



COASTAL RESOURCES DIVISION
ONE CONSERVATION WAY • BRUNSWICK, GA 31520 • 912-264-7218

WALTER RABON
COMMISSIONER
FEB 19 2026

DOUG HAYMANS
DIRECTOR

Jason Hartman
Glynn County Engineering Services
4145 Norwich Street
Brunswick, GA 31520

Re: Letter of Permission (LOP), Saint Simons Marina Maintenance, Coastal Marshlands Protection Act (CMPA) Jurisdiction, 1000 Arthur J. Moore Drive, Frederica River, St. Simons Island, Glynn County, Georgia (SAS-2025-00954).

Dear Mr. Hartman:

This Letter of Permission (LOP) is in response to your request received November 10, 2025, to perform maintenance activities at the location specified above due to deteriorating structural conditions. The project will begin no sooner than fifteen (15) days from the date of this letter and be completed within six (6) months.

CMPA Permit #180 was issued in August 1985 and permitted an expansion of the facility to the current footprint. The project area is approximately 9,959sq.ft. (0.23 acre) and will remain within the existing footprint along:

- Removal and replacement of the entire fixed dock structure and support pilings.
- Existing boat hoist support pilings will be removed and replaced.
- Existing building on the fixed deck will be demolished.
- Construction of a new sheet pile bulkhead immediately landward of the existing bulkhead leaving the existing wall in place.
- Removal and replacement of four floating dock sections and gangways between the fixed dock and floating docks.
- Construction of a 218sq.ft. concrete fixed deck to accommodate a new gangway for improved safety of public access and safety.
- The facility has an executed waterbottoms lease from the State of Georgia that will not be affected by this project.

The Department authorizes the maintenance of the existing structures as depicted in the attached description and drawings. No unauthorized equipment, materials, or debris may be placed in, disposed of, or stored in jurisdictional areas. All material removed must be disposed of at an appropriate upland disposal area. Any visible alterations in marsh topography will be restored immediately using low-impact hand tools. Any damage to the marsh vegetation that has not recovered naturally during the next growing season will be repaired by a method acceptable to the Department.

This authorization does not relieve you from obtaining any other required federal, state, or local permits. Tidal water bottoms and marshlands of coastal Georgia are public trust lands controlled by the State, except for such lands where a validated Crown Grant or State Grant exists. Please contact Josh Noble at (912)264-7218 should you require more information or assistance.

Sincerely,



Jill Andrews
Chief, Coastal Management Section

Enclosures: Federal Consistency Certification Statement, Project Description, Plans

cc: Stephen.bailey@longleafconsulting.com

LOP20250086

FEDERAL CONSISTENCY CERTIFICATION STATEMENT

Printed Name of Applicant(s): Jason Hartman

Applicant Email: jhartman@glynncounty-ga.gov Phone: 912.554.74869

Agent Name (if applicable): Stephen Bailey Phone: 706.614.4436

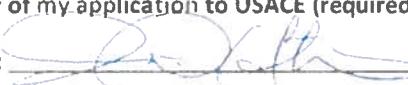
To Whom It May Concern:

This is to certify that I have made application to the U.S. Army Corps of Engineers (USACE) for authorization to impact Waters of the United States and that such proposed work is, to the best of my knowledge, consistent with Georgia's Coastal Management Program.

I understand I must provide this Consistency Certification Statement, along with a copy of my permit application submitted to USACE, to the Georgia Department of Natural Resources Coastal Resources Division (CRD) before they can begin evaluating my proposed project for consistency with Georgia's enforceable policies. I understand additional information may be required to facilitate review.

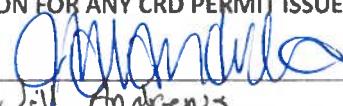
Once any required authorizations or permits from CRD have been issued, and CRD has concurred with my findings by signing this Consistency Certification Statement, CRD must submit it to USACE in order for them to issue any required federal permits or authorizations, or to validate any provisional authorizations they have already issued. A USACE provisional authorization or permit will not be valid until they receive this Certification Statement signed by CRD.

Attached is a copy of my application to USACE (required)

Signature of Applicant:  Date: 10/20/2025

FOR AGENCY INTERNAL USE ONLY:	Date Received (Commencement Date):	11/7/26
USACE Authorization/Permit Number (assigned by USACE):	JAS-2025-00950	
USACE Authorization Type (select one):	<input type="checkbox"/> Individual Permit <input type="checkbox"/> General Permit # <u>3</u> <input checked="" type="checkbox"/> NWP # <u>3</u>	
USACE Project Manager:	Kaylor M. Collins	
CRD Authorization/Permit Number (assigned by CRD):	L0P20250086	
CRD Project Manager:	Josh Noble	

CRD HAS REVIEWED AND CONCURS WITH THIS CONSISTENCY CERTIFICATION STATEMENT TO THE EXTENT THE USACE AUTHORIZED PROJECT DESCRIPTION IS CONSISTENT WITH THE AUTHORIZED PROJECT DESCRIPTION FOR ANY CRD PERMIT ISSUED FOR THIS PROJECT

CRD Signature:  Date: FEB 19 2026
Printed Name: Jill Andrews Title: Chief

For questions regarding consistency with the Georgia Coastal Management Program, please contact the Federal Consistency Coordinator at (912) 264-7218 or visit www.CoastalGADNR.org.

RECEIVED
Revised June 16, 2022

NOV 10 2025

GADNR

STATE OF GEORGIA

REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANT NAME(S): Glynn County Engineering Services-Jason Hartman

MAILING ADDRESS: 1725 Reynolds Street, Brunswick, Ga. 31520

(Street) (City) (State) (Zip)

PROJECT ADDRESS/LOCATION: 1000 Arthur J. Moore Drive, Saint Simons Island, Ga. 31522

COUNTY: Glynn WATERWAY: Frederica River

LOT, BLOCK & SUBDIVISION NAME FROM DEED: 0030-30, 003-012

The State of Georgia hereby grants you a revocable license not coupled with an interest¹. This area may now or in the future be utilized by boats employing power drawn nets under the provisions for commercial or sport bait shrimping. In its occupancy and use of the premises, licensee shall not discriminate against any person on the basis of race, gender, color, national origin, religion, age, or disability. This covenant by licensee may be enforced by termination of this license, by injunction, and/or by any other remedy available at law to the Georgia Department of Natural Resources.

Attached hereto and made a part of this license are the project description, drawing(s), and terms and conditions that are the subject of this license. The project approved for this license must be constructed and completed within the specified timeframe noted in the terms and conditions and must be maintained in serviceable condition. Otherwise, action will be initiated to revoke this license and all structures must be removed immediately at the licensee's expense.

STATE OF GEORGIA

Office of the Governor

By:

For: Walter Rabon
Commissioner-DNR

Date: FEB 19 2026

Enclosures:

LOP20250086

¹ Tidal water bottoms and marshlands of coastal Georgia are public trust lands owned by the State, except where ownership of such lands is demonstrated through an unbroken chain of title to a valid Crown or State Grant, which explicitly conveys the beds of such tidewaters. The Revocable License authorizes use of lands presumed to be owned by the State of Georgia, and which are under control of the State. This Revocable License is issued with the understanding and condition that it could be rendered invalid should another person demonstrate ownership to such lands pursuant to a valid Crown Grant or State Grant. This Revocable License is issued with the understanding that such lands are subject to the public trust doctrine.



November 7, 2025

Josh Noble
Marsh and Shore Management Program Manager
Coastal Resources Division

RE: Application for Issuance of a Letter of Permission – St. Simons Marina Rebuild Project, Glynn County, Georgia

Dear Mr. Noble,

On behalf of the applicant, Glynn County Engineering Services, we are submitting this package including a Letter of Permission (LOP) request under the Coastal Marshlands Protection Act (CMPA) to authorize needed repairs and maintenance to the existing St. Simons Marina (the Project) located on the downstream left bank of the Frederica River, St. Simons Island, Georgia.

The information below details the project, its purpose and need, location, and other information required for permit issuance. Please review the attached application, forms, plans, figures and supplemental information and contact me if you have any questions or need additional information.

Project Description and Summary

The Project Area is located at 1000 Arthur J Moore Dr, St Simons Island, GA 31522, situated on the downstream left bank of the Frederica River in Glynn County and consists of the existing marina and dock footprint. The Project Area is approximately 0.8-acre. Refer to Attachment A for a project location map and site photographs.

The purpose of the project is to repair the existing marina. The need for the project is the risk of infrastructure failure from the current structural condition of the marina bulkheads. The need will be met by replacing the failing existing sheet pile bulkheads with new structures on the landside of the existing bulkhead, which would prevent new impacts to the riverbank or bed. The project would also replace the degraded piles of the permanent dock structures. No capacity or footprint expansion of the marina is proposed.

The repaired marina would be the same size and footprint as the existing but with some minor shifting to work with the new layout.

The project involves repair and maintenance of the existing structure including:

- Removal of the entire fixed dock structure and supporting piles.
- Construction of a new structure and piles inside of the existing footprint except for a small portion on the south end.
- Reduction of the shaded area over the water vs existing.
- Construction of a new sheet pile wall on the upland side of the existing sheet pile wall, leaving the existing sheet pile wall in place.
- Replacement of four (4) floating dock sections and gangways between the fixed dock and floating dock sections.
- Construction of a new area (218 SF) of concrete decking over CMPA areas to accommodate the new gangway.

No additional fill or new structures in jurisdictional areas are proposed. No fill impacts to coastal marshlands are proposed. The project would reduce the area of fixed and floating docks within the CMPA jurisdictional boundaries. Construction of the project is anticipated to take 20 to 24 weeks for completion.

Refer to Attachment B for Project Plans and Attachment C for the approved CMPA Jurisdictional Determination Verification, Federal Consistency Certification Statement, Revocable License Request, Glynn County Zoning Letter and copy of the property deed. Refer to Attachment D for a copy of the US Army Corps of Engineers permit application.

Glynn County appreciates your review of the enclosed information. Please review and contact me at (706) 614.4436 if you have any questions or need additional information.

Best regards,



Stephen M. Bailey, PWS
Principal|Owner
Longleaf Consulting
stephen.bailey@longleafconsulting.com
706.614.4436

Enclosure(s)

Attachment A: Figures

- Figure 1 Project Location Map
- Figure 2 Project Area Photographs

Attachment B: Project Plans

- Project Plans

Attachment C: Permit Documents

- Glynn County Zoning Letter
- Federal Consistency Certification Statement
- CMPA JD Verification
- Revocable License Request
- Property Deed Documents

Attachment D: USACE Nationwide Permit 3a Pre-construction Notification

Attachment A: Figures

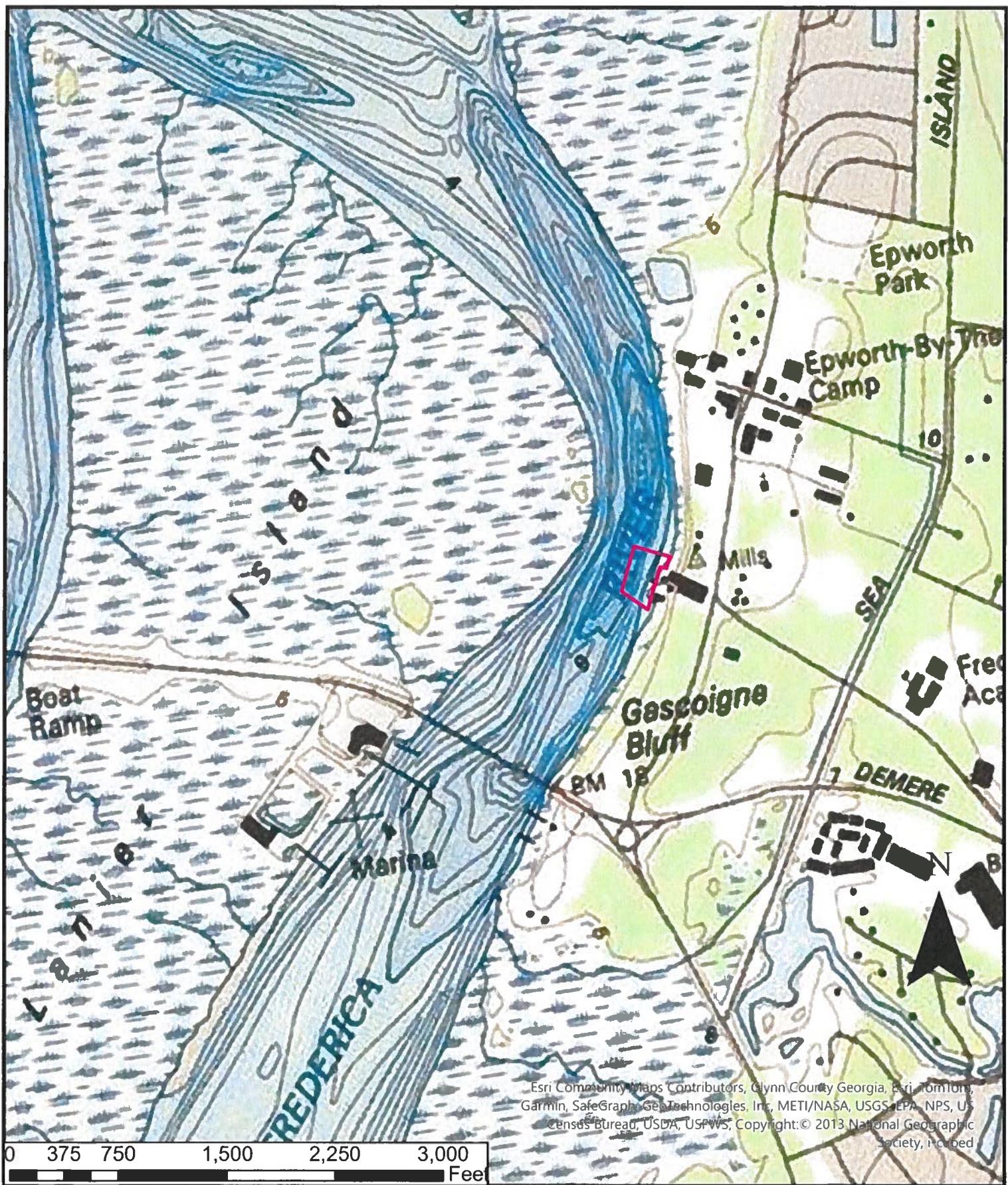


Figure 1: USGS Project Location Map
St. Simons Marina Project
Glynn County, Georgia



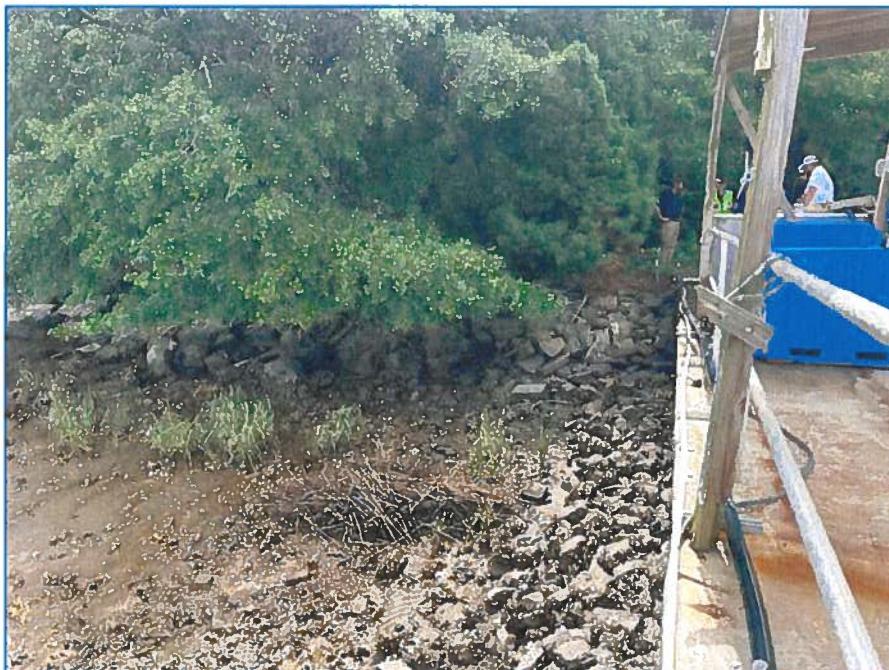
Legend
Project Area



Project Area Photographs June 2025



Facing north from the marina



Facing east along existing bulkhead at the north end of the marina



Existing piles and docks to be replaced



Facing west at existing bulkhead showing concrete cracking

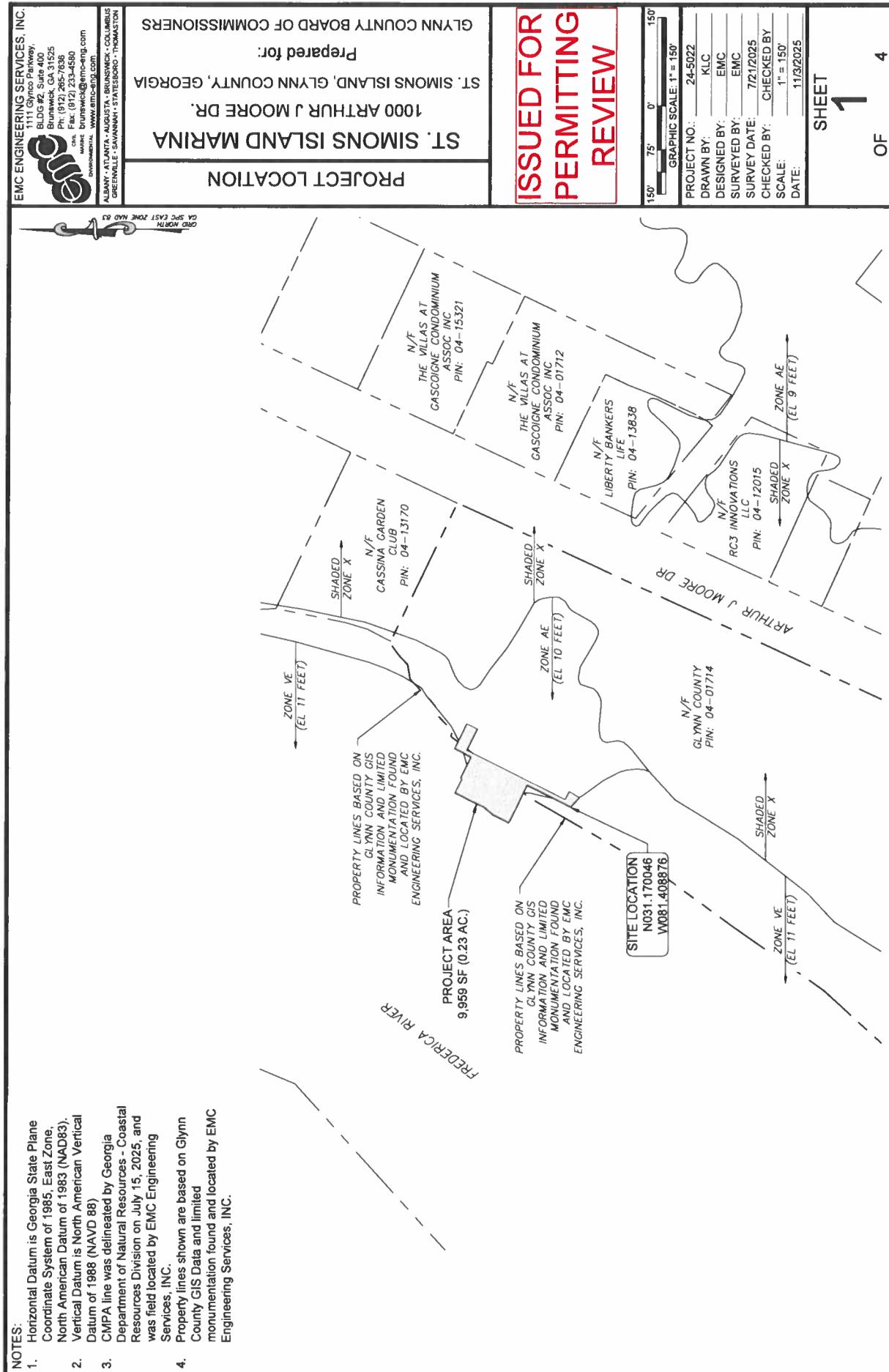


Existing bulkhead and marsh facing south



Area for new concrete decking over marsh – 218SF

Attachment B: Project Plans





EMC ENGINEERING SERVICES, INC.
 1111 Glyncro Parkway,
 BLDG #2, Suite 400
 Brunswick, GA 31325
 Ph: (912) 265-7636
 Fax: (912) 232-4580
 CPFL
 MARINE
burnswick@emc-eng.com

ST. SIMONS ISLAND MARINA
1000 ARTHUR J MOORE DR.
ST. SIMONS ISLAND, GEORGIA
Prepared for:
GLYNN COUNTY BOARD OF COMMISSIONERS

ISSUED FOR PERMITTING REVIEW

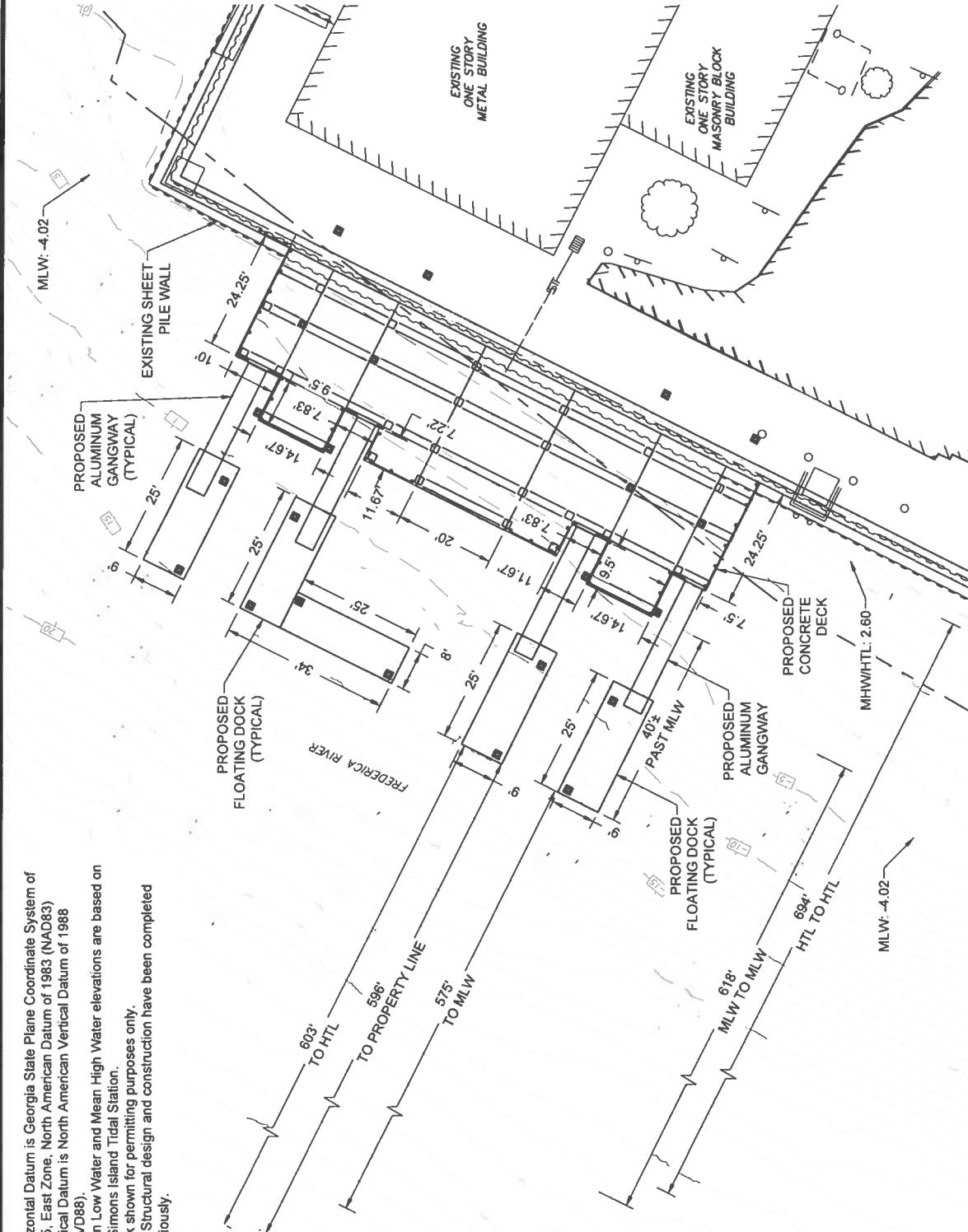
PROJECT NO.:	24-5022
DRAWN BY:	KLC
DESIGNED BY:	EMC
SURVEYED BY:	7/21/2025
SURVEY DATE:	CHECKED BY
SCALE:	1" = 20'
DATE:	11/3/2025

GRAPHIC SCALE: 1" = 20'

3
QE

NOTES:

1. Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAVD83)
2. Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
3. Mean Low Water and Mean High Water elevations are based on St. Simons Island Tidal Station.
4. Dock shown for permitting purposes only.
5. The Structural design and construction have been completed previously.





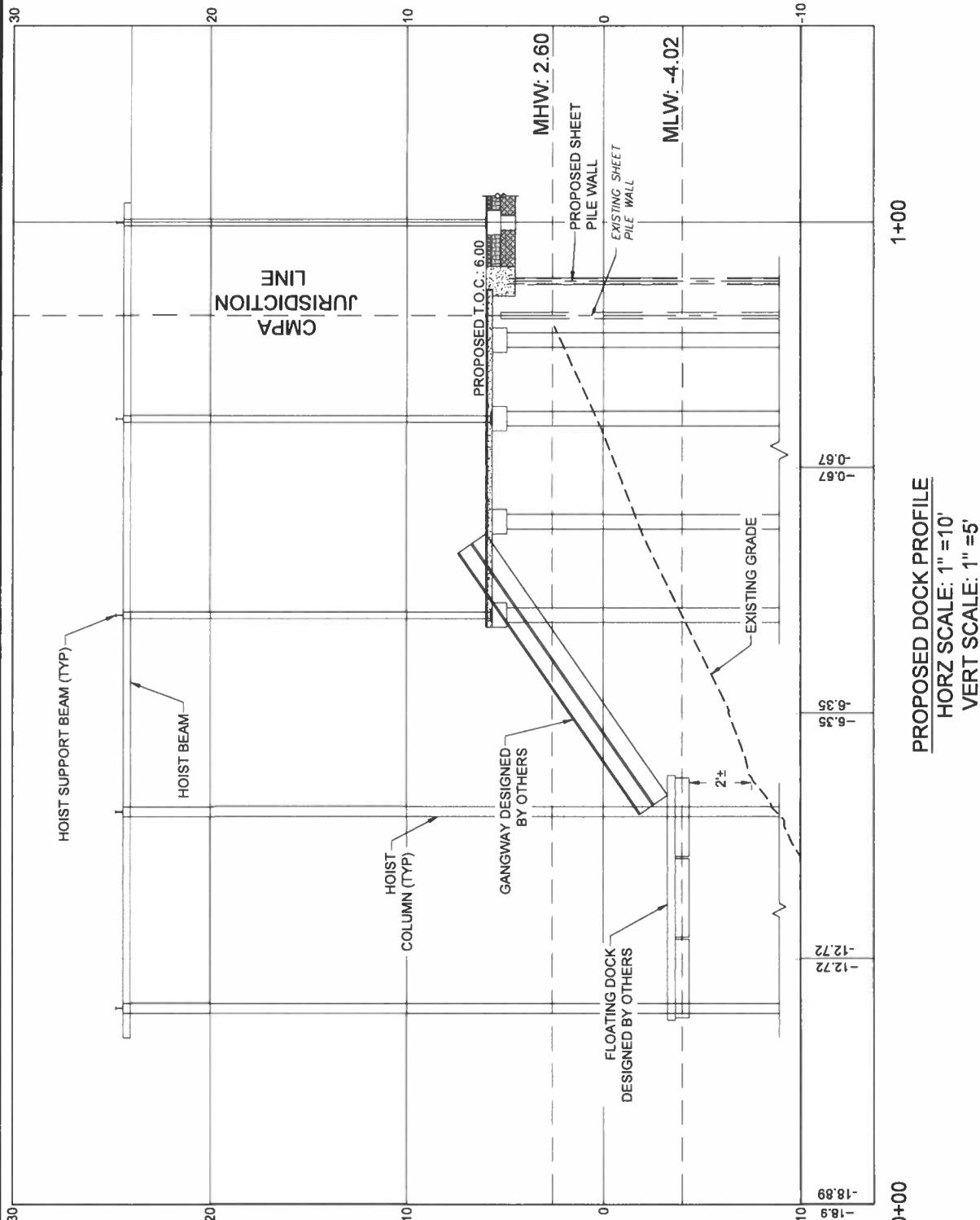
EMC ENGINEERING SERVICES, INC.
 1111 Glynn Parkway,
 BLDG #2, Suite 400
 Brunswick, GA 31525
 Ph. (912) 285-7638
 Fax. (912) 23-4580
 CARS: 1-800-243-4580
 E-mail: brun@emc-ing.com
 Web site: www.emc-ing.com

DOCK PROFILE EXHIBIT
ST. SIMONS ISLAND MARINA
1000 ARTHUR J MOORE DR.
ST. SIMONS ISLAND, GEORGIA
Prepared for:
GLYNN COUNTY BOARD OF COMMISSIONERS

ISSUED FOR PERMITTING REVIEW

GRAPHIC SCALE = 1'-0"	
PROJECT NO.:	24-5022
DRAWN BY:	KLC
DESIGNED BY:	EMC
SURVEYED BY:	EMC
SURVEY DATE:	7/1/2025
CHECKED BY:	CHECKED BY
SCALE:	1" = 10'
DATE:	11/3/2025

4



Attachment C: Permit Documents

- Glynn County Zoning Letter
- Federal Consistency Certification Statement
- CMPA JD Verification
- Revocable License Request
- Property Deed



A Golden Past.
A Shining Future.

PLANNING & ZONING DEPARTMENT
1725 Reynolds Street, Suite 200, Brunswick, GA 31520
Phone: 912-554-7428/E-mail: planningzoning@glynncounty-ga.gov

November 6, 2025

Josh Noble
Marsh and Shore Management Program Manager
Georgia DNR, Coastal Resources Division
One Conservation Way
Brunswick, GA 31520

RE: St. Simons Marina Rebuild Project
Glynn County

Dear Mr. Noble:

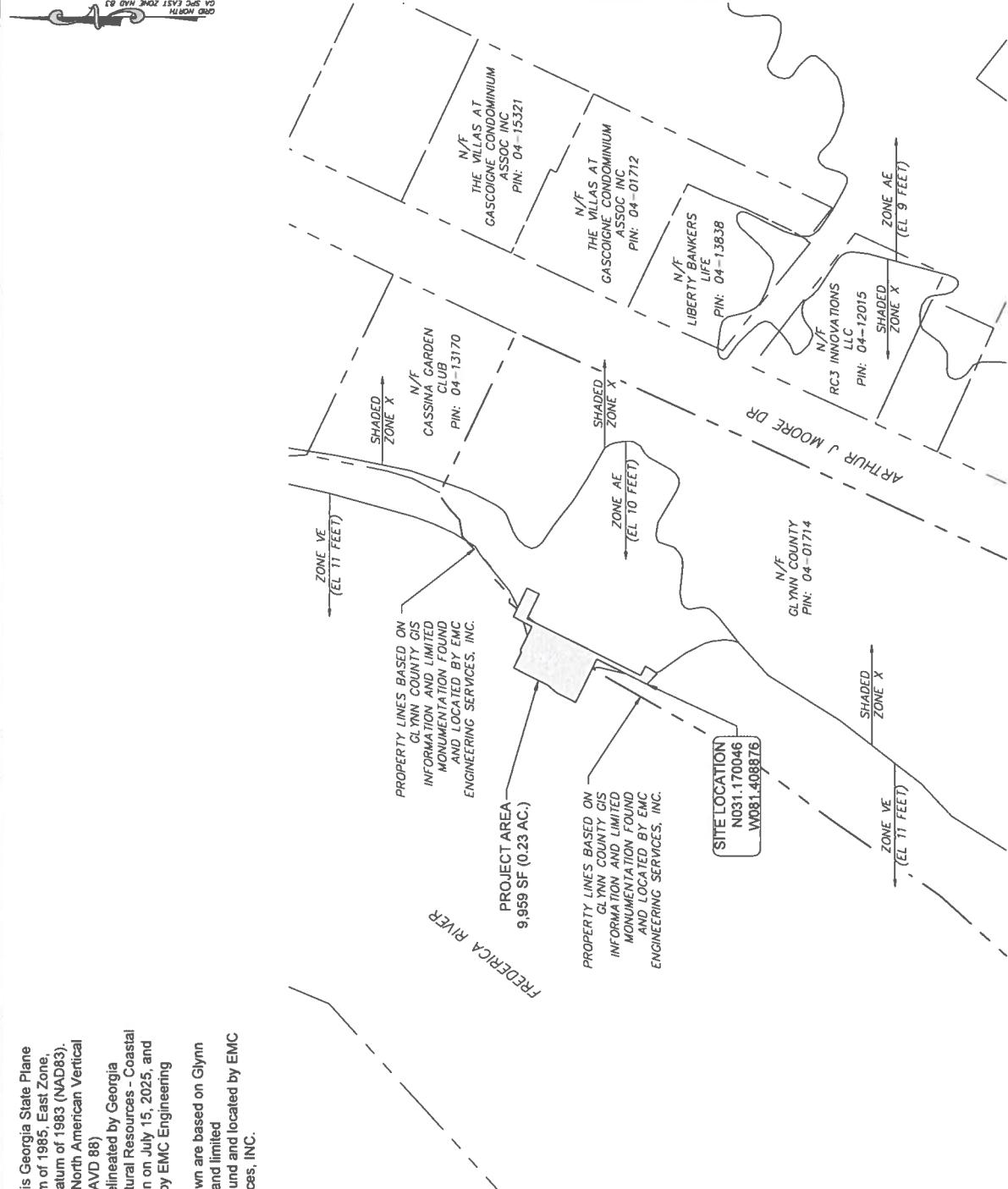
The above referenced project has been submitted by Glynn County to CRD for authorization under the requirements of the Coastal Marshlands Protection Act (CMPA) and the State Revocable License Authority. The County proposes to conduct activities within CMPA jurisdictional areas and public trust water bottoms. The project area is the existing St. Simons Marina.

All of the proposed activities are allowed under Glynn County Ordinances and do not conflict with any Zoning regulations. Attached is an initialed copy of the permit exhibits that has been reviewed and approved by Glynn County staff.

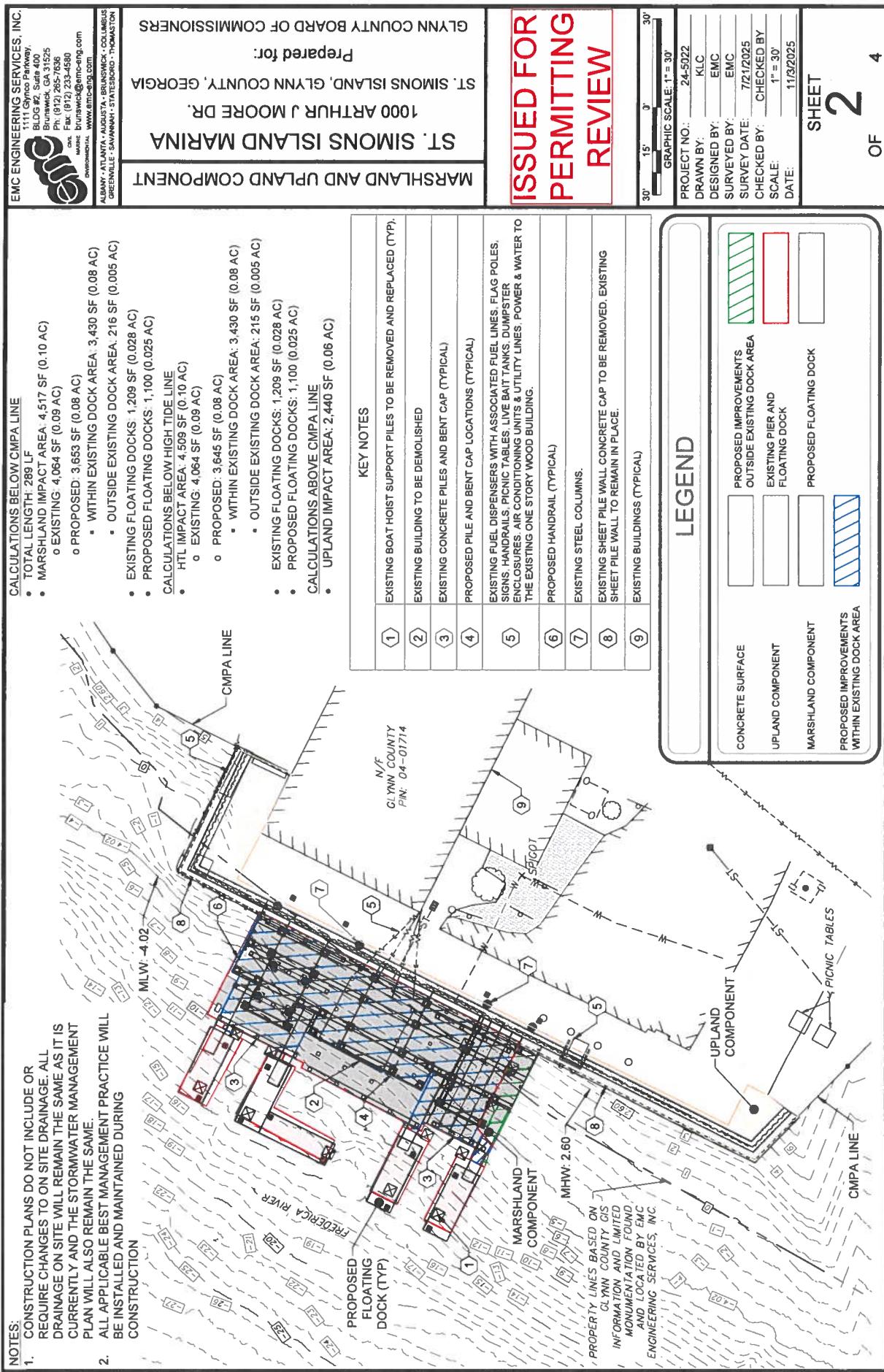
Should you have any additional questions, please feel free to contact me at mpostal@glynncounty-ga.gov, (912) 554-7487.

Sincerely,

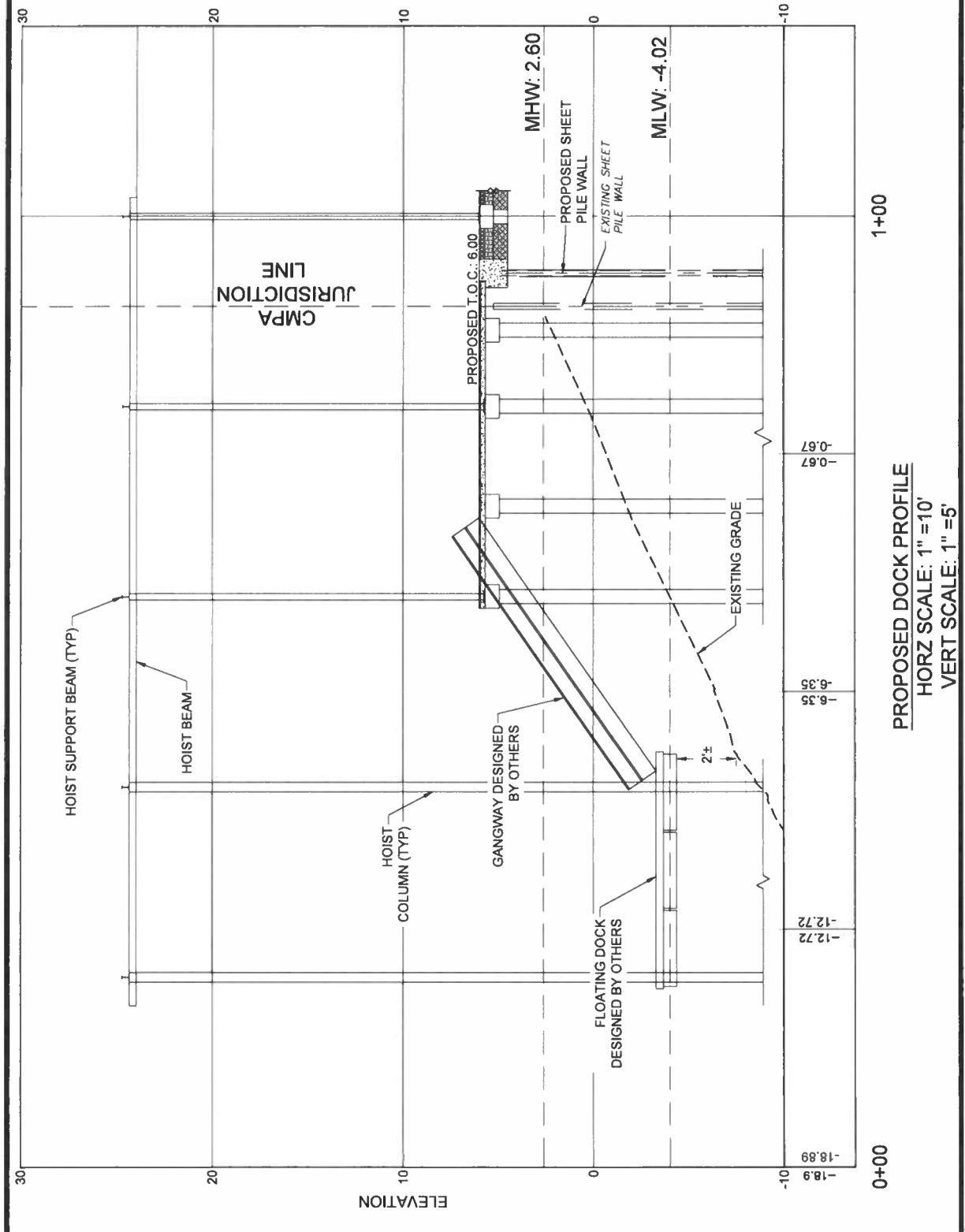
Maurice Postal
Maurice Postal, AICP
Development Review Manager

<p>NOTES:</p> <ol style="list-style-type: none"> Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83). Vertical Datum is North American Vertical Datum of 1988 (NAVD 88). CMPA line was delineated by Georgia Department of Natural Resources - Coastal Resources Division on July 15, 2025, and was field located by EMC Engineering Services, INC. Property lines shown are based on Glynn County GIS Data and limited monumentation found and located by EMC Engineering Services, INC. 		<p>GLYNN COUNTY BOARD OF COMMISSIONERS ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA 1000 ARTHUR J MOORE DR.</p> <p>ST. SIMONS ISLAND MARINA</p> <p>PROJECT LOCATION</p> <p>ISSUED FOR PERMITTING REVIEW</p>	
<p>EMC ENGINEERING SERVICES, INC. 1111 Glynn Parkway, BLDG #2, Suite 400 Brunswick, GA 31525 Ph: (912) 265-7636 Fax: (912) 233-4860 Email: brunswick@emc-eng.com Website: www.emc-eng.com</p> <p>ALBANY • ATLANTA • AUGUSTA • BIRMINGHAM • COLUMBUS GREENVILLE • SAVANNAH • STATESBORO • THOMASTON</p> 		<p>Prepared for: ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA</p> <p>GLYNN COUNTY ZONE 83 CA SPEC ECAST ZONE 83</p> <p>150' 75' 0' 150' GRAPHIC SCALE: 1" = 150'</p> <p>PROJECT NO.: 24-5022 DRAWN BY: KLC DESIGNED BY: EMC SURVEYED BY: EMC SURVEY DATE: 7/21/2025 CHECKED BY: EMC SCALE: 1" = 150' DATE: 11/3/2025</p>	
 <p>PROPERTY LINES BASED ON GLYNN COUNTY GIS INFORMATION AND LIMITED MONUMENTATION FOUND AND LOCATED BY EMC ENGINEERING SERVICES, INC.</p> <p>PROJECT AREA 9,959 SF (0.23 AC.)</p> <p>PROPERTY LINES BASED ON GLYNN COUNTY GIS INFORMATION AND LIMITED MONUMENTATION FOUND AND LOCATED BY EMC ENGINEERING SERVICES, INC.</p> <p>SITE LOCATION NAD31-170046 WMM81-408876</p> <p>150' 75' 0' 150' GRAPHIC SCALE: 1" = 150'</p>		<p>1 OF 4</p>	

MP



EMC ENGINEERING SERVICES, INC. 111 Glynn Parkway, BLDG #2, Suite 100 Brunswick, GA 31325 Ph: (912) 265-7636 Fax: (912) 233-4880 E-mail: brunswick@emc-eng.com MARINE ENVIRONMENTAL www.emc-eng.com ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS GREENVILLE • SAVANNAH • STATESBORO • THOMASTON		GLYNN COUNTY BOARD OF COMMISSIONERS ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA 1000 ARTHUR J MOORE DR. ST. SIMONS ISLAND MARINA DOCK PROFILE EXHIBIT	ISSUED FOR PERMITTING REVIEW
		Prepared for: ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA	
			10' 0" 5' 0" 0' 0" 5' 0" 10' GRAPHIC SCALE: 1" = 10'
			PROJECT NO.: 24-5022 DRAWN BY: KLC DESIGNED BY: EMC SURVEYED BY: EMC SURVEY DATE: 7/21/2025 CHECKED BY: <u> </u> SCALE: 1" = 10' DATE: 11/3/2025



FEDERAL CONSISTENCY CERTIFICATION STATEMENT

Printed Name of Applicant(s): Jason Hartman

Applicant Email: jhartman@glynncounty-ga.gov Phone: 912.554.74869

Agent Name (if applicable): Stephen Bailey Phone: 706.614.4436

To Whom It May Concern:

This is to certify that I have made application to the U.S. Army Corps of Engineers (USACE) for authorization to impact Waters of the United States and that such proposed work is, to the best of my knowledge, consistent with Georgia's Coastal Management Program.

I understand I must provide this Consistency Certification Statement, along with a copy of my permit application submitted to USACE, to the Georgia Department of Natural Resources Coastal Resources Division (CRD) before they can begin evaluating my proposed project for consistency with Georgia's enforceable policies. I understand additional information may be required to facilitate review.

Once any required authorizations or permits from CRD have been issued, and CRD has concurred with my findings by signing this Consistency Certification Statement, CRD must submit it to USACE in order for them to issue any required federal permits or authorizations, or to validate any provisional authorizations they have already issued. A USACE provisional authorization or permit will not be valid until they receive this Certification Statement signed by CRD.

Attached is a copy of my application to USACE (required)

Signature of Applicant:  Date: 10/20/2025

FOR AGENCY INTERNAL USE ONLY:	Date Received (Commencement Date):
USACE Authorization/Permit Number (assigned by USACE):	
USACE Authorization Type (select one):	<input type="checkbox"/> Individual Permit <input type="checkbox"/> General Permit # _____ <input type="checkbox"/> NWP # _____
USACE Project Manager:	
CRD Authorization/Permit Number (assigned by CRD):	
CRD Project Manager:	

CRD HAS REVIEWED AND CONCURS WITH THIS CONSISTENCY CERTIFICATION STATEMENT TO THE EXTENT THE USACE AUTHORIZED PROJECT DESCRIPTION IS CONSISTENT WITH THE AUTHORIZED PROJECT DESCRIPTION FOR ANY CRD PERMIT ISSUED FOR THIS PROJECT

CRD Signature: _____ Date: _____
Printed Name: _____ Title: _____

For questions regarding consistency with the Georgia Coastal Management Program, please contact the Federal Consistency Coordinator at (912) 264-7218 or visit www.CoastalGADNR.org.



COASTAL RESOURCES DIVISION

ONE CONSERVATION WAY • BRUNSWICK, GA 31520 • 912-264-7218

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

August 20, 2025

Glynn County Board of Commissioners
1725 Reynolds St., Suite 300
Brunswick, GA 31520

Re: Coastal Marshlands Protection Act (CMPA), Jurisdictional Determination Verification, 1000 Author J. Moore Drive #10001, St. Simons Island Marina, St. Simons Island, Frederica River, Glynn County, Georgia

Dear Glynn County Board of Commissioners:

Our office has received the survey and plat, dated August 19, 2025, prepared by EMC Engineering Services, Inc., No. 3119 entitled "*CMPA Line Exhibit St. Simons Island Marina 25th G.M. District St. Simons Island, Glynn County, Georgia*" prepared for JOC-Construction. Based on my site inspection, July 15, 2025, this plat and survey generally depict the delineation of the coastal marshlands boundary as required by the State of Georgia for jurisdiction under the authority of the Coastal Marshlands Protection Act O.C.G.A. § 12-5-280 et seq.

The Coastal Marshlands Protection Act O.C.G.A. § 12-5-280 et seq. delineation of this parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line is valid for one year from date of the delineation. It will normally expire on July 15, 2026 but may be voided should legal and/or environmental conditions change.

This letter does not relieve you of the responsibility of obtaining other state, local, or federal permission relative to the site. Authorization by the Coastal Marshlands Protection Committee or this Department is required prior to any construction or alteration in the marsh jurisdictional area. We appreciate you providing us with this information for our records. If you have any questions, please contact me at (912) 264-7218.

Sincerely,

A handwritten signature in black ink, appearing to read "Beth Byrnes".

Beth Byrnes
Coastal Permit Coordinator
Marsh and Shore Management Program

Enclosure: *CMPA Line Exhibit St. Simons Island Marina 25th G.M. District St. Simons Island, Glynn County, Georgia*

File: JDS20250197

STATE OF GEORGIA

REQUEST FOR A REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANT NAME(S): Jason Hartman (Glynn County)

MAILING ADDRESS: 1725 Reynolds Street, Brunswick, GA 31520
(Street) (City) (State) (Zip)

PROJECT ADDRESS/LOCATION: Saint Simons Marina, 1000 Arthur J Moore Dr., Saint Simons Island, GA 31522

COUNTY: Glynn WATERWAY: Frederica River

LOT, BLOCK & SUBDIVISION NAME FROM DEED: 0030-30 003-012

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.

By: 
Signature of Applicant

Sincerely,

Date: 10/28/2025

ENGINEERING SERVICES DIRECTOR

Title, if applicable

By: _____ Date: _____

Signature of Applicant

Title, if applicable

Attachments

maintain said insurance, or if any two of said notes shall be unpaid at the same time.

If the party of the first part shall fail to pay the indebtedness secured hereby, whether by the lapse of time or the happening of any one or more of said defaults then the party of the second part shall have the right to sell said property, and all right of the party of the first part therein, to the highest bidder for cash before the court house of said county on any legal sales day between the hours of sale, after advertising the time, place and terms of said sale once a week for four weeks in some newspaper published in said County. And the party of the second part is hereby authorized to execute in the name of the party of the first part and as his attorney in fact a deed conveying said property to the purchaser, at said sale. The party of the second part shall have the right to purchase at said sale. The proceeds of said sale shall be applied first to the payment of the expenses of said sale, and second to the payment of the indebtedness secured hereby, and the balance, if any, to be paid to the party of the first part or legal representative.

In Witness Whereof, The party of the first part has hereunto set his hand and affixed his seal on the day and year first above written.

Signed, sealed and delivered

C. H. Daniels, (L.S.)

in the presence of:

J. O. Taylor

Recorded Day 9th. 1923

J. H. Parker
Notary Public, Glynn County, Ga.,
(Notarial Seal.)

CC Tammie
Deputy Clerk,

CITY OF RICHMOND, STATE OF VIRGINIA.

THIS INDEBTURE made and entered into this 30th day of January, 1923 by and between Atlantic Life Insurance Company, a corporation organized and existing under the laws of the State of Virginia with its principal office in the City of Richmond, Virginia "party of the first part" and Saint Simons Island Investment Company, a corporation organized and existing under the laws of the State of Georgia, with its principal office in the City of Brunswick, Georgia, "party of the second part";

WHEREAS said party of the second part did execute unto said party of the first part a certain Loan Deed dated December 8th, 1921 and recorded in the Clerk's Office of the Superior Court of Glynn County, Georgia, in Deed Book 3-0, page 320 conveying a certain tract of land in said County and State, containing seven hundred and five (705) acres, more or less of highland and sixteen hundred and ninety (1690) acres, more or less of marsh land and conveying a certain other tract in said County and State containing three hundred and sixty-five (365) acres, more or less of highland, to which said loan deed reference is hereby made for a more particular description of the said lands thereby conveyed, to secure the payment of the principal sum of Twenty Thousand Dollars (\$20,000.00) and interest thereon, evidenced by certain principal and interest notes therein described, and

Whereas the said party of the second part has requested a quitclaim and release from the said party of the first part, quitclaiming and releasing unto said party of the second part a small portion of the real estate conveyed by said Loan Deed, with the express understanding and agreement that the said lands so released and confirmed shall not be conveyed by said party of the second part to any person, firm or corporation except for the exclusive purpose of using the same for public parks, roads and streets and docks and wharfs and for the necessary or expedient fixtures and appurtenances in connection

therewith, all for the benefit of the public generally, and whereas the said party of the first part is willing to execute a release and quitclaim of said small portion of said real estate in question, with the understanding that the release and quitclaim is for the special purpose above enumerated and that upon any other conveyance than the one specified above or upon the said real estate being used for any purposes other than those enumerated above, this instrument shall become null and void and the title to the said real estate shall revert to said party of the first part as if this instrument had never been executed.

Now Therefore, these presents witnesseth: That in consideration of the premises the said party of the first part does hereby renise, release and quitclaim unto the said party of the second part, its successors and assigns as hereinbefore limited that certain real estate shown on a certain plat entitled "Map of Palm Harbor" dated September 1922, a copy of which is hereto attached as a party hereto to be recorded herewith, as

(1) Blocks numbers Five (5) seven (7) and nine (9) also that portion of Riverside Drive between said Blocks Nos. five (5) seven (7) and nine (9) and the strip of land between said Riverside Drive and Frederica River, which said portion of Riverside Drive is bounded on the North by the South line of McIntosh Read and is bounded on the South by the North line of Hamilton Drive; and also said strip of land lying between said Riverside Drive and said Frederica River bounded on the North by the South line of McIntosh Road, extended, and on the South by the North line of said Hamilton Drive, extended; also all that part of Liblick Way lying West of the Western line of Hamilton Drive, projected, and all that part of Gascoigne Circle lying West of the western line of Hamilton Drive, projected; The real estate heretofore described composing in the aggregate sixteen and seven-tenths (16.7) acres of land, more or less, also

(2) A triangular parcel of land shown on said Map lying between Hampton Court, Palm Circle and Riverside Drive, containing thirty-four hundredths (.34) of an acre; also

(3) Those roads shown on said Map and designated as Hamilton Drive, Oglethorpe Highway and Gascoigne Circle, as shown on said Map, with a width of one hundred (100) feet each; and also that portion of Palm Circle, and of Riverside Drive, lying South of Oglethorpe Highway, the said Palm Circle being sixty (60) feet wide and the said Riverside Drive being fifty (50) feet wide.

The real estate described in paragraph (1) supra is to be used as a park, and the real estate described in paragraph (2) supra is to be used as a dock and the real estate described in paragraph (3) supra is to be used for roads, all of the same for the benefit of the public and not at any time to be used for commercial purposes.

It is further understood and agreed that in view of the limited purpose of this Quitclaim Deed, unless said party of the second part shall within twelve months from the date of this instrument execute the deed above referred to and deliver said deed, then the title to all of the real estate hereinabove described shall revert to the said party of the first part, to be held and enjoyed upon the same uses and with like title as that heretofore held and enjoyed by it under and by virtue of the Deed above referred to, all as if this instrument had never been executed.

To have and To hold the said above described real estate to the said party of the second part so that neither the said party of the first part nor its successors nor assigns, nor any other person or persons claiming under it, shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid real estate, except by virtue of the provisions for reversions hereinabove set out.

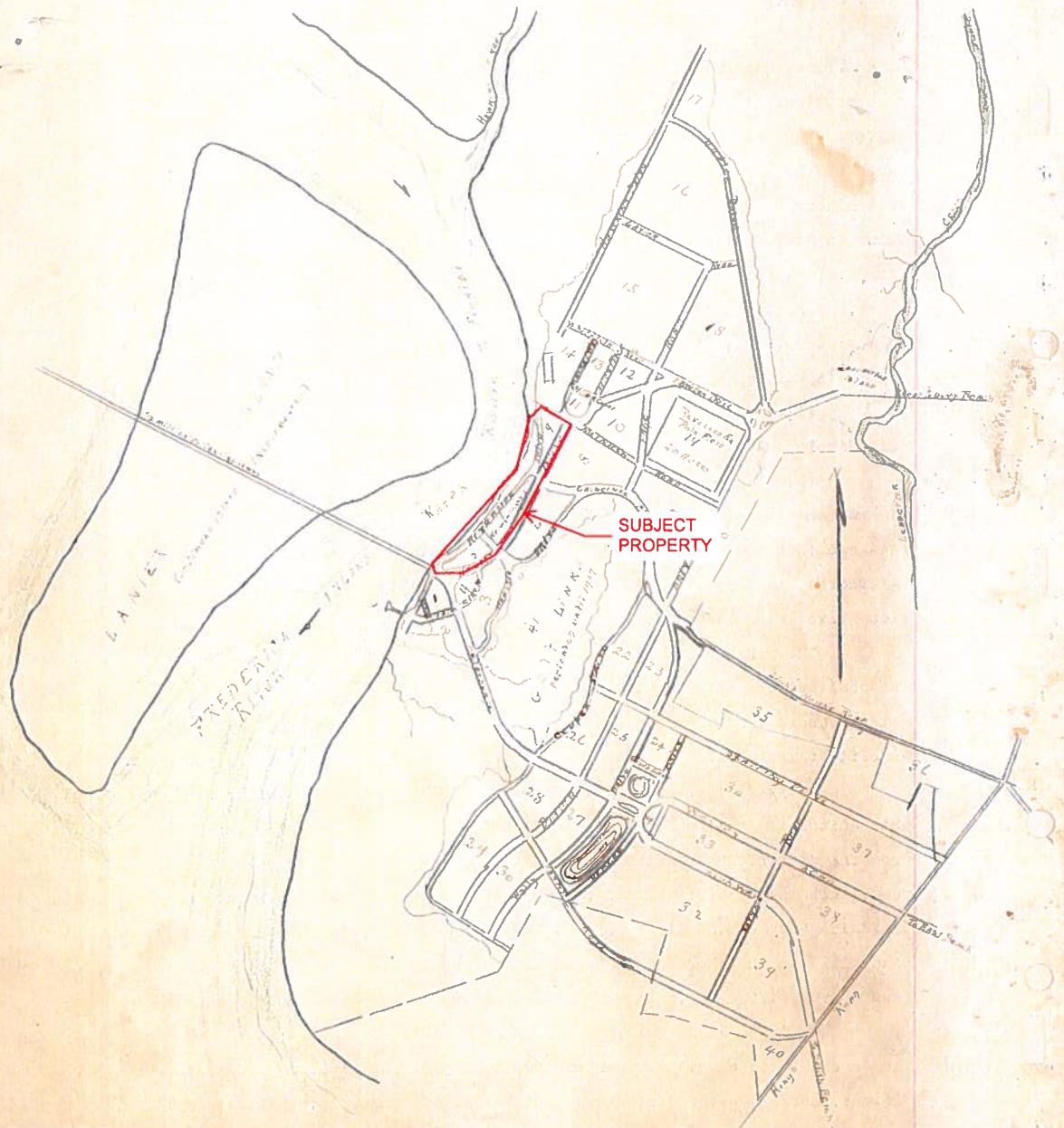
It is especially intended, however, that this instrument shall not have any

effect whatever upon the rights of the said party or the first part in and to the real estate described in said Loan Deed, except the small portions thereof specifically described hereinabove in those three paragraphs numbered (1), (2), and (3).

In Witness whereof, said Atlantic Life Insurance Company has caused its name to be hereunto affixed by E.A. Saunders, III, Its Vice President duly authorized therefor, and its corporate seal to be hereunto annexed and duly attested by Roy M. Jones, its Secretary also duly authorized therefor, on the day and year first above written.

Signed, sealed and delivered
in the presence of:
Elise Briel
Montgomery M. Blair,
Notary Public, in and for the City
of Richmond, State of Virginia
My Commission Expires Sept. 12, 1926
Montgomery M. Blair, Notary
Public, Richmond, Va.

Atlantic Life Insurance Company,
(Seal of Corporation.)
By E.A. Saunders, Vice President.
Attest:
Roy M. Jones, Secretary.



Signed, sealed and delivered
in the presence of:
Mary Zellner
Catherine E. Clark
Notary Public, Glynn County, Georgia
(Notarial Seal)

Sea Island Company:
By J. D. Compton, Pres.
P. F. Gould, Secretary
(Seal of Company)

Recorded this the 31st day of March 1950

Deputy Clerk ✓

STATE OF GEORGIA.

COUNTY OF GLYNN.

THIS INDENTURE, made and entered into on this the 28th day of February, 1950, by and between Glynn County, a political subdivision of the State of Georgia, as Grantor, and Cassina Garden Club, of St. Simons Island, Georgia, by and through its duly elected officers, an unincorporated organization existing in Glynn County, Georgia, as Grantee;

WITNESSETH: That the said Grantor for and in consideration of the sum of One Dollar and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, aliened, sold, conveyed and confirmed and by these presents does grant, bargain, alien, sell, convey and confirm unto the said Grantee, its successors and assigns, the following described property, to-wit:

All that certain lot, tract or parcel of land situate, lying and being in the 25th District, G. M., Glynn County, Georgia, on the Island of St. Simons, and in that portion of said Island well known as Gascoigne Park or bluff and more particularly described and fully shown on the attached map or plat as the area traversed in diagonal red lines and said property herein conveyed having dimensions of two hundred feet by two hundred feet, (200 x 250), and being bounded easterly two hundred (200) feet by the westerly line of Hamilton Road; southerly two hundred fifty (250) feet by a portion of Gascoigne Park; westerly two hundred (200) feet by the edge of the marsh on the easterly side of Frederica River and northerly two hundred fifty (250) feet by portion of Gascoigne Park, this being the same property upon which certain tabby buildings are now located and which have for some time been used by the Grantee for garden club purposes.

IT IS EXPRESSLY understood and agreed that this conveyance and the use of the property described herein is subject to the following conditions and restrictions; In the event the said property herein conveyed should cease to be used for garden club purposes or should be abandoned by Grantee, or if the membership in the Cassina Garden Club of St. Simons should be reduced in number to less than five (5) members, then upon the happening of any one of these said events, the real property and improvements herein conveyed shall revert to the Grantor.

TO HAVE AND TO HOLD the said described and hereby conveyed property, together with all and singular the rights, members, improvements, easements and appurtenances to the same being or belonging to the only proper use, benefit and behoof of the said Grantee, its successors and assigns, in fee simple, subject only to the said conditions and restrictions and limitations hereinabove described.

IN WITNESS WHEREOF, the County of Glynn, acting by and through the Chairman of its Board of Commissioners for Roads and Revenue and the Executive Clerk of said Board has hereunto set its hand, affixed its corporate seal and delivered these presents, under and by virtue of that certain resolution adopted by the said Board of Commissioners of Roads and Revenue for Glynn County, Georgia, in lawful meeting assembled on the 28th day of Feb 1950.

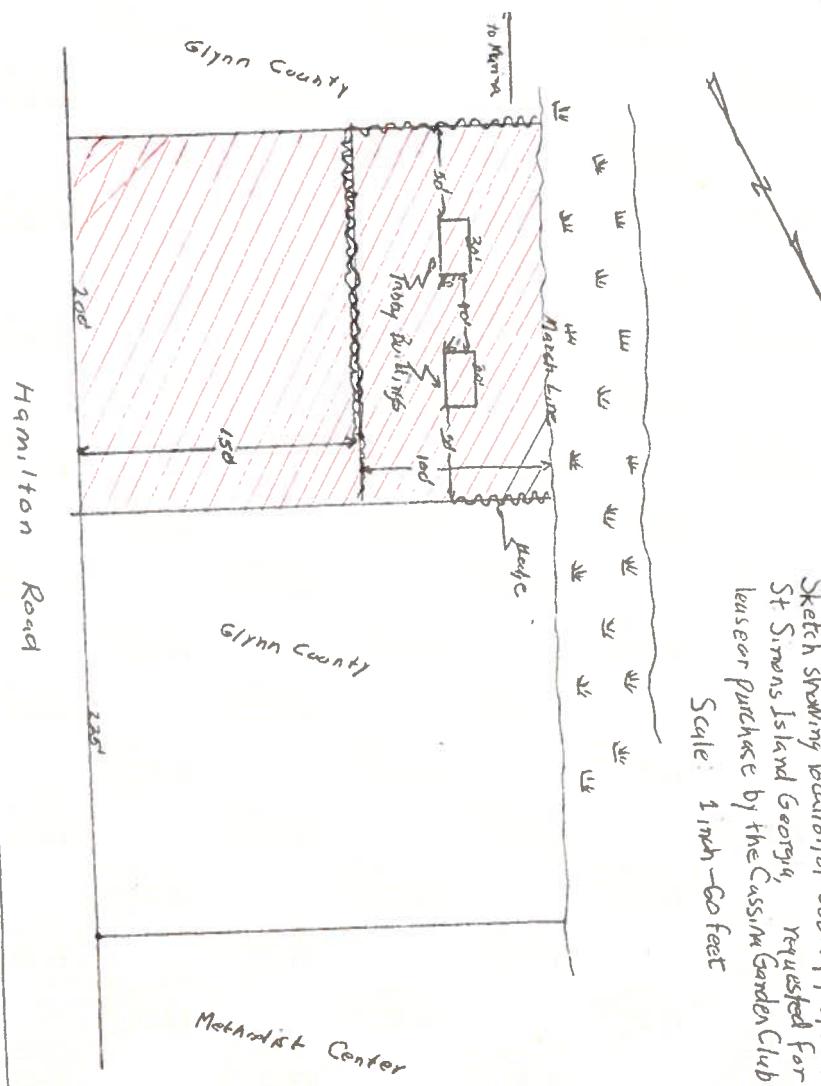
Glynn County
By: Alton H. Perry (L. S.)
Chairman of the Board of Commissioners

Signed, sealed and delivered
in the presence of:
Kathleen Bryan
Ollie Mae Cook
Notary Public, Glynn County, Georgia.
(notary's seal)

of Roads and Revenue for Glynn County,
Georgia.

Attest: W. R. Neel (L. S.)
Executive Clerk of the Board of
Commissioners of Roads and Revenue for
Glynn County, Georgia.

(seal of county)



Recorded this 31st day of March, 1950.

Deputy Clerk.

Attachment D: USACE Nationwide Permit 3a Pre-construction Notification



November 7, 2025

U.S. Army Corps of Engineers
ATTN: CESAS-RD-C
100 West Oglethorpe Avenue
Savannah, Georgia 31401-3604
(912) 652-5242
CESAS-RD-C@usace.army.mil

Re: Nationwide Permit 3a Application, Glynn County Engineering Services – St. Simons Marina Rebuild Project, St. Simons Island, Glynn County, Georgia

Dear USACE Project Manager:

On behalf of the applicant, Glynn County Engineering Services, we are submitting this package including an application for a use of Nationwide Permit (NWP) 3a to authorize needed repairs and maintenance to the previously permitted and currently serviceable St. Simons Marina (the Project) located on the downstream left bank of the Frederica River, St. Simons Island, Georgia.

The information below details the project plans, purpose and need, location, and other information required for NWP 3a issuance. Please review the attached application, forms, plans, figures and supplemental information and contact me if you have any questions or need additional information.

Project Purpose and Need

The purpose of the project is to repair the existing marina. The need for the project is the risk of infrastructure failure from the current structural condition of the marina bulkheads. The need will be met by replacing the failing bulkheads with new structures and replacing degraded piles of the permanent dock structure. No capacity or footprint expansion of the marina is proposed. The repaired marina will be the same size and footprint of the existing but with some minor shifting to work with the new layout including reduction of permanent and floating dock areas.

Site Location and Description

The Project Area is located at 1000 Arthur J Moore Dr, St Simons Island, GA 31522, situated on the downstream left bank of the Frederica River in Glynn County and consists of the existing marina and dock footprint. The Project Area is located in the Mackay River-Frontal Atlantic Ocean (HUC ID 030702030203) sub-watershed and is within FEMA Zone VE. Soils within the Project Area consist of two soil mapping units, Bohicket-Capers association (BO) and Cainhoe fine sand 0-5% slopes (CaB). Refer to Attachment A for all figures. Refer to Figure 1 for the USGS 7.5-minute topographic Project Location Map, Figure 2 for the Hydrologic Unit Code map, Figure 3 for the FEMA Flood Zone Map and Figure 4 for the Soils Map. Refer to Attachment B for project plans and Attachment C for the Preconstruction Notification (PCN) Form.

Project Description

The project includes repair and maintenance of the existing structure including:

- Removal of the entire fixed dock structure and supporting piles.
- Construction of a new structure and piles inside of the existing footprint except for a small portion on the south end.
- Reduction of the shaded area over the water vs existing.
- Construction of a new sheet pile wall on the upland side of the existing sheet pile wall, leaving the existing sheet pile wall in place.
- Replacement of four (4) floating dock sections and gangways between the fixed dock and floating dock sections.
- Construction of a new area (218 SF) of concrete decking over CMPA areas to accommodate the new gangway.

No additional fill or new structures in jurisdictional areas are proposed. No fill impacts to coastal marshlands are proposed. A small area of new shading is proposed for construction of new concrete decking over the marsh for gangway replacement that totals 218 SF. Construction of the project is anticipated to take 20 to 24 weeks for completion.

Jurisdictional Studies

Federally and state protected wetlands and waters within the Project Area are described below. Refer to Figure 5 for a Wetlands and Waters Map and Figure 6 for Project Area and resource photographs. Refer to project plans for the surveyed boundaries of salt marsh and the Frederica River.

Salt Marsh

The existing marina is bordered by federal and state jurisdictional salt marsh and areas of open mud flats at low tide. The low marsh to the north and south of the marina is dominated by smooth cordgrass (*Spartina alterniflora*). No fill or dredge impacts to the salt marsh are proposed.

Frederica River

Work in the river includes replacement of the piles that support the fixed and floating dock structures. Piles will be driven in their current locations. No new fill or impacts to the river are proposed. Shaded areas above the river will be reduced as shown on the Project Plans which will facilitate marsh vegetation in these areas.

Cultural Resources

The project will be constructed entirely within the existing footprint with no new fill or impacts to jurisdictional waters. All work will be within existing constructed areas and as such, the project is not anticipated to affect or impact cultural resources.

Protected Species

A review of available resources was performed to develop a list of federally protected species of possible occurrence within or near the Project Area. The official species list for the project area was requested from the United States Fish and Wildlife Service Information, Planning and Conservation System (<https://ipac.ecosphere.fws.gov/>) (Attachment E).

The review indicated that 10 federally protected species have the potential to exist within or near the Project Area in Glynn County, GA. During field studies, the Project Area was assessed for the potential presence and location of federally threatened and endangered species and their respective habitats. Please refer to Table 1 for a summary of federally listed species of possible occurrence, the federal designation for each species, a brief description of their respective habitats and habitat presence in the Project Area.

Table 1: Federally Listed Species for Glynn County

Scientific Name	Common Name	Federal Status	Preferred Habitat	Habitat Present
<i>Calidris canutus rufa</i>	red knot	T	breeding habitats are elevated and sparsely vegetated ridges or slopes often adjacent to wetlands and lake edges; wintering and migration habitats are often muddy or sandy coastal areas, such as the mouths of bays and estuaries, and tidal flats	no
<i>Charadrius melanotos</i>	piping plover	T	gently sloping foredunes and blow-out areas behind primary dunes of sandy coastal beaches; sparsely vegetated sandy beaches, gravel, or cobble; frequently near sand dunes. Wintering areas include beaches, mudflats, and tidal ponds that are periodically inundated by water from high tide.	no
<i>Chelonia mydas</i>	green sea turtle	T	open ocean; sounds; coastal rivers; beaches	yes

Table 1: Federally Listed Species for Glynn County

Scientific Name	Common Name	Federal Status	Preferred Habitat	Habitat Present
<i>Danaus plexippus</i>	monarch butterfly	C	open habitats, emergent/scrub wetlands, old fields and other open habitats; relies heavily on a variety of native milkweed species and nectar producing plants.	no
<i>Drymarchon couperi</i>	eastern indigo snake	T	sandhill regions dominated by mature longleaf pines, turkey oaks, and wiregrass; flatwoods; most types of hammocks; coastal scrub; dry glades; palmetto flats; prairie; brushy riparian and canal corridors; and wet fields	no
<i>Eretmochelys imbricata</i>	hawksbill sea turtle	E	shallow coastal waters, coral reefs, beds of sea grass or algae, mangrove-bordered bays and estuaries, and submerged mud flats	yes
<i>Haliaeetus leucocephalus</i>	bald eagle	BGEPA	edges of lakes and large rivers; seacoasts	yes
<i>Laterallus jamaicensis jamaicensis</i>	eastern black rail	T	herbaceous, persistent, emergent wetland plant cover with dense overhead cover and soils that are moist to saturated (occasionally dry) and interspersed with or adjacent to very shallow water	no
<i>Lepidochelys kempii</i>	Kemp's ridley sea turtle	E	open ocean; sounds; coastal rivers; beaches	yes
<i>Mycteria americana</i>	wood stork	T	marshes, swamps, lagoons, ponds, flooded fields; also occurs in brackish wetlands. Nests mostly in upper parts of cypress trees, mangroves, or dead hardwoods over water or on islands along streams or adjacent to shallow lakes. Feeds in freshwater marshes, swamps, lagoons, ponds, flooded pastures and flooded ditches, depressions in marshes	no
<i>Trichecus manatus</i>	West Indian manatee	T	estuaries, tidal rivers, nearshore ocean waters	yes

T = Threatened, E = Endangered, C = Candidate, BGEPA = Bald and Golden Eagle Protection Act; habitat notes from USFWS, GA DNR, and <https://explorer.natureserve.org/>

The Frederica River is habitat for sea turtles and manatees and hunting habitat for bald eagle. Project construction is not anticipated to affect these species due to the limited nature of the project; however, should a sea turtle, manatee, or bald eagle enter the Project Area during construction, work will be stopped until they are no longer in the Project Area.

Compensatory Mitigation

Project construction will not include any additional fill to WOTUS and as such mitigation is not proposed for this project.

Glynn County appreciates your review of the enclosed information. Please review and contact me at (706) 614.4436 if you have any questions or need additional information.

Best regards,



Stephen M. Bailey, PWS
Principal | Owner
Longleaf Consulting
stephen.bailey@longleafconsulting.com
706.614.4436

Enclosure(s)

Attachment A: Figures

- Figure 1 USGS Project Location Map
- Figure 2 Hydrologic Unit Code Map
- Figure 3 FEMA Flood Zone Map
- Figure 4 Soils Map
- Figure 5 Wetlands and Waters Map
- Figure 6 Project Area Photographs

Attachment B: Project Plans

Attachment C: Preconstruction Notification Form

Attachment D: USFWS IPAC Species List

Attachment A: Figures

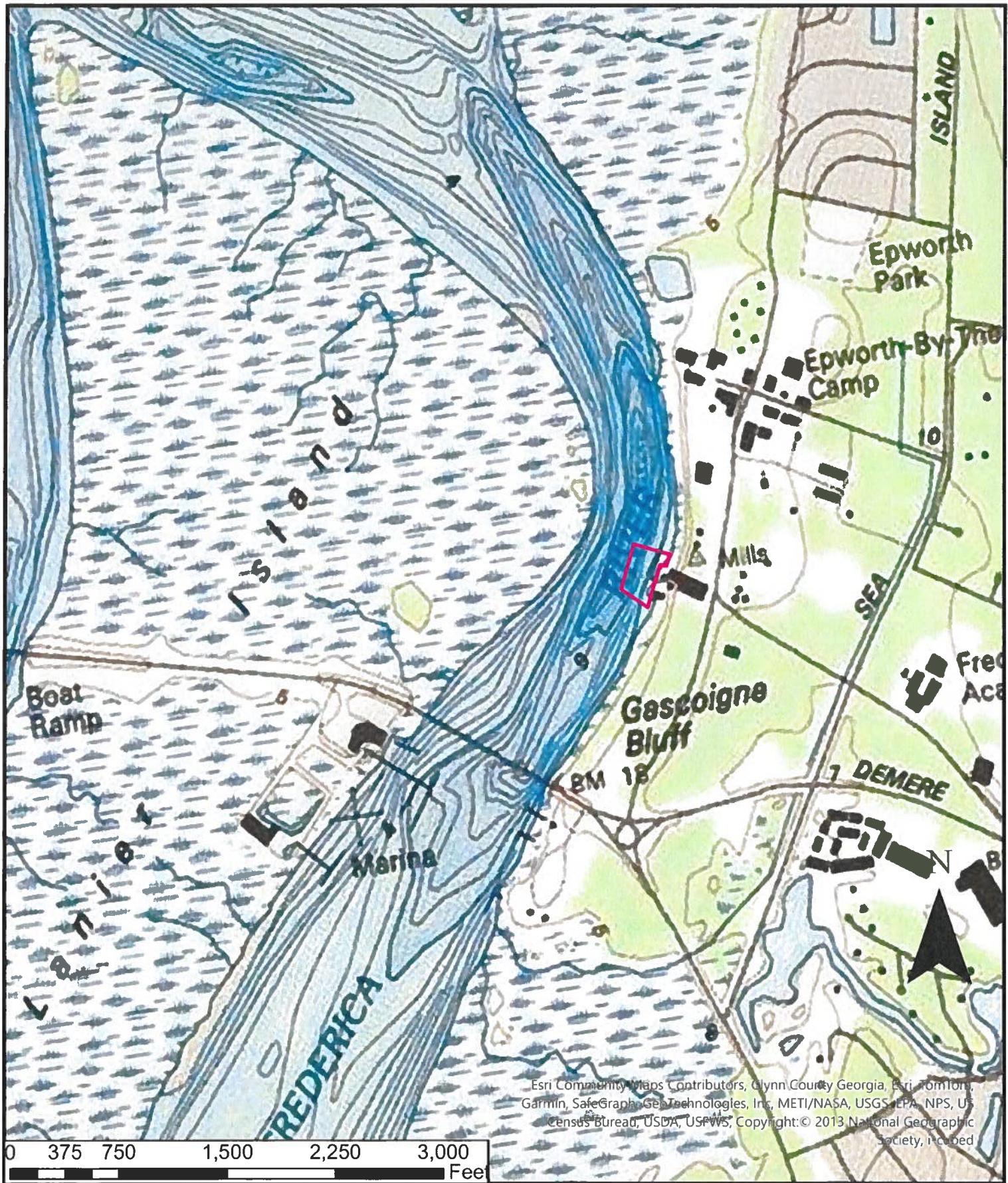


Figure 1: USGS Project Location Map
St. Simons Marina Project
Glynn County, Georgia



Legend

Project Area



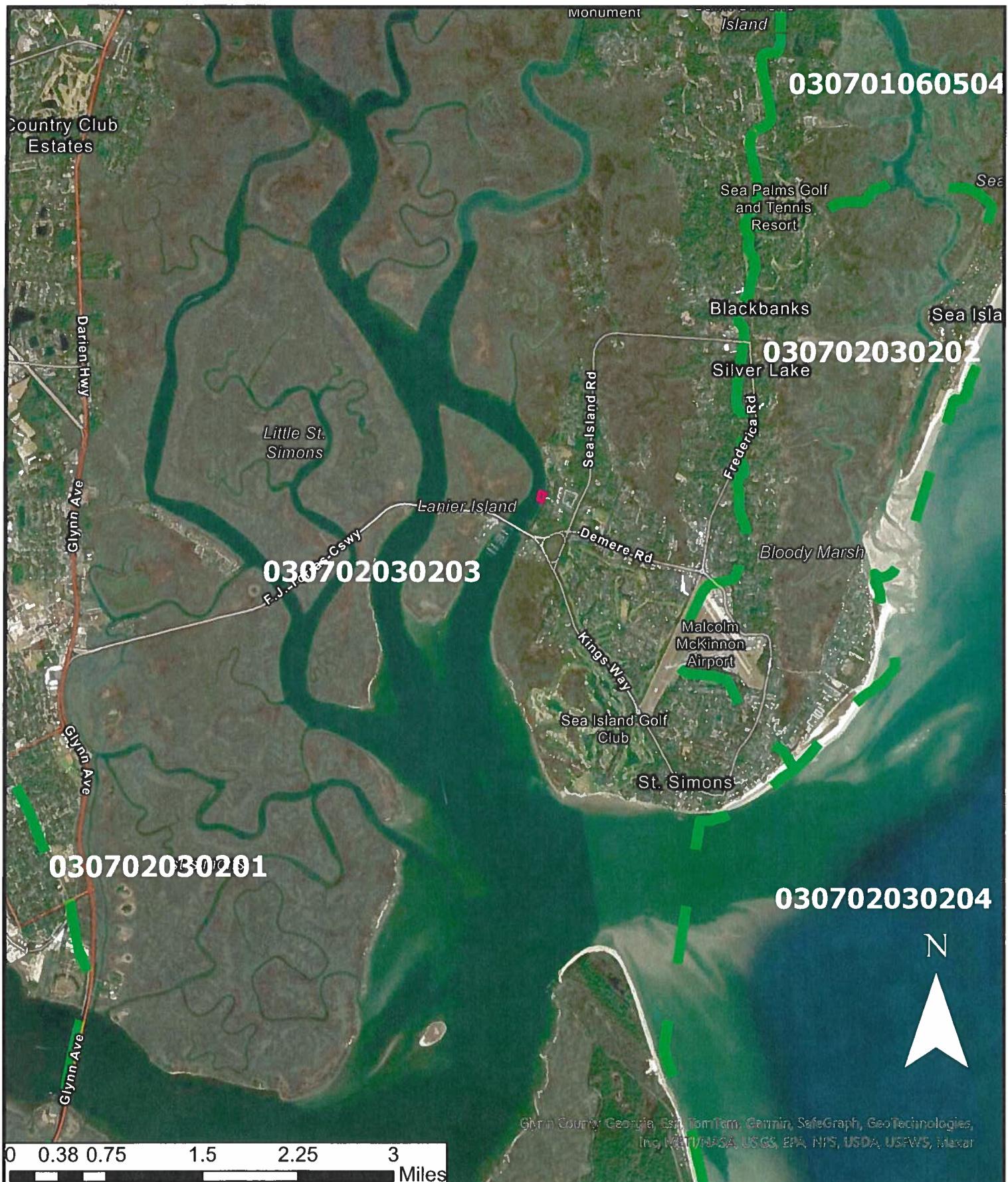


Figure 2: Hydrologic Unit Code Map
St. Simons Marina Project
Glynn County, Georgia



Legend

- Hydrologic Unit 12 Subwatershed
- Project Area

Soil Map—Camden and Glynn Counties, Georgia
(Figure 4: Soils Map)



MAP LEGEND

Area of Interest (AOI)	
	Area of Interest (AOI)
Soils	
	Soil Map Unit Polygons
	Soil Map Unit Lines
	Soil Map Unit Points
Special Point Features	
	Blowout
	Borrow Pit
	Clay Spot
	Closed Depression
	Gravel Pit
	Gravelly Spot
	Landfill
	Lava Flow
	Marsh or swamp
	Mine or Quarry
	Miscellaneous Water
	Perennial Water
	Rock Outcrop
	Saline Spot
	Sandy Spot
	Severely Eroded Spot
	Sinkhole
	Slide or Slip
	Sodic Spot
Water Features	
	Streams and Canals
Transportation	
	Rails
	Interstate Highways
	US Routes
	Major Roads
	Local Roads
Background	
	Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Camden and Glynn Counties, Georgia
Survey Area Data: Version 18, Sep 10, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 9, 2022—Apr 22, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BO	Bohicket-Capers association	1.1	22.1%
CaB	Cainhoy fine sand, 0 to 5 percent slopes	2.4	47.8%
W	Water	1.5	30.1%
Totals for Area of Interest		5.0	100.0%

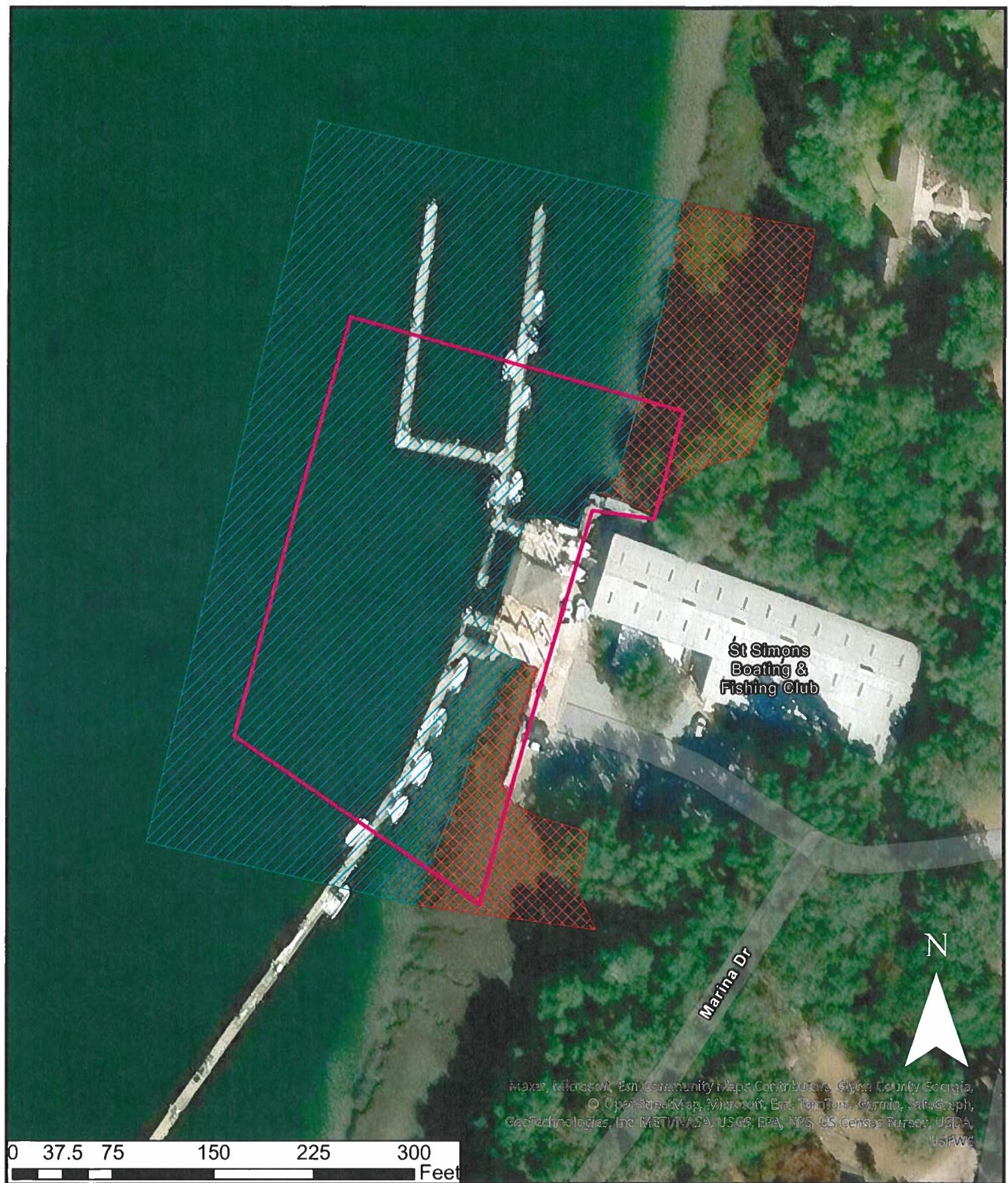


Figure 5: Wetlands and Waters Map
St. Simons Marina Project
Glynn County, Georgia



Legend

Project Area	Frederica River
Salt marsh	
Salt water	

Figure 6:

Project Area Photographs June 2025



Facing north from the marina



Facing east along existing bulkhead at the north end of the marina



Existing piles and docks to be replaced



Facing west at existing bulkhead showing concrete cracking



Existing bulkhead and marsh facing south



Area for new concrete decking over marsh – 218SF

Attachment B: Project Plans

<p>EMC ENGINEERING SERVICES, INC. 1111 Glynn Parkway BUILDING #2, SUITE 400 Brunswick, GA 31525 Ph: (912) 265-7658 Fax: (912) 233-4880 Email: brunwmc@emc-eng.com WEBSITE: www.emc-eng.com</p> <p>ALBANY • ATLANTA • BRUNSWICK • COLUMBUS GREENVILLE • SAVANNAH • STATESBORO • THOMASTON</p>		<p>GLYNN COUNTY BOARD OF COMMISSIONERS ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA 1000 ARTHUR J MOORE DR.</p> <p>ST. SIMONS ISLAND MARINA</p> <p>PROJECT LOCATION</p> <p>ISSUED FOR PERMITTING REVIEW</p>	
<p>CDR MARTIN CDR SPCE 2022 M04 33</p>		<p>Prepared for: ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA</p> <p>GLYNN COUNTY BOARD OF COMMISSIONERS ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA 1000 ARTHUR J MOORE DR.</p> <p>CDR SPCE 2022 M04 33</p> <p>150' 75' 0' 150'</p> <p>GRAPHIC SCALE: 1" = 150'</p> <p>PROJECT NO.: 24-5022 DRAWN BY: KLC DESIGNED BY: EMC SURVEYED BY: EMC SURVEY DATE: 7/21/2025 CHECKED BY: EMC SCALE: 1" = 150' DATE: 11/3/2025</p> <p>SHEET 1 OF 4</p>	
<p>NOTES:</p> <ol style="list-style-type: none"> Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83). Vertical Datum is North American Vertical Datum of 1988 (NAVD 88). CMPA line was delineated by Georgia Department of Natural Resources - Coastal Resources Division on July 15, 2025, and was field located by EMC Engineering Services, INC. Property lines shown are based on Glynn County GIS Data and limited monumentation found and located by EMC Engineering Services, INC. 			



EMC ENGINEERING SERVICES, INC.
1111 Glyco Parkway

BLDG #2, Suite 400
Brunswick, GA 31305
Ph: (912) 265-7636
CIVL. FAX: (912) 233-4580
E-MAIL: brunswick@mcrc.org.com

MARSHLAND AND UPLAND COMPONENT
ST. SIMONS ISLAND MARINA
1000 ARTHUR J MOORE DR.
ST. SIMONS ISLAND, GEORGIA
Prepared for:
GLYNN COUNTY BOARD OF COMMISSIONERS

**ISSUED FOR
PERMITTING
REVIEW**

30'	15'	0'	30'
GRAPHIC SCALE: 1" = 30'			
PROJECT NO.: <u>24-5022</u>		DRAWN BY: <u>KLC</u>	
DESIGNED BY: <u>EMC</u>		SURVEYED BY: <u>EMC</u>	
SURVEY DATE: <u>7/21/2025</u>		CHECKED BY: <u>EMC</u>	
SCALE: <u>1" = 30'</u>		DATE: <u>11/3/2025</u>	

SHEET
2
OF

NOTES:

1. CONSTRUCTION PLANS DO NOT INCLUDE OR REQUIRE CHANGES TO ON SITE DRAINAGE. ALL DRAINAGE ON SITE WILL REMAIN THE SAME AS IT IS CURRENTLY AND THE STORMWATER MANAGEMENT PLAN WILL ALSO REMAIN THE SAME.
2. ALL APPLICABLE BEST MANAGEMENT PRACTICE WILL BE INSTALLED AND MAINTAINED DURING CONSTRUCTION.

CALCULATIONS BELOW CMPA LINE

- TOTAL LENGTH: 289 LF
- MARSHLAND IMPACT AREA: 4,517 SF (0.10 AC)
 - EXISTING: 4,064 SF (0.09 AC)
 - PROPOSED: 3,653 SF (0.08 AC)
 - WITHIN EXISTING DOCK AREA: 3,430 SF (0.08 AC)
 - OUTSIDE EXISTING DOCK AREA: 2,16 SF (0.005 AC)

PROPERTY LINES BASED ON
CLYNN COUNTY GIS
INFORMATION AND LIMITED
MONUMENTATION FOUND
AND LOCATED BY EMC
ENGINEERING SERVICES, INC.

LEGEND	
CONCRETE SURFACE	PROPOSED IMPROVEMENTS OUTSIDE EXISTING DOCK
UPLAND COMPONENT	EXISTING PIER AND FLOATING DOCK
MARSHLAND COMPONENT	PROPOSED FLOATING D
	PROPOSED IMPROVEMENTS WITHIN EXISTING DOCK AREA

LEGEND

KEY NOTES

1	EXISTING BOAT HOIST SUPPORT PILES TO BE REMOVED AND REPLACED (TYPICAL)
2	EXISTING BUILDING TO BE DEMOLISHED
3	EXISTING CONCRETE PILES AND BENT CAP (TYPICAL)
4	PROPOSED PILE AND BENT CAP LOCATIONS (TYPICAL)
5	EXISTING FUEL DISPENSERS WITH ASSOCIATED FUEL LINES, FLAG POLES, SIGNS, HANDRAILS, PICNIC TABLES, LIVE BAT TANKS, DUMPSTER ENCLOSURES, AIR CONDITIONING UNITS & UTILITY LINES, POWER & WATER TO THE EXISTING ONE STORY WOOD BUILDING.
6	PROPOSED HANDRAIL (TYPICAL)
7	EXISTING STEEL COLUMNS.
8	EXISTING SHEET PILE WALL, CONCRETE CAP TO BE REMOVED, EXISTING SHEET PILE WALL TO REMAIN IN PLACE.
9	EXISTING BUILDINGS (TYPICAL)

0: \2024\24-5022.01 ST. SIMONS ISLAND MARINA - DESIGN BUILD/DWG\24-5010C-B01 PERMIT.DWG 11/5/2025 12:35 PM



EMC ENGINEERING SERVICES, INC.
1111 Glyncro Parkway,
BLDG #2, Suite 400
Brunswick, GA 31325
Ph: (912) 265-7536
Fax: (912) 232-4580
CMA: brunswick@emc-ge.com
Web: brunswick@emc-ge.com

ST. SIMONS ISLAND MARINA
1000 ARTHUR J MOORE DR.
ST. SIMONS ISLAND, GEORGIA
Prepared for:
GLYNN COUNTY BOARD OF COMMISSIONERS

ISSUED FOR PERMITTING REVIEW

20'	10'	0'	20'
GRAPHIC SCALE: 1' = 20'			
PROJECT NO.:		24-5022	
DRAWN BY:		KLC	
DESIGNED BY:		EMC	
SURVEYED BY:			
SURVEY DATE:		7/21/2025	
CHECKED BY:		CHECKED BY	
SCALE:		1' = 20'	
DATE:		11/3/2025	

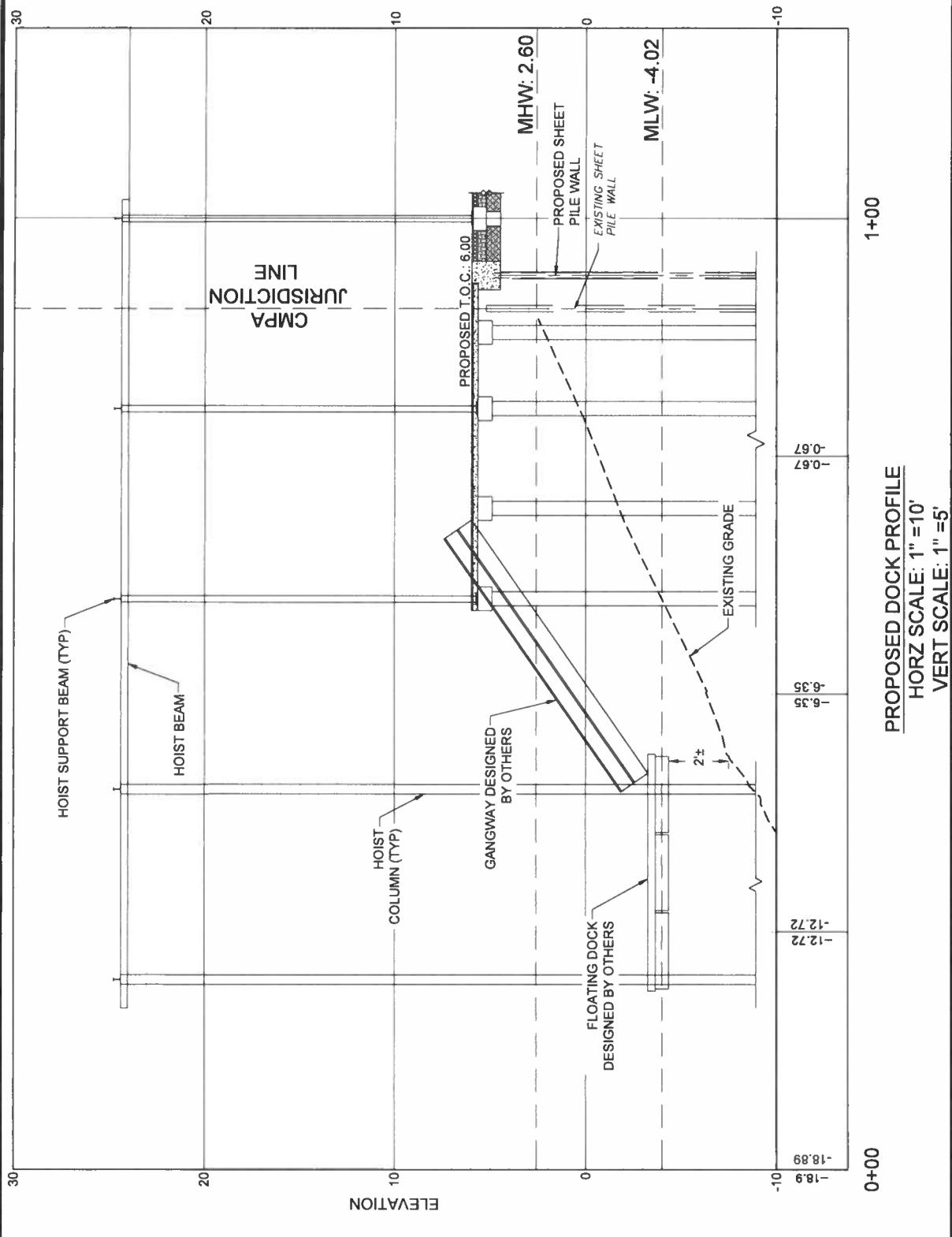
3
OF

NOTES:

1. Horizontal Datum is Georgia State Plane Coordinate System of 1985; East Zone, North American Datum of 1983 (NAD83)
2. Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
3. Mean Low Water and Mean High Water elevations are based on St. Simons Island Tidal Station.
4. Dock shown for permitting purposes only.
5. The Structural design and construction have been completed previously.

0:\2024\24-5022.01 ST. SIMONS ISLAND MARINA - DESIGN BUILD\DWG\24-5010C-B01 PERMITDWG 11/5/2025 12:35 PM

EMC ENGINEERING SERVICES, INC. 111 Glynn Parkway, BLDG #2, Suite 100 Brunswick, GA 31525 Ph: (912) 265-7636 Fax: (912) 233-4980 Email: brunswich@emc-eng.com www.emc-eng.com ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS GREENVILLE • SAVANNAH • STATESBORO • THOMASTON		GLYNN COUNTY BOARD OF COMMISSIONERS ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA 1000 ARTHUR J MOORE DR.	
		Prepared for: ST. SIMONS ISLAND MARINA DOCK PROFILE EXHIBIT	
ISSUED FOR PERMITTING REVIEW			



Attachment C: Preconstruction Notification Form

U.S. Army Corps of Engineers (USACE)
NATIONWIDE PERMIT PRE-CONSTRUCTION NOTIFICATION (PCN)
For use of this form, see 33 CFR 330; the proponent agency is CECW-COR.

Form Approved -
OMB No. 0710-0003
Expires: 2027-10-31

DATA REQUIRED BY THE PRIVACY ACT OF 1974

Authority	Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Regulatory Program of the Corps of Engineers (Corps); Final Rule 33 CFR 320-332.
Principal Purpose	Information provided on this form will be used in evaluating the nationwide permit pre-construction notification.
Routine Uses	This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of the agency coordination process.
Disclosure	Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued.

The public reporting burden for this collection of information, 0710-0003, is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

PLEASE DO NOT RETURN YOUR RESPONSE TO THE ABOVE EMAIL.

One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see *sample drawings and/or instructions*) and be submitted to the district engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned.

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE
--------------------	----------------------	------------------	------------------------------

(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME First - Jason Middle - Last - Hartman Company - Glynn County Company Title - County Engineer E-mail Address - jhartman@glynncounty-ga.gov			8. AUTHORIZED AGENT'S NAME AND TITLE (<i>agent is not required</i>) First - Stephen Middle - Last - Bailey Company - Longleaf Consulting E-mail Address - stephen.bailey@longleafconsulting.com		
6. APPLICANT'S ADDRESS Address- 1725 Reynolds Street City - Brunswick State - GA ZIP - 31520 Country - USA			9. AGENT'S ADDRESS Address- 622 Sea Island Road, Box 144 City - St. Simons Island State - GA ZIP - 31522 Country - USA		
7. APPLICANT'S PHONE NOs. with AREA CODE a. Residence b. Business c. Fax d. Mobile 912.554.7469			10. AGENT'S PHONE NOs. with AREA CODE a. Residence b. Business c. Fax d. Mobile 706.614.4436		

STATEMENT OF AUTHORIZATION

11. I hereby authorize, Stephen Bailey to act in my behalf as my agent in the processing of this nationwide permit pre-construction notification and to furnish, upon request, supplemental information in support of this nationwide permit pre-construction notification.


Stephen Bailey
SIGNATURE OF APPLICANT

10/20/2025
DATE

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME or TITLE (*see instructions*)

St. Simons Marina Rebuild Project

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY			
13. NAME OF WATERBODY, IF KNOWN (<i>if applicable</i>) Frederica River		14. PROPOSED ACTIVITY STREET ADDRESS (<i>if applicable</i>) 1000 Arthur J. Moore Drive	
15. LOCATION OF PROPOSED ACTIVITY (<i>see instructions</i>) Latitude °N Longitude °W 31.1704811 81.4087435		City: St. Simons Island State: GA ZIP: 31522	
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (<i>see instructions</i>) State Tax Parcel ID 0401714 Municipality Section Township Range			
17. DIRECTIONS TO THE SITE From I-95 take Exit 38 and go south on GA Spur 25 until it ends at US 17. Go south on US 17 and turn left on the Torras Causeway to St. Simons Island. Stay left after coming on the island and continue north on Sea Island Road for approximately .014-mile and then turn left on Hamilton Road. Continue on Hamilton Road for approximately 0.25-mile before its end at the marina parking lot.			
18. IDENTIFY THE SPECIFIC NATIONWIDE PERMIT(S) YOU PROPOSE TO USE Nationwide Permit 3a			
19. DESCRIPTION OF PROPOSED NATIONWIDE PERMIT ACTIVITY (<i>see instructions</i>) The project involves repair and maintenance of the existing structure including: <ul style="list-style-type: none">• Removal of the entire fixed dock structure and supporting piles• Construction of a new structure and piles inside of the existing footprint except for a small portion on the south end• Reduction of the shaded area over the water vs existing.• Construction of a new sheet pile wall on the upland side of the existing sheet pile wall, leaving the existing sheet pile wall in place• Replacement of four (4) floating dock sections and gangways between the fixed dock and floating dock sections			
20. DESCRIPTION OF PROPOSED MITIGATION MEASURES (<i>see instructions</i>) Impacts to waters of the US have been avoided and minimized to the maximum extent practicable to accomplish the project goals and satisfy its purpose and need for marina repairs. Compensatory mitigation is not proposed as all WOTUS impacts will be avoided.			
21. PURPOSE OF NATIONWIDE PERMIT ACTIVITY (<i>Describe the reason or purpose of the project, see instructions</i>) The purpose of the project is to repair the existing marina. The need for the project is the risk of infrastructure failure and risk to public safety from the current structural condition of the marina bulkheads. The need will be met by replacing the failing bulkheads with new structures and replacing degraded piles of the permanent dock structure. No capacity or footprint expansion of the marina is proposed.			
22. QUANTITY OF WETLANDS, STREAMS, OR OTHER TYPES OF WATERS DIRECTLY AFFECTED BY PROPOSED NATIONWIDE PERMIT ACTIVITY (<i>see instructions</i>) Acres Linear Feet Cubic Yards Dredged or Discharged 0.0 0.0 0.0			
Each PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site.			
23. List any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. (<i>see instructions</i>) NA			
24. If the proposed activity will result in the loss of greater than 1/10-acre of wetlands and/or the loss of greater than 3/100-acre of stream bed and requires pre-construction notification, explain how the compensatory mitigation requirement in paragraph (c) and/or paragraph (d) of general condition 23 will be satisfied, or explain why the adverse environmental effects are no more than minimal and why compensatory mitigation should not be required for the proposed activity. NA			

25. Is any portion of the nationwide permit activity already complete? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe the completed work:	
26. List the name(s) of any species listed as endangered or threatened under the Endangered Species Act that might be affected by the proposed NWP activity or utilize the designated critical habitat that might be affected by the proposed NWP activity. (see <i>instructions</i>) See attached information.	
27. List any historic properties that have the potential to be affected by the proposed NWP activity or include a vicinity map indicating the location of the historic property or properties. (see <i>instructions</i>) NA	
28. For a proposed NWP activity that will occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, identify the Wild and Scenic River or the "study river": NA	
29. If the proposed NWP activity also requires permission from the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers federally authorized civil works project, have you submitted a written request for section 408 permission from the Corps district having jurisdiction over that project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "yes", please provide the date your request was submitted to the Corps district:	
30. If the terms of the NWP(s) you want to use require additional information to be included in the PCN, please include that information in this space or provide it on an additional sheet of paper marked Block 30. (see <i>instructions</i>)	
31. Pre-construction notification is hereby made for one or more nationwide permit(s) to authorize the work described in this notification. I certify that the information in this pre-construction notification is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.  SIGNATURE OF APPLICANT 10/20/2026 SIGNATURE OF AGENT DATE	

The pre-construction notification must be signed by the person who desires to undertake the proposed activity (applicant) and, if the statement in Block 11 has been filled out and signed, the authorized agent.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguise a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

Attachment D: USFWS IPAC Species List

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Glynn County, Georgia



Local office

Georgia Ecological Services Field Office

- 📞 (706) 613-9493
- 📠 (706) 613-6059
- ✉️ gaes_assistance@fws.gov

355 East Hancock Avenue

Room 320
Athens, GA 30601-2523

NONFOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
West Indian Manatee <i>Trichechus manatus</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/4469	Threatened Marine mammal

Birds

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis</i> ssp. <i>jamaicensis</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10477	Threatened
Piping Plover <i>Charadrius melanotos</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/6039	Threatened
Rufa Red Knot <i>Calidris canutus rufa</i> Wherever found There is proposed critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/1864	Threatened
Wood Stork <i>Mycteria americana</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
Eastern Indigo Snake <i>Drymarchon couperi</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/646	Threatened

Green Sea Turtle *Chelonia mydas*

Threatened

There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/6199>

Hawksbill Sea Turtle *Eretmochelys imbricata*

Endangered

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/3656>

Kemp's Ridley Sea Turtle *Lepidochelys kempii*

Endangered

Wherever found

There is **proposed** critical habitat for this species.

<https://ecos.fws.gov/ecp/species/5523>

Insects

NAME

STATUS

Monarch Butterfly *Danaus plexippus*

Proposed Threatened

Wherever found

There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/9743>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

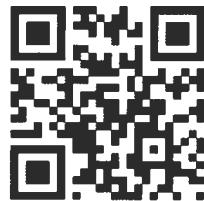
There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles



1111 Glynco Parkway
Suite 400
Brunswick, GA 31525
Phone: (912) 265-7636
Fax: (912) 233-4580
www.emc-eng.com



December 4, 2025

Kaylan Collins
U.S. Army Corps of Engineers, Savannah District
100 W Oglethorpe Avenue
Savannah, Ga 31401

RE: St Simons Island Marina
EMC Project # 24-5022

Dear Mr. Collins:

We received comments on the following items dated 11/19/2025 and the following responses are how they were addressed:

1. *The HTL is referenced, however it is not shown on the drawings provided. Can you please note where the HTL is located.*
HTL has been labeled on the plans and profile.
2. *Can you provided the number of pilings that need to be removed and replaced/installed.*
Total existing piles to be removed = 54

Piles to be replaced/installed = 41

2a. *How would the pilings be removed? And How would they be replaced/installed?*
The piles will be extracted using crane and vibratory hammer. To be installed the piles will be driven in place with a diesel pile hammer from a crane.

2b. *What are the types of pilings being removed and replaced/installed?*
Pre-stressed concrete piles with a few timber piles to be removed. New pre-stressed concrete piles will be installed.

3. *What is the total square footage of the concrete decking area (addition to existing structure)? You have 218 in sq ft in the write up, 216 sq ft in the calculations below CMPA Line, and 215 sq ft in calculations below HTL.*
The area of concrete decking outside of the existing dock below the CMPA line = 223 sf
The area of concrete decking outside of the dock below the HTL = 215 sf

4a. *What is the total length of the concrete wall cap to be removed?*
The concrete cap along the entire length of the existing sheet pile wall is to be removed, approximately 317 feet.

4b. *How would the wall be removed?*
The existing sheet pile wall will remain in place and will not be removed. Only concrete cap is being removed.

4c. *How would the upland portion of the wall be installed?*
Conventional crane and vibratory hammer

5. *Can you provide the dimensions (length, width) of the (4) gangways and the (4) floating docks (both existing dimension and proposed dimensions)?*
Dimensions for the existing docks have been added to the marshland exhibit

5a. *How far would the furthest dock extend into the water way?*
Dimension has been added to the dock exhibit.

6. *Can you provide the total length of the channel from Mean Low Water (MLW) to MLW and put that on the drawings?*
MLW to MLW shown on the dock exhibit.

7. *Where will equipment and materials be staged for removal/installation?*
Most equipment will be stored either onsite or on a barge. Most of the water side materials will arrive and be stored on the water on barges some of the upland components including the sheetwall will arrive and be stored onsite next to the project.

Sincerely,



Katarina Crumpler
JR Design Engineer