicant.							
22. QUANTITY OF WETLAND	DS, STREAMS, OR OTHER TYPES OF WATERS	DIRECTLY AFFECTED BY	PROPO	SED NATION	WIDE PERMIT ACTIVITY		
(see instructions)	Lincor Foot		Cubia	Varda Dradaa	d or Discharged		
Acres	Linear Feet		Cubic	rards Dredge	d or Discharged		
Each PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site.							
23. List any other NWP(s), reg related activity. (<i>see instru</i>	gional general permit(s), or individual permit(s) use <i>ictions</i>)	d or intended to be used to	authorize	e any part of th	e proposed project or any		
24. If the proposed activity will result in the loss of greater than 1/10-acre of wetlands and requires pre-construction notification, explain how the compensatory mitigation requirement in paragraph (c) of general condition 23 will be satisfied, or explain why the adverse environmental effects are no more than minimal and why compensatory mitigation should not be required for the proposed activity.							
No wetland impacts are proposed.							

25. Is any portion of the nationwide permit activity already complete	? Yes X No If Yes, describe the completed work:				
26. List the name(s) of any species listed as endangered or threatened under the Endangered Species Act that might be affected by the proposed NWP activity or utilize the designated critical habitat that might be affected by the proposed NWP activity. (see instructions)					
	abitat for wood storks. We have coordinated with the US DOI and have obtained a				
Consistency Letter stating that "the proposed project is consisten	nt with a no effect determination for the wood stork."				
27. List any historic properties that have the potential to be affected by the proposed NWP activity or include a vicinity map indicating the location of the historic property or properties. (see instructions)					
No historical or cultural resources have been identified on the Su	ubject Property. No resources are anticipated to occur during the course of construction.				
	ne National Wild and Scenic River System, or in a river officially designated by Congress as a s in an official study status, identify the Wild and Scenic River or the "study river":				
NOT APPLICABLE					
	Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or vorks project, have you submitted a written request for section 408 permission from the Corps				
	No NOT APPLICABLE				
If "yes", please provide the date your request was submitted to					
	ormation to be included in the PCN, please include that information in this space or provide it				
on an additional sheet of paper marked Block 30. (see instruction					
31. Pre-construction notification is hereby made for one or more nati	ionwide permit(s) to authorize the work described in this notification. I certify that the				
	accurate. I further certify that I possess the authority to undertake the work described herein				
or am acting as the duly authorized agent of the applicant.					
Feb	2,2024 June Budreau 2/1/2024				
SIGNATURE OF APPLICANT	DATE SIGNATURE OF AGENT DATE				
The pre-construction notification must be signed by the person who	desires to undertake the proposed activity (applicant) and, if the statement in Block 11 has				
been filled out and signed, the authorized agent.					
	in the jurisdiction of any department or agency of the United States knowingly and willfully aterial fact or makes any false, fictitious or fraudulent statements or representations or makes				
	false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or				
imprisoned not more than five years or both.					

Instructions for Preparing a

Department of the Army

Nationwide Permit (NWP) Pre-Construction Notification (PCN)

Blocks 1 through 4. To be completed by the Corps of Engineers.

Block 5. Applicant's Name. Enter the name and the e-mail address of the responsible party or parties. If the responsible party is an agency, company, corporation, or other organization, indicate the name of the organization and responsible officer and title. If more than one party is associated with the preconstruction notification, please attach a sheet of paper with the necessary information marked Block 5.

Block 6. Address of Applicant. Please provide the full address of the party or parties responsible for the PCN. If more space is needed, attach an extra sheet of paper marked Block 6.

Block 7. Applicant's Telephone Number(s). Please provide the telephone number where you can usually be reached during normal business hours.

Blocks 8 through 11. To be completed, if you choose to have an agent.

Block 8. Authorized Agent's Name and Title. Indicate name of individual or agency, designated by you, to represent you in this process. An agent can be an attorney, builder, contractor, engineer, consultant, or any other person or organization. Note: An agent is not required.

Blocks 9 and 10. Agent's Address and Telephone Number. Please provide the complete mailing address of the agent, along with the telephone number where he / she can be reached during normal business hours.

Block 11. Statement of Authorization. To be completed by the applicant, if an agent is to be employed.

Block 12. Proposed Nationwide Permit Activity Name or Title. Please provide a name identifying the proposed NWP activity, e.g., Windward Marina, Rolling Hills Subdivision, or Smith Commercial Center.

Block 13. Name of Waterbody. Please provide the name (if it has a name) of any stream, lake, marsh, or other waterway to be directly impacted by the NWP activity. If it is a minor (no name) stream, identify the waterbody the minor stream enters.

Block 14. Proposed Activity Street Address. If the proposed NWP activity is located at a site having a street address (not a box number), please enter it in Block 14.

Block 15. Location of Proposed Activity. Enter the latitude and longitude of where the proposed NWP activity is located. Indicate whether the project location provided is the center of the project or whether the project location is provided as the latitude and longitude for each of the "corners" of the project area requiring evaluation. If there are multiple sites, please list the latitude and longitude of each site (center or corners) on a separate sheet of paper and mark as Block 15.

Block 16. Other Location Descriptions. If available, provide the Tax Parcel Identification number of the site, Section, Township, and Range of the site (if known), and / or local Municipality where the site is located.

Block 17. Directions to the Site. Provide directions to the site from a known location or landmark. Include highway and street numbers as well as names. Also provide distances from known locations and any other information that would assist in locating the site. You may also provide a description of the location of the proposed NWP activity, such as lot numbers, tract numbers, or you may choose to locate the proposed NWP activity site from a known point (such as the right descending bank of Smith Creek, one mile downstream from the Highway 14 bridge). If a large river or stream, include the river mile of the proposed NWP activity site if known. If there are multiple locations, please indicate directions to each location on a separate sheet of paper and mark as Block 17.

Block 18. Identify the Specific Nationwide Permit(s) You Propose to Use. List the number(s) of the Nationwide Permit(s) you want to use to authorize the proposed activity (e.g., NWP 29).

Block 19. Description of the Proposed Nationwide Permit Activity. Describe the proposed NWP activity, including the direct and indirect adverse environmental effects the activity would cause. The description of the proposed activity should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal. Identify the materials to be used in construction, as well as the methods by which the work is to be done.

Provide sketches when necessary to show that the proposed NWP activity complies with the terms of the applicable NWP(s). Sketches usually clarify the activity and result in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed NWP activity (e.g., a conceptual plan), but do not need to be detailed engineering plans.

The written descriptions and illustrations are an important part of the application. Please describe, in detail, what you wish to do. If more space is needed, attach an extra sheet of paper marked Block 19.

Block 20. Description of Proposed Mitigation Measures. Describe any proposed mitigation measures intended to reduce the adverse environmental effects caused by the proposed NWP activity. The description of any proposed mitigation measures should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal and to determine the need for compensatory mitigation or additional mitigation measures.

Block 21. Purpose of Nationwide Permit Activity. Describe the purpose and need for the proposed NWP activity. What will it be used for and why? Also include a brief description of any related activities associated with the proposed project. Provide the approximate dates you plan to begin and complete all work.

Block 22. Quantity of Wetlands, Streams, or Other Types of Waters Directly Affected by the Proposed Nationwide Permit Activity. For discharges of dredged or fill material into waters of the United States, provide the amount of wetlands, streams, or other types of waters filled, flooded, excavated, or drained by the proposed NWP activity. For structures or work in navigable waters of the United States subject to Section 10 of the Rivers and Harbors Act of 1899, provide the amount of navigable waters filled, dredged, or occupied by one or more structures (e.g., aids to navigation, mooring buoys) by the proposed NWP activity.

For multiple NWPs, or for separate and distant crossings of waters of the United States authorized by NWPs 12 or 14, attach an extra sheet of paper marked Block 21 to provide the quantities of wetlands, streams, or other types of waters filled, flooded, excavated, or drained (or dredged or occupied by structures, if in waters subject to Section 10 of the Rivers and Harbors Act of 1899) for each NWP. For NWPs 12 and 14, include the amount of wetlands, streams, or other types of waters filled, flooded, excavated, or drained for each separate and distant crossing of waters or wetlands. If more space is needed, attach an extra sheet of paper marked Block 22.

Block 23. Identify Any Other Nationwide Permit(s), Regional General Permit(s), or Individual Permit(s) Used to Authorize Any Part of Proposed Activity or Any Related Activity. List any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. For linear projects, list other separate and distant crossings of waters and wetlands authorized by NWPs 12 or 14 that do not require PCNs. If more space is needed, attach an extra sheet of paper marked Block 23.

Block 24. Compensatory Mitigation Statement for Losses of Greater Than 1/10-Acre of Wetlands When Pre-Construction Notification is Required. Paragraph (c) of NWP general condition 23 requires compensatory mitigation at a minimum one-for-one replacement ratio will be required for all wetland losses that exceed 1/10-acre and require pre-construction notification, unless the district engineer determines in writing that either some other form of mitigation is more environmentally appropriate or the adverse environmental effects of the proposed NWP activity are no more than minimal without compensatory mitigation, and provides an activity-specific waiver of this requirement. Describe the proposed compensatory mitigation for wetland losses greater than 1/10 acre, or provide an explanation of why the district engineer should not require wetland compensatory mitigation for the proposed NWP activity. If more space is needed, attach an extra sheet of paper marked Block 24.

Block 25. Is Any Portion of the Nationwide Permit Activity Already Complete? Describe any work that has already been completed for the NWP activity.

Block 26. List the Name(s) of Any Species Listed As Endangered or Threatened under the Endangered Species Act that Might be Affected by the Nationwide Permit Activity. If you are not a federal agency, and if any listed species or designated critical habitat might be affected or is in the vicinity of the proposed NWP activity, or if the proposed NWP activity is located in designated critical habitat, list the name(s) of those endangered or threatened species that might be affected by the proposed NWP activity or utilize the designated critical habitat that might be affected by the proposed NWP activity requires a PCN, you must provide documentation demonstrating compliance with Section 7 of the Endangered Species Act.

Block 27. List Any Historic Properties that Have the Potential to be Affected by the Nationwide Permit Activity. If you are not a Federal agency, and if any historic properties have the potential to be affected by the proposed NWP activity, list the name(s) of those historic properties that have the potential to be affected by the proposed NWP activity requires a PCN, you must provide documentation demonstrating compliance with Section 106 of the National Historic Preservation Act.

Block 28. List the Wild and Scenic River or Congressionally Designated Study River if the Nationwide Permit Activity Would Occur in such a River. If the proposed NWP activity will occur in a river in the National Wild and Scenic River System or in a river officially designated by Congress as a "study river" under the Wild and Scenic Rivers Act, provide the name of the river. For a list of Wild and Scenic Rivers and study rivers, please visit <u>http://www.rivers.gov/</u>.

Block 29. Nationwide Permit Activities that also Require Permission from the Corps Under 33 U.S.C. 408. If the proposed NWP activity also requires permission from the Corps under 33 U.S.C. 408 because it will temporarily or permanently alter, occupy, or use a Corps federal authorized civil works project, indicate whether you have submitted a written request for section 408 permission from the Corps district having jurisdiction over that project.

Block 30. Other Information Required For Nationwide Permit Pre-Construction Notifications. The terms of some of the Nationwide Permits include

additional information requirements for preconstruction notifications:

- * NWP 3, Maintenance information regarding the original design capacities and configurations of the outfalls, intakes, small impoundments, and canals.
- * NWP 31, Maintenance of Existing Flood Control Facilities -a description of the maintenance baseline and the dredged material disposal site.
- * NWP 33, Temporary Construction, Access, and Dewatering –a restoration plan showing how all temporary fills and structures will be removed and the area restored to pre-project conditions.
- * NWP 44, Mining Activities if reclamation is required by other statutes, then a copy of the final reclamation plan must be submitted with the pre-construction notification.
- * NWP 45, Repair of Uplands Damaged by Discrete Events –documentation, such as a recent topographic survey or photographs, to justify the extent of the proposed restoration.
- * NWP 48, Commercial Shellfish Aquaculture Activities –(1) a map showing the boundaries of the project area, with latitude and longitude coordinates for each corner of the project area; (2) the name(s) of the species that will be cultivated during the period this NWP is in effect; (3) whether canopy predator nets will be used; (4) whether suspended cultivation techniques will be used; and (5) general water depths in the project area (a detailed survey is not required).
- * NWP 49, Coal Remining Activities –a document describing how the overall mining plan will result in a net increase in aquatic resource functions must be submitted to the district engineer and receive written authorization prior to commencing the activity.
- * NWP 50, Underground Coal Mining Activities if reclamation is required by other statutes, then a copy of the reclamation plan must be submitted with the pre-construction notification.

If more space is needed, attach an extra sheet of paper marked Block 30.

Block 31. Signature of Applicant or Agent. The PCN must be signed by the person proposing to undertake the NWP activity, and if applicable, the authorized party (agent) that prepared the PCN. The signature of the person proposing to undertake the NWP activity shall be an affirmation that the party submitting the PCN possesses the requisite property rights to undertake the NWP activity (including compliance with special conditions, mitigation, etc.).

DELINEATION OF WETLANDS, OTHER SPECIAL AQUATIC SITES, AND OTHER WATERS

Each PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site. Wetland delineations must be prepared in accordance with the current wetland delineation manual and regional supplement published by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many wetlands, other special aquatic sites, and other waters. The 45 day PCN review period will not start until the delineation is submitted or has been completed by the Corps.

DRAWINGS AND ILLUSTRATIONS

General Information.

Three types of illustrations are needed to properly depict the work to be undertaken. These illustrations or drawings are identified as a Vicinity Map, a Plan View or a Typical Cross-Section Map. Identify each illustration with a figure or attachment number. For linear projects (e.g. roads, subsurface utility lines, etc.) gradient drawings should also be included. Please submit one original, or good quality copy, of all drawings on 8½x11 inch plain white paper (electronic media may be substituted). Use the fewest number of sheets necessary for your drawings or illustrations. Each illustration should identify the project, the applicant, and the type of illustration (vicinity map, plan view, or cross-section). While illustrations need not be professional (many small, private project illustrations are prepared by hand), they should be clear, accurate, and contain all necessary information.

ADDITIONAL INFORMATION AND REQUIREMENTS

For proposed NWP activities that involve discharges into waters of the United States, water quality certification from the State, Tribe, or EPA must be obtained or waived (see NWP general condition 25). Some States, Tribes, or EPA have issued water quality certification for one or more NWPs. Please check the appropriate Corps district web site to see if water quality certification has already been issued for the NWP(s) you wish to use. For proposed NWP activities in coastal states, state Coastal Zone Management Act consistency concurrence must be obtained, or a presumption of concurrence must occur (see NWP general condition 26). Some States have issued Coastal Zone Management Act consistency concurrence has already been issued for the NWP(s) you wish to use.