



June 9, 2025

Mr. Brent Holloway
Hall County Parks & Leisure
4175 Napone Road
Gainesville, GA 30506

Subject: M, N, O, F Dock Project

Dear Mr. Holloway,

This request is one project, broken down in four-stages. Once completed it will deliver tremendous beneficial improvements for Sunrise Cove. Phase 1: Realign docks O, N, and M. With the relocation of the main approach, this would allow one gangway with a gentle slope, to three docks that currently have steep access. Phase 2: Extend O dock with additional thirty-five-foot open slips. Phase 3: Replace the existing M dock with a new single open concrete dock. Phase 4: Replace F dock with a thirty-foot singled covered dock with concrete decking. The existing N dock slip count will not change, but new decking will be installed. Docks M and F are original to the property and the condition of these two docks are in desperate need of replacement. In all, this request adds an additional thirty-eight slips. This brings us to 679 slips which does not exceed the approved wet slip count of 794 on our Master Plan.

I have attached a detail diagram of the request above. Page two shows the existing docks, page three, reflects the proposed docks, and the remaining four show the power positioning for the project. With approval of this request, sixty-five percent of the marina would be in terrific condition.

This is huge opportunity for Sunrise Cove to update the facility for our customers. With Hall County and the Corps of Engineers approval of this request, we can deliver the quality and safety that Suntex is striving for in our industry.

Sincerely,

Janice Wagner

Sunrise Cove Marina
General Manager

enclosures



Sunrise Cove Marina

2025 M,N,O,F Dock Project

- Page 1: Cover Page
- Page 2: Existing M,N,O,F Docks
- Page 3: Proposed M,N,O,F Dock Layouts
- Page 4: Electrical Layout M,N,O Docks
- Page 5: Dock/Electrical Layout O Dock
- Page 6: Dock/Electrical Layout M Dock
- Page 7: Dock/Electrical Layout F Dock

Project Milestones
 June/25: Hall County Approval Submission
 Q4/25 - Q1/27: Dock Construction



Date: 5/23/25
 Project: 2025 M,N,O,F Dock
 Prepared For: Request for Approval

Modified:
 Modified:
 Modified:
 Modified:

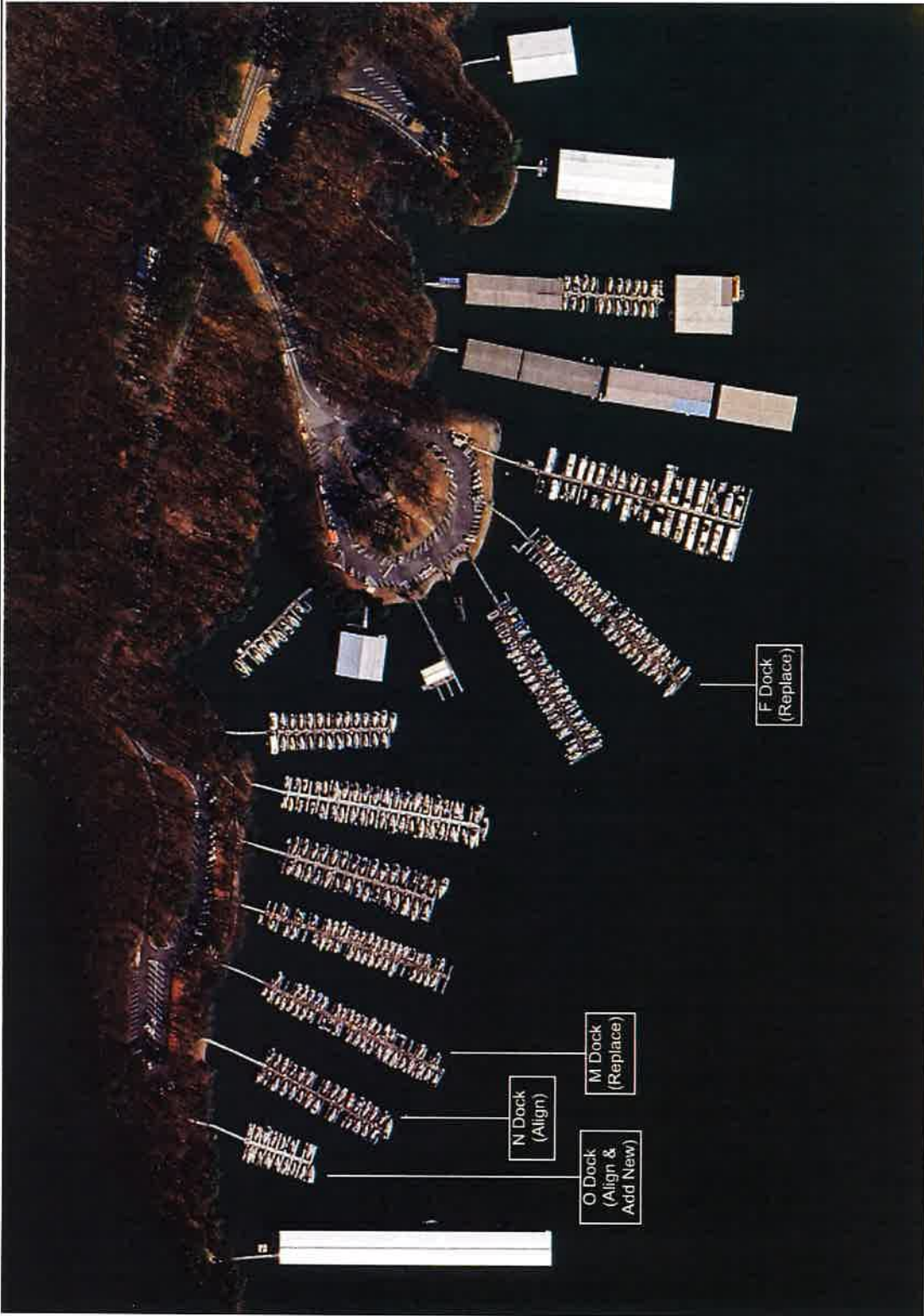
Suntex Marinas
 17330 Preston Rd, Suite #100C
 Dallas, TX 75252
 (972) 789-1400

Sunrise Cove Marina
 5725 Flat Creek Road
 Gainesville, GA 30504
 (770) 536-8599

COVER PAGE

Project Design:

AB



Date: 5/23/25
 Project: 2025 M,N,O,F Dock
 Prepared For: Request for Approval

Modified:
 Modified:
 Modified:
 Modified:

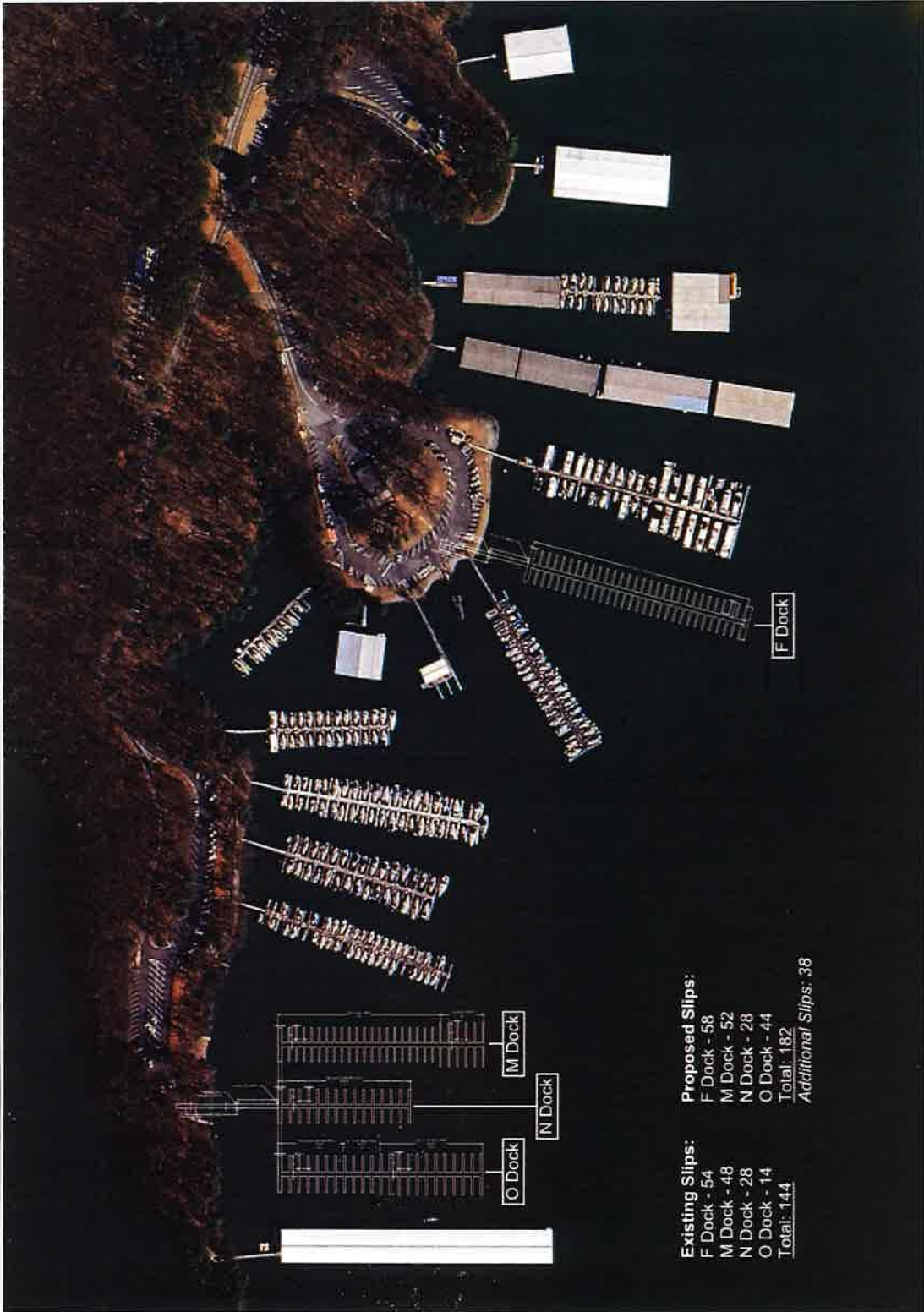
Suntex Marinas
 17330 Preston Rd, Suite #100C
 Dallas, TX 75252
 (972) 789-1400

Sunrise Cove Marina
 5725 Flat Creek Road
 Gainesville, GA 30504
 (770) 536-8599

EXISTING M,N,O,F DOCKS

Project Design:

AB



Existing Slips:
 F Dock - 54
 M Dock - 48
 N Dock - 28
 O Dock - 14
 Total: 144

Proposed Slips:
 F Dock - 58
 M Dock - 52
 N Dock - 28
 O Dock - 44
 Total: 182

Additional Slips: 38



Date: 5/23/25
 Project: 2025 M,N,O,F Dock
 Prepared For: Request for Approval

Modified:
 Modified:
 Modified:
 Modified:

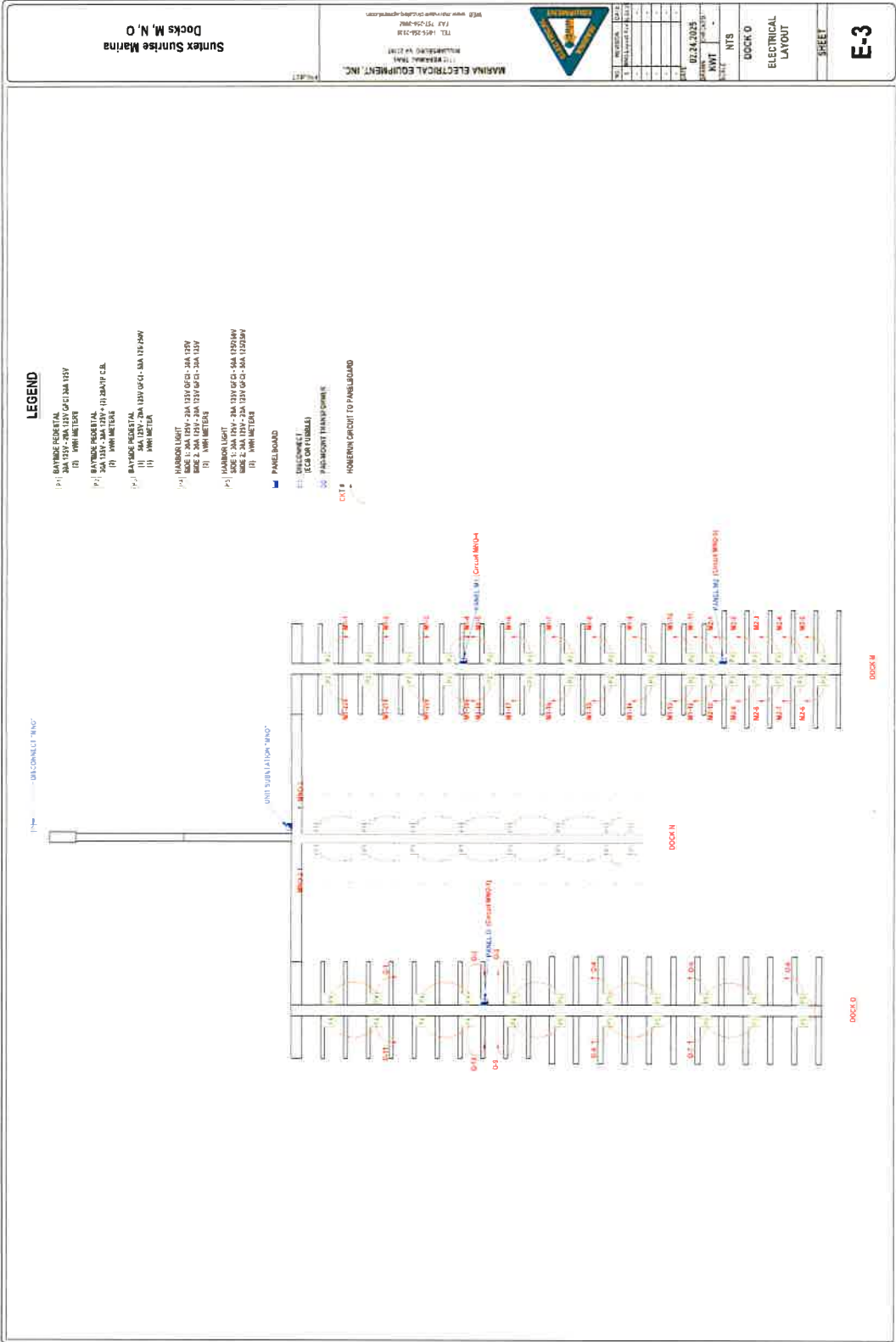
Suntex Marinas
 17330 Preston Rd, Suite #100C
 Dallas, TX 75252
 (972) 789-1400

Sunrise Cove Marina
 5725 Flat Creek Road
 Gainesville, GA 30504
 (770) 536-8599

PROPOSED M,N,O,F DOCKS

Project Design:

AB



LEGEND

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



Date: 5/23/25

Project: 2025 M,N,O,F Dock

Prepared For: Request for Approval

Modified:

Modified:

Modified:

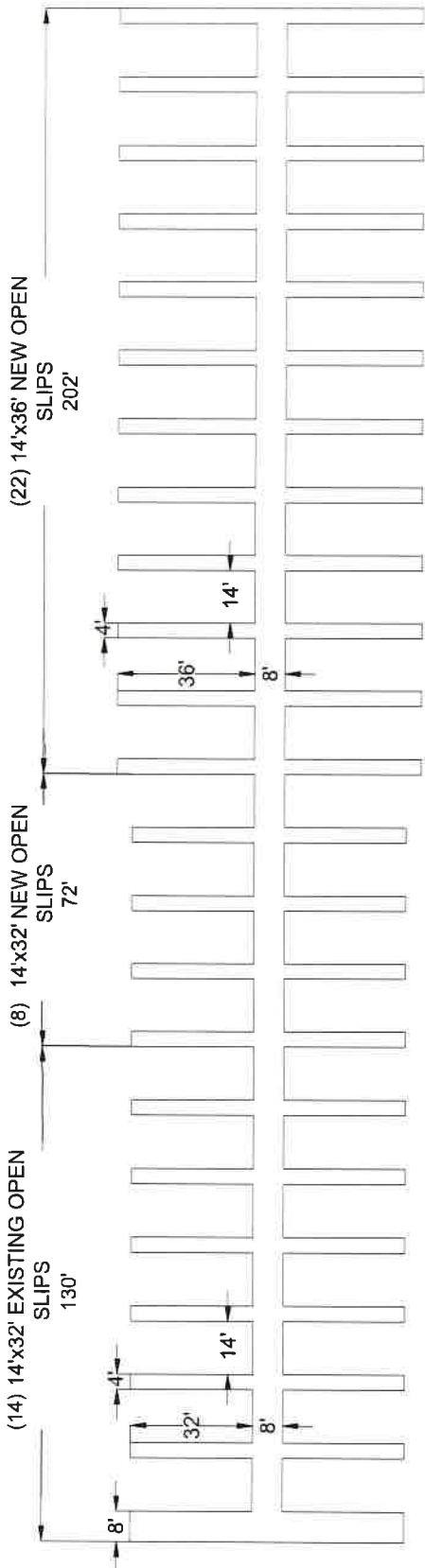
Modified:

SunTex Marinas
17330 Preston Rd, Suite #100C
Dallas, TX 75252
(972) 789-1400

Sunrise Cove Marina
5725 Flat Creek Road
Gainesville, GA 30504
(770) 536-8599

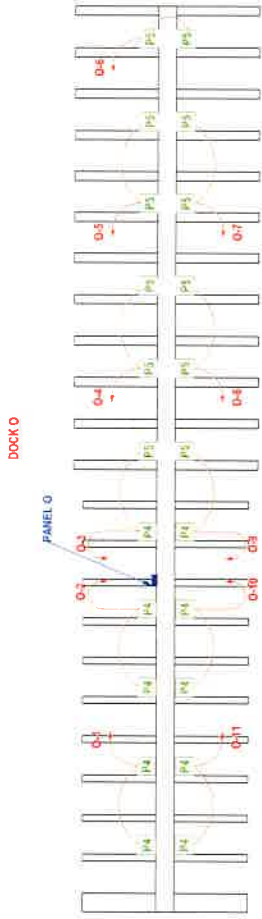
ELECTRICAL LAYOUT
M,N,O DOCKS

Project Design: AB



LEGEND

- [P1] BAYSIDE
30A 125V - 20A 125V GFCI 30A 125V
(2) MWH METERS
- [P2] BAYSIDE
30A 125V - 30A 125V + (2) 20AMP C.B.
(2) MWH METERS
- [P3] BAYSIDE
(1) 30A 125V - 20A 125V GFCI - 50A 125/250V
(1) MWH METER
- [P4] HARBOR LIGHT
SIDE 1: 30A 125V - 20A 125V GFCI - 30A 125V
SIDE 2: 30A 125V - 20A 125V GFCI - 30A 125V
(2) MWH METERS
- [P5] HARBOR LIGHT
SIDE 1: 30A 125V - 20A 125V GFCI - 30A 125/250V
SIDE 2: 30A 125V - 20A 125V GFCI - 30A 125/250V
(2) MWH METERS
- [P] PANELBOARD
- [D] DISCONNECT
(ECB OR FUSIBLE)
- [T] PAD-MOUNT TRANSFORMER
- [CAT #] HOMERUN CIRCUIT TO PANELBOARD



Date: 5/23/25
 Project: 2025 M,N,O,F Dock
 Prepared For: Request for Approval

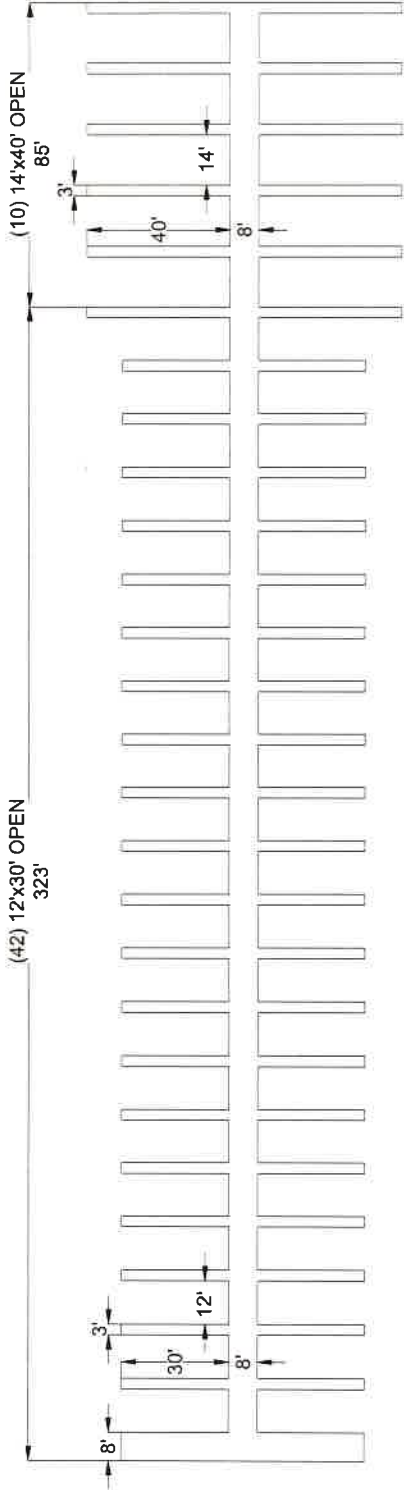
Modified:
 Modified:
 Modified:
 Modified:

Suntex Marinas
 17330 Preston Rd, Suite #100C
 Dallas, TX 75252
 (972) 789-1400

Sunrise Cove Marina
 5725 Flat Creek Road
 Galnesville, GA 30504
 (770) 536-8599

DOCK/ELECTRICAL LAYOUT
O DOCK

Project Designer: AB

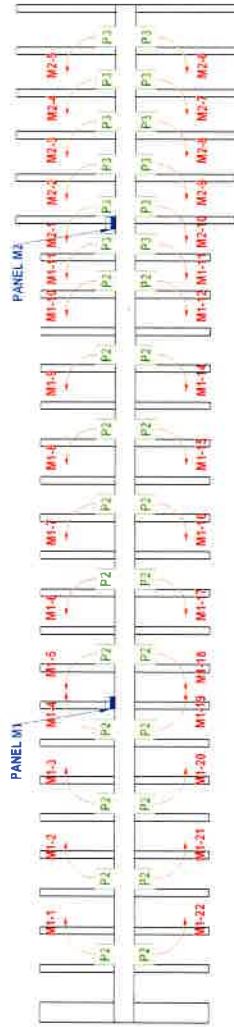


LEGEND

- [P1] BAYSIDE
30A 125V - 20A 125V GFCI 30A 125V
(2) kWh METERS
- [P2] BAYSIDE
30A 125V - 30A 125V + (2) 20A/1P C.B.
(2) kWh METERS
- [P3] BAYSIDE
(1) 30A 125V - 20A 125V GFCI - 50A 125/250V
(1) kWh METER
- [P4] HARBOR LIGHT
SIDE 1: 30A 125V - 20A 125V GFCI - 30A 125V
SIDE 2: 30A 125V - 20A 125V GFCI - 30A 125V
(2) kWh METERS
- [P5] HARBOR LIGHT
SIDE 1: 30A 125V - 20A 125V GFCI - 50A 125/250V
SIDE 2: 30A 125V - 20A 125V GFCI - 50A 125/250V
(2) kWh METERS

- [P] PANELBOARD
- [D] DISCONNECT
(ECB OR FUSIBLE)
- [T] PAD-MOUNT TRANSFORMER
- [C] HOMERUN CIRCUIT TO PANELBOARD

DOCK M



**DOCK/ELECTRICAL LAYOUT
M DOCK**

Sunrise Cove Marina
5725 Flat Creek Road
Gainesville, GA 30504
(770) 536-8599

Suntex Marinas
17330 Preston Rd, Suite #100C
Dallas, TX 75252
(972) 789-1400

Date: 5/23/25	Modified:
Project: 2025 M,N,O,F Dock	Modified:
Prepared For: Request for Approval	Modified:
	Modified:

SUNTEX MARINAS
SUNTEX MARINAS IS AN EQUAL OPPORTUNITY EMPLOYER



SUNTEX MARINAS
THE MARINA EXPERTS

Date: 5/23/25
 Project: 2025 M,N,O,F Dock
 Prepared For: Request for Approval

Modified:
 Modified:
 Modified:
 Modified:

Suntex Marinas
 17330 Preston Rd, Suite #100C
 Dallas, TX 75252
 (972) 789-1400

Sunrise Cove Marina
 5725 Flat Creek Road
 Gainesville, GA 30504
 (770) 536-8599

DOCK/ELECTRICAL LAYOUT
F DOCK