

JOINT APPLICATION  
FOR  
A DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS PERMIT,  
STATE OF GEORGIA MARSHLAND PROTECTION PERMIT,  
REVOCABLE LICENSE AGREEMENT  
AND REQUEST FOR  
WATER QUALITY CERTIFICATION  
AS APPLICABLE

INSTRUCTIONS FOR SUBMITTING APPLICATION:

Every Applicant is Responsible to Complete The Permit Application and Submit as Follows: One copy each of application, location map, drawings, copy of deed and any other supporting information to addresses 1, 2, and 3 below. If water quality certification is required, send only application, location map and drawing to address No. 4.

1. For Department of the Army Permit, mail to: Commander, Savannah District, US Army Corps of Engineers, ATTN: CESAS-RD, 100 W. Oglethorpe Avenue, Savannah, Georgia 31401-3640. Phone (912) 652-5347 and/or toll free, Nationwide 1-800-448-2402.

2. For State Permit - State of Georgia (six coastal counties only) mail to: Habitat Management Program, Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

3. For Revocable License - State of Georgia (six coastal counties plus Effingham, Long, Wayne, Brantley and Charlton counties only) - Request must have State of Georgia's assent or a waiver authorizing the use of State owned lands. All applications for dock permits in the coastal counties or for docks located in tidally influenced waters in the counties listed above need to be submitted to Real Estate Unit. In addition to instructions above, you must send two signed form letters regarding revocable license agreement to: Ecological Services Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

4. For Water Quality Certification State of Georgia, mail to: Water Protection Branch, Environmental Protection Division, Georgia Department of Natural Resources, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354 (404) 675-1631.

The application must be signed by the person authorized to undertake the proposed activity. The applicant must be the owner of the property or be the lessee or have the authority to perform the activity requested. Evidence of the above may be furnished by copy of the deed or other instrument as may be appropriate. The application may be signed by a duly authorized agent if accompanied by a statement from the applicant designating the agent. See item 6, page 2.

1. Application No. \_\_\_\_\_

2. Date \_\_\_\_\_

3. For Official Use Only \_\_\_\_\_

4. Name and address of applicant. **Joe Nicosia, St. Mary's Property Holdings, LLC, 227 W Monroe St, Ste 5000, Chicago, IL, 60606, USA**

5. Location where the proposed activity exists or will occur.

Lat. 30.7192869° Long. -81.5528700°

**Camden**

County

**Savannah**

Military District

**St Marys**

In City or Town

**S40 05 004**

Near City or Town

**~4.74 ac**

Lot Size

Subdivision

Approximate Elevation of Lo

**GA**

Lot No.

State

**St Marys River**

Name of Waterway

Name of Nearest Creek, River, Sound, Bay or Hammock

6. Name, address and title of applicant's authorized agent for permit application coordination.

Jesse Boudreaux, Staff Environmental Scientist  
850-304-4145, jesse.boudreaux@SWCA.com  
SWCA Environmental Consultants  
2008 Riverside Ave. Jacksonville, FL 32204

Statement of Authorization: I hereby designate and authorize the above named person to act in my behalf as my agent in the processing of this permit application and to furnish, upon request, supplemental information in support of this application.

  
Jesse Boudreaux (Apr 17, 2023 16:11 CDT)

Apr 17, 2023

Signature of Applicant

Date

7. Describe the proposed activity, its purpose and intended use, including a description of the type of structures, if any to be erected on fills, piles, of float-supported platforms, and the type, composition and quantity of materials to be discharged or dumped and means of conveyance. If more space is needed, use remarks section on page 4 or add a supplemental sheet. (See Part III of the Guide for additional information required for certain activities.)

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 purpose will be to provide a berth for a 110' yacht belonging to the applicant as well as providing slips for commercial use. The project will consist of removal of all unusable components and reconstruction and/or replacement of the fixed timber dock walkway, gangway ramps, piles (fender piles, dolphin piles, or any pile), handrails, floating dock systems and platforms, and reestablishment of electrical utilities.

8. Proposed use: Private  Public  Commercial  Other  (Explain)

To provide a safe and adequate point of embarkation and docking of private vessels with special regard to an approx. 130 ft long yacht.

9. Names and addresses of adjoining property owners whose property also adjoins the waterway.

Parcel # S40 05 003; 0 W St Marys St. Owner: City of St Marys, 418 Osbourne St., St Marys, GA 31558  
Parcel # S40 05 005; 401 W St Marys St. Owner: Wheeler Family Trust, PO Box 706, Bathurst NSW, 2795

10. Date activity is proposed to commence. instanter upon issuance of permit

Date activity is expected to be completed. approximately 6 months from commencement

11. Is any portion of the activity for which authorization is sought now complete  Y  N

a. If answer is "Yes", give reasons in the remarks in the remarks section.  
Indicate the existing work on the drawings.

b. If the fill or work is existing, indicate date of commencement and completion.

c. If not completed, indicate percentage completed.  
0%

12. List of approvals or certifications required by other Federal, State or local agencies for any structures, construction discharges, deposits or other activities described in this application. Please show zoning approval or status of zoning for this project.

Issuing Agency                      Type Approval                      Identification No. Date/Application                      Date/Approval

13. Has any agency denied approval for the activity described herein or for any activity directly related to the activity described herein?  
 Yes  NO (If "yes", explain).

Note: Items 14 and 15 are to be completed if you want to bulkhead, dredge or fill.

14. Description of operation: (If feasible, this information should be shown on the drawing).

a. Purpose of excavation or fill NA

1. Access channel length \_\_\_\_\_ depth \_\_\_\_\_ width \_\_\_\_\_

2. Boat basin length \_\_\_\_\_ depth \_\_\_\_\_ width \_\_\_\_\_

3. Fill area length \_\_\_\_\_ depth \_\_\_\_\_ width \_\_\_\_\_

4. Other \_\_\_\_\_ length \_\_\_\_\_ depth \_\_\_\_\_ width \_\_\_\_\_

(Note: If channel, give reasons for need of dimensions listed above.)

b. If bulkhead, give dimensions none

-- Type of bulkhead construction (material) \_\_\_\_\_

1. Backfill required: Yes \_\_\_\_\_ No \_\_\_\_\_ Cubic yards \_\_\_\_\_

2. Where obtained \_\_\_\_\_

c. Excavated material

1. Cubic yards \_\_\_\_\_

2. Type of material \_\_\_\_\_

15. Type of construction equipment to be used NA

a. Does the area to be excavated include any wetland? Yes  No

b. Does the disposal area contain any wetland? Yes  No

c. Location of disposal area NA

d. Maintenance dredging, estimated amounts, frequency, and disposal sites to be utilized: NA

e. Will dredged material be entrapped or encased? \_\_\_\_\_

f. Will wetlands be crossed in transporting equipment to project site? No

g. Present rate of shoreline erosion (if known) unknown

16. Description of Avoidance, Minimization and Compensation: Provide a brief explanation describing how impacts to waters of the United States are being avoided and minimized on the project site. Also, provide a brief description of how impacts to waters of the United States will be compensated for, or a brief statement explaining why compensatory mitigation should not be required for those impacts.

The fixed walkway across marsh is already existing and will be utilized for access from uplands. Barge and boat will be utilized for pile installation/replacement. Marshlands will not be used for any purpose during the construction process. BMP's such as turbidity curtains and petroleum booms will be used where practicable to reduce or eliminate turbidity and petroleum discharge concerns. The new floating concrete dock will replace the fixed pile supported dock present before Hurricane Irma. The proposed dock will have the same footprint and configuration as the previous dock. No fill will take place except for the de minimis impacts from pile driving. No dredging is necessary for this project.

17. Water Quality Certification: In some cases, Federal law requires that a Water Quality Certification from the State of Georgia be obtained prior to issuance of a Federal license or permit. Applicability of this requirement to any specific project is determined by the permitting Federal agency. The information requested below is generally sufficient for the Georgia Environmental Protection Division to issue such a certification if required. Any item, which is not applicable to a specific project, should be so marked. Additional information will be requested if needed.

a. Please submit the following:

1. A plan showing the location and size of any facility, existing or proposed, for handling any sanitary or industrial waste waters generally on your property.

NA The facility located on the property is connected to city sewer.

2. A plan of the existing or proposed project and your adjacent property for which permits are being requested.

See Proposed Site Map and Engineered Design Drawings

3. A plan showing the location of all points where petro-chemical products (gasoline, oils, cleaners) used and stored. Any aboveground storage areas must be diked, and there should be no storm drain catch basins within the dike areas. All valving arrangements on any petro-chemical transfer lines should be shown.

NA, Fuel/petrochemicals will not be stored or offered from this site.

4. A contingency plan delineating action to be taken by you in the event of spillage of petro-chemical products or other materials from your operation.

NA

5. Plan and profile drawings showing limits of areas to be dredged, areas to be used for placement of spoil, locations of any dikes to be constructed showing locations of any weir(s), and typical cross sections of the dikes.

NA

b. Please provide the following statements:

1. A statement that all activities will be performed in a manner to minimize turbidity in the stream.

See #16 above

2. A statement that there will be no oils or other pollutants released from the proposed activities which will reach the stream.

See #16 above

3. A statement that all work performed during construction will be done in a manner to prevent interference with any water uses. <sup>legitimate</sup> All work will be focused in and around the proposed dock footprint and all efforts will be made to avoid blockage of the navigable channel.

18. Application is hereby made for a permit or permits to authorize the activities described herein; Water Quality Certification from the Georgia Environmental Protection Division is also requested if needed. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to under take the proposed activities.

  
Joseph Micosia (Apr 17, 2023 16:11 CDT)

Signature of Applicant

19. U.S.C. Section 1001 provides that: Whoever, in any matter within the jurisdiction of any department or agency of the United States, knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations, or makes or uses false writing or document knowing same to contain any false, fictitious or fraudulent statement or entry, shall be fined no more than \$10,000 or imprisoned not more than 5 years or both.

#### PRIVACY ACT NOTICE

The Department of the Army permit program is authorized by Section 10 of the Rivers and Harbors Act of 1899, Section 404 of the Clean Water Act and Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972. These laws require permits authorizing structures and work in or affecting navigable waters of the United States, the discharge of dredged or fills material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Information provided will be used in evaluating the application for a permit. Information in the application is made a matter of public record through issuance of a public notice. Disclosure of the information requested is voluntary; however, the data requested are necessary in order to communicate with the applicant and to evaluate the permit application. If necessary information is not provided, the permit application cannot be processed nor can a permit be issued.

SUPPORTING REMARKS:

STATE OF GEORGIA

REQUEST FOR A REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANT NAME(S): Joe Nicosia

MAILING ADDRESS: St. Mary's Property Holdings, LLC 227 W Monroe St, Ste 5000, Chicago, IL, 60606, USA  
(Street) (City) (State) (Zip)

PROJECT ADDRESS/LOCATION: 307 West St. Marys St; St. Marys, GA 31558

COUNTY: Camden WATERWAY: St Marys River

LOT, BLOCK & SUBDIVISION NAME FROM DEED: Block No. 169, Parcel #S40 05 004 of the City of Saint Marys

Georgia Department of Natural Resources  
Coastal Resources Division  
One Conservation Way  
Brunswick, Georgia 31520-8687

I am requesting that I be granted a revocable license from the State of Georgia to encroach on the beds of tidewaters, which are state owned property. Attached hereto and made a part of this request is a copy of the plans and description of the project that will be the subject of such a license. I certify that all information submitted is true and correct to the best of my knowledge and understand that willful misrepresentation or falsification is punishable by law.

I understand that if permission from the State is granted, it will be a revocable license and will not constitute a license coupled with an interest. I acknowledge that this revocable license does not resolve any actual or potential disputes regarding the ownership of, or rights in, or over the property upon which the subject project is proposed, and shall not be construed as recognizing or denying any such rights or interests. I acknowledge that such a license would relate only to the property interests of the State and would not obviate the necessity of obtaining any other State license, permit, or authorization required by State law. I recognize that I waive my right of expectation of privacy and I do not have the permission of the State of Georgia to proceed with such project until the Commissioner of DNR or his/her designee has executed a revocable license in accordance with this request.

Sincerely,

By:   
Signature of Applicant

Date: Apr 17, 2023

\_\_\_\_\_  
Title, if applicable

By: \_\_\_\_\_  
Signature of Applicant

Date: \_\_\_\_\_

\_\_\_\_\_  
Title, if applicable

Attachments

# Coastal Marina, Community or Commercial Dock Checklist

(fill in the blanks as indicated or answer yes or no)

## LOCATION:

County Camden Landmarks \_\_\_\_\_  
Municipality City of Saint Marys Waterway St Marys River

## FACILITY:

Facility Type  Private \_\_\_\_\_ Public  Commercial \_\_\_\_\_ Other \_\_\_\_\_  
Dock Space \_\_\_\_\_ Leased \_\_\_\_\_ Sold \_\_\_\_\_ Rented \_\_\_\_\_ Other \_\_\_\_\_

Size of Upland Area (sq. ft.) 0.16 ac, 6969.6 sf Size of Submerged Area (sq. ft.) 5.98 ac, 260,662 sf

## WATERWAY INFORMATION:

open water \_\_\_\_\_ river  creek \_\_\_\_\_ basin \_\_\_\_\_

Tidal Range (ft. MLW) 6.5 ft Water Depth (ft. MLW) \_\_\_\_\_  
Channel Width (ft. MLW) ~1440ft MHWL-MHWL Depth of Dredging (ft. MLW) \_\_\_\_\_

Distance facility will extend into the waterway beyond MLW ~470 ft

## EXISTING OR PLANNED SERVICES IN JURISDICTION:

<input type="checkbox"/> boat ramp	<input type="checkbox"/> hoist	<input type="checkbox"/> mobile lift	<input type="checkbox"/> vessel TV hookup
<input type="checkbox"/> railway	<input type="checkbox"/> fuel	<input type="checkbox"/> propeller repair	<input type="checkbox"/> electrical repair
<input type="checkbox"/> pump-out vessels	<input type="checkbox"/> hull repair	<input type="checkbox"/> engine repair	<input checked="" type="checkbox"/> vessel electric hookup
<input type="checkbox"/> boat building	<input type="checkbox"/> ship's store	<input type="checkbox"/> dockmaster's office	<input type="checkbox"/> fire protection
<input type="checkbox"/> restrooms	<input type="checkbox"/> showers	<input type="checkbox"/> restaurant	<input type="checkbox"/> laundromat
<input type="checkbox"/> hotel	<u>2</u> # of vehicle parking spaces		<u>24</u> # of trailer parking spaces

## DREDGING/FILLING/ShORELINE STABILIZATION:

NO Will dredging be required for the access channel?  
 NO Will dredging be required for boat basin?  
 NO Is filling proposed in tidal wetlands?  
 NO Is filling proposed in open water?  
 NO Will dredge disposal sites be required?  
 NO Have future dredge disposal sites been identified?  
 NO Have future dredge spoil sites been set aside with deeds or easements?  
 NO Is shoreline stabilization proposed? If so, what type? \_\_\_\_\_  
 NO Is the project in or near a US Army Corps of Engineers maintained channel or basin with an authorization depth of 12 feet or greater? (if so, contact the Corps of Engineers)

**HABITAT/WILDLIFE/CULTURAL RESOURCES:** (contact GADNR Wildlife Resources Division, US Fish & Wildlife Service, GADNR Coastal Resources Division- Marine Fisheries, National Marine Fisheries Service OR GADNR Historic Resources)

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NO

Is this site located near a wildlife refuge, wilderness area, special management area, or other area specifically located for the protection of fish and wildlife?

If yes, what is the distance? \_\_\_\_\_

YES

**\*Is this habitat identified as "essential fish habitat"?**

Bonnethead shark, bull shark, spinner shark, tiger shark, blacktip shark, blacknose shark

NO

**Are rare, threatened, endangered or otherwise designated unique or outstanding aquatic or terrestrial species or their habitats known to be present at or near the project site?**

NO

Do oyster or clam beds occur in or near the project site or access channels?

If yes, what is the distance? \_\_\_\_\_ If yes, what is the acreage? \_\_\_\_\_

NO

**\*Is project site near active crabbing areas?**

YES

**\*Is the project site in designated bait zones?**

Bait shrimp zone

YES

**Is the project site in or near an area of historic, archeological, or scenic value?**

**If yes, explain** The site is located within the municipality of St Marys, GA which was placed on the National Register of Historic Places 5/13/1976.

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**\* GA DNR Coastal Resources Division's Marine Fisheries staff can direct the applicant to appropriate source materials.**

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City of St. Marys  
Community Development

418 Osborne Street  
St. Marys, Georgia 31558  
(912) 510-4032

February 9, 2024

Department of Natural Resources  
Coastal Resources Division  
One Conservation Way  
Brunswick, GA. 31520

Re: Zoning Certification for Parcel s40 05 004 Block 169 of St. Marys Plat Book – Intracoastal Site and Marina

This letter certifies that the above-referenced property, depicted on the attached Exhibit A, is zoned C-1. The proposed use is permitted by this zoning classification and the proposed use and the design plans attached hereto as Exhibit B are also consistent with the City of St. Marys Comprehensive Plan adopted in 2008 and updated in 2018. The proposed project is not violative of any city zoning laws or ordinances.

The City of St. Marys hereby approves the concept plans in their entirety, with the contingency of Georgia Department of Natural Resources approval.

If there are any questions regarding this approval, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jaime Stein", is written over a horizontal line.

Jaime Stein, AICP  
Community Development Director  
[Jaime.stein@stmarysga.gov](mailto:Jaime.stein@stmarysga.gov)





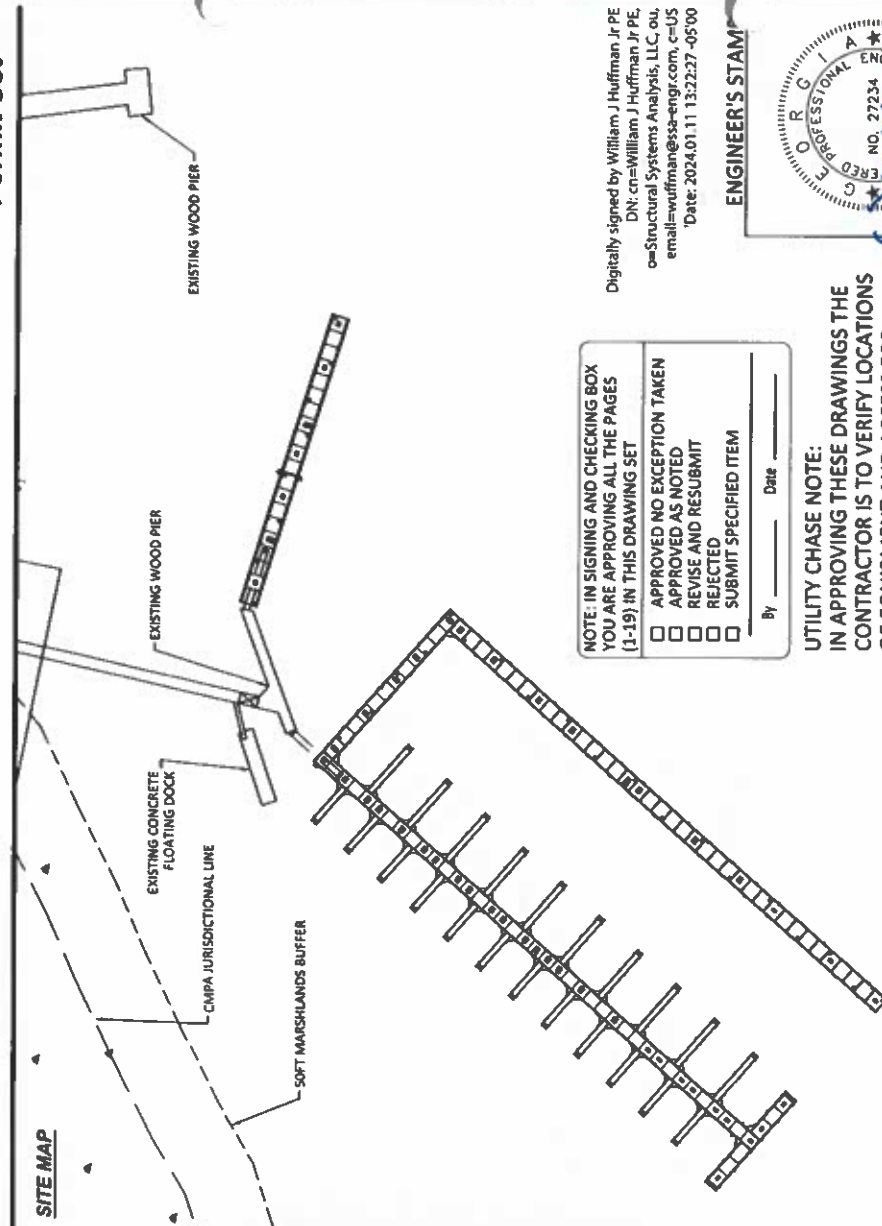
FOR PERMITTING PURPOSES ONLY-NOT FOR CONSTRUCTION

# LANG'S MARINA ST. MARY'S, GEORGIA

**UNIFLOAT®**  
Precision Engineered Flotation Systems

**WARNING:** UNIFLOAT® MARINA SYSTEMS ARE DESIGNED TO BE USED WITH UNIFLOAT® MARINA SYSTEMS. UNIFLOAT® MARINA SYSTEMS SHOULD BE HANDLED WITH CARE TO PREVENT DAMAGE TO THE WOOD TREATMENT PROCESS. UNIFLOAT® MARINA SYSTEMS SHOULD BE HANDLED WITH CARE TO PREVENT DAMAGE TO THE WOOD TREATMENT PROCESS.

**VICINITY MAP**  
SUPPORTS LOCAL NOTICE TO PUBLIC. These drawings are prepared based on aerial photos and other information available to the designer. The designer is not responsible for the accuracy of the information shown on the aerial photos. The user of these drawings is advised to verify the accuracy of the information shown on the aerial photos. The user of these drawings is advised to verify the accuracy of the information shown on the aerial photos.



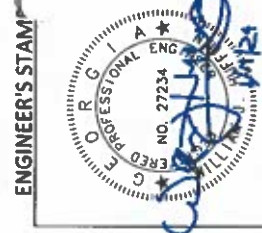
**NOTE: IN SIGNING AND CHECKING BOX YOU ARE APPROVING ALL THE PAGES (1-19) IN THIS DRAWING SET**

- APPROVED NO EXCEPTION TAKEN
- APPROVED AS NOTED
- REVISE AND RESUBMIT
- REJECTED
- SUBMIT SPECIFIED ITEM

By \_\_\_\_\_ Date \_\_\_\_\_

**UTILITY CHASE NOTE:**  
IN APPROVING THESE DRAWINGS THE CONTRACTOR IS TO VERIFY LOCATIONS OF EQUIPMENT AND ACCESS FOR UTILITIES.  
APPROVED DRAWINGS WILL BE FABRICATED ACCORDINGLY.

Digitally signed by William J Huffman Jr PE  
DN: cn=William J Huffman Jr PE,  
o=Structural Systems Analysis, LLC, ou,  
email=wjuffman@ssa-eng.com, c=US  
Date: 2024.01.11 13:22:27 -05'00



THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPERTY OF BELLINGHAM MARINE. IT IS NOT TO BE COPIED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION FROM BELLINGHAM MARINE. UNIFLOAT® MARINA SYSTEMS, INC. BELLINGHAM MARINE INDUSTRIES, INC.

PROJECT NUMBER: 6291		PROJECT TITLE: LANG'S MARINA ST. MARY'S, GEORGIA	
ENGINEER / DESIGNER: WH		PROJECT MANAGER: MG	
CHECKED BY: EC		DRAWING: T1	
SCALE: 1"=70'		SHEET SIZE: 11" x 17"	
DRAWN BY: MR		DATE: 1/17/23	
SHEET NO.: 3		OF 19	

NO.	DATE	DESCRIPTION	REVISIONS



**PROJECT DESCRIPTION**  
CONSTRUCTING NEW FLOATING DOCK SYSTEM AS FOLLOWS:  
1. DESIGN, PROCUREMENT, & MANUFACTURE OF NEW DOCK.

**CONTACT INFORMATION**

**SUPPLIER:**  
UNIFLOAT MARINA SYSTEMS, INC. (US)  
ATTN: RIT PRATT, CRITICAL MANAGER  
1813 DENNIS ST., 32509  
JACKSONVILLE, FL 32218  
TEL: 904-254-3400

**UNIFLOAT DESIGNER:**  
STRUCTURAL SYSTEMS ANALYSIS, LLC (SSA)  
ATTN: WILLIAM J. HUFFMAN JR. P.E.  
1000 W. HARRIS BLVD., SUITE 200  
F.O. BOX 67, BOZAMAN, N.C. 28727  
TEL: 817-664-7174

**CONTRACTOR:**  
UNIFLOAT MARINA SYSTEMS, INC. (US)  
ATTN: JAM HOLLOWAY  
100 N. ALABAMA AVE  
WASHINGTON, GA 30691

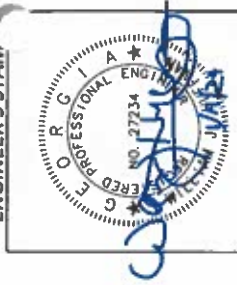
**BELLINGHAM MARINE INDUSTRIES, INC. (BT)**  
1813 DENNIS ST., GENERAL MANAGER  
JACKSONVILLE, FL 32218

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INDEX		
REV. STATUS	DRAWING SHEET NO.	DRAWING DESCRIPTION
	T1	TITLE SHEET
	10K1	INDEX SHEET
	G1	GENERAL NOTES
1	P1	PILE DESIGN
	O1	LAYOUT
	P1	PILE LAYOUT
1	U1	UTILITY LAYOUT
	H1	HYDROGRAPHIC SURVEY
	A2	DETAILS
	A3	DETAILS
	A4	DETAILS
	A5	DETAILS
1	A6	DETAILS
	A6.1	DETAILS
	A7	DETAILS
	A7.1	DETAILS
	A7.2	DETAILS
	S1	STEEL FABRICATION DETAILS
	C1	CONTOUR DETAIL
	C2	CONTOUR DETAIL

- REVISION LOG:
1. LIGHT POLE LOCATIONS ADDED TO SHEETS 4, 7, AND 16 (1-9-24)
  2. SHEET 4 PILE DESIGN DATUM CHANGED PER ENGINEER (1-9-24)
  3. LIGHT DETAIL ADDED TO SHEET 12 (1-9-24)

ENGINEER'S STAMP



1	1-9-24	REVISED INDEX SHEET REVISION LOG FOR REVISION DETAILS	WH	<p>THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPERTY OF BELLINGHAM MARINE, INC. AND SHALL NOT BE COPIED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PRIOR WRITTEN PERMISSION FROM BELLINGHAM MARINE, INC. UNLESS OTHERWISE INDICATED.</p>	<p>PROJECT NUMBER: 6291</p> <p>ENGINEER / DESIGNER: WH</p> <p>PROJECT MANAGER: IMG</p> <p>CHECKED BY: EC</p>	<p>SCALE: AS SHOWN (SHEET SIZE 11" x 17")</p> <p>DRAWN BY: WH</p> <p>DATE: 11/29/23</p> <p>DRAWING: 10K1</p> <p>SHEET NO.: 2 of 19</p>
				<p>LANG'S MARINA ST. MARY'S, GEORGIA</p> <p>INDEX</p>		
IND.	DATE	DESCRIPTION				
REVISIONS						



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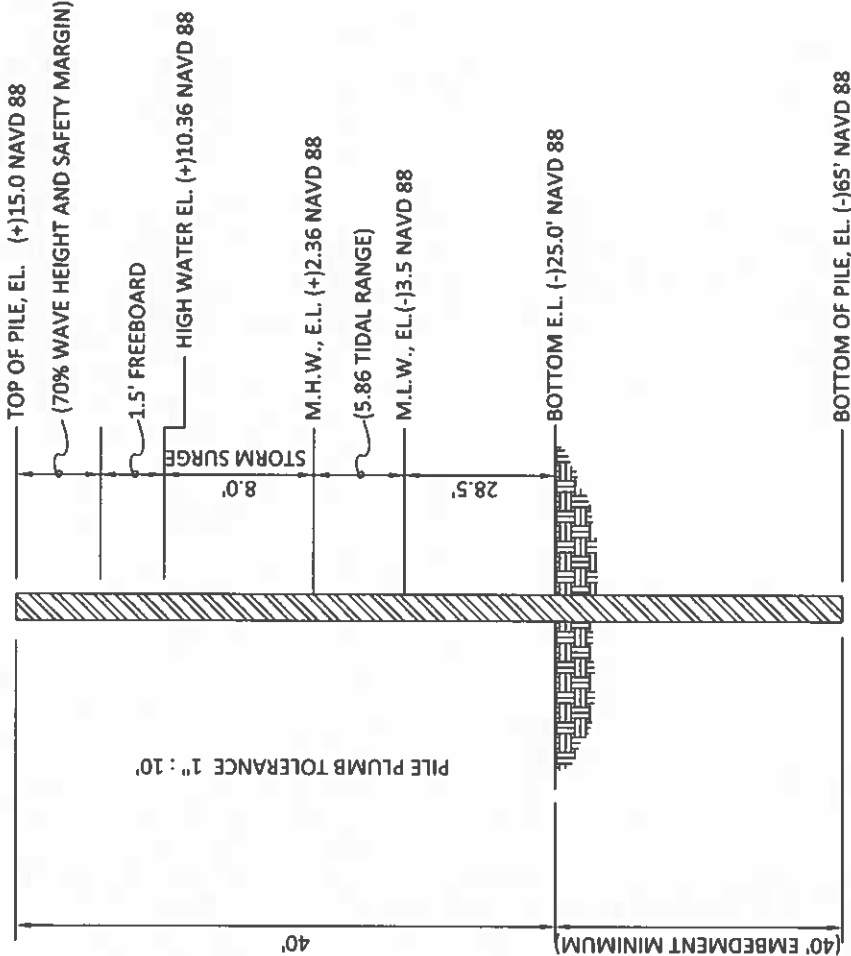
GENERAL NOTES		ABBREVIATIONS		ENGINEER'S STAMP	
<p>WHEN THESE DRAWINGS AND DESIGN ARE BASED ON A "PROPOSED SURVEY", IT IS ADVISABLE TO HAVE AN ACTUAL "AS BUILT SURVEY" PRIOR TO EARLY PRODUCTION. RELEASE BASED ON A PROPOSED SURVEY IS THE CUSTOMER'S RESPONSIBILITY.</p> <p>CAUTION: FLOAT SYSTEMS ARE UNSTABLE WHEN PLACED IN WATER PRIOR TO ASSEMBLY IN THEIR FINAL POSITION. SUBMERGIBLES SHOULD BE HANDLED WITH CARE DURING INSTALLATION AND SHOULD NEVER BE STOOD ON UNTIL AFTER PRIOR TO FINISHED ASSEMBLY.</p> <p>WARNING: BELLINGHAM MARINE INDUSTRIES, INC. HAS BEEN NOTIFIED BY ITS WOOD PRESERVERS THAT THE CHEMICALS USED IN THE WOOD TREATMENT PROCESS ARE KNOWN TO CAUSE CANCER.</p> <p>NOTE: PVC SLEEVES CAST INTO FLOAT MODULES ARE NOT CONTINUOUS THRU THE ASSEMBLED DOCK. THERE IS A 3/16" APPROXIMATE GAP BETWEEN FLOAT MODULES. THIS SYSTEM IS DESIGNED TO PROVIDE ONLY A SLEEVE FOR WHATEVER WIRING/CONDUIT SYSTEM IS REQUIRED BY THE ELECTRICAL SYSTEM DESIGNER AND LOCAL CODE AUTHORITY.</p> <p>NOTE: STEEL WELDMENTS ARE HOT DIPPED GALVANIZED (HDG) AFTER FABRICATION. ALL NUTS, BOLTS, AND WASHERS WILL BE A307 HDG STEEL OR STAINLESS STEEL GRADE 316. THE GALVANIZED COATING ON HDG STEEL PARTS IS A MINIMUM OF 0.015 INCHES THICK. THE GALVANIZED COATING ON HDG STEEL PARTS IS A SALTWATER, AND HAVE A LIFE EXPECTANCY OF 5 TO 10 YEARS. ROUTINE MAINTENANCE AND/OR REPLACEMENT WILL BE REQUIRED.</p>		<p>Percent Plus or Minus Plate Pounds per Cubic Foot Point of Connection P.O.C. P.S.I. P.T. Pounds per Square Inch Pressure Treated Polyvinyl Chloride Plate Plate Washer Quantity Reinforced, reinforcement Required Square Square Washer Square Foot S.F. Square Foot Similar Sheet S.S. Stainless Steel Top of Concrete T.O.C. Top of Slope T.O.S. Tube Steel Typical TYP. Thick THK. Unless Otherwise Noted Ultra High Molecular Weight UPHMW VERT. Vertical W.W.F. Welded Wire Fabric W.W.M. Welded Wire Mesh w/ with Wide, Width W. X.H.W. Extreme High Water X.L.W. Extreme Low Water</p>		<p>ENGINEER'S STAMP</p>	
<p>GENERAL NOTES</p>		<p>and at Army Corps of Engineers Aluminum Anti-Skid Carriage Bolt Center Line Center to Center Cubic Foot/feet Cast in Place Clear Clead Washer Concrete Continuous Cubic Yard Degrees Douglas Fir DWG Dead Load Detail Diameter ELEV. or EL Elevation Existing Each Fabrication F.B. Flat Bar Flat Head Fiber Reinforced Polymer Foot Flat Washer Gage Galvanized Globe Laminated Beam Heavy Duty Hot Dip Galvanized High Density Polyethylene Hardware Hex Nut Inch(es) Inch(es) LBS. or # Laminated Linear/lineal Long Live Load Lock Washer Lower Low Water Maximum Machine Bolt Medium Density Polyethylene Manufacturer Millimeter Minimum Not in Contract Number New Not To Scale Overall On Center Opposite</p>		<p>SCALE: AS SHOWN (SHEET SIZE 11" x 17") DRAWN BY: MR DATE: 11/28/73 DRAWING 01 SHEET NO. 3 of 19</p>	
<p>PROJECT NUMBER: 6291 ENGINEER / DESIGNER: WH PROJECT MANAGER: MG CHECKED BY: EE</p>		<p>LANG'S MARINA ST. MARYS, GEORGIA GENERAL NOTES</p>			
<p>THE DRAWING CONTAINS INFORMATION WHICH IS THE PROPERTY OF BELLINGHAM MARINE INDUSTRIES, INC. AND SHALL NOT BE COPIED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION FROM BELLINGHAM MARINE INDUSTRIES, INC. UNLESS OTHERWISE INDICATED THEREON.</p>		<p>BELLINGHAM MARINE® THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER</p>			
<p>NO. DATE DESCRIPTION REVISIONS</p>		<p>REVISIONS</p>			

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DESIGN CRITERIA: THE UNIFLOAT SYSTEM PROPOSED AND WARRANTED HEREIN IS BASED UPON THE FOLLOWING DESIGN CRITERIA:

**Lang's Marina West Criteria**

- Maximum Wind Speed Occupied - 72 MPH - (ASCE 7-16; 3 second gust)
- Maximum Wind Speed Unoccupied - 90 MPH - (ASCE 7-16; 3 second gust)
- Largest Average Vessel - 40 feet (Maximum 50% Occupied with 15% Shielding allowed)
- Largest Single Vessel - 120 feet (Not Occupied during Storm Conditions)
- Layout of Decks - As supplied by Owner (With Main Tree and Side Tie Decks)
- Storm Duration - 2.0 Hour Maximum
- Anticipated Surge - (+/-) 8.0 feet above 100 year flood elevation
- Top of Pile Elevation - (+)15.0 NAVD 88
- Existing Bottom Depth - (+/-) -25.0 NAVD 88 (Owner to provide hydrographic survey) <sup>REV 1</sup>
- Occupied Wave at Site - 1.5 feet / 2.0 second period (As estimated from local conditions on site - Owner is responsible for wind/wave study to verify conditions)
- Boat Wake - Not greater than governing wave
- Current - 3.0 FPS Occupied
- Pile Type - 16"Ø Steel Pipe Pile - 1/2" wall ASTM A-252 Grade 3 (50 ksi Minimum) with 45' Coal Tar Epoxy Coating 16 MIL DFT or 18" HDPE Pipe or 18" x 18" prestressed concrete with 12 each 1/2" LoLax strands stressed to 36,800 lbs and 7,500 psi concrete with DCI Corrosion Inhibitor at 3.0 gal/yd
- Suggested Layout of Piling - Included on Layout Plan
- Size of Deck Walkers Required - Double 4" x 12" SYP with single rods - 16 rods per 10' float and SM/SP for 0810 and 1010 modules
- Size of SPF Deck Walkers Required - Single 4" x 10" SYP with 4 single rods per water joints
- Number of 16"Ø Steel - 52 each Total on Main Tree and 300' & 200' Side Tie Decks
- Length of Piling - 80 feet assumed for all docks (Need Geotechnical Information)
- Depth of Required Penetration - 40 feet (Owner to Provide Geotechnical Study)
- Freeboard - 18 inches at Tree and 24" Side Tie under dead load only - 30 PSF Live Load
- Proposed 2 each 6' x 40' gangways with 50 PSF LL and L/180 deflection limited



TOTAL LENGTH OF PILE, L = 80'

ENGINEER'S STAMP

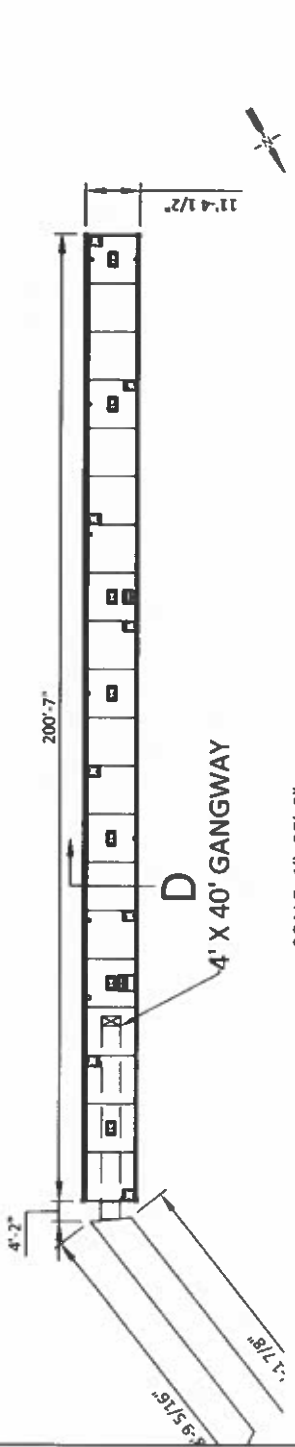


NO.	DATE	DESCRIPTION
REVISIONS		
1	1-9-24	EXISTING BOTTOM DEPTH CHANGED TO 25'-0" NAVD 88
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<p><b>Bellingham MARINE</b> THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER</p>		
<p>PROJECT NUMBER: 6291 ENGINEER / DESIGNER: WH PROJECT MANAGER: MAG CHECKED BY: EC</p>		
<p>LANG'S MARINA ST. MARY'S, GEORGIA PILE DESIGN</p>		
<p>SCALE: AS SHOWN SHEET SIZE 11" x 17" DRAWN BY: MR DATE: 1/7/23 DRAWING P1 SHEET NO. 4 of 19</p>		

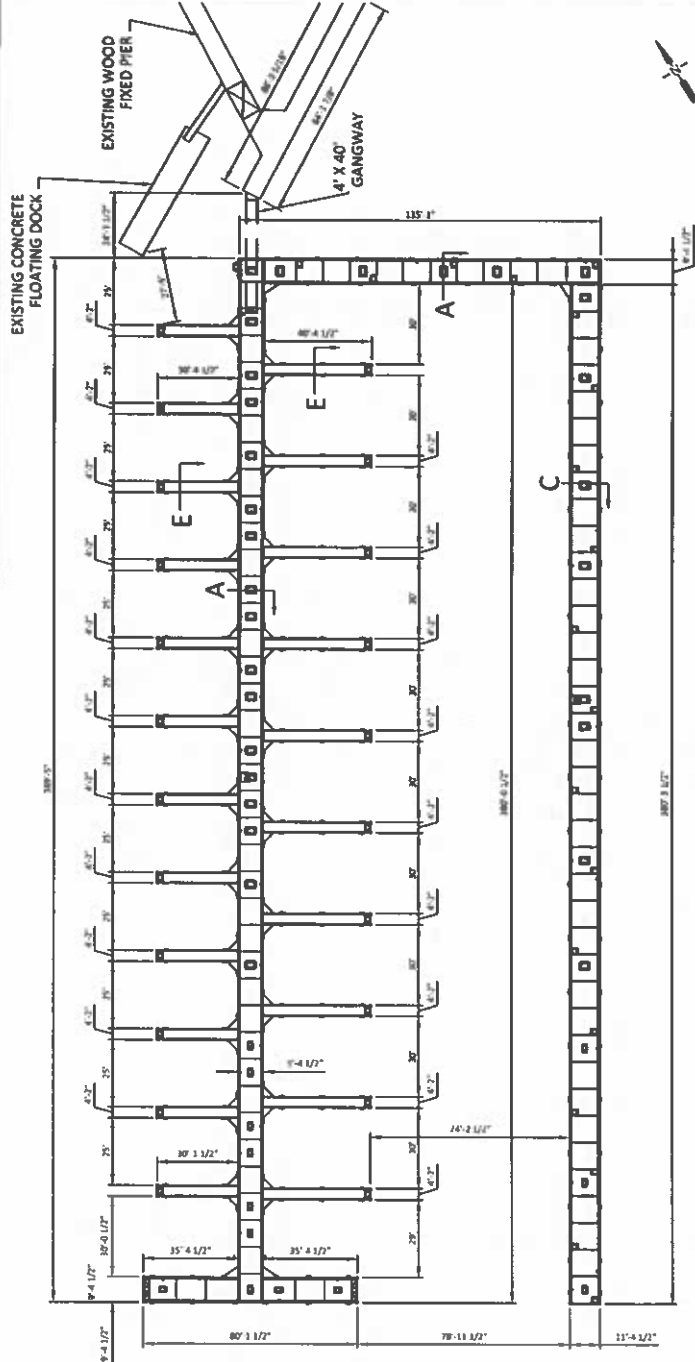


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15,687 TOTAL CONSTRUCTION SF



SCALE: 1"=25'-0"



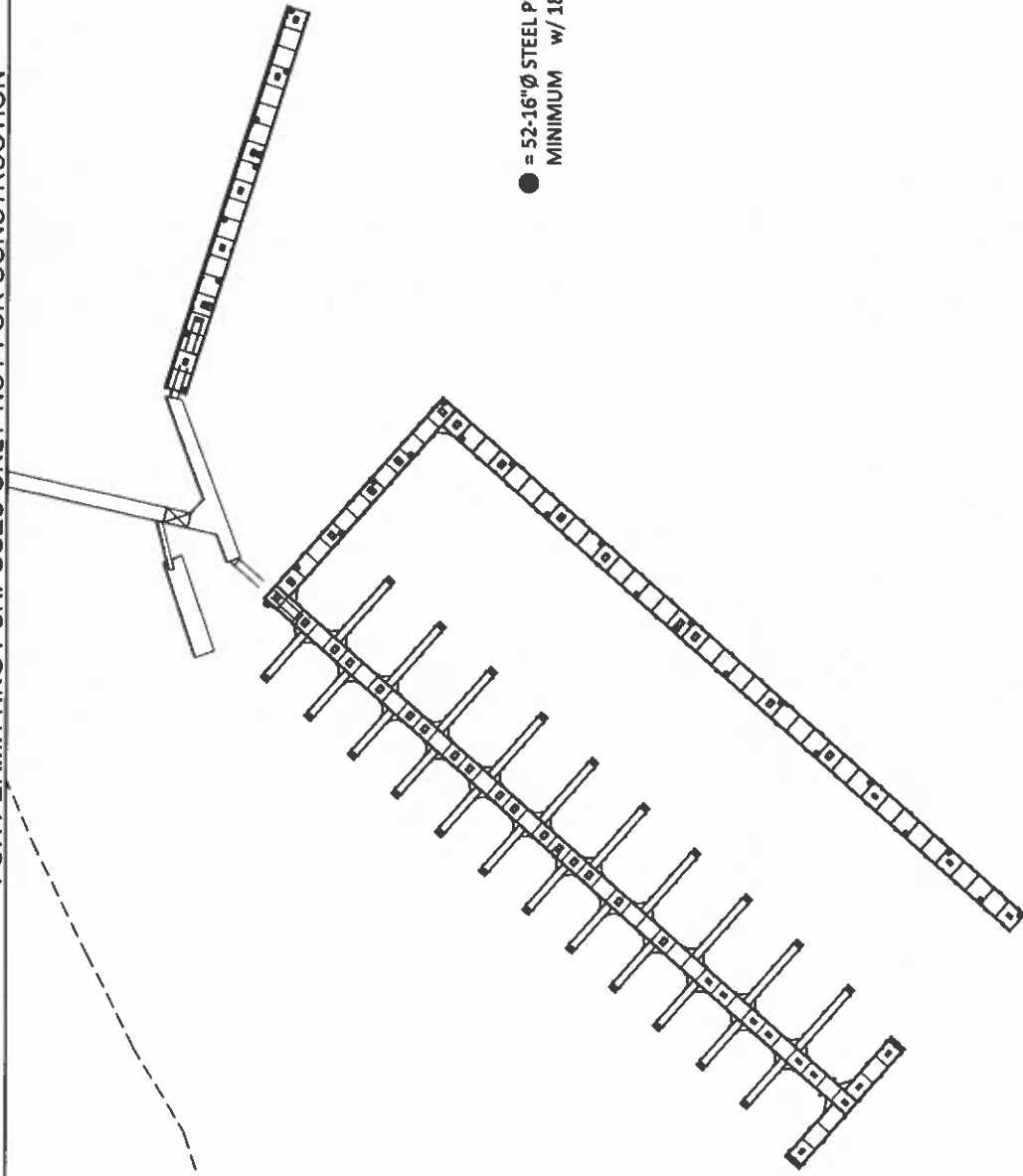
ENGINEER'S STAMP



SCALE: 1"=45'-0"

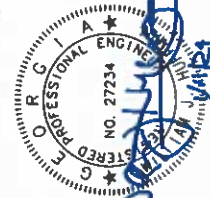
<p>THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPERTY OF BELLINGHAM MARINE INDUSTRIES, INC. AND SHALL NOT BE COPIED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION FROM BELLINGHAM MARINE INDUSTRIES, INC. BELLINGHAM MARINE INDUSTRIES, INC.</p>		<p>PROJECT NUMBER: 6291</p> <p>ENGINEER / DESIGNER: WH</p> <p>PROJECT MANAGER: MG</p> <p>CHECKED BY: EC</p>	<p>SCALE: VARIES (SHEET SIZE 11" x 17")</p> <p>DRAWN BY: MR</p> <p>DATE: 11/29/23</p> <p>DRAWING ON:</p> <p>SHEET NO. 5 of 19</p>
<p><b>Bellingham MARINE</b></p> <p>THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER</p>		<p>LANG'S MARINA ST. MARY'S, GEORGIA</p> <p>LAYOUT</p>	
NO.	DATE	DESCRIPTION	REVISIONS

FOR PERMITTING PURPOSES ONLY-NOT FOR CONSTRUCTION



● = 52-16"Ø STEEL PIPE PILE -1/2" WALL ASTM A-252 GRADE 3 (50 ksi MINIMUM w/ 18"Ø HDPE PILE SLEEVE

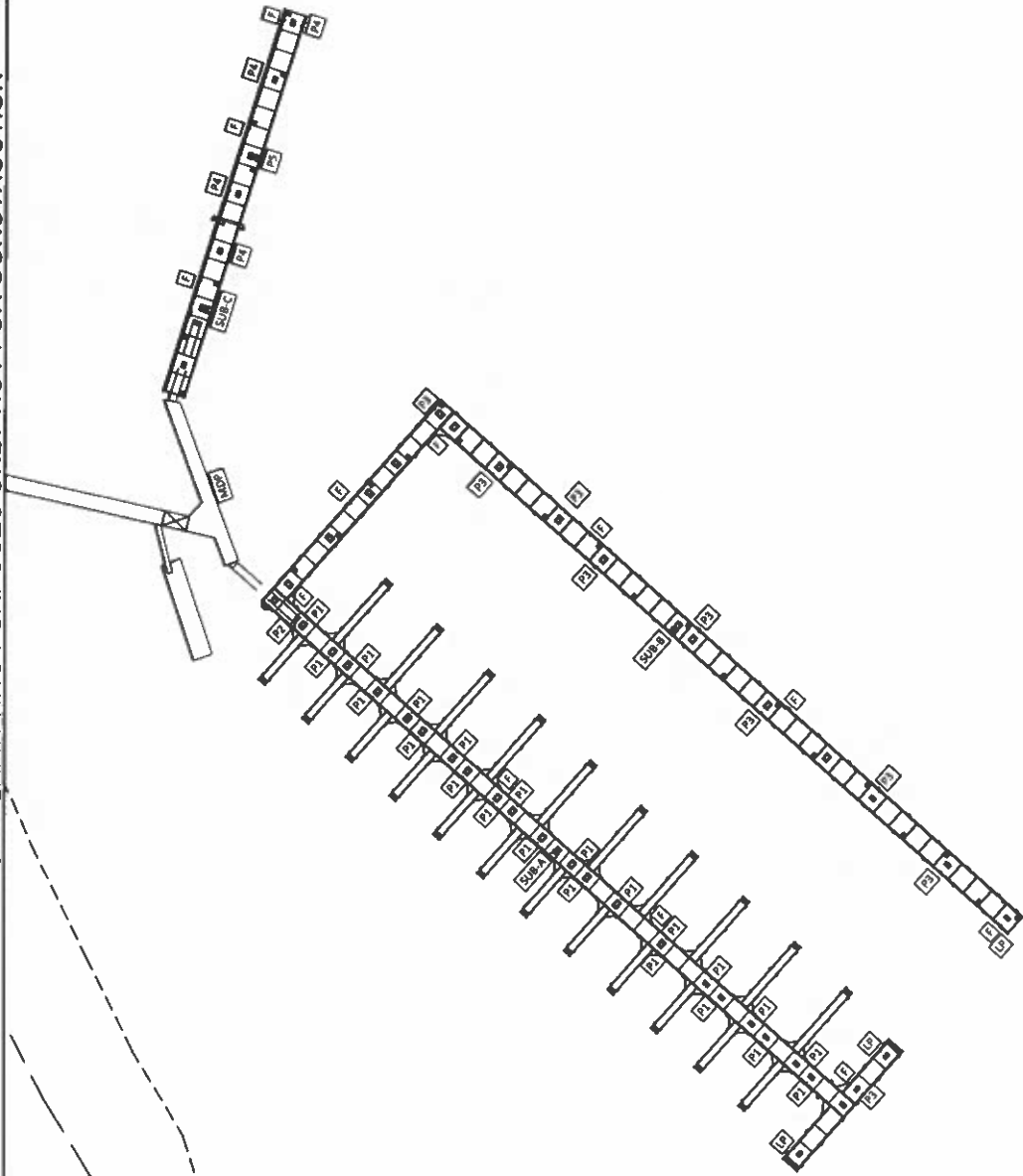
ENGINEER'S STAMP



<p>SCALE: 1"=40' (SHEET SIZE 11" x 17")</p> <p>DRAWN BY: MR</p> <p>DATE: 11/29/23</p> <p>DRAWING: PLS</p> <p>SHEET NO.: 6 of 19</p>		<p>PROJECT NUMBER: 6291</p> <p>ENGINEER / DESIGNER: WJN</p> <p>PROJECT MANAGER: MG</p> <p>CHECKED BY: EC</p>		<p>LANG'S MARINA ST. MARYS, GEORGIA</p> <p>PILE LAYOUT</p>	
<p>THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPERTY OF BELLINGHAM MARINE. IT IS NOT TO BE COPIED, REPRODUCED OR MADE AVAILABLE TO THIRD PARTIES WITHOUT WRITTEN PERMISSION FROM BELLINGHAM MARINE, INC. UNLESS OTHERWISE INDICATED BY BELLINGHAM MARINE INDUSTRIES, INC.</p>					
<p><b>Bellingham MARINE</b> THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER</p>					
<p>NO. DATE DESCRIPTION BY REVISIONS</p>					



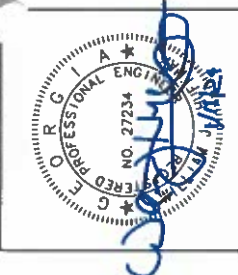
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CLIENT TO PROVIDE LOCATION AND QUANTITY OF UTILITIES		
QTY.	SYMBOL	SPECS
	P1	HARBOR LIGHT
	P2	HARBOR LIGHT
	P3	HARBOR LIGHT
	P4	HARBOR LIGHT
	P5	COMMANDER
	F	FIRE RISER
	SUB-A	GTX UNIT SUBSTATION
	SUB-B	GTX UNIT SUBSTATION
	SUB-C	GTX UNIT SUBSTATION
	MDP	MAIN DISCONNECT
	LP	LIGHT POLE

REV 1

ENGINEER'S STAMP



SCALE: 1"=40'	SHEET SIZE 11" x 17"
DRAWN BY: WR	
DATE: 11/28/73	
DRAWING: UJ	
SHEET NO.: 7	of 19

LANGS MARINA ST. MARYS, GEORGIA	
UTILITY LAYOUT	

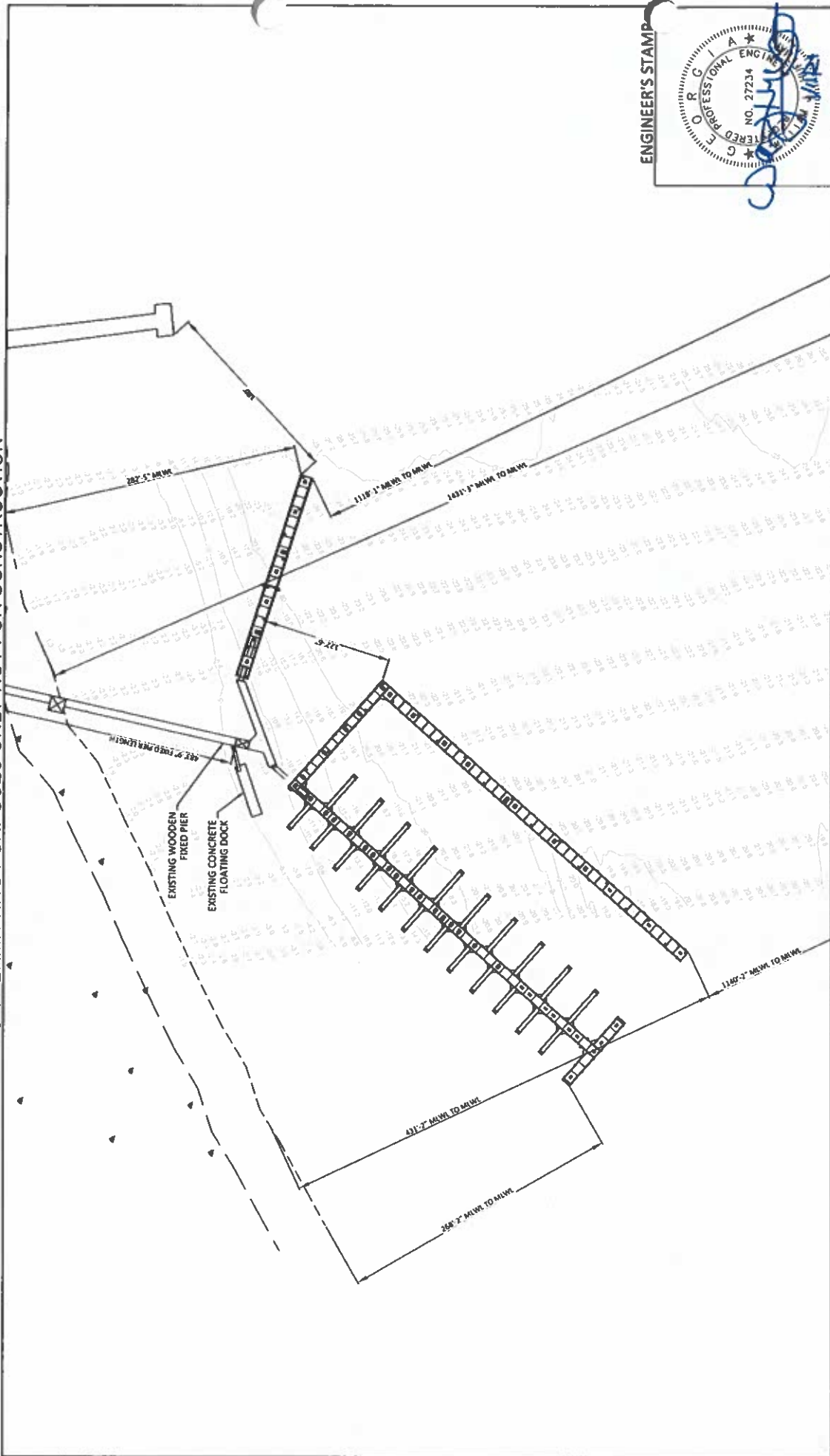
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ENGINEER / DESIGNER: WJH
PROJECT MANAGER: AMG
CHECKED BY: EC

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**Belingham**  
**MARINE**  
THE WORLD'S MOST  
EXPERIENCED  
MARINA BUILDER

NO.	DATE	DESCRIPTION	REVISIONS

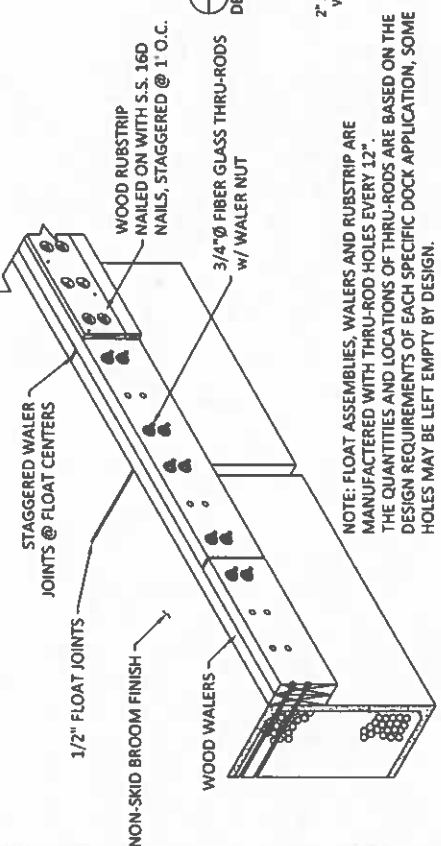
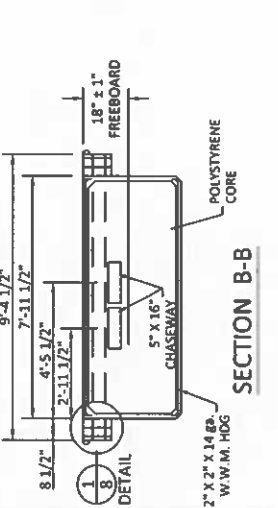
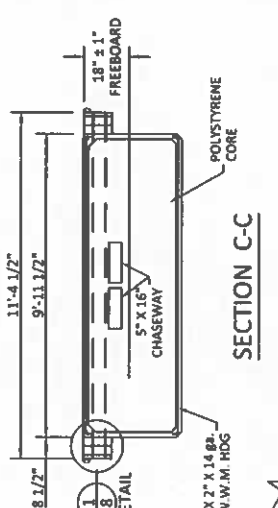
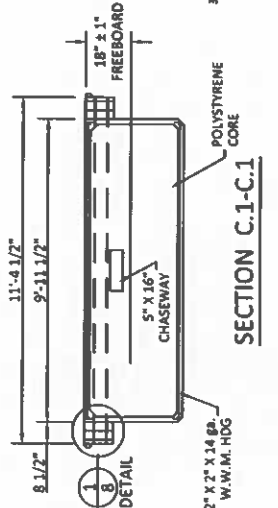
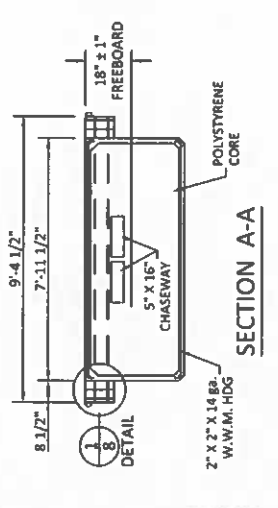
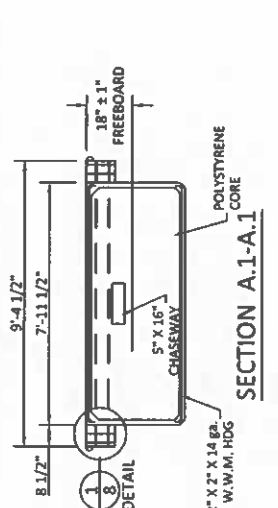
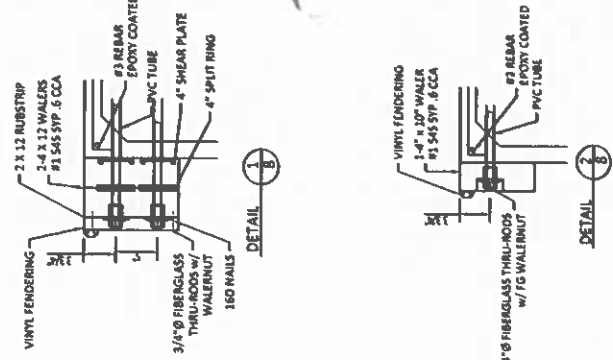
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ENGINEER'S STAMP  
 PROFESSIONAL ENGINEER  
 NO. 27234  
 REGISTERED  
 STATE OF GEORGIA

SCALE: 1"=80' SHEET SIZE 11" x 17"	
DRAWN BY: MR	
DATE: 11/29/23	
DRAWING: #1	
SHEET NO.: 7.3 of 19	
<b>LANGS MARINA                  ST. MARY'S, GEORGIA                  HYDROGRAPHIC SURVEY</b>	
PROJECT NUMBER: <b>6291</b>	ENGINEER / DESIGNER: VLN
PROJECT MANAGER: IMG	CHECKED BY: EC
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<b>Bellingham MARINE</b> THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER	
NO.	DATE
DESCRIPTION REVISIONS	

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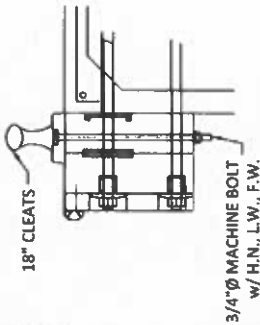


NOTE: FLOAT ASSEMBLIES, WALTERS AND RUBSTRIP ARE MANUFACTURED WITH THRU-ROD HOLES EVERY 12". THE QUANTITIES AND LOCATIONS OF THRU-RODS ARE BASED ON THE DESIGN REQUIREMENTS OF EACH SPECIFIC DOCK APPLICATION, SOME HOLES MAY BE LEFT EMPTY BY DESIGN.



<p>SCALE: AS SHOWN SHEET SIZE 11" x 17"</p>			
<p>DRAWN BY: MR</p>			
<p>DATE: 11/29/23</p>			
<p>DRAWING: A2</p>			
<p>SHEET NO.: 8 of 18</p>			
<p>LANGS MARINA ST. MARYS, GEORGIA</p>			
<p>DETAILS</p>			
<p>PROJECT NUMBER: 6291</p>			
<p>ENGINEER / DESIGNER: WH</p>			
<p>PROJECT MANAGER: MG</p>			
<p>CHECKED BY: EC</p>			
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<p><b>Bellingham</b> MARINE</p>			
<p>THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER</p>			
NO.	DATE	DESCRIPTION	REVISIONS

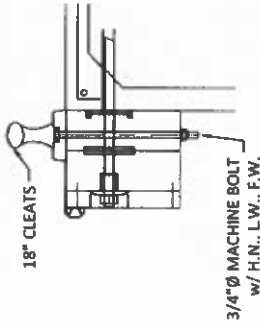
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18" CLEATS  
3/4" Ø MACHINE BOLT  
w/ H.N., L.W., F.W.

CLEAT ATTACHMENT DETAIL

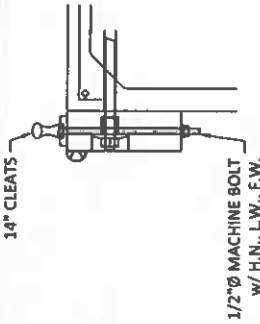
- NOTES:
1. CLEATS ARE INSTALLED ON INSIDE WALER
  2. CLEATS AT THE END SHALL BE INBOARD OF THE LAST THRU ROD
  3. AVOID LOCATING CLEATS AT FLOAT JOINTS
  4. CLEATS SHALL BE 6" MIN FROM NEAREST WOOD SPLICE



18" CLEATS  
3/4" Ø MACHINE BOLT  
w/ H.N., L.W., F.W.

CLEAT ATTACHMENT DETAIL

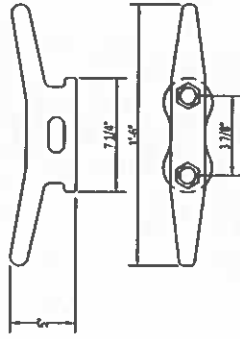
- NOTES:
1. CLEATS ARE INSTALLED ON INSIDE WALER
  2. CLEATS AT THE END SHALL BE INBOARD OF THE LAST THRU ROD
  3. AVOID LOCATING CLEATS AT FLOAT JOINTS
  4. CLEATS SHALL BE 6" MIN FROM NEAREST WOOD SPLICE



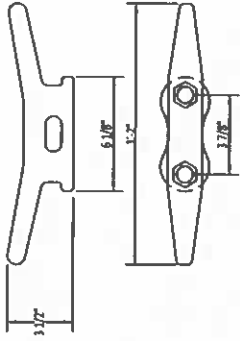
14" CLEATS  
1/2" Ø MACHINE BOLT  
w/ H.N., L.W., F.W.

CLEAT ATTACHMENT DETAIL

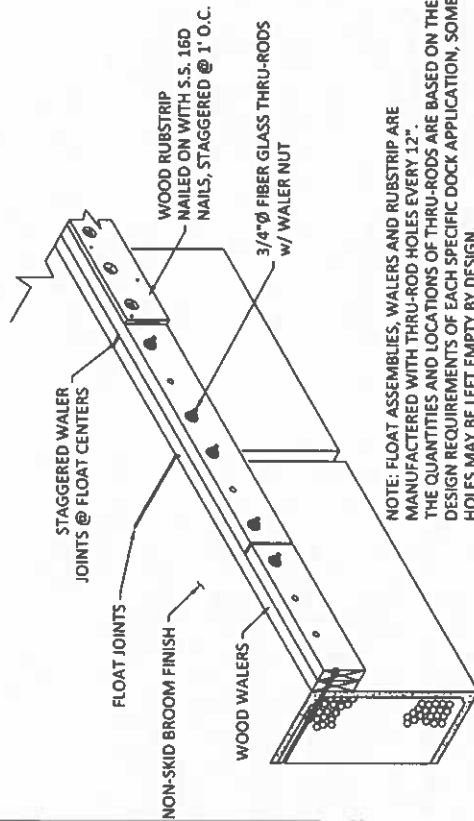
- NOTES:
1. CLEATS ARE INSTALLED ON INSIDE WALER
  2. CLEATS AT THE END SHALL BE INBOARD OF THE LAST THRU ROD
  3. AVOID LOCATING CLEATS AT FLOAT JOINTS
  4. CLEATS SHALL BE 6" MIN FROM NEAREST WOOD SPLICE



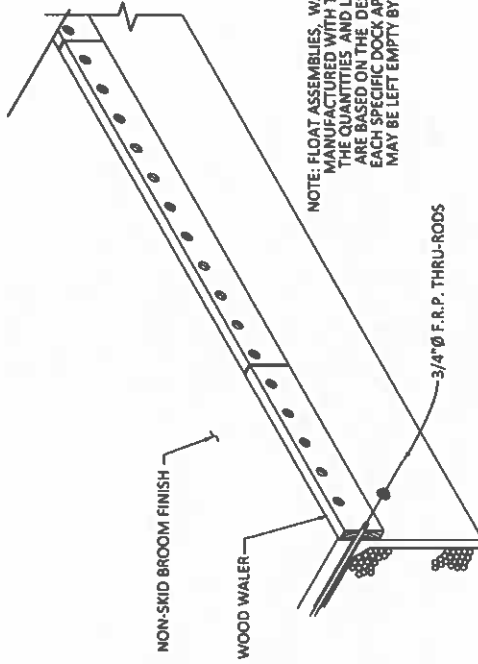
14" GALVANIZED CLEAT



18" GALVANIZED CLEAT



NOTE: FLOAT ASSEMBLIES, WALERS AND RUBSTRIP ARE MANUFACTURED WITH THRU-ROD HOLES EVERY 12". THE QUANTITIES AND LOCATIONS OF THRU-RODS ARE BASED ON THE DESIGN REQUIREMENTS OF EACH SPECIFIC DOCK APPLICATION, SOME HOLES MAY BE LEFT EMPTY BY DESIGN.



NOTE: FLOAT ASSEMBLIES, WALERS AND RUBSTRIP ARE MANUFACTURED WITH THRU ROD HOLES EVERY 12". THE QUANTITIES AND LOCATIONS OF THRU RODS ARE BASED ON THE DESIGN REQUIREMENTS OF EACH SPECIFIC DOCK APPLICATION, SOME HOLES MAY BE LEFT EMPTY BY DESIGN.

FLOAT ASSEMBLY DETAIL

FLOAT ASSEMBLY DETAIL

ENGINEER'S STAMP

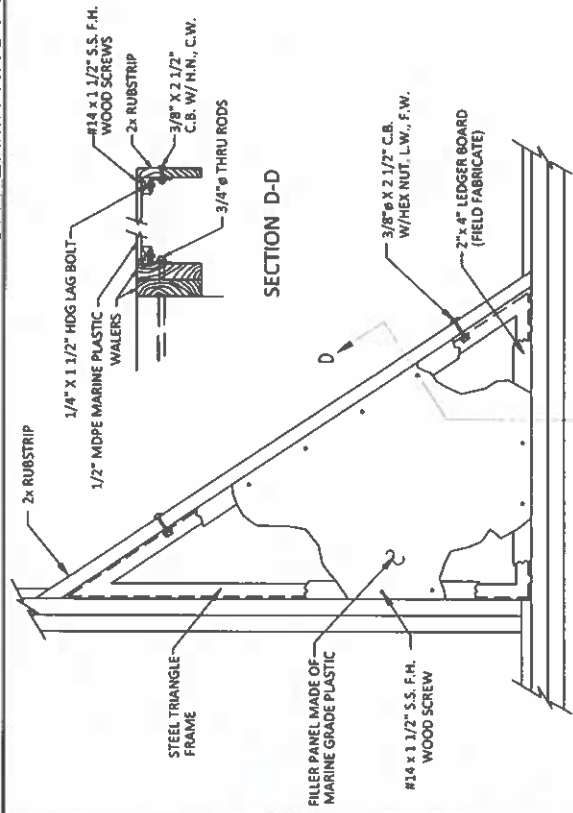


NO.	DATE	DESCRIPTION	REVISIONS

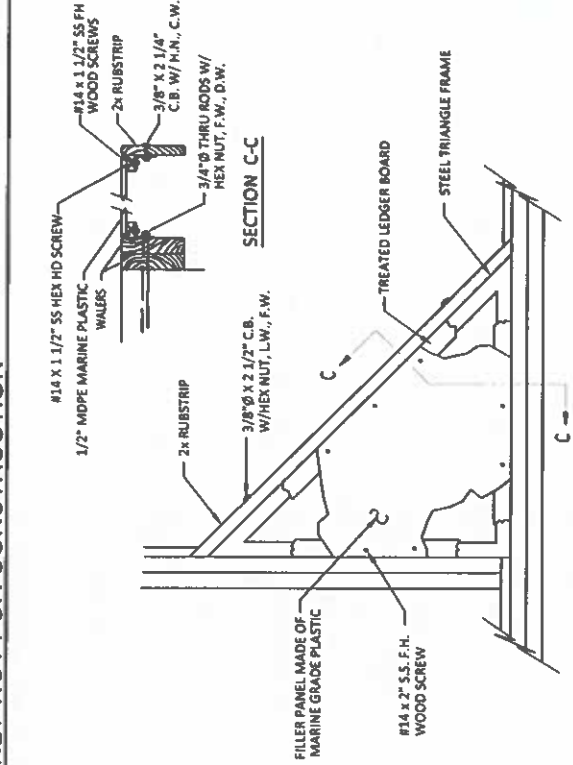
  

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<p>SCALE AS SHOWN SHEET SIZE 11" x 17"</p> <p>DRAWN BY: MR</p> <p>DATE: 11/7/23</p> <p>DRAWING: AJ</p> <p>SHEET NO. 9 of 19</p>		

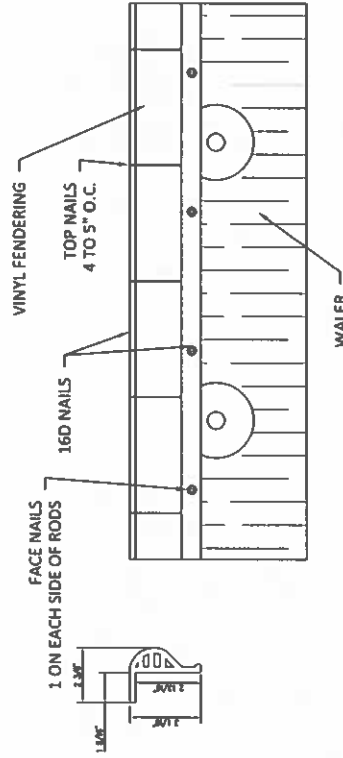
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4' X 6' TRI FRAME DETAIL



4' X 4' TRIANGLE FRAME DETAIL



VINYL FENDERING NAIL PATTERN



SCALE: AS SHOWN  
SHEET SIZE 11" x 17"  
DRAWN BY: MR  
DATE: 11/29/23  
DRAWING: 44  
SHEET NO.: 39 of 18

PROJECT NUMBER:  
**6291**  
ENGINEER / DESIGNER:  
WH  
PROJECT MANAGER:  
MG  
CHECKED BY:  
EL

LANGS MARINA  
ST. MARY'S, GEORGIA  
DETAILS

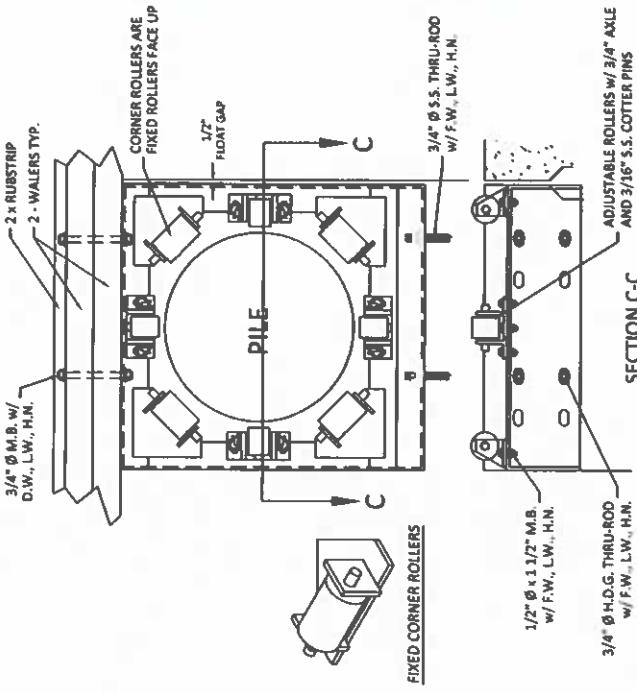
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**Bellingham MARINE**  
THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER

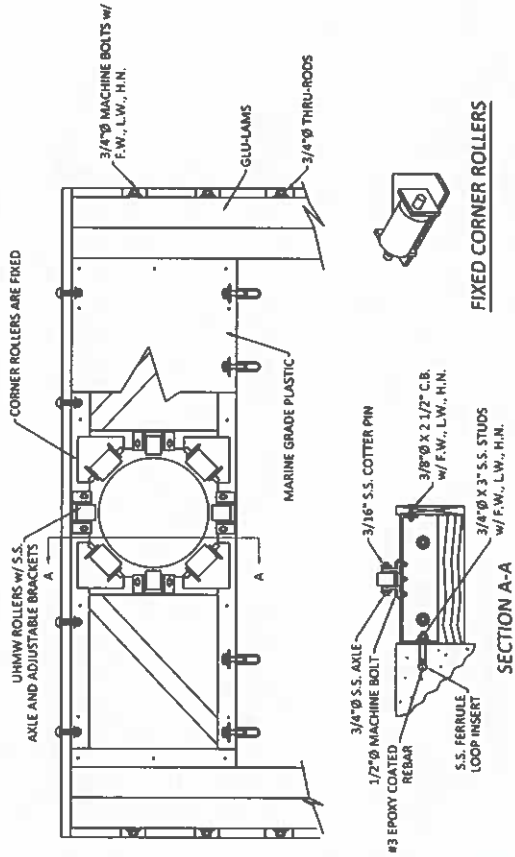
NO.	DATE	DESCRIPTION	REVISIONS



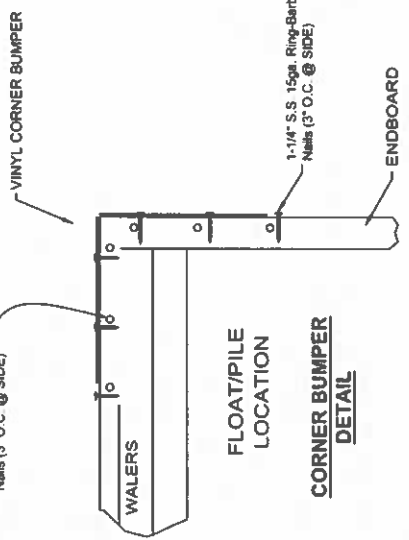
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NOTCH PILE GUIDE DETAIL



18" END PILE GUIDE



CORNER BUMPER DETAIL



NO.	DATE	DESCRIPTION	REVISIONS

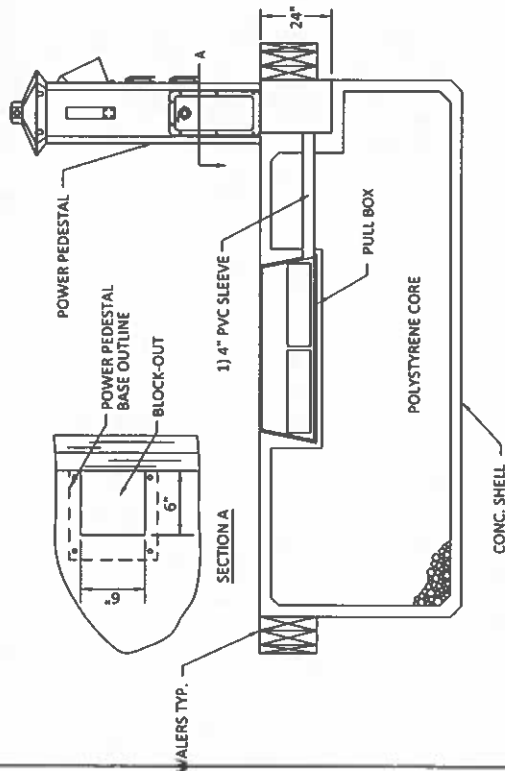
  

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PROJECT NUMBER:	6291
ENGINEER / DESIGNER:	WN
PROJECT MANAGER:	MG
CHECKED BY:	EC

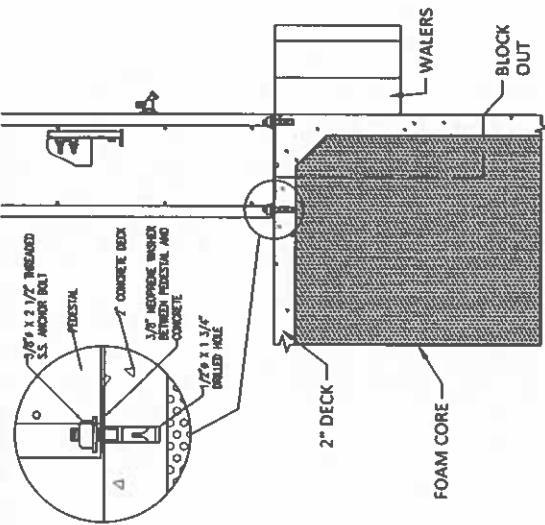
<p>LANGS MARINA ST. MARY S, GEORGIA</p> <p>DETAILS</p>	
SCALE: AS SHOWN	SHEET SIZE 11" x 17"
DRAWN BY: MR	
DATE: 11/29/23	
DRAWING AS	
SHEET NO. 11 of 19	

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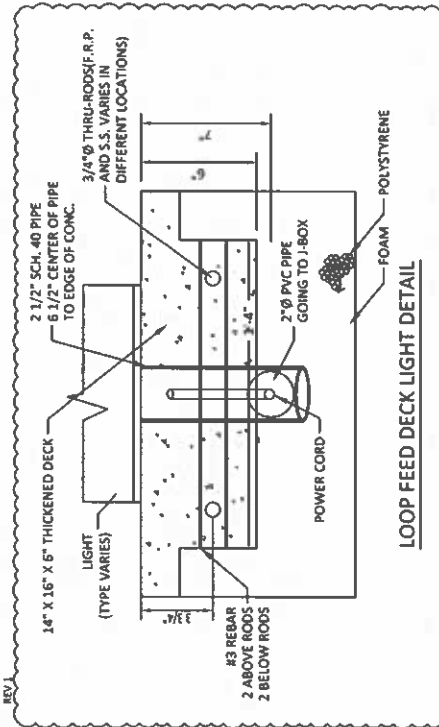


**TYPICAL POWER PEDESTAL INSTALLATION**

- NOTES: 1. MOUNT PEDESTAL BASE USING SS STUDS EPOXIED INTO THICKENED DECK.
- 2. PEDESTAL AND MOUNTING STUDS BY OTHERS.
- 3. PVC SLEEVES ARE NOT ELECT CONDUIT.



**PEDESTAL INSTALLATION DETAIL**



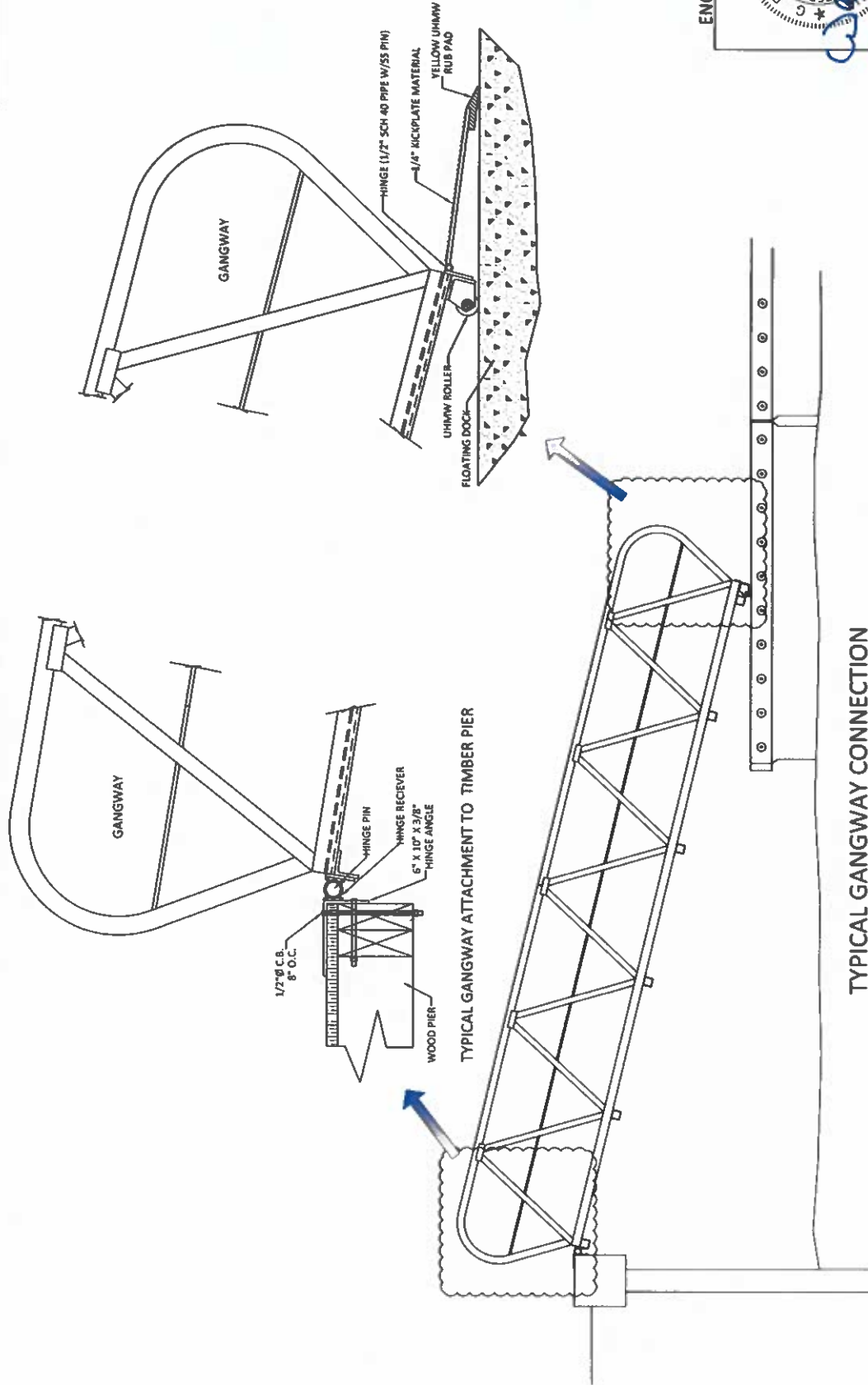
ENGINEER'S STAMP



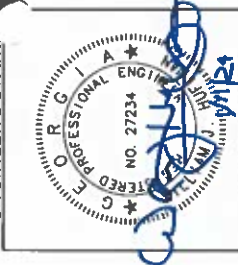
NO.	DATE	DESCRIPTION	REVISIONS
1	11/29/73	LIGHT DETAIL, REVISION	
<p><b>Beltingham MARINE</b> THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER</p>			
PROJECT NUMBER:		6291	
ENGINEER / DESIGNER:		WH	
PROJECT MANAGER:		MG	
CHECKED BY:		MG	
SCALE: AS SHOWN		SHEET SIZE 11" x 17"	
DRAWN BY: WR		LANGS MARINA ST. MARY'S, GEORGIA	
DATE: 11/29/73		DETAILS	
DRAWING NO.		SHEET NO. 12 of 19	



FOR PERMITTING PURPOSES ONLY-NOT FOR CONSTRUCTION



ENGINEER'S STAMP



SCALE: AS SHOWN  
(SHEET SIZE 11" x 17")  
DRAWN BY: MR  
DATE: 11/29/23  
DRAWING: A7  
SHEET NO.: 13 of 19

LANGS MARINA  
ST. MARYS, GEORGIA  
DETAILS

PROJECT NUMBER:  
6291  
ENGINEER / DESIGNER:  
W. G. J. WILSON  
PROJECT MANAGER:  
M. G. J. WILSON  
CHECKED BY:  
E. C.

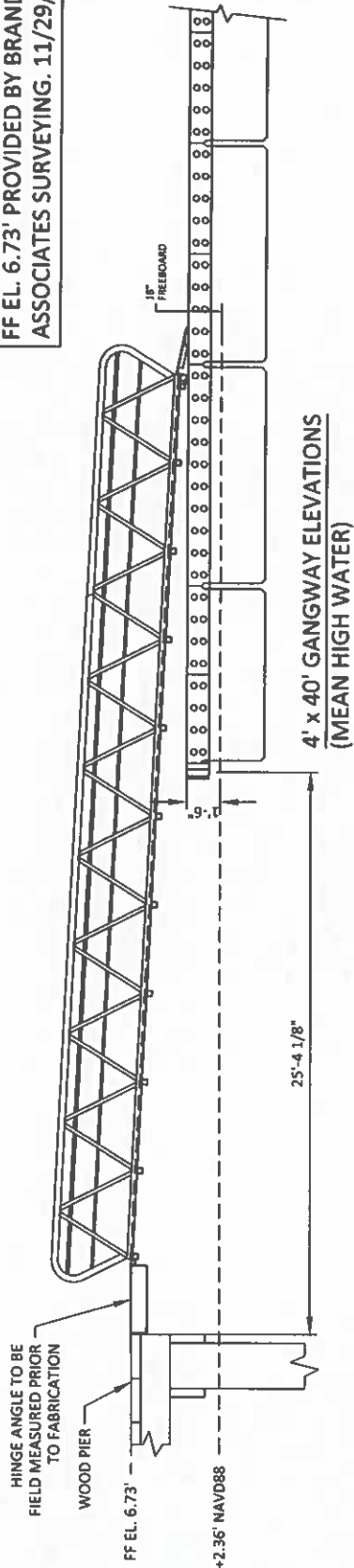
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NO.	DATE	DESCRIPTION	REVISIONS

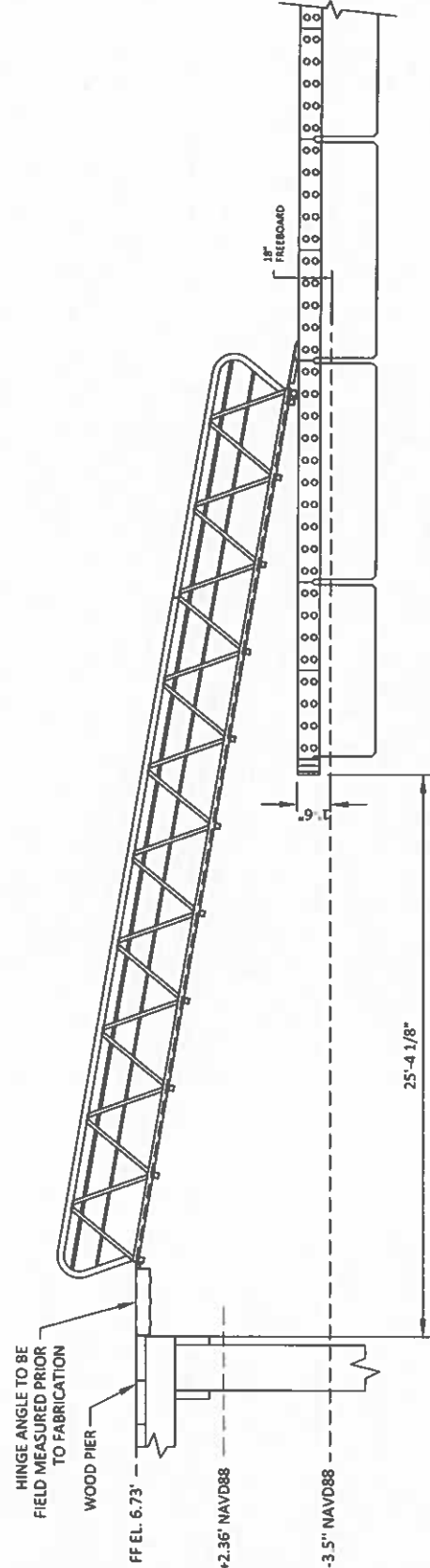
TYPICAL GANGWAY CONNECTION

FOR PERMITTING PURPOSES ONLY-NOT FOR CONSTRUCTION

NOTE:  
FF EL. 6.73' PROVIDED BY BRANDON  
ASSOCIATES SURVEYING. 11/29/23



4' x 40' GANGWAY ELEVATIONS  
(MEAN HIGH WATER)



4' x 40' GANGWAY ELEVATIONS  
(MEAN LOW WATER)

ENGINEER'S STAMP

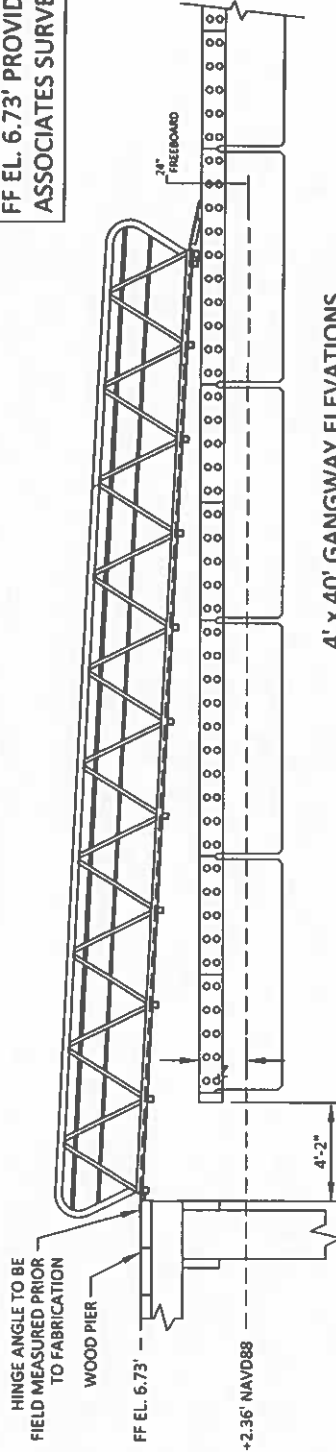


<p>SCALE: AS SHOWN SHEET SIZE 11" x 17"</p>		<p>PROJECT NUMBER: <b>6291</b></p>		<p>THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPERTY OF BELLINGHAM MARINE INDUSTRIES, INC. AND SHALL NOT BE COPIED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PRIOR WRITTEN PERMISSION FROM BELLINGHAM MARINE INDUSTRIES, INC.</p>		<p>LANGS MARINA ST. MARY'S, GEORGIA</p>	
<p>DRAWN BY: MR</p>		<p>ENGINEER / DESIGNER: WH</p>		<p>PROJECT MANAGER: MG</p>		<p>DETAILS</p>	
<p>DATE: 11/29/23</p>		<p>CHECKED BY: EC</p>		<p>IND. DATE</p>		<p>REVISIONS</p>	
<p>DRAWING: A7.1</p>		<p>SHEET NO.: 14 of 19</p>		<p>DESCRIPTION</p>		<p>REVISIONS</p>	

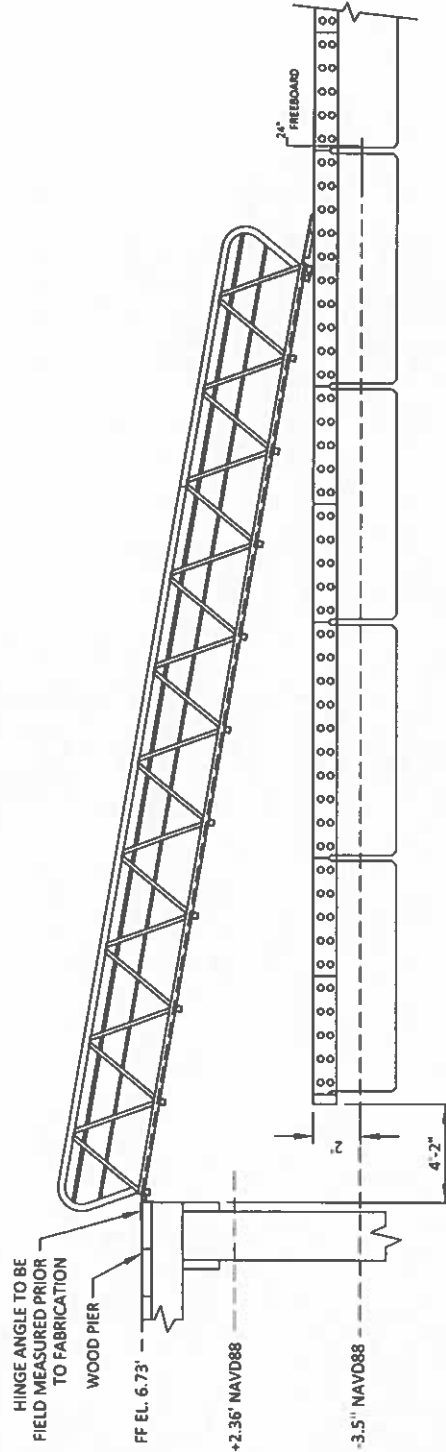


FOR PERMITTING PURPOSES ONLY-NOT FOR CONSTRUCTION

NOTE:  
FF EL. 6.73' PROVIDED BY BRANDON ASSOCIATES SURVEYING. 11/29/23



4' x 40' GANGWAY ELEVATIONS  
(MEAN HIGH WATER)



4' x 40' GANGWAY ELEVATIONS  
(MEAN LOW WATER)

ENGINEER'S STAMP

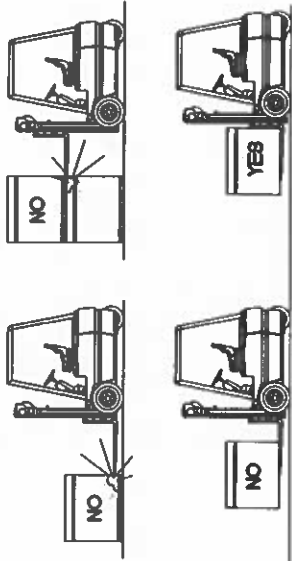


<p>SCALE: AS SHOWN (SHEET SIZE 11" x 17")</p> <p>DRAWN BY: MR</p> <p>DATE: 11/29/23</p> <p>DRAWING: 47.2</p> <p>SHEET NO.: 15 of 19</p>	
<p>LANGS MARINA ST. MARYS, GEORGIA</p> <p>DETAILS</p>	
<p>PROJECT NUMBER: 6291</p> <p>ENGINEER / DESIGNER: WJH</p> <p>PROJECT MANAGER: JMG</p> <p>CHECKED BY: JMG</p>	<p>THE DRAWING CONTAINS INFORMATION WHICH IS THE PROPERTY OF BELLINGHAM MARINE. ALL INFORMATION HEREON SHALL NOT BE COPIED, REPRODUCED OR MADE AVAILABLE TO THIRD PARTIES WITHOUT THE WRITTEN PERMISSION FROM BELLINGHAM MARINE INDUSTRIES, INC. EMPLOYEES, AGENTS, CONTRACTORS AND SUBCONTRACTORS SHALL BE HELD RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.</p>
<p>NO.</p> <p>DATE</p> <p>DESCRIPTION</p> <p>BY</p>	<p>REVISIONS</p>



FOR PERMITTING PURPOSES ONLY-NOT FOR CONSTRUCTION

**CONCRETE FLOAT HANDLING  
HANDLE FLOATS CAREFULLY!**



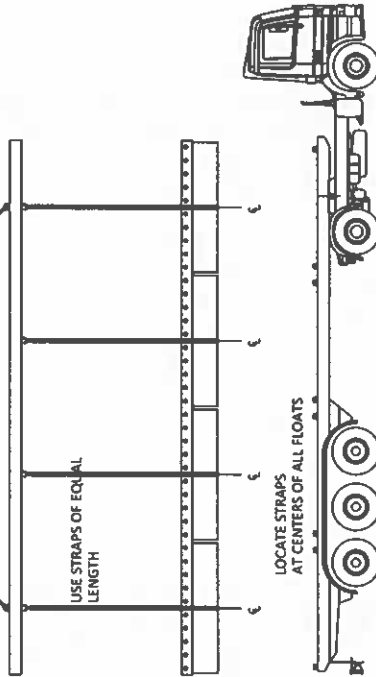
**HANDLE FLOATS CAREFULLY!**

- SPACE FORKS AS FAR APART AS POSSIBLE.
- AVOID ROUGH TERRAIN.

USE RIGGING AND SPREADER-BARS STRUCTURALLY RATED FOR THE JOBS

USE STRAPS OF EQUAL LENGTH

LOCATE STRAPS AT CENTERS OF ALL FLOATS



- Place damage at end walls of float. **DO NOT** place damage anywhere else or damage to the float may occur.

- Space tie down straps at damage locations only
- Use softeners under straps to protect walers.
- Check straps periodically to ensure tightness

- Do not stack floats more than
  - 2 High
  - 3 High
  - 4 High
- do not stack floats

ENGINEER'S STAMP



LANGS MARINA  
ST. MARY'S, GEORGIA

DETAILS

SCALE: AS SHOWN  
SHEET SIZE 11" x 17"  
DRAWN BY: MK  
DATE: 1/28/23  
DRAWING: AB  
SHEET NO.: 16 of 18

PROJECT NUMBER:  
**6791**

ENGINEER/DESIGNER:  
WH

PROJECT MANAGER:  
MG

CHECKED BY:  
EC

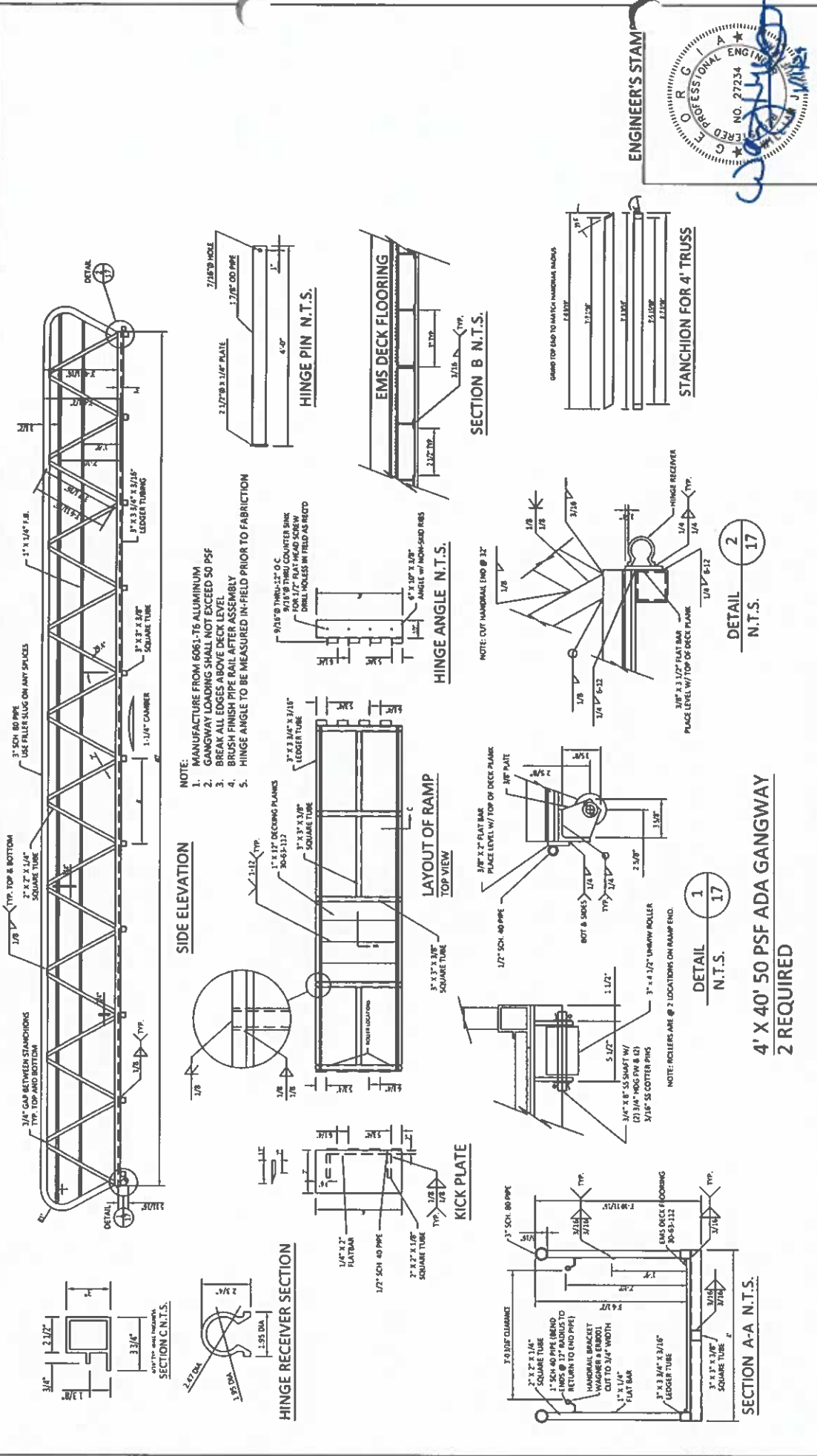
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THE WORLD'S MOST  
COMPREHENSIVE  
MARINA BUILDER

NO. DATE DESCRIPTION REVISIONS

FOR PERMITTING PURPOSES ONLY-NOT FOR CONSTRUCTION



SCALE: AS SHOWN  
 SHEET SIZE 11" x 17"  
 DRAWN BY: MR  
 DATE: 11/29/23  
 DRAWING: 48  
 SHEET NO.: 17 of 19

LANGS MARINA  
 ST. MARY'S, GEORGIA  
 STEEL FABRICATION DETAILS

PROJECT NUMBER:  
 6291  
 ENGINEER / DESIGNER:  
 WJL  
 PROJECT MANAGER:  
 AMG  
 CHECKED BY:  
 EC

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Bellingham MARINE  
 THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER

NO.	DATE	DESCRIPTION	REVISIONS

- NOTE:
1. MANUFACTURE FROM 6061-T6 ALUMINUM
  2. GANGWAY LOADING SHALL NOT EXCEED 50 PSF
  3. BREAK ALL EDGES ABOVE DECK LEVEL
  4. BRUSH FINISH PIPE RAIL AFTER ASSEMBLY
  5. HINGE ANGLE TO BE MEASURED IN-FIELD PRIOR TO FABRICATION

DETAIL 2  
 N.T.S.

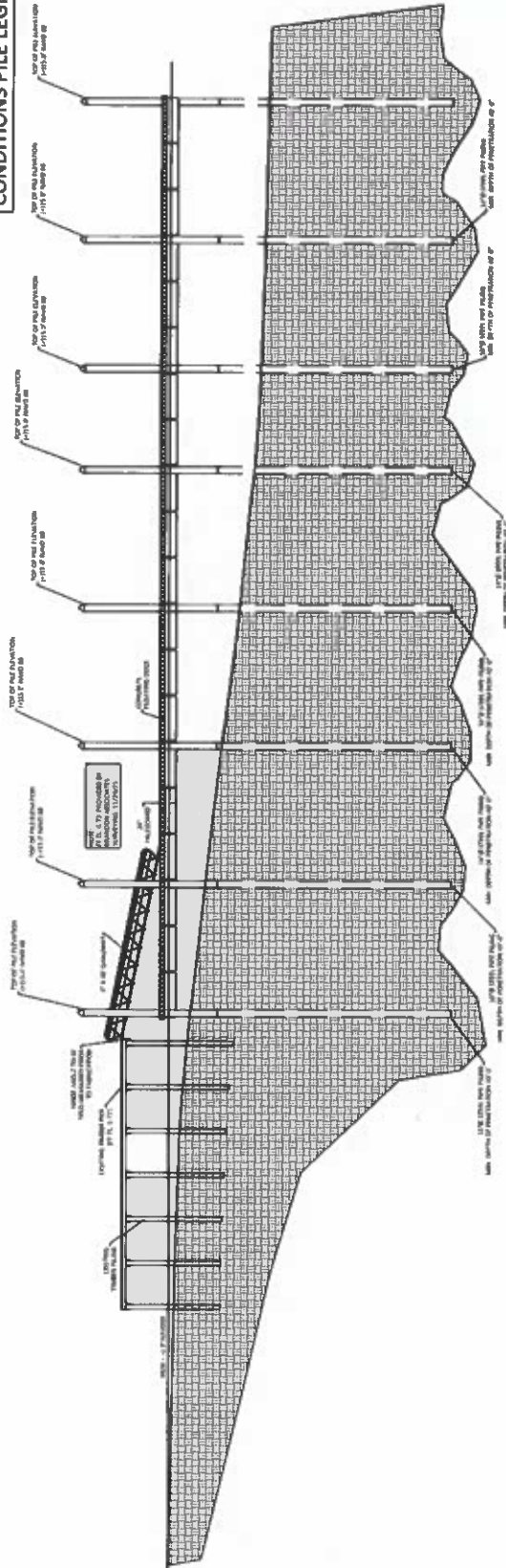
DETAIL 1  
 N.T.S.

4' X 40' 50 PSF ADA GANGWAY  
 2 REQUIRED

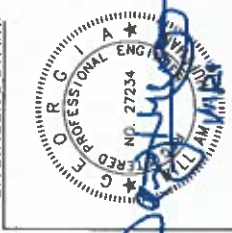


FOR PERMITTING PURPOSES ONLY-NOT FOR CONSTRUCTION

**NOTE:**  
DUE TO EXISTING/UNKNOWN  
CONDITIONS PILE LENGTHS WILL VARY.



ENGINEER'S STAMP



SCALE: 1"=10'-0"  
SHEET SIZE 11" x 17"  
DRAWN BY: MR  
DATE: 11/09/23  
DRAWING: C3  
SHEET NO.: 18 of 19

**LANGS MARINA  
ST. MARY'S, GEORGIA  
CONTOUR DETAIL**

PROJECT NUMBER:  
**6291**  
ENGINEER / DESIGNER:  
WHI  
PROJECT MANAGER:  
MMS  
CHECKED BY:  
EC

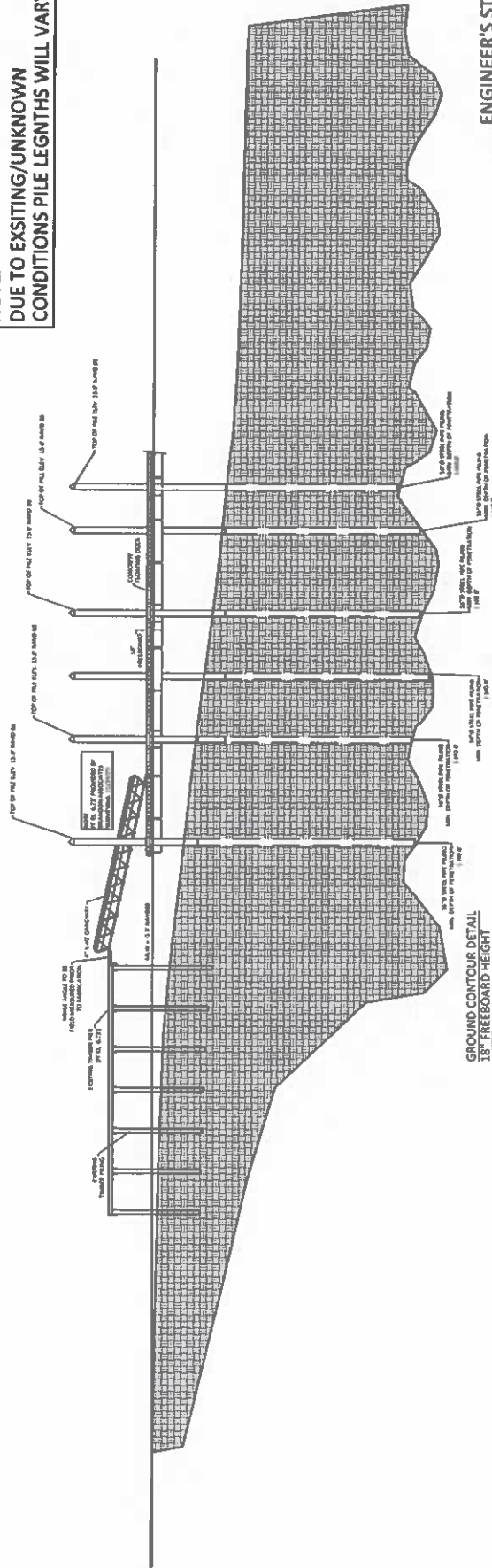
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UNLESS OTHERWISE SPECIFIED.

**Bellingham  
MARINE**  
THE WORLD'S MOST  
COMPREHENSIVE  
MARINA BUILDER

NO.	DATE	DESCRIPTION
REVISIONS		

FOR PERMITTING PURPOSES ONLY-NOT FOR CONSTRUCTION

NOTE:  
DUE TO EXISTING/UNKNOWN  
CONDITIONS PILE LENGTHS WILL VARY.



GROUND CONTOUR DETAIL  
18' FREEBOARD HEIGHT

ENGINEER'S STAMP



<p>SCALE: 1" = 25'-0" SHEET SIZE 11" x 17"</p> <p>DRAWN BY: MR</p> <p>DATE: 11/20/23</p> <p>DRAWING: C1</p> <p>SHEET NO.: 38 of 19</p>		
<p>LANGS MARINA ST. MARY'S, GEORGIA CONTOUR DETAIL</p>		
<p>PROJECT NUMBER: 6291</p>		
<p>ENGINEER / DESIGNER: WV</p>		
<p>PROJECT MANAGER: MVG</p>		
<p>CHECKED BY: EC</p>		
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<p><b>Bellingham MARINE</b> THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER</p>		
NO.	DATE	DESCRIPTION
<p>REVISIONS</p>		



88 St. Marys Property, LLC  
Jim Wildes  
581705 White Oak Rd.  
Yulee, FL 32097

DOCN 008636  
FILED IN OFFICE  
12/27/2023 10:04 AM  
BK:2283 PG:379-414  
JOY LYNN TURNER  
CLERK OF SUPERIOR COURT  
CAMDEN COUNTY

STATE OF GEORGIA  
CAMDEN COUNTY

**Permission of Adjoining Highland Owner to Implement a Coastal Marshlands Protection Act of 1970, as amended, Permitted Project, as Required by O.C.G.A. 12-5-286(b)(4)**

I, John F. Morrissey, in my capacity as Mayor of the City of St. Marys, Georgia ("City"), the owner of Parcel IDs 540-05-003 and 540-05-002 and the right-of-way known as St. Marys Street West between Seagrove Street and Bartlett Street (the "**Property**"), hereby authorize St. Marys Property Holdings, LLC ("SMPH") to use the intertidal area or adjoining marshland or tidal water bottoms adjacent to the Property for the purposes of constructing, maintaining and managing a marina in accordance with the design permit drawings (21 sheets) completed by Bellingham Marine, dated November 29, 2023 and attached hereto as Exhibit A.

The proposed project includes construction of a pile-supported dock system in the approximate location of the marina formerly known as Lang West Marina, as depicted on the attached Exhibit B; specifically, the pier of the proposed marina will originate from a highland area between Bartlett and Seagrove Streets and the floating docks and terminal platform will be located approximately between Lat. 30°43'7.80"N, Long. 81°33'10.22"W and Lat. 30°43'8.65"N and Long. 81°33'5.123"W. The City has reviewed and is familiar with the permit application and the proposed activity.

The City understands that the authorization granted herein does not create any contractual rights and the proposed activity is subject to modification pending final permit approval by the Georgia Department of Natural Resource and the U.S. Army Corps of Engineers. Where substantial revisions are made to the proposed project during the permitting process, the Community Development Director of the City shall approve such revisions prior to permit issuance.

This 14<sup>th</sup> day of December, 2023.

RECEIVED  
JAN 03 2024  
GA DNR

NAME: JOHN F. MORRISSEY

By: [Signature]  
Mayor, City of St. Marys, GA

Attest: [Signature]  
City Clerk, City of St. Marys, GA

Signed, sealed & delivered in the presence of:

[Signature]  
Witness

[Signature]  
Notary Public



**Exhibit A**

# LANG'S MARINA ST. MARY'S, GEORGIA

## UNIFLOAT<sup>TM</sup>

Precision Engineered Floatation Systems

**VICINITY MAP**

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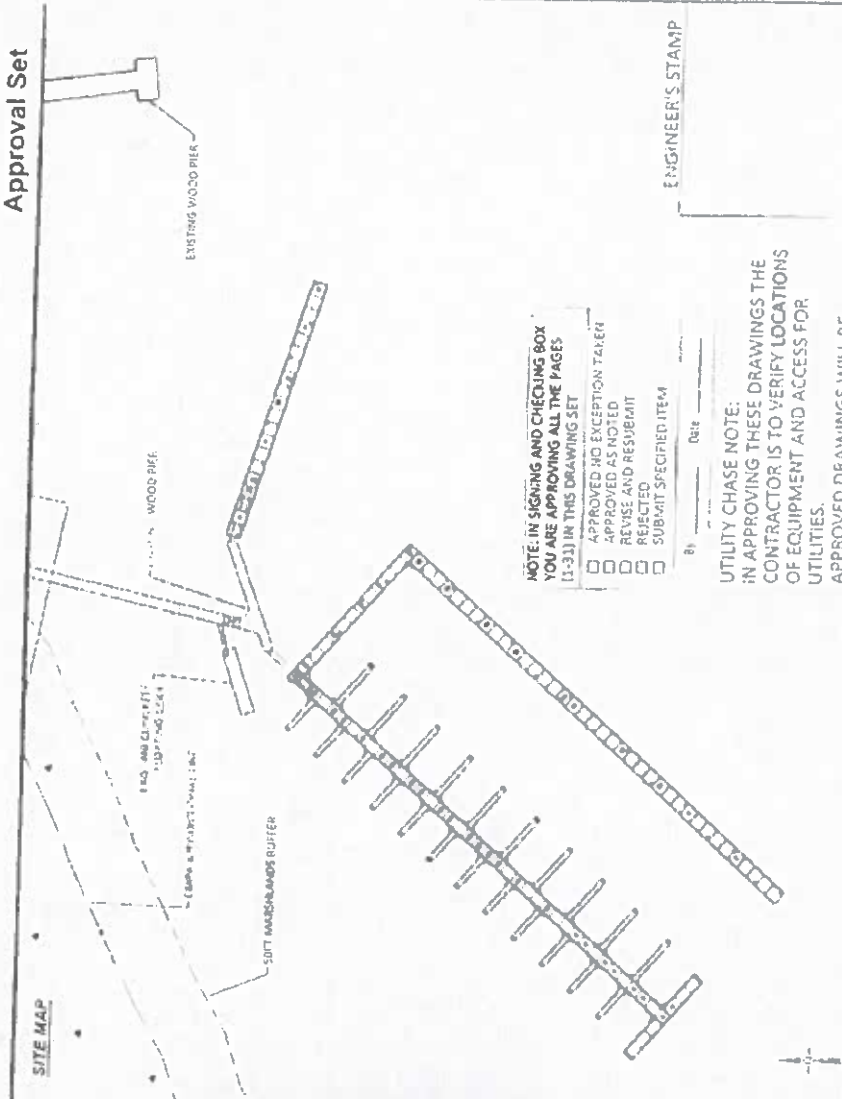


**PROJECT DESCRIPTION**

UNIFLOAT SYSTEMS, INC. 1000 W. 10TH AVENUE, SUITE 100 DENVER, CO 80202

**CONTACT INFORMATION**

UNIFLOAT SYSTEMS, INC. 1000 W. 10TH AVENUE, SUITE 100 DENVER, CO 80202



**NOTE: IN SIGNING AND CHECKING BOX YOU ARE APPROVING ALL THE PAGES (1-33) IN THIS DRAWING SET**

APPROVED NO EXCEPTION TAKEN

APPROVED AS NOTED

REVISE AND RESUBMIT

SUBMIT SPECIFIED ITEM

By \_\_\_\_\_ Date \_\_\_\_\_

**UTILITY CHASE NOTE:**  
IN APPROVING THESE DRAWINGS THE CONTRACTOR IS TO VERIFY LOCATIONS OF EQUIPMENT AND ACCESS FOR UTILITIES.  
APPROVED DRAWINGS WILL BE FABRICATED ACCORDINGLY.

ENGINEER'S STAMP

<p>UNIFLOAT SYSTEMS, INC. 1000 W. 10TH AVENUE, SUITE 100 DENVER, CO 80202</p> <p>PROJECT NUMBER: 6291</p> <p>TITLE: LANG'S MARINA, ST. MARY'S, GEORGIA</p>	<p>DATE: 11/19/23</p> <p>DRAWING NO: 11</p> <p>SHEET NO. 1 OF 33</p>
	<p>PROJECT NUMBER: 6291</p> <p>TITLE: LANG'S MARINA, ST. MARY'S, GEORGIA</p>
	<p>UNIFLOAT SYSTEMS, INC. 1000 W. 10TH AVENUE, SUITE 100 DENVER, CO 80202</p> <p>UNIFLOAT SYSTEMS, INC. 1000 W. 10TH AVENUE, SUITE 100 DENVER, CO 80202</p>

INDEX  
DRAWING SHEET NO. 1  
DRAWING DESCRIPTION

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

REVISIONS

REVISIONS

NO.	DATE	BY	DESCRIPTION
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<p><b>ENGINEER'S STAMP</b></p>	<p><b>LANG'S MARINA ST. MARYS, GEORGIA</b></p> <p>INDEX</p>	<p>SCALE OF DRAWING</p> <p>(SEE TITLE BLOCK)</p> <p>DATE OF ISSUE</p> <p>BY</p> <p>DATE</p> <p>PROJECT NO.</p>
<p><b>6291</b></p> <p>PROJECT NO.</p> <p>DATE OF ISSUE</p> <p>BY</p> <p>DATE</p> <p>PROJECT NO.</p>		
<p><b>6291</b></p> <p>PROJECT NO.</p> <p>DATE OF ISSUE</p> <p>BY</p> <p>DATE</p> <p>PROJECT NO.</p>		
<p><b>6291</b></p> <p>PROJECT NO.</p> <p>DATE OF ISSUE</p> <p>BY</p> <p>DATE</p> <p>PROJECT NO.</p>		

ABBREVIATIONS

Symbol	Meaning	Symbol	Meaning
A.C.E.T.	Acetyl Cellulose	PL	Plate
ALUM.	Aluminum	P.L.	Pounds per Cubic Foot
AS.	Anti-Skid	P.C.	Point of Connection
B.	Bolt	P.S.	Pounds per Square Inch
CB	Carriage Bolt	P.T.	Pressure Treated
CC	Center to Center	P.V.C.	Polyvinyl Chloride
CF	Cubic Foot	P.W.	Plate Walling
C.J.P.	Cast in Place	QTY	Quantity
CLK	Clear	REINFC.	Reinforced, reinforcement
CONC.	Concrete	REQ'D	Required
CONT.	Continuous	S.L.	Stair
C.Y.	Cubic Yard	S.F.	Square Foot
D.F.	Design	S.F.	Similar
D.W.G.	Drawing	SHT.	Sheet
D.L.	Dead Load	S.S.	Stainless Steel
DET.	Detail	T.O.C.	Top of Concrete
DIA.	Diameter	T.S.	Top of Slope
ELEV.	Elevation	TYP.	Typical
EXIST.	Existing	THK.	Thick
EA.	Each	UNLESS OTHERWISE NOTED	
FAB.	Fabrication	U.I.O.	Unless Otherwise Noted
F.B.	Flat Bar	U.I.W.	Unless Otherwise Noted
F.H.	Flat Head	VERT.	Vertical
F.F.F.	Flange Reinforced Polymer	W.W.F.	Welded Wire Fabric
F.T.	Foot	W.W.F.	Welded Wire Fabric
F.W.	Flat Washer	W.	Width
G.A.	Gate	W.W.	Width
GALV.	Galvanized	X.H.W.	Extreme High Water
GLB.	Glove Laminated Beam	X.L.W.	Extreme Low Water
H.D.	Heavy Duty		
H.D.G.	Hot Dip Galvanized		
HDPPE	High Density Polyethylene		
H.W.	Hardware		
HZ	Horizontal		
IN.	Inch		
INCHES	Inches		
LB.	Pounds		
LAM.	Laminated		
L.W.	Low Load		
L.G.	Long		
L.L.	Low Load		
L.W.	Low Water		
LLW.	Lowest Lower Low Water		
LOCAL	Local		
M.B.	Machine Bolt		
MDPE	Medium Density Polyethylene		
MFG.	Manufacturer		
M.M.	Manufacturer		
M.N.	Manufacturer		
M.C.	Manufacturer		
NET IN CONTRACT	Net in Contract		
NO. OF	Number		
NZ	New		
OTD	Out of Date		
O.A.	Overall		
O.C.	On Center		
OPP.	Opposite		

ENGINEER'S STAMP

GENERAL NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS INDICATED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



PROJECT NUMBER: 6291  
 PROJECT TITLE: ...  
 SHEET NUMBER: ...

LANGSTON MARINA  
 ST. MARY'S, GEORGIA

SCALE: ...  
 DRAWN BY: ...  
 CHECKED BY: ...  
 SHEET NO. 1 OF 1

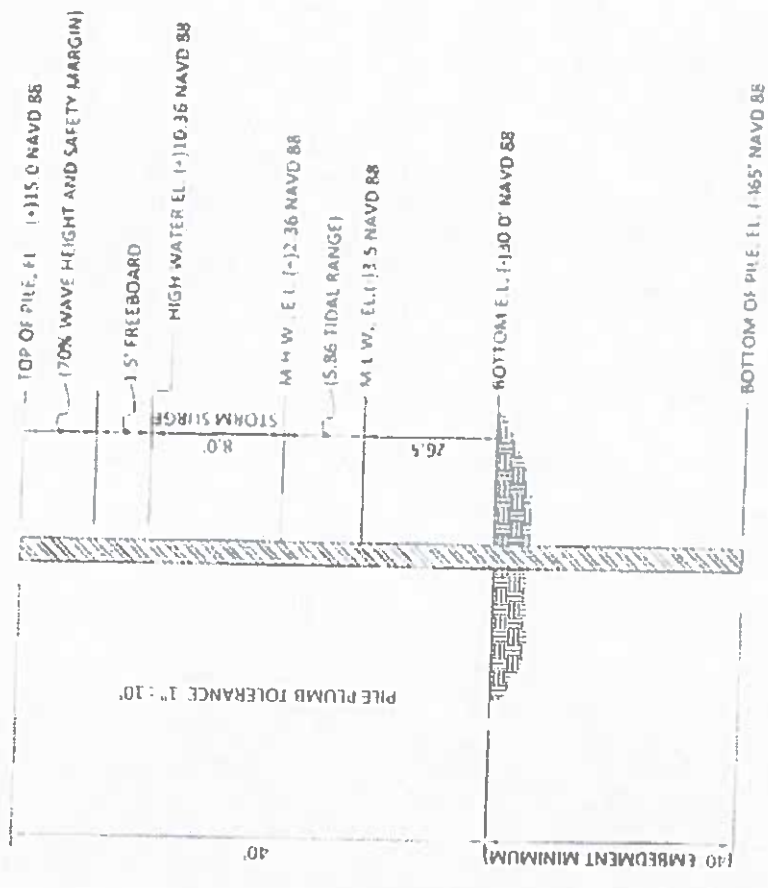
REVISIONS

NO.	DATE	DESCRIPTION

**DESIGN CRITERIA: THE UNIFLOAT SYSTEM PROPOSED AND WARRANTED HEREIN IS BASED UPON THE FOLLOWING DESIGN CRITERIA:**

**Lang's Marina West Criteria**

- Maximum Wind Speed Occupied - 70 MPH - (ASCE 7-16; 3 second gust)
- Maximum Wind Speed Unoccupied - 90 MPH - (ASCE 7-16; 3 second gust)
- Surge Average Wind - 40 feet (Maximum 50% Occupied with 15% Shading allowed)
- Largest Single Vessel - 120 feet (Not Occupied during Storm Conditions)
- Layout of Piers - As supplied by Owner (With Main Pier and Side Pier Decks)
- Storm Duration - 2.0 Hour Maximum
- Anticipated Surge - (+/-) 8.0 feet above 100 year flood elevation
- Top of Pier Elevation - (+) 15.0 NAVD 88
- Existing Bottom Depth - (+/-) 30.0 NAVD 88 (Owner to provide hydrographic survey)
- Occupied Wave at Side - 1.5 feet / 2.0 second period (As estimated from local conditions on site - Owner is responsible for wind-wave study in specific conditions)
- Boat Wake - No greater than generating wave
- Currents - 3.0 FPS Occupied
- Pier Type - 16" O.D. Steel Pipe Pile - 12" wall ASTM A-252 Grade 3 (50ksi)
- Minimums with 45' Good Tar Epoxy Coating to 80' DFT or 10" HDPE Pipe or 10" x 10" prestressed concrete with 12 each 1/2" L9S strands stressed to 30,000 lbs and 7,500 psi concrete with DCL Corrosion Inhibitor at 3.0% cap)
- Suggested Layout of Piling - Included on Layout Plan
- Size of Dock Walkers Required - Double 4" x 12" x 3/4" with single T-locks - 16 rods per 10' Boat and SRSP for 4010 and 1010 modules.
- Size of SFP Dock Walkers Required - Single 4" x 10" x 3/4" with 4 single rods per walk joints
- Number of 16" O.D. Steel - 52 each Total on Main Pier and 300' x 200' Side Pier Decks
- Length of Piling - 60 feet assumed for all docks (Need Geotechnical Information)
- Depth of Required Penetration - 40 feet (Owner to Provide Geotechnical Study)
- Freshwater - 18 inches at Free and 24" Side Pier (under dead load only) - 30 PSF Live Load
- Proposed 2 each 6" x 8" (longway) with 50 PSF LL and 1.75 ft/in deflection limited



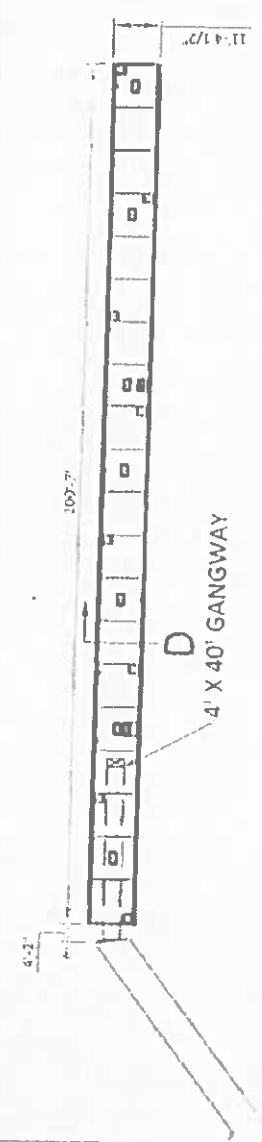
TOTAL LENGTH OF PILE L = 80'

ENGINEER'S STAMP

<p>SCALE: AS SHOWN SHEET SIZE: 11" x 17"</p> <p>DRAWN BY: AC</p> <p>DATE: 1/17/2022</p> <p>PROJECT NO.:</p> <p>SHEET NO. 4 OF 31</p>	
<p>LANG'S MARINA ST. MARY'S, GEORGIA</p> <p>FILE DESIGN</p>	
<p>PROJECT NUMBER 6291</p> <p>PROJECT TITLE / LOCATION Lang's Marina West</p> <p>PROJECT ADDRESS St. Mary's, Georgia</p> <p>PROJECT BY Bellingham</p>	<p>THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO BELLINGHAM MARINE, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION SYSTEMS WITHOUT THE WRITTEN PERMISSION OF BELLINGHAM MARINE, INC.</p>



15,867 TOTAL CONSTRUCTION SF

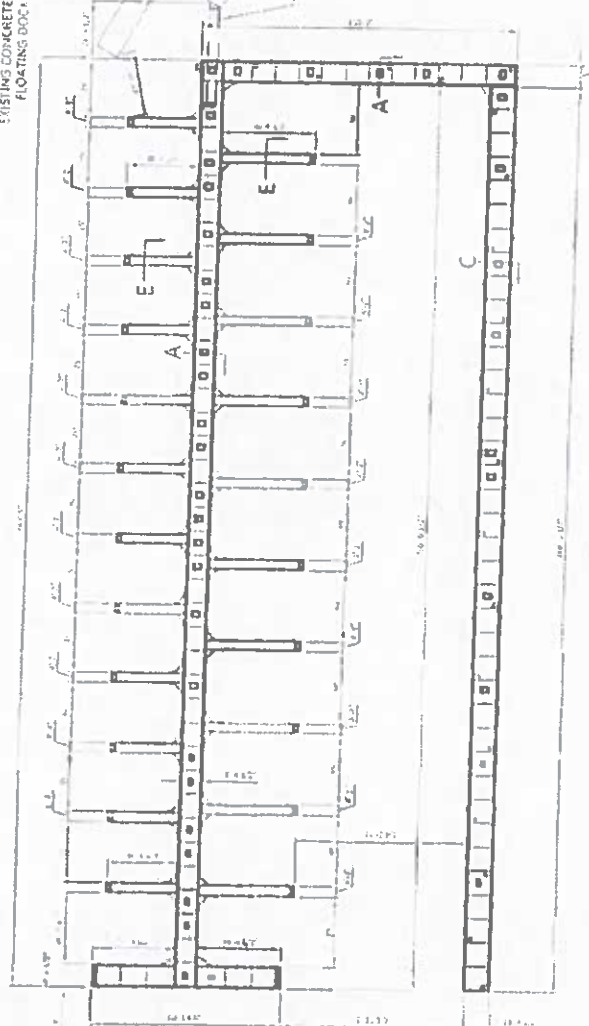


SCALE: 1"=25'-0"

EXISTING CONCRETE FLOORING DOCK

EXISTING WOOD FIVED PER

4' X 40' GANGWAY



ENGINEER'S STAMP

SCALE: 1"=45'-0"



1000 Bellingham Blvd  
 Suite 100  
 Everett, WA 98201  
 Phone: (425) 771-1111  
 Fax: (425) 771-1112  
 Email: info@bellingham.com

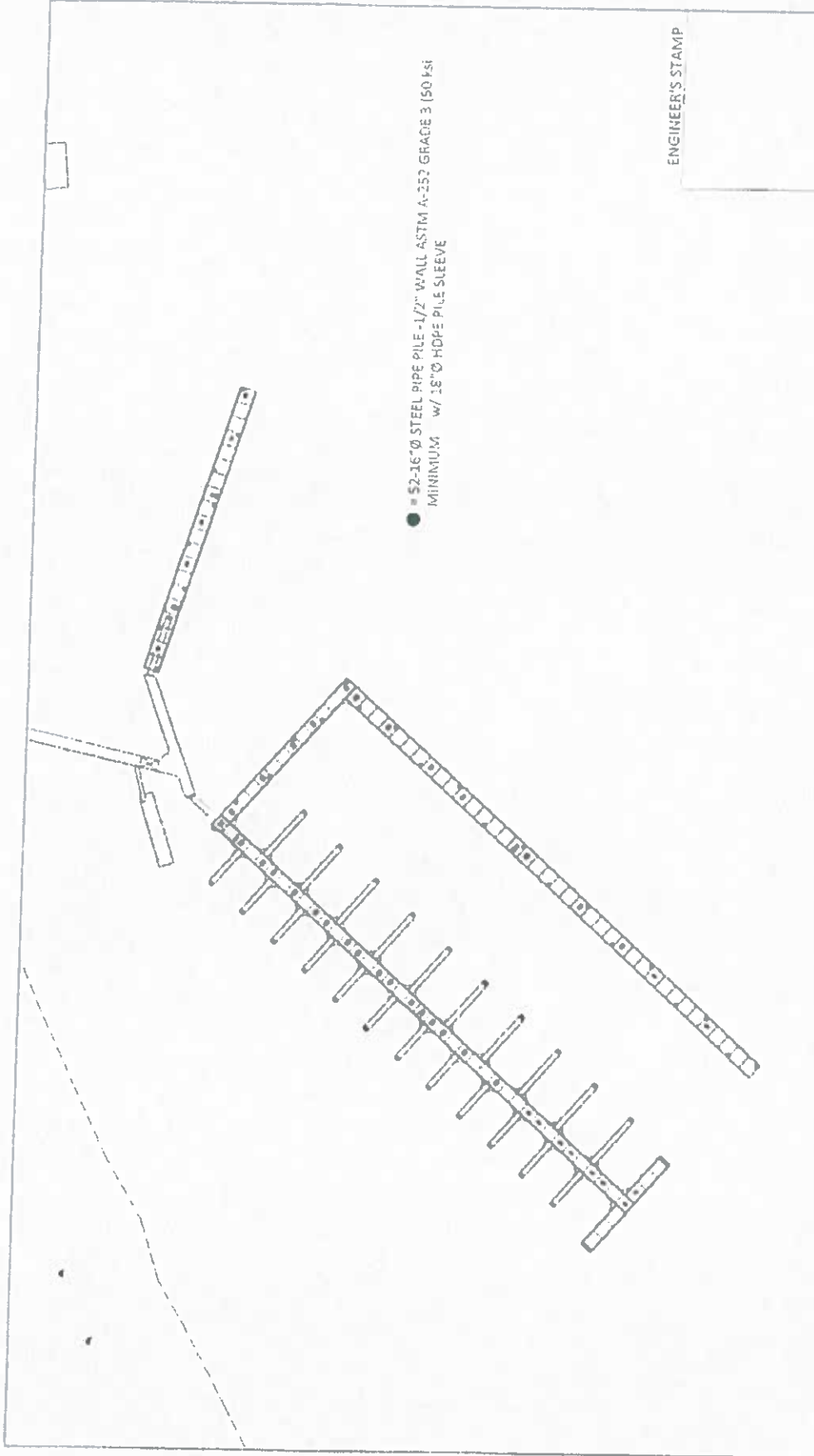
PROJECT NUMBER: 6291  
 PROJECT NAME: THE BELLINGHAM  
 PROJECT MANAGER: [Name]

LANG'S MARINA  
 ST MARY'S, GEORGIA  
 LAYOUT

DATE	ISSUE
10/11/11	ISSUE SET (11-137)
10/11/11	ISSUE SET (11-137)
10/11/11	ISSUE SET (11-137)
10/11/11	ISSUE SET (11-137)

PHETCHO 5 of 21



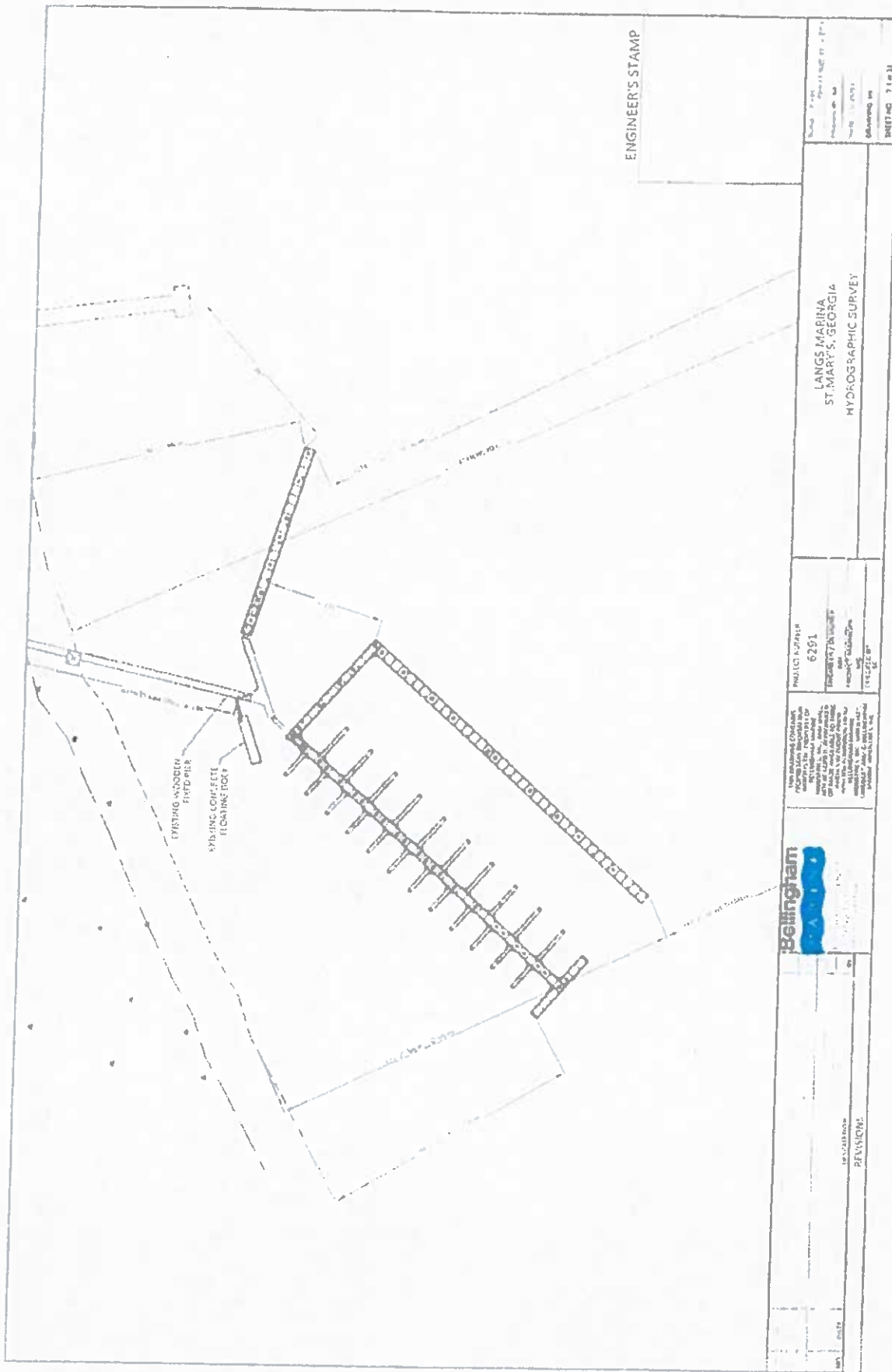


● = 52-16"Ø STEEL PIPE PILE - 1/2" WALL ASTM A-252 GRADE 3 (50 KSI) MINIMUM w/ 18"Ø HDPE PILE SLEEVE

ENGINEER'S STAMP

	<p>REVISIONS</p>	<p>PROJECT NUMBER 6291</p>	<p>LANG'S MARINA ST. MARYS, GEORGIA</p>	<p>DATE: 11/21/21</p>
				<p>DATE: 11/21/21</p>
<p>REVISIONS</p>		<p>PILE LAYOUT</p>		<p>DATE: 11/21/21</p>
<p>REVISIONS</p>		<p>PILE LAYOUT</p>		<p>DATE: 11/21/21</p>





ENGINEER'S STAMP

Scale: 1" = 100' (Horizontal)  
 1" = 10' (Vertical)  
 Date: 11/11/03  
 Drawing No: 6201  
 SHEET NO. 7 of 31

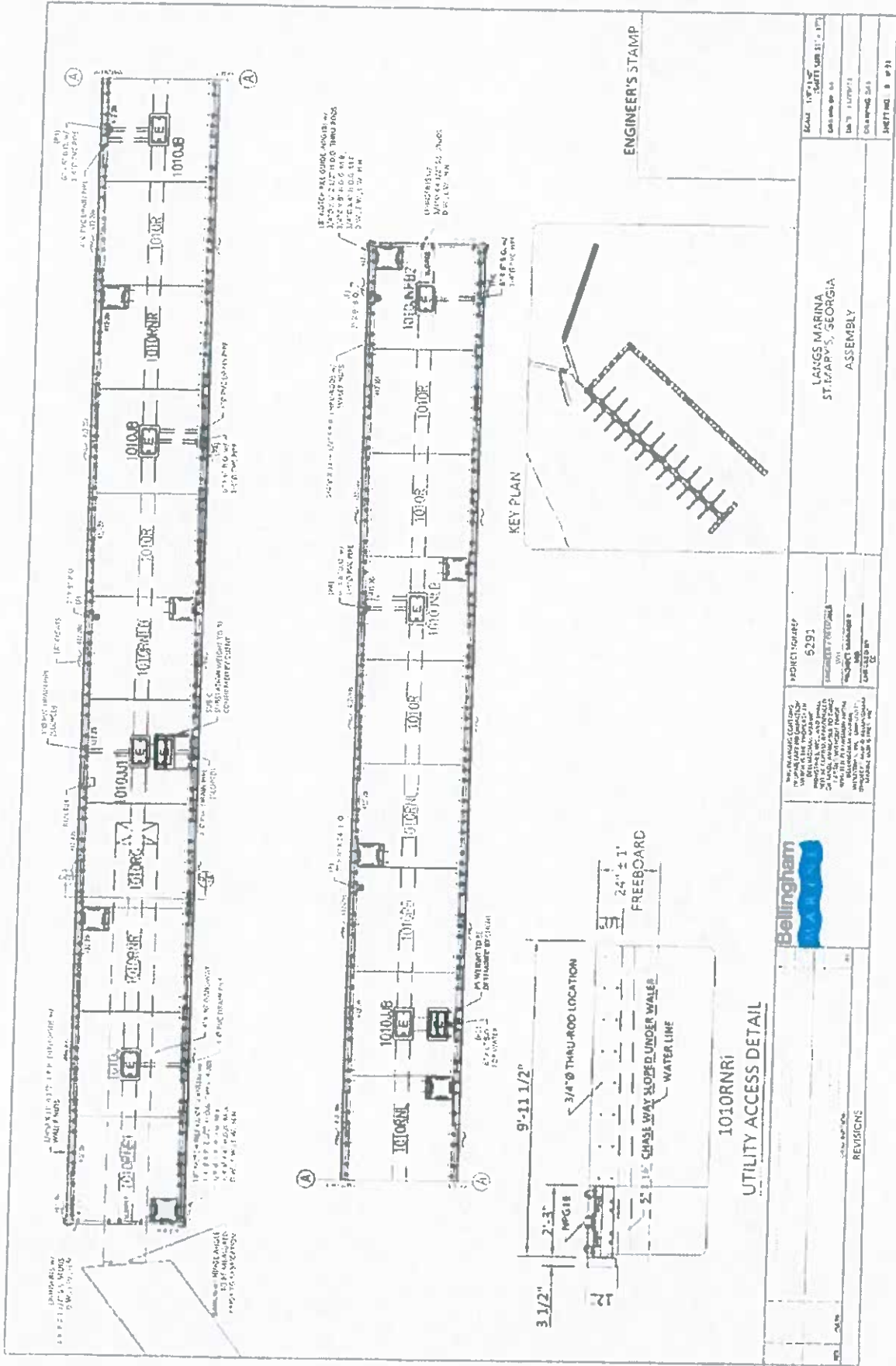
LANGS MARINA  
 ST. MARY'S, GEORGIA  
 HYDROGRAPHIC SURVEY

PROJECT NUMBER  
 6201  
 PROJECT TITLE  
 LANGS MARINA  
 HYDROGRAPHIC SURVEY  
 DATE  
 11/11/03

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10/22/03  
 REVISION:



ENGINEER'S STAMP

Scale: 1/8" = 1'-0"
Sheet: 311 - 171
Date: 11/17/71
Checked: JLS
Drawn: JLS
Sheet No: 311

LANGS MARINA  
ST. MARYS, GEORGIA  
ASSEMBLY

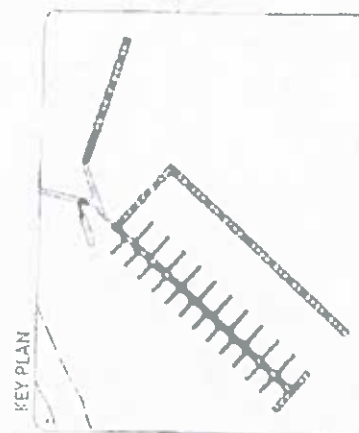
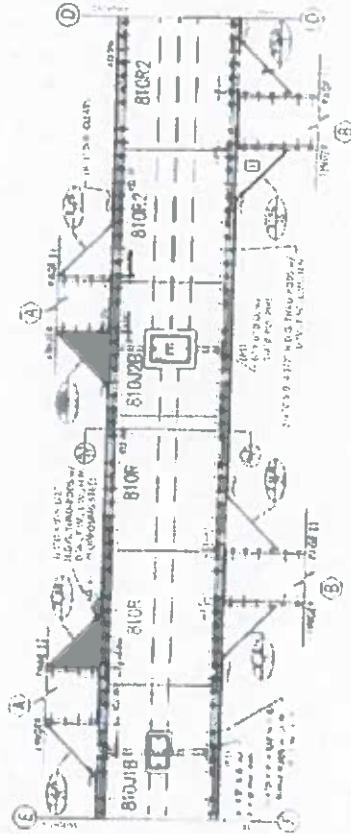
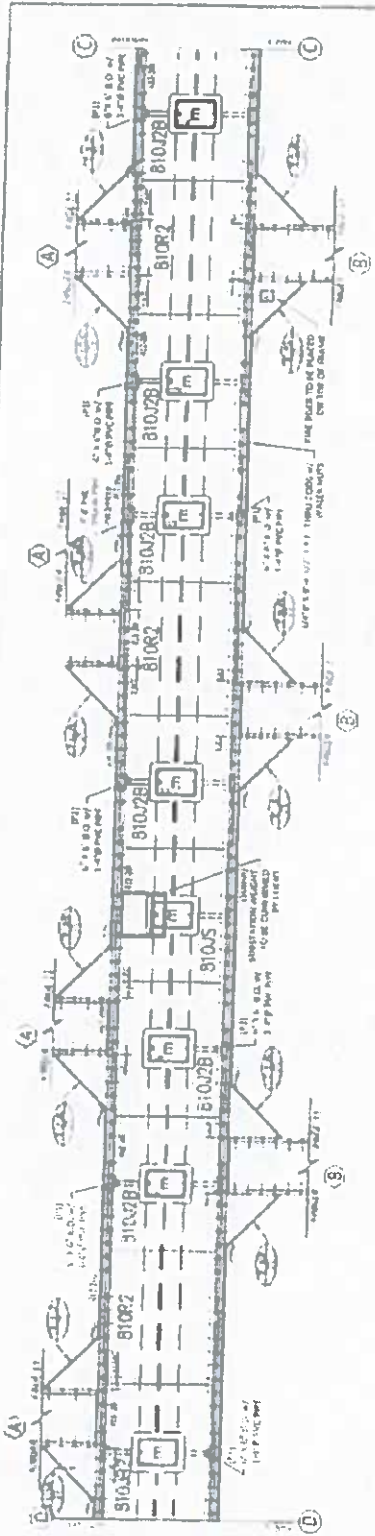
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5291  
PROJECT LOCATION  
LANGS MARINA, ST. MARYS, GEORGIA  
PROJECT ARCHITECT  
LANGS MARINA, ST. MARYS, GEORGIA  
PROJECT ENGINEER  
J. L. SHERMAN, P.E.  
LANGS MARINA, ST. MARYS, GEORGIA



REVISIONS

1010NR1  
UTILITY ACCESS DETAIL

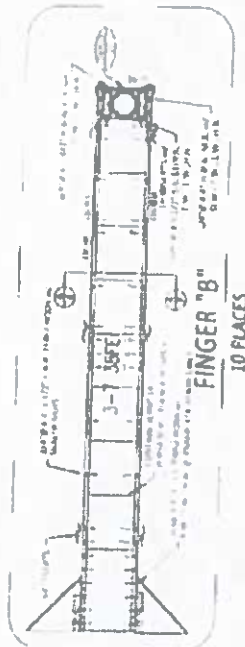
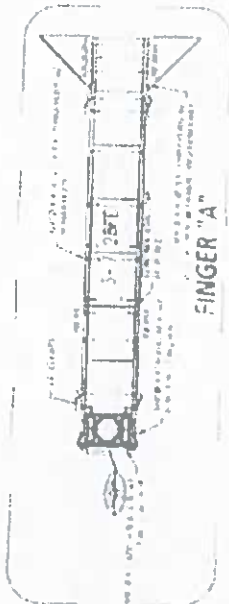
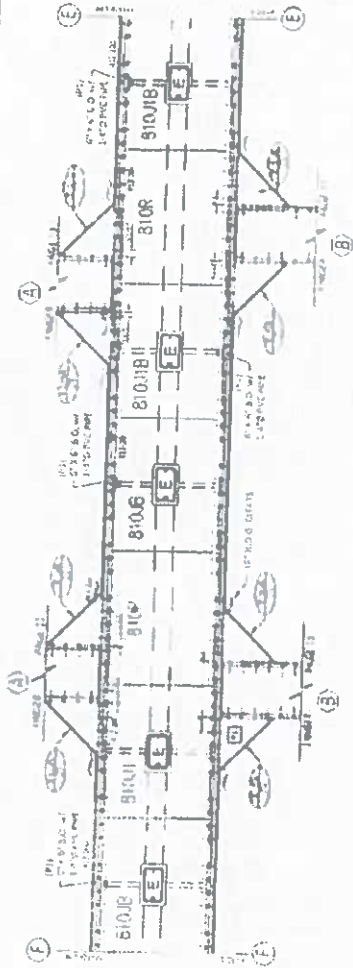




ENGINEER'S STAMP

	PROJECT NUMBER <b>6291</b>	SCALE PROJECT SIZE: 1" = 1'-0"
	PROJECT NAME <b>LANGS MARINA ST. MARY'S, GEORGIA ASSEMBLY</b>	DRAWN BY DATE: 11/7/71 DRAWING NO.
REVISIONS	SHEET NO. 10 OF 11	



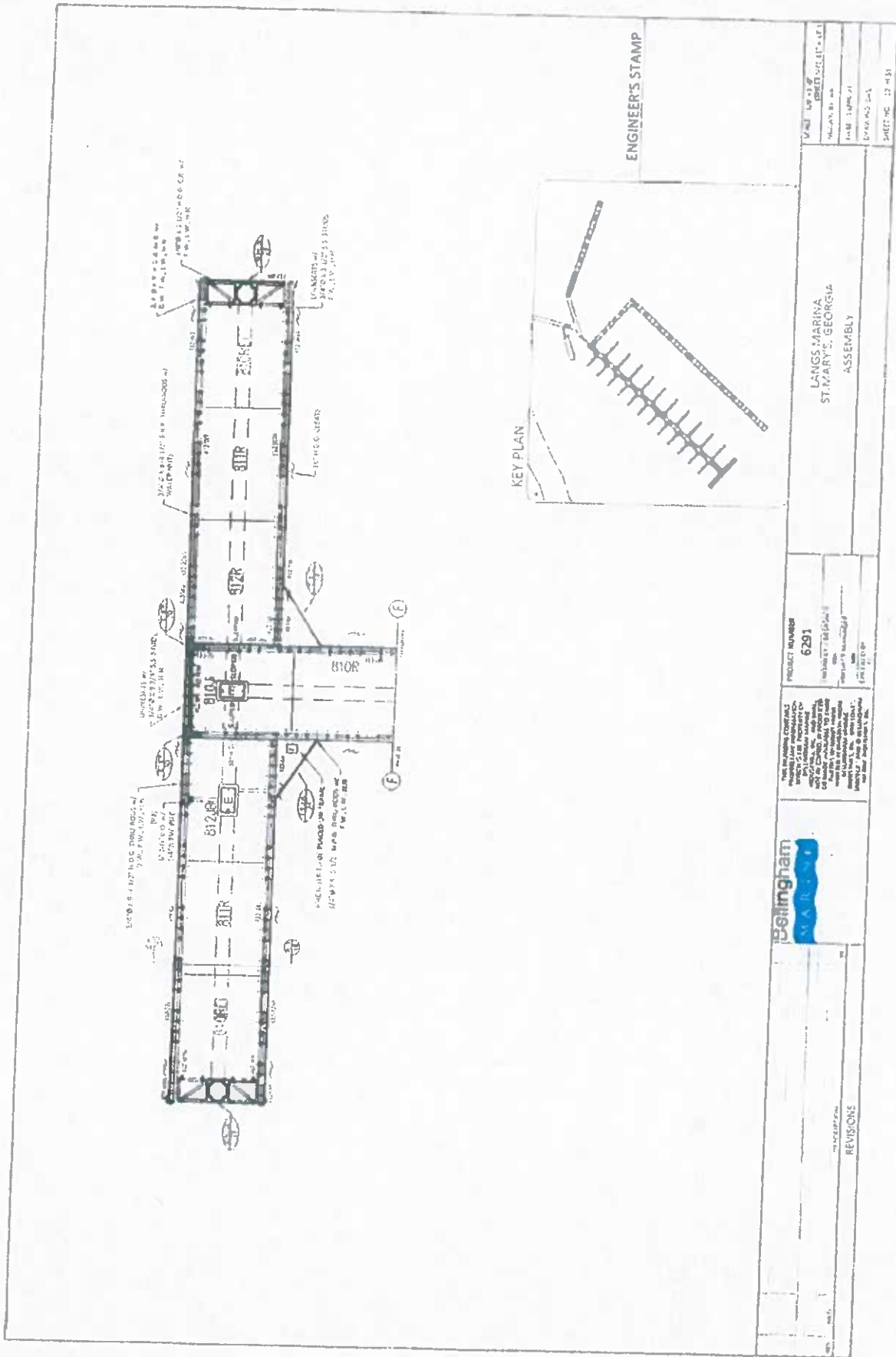


KEY PLAN



ENGINEER'S STAMP

<p>THIS DRAWING CONTAINS INFORMATION THAT IS UNCLASSIFIED DATE 11/20/04 BY 6291</p> <p>EXEMPT FROM AUTOMATIC DOWNGRADING AND DECLASSIFICATION DATE 11/20/04 BY 6291</p>	<p>PROJECT NUMBER 6291</p> <p>PROJECT LOCATION ST. MARY'S GEORGIA</p> <p>DATE 11/20/04</p> <p>DRAWING NO. 11 of 31</p>
	<p>REVISIONS</p>



KEY PLAN

ENGINEER'S STAMP

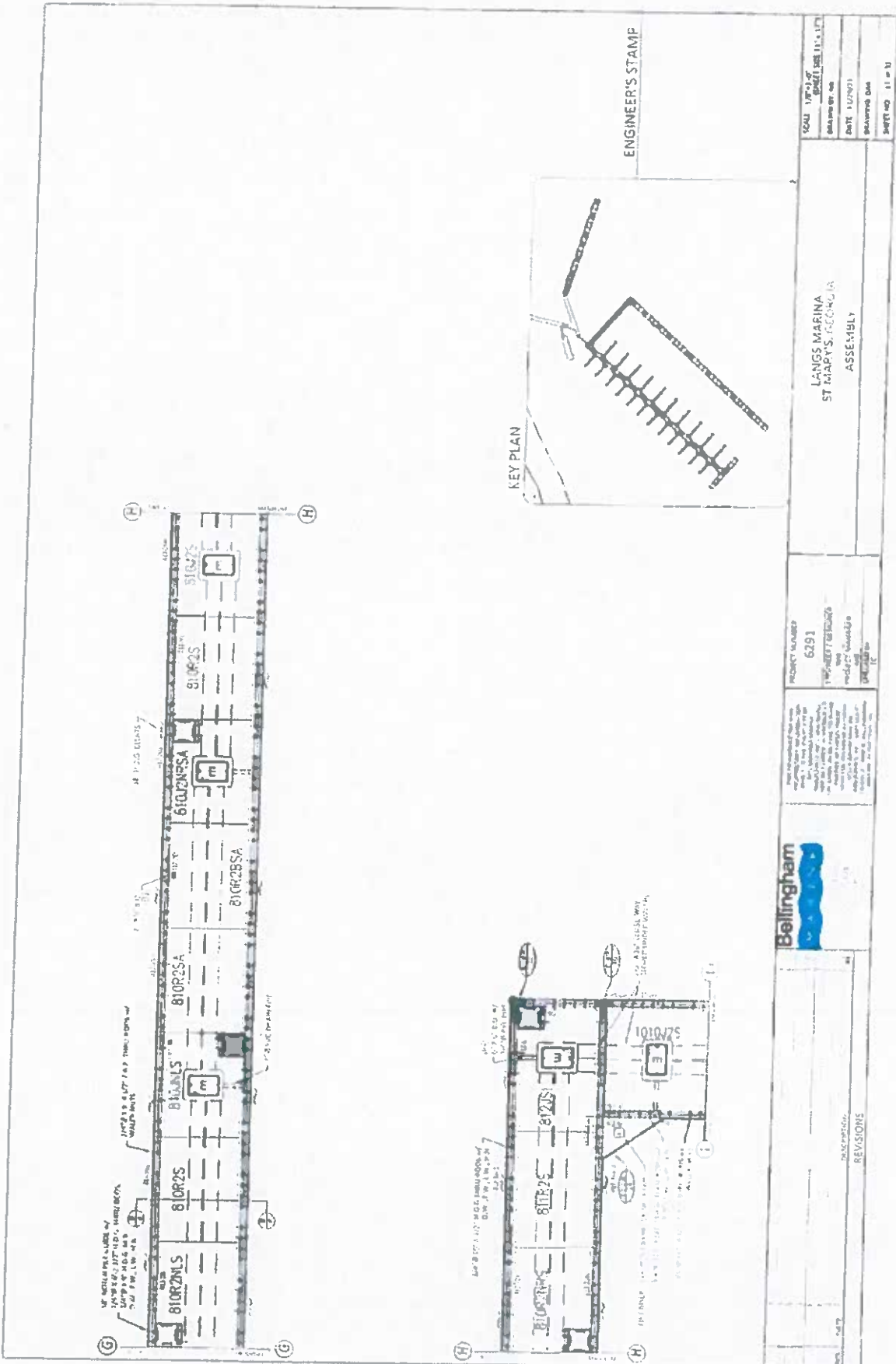


FOR THE RECORD CONTRACT NO. 6291  
 PROJECT NUMBER  
 6291  
 DATE: 10/15/2011  
 BY: [Signature]

LAGOS MARINA  
 ST. MARY'S, GEORGIA  
 ASSEMBLY

REVISIONS

DATE: 10/15/2011  
 DRAWING NO.: 11-431

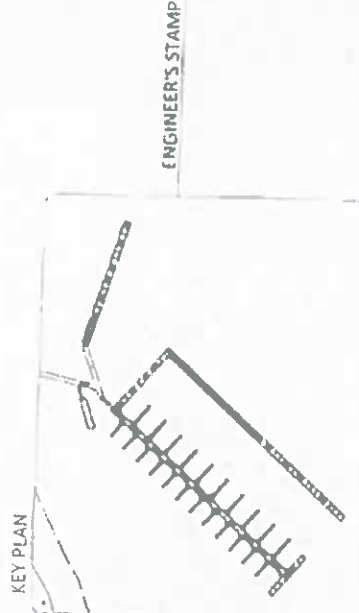
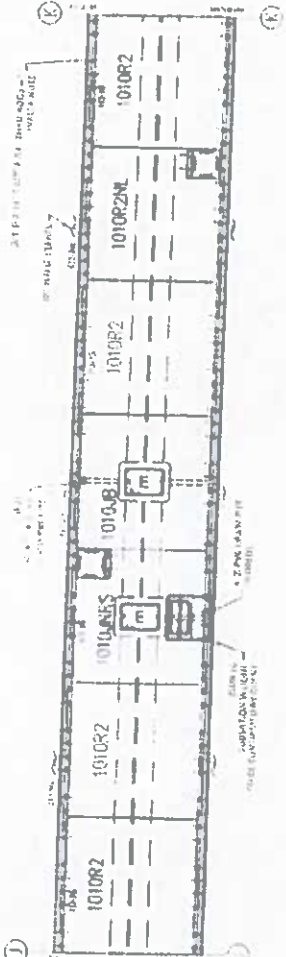
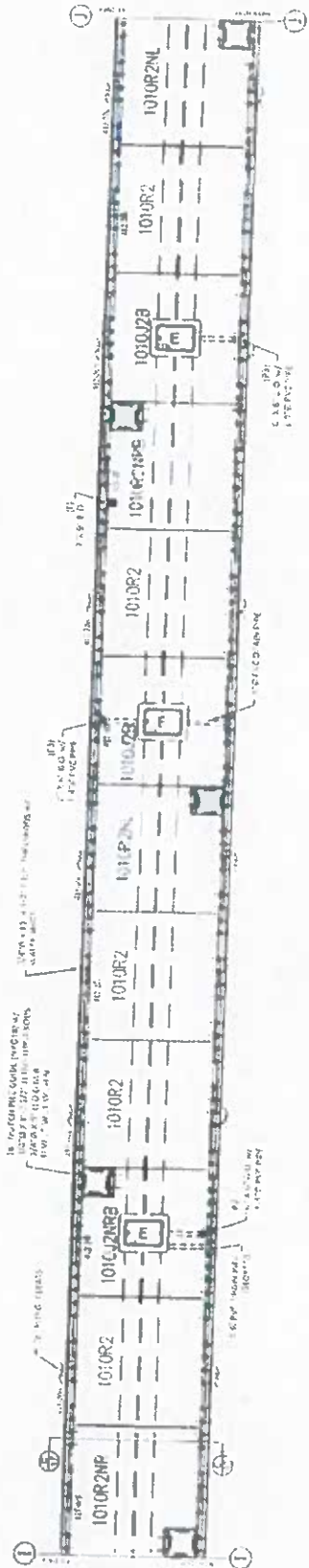


ENGINEER'S STAMP

KEY PLAN

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		<p>DATE: 12/20/13 DRAWN BY: [unreadable] CHECKED BY: [unreadable] DATE: 12/20/13</p>
<p>LANGIS MARINA ST MAR'S, GEORGIA ASSEMBLY</p>		<p>PROJECT NO: 13-0030</p>
<p>REVISIONS</p>		





ENGINEER'S STAMP

LANGS MARINA  
ST MARYS, GEORGIA  
ASSEMBLY

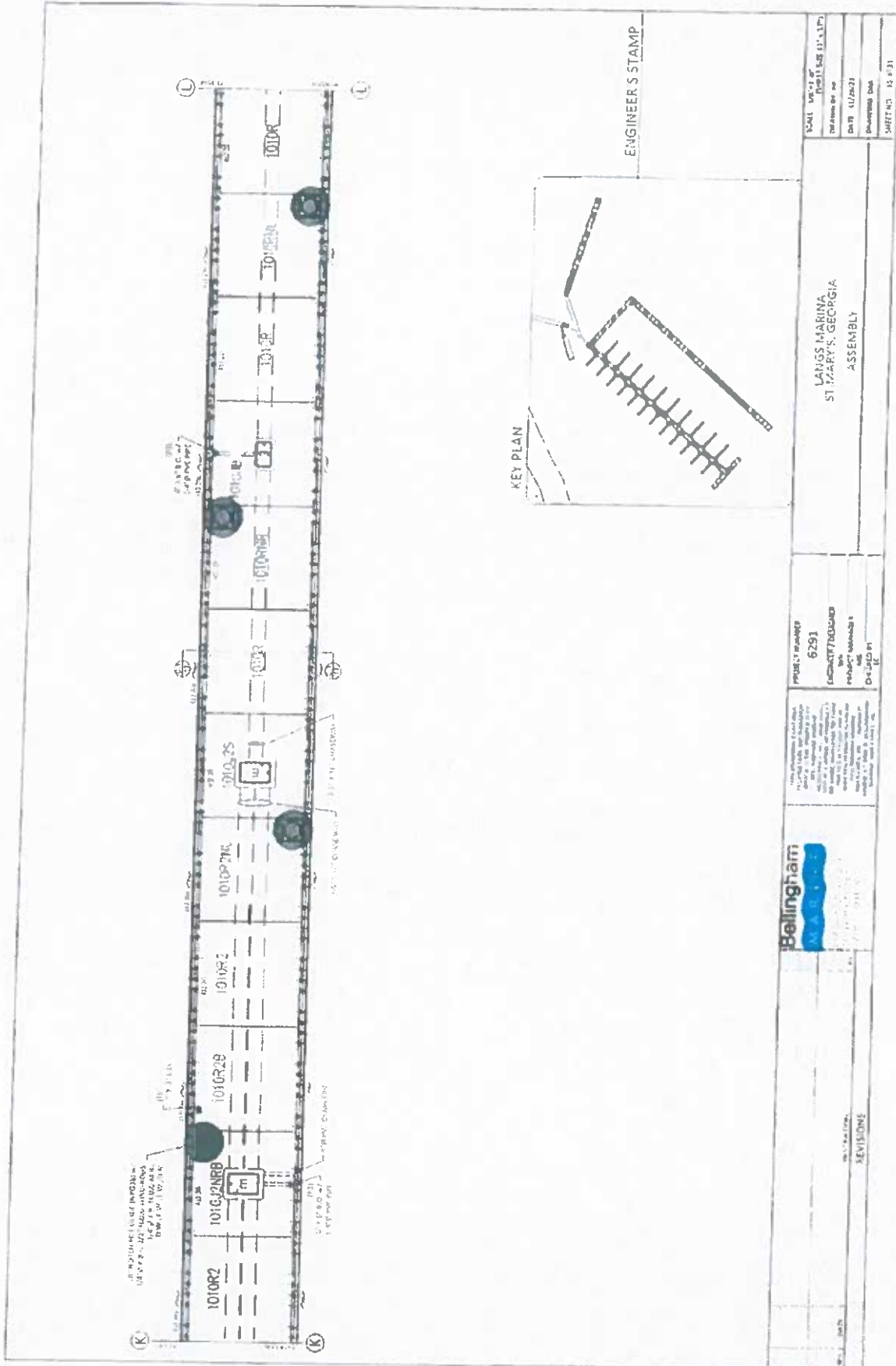
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6291  
PROJECT LOCATION:  
LANGS MARINA  
ST MARYS, GEORGIA  
PROJECT ARCHITECT:  
BELLINGHAM  
DATE: 11/11/11



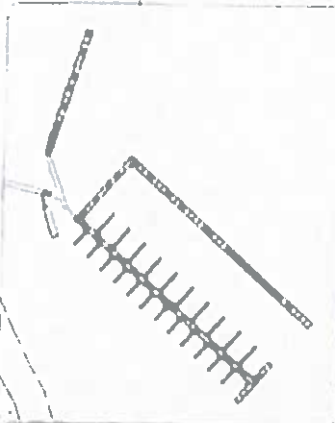
REVISIONS

NO. DATE

DATE: 11/11/11  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT NO.: 6291  
SHEET NO.: 390



KEY PLAN



ENGINEER'S STAMP

SCALE: AS SHOWN	DATE: 11/20/21
PROJECT: 6291	DESIGNED BY: [Signature]
ENGINEER: [Signature]	CHECKED BY: [Signature]
DATE: 11/20/21	PROJECT: 6291
DATE: 11/20/21	PROJECT: 6291
DATE: 11/20/21	PROJECT: 6291

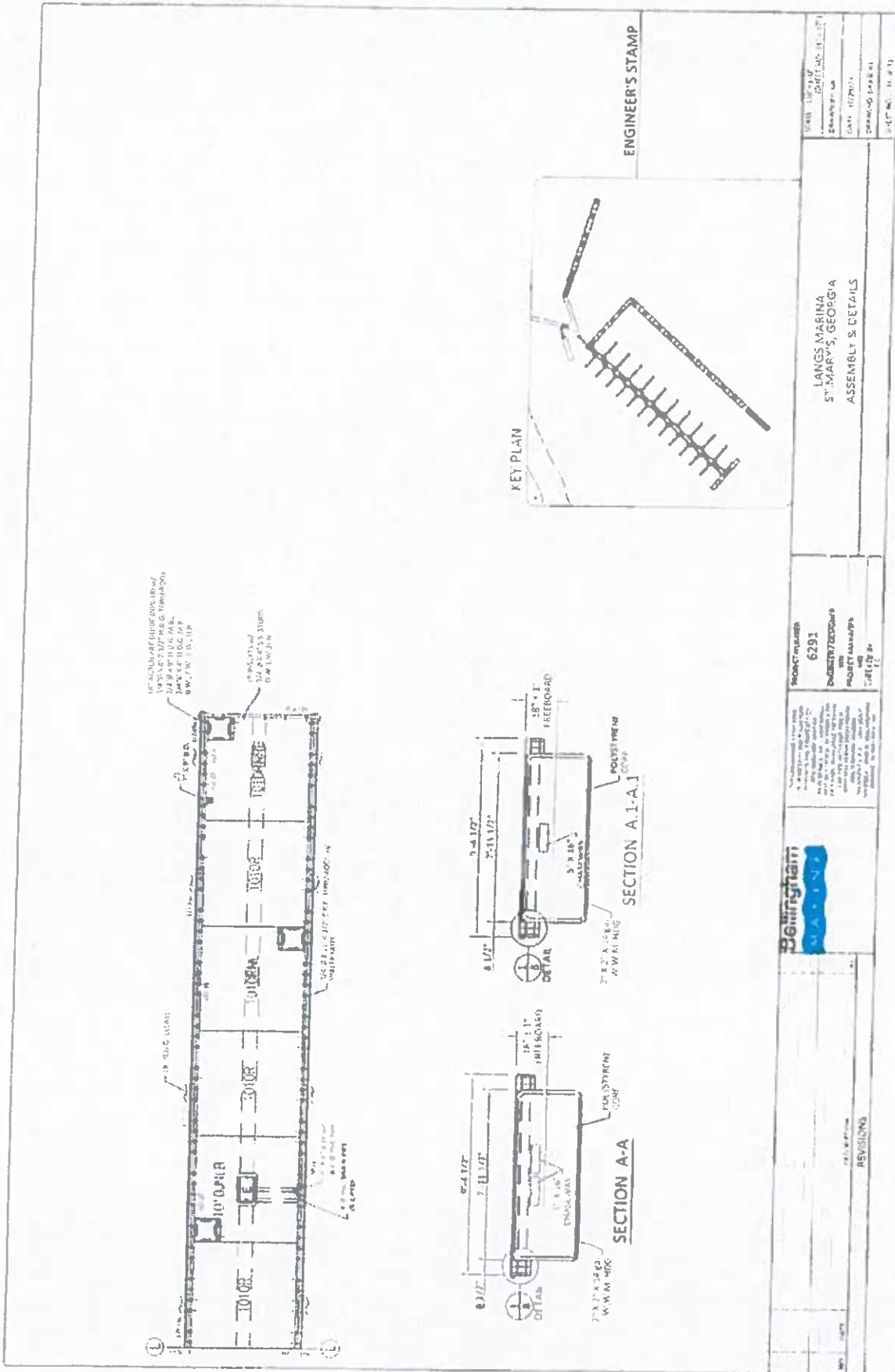
LANUSS MARINA  
ST MARY'S, GEORGIA  
ASSEMBLY



PROJECT: 6291  
ENGINEER: [Signature]  
CHECKED BY: [Signature]

DATE: 11/20/21  
PROJECT: 6291

SHEET NO. 15 OF 31



ENGINEER'S STAMP

SCALE: 1/8" = 1'-0"  
 DATE: 11/20/11  
 DRAWING NO: 11-011

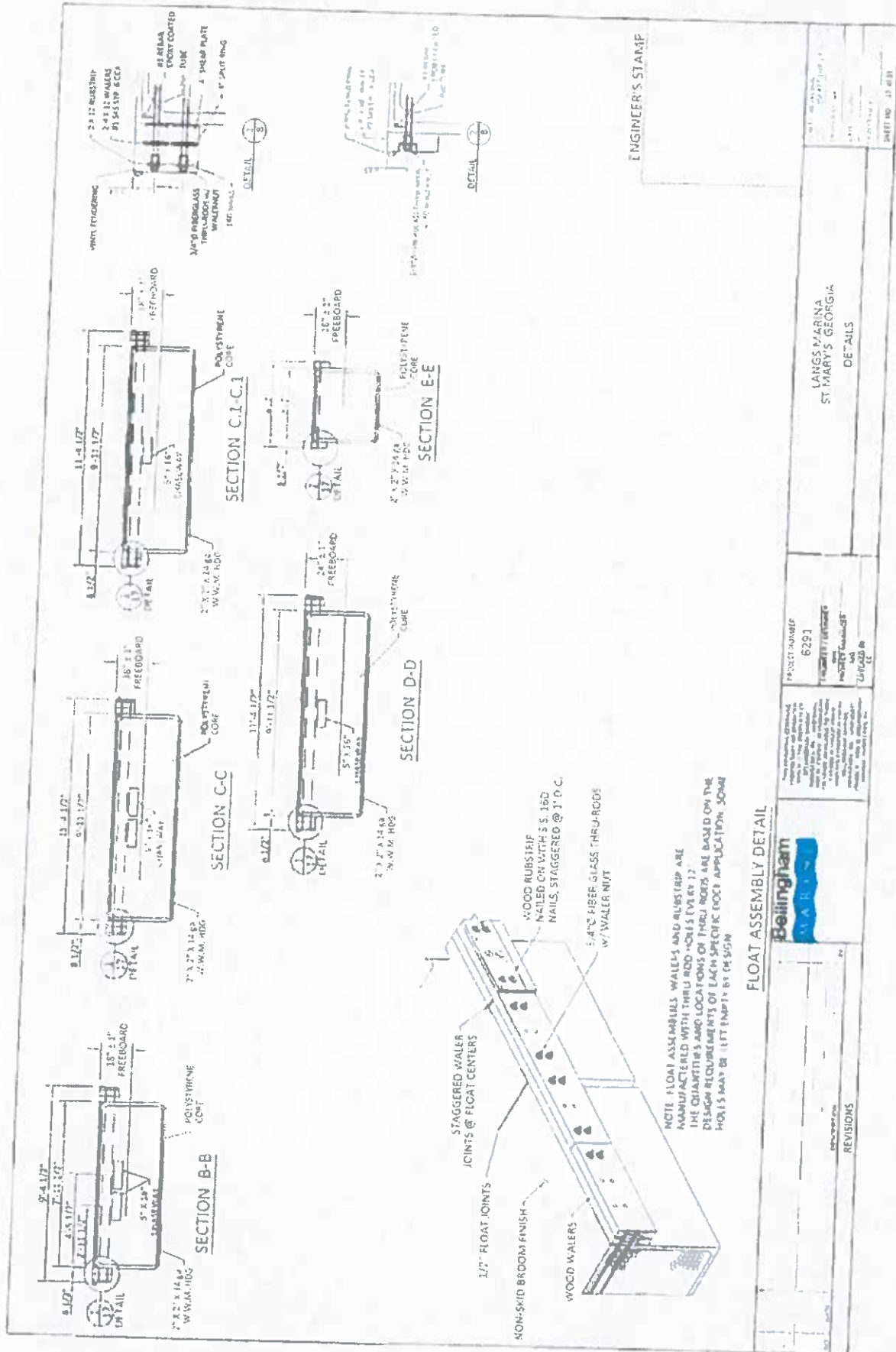
LANGS MARINA  
 ST. MARY'S, GEORGIA  
 ASSEMBLY S. DETAILS

PROJECT NUMBER  
**6291**  
 PROJECT LOCATION  
 ST. MARY'S, GEORGIA



REVISIONS





FLOAT ASSEMBLY DETAIL



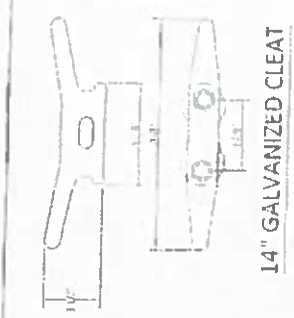
PROJECT NUMBER  
 6291  
 PROJECT LOCATION  
 ST. MARY'S MARINA  
 ST. MARY'S GEORGIA  
 DRAWN BY  
 C.C.

ST. MARY'S MARINA  
 ST. MARY'S GEORGIA  
 DETAILS

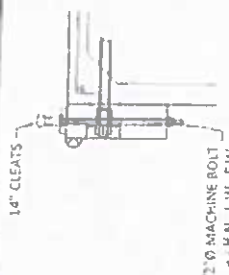
SHEET NO. 11 OF 11



18" GALVANIZED CLEAT

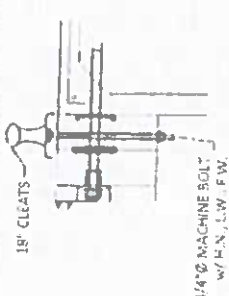


14" GALVANIZED CLEAT



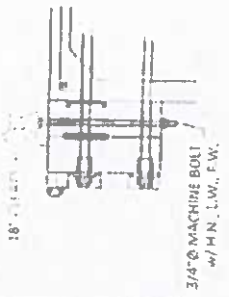
CLEAT ATTACHMENT DETAIL

- NOTES
1. CLEATS ARE INSTALLED ON INSIDE WALER
  2. CLEATS AT THE END SHALL BE INSTEAD OF THE LAST THRU-ROD
  3. WOOD LOCATING CLEATS AT FLOAT JOINTS
  4. CLEATS SHALL BE 6" MIN FROM NEAREST WOOD JOINT



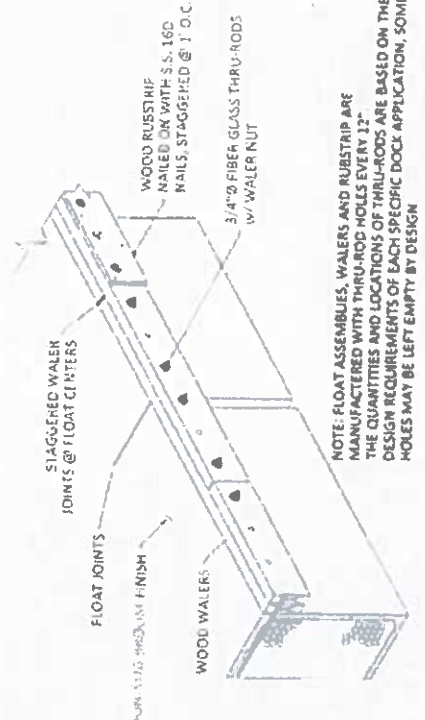
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  3. WOOD LOCATING CLEATS AT FLOAT JOINTS
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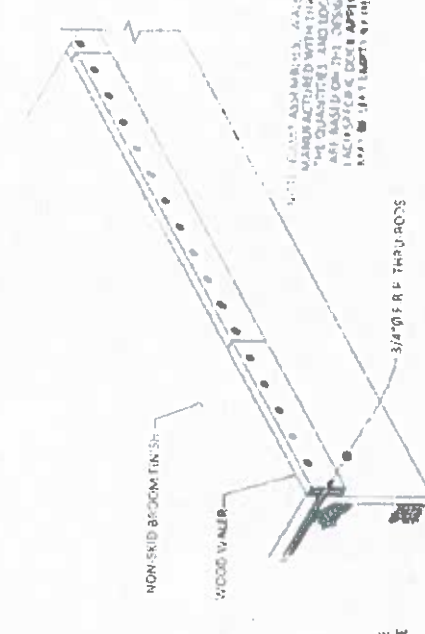
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  2. CLEATS AT THE END SHALL BE INSTEAD OF THE LAST THRU-ROD
  3. WOOD LOCATING CLEATS AT FLOAT JOINTS
  4. CLEATS SHALL BE 6" MIN FROM NEAREST WOOD JOINT



FLOAT ASSEMBLY DETAIL

NOTE: FLOAT ASSEMBLIES, WALERS AND RUBSTRIP ARE MANUFACTURED WITH THRU-ROD HOLES EVERY 12" THE QUANTITIES AND LOCATIONS OF THRU-RODS ARE BASED ON THE DESIGN REQUIREMENTS OF EACH SPECIFIC DOCK APPLICATION, SOME HOLES MAY BE LEFT EMPTY BY DESIGN

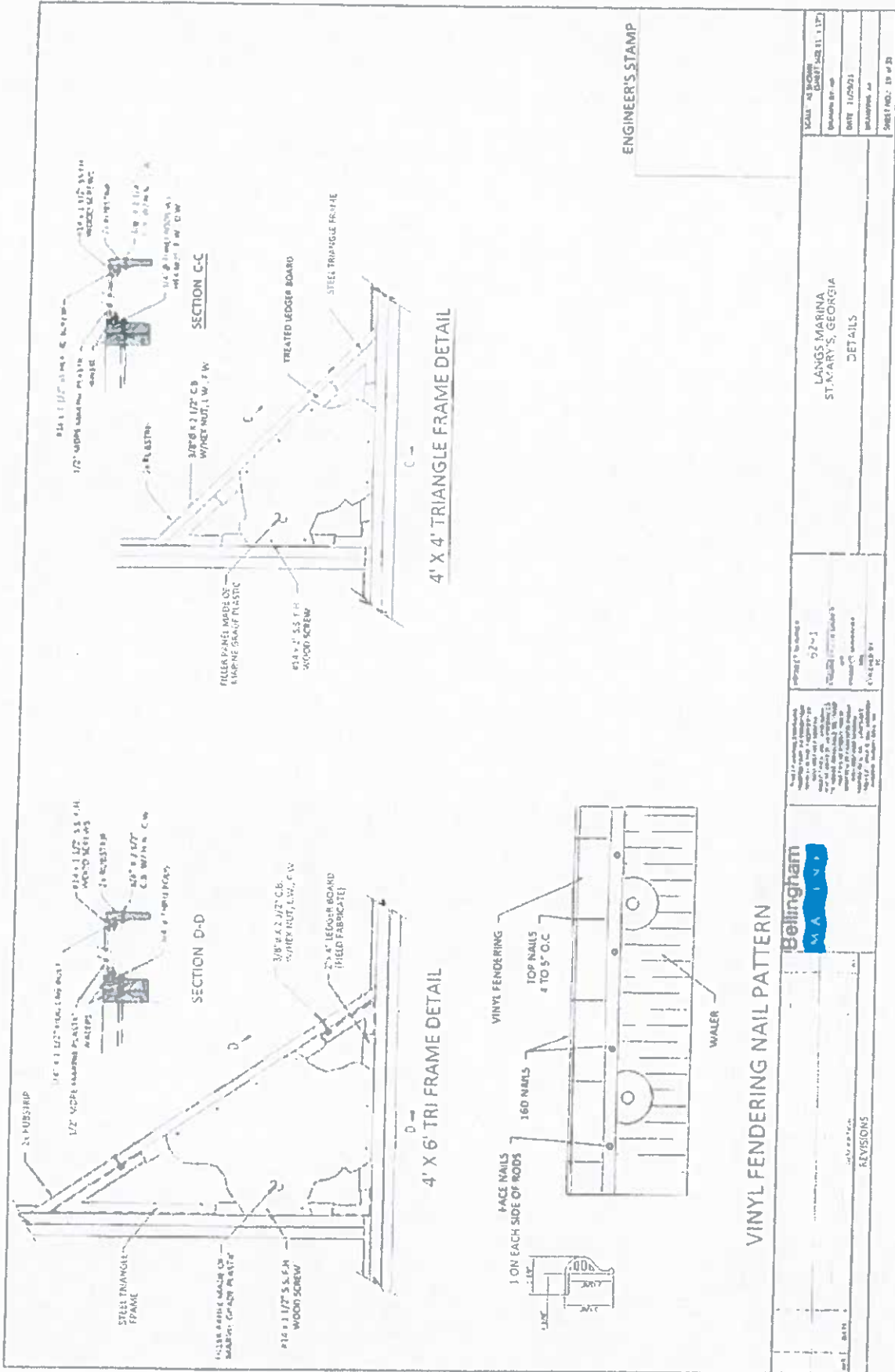


FLOAT ASSEMBLY DETAIL

NOTE: CLEATS AND RUBSTRIP, WALERS AND RUBSTRIP ARE MANUFACTURED WITH THRU-ROD HOLES EVERY 12" THE QUANTITIES AND LOCATIONS OF THRU-RODS ARE BASED ON THE DESIGN REQUIREMENTS OF EACH SPECIFIC DOCK APPLICATION, SOME HOLES MAY BE LEFT EMPTY BY DESIGN

ENGINEER'S STAMP

<p>PROJECT NO. 6291</p> <p>PROJECT TITLE: LANGS MARINA ST MARYS, GEORGIA</p> <p>DATE: 11/11/11</p> <p>SCALE: AS SHOWN</p>	<p>REVISIONS</p> <p>NO. DESCRIPTION</p>
---------------------------------------------------------------------------------------------------------------------------	-----------------------------------------



ENGINEER'S STAMP

VINYL FENDERING NAIL PATTERN

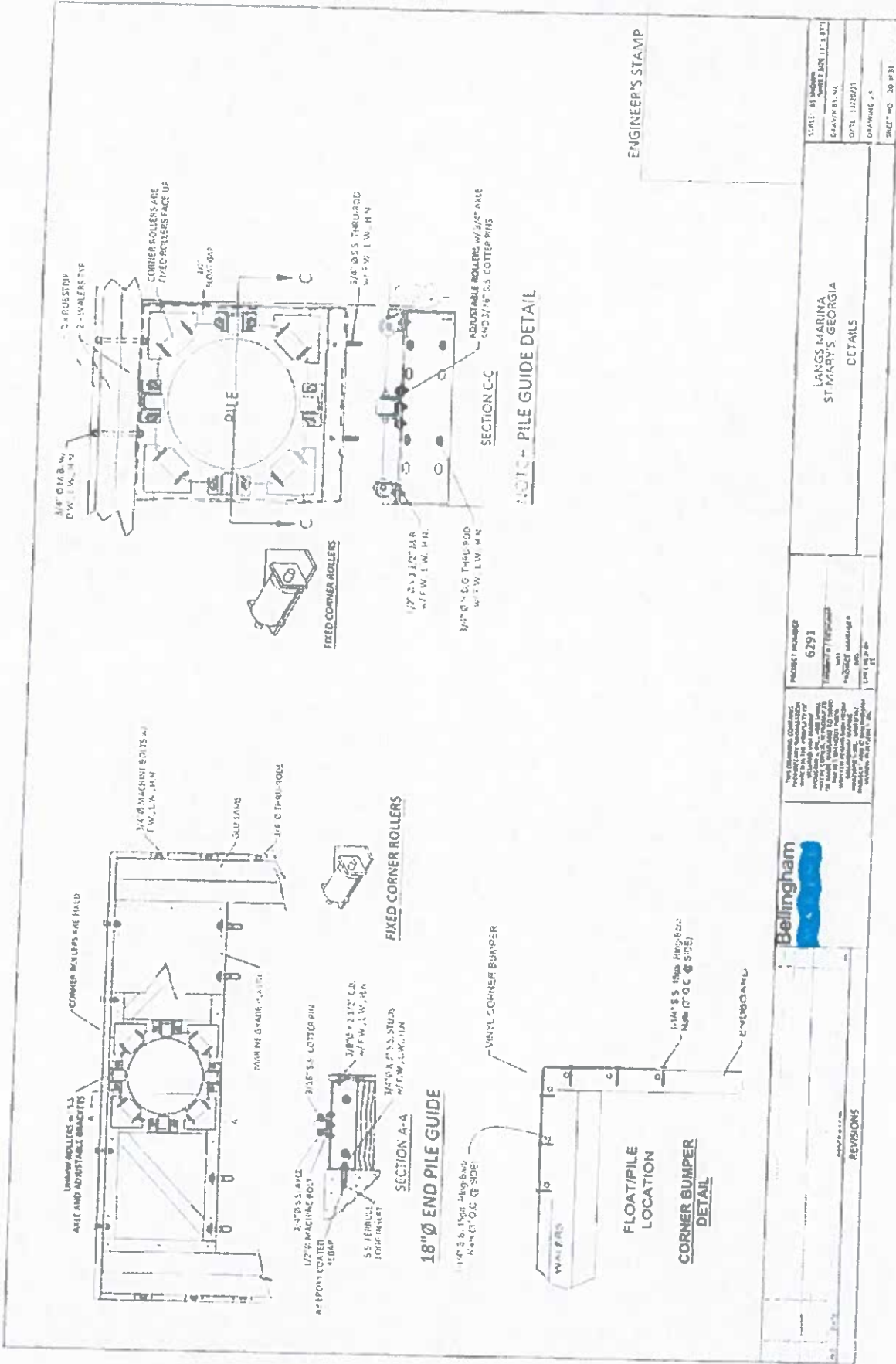


SCALE: AS SHOWN	DATE: 11.1.17
DESIGNED BY: [redacted]	DRAWN BY: [redacted]
DATE: 11/29/17	PROJECT: [redacted]
SHEET NO.: 10 of 20	

LANGS MARINA  
STAIRS, GEORGIA  
DETAILS

1. All work shall be in accordance with the specifications and drawings. 2. The contractor shall be responsible for obtaining all necessary permits. 3. The contractor shall be responsible for the quality of the work. 4. The contractor shall be responsible for the safety of the work. 5. The contractor shall be responsible for the cleanup of the work. 6. The contractor shall be responsible for the disposal of the waste. 7. The contractor shall be responsible for the protection of the existing structures. 8. The contractor shall be responsible for the protection of the environment. 9. The contractor shall be responsible for the protection of the public. 10. The contractor shall be responsible for the protection of the workers.

NO.	REVISIONS



ENGINEER'S STAMP

SCALE: AS SHOWN
DATE: 11/22/73
PROJECT NO: 6291
DATE: 11/22/73
PROJECT NO: 6291
DATE: 11/22/73
PROJECT NO: 6291

LANGS MARINA  
ST MARYS, GEORGIA

DETAILS

PROJECT NUMBER  
6291

DATE: 11/22/73

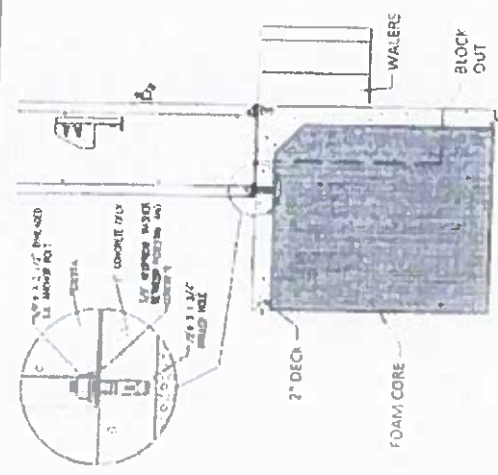
PROJECT MANAGER

DATE: 11/22/73

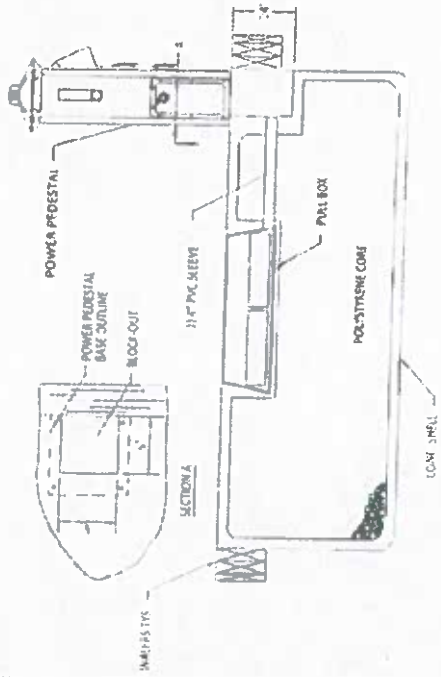
PROJECT NO: 6291



REVISIONS



PEDESTAL INSTALLATION DETAIL



TYPICAL POWER PEDESTAL INSTALLATION

- NOTES:
1. MAXIMUM PEDESTAL BASE LENGTH IS 36\"/>
  - 2. PEDESTAL AND FOUNDATION SHALL BE CONCRETE.
  - 3. PVC SHEET SHALL BE 1/2\"/>

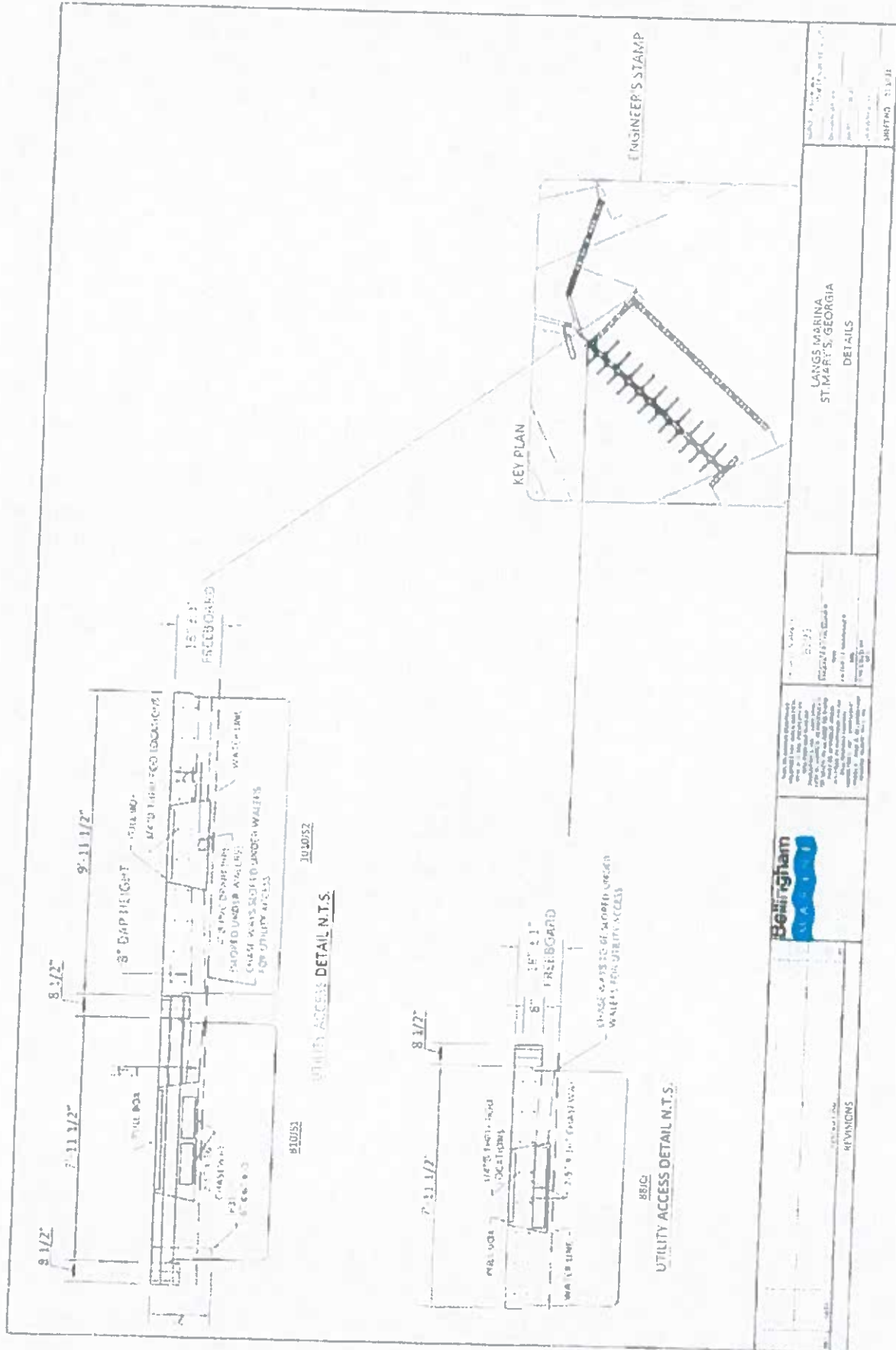
ENGINEER'S STAMP

DATE: 11/29/23	PROJECT NO.: 23-0123
DESIGNED BY: [REDACTED]	
CHECKED BY: [REDACTED]	
DATE: 11/29/23	
SCALE: AS SHOWN	

LANGS MARINA  
ST. MARY'S, GEORGIA  
DETAILS



REVISIONS



KEY PLAN

ENGINEER'S STAMP

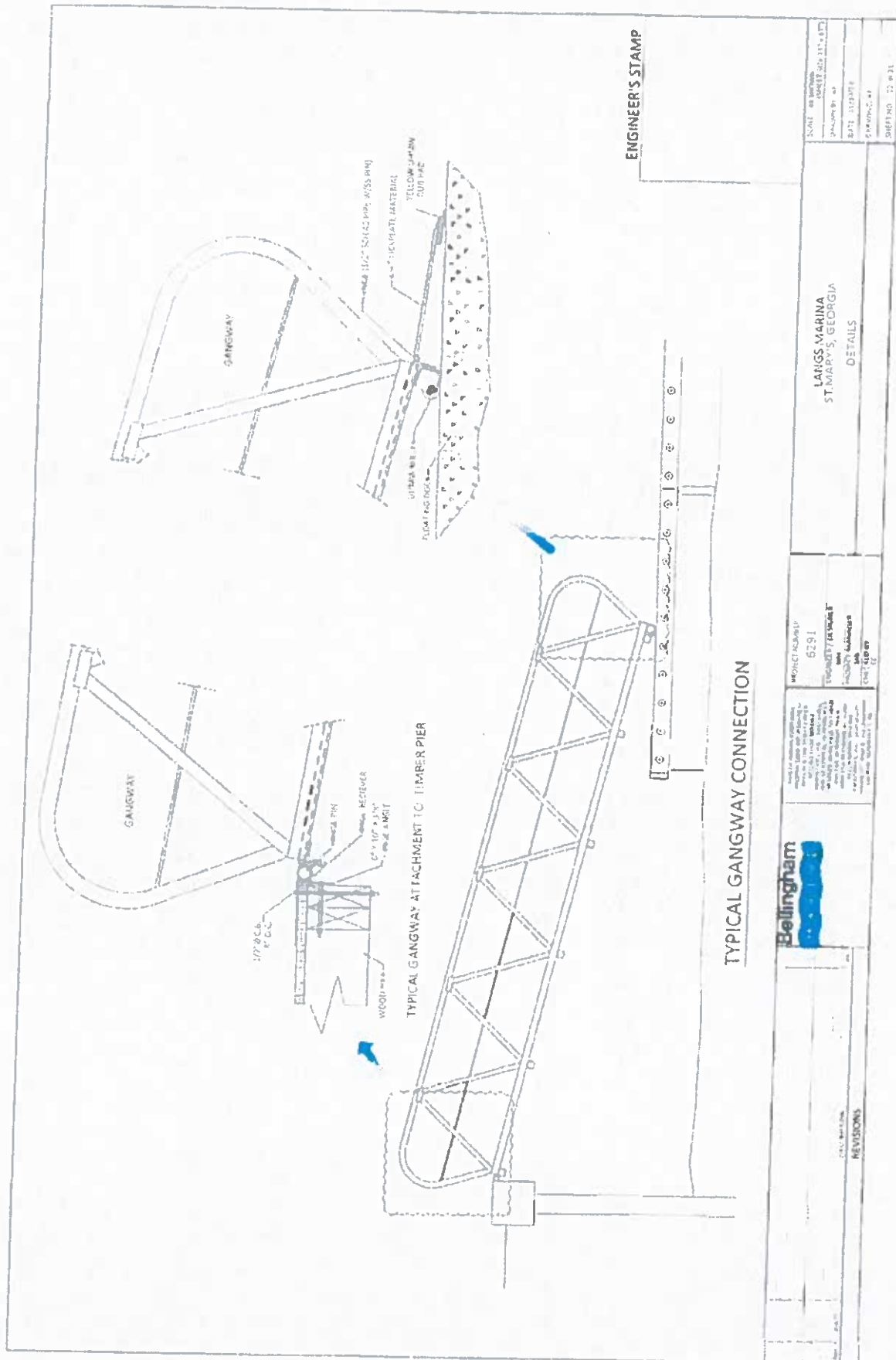
LAVES MARINA  
ST. MARTIN'S, GEORGIA  
DETAILS



REVISIONS

DATE: 11/11/11  
DRAWN BY: J. J. JONES  
CHECKED BY: J. J. JONES  
SCALE: AS SHOWN  
SHEET NO. 11/11





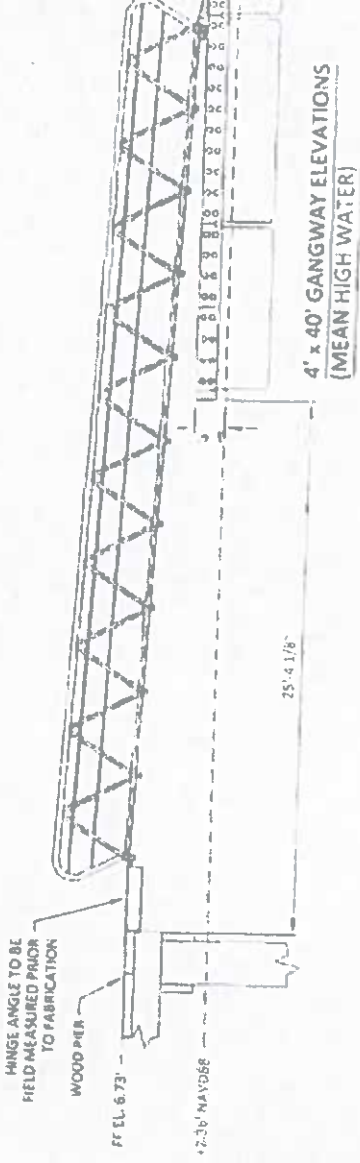
ENGINEER'S STAMP

PROJECT NO. 6291  
 CONTRACTOR: BELLINGHAM  
 DATE: 11/14/87  
 SHEET NO. 22 OF 31

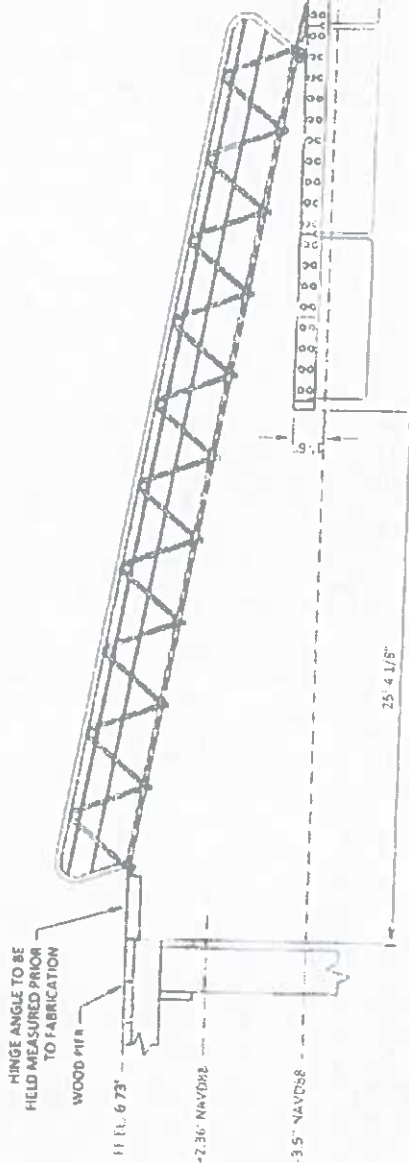
LANGS MARINA  
 ST. MARYS, GEORGIA  
 DETAILS

NO.	DESCRIPTION	DATE

NOTE:  
 FF EL. 6.73' PROVIDED BY BRANDON  
 ASSOCIATES SURVEYING, 11/29/23



4' x 40' GANGWAY ELEVATIONS  
 (MEAN HIGH WATER)



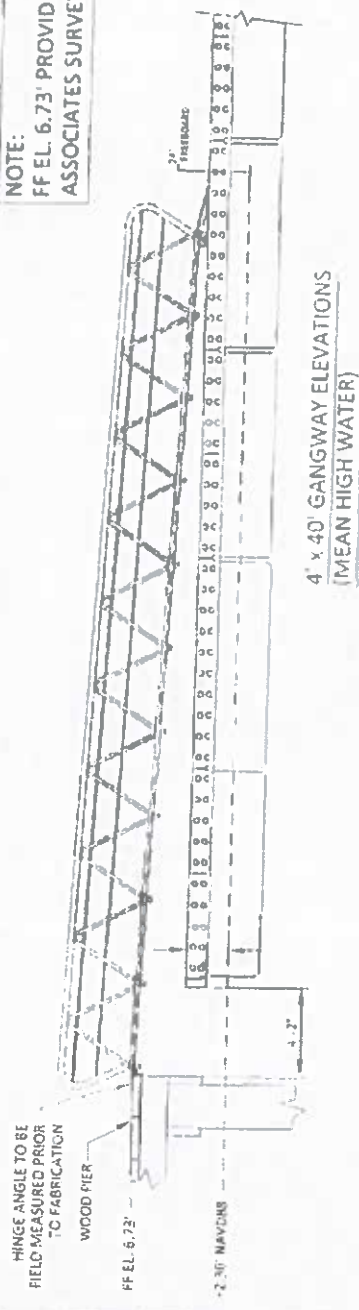
4' x 40' GANGWAY ELEVATIONS  
 (MEAN LOW WATER)

ENGINEER'S STAMP

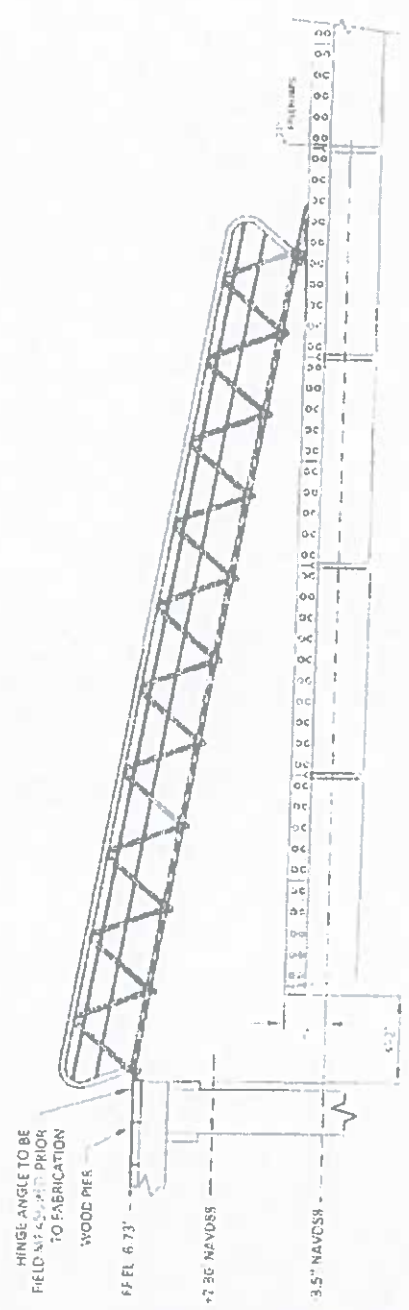
<p>REVISIONS</p>		<p>PROJECT NUMBER                  6291</p>	<p>LANGS MARINA                  ST. MARY'S, GEORGIA                  DETAILS</p>
------------------	--	-------------------------------------------------	-------------------------------------------------------------------------------------------

SHEET NO. 22 OF 31

NOTE:  
FF EL. 6.73' PROVIDED BY BRANDON  
ASSOCIATES SURVEYING. 11/29/23



4' x 40' GANGWAY ELEVATIONS  
(MEAN HIGH WATER)



4' x 40' GANGWAY ELEVATIONS  
(MEAN LOW WATER)

ENGINEER'S STAMP

	PROJECT NUMBER: 6791 PROJECT LOCATION: LANGS MARINA ST. MARYS, GEORGIA SCALE: AS SHOWN DATE: 11/29/23 DRAWN BY: JLZ CHECKED BY: SHEET NO.: 23.011	PROJECT NUMBER: 6791 PROJECT LOCATION: LANGS MARINA ST. MARYS, GEORGIA SCALE: AS SHOWN DATE: 11/29/23 DRAWN BY: JLZ CHECKED BY: SHEET NO.: 23.011	PROJECT NUMBER: 6791 PROJECT LOCATION: LANGS MARINA ST. MARYS, GEORGIA SCALE: AS SHOWN DATE: 11/29/23 DRAWN BY: JLZ CHECKED BY: SHEET NO.: 23.011

**CONCRETE FLOAT HANDLING  
HANDLE FLOATS CAREFULLY!**

USE RIGGING AND SPREADER BARS  
STRUCTURALLY RATED FOR THE JOBS

USE STRAPS OF EQUAL  
LENGTH

LOAD STRAPS  
AT CENTERS OF ALL FLOATS

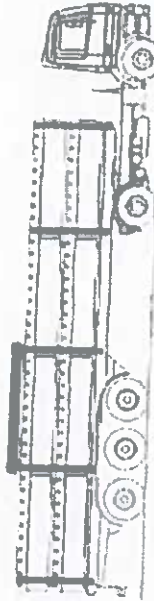


- HANDLE FLOATS CAREFULLY!**
- SPACE FORKS AS FAR APART AS POSSIBLE
  - AVOID ROUGH TERRAIN



Place damage at end walls of float.  
DO NOT place damage anywhere else or cause it to the float  
may occur.

- Space the down straps at 4' intervals, only 1' from each end.
- Use proper tie-down technique to protect workers.
- Check the tightness of all tie-downs periodically to ensure tightness.



- Do not stack floats more than
  - 7 high
  - 8 high
  - 4 high
- do not stack floats

ENGINEER'S STAMP

		PROJECT NUMBER 6291	SCALE AS SHOWN SHEET NO. 01 DATE: 12/29/22 DRAWING BY:
REVISIONS		LAMUS MARINA ST MARY'S, GEORGIA DETAILS	
SHEET NO. 28 OF 23		SHEET NO. 01	

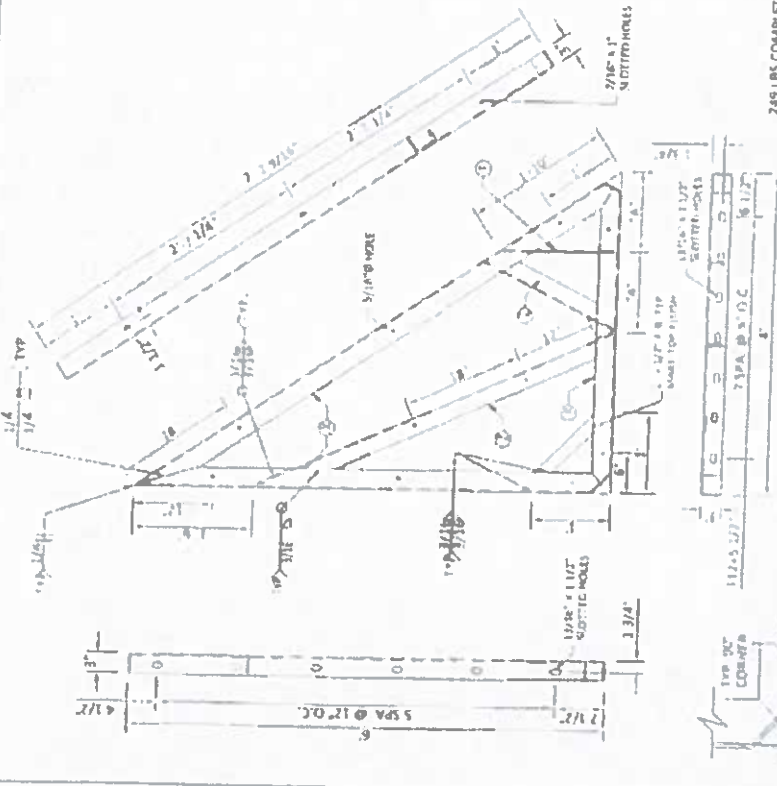
TASK	DATE	BY
RELEASED		
FITTER		
WELDER		
HELPER		
CHECKED		
CHECKED		
COMPLETED		
SHIPPED		

Q.C.  
IN PROGRESS  
CHECK  
DATE \_\_\_\_\_ NAME \_\_\_\_\_

WELDMENT TYPE	WELD
1 1/2" (A) (SHORT)	1 1/2"
2 1/2" (TOP FLANGE)	2 1/2"

NOTE: LENGTH "A" IS 13" TO 15"  
W/ MAX. DIFFERENCE OF 3" TO  
MISS THRU ROD HOLES

- ① 3" x 3" x 5/16" ANGLE
- ② 2" x 2 1/2" F.B.
- ③ 2 1/2" x 2 1/2" x 5/16" ANGLE BRACE



249 LBS COMPLETE ASSEMBLY

### 4' X 6' HEAVY DUTY TRI-FRAME

IF SLOTTED FALLS 3" OR MORE FROM 45° CORNER TO BASS TEG ROD

ENGINEER'S STAMP

LANGS MARINA  
ST. MARY'S, GEORGIA  
STEEL FABRICATION DETAILS

PROJ. NUMBER  
6251

DATE: 11/15/2008

BY: [Signature]

400 E. 1st Street  
St. Mary's, GA 31528

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REVISIONS

NO.	DATE	DESCRIPTION

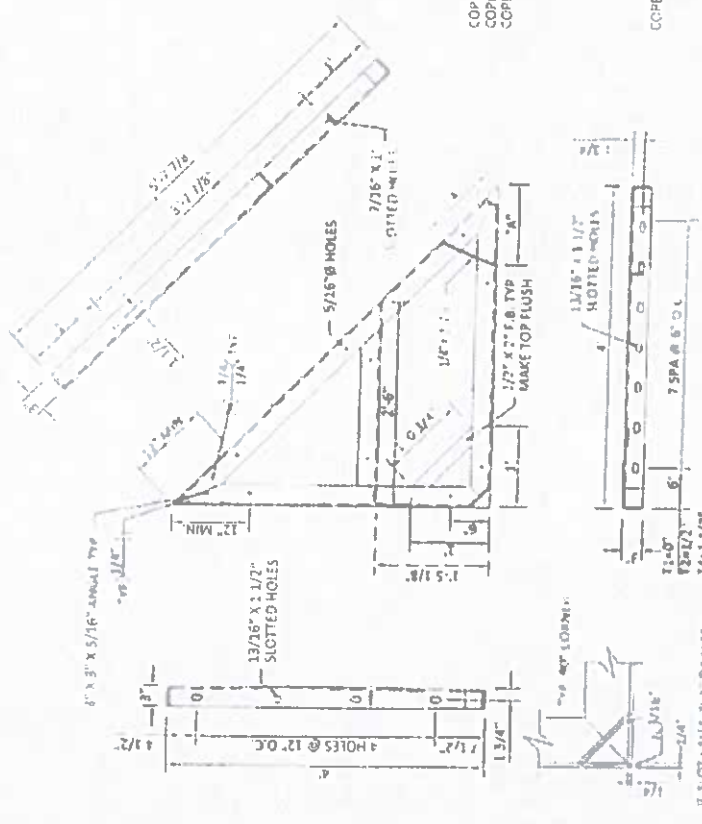
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RELEASED		
FITTER		
WELDER		
HELPER		
CHECKED		
CHECKED		
COMPLETED		
SHIPPED		

Q.C.  
IN PROGRESS  
CHECK  
DATE \_\_\_\_\_ NAME \_\_\_\_\_

NOTES: FAB FROM ASTM A-36.  
HOT DIP GALV. AFTER FAB IN  
COMPLIANCE WITH ASTM  
A-123-78 STAMP OR TAG TYPE  
NO. ON EACH WELDMENT

WELDMENT TYPE	REQ'D
1 AS SHOWN	2
2A OFF HAND	3
2B OFF HAND	4
3 AS SHOWN	4
4 AS SHOWN	5
5A OFF HAND	4
5B OFF HAND	4
6 AS SHOWN	3
7A OFF HAND	2
7B OFF HAND	4
8 AS SHOWN	4

NOTE: LENGTH "A" IS 9" TO 15"  
W/ MAX. DIFFERENCE OF 3" TO  
MISS THRU ROD HOLES.  
FABRICATED FROM:  
3" x 3" x 5/16" ANGLE



**4' X 4' HEAVY DUTY TRI-FRAME**

- T1-0" ALLS IN 1' 04 1/15
- T4-1 1/2"
- T5-2
- T6-2 1/2"
- T8-3 1/2"
- T9-4"
- T10-4 1/2"
- T12-5 1/2"

ENGINEER'S STAMP



FORN: 6291  
FURNISH: 6291  
MATERIAL: 6291  
MATERIAL: 6291

LANG'S MARINA  
ST. MARY'S, GEORGIA  
STEEL FABRICATION DETAILS

SCALE: 1/4"=1'-0"  
SHEET: 102.11.1.17  
DRAWN BY: [blank]  
DATE: 11/20/73  
DRAWING NO: [blank]  
SHEET NO: 22 OF 31

REVISIONS



TASK	DATE	BY
RELEASED		
FITTER		
WELDER		
HELPER		
CHECKED		
CHECKED		
COMPLETED		
SHIPPED		

Q.C.  
IN PROGRESS  
CHECK  
DATE \_\_\_\_\_ NAME \_\_\_\_\_  
DATE \_\_\_\_\_ NAME \_\_\_\_\_  
DATE \_\_\_\_\_ NAME \_\_\_\_\_

ENGINEER'S STAMP

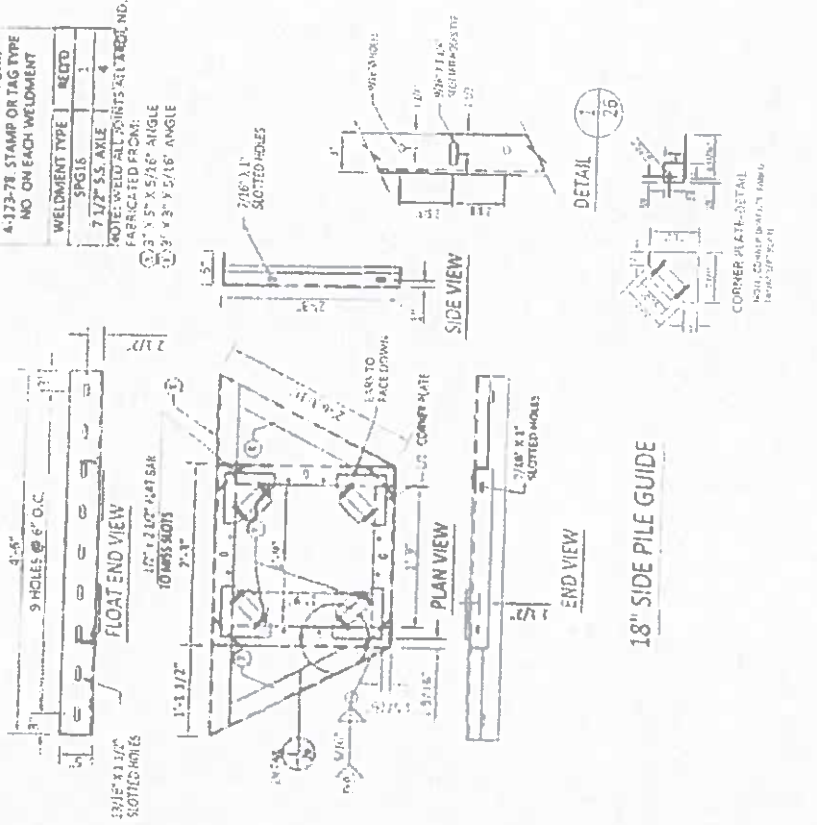
NOTES FAB FROM ASTM A-36  
HOT DIP GALV. AFTER FAB IN  
COMPLIANCE WITH ASTM  
A-173-78. STAMP OR TAG TYPE  
NO. ON EACH WELDMENT

WELDMENT TYPE	REQ'D
SRG16	1
7 1/2" S.S. AXLE	4

NOTE: WELD ALL JOINTS AS 1/8" BEAD NO.

FABRICATED FROM:

2" X 3" X 5/8" X 5/8" ANGLE  
2" X 3" X 3" X 5/16" ANGLE

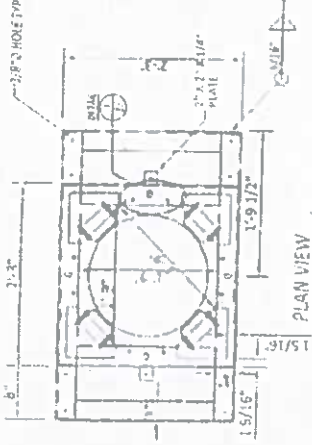
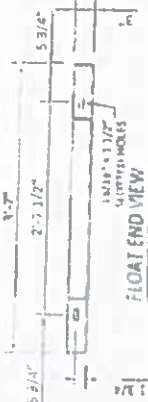


PROJECT NUMBER  
6291  
DATE: 10/11/14  
DRAWN BY: J. [unreadable]  
CHECKED BY: [unreadable]  
SCALE: AS SHOWN  
ENGINEER'S STAMP

LANGS MARINA  
ST. MARTIN'S, GEORGIA  
STEEL FABRICATION DETAILS  
DRAWING NO. 28 OF 31

NOTES: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

WELDMENTS TYPE: B100  
 1-1/2" x 3/8"  
 FABRICATED FROM:  
 3" x 3" x 3/8" ANGLE



18" END PILE GUIDE FOR 3'-7" FLOAT

CORNER PLATE  
 3/8" PLATE

TASK	DATE	BY
RELEASED		
FITTER		
WELDER		
HELPER		
CHECKED		
CHECKED		
COMPLETED		
SHIPPED		

Q.C.  
 IN PROGRESS  
 CHECK  
 DATE \_\_\_\_\_  
 NAME \_\_\_\_\_

ENGINEER'S STAMP



PROJECT NUMBER  
 6291  
 DRAWN BY: J. J. [unclear]  
 PROJECT LOCATION:  
 DATE: 12/18/07

LANGS MARINA  
 ST MARYS, GEORGIA  
 STEEL FABRICATION DETAILS

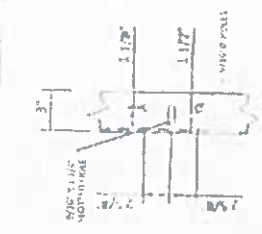
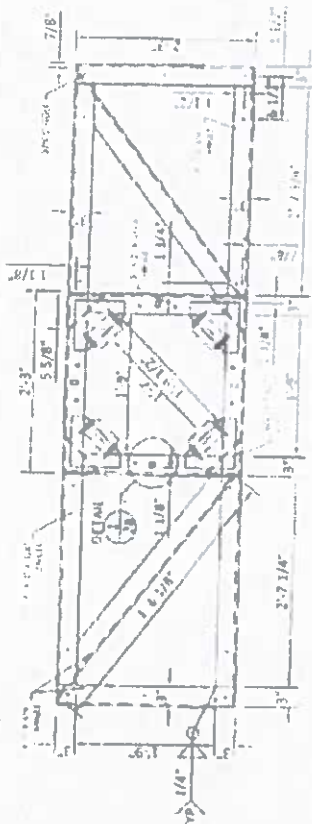
SCALE: 1/4" = 1'-0"  
 DRAWN BY: J. J. [unclear]  
 DATE: 12/18/07  
 PROJECT NO: 6291

REVISIONS

TASK	DATE	BY
RELEASED		
FITTER		
WELDER		
HELPER		
CHECKED		
CHECKED		
COMPLETED		
SHIPPED		

Q.C.  
IN PROGRESS  
CHECK  
DATE \_\_\_\_\_  
NAME \_\_\_\_\_

NOTES FAB FROM AS BLDG 1.74  
HOT DIP GALV. AFTER FAB IN  
1. DIMENSIONS WITH AS BLDG  
A-123 76 STRAP ON TAG "P"  
NO. ON EACH WELCHMENT  
WELDMENT TYP. ALLOY ?  
REV. 02



DETAIL 1  
28



CORNER PLATE  
3/8" PLATE  
7 1/2" x 3/4" P.S.S.  
4 REQ'D.  
PER FRAME 5/16"

18" END PILE GUIDE FOR 8' FLOAT

ENGINEER'S STAMP

**Bellingham**

REV 5.048

PRODUCT NUMBER: 6291

ENGINEER: JEFFREY A. BELLINGHAM

DATE: 10/15/14

SCALE: 1/8" = 1'-0"

PROJECT: LANGS MARINA ST. MARY'S, GEORGIA

STEEL FABRICATION DETAILS

DATE: 10/15/14

SHEET NO: 25 OF 31

TASK	DATE	BY
RELEASED		
FITTER		
WELDER		
HELPER		
CHECKED		
CHECKED		
COMPLETED		
SHIPPED		

Q.C.	
IN PROGRESS	
CHECK	
DATE	
NAME	

NOTES: FAB FROM SUPPLIER IN 4" DIA. DUCT. W/ 1/8" DIA. CORNER PLATE. WELD ALL JOINTS ALL AROUND FAB. FROM: 3" x 3" x 3/8" ANGLE

REAR VIEW

SIDE VIEW

CORNER PLATE DETAIL

GUSSET (2 PER GUIDE)

FRONT VIEW

DETAIL 1/8

18" NOTCHED PILE GUIDE

ENGINEER'S STAMP

**Bellingham**

REVISIONS

PROJECT NUMBER: 6291

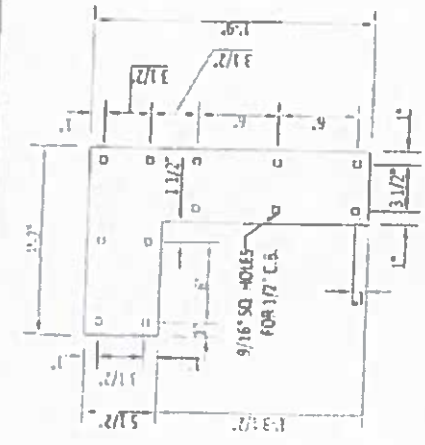
DATE: 11/20/21

LANGS MARINA, ST. MARYS, GEORGIA

STEEL FABRICATION DETAILS

SHEET NO. 24 OF 21

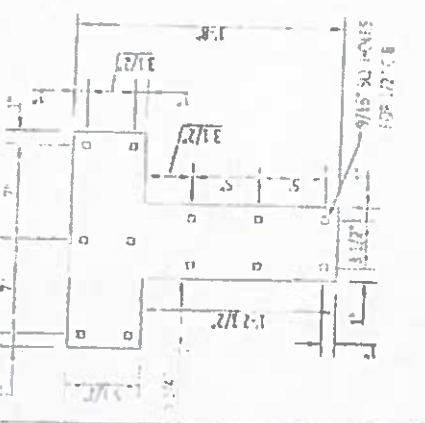
Q.C. IN PROGRESS CHECK	DATE	NAME	TASK RELEASED	DATE	BY
			FITTER		
			WELDER		
			HELPER		
			CHECKED		
			CHECKED		
			COMPLETED		
			SHIPPED		



T-PLATE

NOTES: FAB FROM 3/8" PLATE

WELDER	HELPER



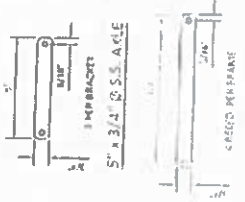
L-PLATE

NOTES: FAB FROM ASTER-26

WELDER	HELPER



SPECIAL PILE GUIDE ROLLER BRACKET N.T.S.



ENGINEER'S STAMP



PROJECT NUMBER  
6291

CLIENT  
LANGS MARINA  
ST. MARY'S, GEORGIA

STEEL FABRICATION DETAILS

DATE	10/15/11
BY	J. L. WILSON
CHECKED BY	
DATE	
BY	

SHEET NO. 04 OF 31

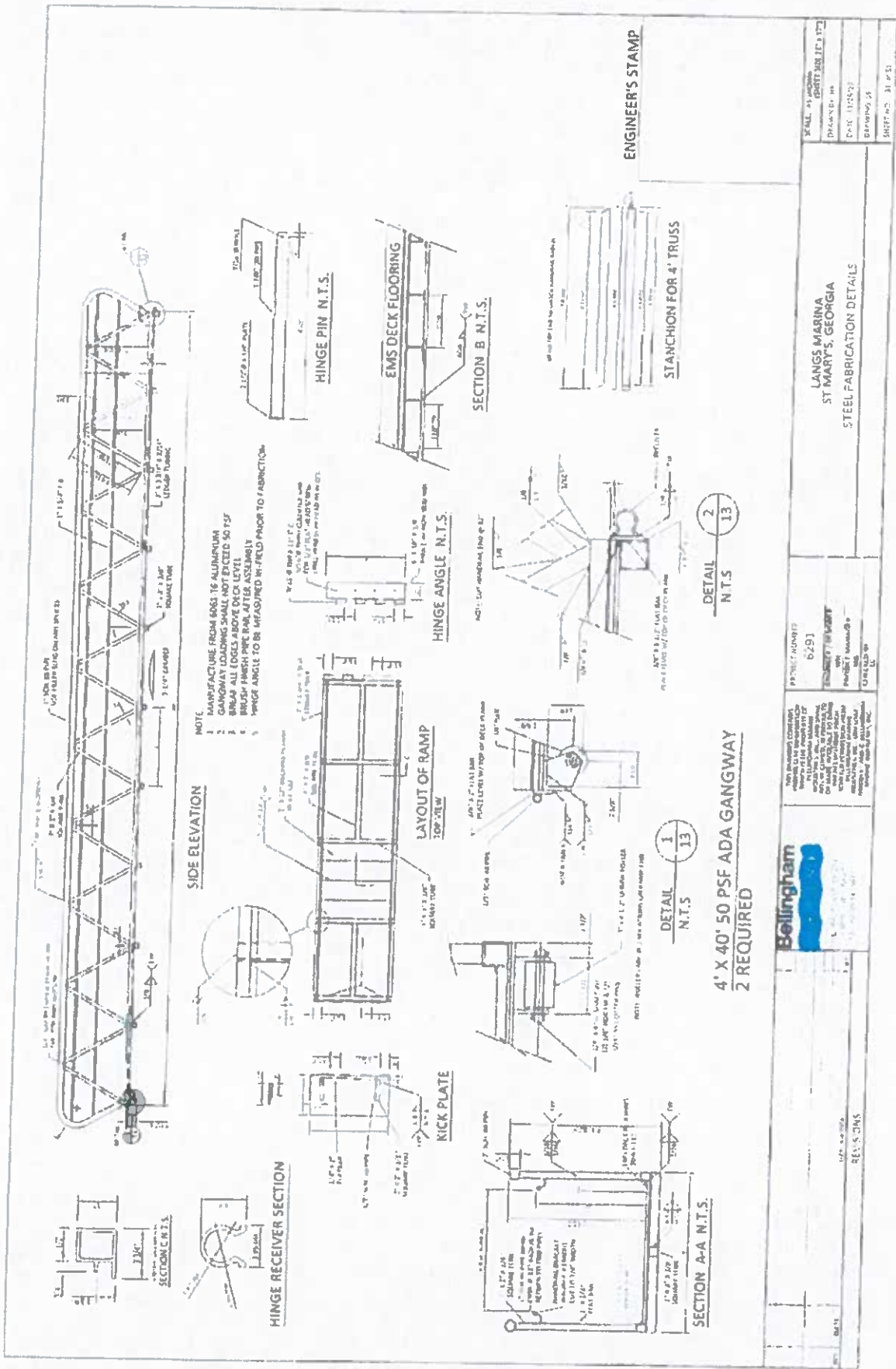
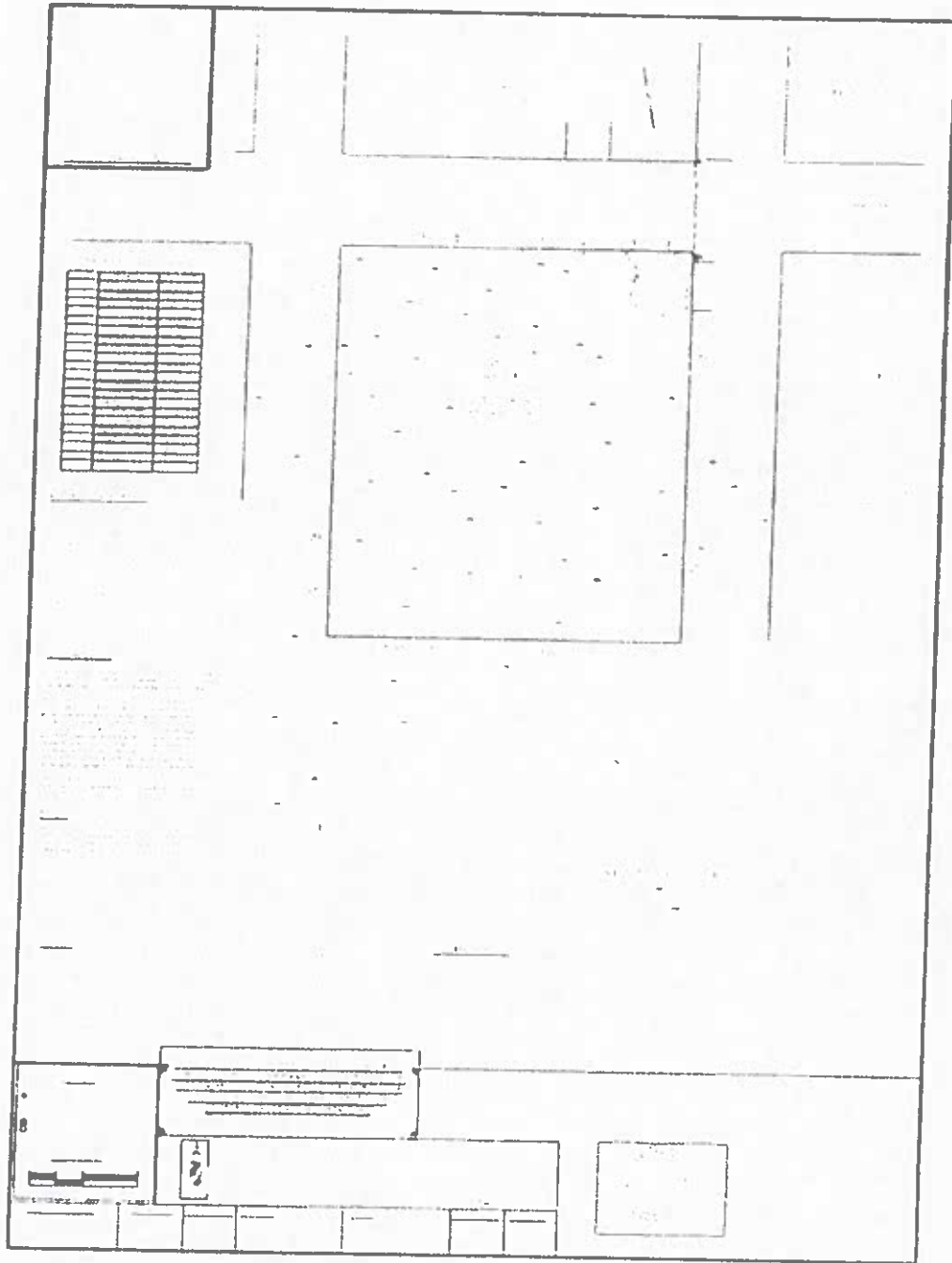




Exhibit B



5210171748 P2023000028  
 PARTICIPANT ID  
 BK:2023 PG:28-28  
 FILED IN OFFICE  
 CLERK OF COURT  
 03/10/2023 04:32 PM  
 JOY LYNN TURNER, CLERK  
 SUPERIOR COURT  
 CAMDEN COUNTY, GA  
  
 RECORDING INFORMATION

(100' RW - PAVED)

BLOCK 1\*

BLOCK 2\*

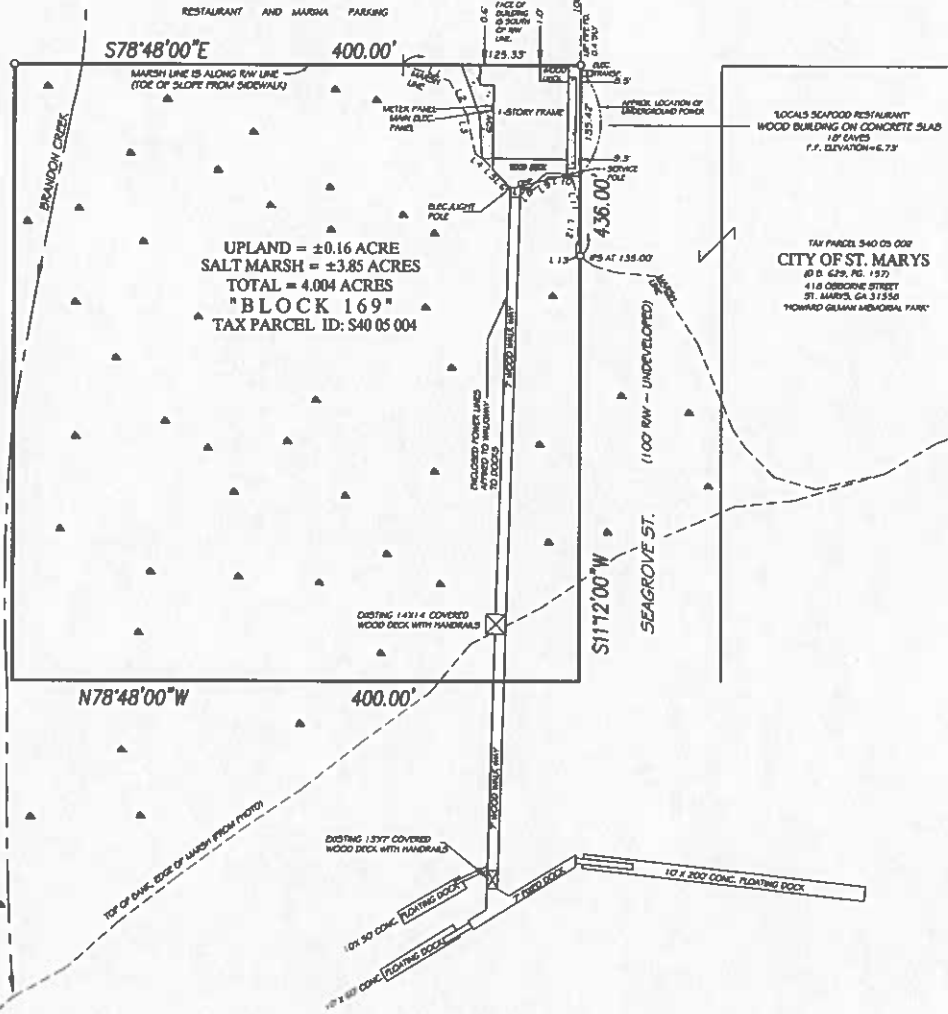
(100' RW - PAVED)

ST. MARYS STREET

(100' RW - PAVED)

**DNR MARSH LINE TABLE**

LINE	BEARING	DISTANCE
L1	95°33'16"E	34.64'
L2	51°52'25"E	27.24'
L3	90°11'55"E	20.13'
L4	94°41'56"E	0.13'
L5	53°20'04"E	15.64'
L6	53°42'23"E	10.63'
L7	57°22'12"E	13.25'
L8	34°45'43"E	4.39'
L9	N59°40'05"E	14.85'
L10	N75°11'53"E	16.34'
L11	SN03°06'30"E	21.89'
L12	S17°05'24"W	32.54'
L13	S44°39'22"W	3.71'



**LEGAL DESCRIPTION**  
 ALL THAT TRACT OR PARCEL OF LAND SHOWN AS BLOCK No. 169 OF THE CITY OF ST. MARYS IN PLAT BOOK 1, PAGE 34, CAMDEN COUNTY, G.M.D. 29, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET SOUTH 11°12'00" WEST, 100.00 FEET FROM A 6"x6" CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF BLOCK 1, CITY OF ST. MARYS, CONTINUE SOUTH 11°12'00" WEST, 436.00 FEET TO A POINT; RUN THENCE NORTH 78°48'00" WEST, 400.00 FEET TO A POINT; THENCE NORTH 11°12'00" EAST, 436.00 FEET TO THE NORTHWEST CORNER OF BLOCK 169 ON THE SOUTH RIGHT OF WAY LINE OF ST. MARYS STREET; THENCE ALONG THE RIGHT OF WAY SOUTH 78°48'00" EAST, 400.00 FEET TO THE POINT OF BEGINNING.

THIS BLOCK, THUS DESCRIBED CONTAINS 4.004 ACRES AND IS SUBJECT OF ANY ENCUMBRANCES OF RECORD.

**ALSO DESCRIBED AS**  
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ST. MARYS, CAMDEN COUNTY, GEORGIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF ST. MARYS STREET WITH THE WEST BOUNDARY OF WAY LINE OF SEAGROVE STREET, THENCE RUNNING WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF ST. MARYS STREET 400 FEET; THENCE RUNNING NORTHERLY 436 FEET; THENCE RUNNING EASTERLY 400 FEET; THENCE RUNNING NORTHERLY 436 FEET TO A SAID POINT OF BEGINNING; BEING BLOCK No. 169 OF THE CITY OF ST. MARYS AS MORE FULLY SHOWN AND DESCRIBED BY THE OFFICIAL PLAT OF SAID CITY RECORDED IN PLAT BOOK 1, PAGE 34, CAMDEN COUNTY PUBLIC LAND RECORDS. REFERENCE TO SAID RECORD HEREBY SAID FOR DESCRIPTIVE AND ALL OTHER PURPOSES.

**NOTE:**  
 THE ADDITIONAL DESCRIPTION ABOVE IS FOR THE SAME PROPERTY AND MATCHES THE LEGAL DESCRIPTION FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 2218187GA, DATED MAY 25, 2022.

- NOTES:**
- 1.) BEARINGS SHOWN HEREON REFER TO 578°48'00"E FOR THE NORTHERLY RW LINE OF ST. MARYS STREET, EXIST. RPT. PLAT 11.
  - 2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF CAMDEN COUNTY.
  - 3.) IN MY OPINION, THERE IS NO DIFFERENCE BETWEEN THE MARSH LINE AS SHOWN HEREON AND ANY OTHER WETLANDS DELINEATION LINE (AND WETLANDS ON THIS PROPERTY).

**FLOOD CERTIFICATE:**  
 SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD ZONES AE (1), AE1 (RESTAURANT) WITH DOCKS IN V.E. 12 ON FEMA MAPS FOR CAMDEN COUNTY GEORGIA, DATED DEC. 21, 2017. MAP No. 1503800489G, COMPLANMENT No. 150027.

**REVISION NOTE:**  
 MAP AMENDED 10010002 TO ADD POWER LINE DETAILS.

- REFERENCES:**
- 1.) OUR SURVEY OF SUBJECT PROPERTY FOR LANG SEAFOOD, INC. DATED DEC. 14, 1977.
  - 2.) A.K.M. SURVEYING SITE PLAN FOR LANGS MARINA WEST, DATED AUG. 22, 2019.
  - 3.) WATTS ENGINEERING COMPANY SURVEY OF THE CITY OF ST. MARYS P.B. 1, PG. 34 (11946).
  - 4.) FIDELITY NATIONAL TITLE INSURANCE COMPANY - COMMITMENT NUMBER 2218187GA, DATED MAY 25, 2022.

**LEGEND**

- IRON PIN FOUND (DESCRIPTION)
- IRON PIN SET (1/2" RD. PLASTIC CAP, RLS. 2053)
- CONC. MON. FOUND (DESCRIPTION)
- CONC. MON. SET (4"x4" TOP, BRASS DCG, 6"x6" BOT., 3' H)

**SCALE IN FEET**  
 0 50 100  
 1" = 60'

**SURVEY FOR:**  
 WALTER REAL ESTATE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CALVIN W. LANG, JR., DRIVER, McAFEE, HAWTHORNE, DIEBENOW, PLLC & FIDELITY NATIONAL TITLE INSURANCE CO. & ST. MARYS PROPERTY HOLDINGS, LLC  
 CAMDEN COUNTY G.M.D. 29  
 ST. MARYS BLOCK 169 GEORGIA

**CERTIFICATION:**  
 THIS IS TO CERTIFY TO THE CLERK OF SUPERIOR COURT OF CAMDEN COUNTY, GEORGIA, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROVISIONS, RELATIVE TO THE ACT CREATED BY GEORGIA CODE SECTION 15-6-67 AMENDED (NO. 1366-SENATE BILL No. 7-35) HAVE BEEN MET AND APPROVAL OF THIS PLAT BY THE APPROPRIATE LOCAL GOVERNING AUTHORITY IS NOT NECESSARY FOR RECORDING PURPOSES.

**BRANDON ASSOCIATES**  
 SURVEYING - LAND PLANNING  
 LICENSED SURVEY FIRM No. 252

104 AVENUE COURT  
 ST. MARYS, GEORGIA 31538  
 TELEPHONE: (912) 474-5117  
 EMAIL: bbrad@brandonassoc.com

105 OLD MAGNOLIA DR.  
 POLKSTON, GEORGIA 31537  
 TELEPHONE: (770) 235-0910  
 EMAIL: dmc@brandonassoc.com



EQUIPMENT USED:	DRAWN BY:	CHECKED BY:	CAD FILE:	DATE:	FIELD BOOK:	PROJ. No.
TOPCON GT5 913	R.D.T.	B.S.B.	2022CAMDEN/ST. MARYS LANGS SCAFOOD.DWG	OCT. 01, 2022 (FIELD) OCT. 01, 2022 (PLAT)	P.B. 71 PG. 10	1846

BRANDON J. BRADEN, JR.  
 GA. REGISTERED SURVEYOR No. 2023

D2022010293

BK:2230 PG:933-936

FILED IN OFFICE  
CLERK OF COURT  
12/07/2022 11:41 AM  
JOY LYNN TURNER, CLERK  
SUPERIOR COURT  
CAMDEN COUNTY, GA

  
REAL ESTATE  
TRANSFER TAX  
PAID: \$3,800.00

3760043500  
7067927936

PT-61 020-2022-003772

Prepared by and please return to:  
Charles Gibbs, Esquire  
Driver, McAfee, Hawthorne & Diebenow, PLLC  
One Independent Drive, Suite 1200  
Jacksonville, Florida 32202

STATE OF GEORGIA  
COUNTY OF CAMDEN

Return To:  
Fidelity National Title Group  
3301 Windy Ridge Parkway, Suite 300  
Atlanta, GA 30339  
Attn: Asia Haynes- 221927GA

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, Made the 2nd day of December, 2022, between CALVIN W. LANG, JR., an individual, of the County of Camden, and State of Georgia, as party of the first part, hereinafter called Grantor, and ST. MARY'S PROPERTY HOLDINGS, LLC, a Delaware limited liability company, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:** That Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of this presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described real property:

Please see Exhibit "A" attached hereto and by this reference incorporated herein.

**THIS CONVEYANCE** is made subject to those matters as disclosed on Exhibit "B", attached hereto and by this reference incorporated herein.

**TO HAVE AND TO HOLD** the said described property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

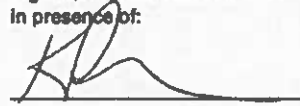
**AND THE SAID** Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons claiming by, under or through Grantor.

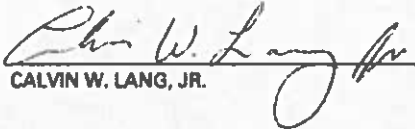
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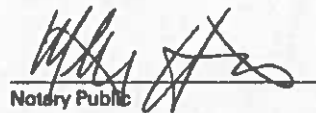
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered  
in presence of:

GRANTOR:

  
Unofficial Witness

  
CALVIN W. LANG, JR.

  
Notary Public

MY COMMISSION EXPIRES:  
(AFFIX NOTARY SEAL)



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF THE PROPERTY**

All that tract or parcel of land lying and being in the City of St Marys, Camden County, Georgia, and more particularly described as follows:

Beginning at the point of intersection of the South right-of-way line of St. Marys Street with the West right-of-way line of Seagrove Street, thence running Westerly along said South right-of-way line of St. Marys Street 400 feet; thence, running Southerly 436 feet; thence running Easterly 400 feet; thence running Northerly 436 feet to a said Point of Beginning. Being Block No. 169 of the City of Saint Marys as more fully shown and described by the official plat of said city recorded in Plat Book 1, Page 94, Camden Public Land Records, reference to same being hereby had for descriptive and all other purposes.

**EXHIBIT "B"**

**PERMITTED EXCEPTIONS**

1. Rights of tenants, as tenants only in possession of subject property.

---

2. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2023.
3. Rights of upper, lower and adjacent riparian owners in and to the waters of creeks and branches crossing or adjoining subject property and the natural flow thereof, free from diminution or pollution.
4. Easement from Fred H. Miller to Georgia Power Company, dated September 10, 1945, filed December 16, 1946 and recorded in Deed Book SS, Page 200, records of the Superior Court of Camden County, Georgia.
5. Easement from Fred H. Miller and John B. Miller to Georgia Power Company, dated May 21, 1947, filed May 29, 1947 and recorded in Deed Book SS, Page 400, aforesaid records.



**D2022010294**  
**BK:2230 PG:937-939**

FILED IN OFFICE  
CLERK OF COURT  
12/07/2022 11:41 AM  
JOY LYNN TURNER, CLERK  
SUPERIOR COURT  
CAMDEN COUNTY, GA



PT-61 020-2022-003783

3760043500  
7067927936

**Prepared by and please return to:**  
Charles Gibbs, Esquire  
Driver, McAfee, Hawthorne & Diebenow, PLLC  
One Independent Drive, Suite 1200  
Jacksonville, Florida 32202

**Return To:**  
Fidelity National Title Group  
3301 Windy Ridge Parkway, Suite 300  
Atlanta, GA 30339  
Attn: Asia Haynes- 221927GA

STATE OF GEORGIA            )  
                                                          )  
COUNTY OF CAMDEN        )

**QUITCLAIM DEED**

**THIS INDENTURE**, made this 2nd day of December, 2022, is between CALVIN W. LANG, JR., an individual (hereinafter called "Grantor"), and ST. MARY'S PROPERTY HOLDINGS, LLC, a Delaware limited liability company (hereinafter called "Grantee").

**WITNESSETH:**

**THAT THE GRANTOR**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has remised, released, conveyed and quitclaimed, and by these presents does remise, release, convey and quitclaim unto the Grantee, its successors, legal representatives and assigns all that tract or parcel of land lying and being in Camden County, Georgia, being more particularly described on Exhibit A attached hereto and by this reference made a part hereof, and all rights, easements, benefits, privileges, and appurtenances pertaining thereto or held and enjoyed in connection therewith (collectively, the "Property").

**TO HAVE AND TO HOLD** the said Property to Grantee as set forth herein, so that neither Grantor nor any person or persons claiming under Grantor shall at any time by any means or ways, have any right or title to said Property or any rights and appurtenances thereof.

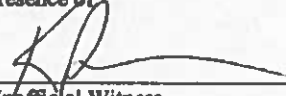
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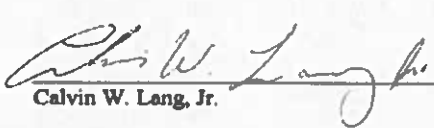
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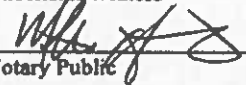
IN WITNESS WHEREOF, Grantor has signed, sealed, and delivered this deed as of the date first above written.

Signed, sealed, and delivered in the presence of:

**GRANTOR:**

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
Calvin W. Lang, Jr.

  
\_\_\_\_\_  
Notary Public

My Commission Expires on: \_\_\_\_\_



(NOTARY SEAL)

**Attachment:**  
**Exhibit A - Legal Description**



**Exhibit A**  
**Legal Description of the Property**

ALL THAT TRACT OR PARCEL OF LAND SHOWN AS BLOCK No 169  
OF THE CITY OF ST. MARYS IN PLAT BOOK 1, PAGE 94, CAMDEN  
COUNTY, G.M.D 29, GEORGIA, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET SOUTH 11°12'00" WEST, 100.00 FEET  
FROM A 6"X6" CONCRETE MONUMENT AT THE SOUTHEAST CORNER  
OF BLOCK 1, CITY OF ST. MARYS, CONTINUE SOUTH 11°12'00" WEST,  
436.00 FEET TO A POINT, RUN THENCE NORTH 78°48'00" WEST,  
400.00 FEET TO A POINT; THENCE NORTH 11°12'00" EAST, 436.00  
FEET TO THE NORTHWEST CORNER OF BLOCK 169 ON THE SOUTH  
RIGHT OF WAY LINE OF ST. MARYS STREET, THENCE ALONG THE RIGHT  
OF WAY SOUTH 78°48'00" EAST, 400.00 FEET TO THE POINT OF  
BEGINNING.



### Exhibit A

