



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

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

February 19, 2026

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 to include the following activities:

- 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,

A handwritten signature in blue ink, appearing to read "Jill Andrews".

Jill Andrews
Chief, Coastal Management Section

Enclosures: Federal Consistency Certification Statement, Project Description, Plans

cc: Stephen.bailey@longleafconsulting.com

Kaylan.M.Metz@usace.army.mil

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): <u>11/7/26</u>
USACE Authorization/Permit Number (assigned by USACE):	<u>JAS-2025-009574</u>
USACE Authorization Type (select one):	<input type="checkbox"/> Individual Permit <input type="checkbox"/> General Permit # ___ <input checked="" type="checkbox"/> NWP # <u>3</u>
USACE Project Manager:	<u>Kaylan M. Collins</u>
CRD Authorization/Permit Number (assigned by CRD):	<u>LOP 2025 0086</u>
CRD Project Manager:	<u>Josh Noble</u>

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: J. 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

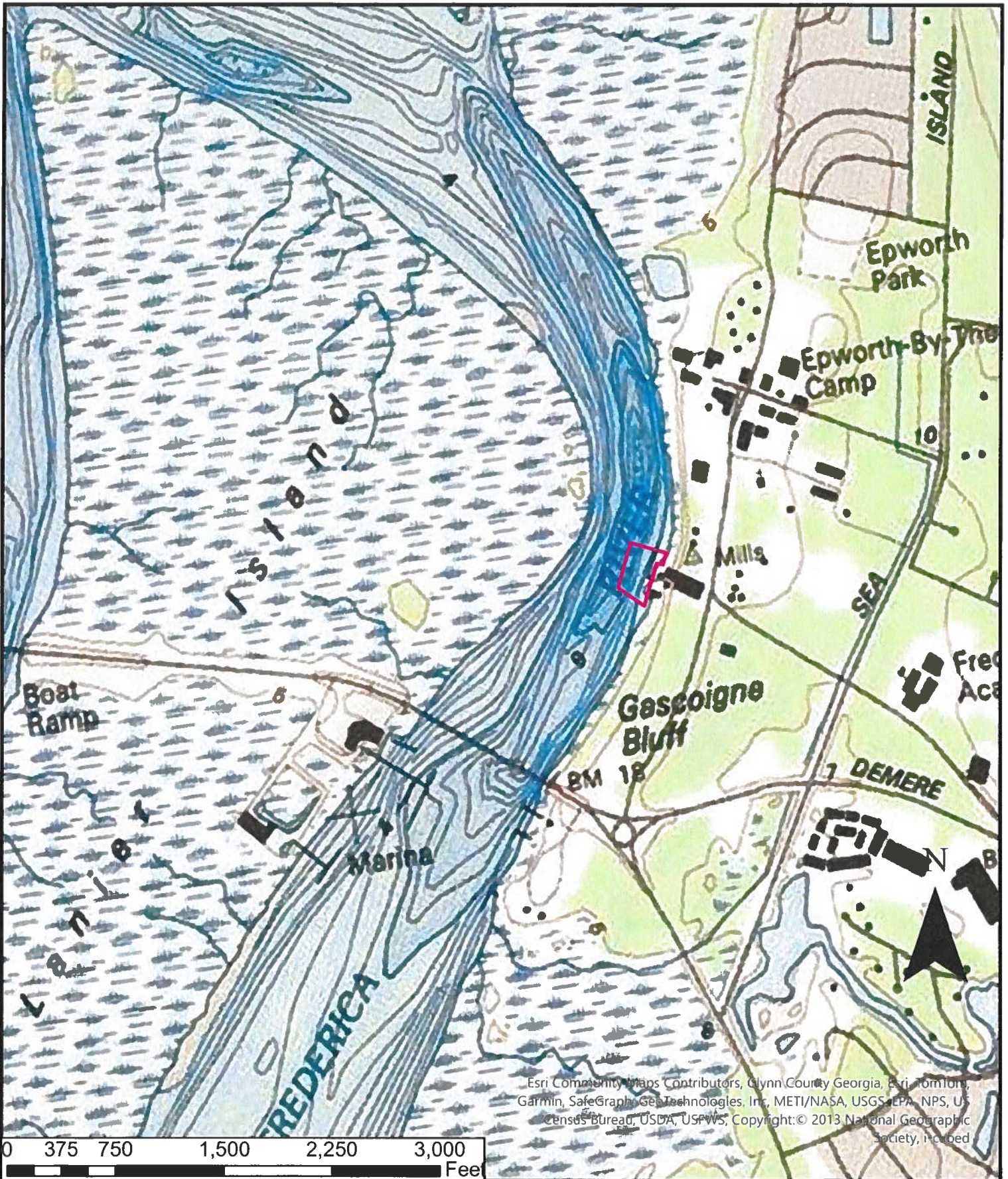


Figure 1: USGS Project Location Map
 St. Simons Marina Project
 Glynn County, Georgia



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 Gyroco Parkway,
 Building 2, Suite 400
 Marietta, GA 30067
 Phone: (770) 233-4580
 Fax: (770) 233-4580
 www.emc-eng.com
 buranack@emc-eng.com

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

ISSUED FOR PERMITTING REVIEW

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

SHEET 2 OF 4

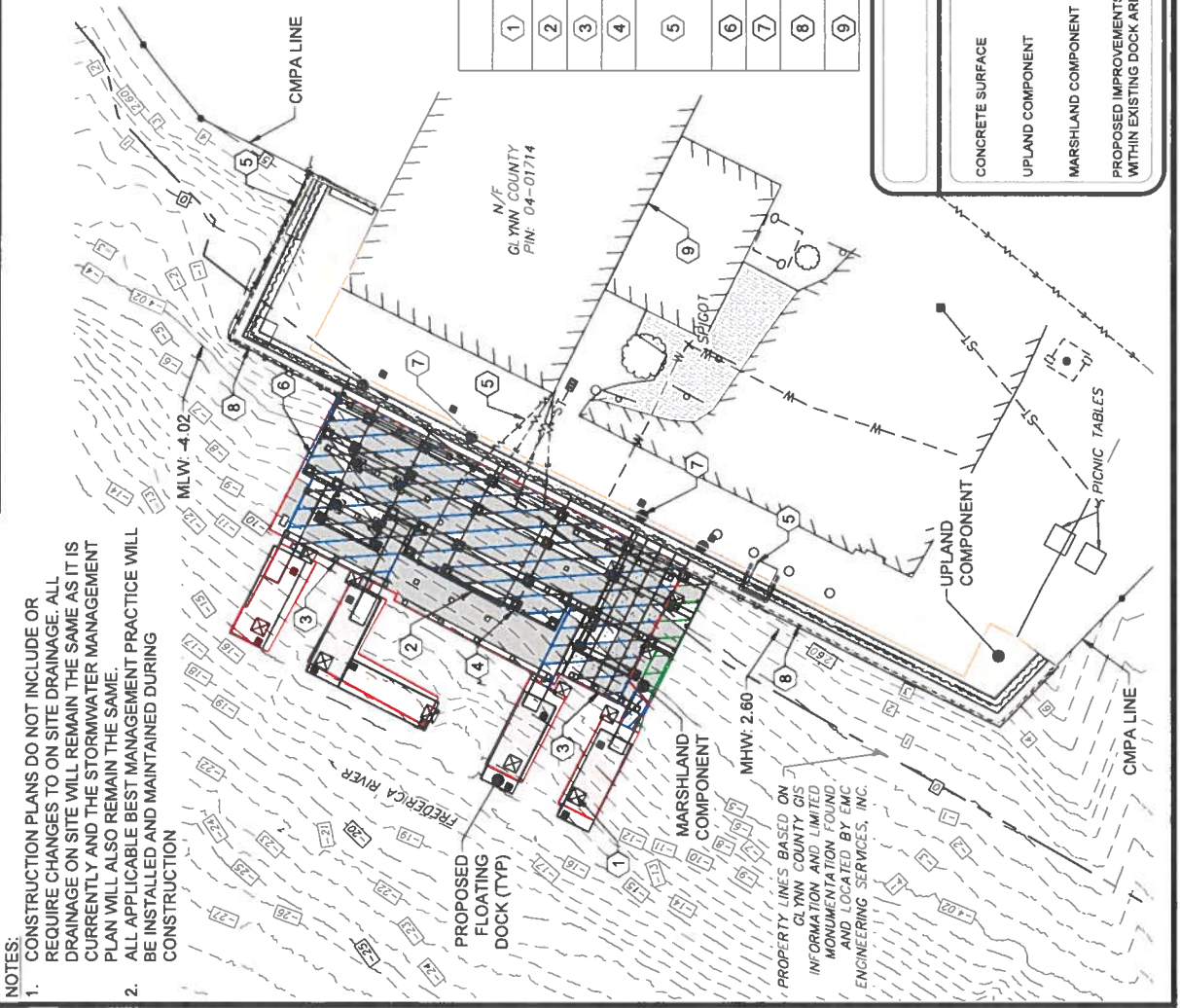
- CALCULATIONS BELOW CMPA LINE**
- TOTAL LENGTH: 289 LF
 - MARSHLAND IMPACT AREA: 4,517 SF (0.10 AC)
 - EXISTING: 4,064 SF (0.09 AC)
 - PROPOSED: 3,663 SF (0.08 AC)
 - WITHIN EXISTING DOCK AREA: 3,430 SF (0.08 AC)
 - OUTSIDE EXISTING DOCK AREA: 216 SF (0.005 AC)
 - EXISTING FLOATING DOCKS: 1,209 SF (0.028 AC)
 - PROPOSED FLOATING DOCKS: 1,100 (0.025 AC)
- CALCULATIONS BELOW HIGH TIDE LINE**
- HTL IMPACT AREA: 4,509 SF (0.10 AC)
 - EXISTING: 4,064 SF (0.09 AC)
 - PROPOSED: 3,645 SF (0.08 AC)
 - WITHIN EXISTING DOCK AREA: 3,430 SF (0.08 AC)
 - OUTSIDE EXISTING DOCK AREA: 215 SF (0.005 AC)
 - EXISTING FLOATING DOCKS: 1,209 SF (0.028 AC)
 - PROPOSED FLOATING DOCKS: 1,100 (0.025 AC)
- CALCULATIONS ABOVE CMPA LINE**
- UPLAND IMPACT AREA: 2,440 SF (0.06 AC)

KEY NOTES

1	EXISTING BOAT HOIST SUPPORT PILES TO BE REMOVED AND REPLACED (TYP.)
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 BAIT 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)

LEGEND

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

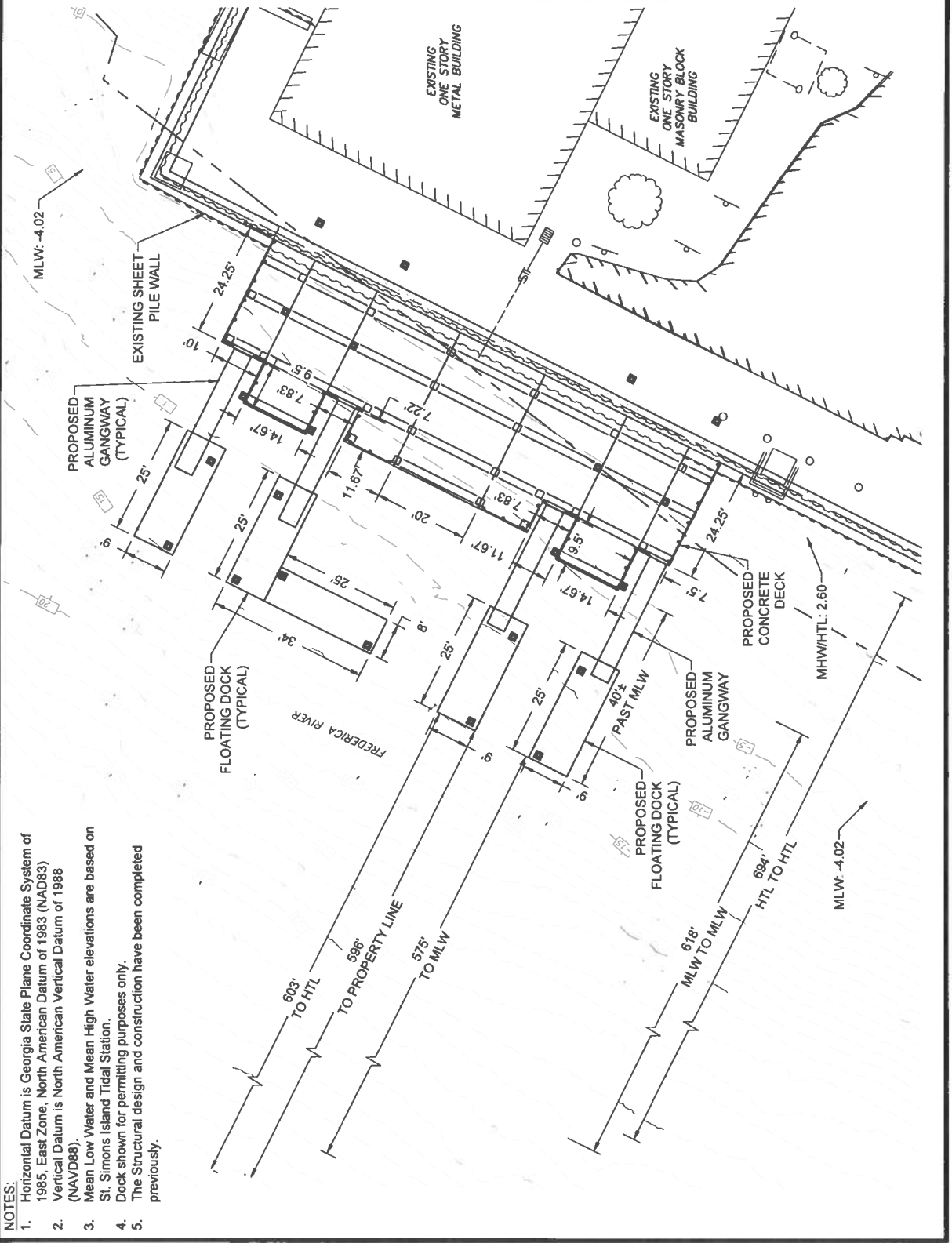


- NOTES:**
- CONSTRUCTION PLANS DO NOT INCLUDE OR REQUIRE CHANGES TO ON SITE DRAINAGE. ALL DRAINAGE ON SITE WILL REMAIN THE SAME AS IT IS CURRENTLY AND THE STORMWATER MANAGEMENT PLAN WILL ALSO REMAIN THE SAME.
 - ALL APPLICABLE BEST MANAGEMENT PRACTICE WILL BE INSTALLED AND MAINTAINED DURING CONSTRUCTION

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

ISSUED FOR PERMITTING REVIEW

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

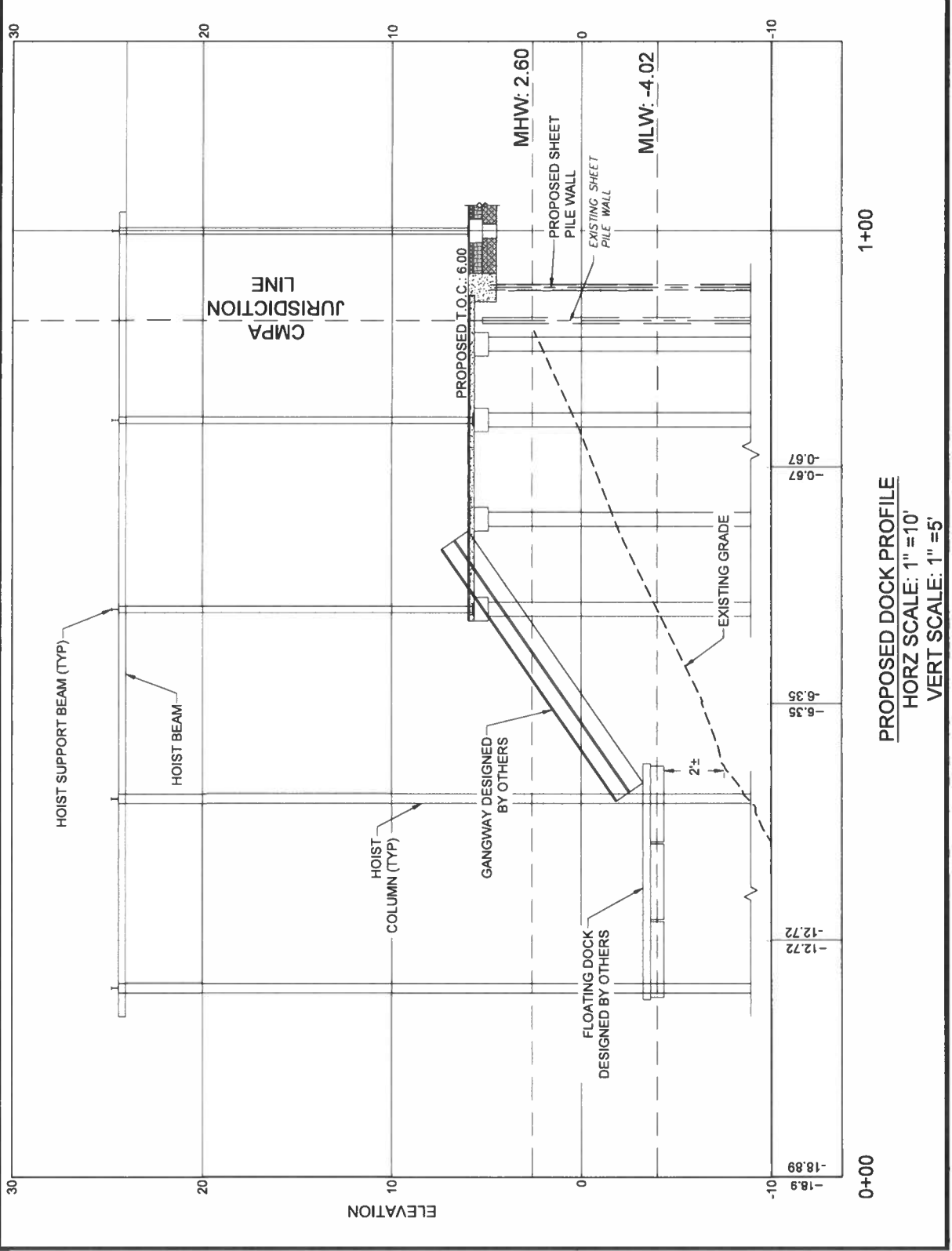


- NOTES:**
- Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83)
 - Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
 - Mean Low Water and Mean High Water elevations are based on St. Simons Island Tidal Station.
 - Dock shown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

**ISSUED FOR
 PERMITTING
 REVIEW**

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

SHEET
4
 OF 4



PROPOSED DOCK PROFILE
 HORIZ SCALE: 1" = 10'
 VERT SCALE: 1" = 5'

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

EMC ENGINEERING SERVICES, INC.
 1111 Glynn Parkway,
 BLDG #2, Suite 400
 Brunswick, GA 31525
 Phone: (912) 263-7825
 Fax: (912) 263-4580
 Website: burawick@emc-eng.com
 www.emc-eng.com

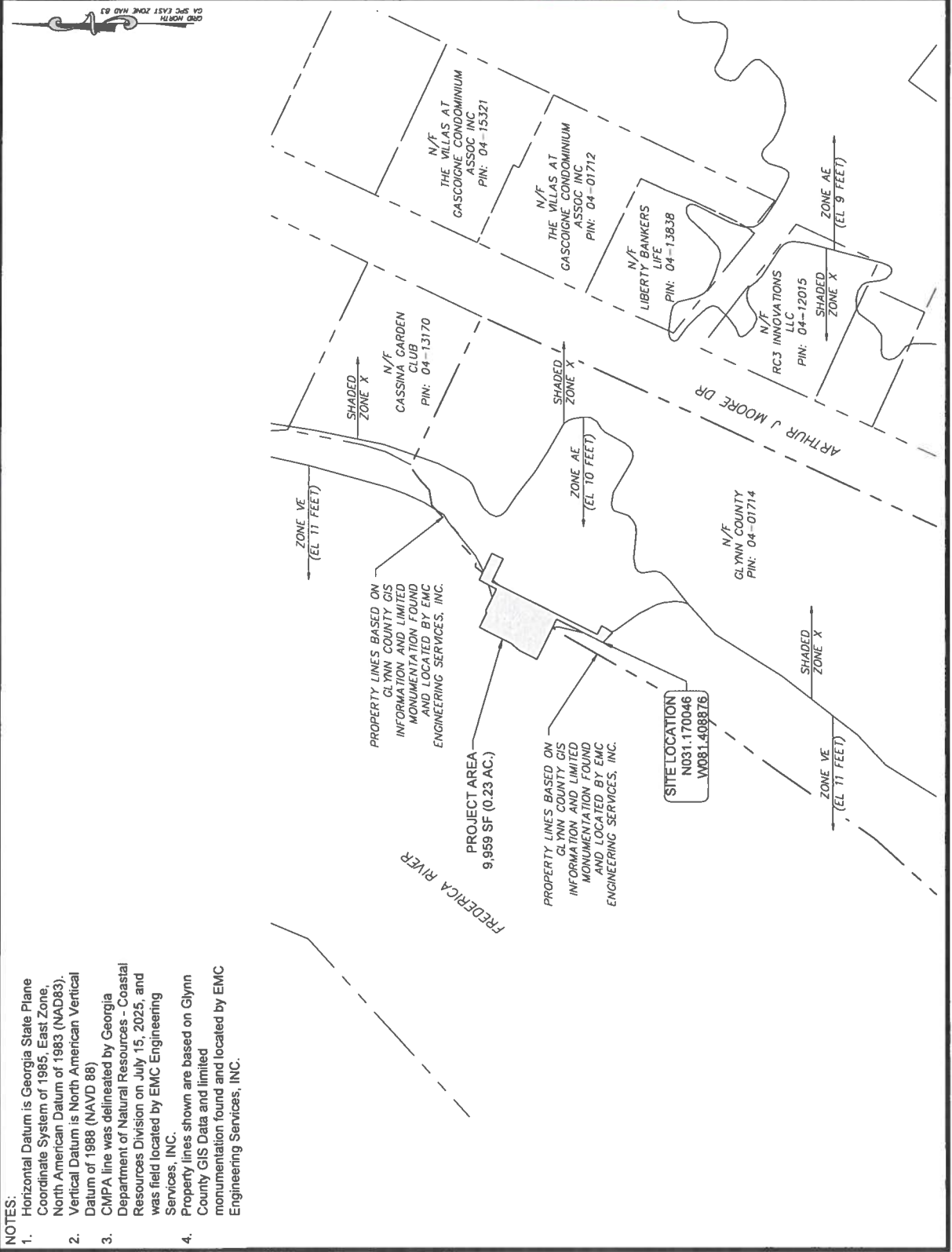
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBIA
 GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

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

ISSUED FOR PERMITTING REVIEW

GRAPHIC SCALE: 1" = 150'
 PROJECT NO.: 24-5022
 DRAWN BY: KLC
 DESIGNED BY: EMC
 SURVEYED BY: EMC
 SURVEY DATE: 7/21/2025
 CHECKED BY: []
 SCALE: 1" = 150'
 DATE: 11/3/2025

SHEET 1 OF 4



- NOTES:**
- 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.

MP

ISSUED FOR PERMITTING REVIEW

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

SHEET **2** OF 4

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: 216 SF (0.005 AC)
- EXISTING FLOATING DOCKS: 1,209 SF (0.028 AC)
- PROPOSED FLOATING DOCKS: 1,100 (0.025 AC)

CALCULATIONS BELOW HIGH TIDE LINE

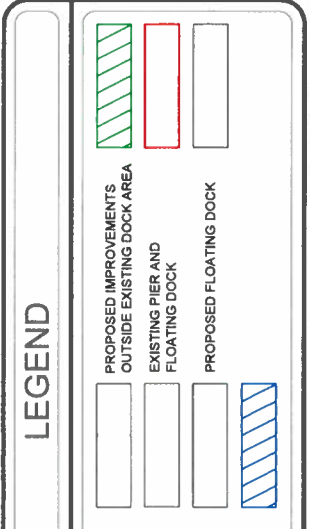
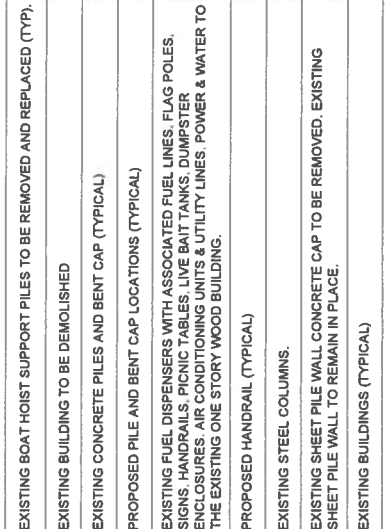
- HTL IMPACT AREA: 4,509 SF (0.10 AC)
- EXISTING: 4,064 SF (0.09 AC)
- PROPOSED: 3,645 SF (0.08 AC)
 - WITHIN EXISTING DOCK AREA: 3,430 SF (0.08 AC)
 - OUTSIDE EXISTING DOCK AREA: 215 SF (0.005 AC)
- EXISTING FLOATING DOCKS: 1,209 SF (0.028 AC)
- PROPOSED FLOATING DOCKS: 1,100 (0.025 AC)

CALCULATIONS ABOVE CMPA LINE

- UPLAND IMPACT AREA: 2,440 SF (0.06 AC)

KEY NOTES

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



NOTES:

- 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.
- ALL APPLICABLE BEST MANAGEMENT PRACTICE WILL BE INSTALLED AND MAINTAINED DURING CONSTRUCTION

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

N/F GLYNN COUNTY PIN: 04-0714

MHW: 2.60

FREDERICA RIVER

CMPA LINE

HTL LINE

PICNIC TABLES

PROPOSED FLOATING DOCK (TYP)

MARSHLAND COMPONENT

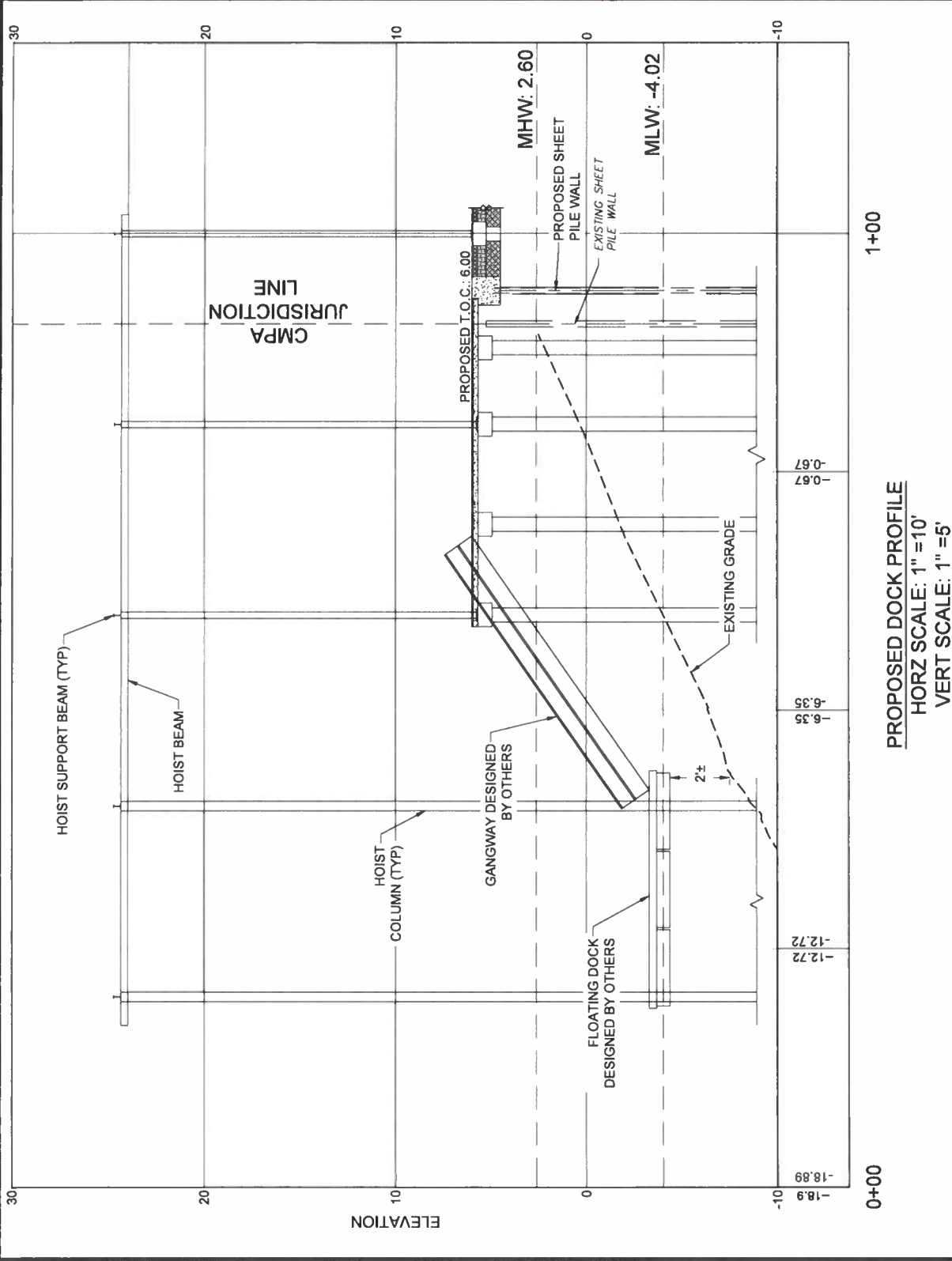
UPLAND COMPONENT

**ISSUED FOR
 PERMITTING
 REVIEW**

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

SHEET
4
 OF
 4

MP



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 Authur 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.

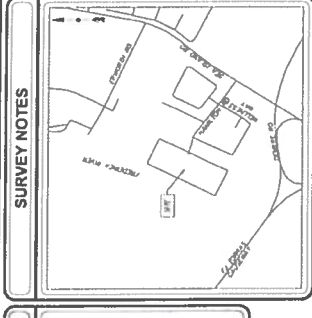
Sincerely,

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

PROJECT NO. 250000
 DRAWN BY: JAC
 CHECKED BY: JAC
 SURVEY DATE: 11/10/2010
 SCALE: 1"=40'
 DATE: 11/10/2010
 SHEET 1 OF 1

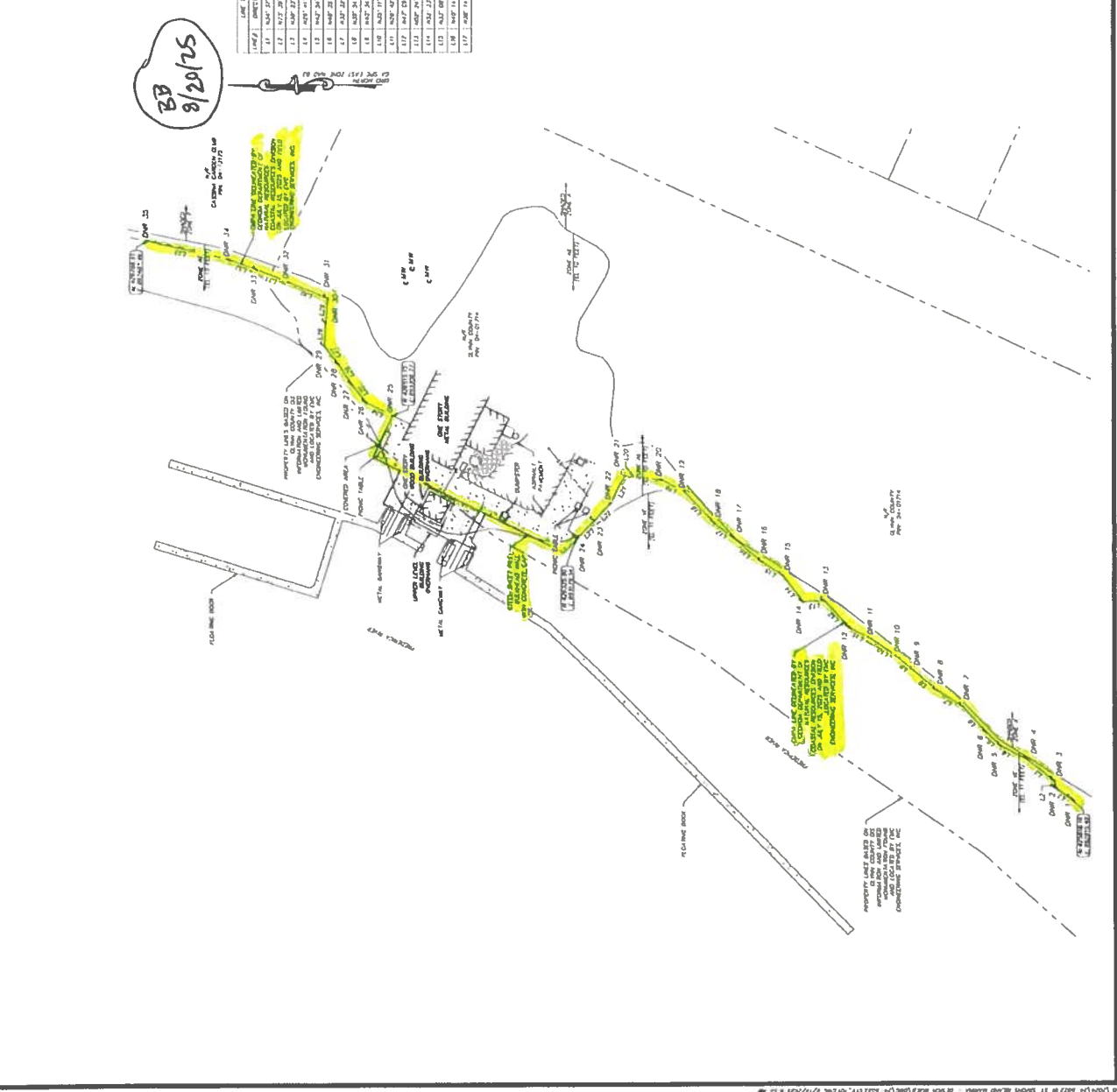


SURVEY NOTES

1. The property owner, JOC-CONSTRUCTION, has provided the following information regarding the proposed marina:
 - a. The marina will be located on the eastern shore of St. Simons Island, Georgia, within the 25th G.M. District.
 - b. The marina will consist of 25 slips, each 100 feet long and 12 feet wide.
 - c. The marina will be constructed on a 10-acre parcel of land owned by JOC-CONSTRUCTION.
2. The survey was conducted on 11/10/2010. The survey points were established using a total station and a level. The survey points were marked with iron nails and numbered 1 through 25. The survey points were located at the corners of the slips and at the center of each slip.
3. The survey was conducted in accordance with the Georgia Surveying and Mapping Act of 1997. The survey was conducted by a licensed professional surveyor, JAC.
4. The survey was conducted in accordance with the Georgia Surveying and Mapping Act of 1997. The survey was conducted by a licensed professional surveyor, JAC.
5. The survey was conducted in accordance with the Georgia Surveying and Mapping Act of 1997. The survey was conducted by a licensed professional surveyor, JAC.
6. The survey was conducted in accordance with the Georgia Surveying and Mapping Act of 1997. The survey was conducted by a licensed professional surveyor, JAC.
7. The survey was conducted in accordance with the Georgia Surveying and Mapping Act of 1997. The survey was conducted by a licensed professional surveyor, JAC.
8. The survey was conducted in accordance with the Georgia Surveying and Mapping Act of 1997. The survey was conducted by a licensed professional surveyor, JAC.
9. The survey was conducted in accordance with the Georgia Surveying and Mapping Act of 1997. The survey was conducted by a licensed professional surveyor, JAC.
10. The survey was conducted in accordance with the Georgia Surveying and Mapping Act of 1997. The survey was conducted by a licensed professional surveyor, JAC.



LINE	SECTION	LENGTH	LINE	SECTION	LENGTH
1	101	100.00	101	101	100.00
2	102	100.00	102	102	100.00
3	103	100.00	103	103	100.00
4	104	100.00	104	104	100.00
5	105	100.00	105	105	100.00
6	106	100.00	106	106	100.00
7	107	100.00	107	107	100.00
8	108	100.00	108	108	100.00
9	109	100.00	109	109	100.00
10	110	100.00	110	110	100.00
11	111	100.00	111	111	100.00
12	112	100.00	112	112	100.00
13	113	100.00	113	113	100.00
14	114	100.00	114	114	100.00
15	115	100.00	115	115	100.00
16	116	100.00	116	116	100.00
17	117	100.00	117	117	100.00
18	118	100.00	118	118	100.00
19	119	100.00	119	119	100.00
20	120	100.00	120	120	100.00
21	121	100.00	121	121	100.00
22	122	100.00	122	122	100.00
23	123	100.00	123	123	100.00
24	124	100.00	124	124	100.00
25	125	100.00	125	125	100.00



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.

Sincerely,

By: 
Signature of Applicant

Date: 10/28/2025

ENGINEERING SERVICES DIRECTOR
Title, if applicable

By: _____
Signature of Applicant

Date: _____

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 of 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 May 9th. 1923

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

W. O. Tamm
Deputy Clerk,

✓CITY OF RICHMOND, STATE OF VIRGINIA.

THIS INSTRUMENT 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-C, 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 remise, 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 Road 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 Hibbick 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 Loan 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.

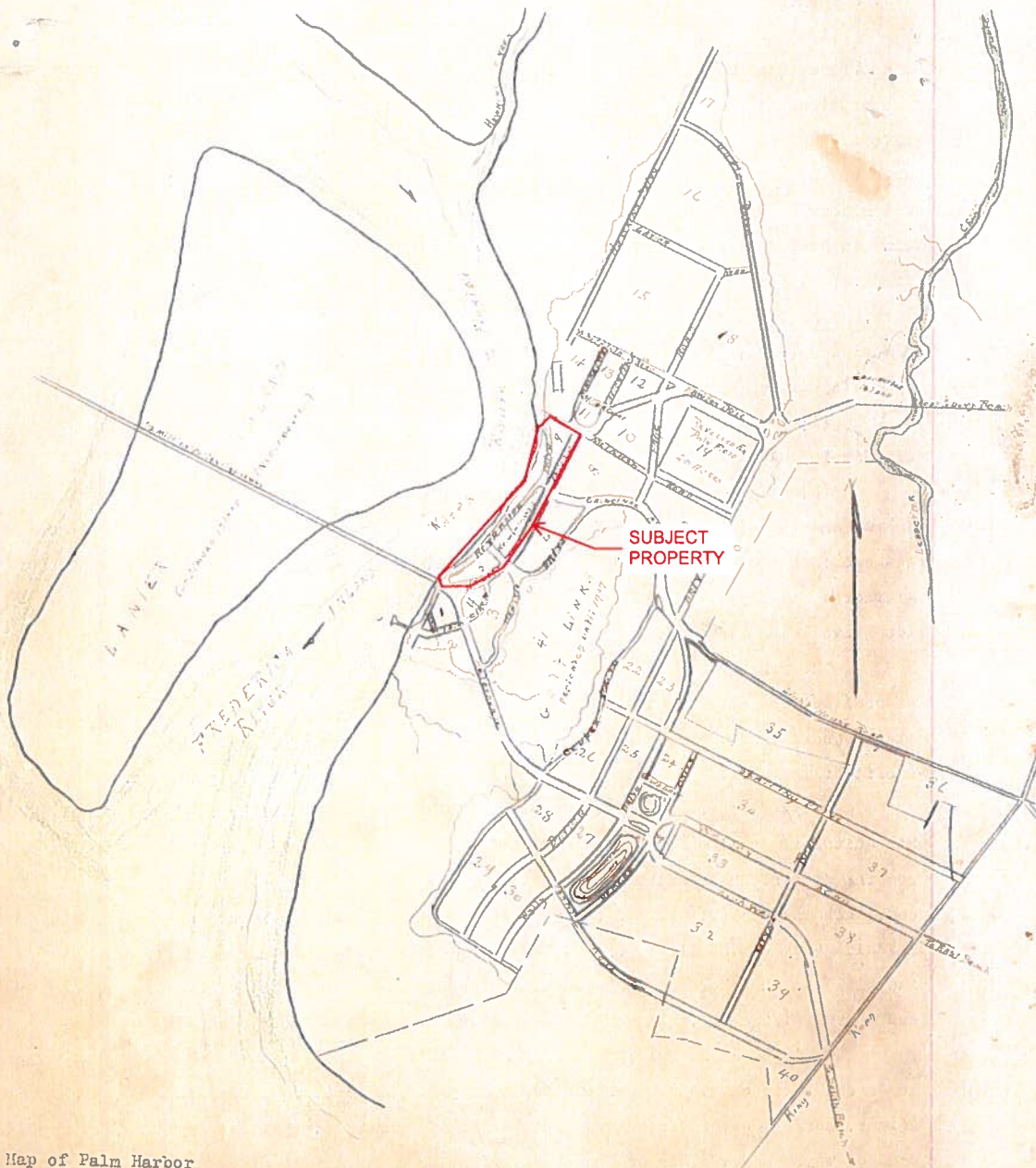
It is especially intended, however, that this instrument shall not have any

effect whatever upon the rights of the said party of 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 H. 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 L. Blair,
Notary Public, in and for the City of Richmond, State of Virginia
My Commission Expires Sept. 12, 1936
Montgomery L. Blair, Notary Public, Richmond, Va.,

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



Map of Palm Harbor property of St. Simons Island Investment Co., St. Simons Island, Ga.,

Recorded May 9th. 1923
C. O. Tamm
Deputy Clerk.

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 ^{above} 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 Feby 1950.

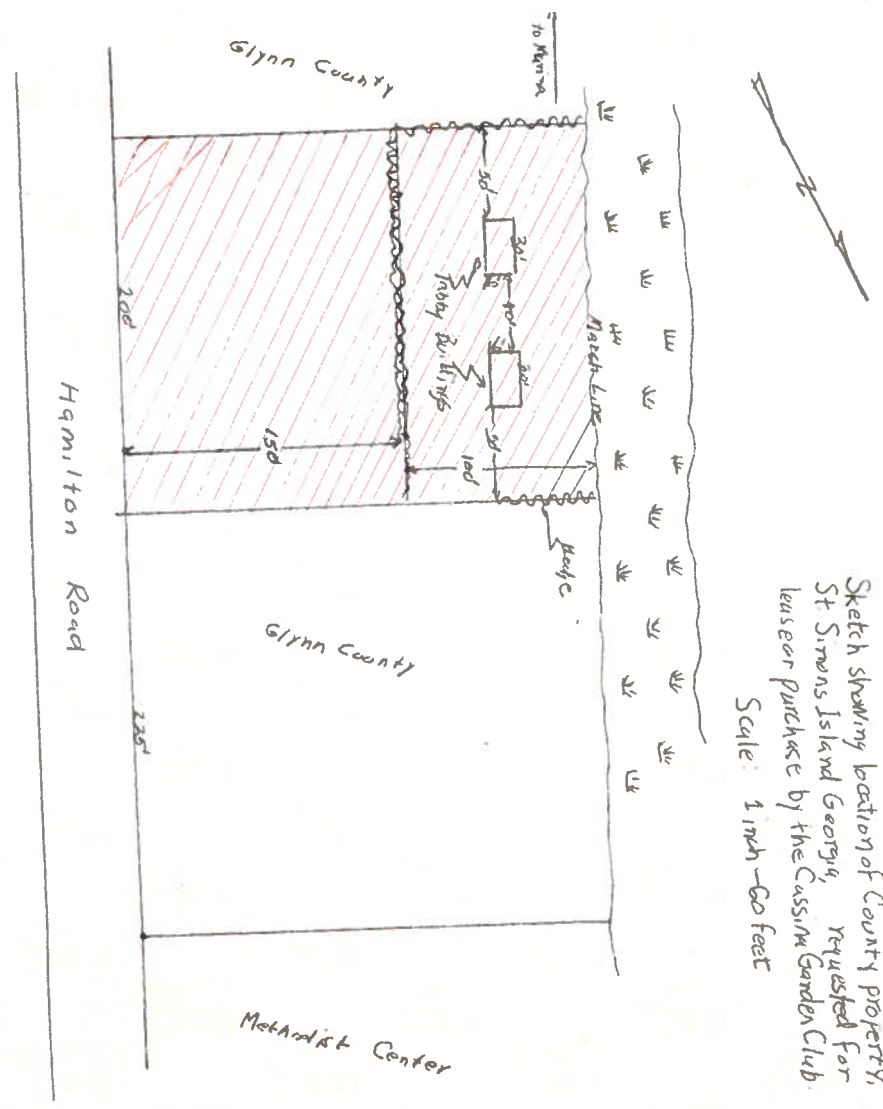
Glynn County
By: Alton H. Perry (L. S.)
Chairman of the Board of Commissioners

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 Cainhoy 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>	rufa 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 melodus</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>Trichechus 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,

A handwritten signature in blue ink that reads "Stephen M. Bailey". The signature is written in a cursive, flowing style.

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

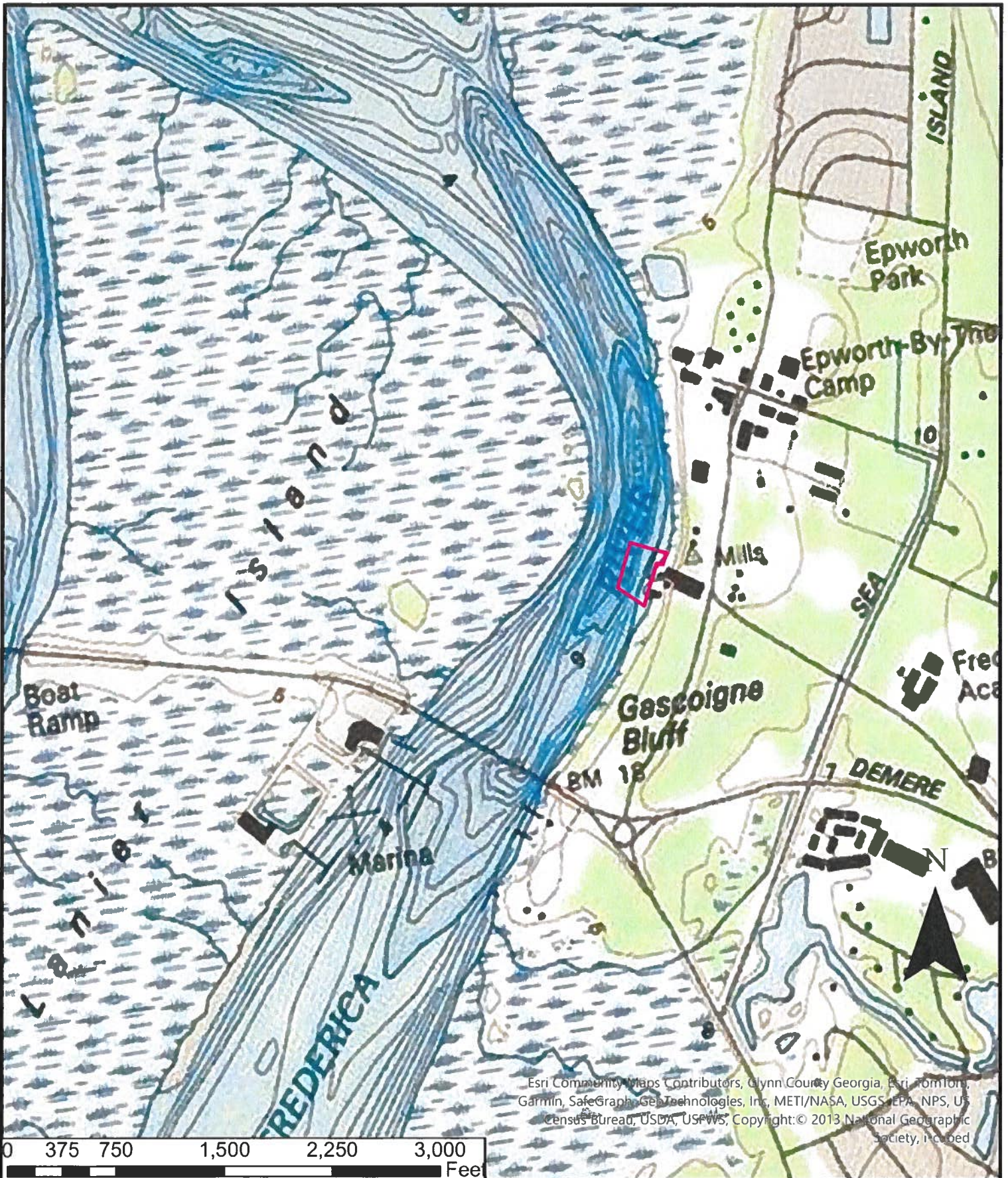


Figure 1: USGS Project Location Map
 St. Simons Marina Project
 Glynn County, Georgia



Legend
 Project Area

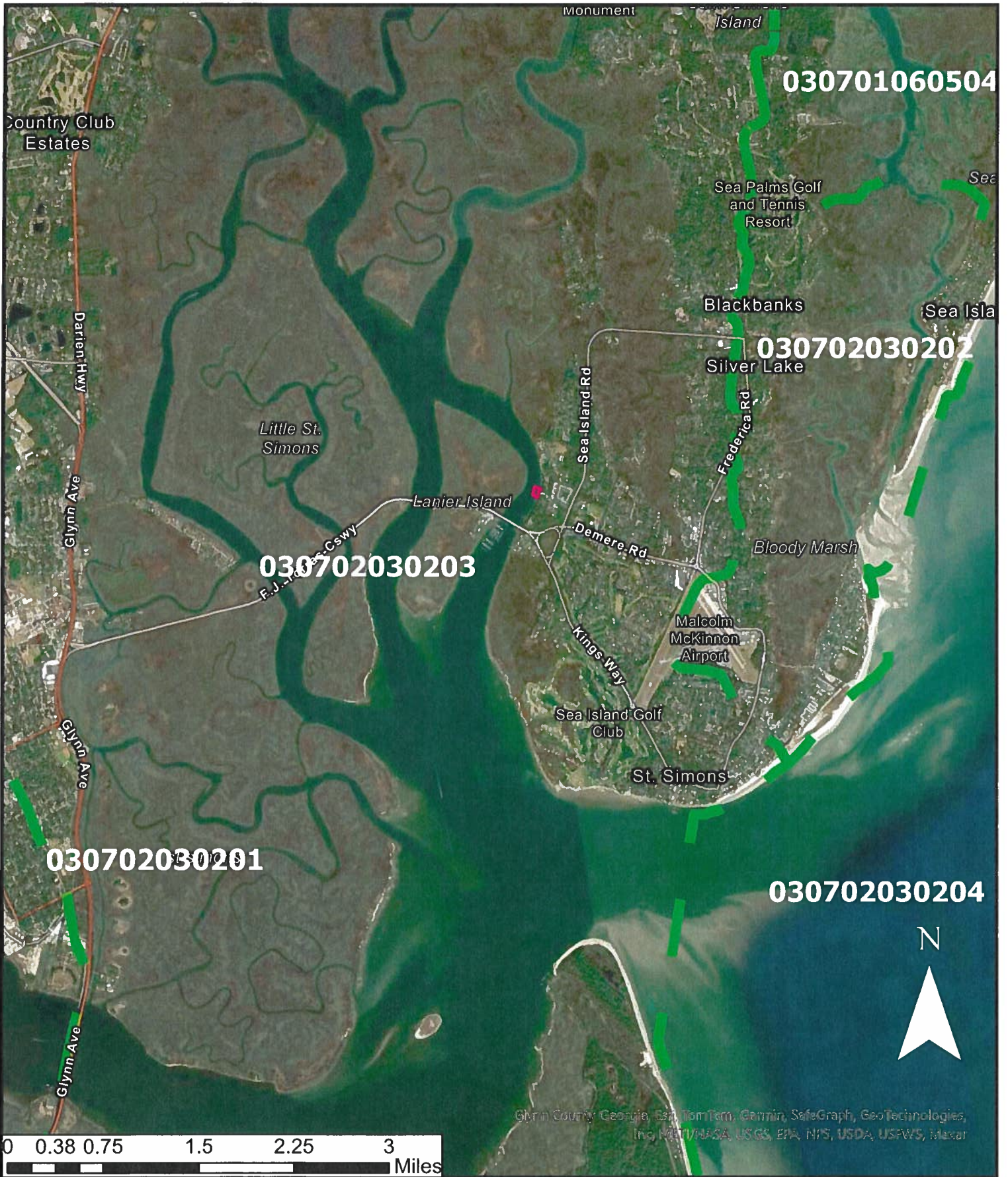


Figure 2: Hydrologic Unit Code Map
 St. Simons Marina Project
 Glynn County, Georgia



Legend

- Hydrologic Unit 12 Subwatershed
- Project Area

National Flood Hazard Layer FIRMette

Figure 3: FEMA Flood Zone Map



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

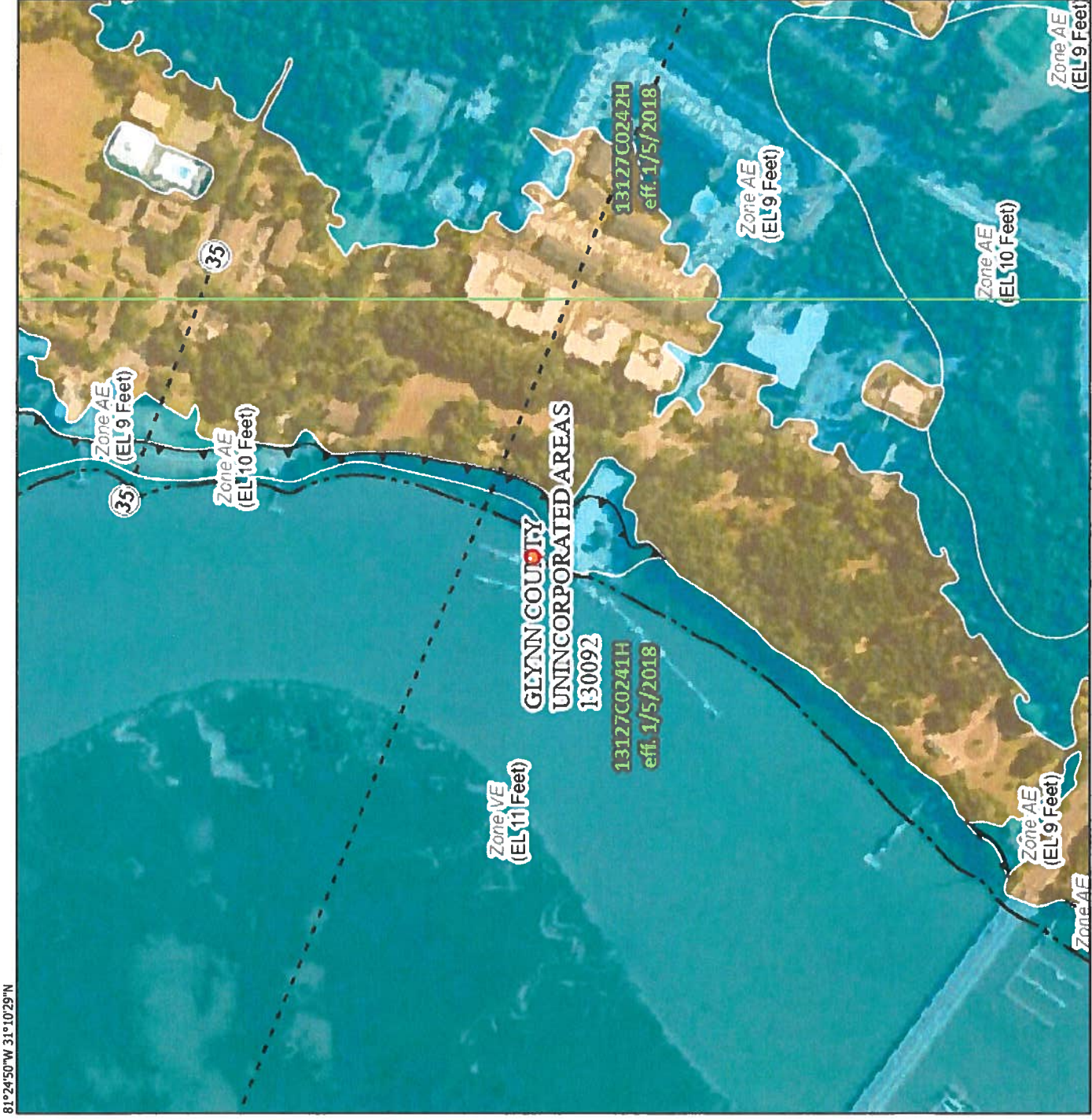
<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D
<p>OTHER AREAS</p> <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature 	<p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/27/2025 at 5:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

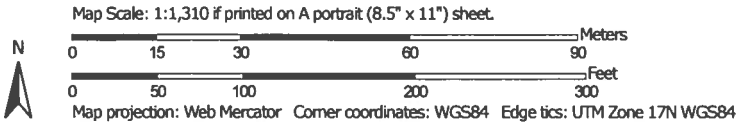
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.




























0 250 500 1,000 1,500 2,000 1:6,000

Basemap Imagery Source: USGS National Map 2023

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



MAP LEGEND

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

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%

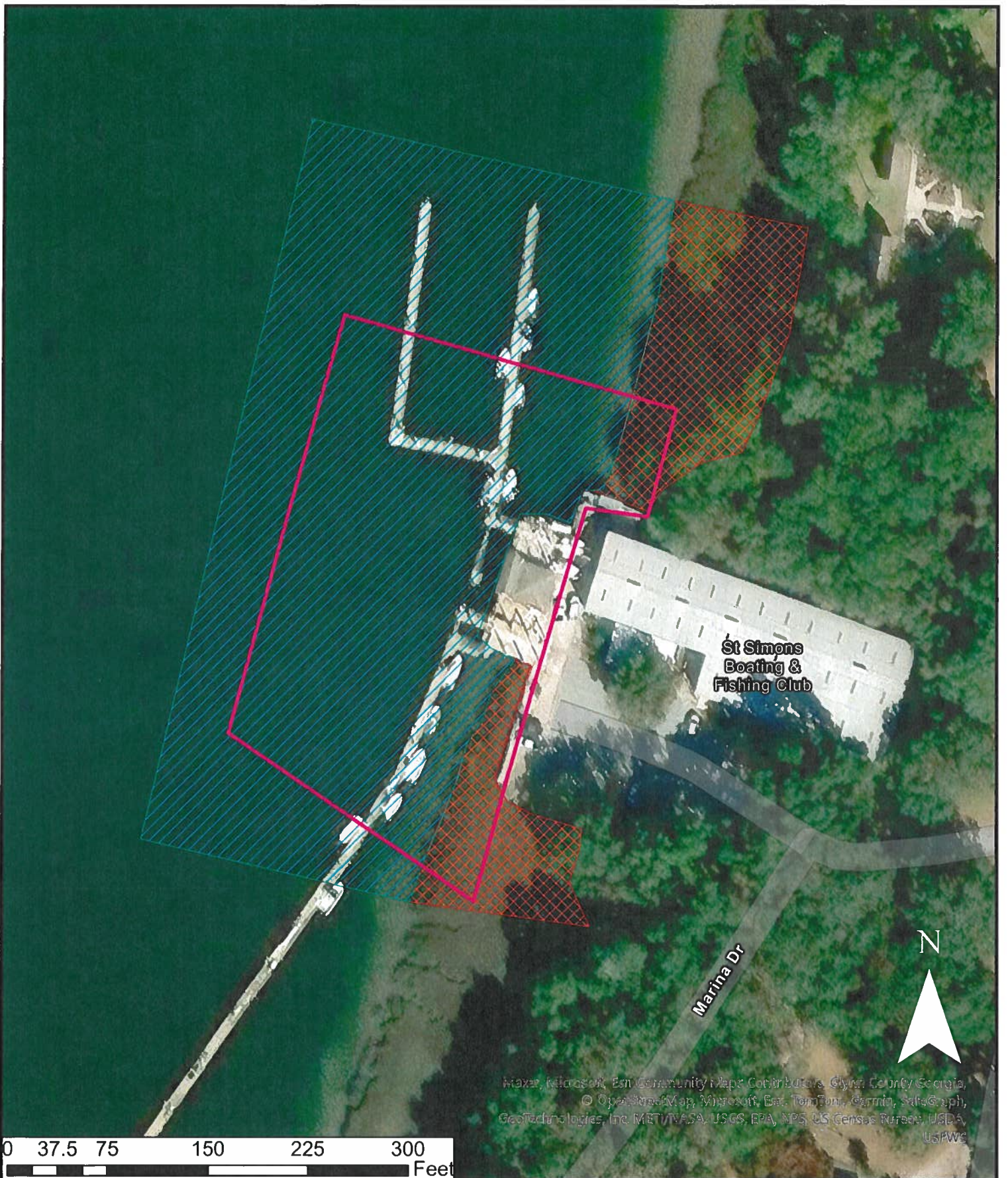


Figure 5: Wetlands and Waters Map
 St. Simons Marina Project
 Glynn County, Georgia



Legend	
Project Area	Frederica River
Salt marsh	

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

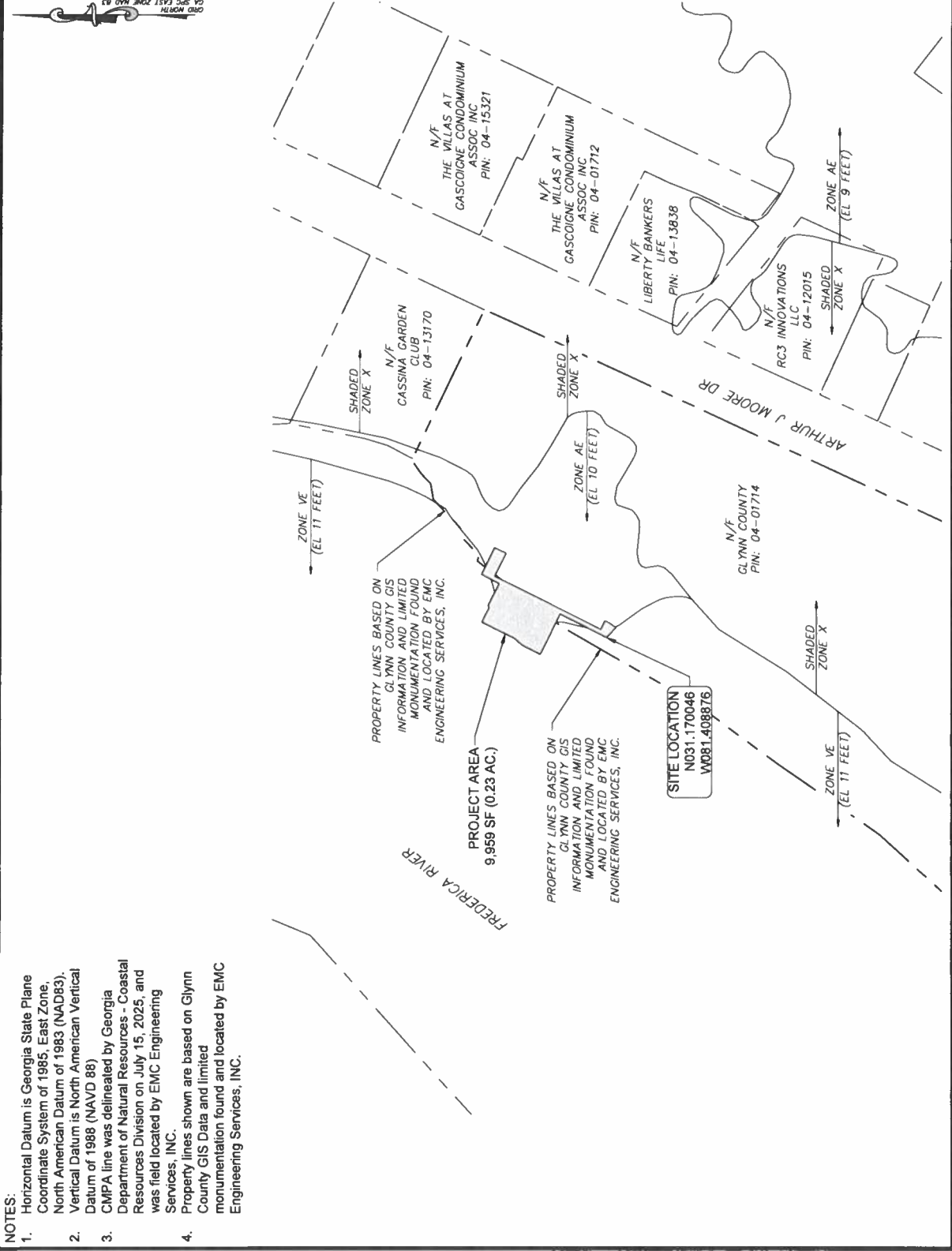
EMC ENGINEERING SERVICES, INC.
 1111 Glynn Parkway,
 Building 12, Suite 100
 Brunswick, GA 31525
 Phone: (912) 265-7838
 Fax: (912) 233-4580
 www.emc-eng.com
 brunswick@emc-eng.com

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

ISSUED FOR PERMITTING REVIEW

GRAPHIC SCALE: 1" = 150'
 PROJECT NO.: 24-5022
 DRAWN BY: KLC
 DESIGNED BY: EMC
 SURVEYED BY: EMC
 SURVEY DATE: 7/21/2025
 CHECKED BY: [blank]
 SCALE: 1" = 150'
 DATE: 11/3/2025

SHEET 1 OF 4



- NOTES:**
- 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.

ISSUED FOR PERMITTING REVIEW

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

SHEET 2 OF 4

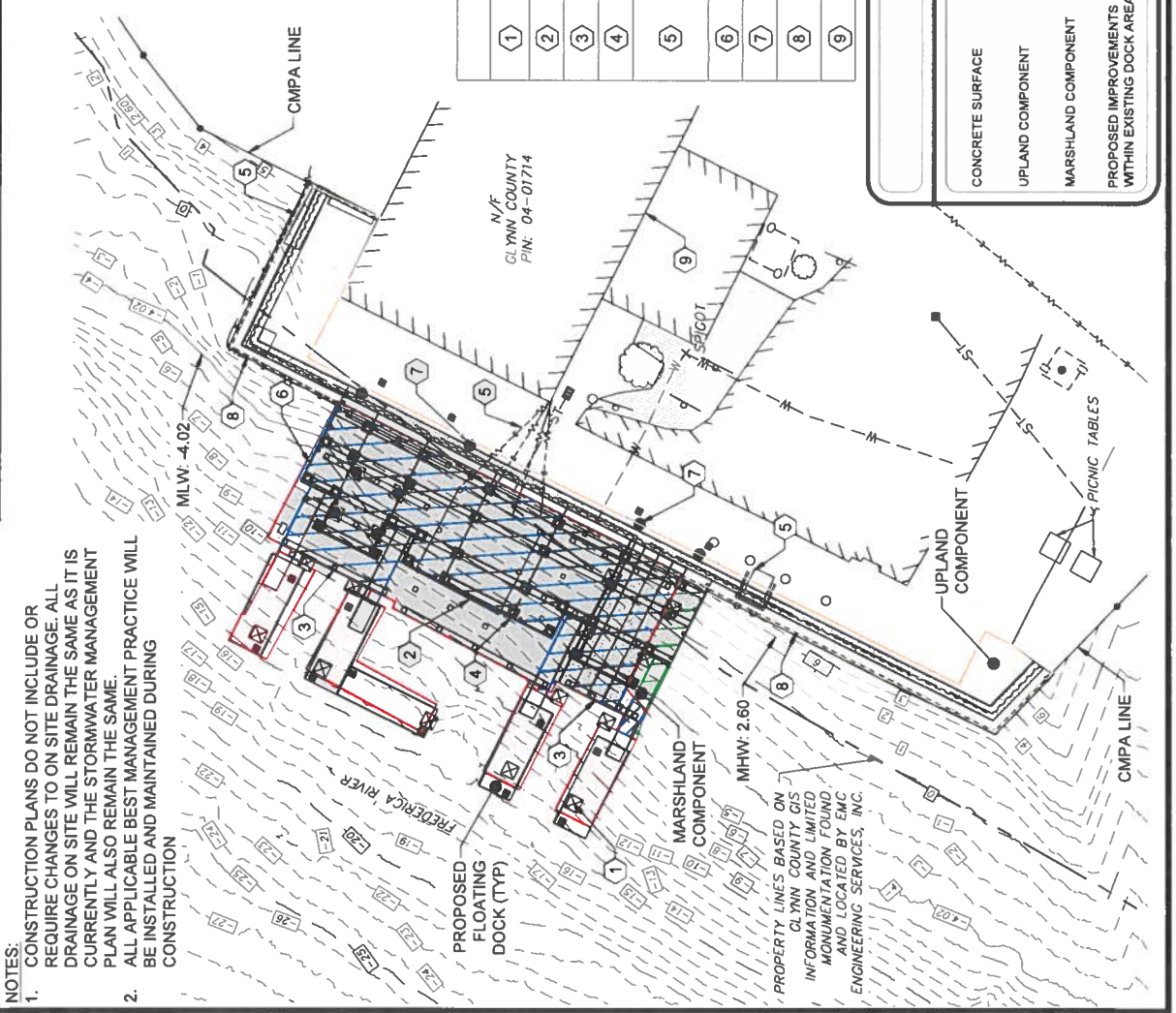
- CALCULATIONS BELOW CMPA LINE**
- TOTAL LENGTH: 289 LF
 - MARSHLAND IMPACT AREA: 4,517 SF (0.10 AC)
 - EXISTING: 4,064 SF (0.09 AC)
 - PROPOSED: 3,653 SF (0.08 AC)
 - WITHIN EXISTING DOCK AREA: 3,430 SF (0.08 AC)
 - OUTSIDE EXISTING DOCK AREA: 216 SF (0.005 AC)
 - EXISTING FLOATING DOCKS: 1,209 SF (0.028 AC)
 - PROPOSED FLOATING DOCKS: 1,100 (0.025 AC)
- CALCULATIONS BELOW HIGH TIDE LINE**
- HTL IMPACT AREA: 4,509 SF (0.10 AC)
 - EXISTING: 4,064 SF (0.09 AC)
 - PROPOSED: 3,645 SF (0.08 AC)
 - WITHIN EXISTING DOCK AREA: 3,430 SF (0.08 AC)
 - OUTSIDE EXISTING DOCK AREA: 215 SF (0.005 AC)
 - EXISTING FLOATING DOCKS: 1,209 SF (0.028 AC)
 - PROPOSED FLOATING DOCKS: 1,100 (0.025 AC)
- CALCULATIONS ABOVE CMPA LINE**
- UPLAND IMPACT AREA: 2,440 SF (0.06 AC)

KEY NOTES

1	EXISTING BOAT HOIST SUPPORT PILES TO BE REMOVED AND REPLACED (TYP).
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 BAIT 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)

LEGEND

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



- NOTES:**
- 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.
 - ALL APPLICABLE BEST MANAGEMENT PRACTICE WILL BE INSTALLED AND MAINTAINED DURING CONSTRUCTION

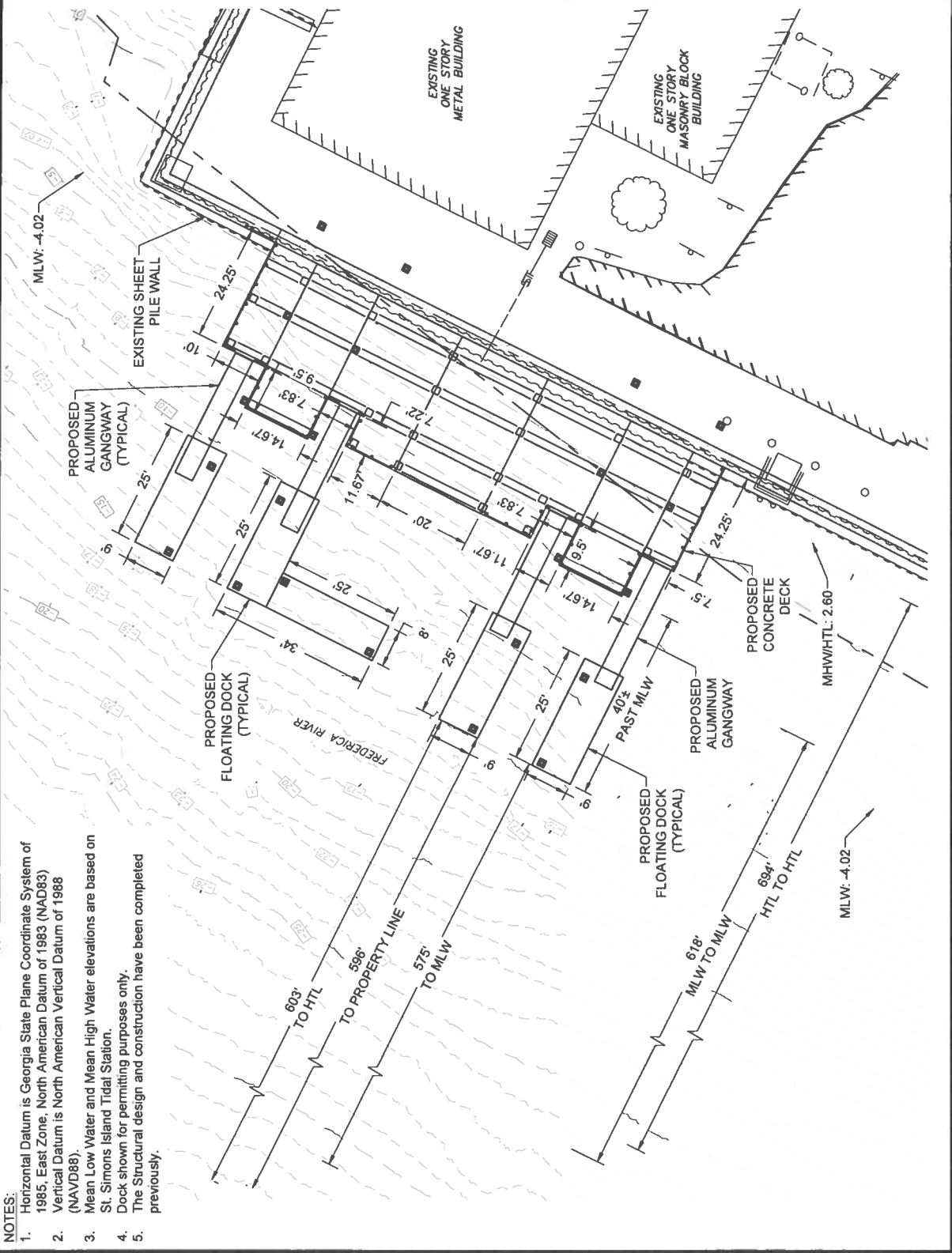
EMC ENGINEERING SERVICES, INC.
 1111 Glynnco Parkway,
 BLDG #2, Suite 400
 ST. SIMONS ISLAND, GA 31532
 PH: (912) 265-7835
 FAX: (912) 233-4580
 WWW.EMC-ENG.COM
 ENVIRONMENTAL

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

**ISSUED FOR
 PERMITTING
 REVIEW**

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

SHEET
3
 OF 4



- 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.

EMC ENGINEERING SERVICES, INC.
 11 Caywood Parkway,
 Brunswick, Georgia
 Brunswick, GA 31525
 Ph: (912) 265-7636
 Fax: (912) 233-4580
 Email: brunswick@emc-eng.com
 www.emc-eng.com

ENVIRONMENTAL
 ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
 GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

DOCK PROFILE EXHIBIT

ST. SIMONS ISLAND MARINA
 1000 ARTHUR J MOORE DR.
 ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA

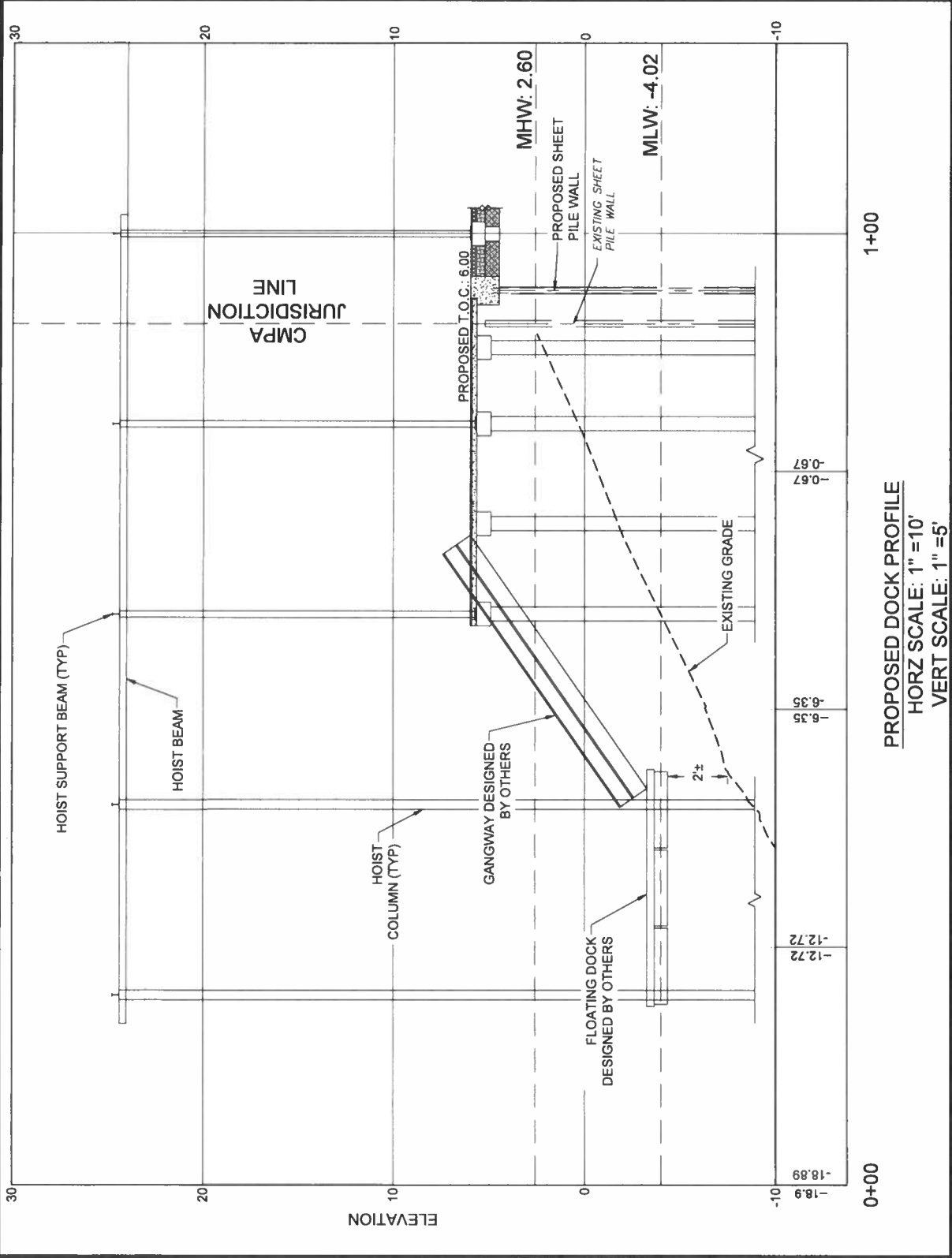
Prepared for:
 GLYNN COUNTY BOARD OF COMMISSIONERS

ISSUED FOR PERMITTING REVIEW

GRAPHIC SCALE: 1" = 10'

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

SHEET **4** OF 4



Attachment C: Preconstruction Notification Form

Attachment D: USFWS IPAC Species List

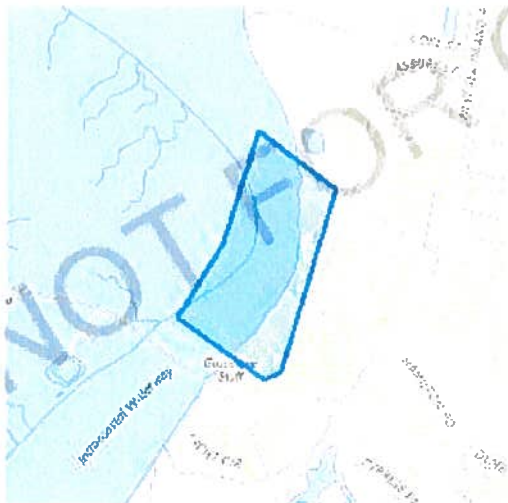
IPaC resource list

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

NOT FOR 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 *Trichechus manatus*

Threatened

Wherever found

Marine mammal

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

<https://ecos.fws.gov/ecp/species/4469>

Birds

NAME

STATUS

Eastern Black Rail *Laterallus jamaicensis* ssp. *jamaicensis*

Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/10477>

Piping Plover *Charadrius melodus*

Threatened

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

<https://ecos.fws.gov/ecp/species/6039>

Rufa Red Knot *Calidris canutus rufa*

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/1864>

Wood Stork *Mycteria americana*

Threatened

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/8477>

Reptiles

NAME

STATUS

Eastern Indigo Snake *Drymarchon couperi*

Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/646>

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.

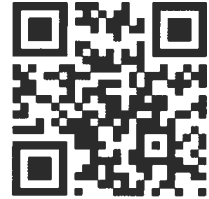
There are no critical habitats at this location.

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 notate 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.

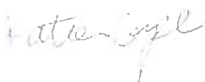
6. *Can you provide the total length of the channel from Mean Low Water (MLW) to MLW and put that on the drawings?*

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