



MARK WILLIAMS
COMMISSIONER

A.G. 'SPUD' WOODWARD
DIRECTOR

DEC 23 2015

Lumar, LLC
3621 Vinnings Slope, Suite 4420
Atlanta, GA 30339

**Re: Letter of Authorization, Revocable License & Federal Consistency Determination, Construction of a Single -Family Residence, Private Recreational Dock Facility, Tract 3 South, Parcel 4, Dungeness Cut, Camden, Georgia.
(GPS 30.767476°N/-81.470090°W)**

Dear Mr. Stone:

This letter and its attachments, which are incorporated into and made a part of this letter, are a response to your application for a State Revocable License and Authorization in accordance with your Department of the Army Permit Application, as supplemented and amended (“your Application”), to construct a private, single-family, recreational dock facility at the location described above (“the Proposed Dock Facility”).

This letter and its attachments serve as notification that Staff of the Georgia Department of Natural Resources (“the Department”) Coastal Management Program (“GCMP”) has reviewed your Application pursuant to Section 404 of the Clean Water Act and/or Section 10 of the River and Harbors Act of 1899 for consistency with GCMP, and concurs with the consistency certification set forth in your Application. In addition, this letter and its attachments provide the Department’s authorization for you to proceed with construction, operation, and maintenance of the Proposed Dock Facility, subject to the terms and conditions of this letter and the fully executed Revocable License attached to this letter as Attachment A (“the Revocable License”). The Revocable License serves as your authorization to utilize state-owned tidal water bottoms for your Proposed Dock Facility in the location and with the precise dimensions, configuration and intended uses and further described below and in Attachment B. Attachment B depicts the final, as approved location, dimensions and configuration for the Proposed Dock Facility.

Project Description: The Proposed Dock Facility will consist of a 200 ft. x 6 ft. walkway extending seaward to a 14 ft. x 20 ft. fixed deck, with a 4 ft. x 26 ft. ramp extending left to a 10 ft. x 50 ft. floating dock. The fixed terminal end of the Proposed Dock Facility will be constructed 719 ft. from the straight-line extended property line to the left and 424 ft. from the straight-line extended property line to the right of the structure. The Proposed Dock Facility will extend approximately 50 ft. into the waterway at a point where the waterway is approximately 3120 ft. wide at mean low water. In addition, the following requirements shall apply to the Proposed Dock Facility as approved:

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Lumar, LLC

Single Family, Private Residential Dock

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1. The walkway and fixed terminal end of the Proposed Dock Facility must be constructed at such a height as to clear all vegetation.
2. The fixed terminal end of the Proposed Dock Facility shall not be fully enclosed with any solid material. Covered portions of the fixed terminal end may be constructed with walls of a single layer of woven screen wire or wainscot, with the wainscot being only the lower three feet of the wall.
3. Use of any authorized roof over the fixed terminal end of the Proposed Dock Facility as a second story or storage area is prohibited. Also prohibited are Railings and permanent access associated with any approved roof over the fixed terminal end of the Proposed Dock Facility.
4. Lighting to the Proposed Dock Facility must be minimal, capped, and shielded.
5. Freshwater outlets must be maintained. Unattended free running fresh water is considered non-compliant.
6. All equipment used for the construction of any portion of the Proposed Dock Facility must be operated from construction mats laid in a single file immediately adjacent to the portion in question and from one side only. No construction materials or debris may be placed, disposed of, or stored in jurisdictional areas. Any incidental impacts associated with construction of the Proposed Dock Facility may be required to be rectified, with proper coordination with the Department, by fully restoring impacted areas to their pre-construction topographic and vegetative states.
7. Any change in the approved location, dimensions, or configuration of the Proposed Dock Facility, or use of the Proposed Dock Facility for any purpose other than a private, single-family, recreational dock, without prior notification to and approval from the Department, will result in immediate revocation of the Revocable License, voiding of the authorizations provided herein, and your removal of the Proposed Dock Facility from state-owned property, and could result in possible criminal and civil penalties as provided by law.
8. The Proposed Dock Facility shall not be used at any time for business or commercial purposes. Prohibited uses include, but are not limited to, liveboards, leasing of dock space, docking a commercial vessel of any type, and utilization of the Proposed Dock Facility in any tour boat or charter fishing boat activities.
9. This authorization letter and Revocable License are not transferable with the change of ownership interests in the upland property at which the Proposed Dock Facility will be constructed.
10. This authorization letter and Revocable License do not relieve you from the responsibility to obtain any other federal, state, or local permits or authorizations which may be required for the Proposed Dock Facility, including without limitation any required county or municipal building permit, prior to beginning construction of the Proposed Dock Facility. **Please contact William M. Rutlin, Branch Chief, with the US Army Corps of Engineers office at 912.652.5893 or William.M.Rutlin@usace.army.mil to determine if a federal permit is required.**
11. Construction of the Proposed Dock Facility must be completed within 3-years from the date of issuance of this letter and the Revocable License. If such construction is not completed within said timeframe, the Revocable License shall become void, making any portion of the Proposed Dock Facility that may have been constructed subject to removal without further notice or remedy to you.

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12. Written notice to and possible authorization from the Department is required prior to performing maintenance on the Proposed Dock Facility.
13. Written authorization from the Department is required prior to making modifications to the design of the Proposed Dock Facility as described in this letter and attachments.
14. Should there be any conflict between the description of the Proposed Dock Facility set forth in this letter and Attachment B on the one hand, and any description of the Proposed Dock Facility set forth in the Revocable License (Attachment A) on the other hand, the description of the Proposed Dock Facility set forth in this letter and Attachment B shall control. Should there be any conflict between the approved configuration of the Proposed Dock Facility as reflected in Attachment B, and the description of the approved configuration set forth in the body of this letter, the configuration described in the body of this letter shall control.
15. By accepting this Authorization and the attached Revocable License you acknowledge that the Proposed Dock Facility is subject to compliance inspections by Department staff without any prior notice.

The 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. The Revocable License authorizes use of lands presumed to be owned by the State of Georgia, and which are under control of the State. You may proceed with construction of the Proposed Dock Facility subject to the understanding and condition that the Revocable License could be rendered invalid should another person demonstrate ownership to such lands pursuant to a valid Crown Grant or State Grant.

Please contact Karl Burgess at 912-264-7218 should you require more information.

Sincerely,



Brad Gane
Chief
Ecological Services Section

Enclosures: Revocable License, Approved Plan

Cc: U.S. Army COE

File #: PRD20150110

STATE OF GEORGIA
REVOCABLE LICENSE REQUEST
In Association with a DNR Permitted Project

APPLICANTS NAME(S): Lumar, LLC. Attn: Mr. Meade G. Stone, III, Vice President

MAILING ADDRESS: 3621 Vinings Slope, Suite 4420 Atlanta Georgia 30339
(Street) (City) (State) (Zip)

PROJECT ADDRESS/LOCATION: Tract 3 South, Parcel 4, Cumberland Island, Camden County, Georgia

COUNTY: Camden WATERWAY: Dungeness Cut DATE: September 29, 2015

LOT, BLOCK & SUBDIVISION NAME FROM DEED: Tract 3 South, Parcel 4, Cumberland Island, 29th District, G.M.

A. G. "Spud" Woodward, DIRECTOR
Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, Georgia 31520-8687

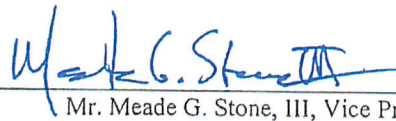
Dear Mr. Woodward:

I am making application for a permit with the U.S. Department of the Army, Corps of Engineers, Savannah District. I understand that the issuance of such a permit will not relieve me of the obligation to obtain authorization from the State of Georgia since the proposed project would constitute an encroachment on the beds of tidewaters which are State-owned property. Accordingly, I hereby request that I be granted a revocable license from the State of Georgia. Attached hereto and made a part of this request is a copy of the plans and description of the project which 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 the 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 further recognize that I will have no liveaboards, nor allow them to occur, at this structure. 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 the DNR has signed a copy of this request.

Sincerely,

By: _____


Mr. Meade G. Stone, III, Vice President, Lumar, LLC

By: _____

(Applicant), title if applicable

Attachment

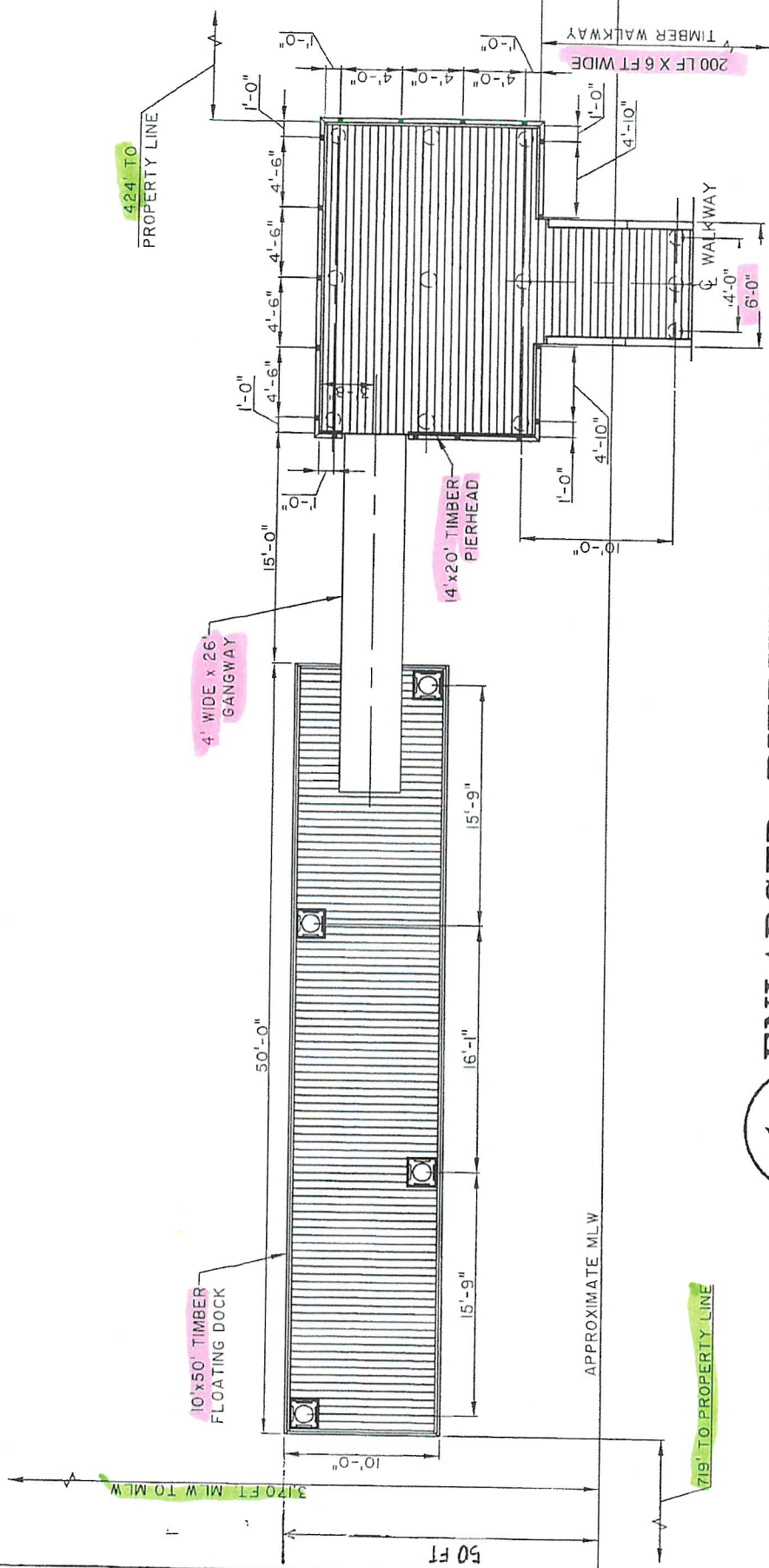
The State of Georgia hereby grants you a revocable license not coupled with an interest as provided in your request. This area may now or in the future be utilized by boats employing power drawn nets under the provisions for commercial or sport bait shrimping. In its occupancy and use of the premises, 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 by any other remedy available at law to the Department. The project proposed for this license must be completed within 5 years of the date of issuance of the license and must be maintained in serviceable condition. Otherwise, action will be initiated to revoke the license and all structures must be removed immediately at the licensee's expense.

STATE OF GEORGIA
Office of the Governor

By: B. Game
For: Mark Williams, Commissioner-DNR

DATE: DEC 23 2015

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ENLARGED PIERHEAD PLAN
 SCALE: 1" = 10'-0"

ENLARGED PIERHEAD PLAN

CUMBERLAND ISLAND DOCK FACILITY
 CAMDEN COUNTY, GEORGIA

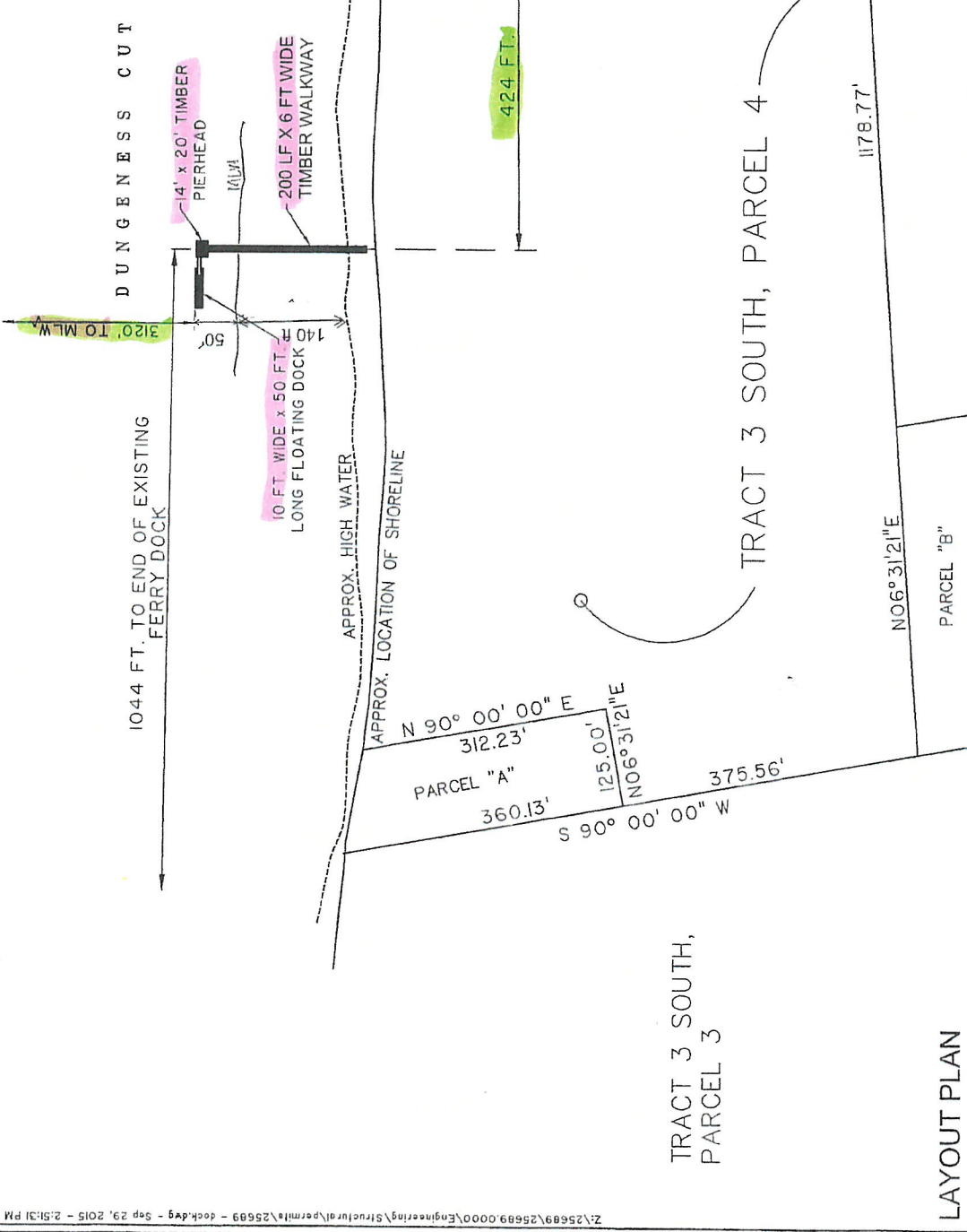
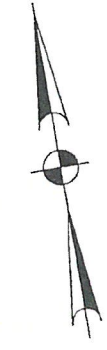
APPLICANT:
 LUMAR, LLC
 DATE: JULY 10, 2015

PROPOSED ACTIVITY:
 DOCK WITH FLOATING DOCK

DATUM: NAVD 88
 COUNTY: CAMDEN
 SHEET: 4 of 7
 SCALE: 1" = 2000'

THOMAS & HUTTON
 Engineering | Surveying | Planning | GIS | Consulting
 50 Park of Commerce Way
 PO Box 2727
 Savannah, GA 31402-2727
 p.912.234.5300 f.912.234.2950
 www.thomasandhutton.com

Attachment B



LAYOUT PLAN

CUMBERLAND ISLAND DOCK FACILITY

CAMDEN COUNTY, GEORGIA

APPLICANT:
LUMAR, LLC

DATE: JULY 10, 2015

PROPOSED ACTIVITY:
DOCK WITH FLOATING DOCK

DATUM: NAVD 88
COUNTY: CAMDEN
SHEET: 3 of 7
SCALE: 1"=200'



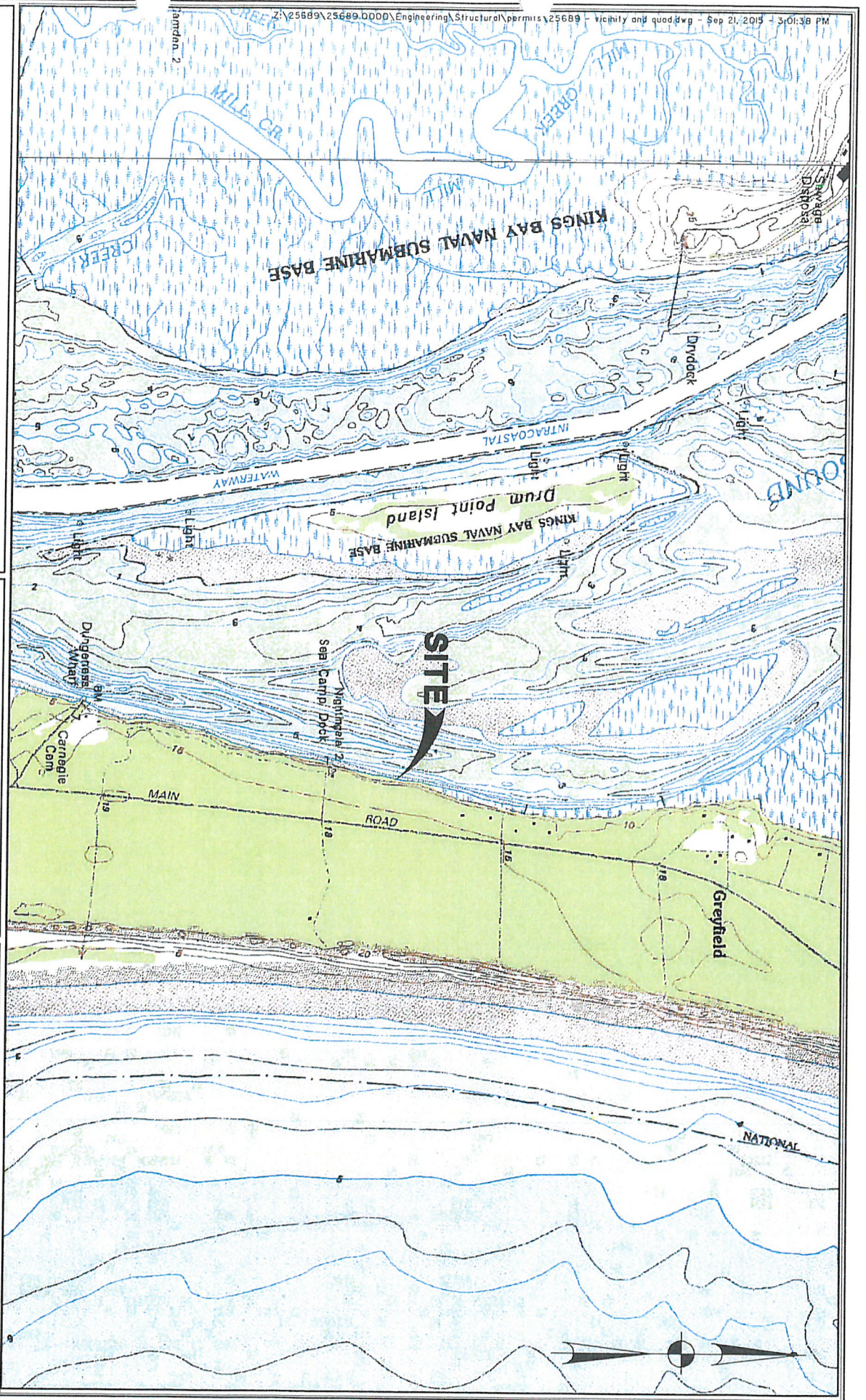
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Attachment B



CUMBERLAND ISLAND DOCK FACILITY
CAMDEN COUNTY, GEORGIA

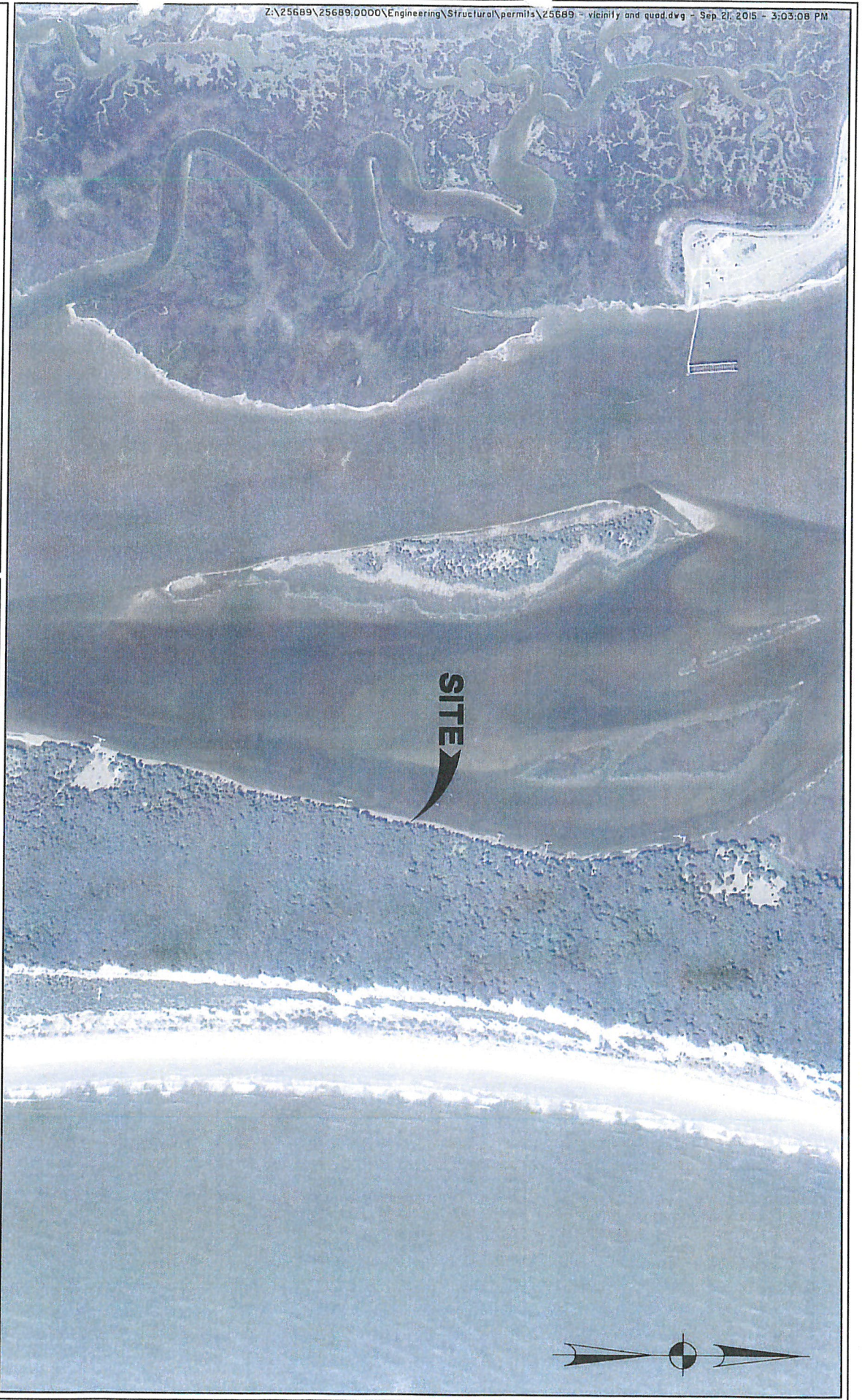
APPLICANT:
 LUMAR, LLC
 DATE: JULY 10, 2015

PROPOSED ACTIVITY:
DOCK WITH FLOATING DOCK

DATUM: NAVD 88
 COUNTY: CAMDEN
 SHEET: 2 of 7
 SCALE: 1"=2000'

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CUMBERLAND ISLAND DOCK FACILITY
CAMDEN COUNTY, GEORGIA

APPLICANT:
LUMAR, LLC
DATE: JULY 10, 2015

PROPOSED ACTIVITY:
DOCK WITH FLOATING DOCK

DATUM: NAVD 88
COUNTY: CAMDEN
SHEET: 1 of 7
SCALE: 1"=2000'



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