

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

INSTRUCTIONS FOR SUBMITTING APPLICATION:

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

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

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

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

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

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

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

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

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

4. Name and address of applicant. BWC

5. Location where the proposed activity exists or will occur. BWC Terminals, 26th G.M.D.

Lat. 31.120189 Long. -89.488805

Glynn County	Military District	Brunswick
County		In City or Town
	26th G.M.D.	
Near City or Town	Subdivision	Lot No.
		Georgia
Lot Size	Approximate Elevation of Lo	State
	Oglethorpe Bay	
Name of Waterway	Name of Nearest Creek, River, Sound, Bay or Hammock	

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

Amy Claire Dempsey, President  
Bioimpact, Inc.  
P.O. Box 132 Kingshill, St. Croix, U.S. Virgin Islands 00851

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

Alex Sease                      12/10/24  
Signature of Applicant                      Date

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

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

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

10. Date activity is proposed to commence. As soon as permits are issued

Date activity is expected to be completed. 30 days

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

a. If answer is "Yes", give reasons in the remarks in the remarks section.

Indicate the existing work on the drawings.

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

c. If not completed, indicate percentage completed.

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

<u>Issuing Agency</u>	<u>Type Approval</u>	<u>Identification No.</u>	<u>Date/Application</u>	<u>Date/Approval</u>
USACE	NWP 14	SAS-2024-00563		11/18/2024

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

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

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

a. Purpose of excavation or fill \_\_\_\_\_.

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

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

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

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

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

b. If bulkhead, give dimensions \_\_\_\_\_

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

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

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

c. Excavated material

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

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

15. Type of construction equipment to be used \_\_\_\_\_ N/A

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

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

c. Location of disposal area \_\_\_\_\_

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

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

f. Will wetlands be crossed in transporting equipment to project site? \_\_\_\_\_

g. Present rate of shoreline erosion (if known) \_\_\_\_\_

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

BWC is proposing to create a railway spur to access the tank on the property. The spur will cross the terminus of a small drainage ditch which has bed and bank features and is tidally connected (to the north) and has a direct surface connection to Oglethorpe Bay. A total of 305sf of jurisdictional waters will be filled with 15.5cy of clean fill for the placement of the spur. Georgia DNR has confirmed tidal connection.

The project was designed to impact the minimal amount of ditch as possible. A report describing the site is attached here with. The area that is being altered is within a highly disturbed area and a portion of the upland area has already been disturbed by other railway work.

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

a. Please submit the following: NWP has been issued.

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

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

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

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

5. Plan and profile drawings showing limits of areas to be dredged, areas to be used for placement of spoil, locations of any dikes to be constructed showing locations of any weir(s), and typical cross sections of the dikes. No dredging

b. Please provide the following statements:

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

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

3. A statement that all work performed during construction will be done in a manner to prevent interference with any legitimate water uses.

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

  
\_\_\_\_\_  
Signature of Applicant

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

#### PRIVACY ACT NOTICE

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

SUPPORTING REMARKS:



Amy Dempsey &lt;bioimpact.islands.vi@gmail.com&gt;

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**RE: REQUEST FOR A REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS**

1 message

**Olli Himbert** <OHIMBERT@gaports.com>

Tue, Dec 17, 2024 at 4:24 PM

To: Amy Dempsey &lt;bioimpact.islands.vi@gmail.com&gt;

Cc: "Sease, Alex (Jacksonville)" &lt;asease@bwcterminals.com&gt;

Amy:

I can confirm that GPA owns both pieces of land on either side of BWC's area on Newcastle St.

We have reviewed with our permitting consultant and determined that BWC should submit the permit. In this case, a signature would not be required from GPA.

Regards,

**Olli Himbert, P.E.**

Director of Engineering and Facilities Maintenance | Georgia Ports Authority

[ohimbert@gaports.com](mailto:ohimbert@gaports.com)

O: 912.964.3957 • C: 912.659.4648

[www.gaports.com](http://www.gaports.com) • [Facebook](#) • [Twitter](#) • [LinkedIn](#) • [YouTube](#)

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**From:** Amy Dempsey <bioimpact.islands.vi@gmail.com>**Sent:** Wednesday, December 11, 2024 8:36 AM**To:** Olli Himbert <OHIMBERT@gaports.com>**Cc:** Sease, Alex (Jacksonville) <asease@bwcterminals.com>**Subject:** REQUEST FOR A REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS

Olli,

We are getting our CZM permit submitted now and need to ask for the Revocable License. As the property owner I think you might want it in GPA rather than the tenant. So I have attached two different ones. One with BWC as applicant and one with GPA. If you could sign which ever you think is most appropriate and return it to us we would appreciate it. We should be able to complete the filing as soon as we have the zoning certification.

And just to confirm, GPA is the property owner for both plots on either side of the BWC leased parcel?

Amy Claire Dempsey, M.A.

President, Bioimpact, Inc.

P.O. Box 132 Kingshill

St. Croix, U.S. Virgin Islands 00851

340 690-8445 Fax 340 718-3800

[bioimpact@islands.vi](mailto:bioimpact@islands.vi), [bioimpact.islands.vi@gmail.com](mailto:bioimpact.islands.vi@gmail.com)

STATE OF GEORGIA

REQUEST FOR A REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANT NAME(S): BWC Georgia, LLC  
MAILING ADDRESS: 211 Newcastle Street, Brunswick, GA 31520  
(Street) (City) (State) (Zip)  
PROJECT ADDRESS/LOCATION: 501 Lanier Blvd., Brunswick, GA 31520  
COUNTY: Glynn WATERWAY: N/A  
LOT, BLOCK & SUBDIVISION NAME FROM DEED: B003-07 124-011-SOUTH YARD

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: Alex Sease Digitally signed by Alex Sease  
Date: 2024.06.14 10:18:56 -04'00' Date: 4/29/2025  
Signature of Applicant  
Director, Operations  
Title, if applicable

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature of Applicant  
Title, if applicable

Attachments

## JOINT LEASE AMENDMENTS

This Joint Lease Amendments Agreement (this “**Agreement**”) is made and entered into as of the 15th day of April, 2024, among Georgia Ports Authority, a public corporation and instrumentality of the State of Georgia (“**GPA**”), BWC Georgia, LLC, a limited liability company organized and existing under the laws of the State of Georgia (“**BWC**”), and Logistec USA Inc., a corporation organized and existing under the laws of the State of Delaware (“**Logistec**”).

### WITNESSETH:

WHEREAS, GPA is the owner, and Logistec is the operator, of East River Terminal located in Brunswick, Glynn County, Georgia (the “**Terminal**”);

WHEREAS, GPA and Logistec are parties to that certain Lease Agreement effective as of July 1, 2011, for 66.15 acres of land and improvements located at the Terminal (the “**Logistec Lease**”);

WHEREAS, GPA and BWC, as successor in interest to Blackwater Georgia, L.L.C., are parties to that certain Lease Agreement effective as of April 1, 2016, for 6.83 acres located at the Terminal (the “**BWC Lease**”);

WHEREAS, to accommodate BWC’s planned construction of new rail facilities necessary to provide service to customers at BWC’s bulk storage facility at the Terminal, BWC has requested, and Logistec has agreed, to remove a portion of Parcel B, containing approximately 1.872 acres (“the **Parcel**”), from Logistec’s leased premises and add the Parcel to BWC’s leased premises; and

WHEREAS, GPA, Logistec, and BWC desire to enter into this Agreement to document their binding obligations to transfer and accept the Parcel as described herein,

20  
AMS



thereby eliminating the need to execute new lease agreements simultaneously and to allow BWC to immediately begin construction of its rail improvements.

NOW, THEREFORE, in consideration of the premises, the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GPA, Logistec and BWC hereby agree to the following:

1. As of the Effective Date of this Agreement, Logistec agrees to change its leased premises by removing a portion of Parcel B consisting of 1.872 acres. After the removal, Logistec's new premises will be approximately 64.28 acres total. Logistec and GPA acknowledge and agree that this Agreement will be governed by the terms and conditions of the Logistec Lease, which is incorporated herein by reference, solely with respect to Logistec. A drawing of Logistec's revised premises is attached hereto as **Exhibit A** and incorporated herein by reference.

2. As of the Effective Date of this Agreement, BWC agrees to change its leased premises by adding a portion of Parcel B consisting of 1.872 acres. After the addition, BWC's new premises will be approximately 8.702 acres total. BWC and GPA acknowledge and agree that this Agreement will be governed by the terms and conditions of the BWC Lease, which is incorporated herein by reference, solely with respect to BWC. A drawing of BWC's revised premises is attached hereto as **Exhibit B** and incorporated herein by reference.

3. Environmental Conditions. With respect to any hazardous materials which may exist on the Parcel on or before the Effective Date of this Agreement ("Pre-Existing Conditions"), BWC will have no responsibility or any other liability to complete any remediation with respect to any Pre-Existing Conditions, unless the need for such

remediation with respect to any Pre-Existing Conditions results directly from the actions of BWC or any of its agents, employees, contractors, or invitees that exacerbate any Pre-Existing Conditions, in which case the provisions of the BWC Lease will apply to the extent of any such exacerbation.

4. In the event GPA and Logistec are unable to negotiate and execute a lease agreement to supersede and replace the existing Logistec Lease, GPA and Logistec agree to amend the Logistec Lease for the purpose of documenting the changes to the leased premises as described herein.

5. In the event GPA and BWC are unable to negotiate and execute a lease agreement to supersede and replace the existing BWC Lease, GPA and BWC agree to amend the BWC Lease for the purpose of documenting the changes to the leased premises as described herein.

6. The term of this Agreement will be effective as of April 1, 2024 (the "**Effective Date**") and will automatically terminate, with respect to each party, upon the earlier of the execution (i) of a new lease agreement between GPA and either Logistec or BWC, as applicable, or (iii) of an amendment to the existing Logisec Lease or BWC Lease, as applicable.

7. This Agreement has been executed by the parties hereto of their own free will, without any coercion or undue influence, and will be valid and legally binding on all parties hereto as of the Effective Date of this Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed  
by their duly authorized representatives as of the Effective Date.

Georgia Ports Authority

By: 

Name: James C. McCurry, Jr.

Title: Chief Administrative Officer

Attest: 

Name: Emily Manning

Title: Manager, Properties and Contracts

BWC Georgia, LLC

By: 

Name: ADAM M. SMITH

Title: PRESIDENT & COO

Attest: 

Name: KIMBERLY K. O'NEIL

Title: EVP, CFO

Logistec USA, Inc.

By: 

Name: RODNEY C. HIGHTOWER

Title: President

Attest: 

Name: INGRID STEFANCIC

Title: SECRETARY

**Exhibit A**  
**Logistec's Revised Leased Premises**

[See attached]



NOTE:  
ALL COORDINATES BEARINGS AND DISTANCES ARE BASED ON NAD1983 GEORGIA STATE PLANE EAST COORDINATE SYSTEM. COORDINATES ARE CALCULATED & APPROXIMATE. NO SURVEY HAS BEEN CONDUCTED FOR PRODUCTION OF THIS DOCUMENT.  
REFERENCES:  
PLAT BY SHUPE SURVEYING COMPANY, P.C. TITLED "A BOUNDARY SURVEY OF GEORGIA PORTS AUTHORITY EAST RIVER TERMINAL" AND DATED 6/28/10. FILE NUMBER 10057  
PLAT BY SHUPE SURVEYING COMPANY, P.C. TITLED "LEASE PARCEL SURVEY EAST RIVER TERMINAL AND BWC TERMINAL" AND DATED 9/20/2023. FILE NUMBER 13268 - FOR REVIEW

LINE TABLE		
LINENAME	DIRECTION	DISTANCE
L1	S17°46'23"E	1,775.60
L2	N72°13'37"E	92.50
L3	N17°46'24"W	1,085.00
L4	N72°13'37"E	405.16
L5	S17°46'23"E	1,559.90
L6	N72°13'36"E	134.90
L7	S17°46'24"E	230.40
L8	S72°13'36"W	530.40
L9	S72°13'38"W	34.65
L10	S32°06'21"E	100.88
L11	S37°19'48"E	100.00
L12	S42°38'22"E	100.00
L13	S46°51'29"E	100.00
L14	S53°05'25"E	100.29
L15	S57°14'30"E	75.17
L16	N72°53'20"E	29.29
L17	S62°04'14"E	100.25
L18	S64°01'06"E	90.79
L19	N57°33'46"E	363.36
L20	S79°08'38"E	41.35
L21	S22°57'52"W	263.49
L22	S22°57'48"W	24.94
L23	S72°08'06"W	836.52
L24	S65°47'59"W	178.50
L25	N27°55'44"W	20.00
L26	S72°08'06"W	313.11
L27	N17°09'41"W	1,570.11
L28	N17°09'41"W	568.41
L29	N17°09'41"W	81.59
L30	N13°55'55"W	997.28
L31	N16°30'35"W	135.62
L32	N72°13'37"E	440.88



LOGISTEC LEASE SUMMARY (ACRES +/-)	
AREA DESCRIPTION	NEW AREA
PARCEL A	40.52
PARCEL B	23.42
PARCEL C	0.34
TOTAL:	64.28

0 100 200 Feet  
1 inch equals 200 feet  
Based on 22"x34" Drawing

# GEORGIA PORTS AUTHORITY LEASE EXHIBIT 'A'

P.O. BOX 2406  
SAVANNAH, GA  
31402

## LOGISTEC LEASE AREAS PARCELS A, B, C (+/-) 64.28 ACRE LEASE EAST RIVER TERMINAL BRUNSWICK, GA



Sheet No.

EXHIBIT A

Page 1 of 1

Date: 4/12/2024

DRAWN BY: KIRK MCELVEEN

GPA PROJECT #

GPA CONTRACT #  
180607

ENGINEERING  
& FACILITIES MAINTENANCE



**Exhibit B**  
**BWC's Revised Leased Premises**

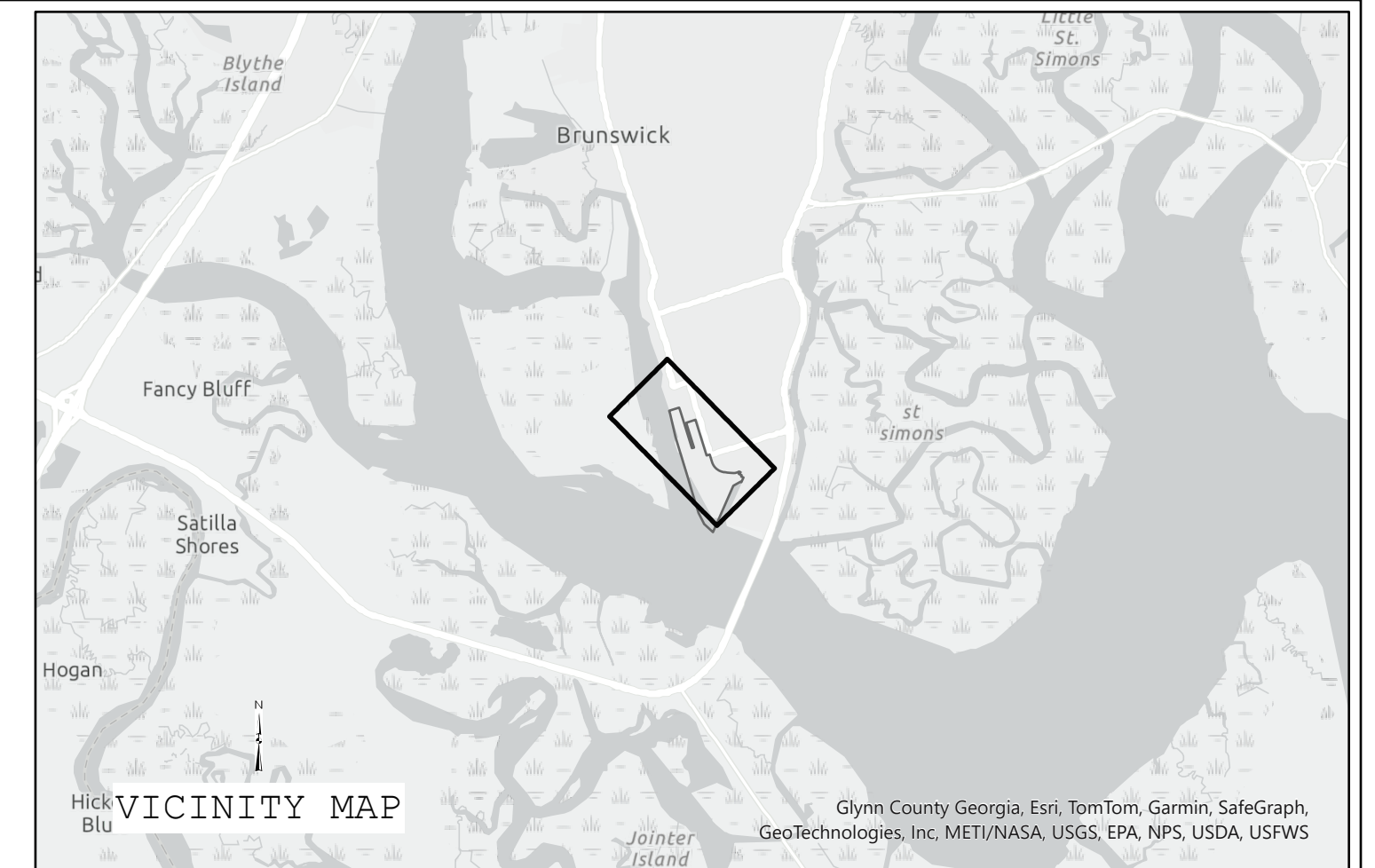
[See attached]

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JL



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PLAT BY SHUPE SURVEYING COMPANY, P.C. TITLED "LEASE PARCEL SURVEY EAST RIVER TERMINAL AND BWC TERMINAL" AND DATED 9/20/2023. FILE NUMBER 13268 - FOR REVIEW



LINE TABLE		
LINE NAME	DIRECTION	DISTANCE
L1	S79°08'38"E	41.35
L2	S22°57'52"W	263.49
L3	N89°21'21"W	141.72
L4	N80°55'37"W	77.99
L5	N62°07'57"W	173.22
L6	N64°01'06"W	90.79
L7	N62°04'14"W	100.25
L8	S72°53'20"W	29.29
L9	N57°14'30"W	75.17
L10	N53°05'25"W	100.29
L11	N46°51'29"W	100.00
L12	N43°38'22"W	100.00
L13	N37°19'48"W	100.00
L14	N32°06'21"W	100.88
L15	N72°13'38"E	34.65
L16	N72°13'36"E	530.40
L17	S17°46'24"E	97.53

CURVE TABLE			
LINENAME	DIRECTION	RADIUS	ARC LENGTH
C1	S31°15'01"E	-605.75	284.97
C2	S55°37'03"E	-605.75	230.27
C3	S72°49'34"E	-605.73	133.60



BWC LEASE SUMMARY (ACRES +/-)	
AREA DESCRIPTION	LEASE AREA
PARCEL D	4.41
PARCEL E	2.42
PARCEL B-1	1.872
<b>TOTAL:</b>	<b>8.702</b>

0 100 200  
 Feet  
 1 inch equals 200 feet  
 Based on 22"x34" Drawing

# GEORGIA PORTS AUTHORITY LEASE EXHIBIT 'A'

P.O. BOX 2406  
SAVANNAH, GA  
31402

**BLACKWATER GEORGIA (BWC), LLC**  
**PARCELS D, E, & B-1**  
**(+/-) 8.702 ACRE LEASE**  
**EAST RIVER TERMINAL**  
 BRUNSWICK, GA



Sheet No.

## EXHIBIT A

Page 1 of 1

**Date: 4/12/2024**

**DRAWN BY: KIRK MCELVEEN**

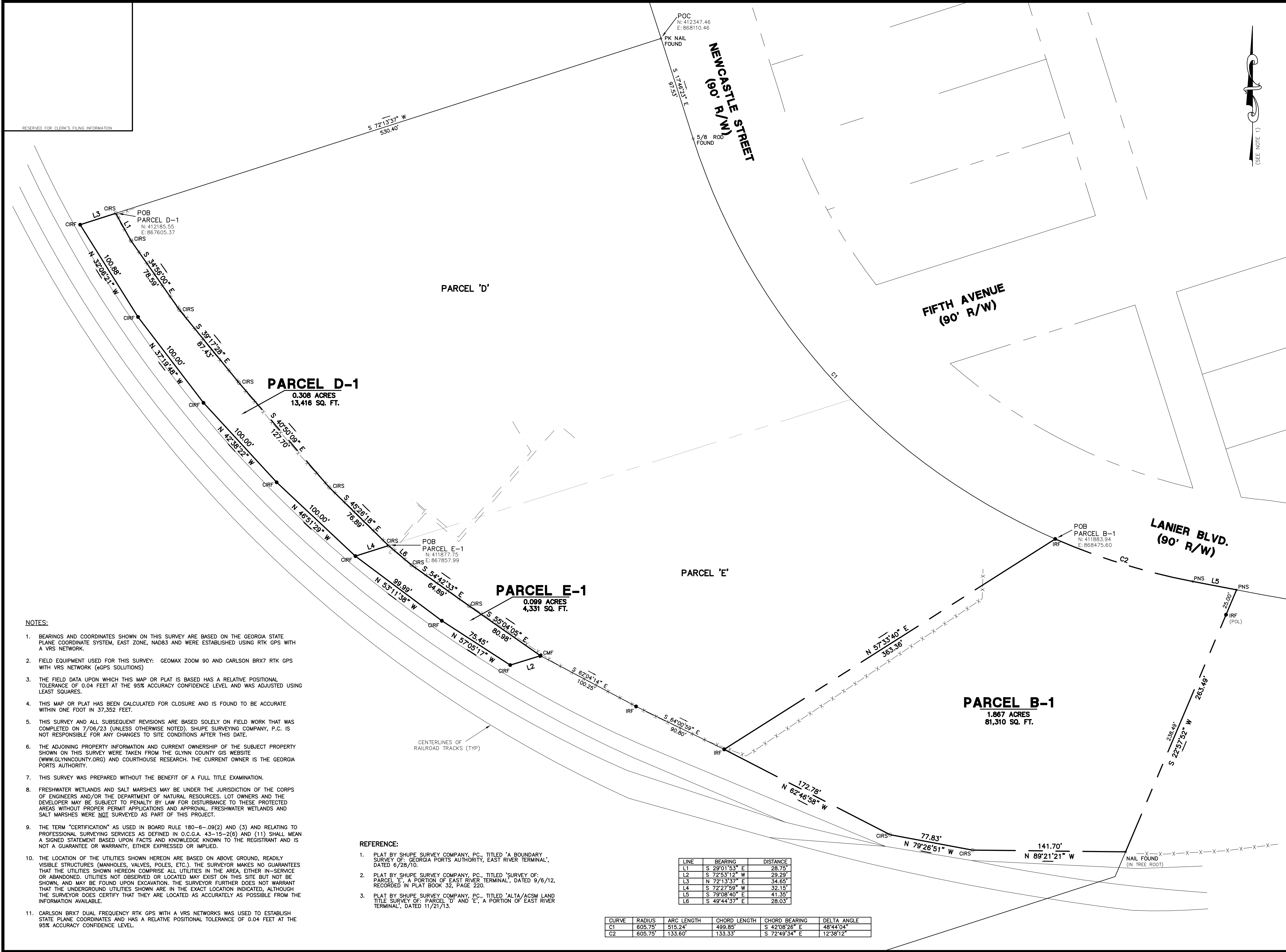
GPA PROJECT #



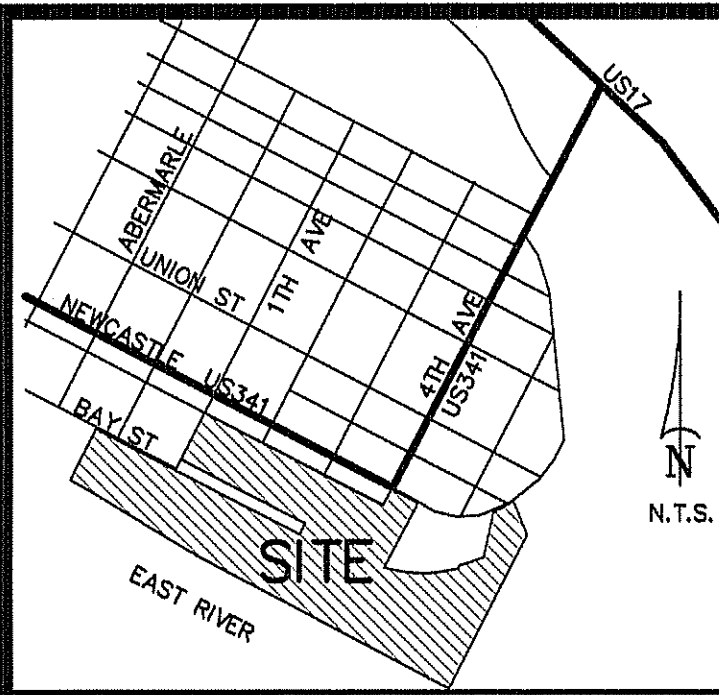
**GPA CONTRACT #  
180607**

## ENGINEERING & FACILITIES MAINTENANCE







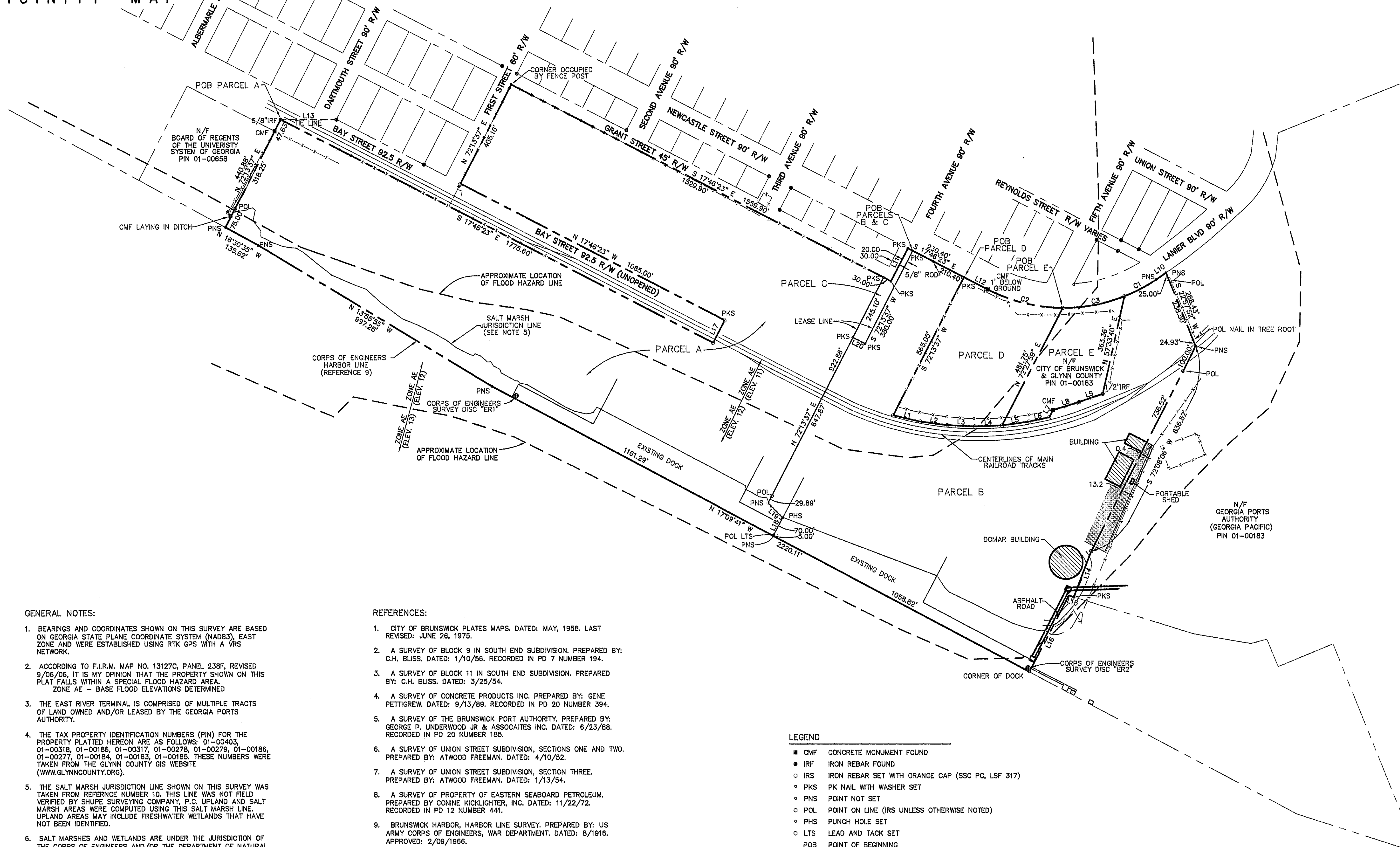
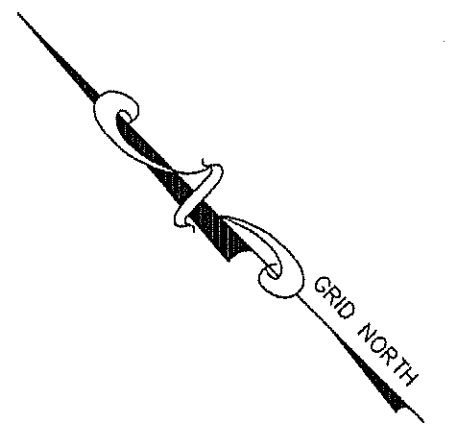


VICINITY MAP

ACREAGE TABLE  
(SEE GENERAL NOTE 5)

PARCEL A	40.52 AC.	PARCEL B	25.29 AC.	PARCEL C	0.34 AC.	PARCEL D	4.41 AC.	PARCEL E	2.42 AC.
UPLANDS	36.52 AC.	UPLANDS	22.34 AC.	UPLANDS	0.34 AC.	UPLANDS	4.41 AC.	UPLANDS	2.42 AC.
SALT MARSH	4.00 AC.	SALT MARSH	2.95 AC.	SALT MARSH	0.00 AC.	SALT MARSH	0.00 AC.	SALT MARSH	0.00 AC.
TOTAL		TOTAL		TOTAL		TOTAL		TOTAL	
TOTAL UPLANDS		TOTAL UPLANDS		TOTAL UPLANDS		TOTAL UPLANDS		TOTAL UPLANDS	
66.03 AC.		66.03 AC.		66.03 AC.		66.03 AC.		66.03 AC.	
TOTAL SALT MARSH		TOTAL SALT MARSH		TOTAL SALT MARSH		TOTAL SALT MARSH		TOTAL SALT MARSH	
6.95 AC.		6.95 AC.		6.95 AC.		6.95 AC.		6.95 AC.	

# A BOUNDARY SURVEY OF: GEORGIA PORTS AUTHORITY EAST RIVER TERMINAL



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	805.75	133.60	133.33	S 72°49'34" E	123°48'12"
C2	805.75	284.97	282.35	S 31°18'01" E	26°57'16"
C3	805.75	230.27	228.88	S 55°37'03" E	21°48'48"

LINE	BEARING	DISTANCE
L1	S 32°00'21" E	100.89
L2	S 37°19'48" E	100.00
L3	S 42°38'22" E	100.00
L4	S 46°51'29" E	100.00
L5	S 53°11'48" E	99.99
L6	S 57°05'17" E	75.45
L7	N 72°53'12" E	28.29
L8	S 52°04'14" E	100.25
L9	S 64°00'59" E	90.80
L10	S 79°08'40" E	41.35
L11	N 72°13'37" E	134.90
L12	S 17°48'24" E	87.53
L13	S 44°49'01" E	202.79
L14	S 55°47'59" W	178.50
L15	N 72°55'05" W	20.00
L16	S 72°08'08" W	313.11
L17	N 72°13'37" E	92.50
L18	N 72°12'52" E	75.00
L19	N 00°00'30" E	74.92
L20	N 17°46'23" W	50.00

GENERAL NOTES:

- BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE AND WERE ESTABLISHED USING RTK GPS WITH A VRS NETWORK.
- ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 238F, REVISED 9/06/06, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT FALLS WITHIN A SPECIAL FLOOD HAZARD AREA. ZONE AE - BASE FLOOD ELEVATIONS DETERMINED.
- THE EAST RIVER TERMINAL IS COMPRISED OF MULTIPLE TRACTS OF LAND OWNED AND/OR LEASED BY THE GEORGIA PORTS AUTHORITY.
- THE TAX PROPERTY IDENTIFICATION NUMBERS (PIN) FOR THE PROPERTY PLATTED HEREON ARE AS FOLLOWS: 01-00405, 01-00318, 01-00186, 01-00317, 01-00278, 01-00279, 01-00186, 01-00277, 01-00184, 01-00183, 01-00185. THESE NUMBERS WERE TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.GEORGIA.GOV).
- THE SALT MARSH JURISDICTION LINE SHOWN ON THIS SURVEY WAS TAKEN FROM REFERENCE NUMBER 10. THIS LINE WAS NOT FIELD VERIFIED BY SHUPE SURVEYING COMPANY, P.C. UPLAND AND SALT MARSH AREAS WERE COMPUTED USING THIS SALT MARSH LINE. UPLAND AREAS MAY INCLUDE FRESHWATER WETLANDS THAT HAVE NOT BEEN IDENTIFIED.
- SALT MARSHES AND WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL.
- UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
- IMPROVEMENTS OTHER THAN SHOWN EXIST ON THE PROPERTY BUT WERE NOT FIELD LOCATED AS A PART OF THIS PROJECT.
- ALL PROPERTY CORNERS ARE 1/2" IRON REBARS WITH ORANGE CAPS STAMPED "SSC PC, LSF 317" UNLESS OTHERWISE NOTED. PROPERTY CORNERS WERE NOT SET ON THE LEASE PARCEL LINES.
- THIS SURVEY WAS PREPARED WITHOUT A FULL TITLE ABSTRACT.

REFERENCES:

- CITY OF BRUNSWICK PLATES MAPS. DATED: MAY, 1958. LAST REVISED: JUNE 28, 1975.
- A SURVEY OF BLOCK 9 IN SOUTH END SUBDIVISION. PREPARED BY: C.H. BLISS. DATED: 1/10/56. RECORDED IN PD 7 NUMBER 194.
- A SURVEY OF BLOCK 11 IN SOUTH END SUBDIVISION. PREPARED BY: C.H. BLISS. DATED: 3/25/54.
- A SURVEY OF CONCRETE PRODUCTS INC. PREPARED BY: GENE PETTIGREW. DATED: 9/13/89. RECORDED IN PD 20 NUMBER 394.
- A SURVEY OF THE BRUNSWICK PORT AUTHORITY. PREPARED BY: GEORGE P. UNDERWOOD JR & ASSOCIATES INC. DATED: 6/23/88. RECORDED IN PD 20 NUMBER 185.
- A SURVEY OF UNION STREET SUBDIVISION, SECTIONS ONE AND TWO. PREPARED BY: ATWOOD FREEMAN. DATED: 4/10/52.
- A SURVEY OF UNION STREET SUBDIVISION, SECTION THREE. PREPARED BY: ATWOOD FREEMAN. DATED: 1/13/54.
- A SURVEY OF PROPERTY OF EASTERN SEABOARD PETROLEUM. PREPARED BY: CONNIE KICKLIGHTER, INC. DATED: 11/22/72. RECORDED IN PD 12 NUMBER 441.
- BRUNSWICK HARBOR, HARBOR LINE SURVEY. PREPARED BY: US ARMY CORPS OF ENGINEERS, WAR DEPARTMENT. DATED: 8/1916. APPROVED: 2/09/1966.
- A JURISDICTIONAL WETLAND SURVEY OF THE GA. PORTS AUTHORITY EAST RIVER TERMINAL. PREPARED BY: THOMAS & HUTTON ENGINEERING CO. DATED 10/21/09.
- DEED BOOK 68 PAGE 403-409
- DEED BOOK 619 PAGE 157
- DEED BOOK 1290 PAGE 1-5
- DEED BOOK 1344 PAGE 240-241
- DEED BOOK UU PAGE 643
- DEED BOOK 9C PAGE 580
- DEED BOOK 13P PAGE 132

LEGEND

- CMF CONCRETE MONUMENT FOUND
- IRF IRON REBAR FOUND
- IRS IRON REBAR SET WITH ORANGE CAP (SSC PC, LSF 317)
- PKS PK NAIL WITH WASHER SET
- PNS POINT NOT SET
- POL POINT ON LINE (IRS UNLESS OTHERWISE NOTED)
- PHS PUNCH HOLE SET
- LTS LEAD AND TACK SET
- POB POINT OF BEGINNING
- PIN PARCEL IDENTIFICATION NUMBER
- X- FENCE (CHAIN LINK)
- CONCRETE



NO.	DATE	REVISION DESCRIPTION	BY

THIS WILL CERTIFY THAT THE PROVISIONS RELATIVE TO GEORGIA CODE SECTION 15-6-87(6) DO NOT REQUIRE APPROVAL OF THIS PLAT BY ANY COVERING AUTHORITY PRIOR TO THE RECORDING WITH THE CLERK OF SUPERIOR COURT.

A BOUNDARY SURVEY OF:

## EAST RIVER TERMINAL

PREPARED FOR: **GEORGIA PORTS AUTHORITY**

26TH G.M.D., CITY OF BRUNSWICK, GLYNN COUNTY, GEORGIA

DATE: 6/28/10 DRAWN BY: CTH/SAC SCALE: 1" = 200' JOB #  
EQUIPMENT USED: 5" TOTAL STATION FIELD CLOSURE: MINIMUM 1' IN 10,000'+ PLAT CLOSURE: 1' IN 585,000'+ 10057



**SHUPE SURVEYING COMPANY, P.C.**

3837 DARIEN HWY.  
BRUNSWICK, GEORGIA 31525  
912-265-0562

10057,DWG



C. TEEPLE HILL  
GA. REG. LAND SURVEYOR  
LICENSE NO. 3081

Y:\Project Files\13268\DWG\13268B-CMPA.dwg 5/23/2024 3:35:05 PM

REFERENCE:

1. PLAT BY SHUPE SURVEY COMPANY, P.C., TITLED 'LEASE PARCEL SURVEY: EAST RIVER TERMINAL AND BWC TERMINAL', DATED 09/20/23.

NOTES:

1. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 AND WERE ESTABLISHED USING RTK GPS WITH A VRS NETWORK.
2. FIELD EQUIPMENT USED FOR THIS SURVEY: CARLSON BRX7 RTK GPS WITH VRS NETWORK (eGPS SOLUTIONS)
3. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 05/17/2024 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
4. THE ADJOINING PROPERTY INFORMATION WAS TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.ORG) AND COURTHOUSE RESEARCH.
5. FRESHWATER WETLANDS AND SALT MARSHES MAY BE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. FRESHWATER WETLANDS WERE NOT SURVEYED AS PART OF THIS PROJECT.
7. COASTAL MARSHLANDS PROTECTION ACT (CMPA) JURISDICTION LINE WAS DELINEATED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES. THE CMPA LINE IS MARKED WITH PVC PIPE.
8. THIS PROPERTY MAY BE SUBJECT TO THE 25' CMPA BUFFER.
9. THE TERM "CERTIFICATION" AS USED IN BOARD RULE 180-6--09(2) AND (3) AND RELATING TO PROFESSIONAL SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

LINE	BEARING	DISTANCE
L1	S 54°18'53" E	62.16'
L2	S 60°40'06" E	14.53'
L3	S 61°00'39" E	82.96'
L4	S 31°29'00" W	15.65'
L5	N 73°28'22" W	45.29'
L6	N 55°07'42" W	27.62'
L7	N 59°22'53" W	79.55'
L8	N 80°33'28" W	26.87'
L9	N 79°45'04" W	41.62'
L10	N 42°25'04" W	12.16'
L11	S 75°52'56" W	16.66'
L12	N 75°38'04" W	62.60'
L13	S 88°21'51" W	22.25'
L14	S 23°30'50" W	4.73'
L15	S 26°40'52" E	6.28'
L16	S 28°46'22" W	10.55'
L17	S 39°39'10" W	28.52'
L18	S 42°07'40" W	32.63'
L19	S 46°04'41" W	22.90'
L20	S 45°36'21" W	35.68'
L21	S 41°18'07" W	44.87'
L22	S 41°42'32" W	31.13'
L23	S 42°50'12" W	48.09'
L24	S 34°08'57" W	7.93'

LINE	BEARING	DISTANCE
L25	S 33°45'23" W	17.95'
L26	S 38°05'56" E	21.89'
L27	S 56°57'34" E	36.96'
L28	N 44°30'01" W	41.44'
L29	N 15°27'47" E	9.21'
L30	N 58°14'17" E	22.16'
L31	N 42°07'20" E	32.29'
L32	N 45°16'12" E	28.86'
L33	N 44°36'34" E	46.86'
L34	N 42°22'42" E	63.20'
L35	N 43°49'31" E	43.50'
L36	N 39°52'26" E	35.22'
L37	S 74°49'12" E	11.72'
L38	S 73°55'19" E	19.71'
L39	S 78°03'16" E	33.85'
L40	S 80°09'57" E	34.02'
L41	S 71°32'04" E	20.76'
L42	S 73°43'59" E	19.02'
L43	N 83°54'16" E	16.82'
L44	N 02°45'02" W	10.83'
L45	N 52°29'25" E	24.43'
L46	N 14°08'58" E	28.61'
L47	S 01°04'57" E	24.30'
L48	S 87°00'51" E	12.69'

NEWCASTLE STREET  
(90' R/W)

FIFTH AVENUE  
(90' R/W)

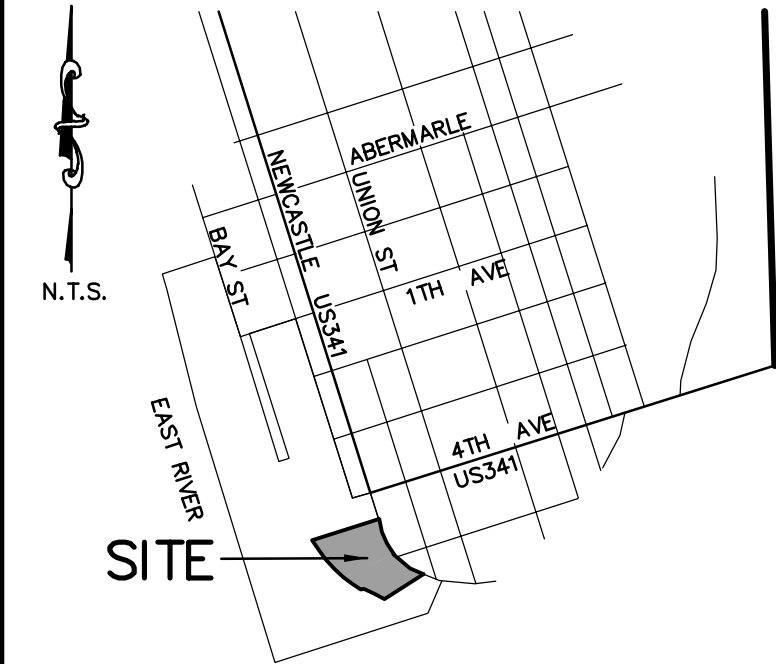
LANIER BLVD.  
(90' R/W)

PARCEL B-1

PARCEL 'D'

PARCEL 'E'

(SEE NOTE 1)



VICINITY MAP (NOT TO SCALE)

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF SHUPE SURVEYING COMPANY, P.C. REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF SHUPE SURVEYING COMPANY, P.C. UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

LEGEND:

- PVC SET
- IRF 1/2" IRON REBAR FOUND
- PNS POINT NOT SET

■ SALT MARSH



C. TEEPLE HILL, GA PLS #3081

NO. REVISION BY DATE

A CMPA JURISDICTION LINE SURVEY OF:

**BWC TERMINALS**

26TH G.M.D.,  
CITY OF BRUNSWICK,  
GLYNN COUNTY, GEORGIA

PREPARED FOR:  
BWC TERMINALS, LLC



SHUPE SURVEYING COMPANY, P.C.

3837 DARIEN HIGHWAY  
BRUNSWICK, GA 31525  
912-265-0562

CERTIFICATE OF AUTHORIZATION: LSF317



SCALE 1" = 40' DRAWING DATE 05/23/2024

FILE 13268B DRAWN BY AJ

DRAWING 13268B-CMPA CREW CHIEF TJ

SHEET 1 OF 1



# CITY OF BRUNSWICK

601 Gloucester Street \* Post Office Box 550 \* Brunswick \* Georgia \* 31520-0550 \* (912) 267-5500

Cosby H. Johnson, Mayor  
Felicia M. Harris, Mayor Pro Tem  
Kendra L. Rolle, Commissioner  
Lance Sabbe, Commissioner  
Gwen Atkinson-Williams, Commissioner

City Attorney  
Brian D. Corry

City Manager  
Regina M. McDuffie

December 12, 2024

The letter is in reference to Parcel # 01-00183 (501 Lanier Blvd., Brunswick GA 31520).

This property is currently zoned Basic Industrial (HC) and is currently compliant with zoning regulations adopted by the City of Brunswick on September 20, 2023. A rail spur would be considered a "Transportation Terminal" and is an allowed use in this zoning classification. It is not in an overlay district. There are no conformance issues or outstanding Zoning/building/fire code violations with the property at this time. A chart of Industrial Uses and Development Standards is attached for your reference.

Any building constructed prior to the adoption of the 2023 Zoning Ordinance Code that has any non-conforming compliance, such as set-backs, parking, etc. is considered legally non-conforming.

If you have any questions about the zoning or how the regulations apply to this parcel, please do not hesitate to contact me.



John Hunter  
Director  
Planning, Development & Codes



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

WALTER RABON  
COMMISSIONER

DOUG HAYMANS  
DIRECTOR

May 24, 2024

Christopher Novack  
Georgia Ports Authority  
100 Gloucester Street  
Brunswick, GA 31520

**Re: Coastal Marshlands Protection Act (CMPA), Jurisdictional Determination Verification, BWC Terminals, 501 Lanier Blvd., Tidal Ditches, Brunswick, Glynn County, Georgia**

Dear Mr. Novack:

Our office has received the survey and plat, dated May 23, 2024, prepared by Shupe Surveying Company, P.C., No. 3081 entitled "*A CMPA Jurisdiction Line Survey of: BWC Terminals 26<sup>th</sup> G.M.D., City of Brunswick, Glynn County, Georgia*" prepared for BWC Terminals, LLC. Based on my site inspection, on April 26, 2024, this plat and survey generally depict the delineation of the marsh/upland 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 April 26, 2025 but may be voided should legal and/or environmental conditions change.

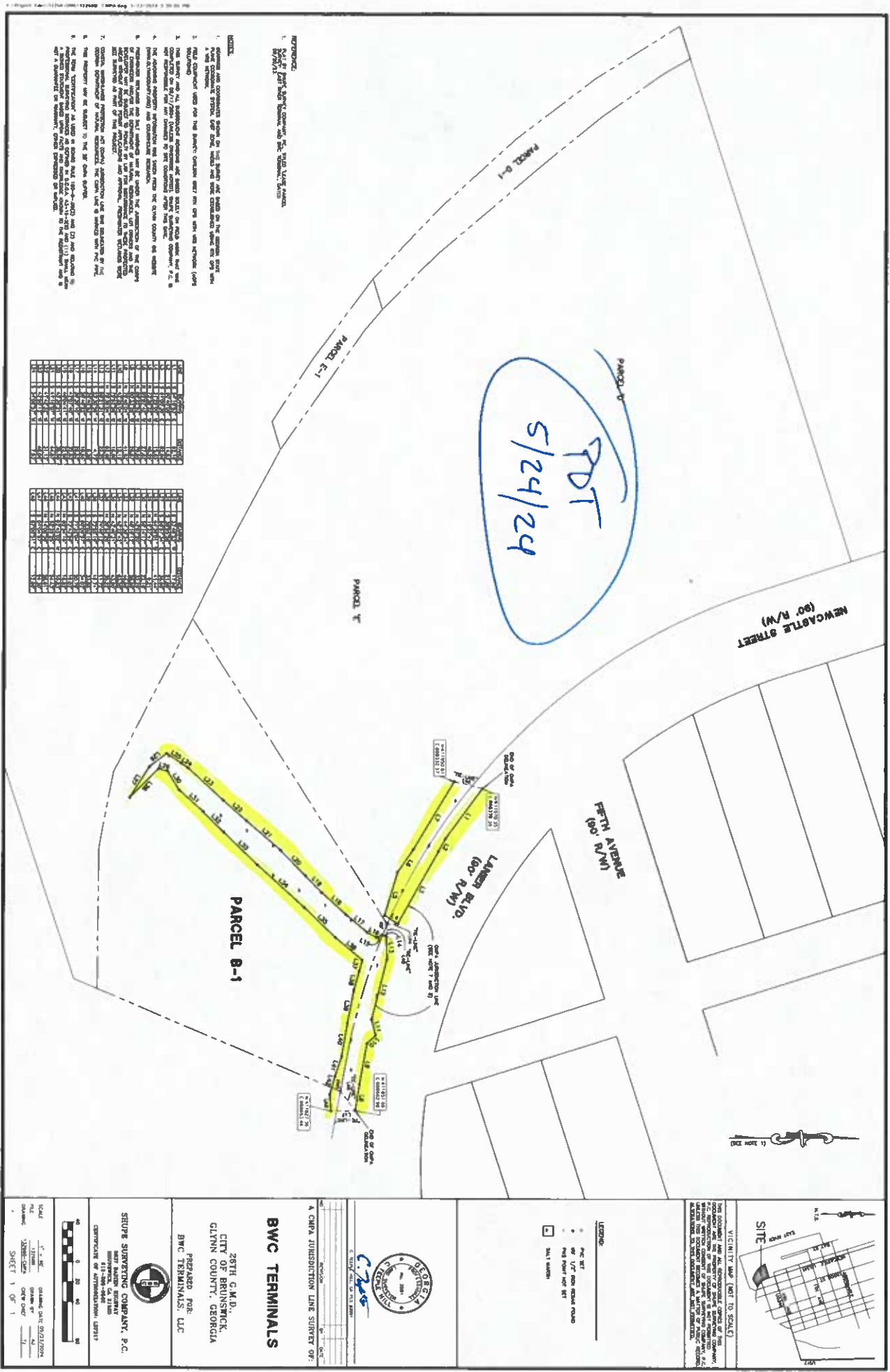
This letter does not relieve you of the responsibility of obtaining other state, local, or federal permission relative to the site. Authorization by the Coastal Marshlands Protection Committee or this Department is required prior to any construction or alteration in the marsh jurisdictional area. We appreciate you providing us with this information for our records. If you have any questions, please contact me at (912) 262-3134.

Sincerely,

Paul Tobler  
Coastal Permit Coordinator  
Marsh and Shore Management Program

Enclosure: *A CMPA Jurisdiction Line Survey of: BWC Terminals 26th G.M.D., City of Brunswick, Glynn County, Georgia*

File: CON20240062



- NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
  2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS AREA.
  3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS AREA.
  4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS AREA.
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  9. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS AREA.
  10. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS AREA.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**LEGEND:**

- 1/4" = 1' ROAD RIGHT OF WAY
- 1/4" = 1' ROAD LEFT OF WAY
- 1/4" = 1' ROAD CENTER LINE

**NOTES:**

THIS DOCUMENT IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

**DATE:** 5/24/24

**BY:** [Signature]

**SCALE:** 1" = 100'

**SHEET 1 OF 1**

**BWC TERMINALS**

**28TH C.M.D.**

**CITY OF BRUNSWICK**

**GLYNN COUNTY, GEORGIA**

**PREPARED FOR:**

**BWC TERMINALS, LLC**

**STUVE SURVEYING COMPANY, P.C.**

**1111 N. W. 10TH AVE.**

**BRUNSWICK, GA 31525**

**PHONE: (912) 261-1111**

**FAX: (912) 261-1112**

**EMAIL: info@stuve.com**

**WEBSITE: www.stuve.com**