

CESAS Form 19 Support Documentation

River Street Market Landing, LLC Chatham County, Georgia

The following information is submitted as support documentation in association with the attached application requesting authorization to impact waters of the U.S. pursuant to Section 10 of the Rivers and Harbors Act of 1899 and the Coastal Marshlands Protection Act of 1970 pursuant to the Official Code of Georgia Annotated, Part 12-5-286 (OCGA).

1.0 Project Description

1.1 Existing Conditions:

River Street Market, LLC (applicant), is proposing to replace an existing floating dock and install an additional floating dock in front of the River Street Market property located in downtown Savannah, Georgia. The project site is located near the eastern terminus of River Street, north of General McIntosh Blvd, west of the Marriott Hotel, adjacent to the Savannah River. The site is located entirely within the Lower Savannah River Watershed (HUC 03060109), and the coordinates of the site are 32.0804° N, - 81.0853° W.

The habitats within the footprint of the proposed waterside activities consist of open water. No vegetated salt marsh is located within or adjacent to the project area. Adjacent land uses consist of upstream and downstream commercial and industrial facilities with heavy bank armoring. The existing dock structure to be replaced measures 260' x 10'4" and is supported by 12 - 18" square concrete piles along the existing metal sheet pile. Currently, the floating dock structure is accessed via a 80' x 6' aluminum gangway from the western side that is attached to a 6' wide loading platform.

1.2 Background:

Savannah Riverboat Cruises (SRC) was established in 1991 by Captain Jonathan H. Claughton (applicant) which provides daily Savannah River Harbor cruises. Daily cruise options include dinner, brunch, lunch, and sunset. SRC also offers various special occasion and holiday cruises such as a Monday gospel dinner cruise, weddings, receptions, bridal luncheon, rehearsal dinner, corporate events, Sailing with Santa, Boat Parade of Lights, a Christmas Eve Cruise, New Years Eve Dinner Cruise, Valentines Day Cruise, Mothers and Father's Day Cruise, and Fourth of July Cruise.

In 2007, SRC added the Savannah River Queen, a 600 passenger boat that measures 140' long x 40' wide with a snack shop, two large dining areas and an open air third patio deck. Most recently in 2016, SRC expanded its fleet with the addition of a new river boat, the Georgia Queen. It measures an impressive 230' long x 64' wide x 68' tall, a total of 38,000 sq ft. At full capacity, the Georgia Queen can accommodate up to 1,000 passengers and 200 crew members that features three grand ballrooms, over 15,000 sq ft of dining space, and a 5,000 sq ft open air top deck with patio seating. The Savannah River Queen currently docks at the River Street Market, and the larger Georgia Queen docks at the City of Savannah's Rousakis Riverfront Plaza.

The riverboat tours depart the dock on the Savannah River front and head upriver, into the Port of Savannah, and then turn around and head back under the Eugene Talmadge Memorial Bridge passing the historic river front. The tours continue downriver passing the Waving Girl, Florence Martus, through the shipyards and just past the tip of Hutchinson Island and Old Fort Jackson. From there, the boat circles back upriver to arrive back at the departing dock.

1.3 Proposed Activities in Jurisdiction

The proposed floating docks will provide tie up space for the Savannah River Queen, Georgia Queen, and also provide public boat access. Currently, the smaller Savannah River Queen moors at the River Street Market and the larger Georgia Queen moors at the City of Savannah's Rousakis Riverfront Plaza dock. The

applicant is under a lease agreement for dockage of the Georgia Queen. The Georgia Queen also temporarily ties up at the River Street Market dock for special events such as weddings, corporate events, other charters, and during storm events. While both vessels are not docked at River Street Market, the additional floating dock will provide dockage for public access. In order to minimize the amount of floating dock in the waterway, and to ensure that the amount of dock space does not exceed the demand, the applicant has proposed to phase the construction of the dock as outlined below:

Phase I:

The existing 260' x 10'4" floating dock is in need of replacement, is not adequate for mooring the 230' x 60' Georgia Queen, and is also a safety concern for off-loading and on-loading of passengers. As depicted on Sheet 4 of the attached permit exhibits prepared by Bockhold Engineering, the proposed floating dock measures 260' x 16' (4,160 sq ft), will utilize the existing 12 – 18' support piles, and install 8 – 24" steel pipe piles on the river side which will also be utilized for mooring. Access to the floating dock will be provided by the existing 10' x 6' wide loading platform extending from the upland development. Located to the west (upstream) of the loading platform is an existing 6' x 80' ADA-compliant aluminum gangway. The applicant proposes to install an additional 10' x 6' wide loading platform and a 6' x 80' ADA-compliant aluminum gangway on the up-stream side of the proposed floating dock. Having two gangways will allow for patrons to safely board and disembark from the tour boats in opposite directions. The additional gangway will also allow for safely resupplying the vessels while boarding and disembarking. In addition to the wider float being necessary for mooring of the large vessel, the existing float width of 10' 4" and the 6' wide gangway is a safety concern due to there only being 3' of passage between the gangway and the outer edge of the float. The applicant proposes to install the first phase immediately upon receipt of permit issuance. As depicted in Table 1 below, the area of proposed within jurisdiction for Phase I totals 2,014.2 sq ft of new impact.

Table 1 : Savannah Riverboat Cuisines Dock – Phase I

	Existing	Proposed	Total New
Floating Dock	2,685.8 sq ft (260'x10'4")	4,160 (260'x16')	1,474.2 sq ft
Landing Platform	60 sq ft (10'x6')	120 sq ft ((2)10'x6')	60 sq ft
Gangway	480 sq ft (6'x80')	960 sq ft ((2)6'x80')	480 sq ft
Total	3,225.8 sq ft	5,240 sq ft	2,014.2 sq ft (0.05 ac)

Phase II:

Upon completion of the installation of the dock described above in Phase I, Phase II of the project will be constructed when the need arises for additional mooring space. As depicted on Sheet 5 of the permit exhibits, Phase II will be located immediately downstream of the Phase I dock facility. The upstream loading platform will be extended by 10 ft (20' x 6' total), and an aluminum 6' x 80' ADA-compliant gangway will be attached to access the proposed float which will measure 230' x 16'. The float will also require an additional downstream loading platform that measures 10' x 6', and an aluminum 6' x 80' ADA-compliant gangway will be attached to access the proposed float. The two proposed floating docks will be connected by a 12' x 15' transition dock and 6' x 30' ADA-compliant aluminum gangway. The proposed Phase II floating dock will be supported by 6 – 24" steel pipe piles which will also be utilized for mooring of larger vessels. As depicted in Table 2 below, the area of all structures proposed within jurisdiction for Phase II totals 5,120 sq ft.

Table 2 : Savannah Riverboat Cuisines Dock – Phase II

	Proposed
Floating Dock	3,680 sq ft (230'x16')
Landing Platform	120 sq ft ((2)10'x6')
Gangway	960 sq ft ((2)6'x80')
Transition Dock	180 sq ft (12'x15')
Transiton Gangway	180 sq ft (6'x30')
Total	5,120 sq ft (0.11 ac)

The floats will be attached to 24" steel pipe piles for stability and will contain appropriate mooring hardware on the channelward face. For safety reasons and because the floats are being located as close as possible to the riverwalk platform for navigation purposes, no mooring will be allowed on the inside of the dock (between the float and the riverwalk). With both phases of the project, all structures over jurisdictional waters total 7,134.2 sq ft (0.16 ac). The amount of float space for both phases totals 7,870 sq ft. The 260 linear feet of dock space will be reserved for either the Georgia Queen or the Savannah River Queen at all times. The additional 230 linear feet of Phase II dock space will provide for approximately 9 public boat docking spaces (assuming average boat size of 25') when not in use by the applicant. No jet skis, or live-aboards will be allowed. The floating dock will provide water and electricity for boat owners, but no fuel or pump-out facilities will be provided. No dredging is required for the project, and the proposed structures will be positioned no closer than 90'11" feet from the federally maintained navigational channel line. As depicted on Sheet 6 of the permit exhibits, during times when the Georgia Queen is moored to the Phase I dock, it will be positioned approximately 26'11" from the federally maintained channel. All work will be conducted by waterborne crane and barge or from upland.

2.0 Project Justification

The purpose of the proposed project is to provide water access for the patrons of SRC and River Street Market for general water access to the River Street. Currently, there is limited public on-site mooring space. The applicant allows transient boaters with vessels larger than 35' mooring when not in use by their vessels. The project is required to provide needed safe access and mooring to the Savannah River Queen and Georgia Queen, and in addition to additional public access to River Street. All structures are water dependent in nature. No bank stabilization or fill material is required for the project.

3.0 Alternatives Analysis

3.1 Potential Alternative Designs:

The project is water dependent, and as such, there are no alternative sites with less jurisdictional impact that would satisfy the project purpose. Not only will the proposed project provide safe access and mooring for the Savannah River Queen and the Georgia Queen, the proposed project will extend the existing River Street Riverfront and will provide a great public benefit by providing additional commercial, dining, lodging, and water access opportunities all while contributing to the already significant social and economic benefits that the riverfront area has on the City of Savannah, Chatham County, and the State of Georgia. Landside access to and from the proposed water dependent activities will come via a centralized public access corridor off of River Street. The width of the floats was kept to a minimum, but they must be wide enough to withstand the strong currents and daily forces exerted by container ship traffic in the Savannah Harbor. In addition, the 16' wide float is required to provide adequate mooring for the two larger vessels operated by the applicant. The gangway widths were minimized as much as possible but must be wide enough to meet ADA standards. During planning, one potential alternative evaluated included constructing multiple floating docks along the existing riverwalk in a marina-like configuration. Although this configuration would provide additional mooring space, it would have impacted additional jurisdictional area and also potentially posed a threat to navigation.

3.2 Avoidance and Minimization:

In order to minimize the effects of the proposed project, all development activities will be performed using best management practices to further avoid and minimize impacts to upstream and downstream waters. Also, the applicant will construct the proposed dock facility in two phases. The first phase will consist of 260' of floating dock that will be 6' wider than the existing dock for safety, access purposes, and effective mooring. When the need arises for additional mooring space, the applicant will construct Phase II of the dock. This measure will ensure that no excessive structures are placed in jurisdiction, and that all proposed activities are warranted.

4.0 Threatened and Endangered Species

SECI completed a threatened and endangered species survey within the project area where plant communities and habitats were observed and noted to determine if they match the habitat types where the listed species have potential to occur. The Savannah River is known to support the shortnose sturgeon, Atlantic sturgeon, and west Indian manatee. The applicant will comply with the USACE Savannah District

standard manatee conditions. Also, given the minimal nature of the proposed project (constructing a floating dock immediately adjacent to the existing riverwalk) it is not anticipated that the project would affect the sturgeon species. No dredging, fill, or excavation is required. Due to the minimal nature of the proposed waterside activities, it was concluded that the proposed project should have no effect on any listed threatened or endangered species.

5.0 Essential Fish Habitat

The proposed waterside activities are located along the banks of the Savannah River which has been identified as Essential Fish Habitat (EFH). The project does not require any fill or dredge activities, and would not result in the shading of vegetated marsh or shallow water habitat. The only proposed activities in EFH consist of pile driving and the placement of floating docks. It was therefore concluded that the project would not significantly affect EFH.

6.0 Impaired Waters

The project site is located on the Savannah Harbor which is listed on the 303(d) List of impaired waters as not supporting the use of fishing due to low dissolved oxygen. The project only consists of installing a floating dock which would not affect dissolved oxygen in the waterway. The project would not contribute to water quality degradation in the Savannah Harbor.

7.0 Upland Component

It is the applicant's opinion that the project does not contain an upland component. All proposed structures for which the permit is sought are water dependent and would exist without the existing upland development on-site. The floats will provide mooring space for not only guests of SRC, but also the general public who wish to shop, dine, and enjoy Savannah's Riverfront on a first-come-first-serve basis. The floats will not be restricted to private use. The proposed structures will not only enhance the productivity of the proposed development, but they will also serve a greatly needed public good for the City of Savannah.

8.0 Supplemental Information

This additional information is provided for compliance with Coastal Marshlands Protection Act of 1970 information requirements:

OCGA 12-5-286. Permits to fill, drain, etc., marshlands.

(b) Each application for such permit shall be, properly executed, filed with the department on forms as prescribed by the department, and shall include:

(1) The name and address of the applicant-

River Street Market Landing, LLC
Attn: Captain Johnathan Claughton
Post Office Box 10086
Savannah, Georgia 31412

(2) A plan or drawing showing the applicant's proposal and the manner or method by which such proposal shall be accomplished. Such plan shall identify the coastal marshlands affected-

See attached Permit Exhibits from Bockhold Engineering.

(3) A plat of the area in which the proposed work will take place-

See attached

(4) A copy of the deed or other instrument under which the applicant claims title to the property or, if the applicant is not the owner, then a copy of the deed or other instrument

under which the owner claims title together with written permission from the owner to carry out the project on his land. In lieu of a deed or other instrument referred to in this paragraph, the committee may accept some other reasonable evidence of ownership of the property in question or other lawful authority to make use of the property; The committee will not adjudicate title disputes concerning the property which is the subject of the application; provided, however, the committee may decline to process an application when submitted documents show conflicting deeds-

See the attached deed

(5) A list of all adjoining landowners together with such owners' addresses, provided that if the names or addresses of adjoining landowners cannot be determined, the applicant shall file in lieu thereof a sworn affidavit that a diligent search, including, without limitation, a search of the records of the county tax assessor's office, has been made but that the applicant was not able to ascertain the names or addresses, as the case may be, of adjoining landowners-

Decon Transportation, Inc.
1115 Louisville Road
Savannah, Georgia 3141534

Mayor and Aldermen of Savannah
P.O. Box 1027
Savannah, GA 31402-1027

(6) A letter from the local governing authority of the political subdivision in which the property is located, stating that the applicant's proposal is not violate of any zoning law;

A letter of zoning concurrence from the City of Savannah has been requested and will be provided upon receipt.

(7) A non-refundable application fee to be set by the board in an amount necessary to defray the administrative cost of issuing such permit. Renewal fees shall be equal to application fees, which shall not exceed \$1,000.00 for any one proposal and shall be paid to the department.

The appropriate application fee will be provided upon request by CRD.

(8) A description from the applicant of alternative sites and why they are not feasible and a discussion of why the permit should be granted-

See above project description

(9) A statement from the applicant that he has made inquiry to the appropriate authorities that the proposed project is not over a landfill or hazardous waste site and that the site is otherwise suitable for the proposed project-

A review of the Hazardous Site Index for Chatham County, Georgia indicates that the subject property does not contain hazardous waste sites or landfills.

(10) A copy of the water quality certification issued by the department if required for the proposed project-

A permit application has been submitted to the US Army Corps of Engineers. If a 401 Water Quality Certification is required it will be provided upon issuance.

(11) Certification by the applicant of adherence to soil and erosion control responsibilities if required for the proposed project-

The project will conform to all required land disturbing and stormwater management permits as required by Chatham County, Georgia.

(12) Such additional information as is required by the committee to properly evaluate the application.

This application has been prepared with consideration for the interests of the general public of the State of Georgia as defined in OCGA 12-5-286(g).

OCGA 12-5-286. Permits to fill, drain, etc., marshlands.

(g) In passing upon the application for permit, the committee shall consider the public interest, which, for purposes of this part, shall be deemed to be the following considerations:

(1) Whether or not unreasonably harmful obstruction to or alteration of the natural flow of navigational water within the affected area will arise as a result of the proposal-

The proposed project will not alter natural flow of navigable waters nor will it obstruct public navigation. The proposed floating docks will conform to other floating dock facilities on the waterway.

The project will also be located a minimum of 90' 11" from the south edge of the federally maintained navigation channel.

Please see the attached letter dated October 24, 2024, from Mr. Joseph Loring – Executive Director, Savannah River Boat Pilot, Inc. in support of the proposed project and stating that the proposed project will not impact safe navigation of commercial shipping within the Savannah River.

(2) Whether or not unreasonably harmful or increased erosion, shoaling of channels, or stagnant areas of water will be created-

The proposed project will not increase erosion, shoaling of channels, or create stagnant areas of water.

(3) Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, or wildlife, or other resources, including but not limited to water and oxygen supply-

The proposed project will not interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, or wildlife, or other resources, nor affect water and oxygen supply.

Savannah Bar Pilots, Inc.
130 Houston Street
Post Office Box 9267
Savannah, Georgia 31412
(912) 236-0226

October 24, 2024

Savannah Riverboat Cruises – Support for new dock.

Dear Ma'am or Sir,

The Savannah Bar Pilots, Inc has reviewed the proposed new dock structure for the Savannah Riverboat Cruises vessels. We support the approval of their application and are confident that it will not impact the safe navigation of commercial shipping on the Savannah River. It will also provide for a safer, more effective mooring location for the Riverboat vessels.

Sincerely,

Joseph B. Loring

Joseph Loring

Executive Director



November 14, 2024

Jeff Williams
Sligh Environmental Consultants, Inc
31 Park of Commerce Way, Suite 200B
Savannah, GA 31405
j_williams@slighec.com

RE: 504 E River Street (the Property)
PIN: 20004 06001

To Whom It May Concern:

Per your request, I hereby certify that I am a Planning Manager in the Planning and Urban Design Department for the City of Savannah, Georgia (the Jurisdiction); and I am responsible for the administration and interpretation of the Zoning Ordinance of the Jurisdiction. Furthermore, I have access to the information required to make the following certifications:

1. **Current Zoning Classification:** As of November 14, 2024, the Property is zoned D-W (Downtown Waterfront).
2. **Permissible Uses:** Per [Sec. 5.14.1](#), *"The D-W district is established to promote entertainment-oriented commercial development along River Street and Factors Walk. The D-W district emphasizes entertainment, lodging, and retail uses while also allowing an array of other compatible uses, including offices, upper story residential and marine-oriented businesses."*

The uses allowed in D-W zoning districts are identified in [Sec. 5.4 Principal Use Table](#) of the Zoning Ordinance. The proposed use is classified as a "Dock, Commercial" which is a permitted use in D-W zoning.

3. **Development Standards:** The general development standards that govern the parcel can be found in [Sec. 5.14.5 Development Standards for Permitted Uses](#), [Article 8.0 Use Standards](#), and [Article 9.0 General Site Standards](#).
4. **Overlay Districts:** The Property lies within the boundaries of [Short-term Vacation Rental Overlay District \(STVRD\)](#), [Savannah Downtown Historic Overlay District](#), and the [Hotel Development Overlay District \(HDO\)](#).
5. **Variances, Zoning Map Amendments, Special Use Permits, etc.:** I am not personally aware of any variances, zoning map amendments, special use permits, etc. pertaining to the Property.
6. **Zoning Violations:** I am not personally aware of any action or proceeding by the Jurisdiction pending before any court or administrative agency with respect to the zoning of the Property or any improvements located thereon.
7. **Code Violations:** I am not personally aware of any existing violations related to the zoning ordinance on the Property.

This confirmation is made as of the date of this letter and does not constitute any representation or assurance that the Property will remain in the current zoning district for any specified period or that the list of uses permitted in the

zoning district will remain in effect for any specific period.

The undersigned certifies that the above information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requester. The Jurisdiction assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,

A handwritten signature in black ink, appearing to read "John Anagnost".

John Anagnost
Planning Manager

Coastal Marina, Community or Commercial Dock Checklist

(fill in the blanks as indicated or answer yes or no)

LOCATION:

County Chatham Landmarks River Street
Municipality Savannah Waterway Savannah River

FACILITY:

Facility Type Private X Public Commercial Other
Dock Space Leased Sold Rented Other

Size of Upland Area (sq. ft.) N/A Size of Submerged Area (sq. ft.) +/- 12,900 sq ft
sq ft

WATERWAY INFORMATION:

open water river X creek basin

Tidal Range (ft MLW) +/- 7 feet Water Depth (ft. MLW) +/-30 feet
Channel Width (ft. MLW) +/- 500 feet Depth of Dredging (ft. MLW) N/A

Distance facility will extend into the waterway beyond MLW +/- 20 feet.

EXISTING OR PLANNED SERVICES IN JURISDICTION:

<u>boat ramp</u>	<u>hoist</u>	<u>mobile lift</u>	<u>vessel TV hookup</u>
<u>railway</u>	<u>fuel</u>	<u>propeller repair</u>	<u>electrical repair</u>
<u>pump-out vessels</u>	<u>hull repair</u>	<u>engine repair</u>	<u>X</u> vessel electric hookup
<u>boat building</u>	<u>ship's store</u>	<u>dockmaster's office</u>	<u>X</u> fire protection
<u>restrooms</u>	<u>showers</u>	<u>restaurant</u>	<u>laundromat</u>
<u>hotel</u>	<u># of vehicle parking spaces</u>		<u># of trailer parking spaces</u>

DREDGING/FILLING/ShORELINE STABILIZATION:

NO Will dredging be required for the access channel?
NO Will dredging be required for boat basin?
NO Is filling proposed in tidal wetlands?
NO Is filling proposed in open water?
NO Will dredge disposal sites be required?
N/A Have future dredge disposal sites been identified?
N/A Have future dredge spoil sites been set aside with deeds or easements?
NO Is shoreline stabilization proposed? If so, what type?
YES Is the project in or near a US Army Corps of Engineers maintained channel or basin with an authorization depth of 12 feet or greater? (if so, contact the Corps of Engineers)

HABITAT/WILDLIFE/CULTURAL RESOURCES: (contact GADNR Wildlife Resources Division, US Fish & Wildlife Service, National Marine Fisheries Service, GADNR Coastal Resources Division Marine Fisheries, OR GADNR Historic Resources Division)

- No Is this site located near a wildlife refuge, wilderness area, special management area, or other area specifically located for the protection of fish and wildlife?
If yes, what is the distance? _____
- YES Is this project in an area identified as “**essential fish habitat**”? (contact GADNR CRD Marine Fisheries). The project is located within tidal waters which have been identified as essential fish habitat (EFH). The project has been coordinated with the National Marine Fisheries Service (NMFS) and will have no adverse effect on EFH.
- YES Are rare, threatened, endangered or otherwise designated unique or outstanding aquatic or terrestrial species or their habitats known to be present at or near the project site? The project is located within Section 10 tidal waters which may support the West Indian manatee, Atlantic sturgeon, and shortnose sturgeon. The project has been reviewed by NMFS and USFWS and will have no effect on protected species.
- NO Do oyster or clam beds occur in or near the project site or access channels?
If yes, what is the distance? _____ If yes, what is the acreage? _____
- NO Is the project site near active crabbing areas? (contact GADNR CRD Marine Fisheries) .
- NO Is the project site in designated bait zones? (contact GADNR CRD Marine Fisheries)
- NO Is the project site in or near an area of historic, archeological, or scenic value?
If yes, explain _____
-

November 5, 2024

U.S. Army Corps of Engineers
Regulatory Branch, Southern Section
100 West Oglethorpe Avenue
Savannah, Georgia 31401-3640

**Subject: Request for Letter of Permission
River Street Market Landing, LLC
Savannah Riverboat Cruises Docks
Chatham County, Georgia**

SECI# 01-24-112

Sligh Environmental Consultants, Inc. (SECI) is pleased to submit the attached application for a Letter of Permission for the above referenced project located at 502 E River Street, on the Savannah River, Savannah, Chatham County, Georgia.

The proposed project includes replacing the existing 260' x 10'4" floating dock with a 260' x 16' floating dock and the addition of a downstream 230' x 16' floating dock. The project will provide mooring and access for the Savannah Riverboat Cruises ships, the Georgia Queen and the Savannah River Queen. The project will also provide public water access and mooring space for patrons along River Street. The dock facility is proposed to be constructed in two phases. The amount of all structures over jurisdictional waters for both phases totals 7,134.2 sq ft. No fill, dredging, or bank stabilization is required for the project. This application includes:

- Revocable License Request Form
- Federal Consistency Certification Statement Form
- Community Dock & Marina Checklist
- Joint Application Form
- CESAS Form 19 – Supporting Documentation
- Permit Exhibits
- Property Deed

Following your review of this information, please contact us at (912) 232-0451 should you have any questions or require any additional information.

Sincerely,



Jeffrey P. Williams
Senior Project Manager
Sligh Environmental Consultants, Inc.

Enclosures

cc: Captain Johnathan Claughton – River Street Market Landing, LLC.
Mr. Geep Bockhold, P.E. – Bockhold Engineering

sligh environmental consultants, inc

November 5, 2024

Mr. Josh Noble
Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way, Suite 300
Brunswick, Georgia 31520-8687

**Subject: Coastal Marshlands Protection Act Permit Application
River Street Market Landing, LLC
Savannah Riverboat Cruises Docks
Chatham County, Georgia**

SECI #01-24-112

Dear Mr. Noble:

Sligh Environmental Consultants, Inc. (SECI) is pleased to submit the attached application for a Coastal Marshlands Protection Act Permit for the above referenced project located at 502 E River Street, on the Savannah River, Savannah, Chatham County, Georgia.

The proposed project includes replacing the existing 260' x 10'4" floating dock with a 260' x 16' floating dock and the addition of a downstream 230' x 16' floating dock. The project will provide mooring and access for the Savannah Riverboat Cruises ships, the Georgia Queen and the Savannah River Queen. The project will also provide public water access and mooring space for patrons along River Street. The dock facility is proposed to be constructed in two phases. The amount of all structures over jurisdictional waters for both phases totals 7,134.2 sq ft. No fill, dredging, or bank stabilization is required for the project. This application includes:

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Mr. Geep Bockhold, P.E. – Bockhold Engineering