



COASTAL RESOURCES DIVISION

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

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

July 24, 2024

Belvedere Island Property Owners Association, Inc.
1010 Clubhouse Loop NE
Townsend, GA 31331

Re: Letter of Permission (LOP) and Revocable License (RL) for Maintenance of an Existing 4-Family Shared Dock, 1736 Fair Hope Dr NE (Dock "E"), Belvedere Island, South Newport River, McIntosh County, Georgia, (GPS 31.64685°N/-81.30198°W)

Dear Belvedere Island POA:

This Letter of Permission (LOP) is in response to your request dated April 11, 2024 for maintenance of an existing 4-family shared dock in Coastal Marshlands Protection Act (CMPA) jurisdiction located at 1736 Fair Hope Dr NE on South Newport River. This project will be accomplished by barge and crane, construction mats will not be placed in CMPA jurisdiction. The project will begin no sooner than (15) days from the date of this letter and be completed within six (6) months.

The existing dock facility consist of a 4.6ft. x 338ft. walkway that leads seaward to a 15.83ft. x 15.83ft. fixed deck. To the left of the fixed deck is a 3.25ft. x 24ft. ramp that accesses a 10ft. x 36ft. floating dock. To the right of the fixed deck is a 3.25ft. x 24ft. ramp that accesses a 10ft. x 36ft. floating dock. The existing dock facility extends 117.74ft. into the waterway at Mean Low Water (MLW) where the waterway is approximately 1,924.70ft. wide. The channel has migrated landward and has left the dock extending further into the waterway than ideal for navigation and for structural longevity due to increased currents. The project consists of removing the entire terminal end of the dock and 76 linear feet of the walkway. The dock facility will consist of a 4.6ft. x 262ft. walkway that leads seaward to a 15.83ft. x 15.83ft. fixed deck. To the left of the fixed deck is a 3.25ft. x 24ft. ramp that accesses a 10ft. x 36ft. floating dock. To the right of the fixed deck is a 3.25ft. x 24ft. ramp that accesses a 10ft. x 36ft. floating dock. The modified dock facility will extend 34.87ft. into the channel at MLW where the waterway is approximately 1,924.70ft. wide.

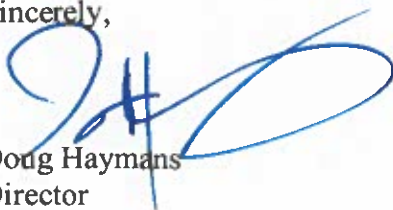
The Department authorizes the maintenance of the dock facility as described in the attached request. No unauthorized equipment, materials, or debris may be placed in, disposed of, or stored in jurisdictional areas. No unauthorized equipment, materials, or debris may be placed in, disposed of, or stored 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 may require restoration by a method acceptable to the Department.

Please find enclosed a fully executed revocable license for the above-described project. This license serves as authorization to utilize state owned tidal water bottoms for your project as per the dimensions and configuration described. Any change in the use, location, dimensions, or configuration of the approved project, without prior notification and approval from this office could result in revocation of this license and in required removal of the materials and related structures. 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.

If you have any further questions or concerns, please contact Maitland Bass at (912)-264-7218

Sincerely,



Doug Haymans
Director

Enclosures: Revocable License, Federal Consistency Certification Statement, Project Request

File: LOP20240038

Cc: Shelby.T.Lemaster@usace.army.mil

FEDERAL CONSISTENCY CERTIFICATION STATEMENT

Printed Name of Applicant(s): Belvedere Island Property Owners Association, Inc.

Applicant Email: jadkins@darientel.net Phone: (912) 977-6446

Agent Name (if applicable): Sam LaBarba Phone: (912) 215-1255

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: 4/29/2024

FOR AGENCY INTERNAL USE ONLY:	Date Received (Commencement Date): _____
USACE Authorization/Permit Number (assigned by USACE):	<u>194305500</u>
USACE Authorization Type (select one):	<input type="checkbox"/> Individual Permit <input checked="" type="checkbox"/> General Permit # <u>14</u> <input type="checkbox"/> NWP # _____
USACE Project Manager:	<u>Shelby Lemaster</u>
CRD Authorization/Permit Number (assigned by CRD):	<u>WOP 20240038</u>
CRD Project Manager:	<u>Maitland</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: July 26, 2024
 Printed Name: David Haseman Title: Director

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.

April 11, 2024

Georgia Department of Natural Resources
Coastal Resources Division
Attn: Maitland Bass
One Conservation Way
Brunswick, Georgia 31520

Subject: CMPA Dock LOP Request (CMP20040013)
Belvedere Island, Dock E
Townsend, GA 31331

Dear Ms. Bass,

LaBarba Environmental Services, on behalf of Belvedere Island Property Owners Association, Inc., is submitting the attached request for a Revocable License and Letter of Permission to remove a portion of walkway and relocate the terminal end of Dock "E" landward. The South Newport River has eroded on the dock side of the shoreline and has left the dock extending further into the waterway than is ideal for navigation and for structural longevity due to the increased currents. The proposed project consists of removing the entire terminal end of the dock and 76 linear feet of walkway. The terminal end will then be reconstructed in the same orientation and footprint 76 feet closer to the shoreline. All work will be completed by barge and crane, construction mats will not be placed in the marsh. The total pilings removed will be 31 and 15 new pilings will be installed for the new terminal end. All removed materials will be hauled off by barge and disposed of at an appropriate upland facility.

Enclosures:

- Individual Permit Application
- Revocable License Request Form
- Federal Consistency Certification Statement
- Deed and Plat
- Additional Site Maps
- Tide Datum
- IPaC Report
- Project Reference Form and Field Notes
- Permit Exhibits

We appreciate your assistance with this project. If you have any questions or require additional information, please contact me at (912) 215-1255.

Sincerely,

Sam LaBarba
LaBarba Environmental Services

STATE OF GEORGIA

REQUEST FOR A REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANT NAME(S): Belvedere Island Property Owners Association, Inc.

MAILING ADDRESS: 1010 Clubhouse Loop NE, Townsend, GA, 31331, USA
(Street) (City) (State) (Zip)

PROJECT ADDRESS/LOCATION: 1736 FAIR HOPE DR NE TOWNSEND, GA 31331

COUNTY: McIntosh WATERWAY: South Newport River

LOT, BLOCK & SUBDIVISION NAME FROM DEED: Phase I, Belvedere Island subdivision of a Portion of the Former Union Camp Corporation's Miller No. 1 Tract

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: 4/29/2024

Title, if applicable

By: _____
Signature of Applicant

Date: _____

Title, if applicable

Attachments

PROPERTY LINES WERE OBTAINED FROM THE RECORDED PLAT AND COUNTY GIS DATA AND HAVE NOT BEEN VERIFIED BY A LICENSED SURVEYOR



PROJECT LOCATION
 31.646823° /
 -81.795221°

VICINITY MAP (NTS)

LEGEND:

- ALUMINUM RAMPOUT HOIST
- WOOD DECKING
- - - - EXTENDED PROPERTY LINE
- MEAN LOW WATER
- . - . MEAN HIGH WATER
- - - - EDGE OF MARSH VEGETATION

EXISTING DOCK

WALKWAY: 4.6' X 338' (1,554.8 SF)

FIXED DECK: 15.83' X 15.83' (250,5889 SF)

RAMP 1: 3.25' X 24' (78 SF)

RAMP 2: 3.25' X 24' (78 SF)

FLOAT 1: 10' X 36' (360 SF)

FLOAT 2: 10' X 36' (360 SF)

MLW-MLW: = 1924.70'

MARSH-MARSH: = 2,002.63'

MHW-MHW: = 2.83 MILES

MLW-DOCK EDGE: 117.74'

MARSH-DOCK EDGE: = 127.74'

MHW-DOCK EDGE: 337'

RIGHT PL: N/A

LEFT PL: N/A

RIGHT DOCK: N/A

LEFT DOCK: = 350'

This exhibit should be used for permitting purposes only and is not intended to be construction drawings.

Prepared For:
 Belvedere Island Plantation POA
 Dock E
 Townsend, GA 31331

PROJECT LOCATION

Coastal Permitting Service

1

PROPERTY LINES WERE OBTAINED FROM THE RECORDED PLAT AND COUNTY GIS DATA AND HAVE NOT BEEN VERIFIED BY A LICENSED SURVEYOR



VICINITY MAP (NTS)

PROJECT LOCATION
33.646523° / -81.295221°

LEGEND:

- ALUMINUM RAMP/BOAT HOIST
- WOOD DECKING
- EXTENDED PROPERTY LINE
- MEAN LOW WATER
- MEAN HIGH WATER
- EDGE OF MARSH VEGETATION

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RAMP 2: 3.25' X 24' (78 SF)

FLOAT 1: 10' X 36' (360 SF)

FLOAT 2: 10' X 36' (360 SF)

MLW-MLW: =1,924.70'

MARSH-MARSH: =2,002.63'

MHW-MHW: =2.83 MILES

MLW-DOCK EDGE: 117.74'

MARSH-DOCK EDGE: =127.74'

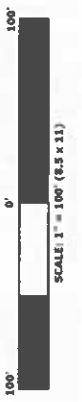
MHW-DOCK EDGE: 337'

RIGHT PL: N/A

LEFT PL: N/A

RIGHT DOCK: N/A

LEFT DOCK: =350'



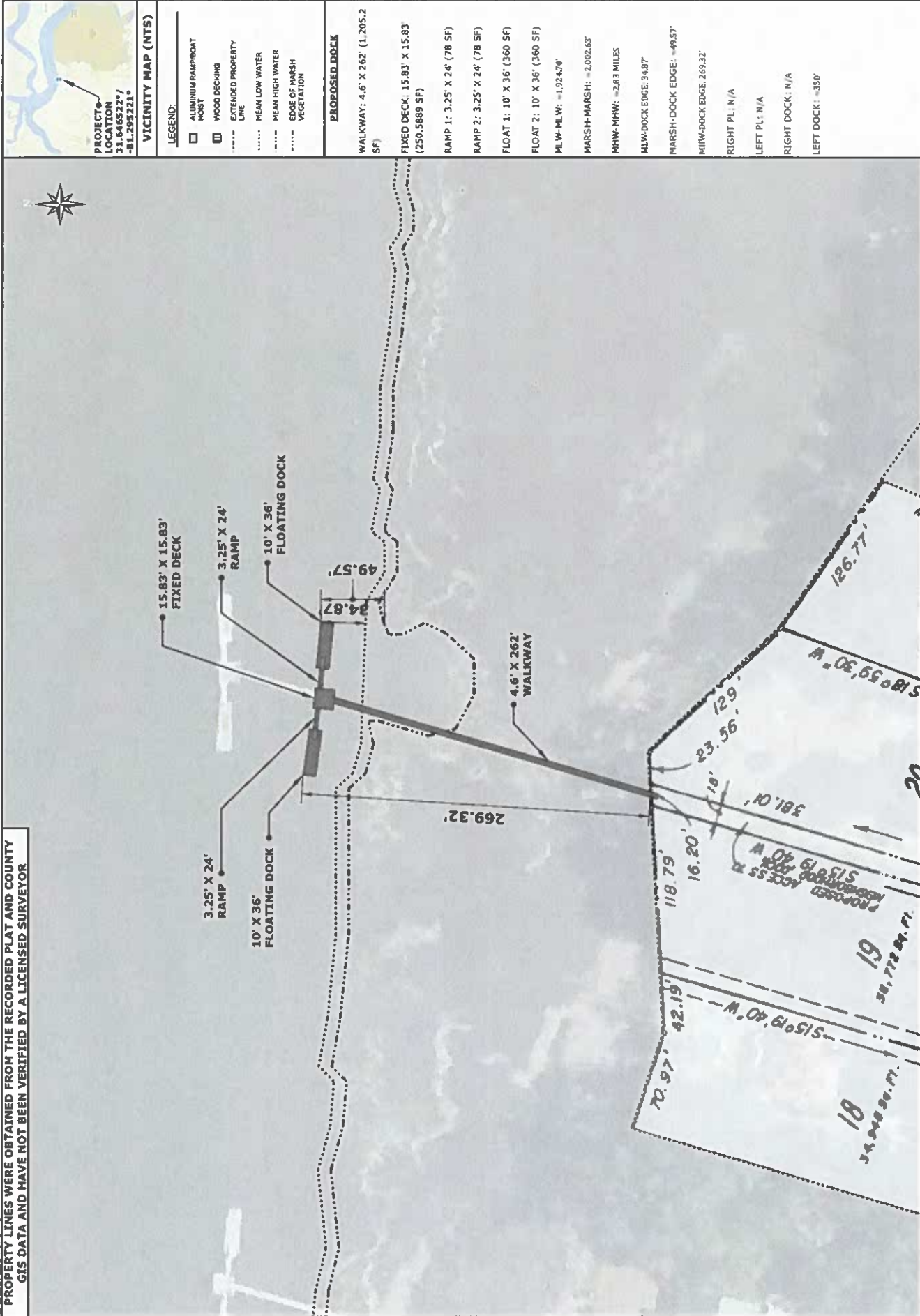
EXISTING DOCK

Coastal Permitting Service

Prepared For:
Belvedere Island Plantation POA
Dock E
Townsend, GA 31331

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PROPERTY LINES WERE OBTAINED FROM THE RECORDED PLAT AND COUNTY GIS DATA AND HAVE NOT BEEN VERIFIED BY A LICENSED SURVEYOR



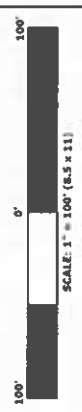
PROJECT LOCATION
 31.645523° /
 -81.295221°

VICINITY MAP (NTS)

- LEGEND:**
- ALUMINUM RAMP/BOAT HOIST
 - ▣ WOOD DECKING
 - - - - - EXTENDED PROPERTY LINE
 - MEAN LOW WATER
 - - - - - MEAN HIGH WATER
 - - - - - EDGE OF MARSH VEGETATION

PROPOSED DOCK

- WALKWAY: 4.6' X 262' (1,205.2 SF)
- FIXED DECK: 15.83' X 15.83' (250,5889 SF)
- RAMP 1: 3.25' X 24' (78 SF)
- RAMP 2: 3.25' X 24' (78 SF)
- FLOAT 1: 10' X 36' (360 SF)
- FLOAT 2: 10' X 36' (360 SF)
- MLW-MLW: =1,924.70'
- MARSH-MARSH: =2,002.63'
- MHW-MHW: =2.83 MILES
- MLW-DOCK EDGE: 34.87'
- MARSH-DOCK EDGE: =49.57'
- MHW-DOCK EDGE: 269.32'
- RIGHT PL: N/A
- LEFT PL: N/A
- RIGHT DOCK: N/A
- LEFT DOCK: =350'

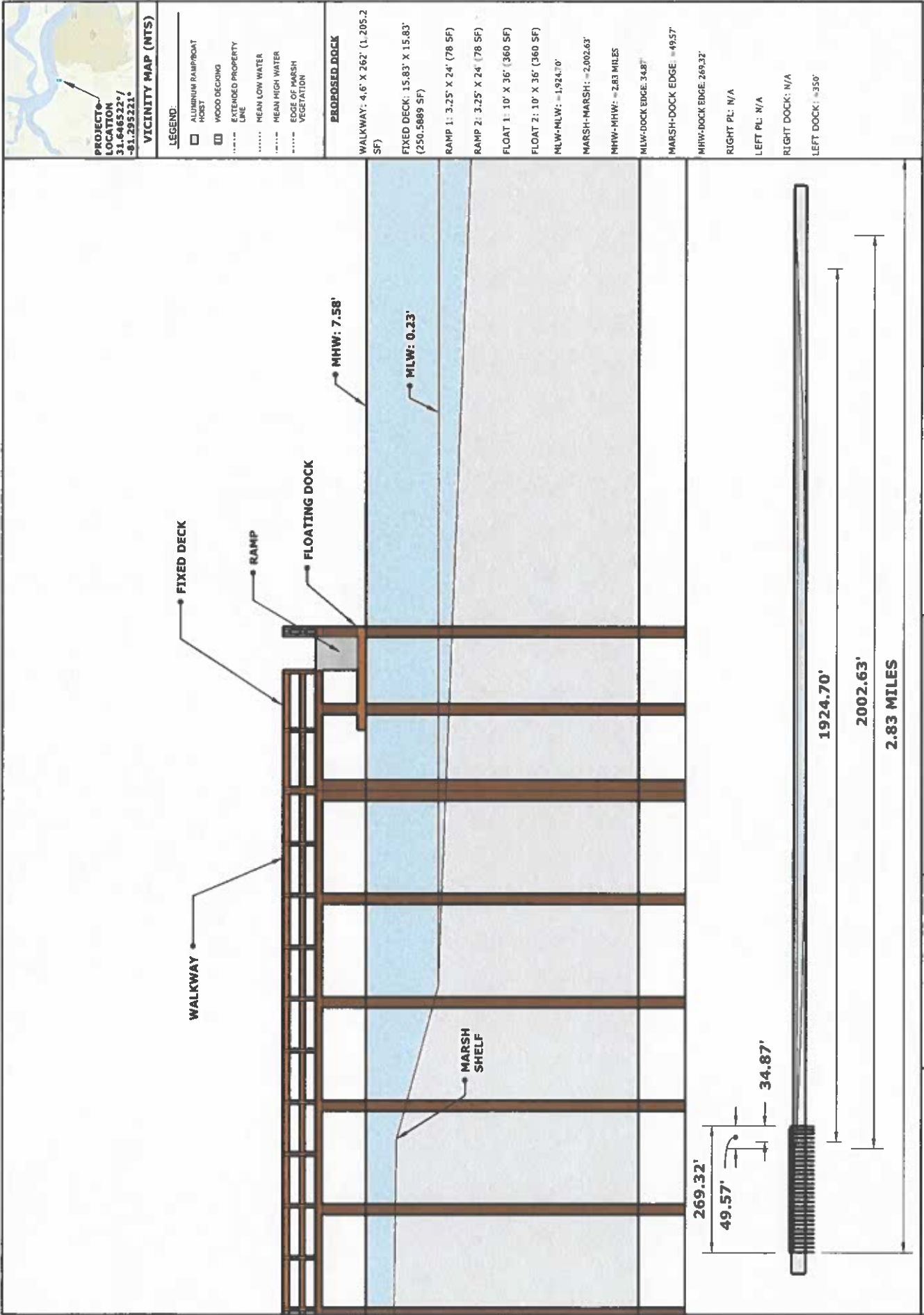


PROPOSED DOCK

Coastal Permitting Service

Prepared For:
 Belvedere Island Plantation POA
 Dock E
 Townsend, GA 31331

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PROJECT LOCATION
 31.946522°
 -81.293221°

VICINITY MAP (NTS)

- LEGEND:**
- ALUMINUM RAMP/BOAT HOIST
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- RIGHT DOCK: N/A
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PROFILE VIEW

Coastal Permitting Service

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 Belvedere Island Plantation POA
 Dock E
 Townsend, GA 31331

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