



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, MOBILE DISTRICT
100 CANAL ST.
MOBILE, ALABAMA 36602

REPLY TO
ATTENTION OF

Real Estate Division
Management & Disposal Branch

Hall County Government
Parks and Community Services
Attn: Brent Holloway
4175 Nopone Rd
Gainesville, GA 30506

Mr. Holloway:

This letter is in reference to your request for approval of the proposed improvement project for Docks M, N, O, and F at Sunrise Cove Marina. The project is planned in four phases and includes the realignment of Docks O, N, and M, along with the relocation of the main approach to incorporate a single gangway. Additionally, the project proposes extending Dock O to include thirty-five (35) new open slips, replacing the existing Dock M with a new single open concrete dock, and replacing Dock F with a thirty-foot single covered dock featuring concrete decking. While the total slip count for Dock N will remain unchanged, it will receive new decking as part of the improvements.

Docks M and F are original to the property and are currently in a condition that necessitates replacement. Overall, the proposed improvements will result in a net increase of thirty-eight (38) slips, bringing the total number of slips to 679. This total remains within the approved maximum of 794 wet slips as established in the Master Plan.

This action is hereby approved in accordance with the terms of Department of Army Lease No. DACW01-1-98-0452 and is subject to the following conditions:

- a. The entire completed work must be fully conducted within Sunrise Cove Marina's existing lease area.
- b. All work must be accomplished in accordance with all Federal, State, and Local laws and regulations.
- c. Any deviation from the plans should be coordinated with the U.S. Army Corps of Engineers, Real Estate Division, Mobile District and Lake Lanier Project Management staff.
- d. If you fail to comply with any of these conditions, this authorization may be modified, suspended, or revoked.

Please note that the nontechnical review conducted by this office is not a certification that the facility, as depicted, is suitable for its intended purpose(s). The use of professional engineer's services should be relied on for such certifications. In approving the drawings/plans, the Federal Government does not assume any liability for design or construction deficiencies associated with the facility.

If you have any questions, please contact Stephanie Overton at (770) 584-8328 or by email at Stephanie.D.Overton@usace.army.mil.

Respectfully,

ZACHARY T. LAMBERT
Real Estate Contracting Officer

Encl: Request and Plans



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

Page 1: Cover Page
 Page 2: Current Marina Layout
 Page 3: Proposed M,N,O,F Dock Layouts
 Page 4: Master Plan 6/15/93
 Page 5: 1993 Master Plan Overlay
 Page 6: Electrical Layout M,N,O Docks
 Page 7: Dock/Electrical Layout O Dock
 Page 8: Dock/Electrical Layout M Dock
 Page 9: Dock/Electrical Layout F Dock

Sunrise Cove Marina

2025 M,N,O,F Dock Project



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

Modified: 2/24/26
 Modified:
 Modified:
 Modified:

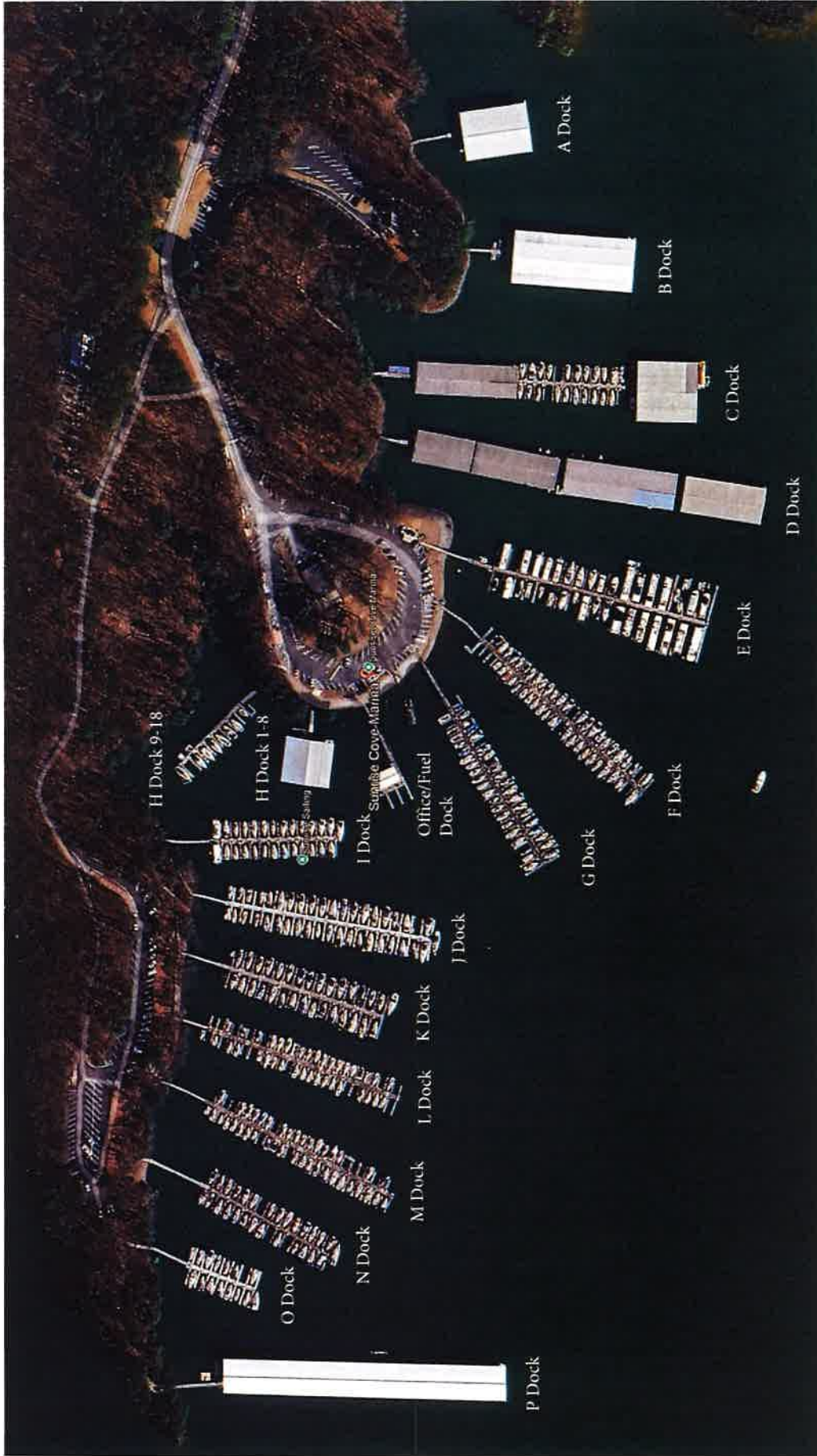
Suntex Marinas
 17330 Preston Rd, Suite #100C
 Dallas, TX 75252
 (972) 789-1400

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

CURRENT MARINA LAYOUT



SUNTEX MARINAS
 5725 Flat Creek Road
 Gainesville, GA 30504
 (770) 536-8599

Sunrise Cove Marina
 1730 Preston Rd, Suite #100C
 Dallas, TX 75252
 (972) 789-1400

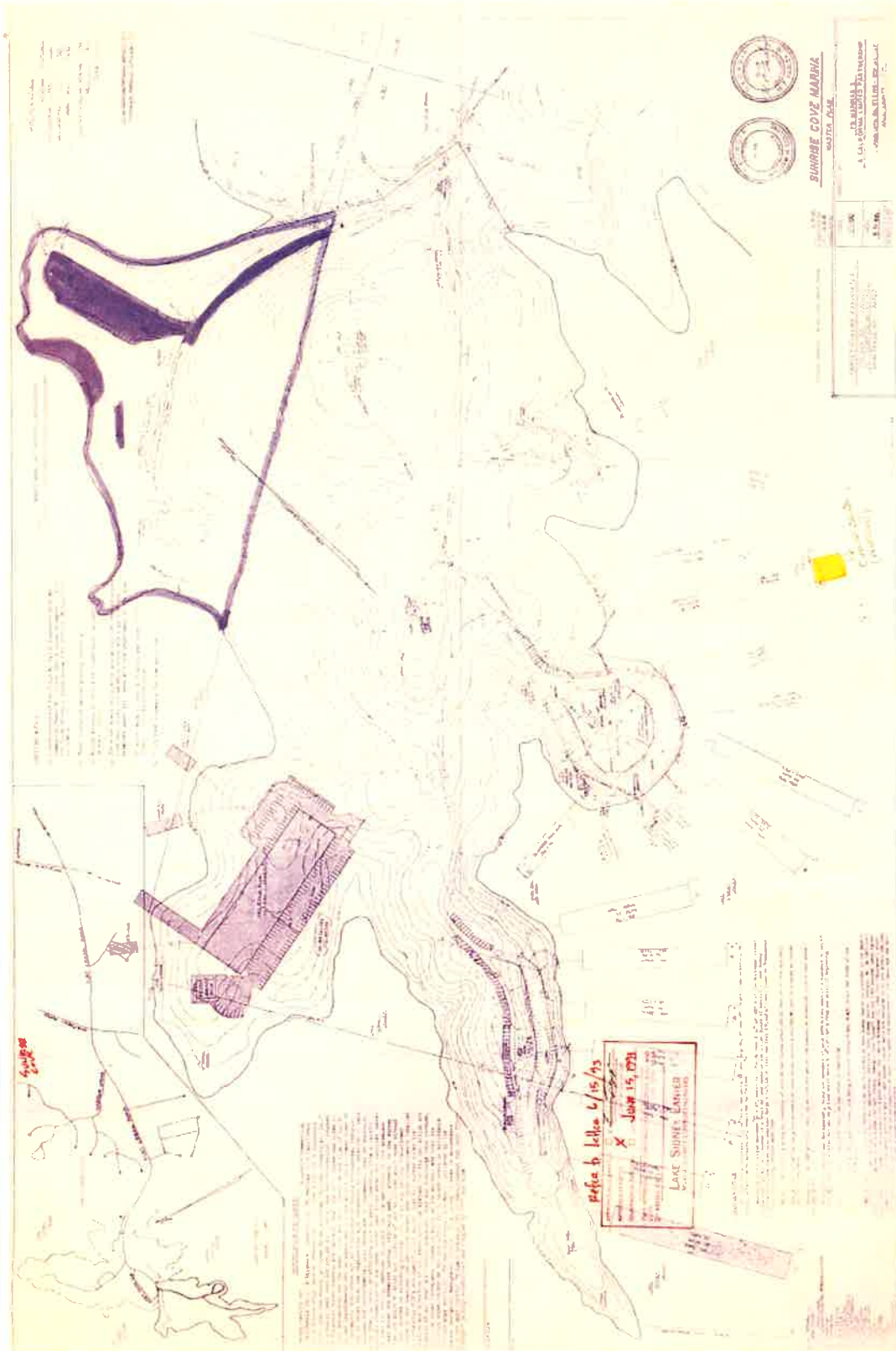
PROPOSED M,N,O,F DOCKS

Project Design: AB

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

Modified:
 Modified:
 Modified:
 Modified:





MASTER PLAN
6/15/93

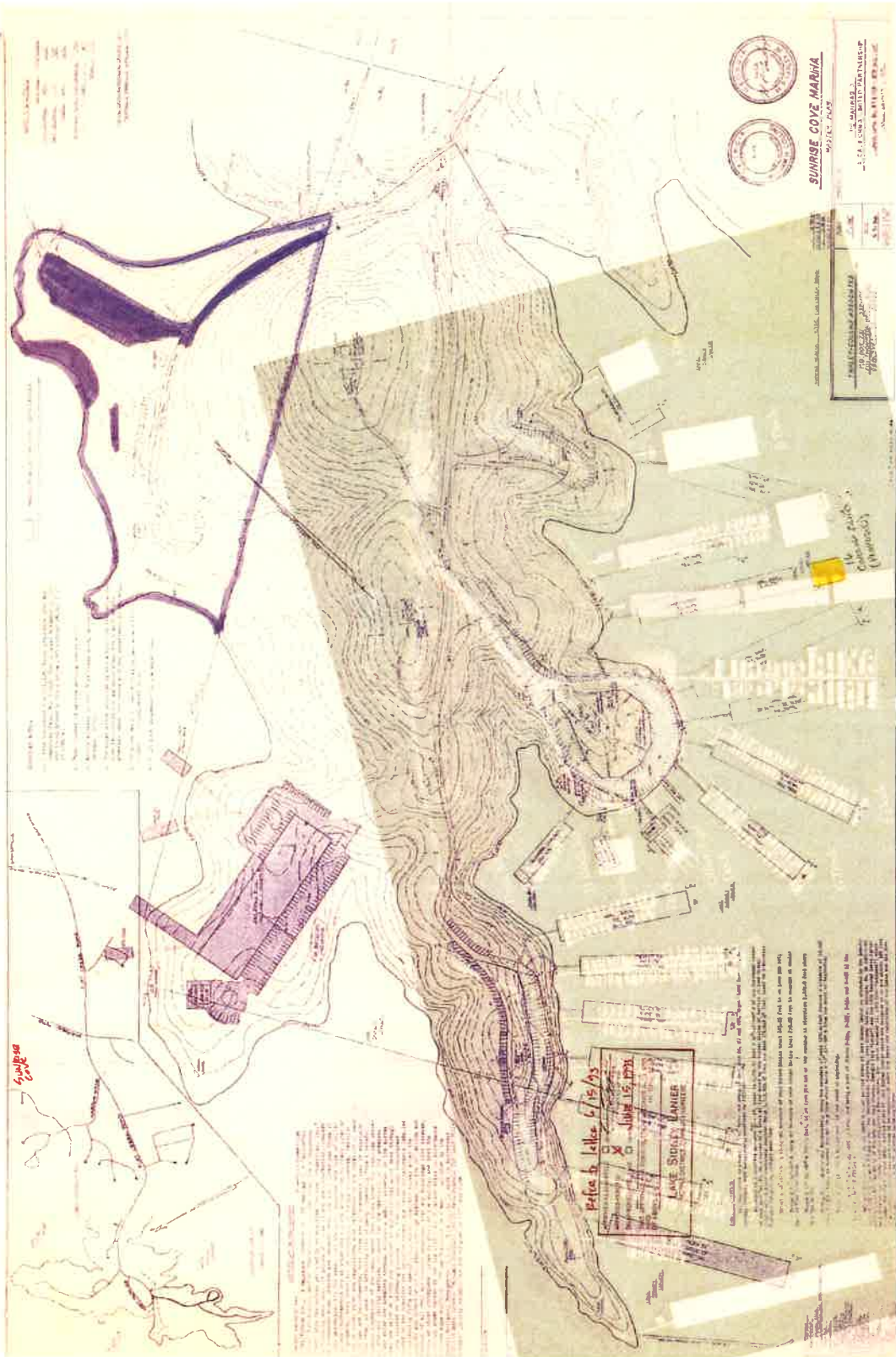
Sunrize Cove Marina
5725 Flat Creek Road
Gainesville, GA 30504
(770) 536-8599

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:



Project Design: AB



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

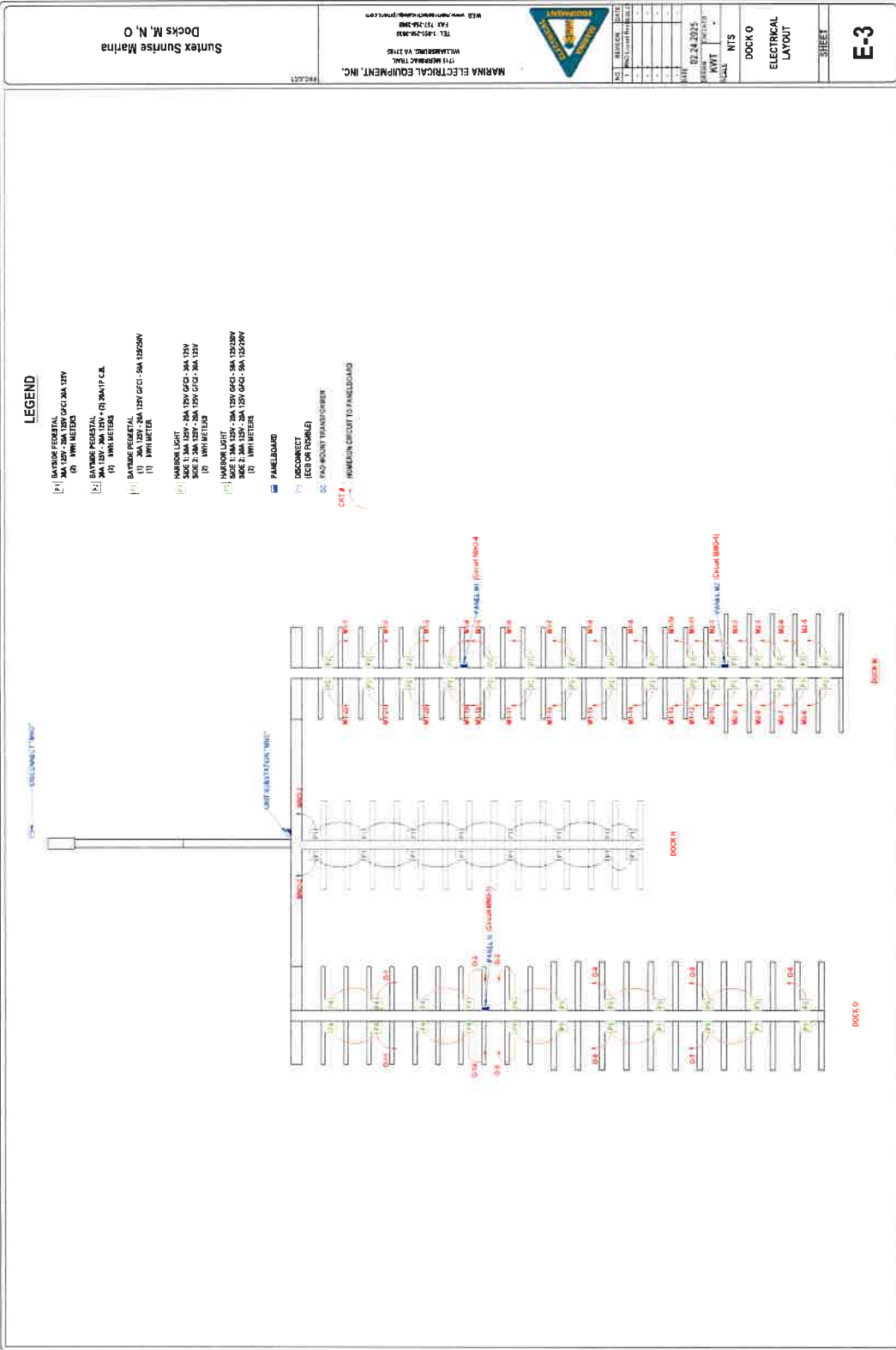
Modified:
 Modified:
 Modified:
 Modified:

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

**1993 MASTER PLAN OVERLAY
 (WITH CURRENT MARINA)**

Project Design: AB



LEGEND

- (M) BATTERY PODS
30A 120V - 20A 120V GFCI 30A 120V
(1) 100W METERS
- (N) BATTERY PODS
30A 120V - 20A 120V GFCI 30A 120V
(1) 100W METERS
- (O) BATTERY PODS
30A 120V - 20A 120V GFCI 30A 120V
(1) 100W METERS
- (F) HARBOR LIGHT
300W 120V - 20A 120V GFCI 30A 120V
(1) 100W METERS
- (M) HARBOR LIGHT
300W 120V - 20A 120V GFCI 30A 120V
(1) 100W METERS
- (N) HARBOR LIGHT
300W 120V - 20A 120V GFCI 30A 120V
(1) 100W METERS
- (O) HARBOR LIGHT
300W 120V - 20A 120V GFCI 30A 120V
(1) 100W METERS
- (F) HARBOR LIGHT
300W 120V - 20A 120V GFCI 30A 120V
(1) 100W METERS
- PANELBOARD
- ⊖ DISCONNECT (GFI OR FIDMMS)
- ⊖ PAD MOUNT TRANSFORMER
- ⊖ HOMERUN CIRCUIT TO PANELBOARDS

Sunlex Sunrise Marina
Docks M, N, O

MARINA ELECTRICAL EQUIPMENT, INC.
7110 KENNEDY BLVD
WILKINSON, VA 23186
TEL: 804-528-2888
FAX: 804-528-2888
WWW.MARINELECTRICAL.COM



NO.	REVISION	DATE
1	ISSUE FOR PERMIT	02.24.2025
2	ISSUE FOR PERMIT	02.24.2025
3	ISSUE FOR PERMIT	02.24.2025
4	ISSUE FOR PERMIT	02.24.2025
5	ISSUE FOR PERMIT	02.24.2025
6	ISSUE FOR PERMIT	02.24.2025
7	ISSUE FOR PERMIT	02.24.2025
8	ISSUE FOR PERMIT	02.24.2025
9	ISSUE FOR PERMIT	02.24.2025
10	ISSUE FOR PERMIT	02.24.2025

E-3



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

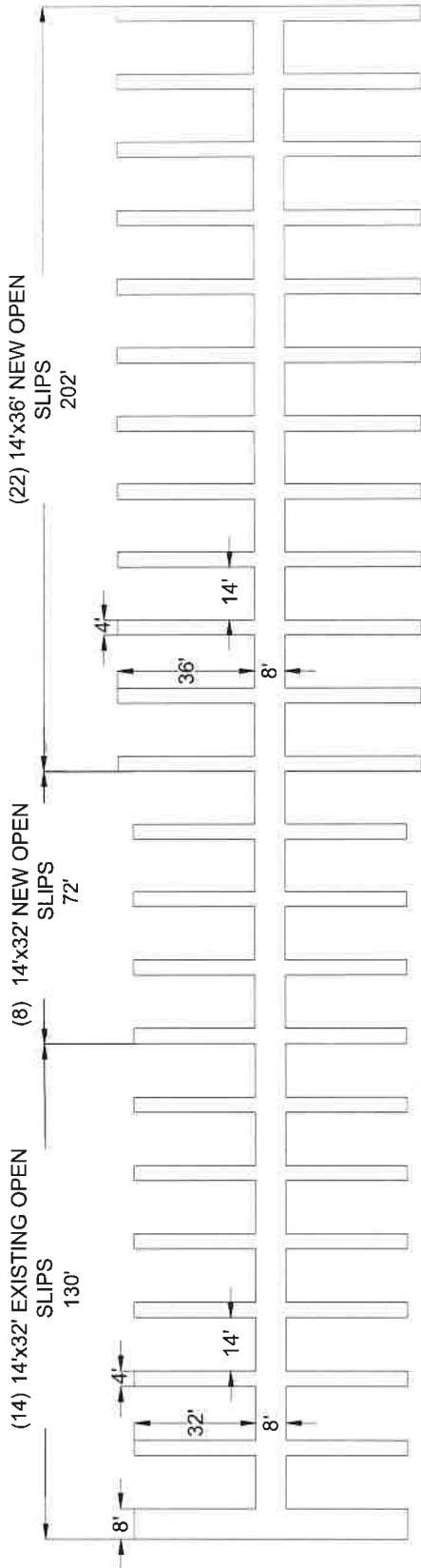
Modified:
Modified:
Modified:
Modified:

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

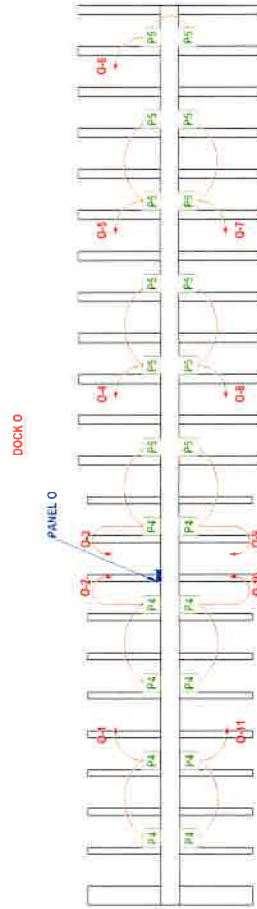
**ELECTRICAL LAYOUT
M,N,O DOCKS**

Project Design: AB



LEGEND

- [P1] BAYSIDE
30A, 125V - 20A 125V GFCI - 30A 125V
(2) 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

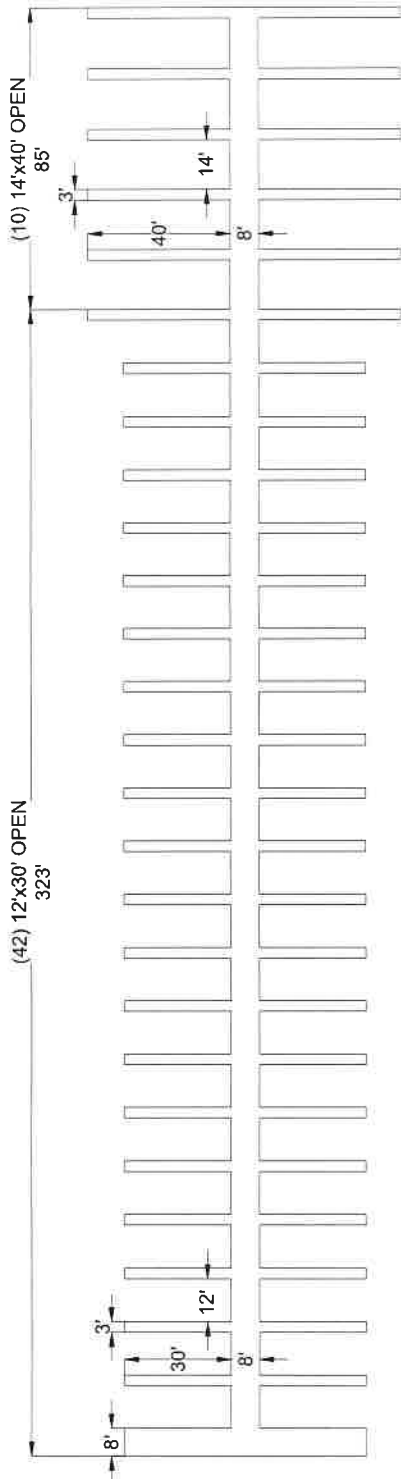


Date: 5/23/25
 Project: 2025 M,N,O,F Dock
 Prepared For: Request for Approval

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

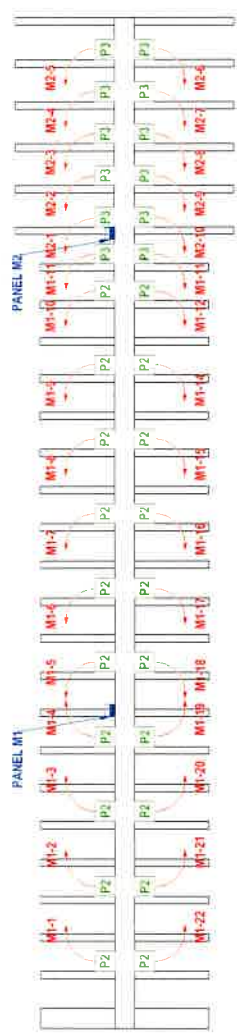
**DOCK/ELECTRICAL LAYOUT
 (EXISTING/NEW O DOCK)**



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
- [] PANELBOARD
- [] DISCONNECT (ECB OR FUSIBLE)
- [] PAD-MOUNT TRANSFORMER
- CKT # HOMERUN CIRCUIT TO PANELBOARD

DOCK M



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
 (NEW M DOCK)**

From: [Wagner, Janice](#)
To: [Overton, Stephanie D CIV USARMY CESAD \(USA\)](#)
Cc: [Brent Holloway \(Parks and Leisure\)](#)
Subject: [Non-DoD Source] Re: Sunrise Cove M,N,O,F Dock Improvements
Date: Wednesday, February 18, 2026 10:06:00 AM
Attachments: [image001.png](#)
[image003.png](#)
[Outlook-42ehjuoa.png](#)
[Master Plan Stamped & Signed.pdf](#)

Stephanie,

We have searched for the reference letter but have not been able to find it.

However, I have attached a sign copy of the master plan from Topper for your review.

In the past, Alex kept our files at Holiday. Their property office underwent a remodel this past year, and unfortunately some items appear to be missing as a result.

Please let me know if you need anything further.

Kinds regards,

Janice Wagner
General Manager



5725 Flat Creek Rd
Gainesville, GA 30504
770-536-8599

From: Overton, Stephanie D CIV USARMY CESAD (USA) <Stephanie.D.Overton@usace.army.mil>
Sent: Wednesday, February 18, 2026 9:15 AM
To: Wagner, Janice <janice.wagner@suntex.com>
Cc: Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>
Subject: RE: Sunrise Cove M,N,O,F Dock Improvements

External E-mail

Hey Janice,

Hope you are doing well!

We are working on getting you what you need for this implementation. I do have a favor to

ask please. On the master plan you sent over, above the corps stamp it states, "Refer to Letter 6/15/93". I've looked through our digital files and can't seem to find this letter. Since we just moved into a new building in Mobile, not all of our files are out of boxes yet. Would you happen to have a copy of this letter you could send over to me please?

Thank you,

Stephanie Overton
Realty Specialist
U.S. Army Corp of Engineers
Mobile District
C: 770.584.8328
stephanie.d.overton@usace.army.mil
#MobileDelivers

From: Wagner, Janice <janice.wagner@suntex.com>
Sent: Wednesday, August 6, 2025 1:53 PM
To: Terry, Briana N CIV USARMY CESAM (USA) <Briana.N.Terry@usace.army.mil>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>
Cc: Overton, Stephanie D CIV (USA) <Stephanie.D.Overton@usace.army.mil>
Subject: [Non-DoD Source] Re: Sunrise Cove M,N,O,F Dock Improvements

Hi Briana,

Attached, please find a signed copy of the Master Plan I sent you last week.

Kind regards,

Janice Wagner
General Manager



5725 Flat Creek Rd
Gainesville, GA 30504
770-536-8599

From: Terry, Briana N CIV USARMY CESAM (USA) <Briana.N.Terry@usace.army.mil>
Sent: Monday, July 28, 2025 3:22 PM
To: Wagner, Janice <janice.wagner@suntex.com>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>
Cc: Overton, Stephanie D CIV (USA) <Stephanie.D.Overton@usace.army.mil>
Subject: RE: Sunrise Cove M,N,O,F Dock Improvements

External E-mail

Thanks for sending that over.

I see the stamp but there is no signature. Our records in Mobile are in boxes due to our move to a new building and we cannot access them. Our digital files do not have a stamped copy that I am able to locate presently. Without a stamped copy I cannot verify what is approved out there.

However, I will take a look out there and review your request and see what we can come up with.

From: Wagner, Janice <janice.wagner@suntex.com>

Sent: Sunday, July 27, 2025 9:37 AM

To: Terry, Briana N CIV USARMY CESAM (USA) <Briana.N.Terry@usace.army.mil>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>

Cc: Overton, Stephanie D CIV (USA) <Stephanie.D.Overton@usace.army.mil>

Subject: [Non-DoD Source] Re: Sunrise Cove M,N,O,F Dock Improvements

Hi,

Attached, please find a copy of the Master Plan with the Corp stamp on it.

Should you need anything else, please let me know.

Kind regards,

*Janice Wagner
General Manager*



5725 Flat Creek Rd
Gainesville, GA 30504
770-536-8599

From: Wagner, Janice <janice.wagner@suntex.com>

Sent: Thursday, July 24, 2025 4:48 PM

To: Terry, Briana N CIV USARMY CESAM (USA) <Briana.N.Terry@usace.army.mil>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>

Cc: Overton, Stephanie D CIV (USA) <Stephanie.D.Overton@usace.army.mil>

Subject: Re: Sunrise Cove M,N,O,F Dock Improvements

Briana,

I am working from home today, I don't have the digital copy on my computer, but I will look tomorrow and get back to you.

Kind regards,

Janice

From: Terry, Briana N CIV USARMY CESAM (USA) <Briana.N.Terry@usace.army.mil>
Sent: Thursday, July 24, 2025 4:38 PM
To: Wagner, Janice <janice.wagner@suntex.com>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>
Cc: Overton, Stephanie D CIV (USA) <Stephanie.D.Overton@usace.army.mil>
Subject: RE: Sunrise Cove M,N,O,F Dock Improvements

External E-mail

Thanks Janice.

I noticed that one is missing the USACE stamp signifying our approval. Do you have a copy with the stamp?

From: Wagner, Janice <janice.wagner@suntex.com>
Sent: Thursday, July 24, 2025 4:33 PM
To: Terry, Briana N CIV USARMY CESAM (USA) <Briana.N.Terry@usace.army.mil>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>
Cc: Overton, Stephanie D CIV (USA) <Stephanie.D.Overton@usace.army.mil>
Subject: [Non-DoD Source] Re: Sunrise Cove M,N,O,F Dock Improvements

Hi,
Attached, please find a digital copy of the master plan for Sunrise Cove.

Should you need anything else, just let me know.

Kind regards,

Janice Wagner
General Manager



From: Terry, Briana N CIV USARMY CESAM (USA) <Briana.N.Terry@usace.army.mil>
Sent: Thursday, July 24, 2025 3:30 PM
To: Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>

Cc: Overton, Stephanie D CIV (USA) <Stephanie.D.Overton@usace.army.mil>; Wagner, Janice <janice.wagner@suntex.com>

Subject: RE: Sunrise Cove M,N,O,F Dock Improvements

External E-mail

Good afternoon,

Thanks for sending this over. Can you please provide a copy of the most recent signed Master Plan?

From: Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>

Sent: Thursday, July 24, 2025 1:46 PM

To: Terry, Briana N CIV USARMY CESAM (USA) <Briana.N.Terry@usace.army.mil>

Subject: [Non-DoD Source] Sunrise Cove M,N,O,F Dock Improvements

Hi Briana,

Please see attached for documents related to Sunrise Cove's proposed dock improvements, including approval from Hall County Parks Advisory Board.

Following procedure from P Dock Improvements in 2023-24, a letter of approval from USACE Real Estate Division would be the next step. Christopher May signed the approval letter for that project, FYI.

Please let me know if I may provide any other information which may be useful.

Thank you,

Brent Holloway, CPRP
Director | Parks & Community Services
Hall County Government
678-997-5823
hallcounty.org



Suntex Marina Investors, LLC Confidentiality Notice and Disclaimer: This email and its attachments, if any, may be confidential or privileged and were sent solely for the benefit and use of their intended recipients. If you are not an intended recipient of this email, please: (1) immediately contact the sender to give notice that you received this email in error; (2) do not forward this email or any of its attachments to

any third-parties, and (3) delete or destroy all instances of this email and its attachments under your control. Any actions taken by an unintended recipient of this email in reliance of this email or its attachments are at the unintended recipient's sole risk and responsibility. Sender disclaims any responsibility for these actions. Sender retains all rights it might have for unintended recipients' actionable use of this email and its attachments.

MARINA INDEX				
Floating Docks	Current Slips	Planned Slips	Final Dock Size	Slip Sizes
Dock A	12	12	124 x 94	(12) 42'x16'
Dock B	24	24	224 x 100	(2) 20'x14', (22) 44'x16',
Dock C	64	64	515 x 112	(22) 24'x10', (6) 24'x11', (2) 28'x14', (22) 30'x14', (12) 50' x 16'
Dock D	80	80	650 x 70	(18) 25'x10', (6) 25'x11', (12) 25'x12', (44) 30'x14'
Dock E	36	36	412 x 150	(22) 40'x'16', (2) 50'x20', (4) 60'x20', (2) 65'x'20', (6) 70'x20'
Dock F	52	58	443 x 68	(3) 24'x10', (3) 24'x11', (1) 25'x10', (5) 25x12, (17) 25'x11' (1) 25'x13, (3) 28'x12', (17) 28'x13', (2) 28'x14'
Dock G	41	41	340 x 74	(2) 20'x11', (19) 24'x11' (17) 28'x13', (2) 28'x14', (1) 30'x14'
Dock H	0	0		
Dock H-1	8	8	86 x 90	(8) 42'x16'
Dock H-2	8	8	168 x 38	(8) 30'x16'
Dock I	24	24	220 x 68	(24) 30'x14'
Dock J	38	38	396 x 80	(6) 26'x16', (2) 30'x16', (30) 35'x16'
Dock K	30	30	324 x 88	(20) 35'x16', (10) 40'x16'
Dock L	52	52	378 x 60	(2) 20'x10', (1) 20'x11', (48) 24'x11' (1) 30'x12'
Dock M	48	52	408 x 88	(2) 20'x12', (4) 24'x10', (12) 24'x11', (4) 24'x12', (5) 25'x10', (1) 25'x12', (11) 25'x11' (8) 30'x12', (1) 30'x14'
Dock N	28	28	260 x 66	(28) 30'x14'
Dock O	14	44	404 x 8	(14) 32'x14'
Dock P	26	26	534 x 70	(26) 42'x16'
TOTAL WET SLIPS	585	625		



Suntex Marinas
Sunrise Cove Marina
5725 Flat Creek Road
Gainesville, Georgia 30504

March 3, 2026

Ms. Stephanie D. Overton
Realty Specialist
U.S. Army Corps of Engineers
Mobile District
stephanie.d.overton@usace.army.mil

**Re: Sunrise Cove Marina Docks M, N, O and F Improvements
Clarification and Response to Project Office Questions**

Dear Ms. Overton,

Thank you for forwarding the Project Office comments regarding the proposed improvements to Docks M, N, O and F at Sunrise Cove Marina. We appreciate opportunity to clarify several items so that the approved Master Plan, existing field conditions, and proposed improvements can be clearly reconciled.

1. 1993 Master Plan Reference Letter

The stamped Master Plan drawing references a letter dated June 15, 1993. While we have obtained the stamped drawing, we do not currently have a copy of the referenced letter in our records.

If available within Corps files, we would appreciate assistance locating that document so we may confirm any stipulations or conditions associated with that approval.



2. Slip Count Context

The approved Master Plan authorizes up to 794 wet slips.

Current operational wet slips total 585 slips.

The proposed improvements to Docks M, N, O and F would increase the operational count to 625 slips, remaining well below the approved maximum.

Accordingly, this request is intended as modernization and reconfiguration within the previously authorized slip count rather than expansion beyond it.

3. Dock Labeling and Reconciliation

We recognize the confusion identified regarding Dock H, the breakwater element, and the variation between the 1993 Master Plan and current aerial imagery. Over time, dock configurations have evolved in the field. We understand that this complicates cross-referencing between the historic plan and current conditions.

To address this, we have updated the request drawing package including:

- Page 1: Cover Page
- Page 2: Current Marina Layout
- Page 3: Proposed M,N,O,F Dock Layouts
- Page 4: Master Plan 6/15/93
- Page 5: 1993 Master Plan Overlay
- Page 6: Electrical Layout M,N,O Docks
- Page 7: Dock/Electrical Layout O Dock
- Page 8: Dock/Electrical Layout M Dock
- Page 9: Dock/Electrical Layout F Dock

The updated pages show:

- Current Dock labels (A–O), Dock dimensions, Slip sizes and quantities per dock. Our hope is this provides a clearer side-by-side comparison for review.



4. Responses to Specific Questions

Earthwork / Bulkhead / Approach Areas

The proposed improvements to Docks M, N, and O include consolidation of the three existing approach points into a single shared approach.

This consolidated approach will consist of:

- A new concrete bulkhead at the shoreline interface,
- Steel-framed, concrete-decked upland approach work, and
- A new access bridge with connecting walkways serving Docks M, N, and O.

No tree removal is contemplated for these improvements. The work will occur within previously developed marina areas and is intended to streamline access, improve safety, and enhance long-term durability.

This configuration also provides the opportunity to replace three existing approaches that are nearing the end of their useful service life, improving structural integrity and accessibility without expanding the marina footprint.

3-Foot Slip Fingers

Certain internal dock fingers on F and M are shown at 3 feet in width. This replicates current dock conditions.

Dock O Slip Count

The drawings reflect 30 new slips on Dock O. These are identified in the updated slip matrix.

Docks M and F – Slip Increase Clarification

The additional slips associated with Docks M and F result from reconfiguration efficiencies and small extensions to docks M and O.



Parking

All the 510 parking spaces noted in the 1993 Master Plan are designated as car parking. There are currently 319 car parking spaces on property. The trailer spaces noted in the previous submission are only allocated for trailer storage.

5. Condition of Existing Infrastructure

As noted in the June 9, 2025 request package, Docks M and F are original to the facility and need replacement. Portions of the docks are aging and in need of modernization to maintain safety and operational standards.

These improvements are intended to enhance long-term functionality while remaining within previously approved slip counts.

H dock, as noted on the 1993 Master Plan, was never deployed. In its place the sales docks from the original plan located to the West of the office have since been put into member service (H1-8 and H9-19) and are included in the enclosed slip counts.

It is our understanding that the attenuator was converted into a member dock (P) in 2000. With approval, the dock was covered in 2023.

6. Master Plan Update

We understand and appreciate the need to maintain an accurate and current Master Plan. While the present request remains within the approved slip authorization, SunTex recognizes the value of updating the overall Sunrise Cove Master Plan to reflect current conditions and provide a clear baseline moving forward.

SunTex has begun internal discussions regarding allocation of resources to initiate a comprehensive Master Plan update. The intent would be to reconcile historical approvals, document existing conditions, and establish a clear planning framework consistent with Corps expectations. Under the Master Plan process we will work towards a design that retains the currently approved 794 wet slips.

We view this as a constructive next step and appreciate the Corps' continued partnership.



Suntex respectfully requests approval to proceed with the M, N, O and F dock improvements, subject to your review of the enclosed updates.

Please let us know any additional items the Project Office would like addressed. If there is value in an in-person planning session, the Suntex team is available at your convenience.

We appreciate the Corps' time and thoughtful review.

Sincerely,

Janice Wagner
General Manager
Sunrise Cove Marina
Suntex Marinas