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July 7, 2021

Mr. Paul Tobler  
Georgia Department of Natural Resources  
Coastal Resources Division  
One Conservation Way  
Brunswick, Georgia 31520

Re: Permit Narrative for Commercial Dock Improvements  
Sapelo River Marina, LLC.

Dear Mr. Tobler,

Please find the attached revised Permit Summary. This permit summary has been revised to address your review comments that were forwarded to us via email on July 7, 2021. Please review the revised information and notify us of any comments.

Should you have any questions, comments, or require additional information please contact us.

Sincerely,

A handwritten signature in blue ink that reads "Adam Wilkinson".

Adam Wilkinson, P.E.

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GEORGIA COASTAL MARSHLANDS PROTECTION PERMIT APPLICATION  
SAPELO RIVER MARINA, LLC.  
COMMERCIAL DOCK IMPROVEMENTS  
Revised June 28, 2021

**Project Summary – Narrative:**

The project is located at the Sapelo River Marina, 1418 Sapelo Avenue, Roscoe Canal, McIntosh County, Georgia 31331. (Latitude 31.53585°N, 81.36283°W)

The existing facilities consist of fix decks, floating docks, a hoist, a seawall, and buildings for seafood processing. The existing fixed decks and floating docks have been installed for many years. The existing facilities are depicted on the attached permit drawings as well as on Figure 1 below.

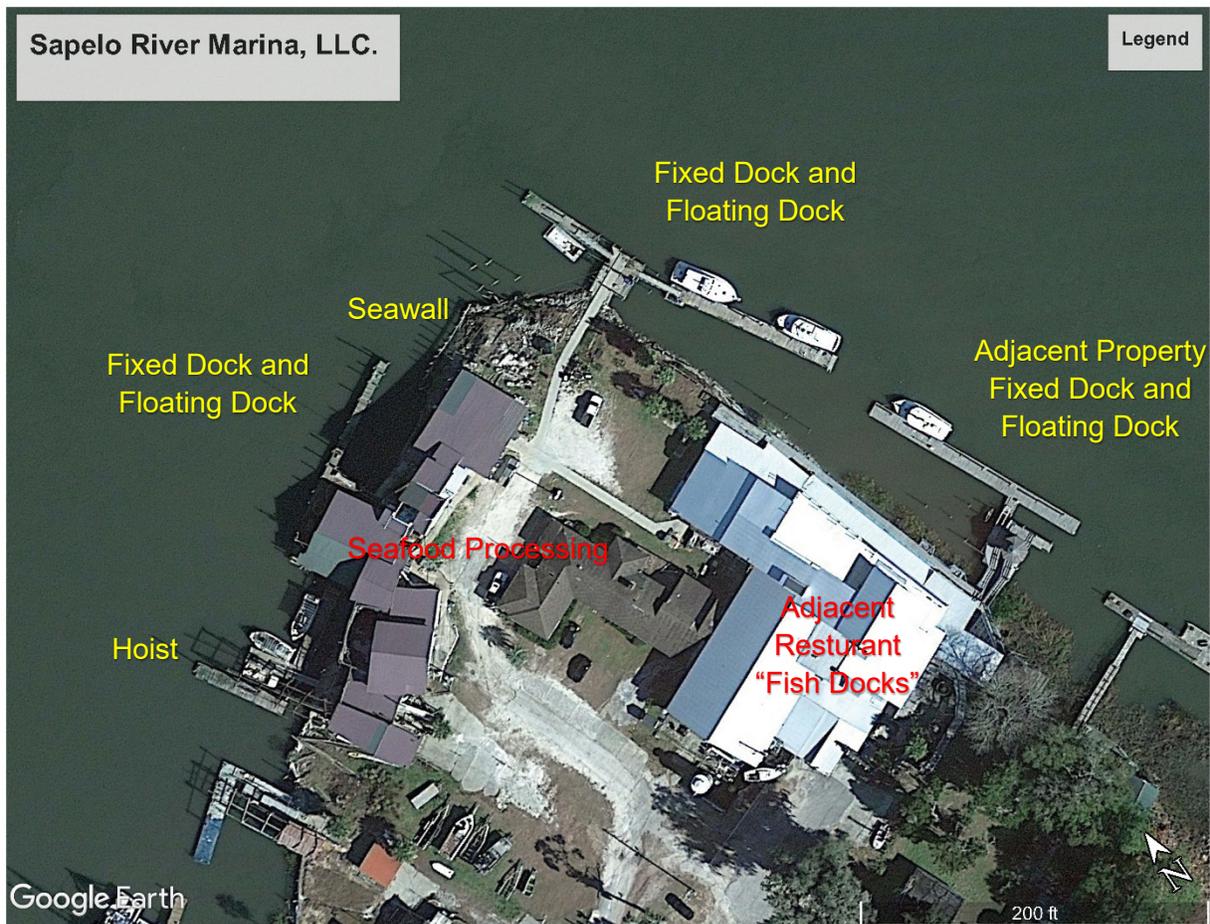


Figure 1

## Existing Conditions:

The existing Sapelo River Marina provides boat docking and seafood processing. There are four floating docks that are used for docking of boats for the marina operation. An existing covered boat lift with hoist is located on the western bank that is used in the operation of the facility to include the launching of boats and hoisting of product. A fixed deck and covered building are also located along the western bank. The banks are stabilized partially with a sea wall and partially with rip rap.

The hoist is surrounded by two floating docks. One dock is approximately 56' x 8.5' identified as dock "A". The second dock is an "L" shaped dock and has a total length of 85' long 8.5 feet wide identified as dock "B". These docks are used in the operation of the covered boat lift with hoist. The covered building and fixed deck are adjacent to the hoist. The covered building includes approximately 1223.5 sq. ft. over the jurisdictional area. The fixed deck, identified as deck "C", covers an area of approximately 1478.5 sq. ft. over the jurisdictional area.



Covered Boat Lift



Hoist

There is a fixed deck, identified as deck "E", with two floating docks along the east bank of the facility. The fixed deck covers approximately 588.3 sq. ft. of the jurisdictional area and provides access to the two floating docks. The northern dock, identified as dock "D", is approximately 52'x8.5'. The southern dock, identified as dock "F", is approximately 108.5' x 8.5'. The southern dock is too short at the end near the ramp and causes the ramp to malfunction during extreme tides.



Fixed Deck "E"



Floating Dock "F"

The banks of the river are currently reinforced. Portions are reinforced with a wooden seawall and portions are reinforced with rip rap. The existing wooden seawall is located along the western bank. The shoreline is currently stabilized with approx. 500 linear feet of bank stabilization that includes 150 sq.ft of bulkhead and 2,055 sq.ft of rip rap. There is a total of 2,205 sq.ft. of existing structure in coastal marshlands. The seawall is approximately 250' in length and is in poor condition. The remaining bank is reinforced with large granite and concrete rip rap. Portions of the rip rap need repair.



Existing Seawall



Existing Seawall

The existing floating dock "A" is approximately 30.8' from the extended western property line. The existing floating dock "F" extends beyond the extended eastern property line approximately 41.1'. The longest distance that any improvement extends into the waterway is floating dock "A" which extends 71.6' into the waterway.

The upland component includes a building and covered area for operations of the marina. The remaining areas include gravel parking and site access as well as grassed areas.

The existing conditions are depicted on the accompanying permit drawings. More particularly, the existing conditions are shown on sheets C-04 through C-06. The area that is shaded by the existing floating docks, ramps, fixed decks, and covered building is shown on sheet C-07. The shaded area includes the fixed decks, the floating docks, the ramps and the covered decks.

### **Proposed Improvements:**

The applicant proposes to modify the structure by adding a hoist along the west bank to connect the "L" shaped floating dock to the covered deck. The hoist will be covered and will be used for loading and unloading. The proposed covered hoist area will be approximately 93 sq. ft.

The seawall along the western bank will be repaired or replaced. The replacement wall will be installed just behind the marsh jurisdictional line. Any unserviceable seawall structures along the seawall will be removed. There are several posts outside of the seawall that will remain. The rip rap will be repaired. Approximately 50 linear feet of rip rap stabilization will be installed along the toe of the existing rip rap.

A new floating dock is proposed at the end of the fixed deck along the western bank. The proposed floating dock will be accessed with a 3' wide ramp. The dock will be approximately 52' by 8.5'.

The southern floating dock along the east bank will be extended by 12 feet to allow for the proper operation of the ramp. The floating dock in this area is 10' wide.

The proposed improvements are shown on sheets C-07 through C-10 on the attached permit drawings as well as on Figure 2.

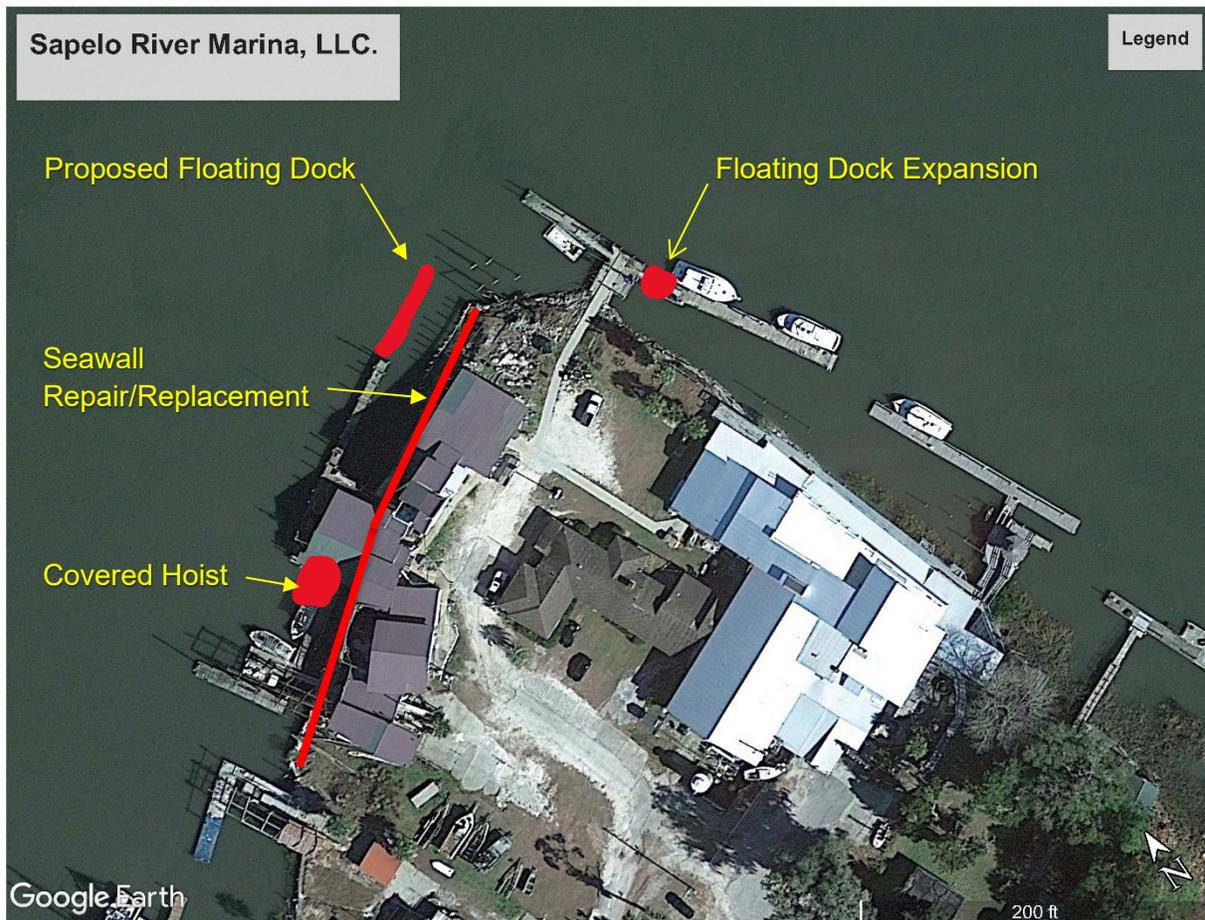


Figure 2

**Dimensions:**

The proposed covered hoist will be approximately 20'x12'. While the covered area is 240 sq. ft., the additional shaded area is 93 sq. ft. since portions of the existing floating dock already shade the river bottom.

The proposed seawall repair/replacement will be approximately 250' in length and will be installed just behind the existing seawall. Approximately 50 linear feet of rip rap will be installed near the toe of the existing rip rap.

The proposed floating dock will be approximately 52'x8.5'. A 3' wide aluminum ramp will be installed for access between the fixed deck and the new dock.

The proposed floating dock extension will be approximately 12' x 10'.

As shown in Figure 3 below the distance across the river on the west side of the site is 335' The distance across the river on the east side is 890 feet. These measurements are approximately MLW to MLW.



Figure 3

The distance of the project into the waterway from MLW is shown on Figure 4 below. Contours are shown on the attached drawings that indicate the depth of the waterway bottom.



Figure 4

**Shaded Area:**

The shaded areas for the permit are as follows:

**Existing Structure Shaded Area:**

- Floating Dock A: 485 sq. ft.
- Floating Dock B: 790.5 sq. ft.
- Fixed Deck C: 1478.5 sq. ft.
- Covered Building: 1223.5 sq. ft. in jurisdiction
- Covered Boat Lift (Hoist): 612 sq. ft. in jurisdiction
- Floating Dock D: 442 sq. ft.
- Fixed Deck E: 588.3 sq. ft.
- Floating Dock F: 952 sq. ft.
- Ramps combined total: 110.2 sq. ft.

Total Existing Shaded Area: 6,682 sq. ft.

**Proposed Structures Additional Shaded Area**

- Covered Hoist: 93 sq. ft.

- Proposed Floating Dock: 442 sq. ft.
- Ramp: 70 sq. ft.
- Southern Floating Dock Extension: 120 sq. ft.

Total Proposed Shaded Area: 725 sq. ft.

Total Shaded Area: 7407 sq. ft.

### **Mooring:**

The total length of existing mooring space is 454 feet. The proposed mooring space is 137 feet. The total mooring space upon completion will be 591 linear feet.

### **Construction:**

The floating dock and floating dock extension will be constructed of marine grade wood and floats. Construction for the docks will be from the waterway and should not have an upland component. The proposed covered hoist will be constructed using timber piles, steel beams and a metal roof. Construction for the covered hoist will be primarily from the river. The seawall will be constructed of wood piles, tiebacks and steel sheeting or wood. The proposed improvements should have no effect on neighboring structures or neighbors.

The attached project drawings provide an illustration of the improvements, dimensions, Mean Low Water line, and position of the proposed structures in correlation to the Mean Low Water line and channel.

### **Project Drawings:**

The project drawings showing the proposed improvements, coastal marshlands, project area, and various corresponding information and topographic data are attached.

### **Site Plans:**

The vicinity map that shows the location, latitude and longitude, waterways, and nearest town is included in the attached project drawings.

#### *Marshland Component of Project*

The attached site plans include a survey of the existing area, structures, and the DNR delineated marsh line. The plans also include the necessary dimension, location, elevation/section views, and sounding data for the proposed structures.

#### *Upland Component of the Project*

The attached site plans include the existing upland features. However, there should be no upland component in association with the project. All work should be done from the water.

#### *Marshlands Buffers for Upland Component*

A Marshland Buffer should not be required. The project should not entail an upland component and all work should be done from the water.

#### *Stormwater Management Plan of the Upland Component*

A stormwater management plan should not be required. The project should not entail an upland component and all work should be done from the water.

*Impervious Surface Calculations of the Upland Component*

Impervious Surface Calculations should not be required. The project should not entail an upland component and all work should be done from the water.

***Bank Stabilization***

The riverbank will be stabilized by the installation of additional rip rap. The bank is currently covered with rip rap. Additional rip rap will be installed to address stressed or failed areas. The rip rap will be installed from the upland side of the bank. The material will be placed with a long reach excavator or crane.

**Deed or Other Legal Instrument:**

A copy of the deed for the subject property is attached.

**Adjoining Landowners:**

Sapelo River Marina, LLC.  
Attn: Charlie Phillips  
1418 Sapelo Avenue NE  
Townsend, Ga 31331

Myron Phillips  
1381 Sapelo Avenue  
Townsend, Ga 31331

**Zoning Letter & Signed Drawings from the Local Government:**

The signed letter from McIntosh County stating that the subject property is zoned to allow the proposed improvements and the signed site plans are attached.

**Non-refundable Application Fee:**

The fee of \$250.00 is attached.

**Alternative Analysis:**

The current dock site is used and permitted by Sapelo River Marina, LLC. The available space and sounding found the proposed location for the floating dock the most suitable. Additionally, the proposed area for the covered hoist is the only area that allows the transfer of materials and product into and from the sorting facility to the watercraft. No other areas were found suitable.

**Landfill or Hazardous Waste Statement:**

T.R. Long Engineering, P.C., on behalf of the applicant, has reviewed the Environmental Protection Division Hazardous Waste Support Unit inventory list to confirm that there is not a hazardous waste or landfill site on or near the subject property.

**Water Quality Certification:**

A water quality certification should not be required for the project.

**Erosion and Sedimentation Statement:**

An erosion and Sedimentation plan and statement should not be required for this project since project should not entail an upland component and all work should be done from the water.

**Public Interest Statement:**

The proposed improvements should not cause unreasonable obstruction of the navigable waterway. A larger portion of Sapelo River will be open for watercraft travel after the proposed improvements. The natural flow of the creek should not be greatly affected, and we do not anticipate any unreasonably harm or erosion to the channel based on the proposed improvements. Additionally, the granting of the permit and the completion of the project should not unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, wildlife, or other resources.