

CESAS Form 19 Support Documentation
CMPA Permit #859 Modification
Colonial Terminals Pier Upgrades
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

CTI Woodcock Property, LLC (applicant) is proposing additional improvements to an existing dock located at the Colonial Terminal in Chatham County, Georgia. The project area is located at latitude 32.080040 longitude -81.042410, northwest of Fort Jackson Road on the Savannah River.

CMPA Permit #859 was issued on December 5, 2024. The permit authorized installation of six (6) new 3-pipe pile dolphin clusters along the fender line (57 sq. ft.) to aid in vessel docking. The 18 total piles were permitted for 24 inches in diameter. The permit also authorized removal of two of the three existing 8' x 8' (128 sq. ft.) mooring dolphins located upstream and downstream of the dock along the fender line. To date, the pipe pile dolphins have been installed, and the downstream 8' x 8' mooring dolphin has been removed. The upstream dolphin has not been removed. As mentioned, each pipe pile dolphin was designed to include three 24" piles, but the final design was subsequently revised to include a single 36" pile at each location resulting in a total reduction of approximately 15 square feet of impact.

1.1 Existing Structures in Jurisdiction

The existing dock structure consists of an approximately 12' x 80' (960 sq. ft.) concrete pierhead access with pipe rack leading to a 55' x 20' (1,100 sq. ft.) concrete pierhead with a 10' x 32' (320 sq. ft.) fender bumpout on the north side. There is a 10' x 10' covered area on the pierhead. There are currently two 8' x 8' (128 sq. ft. total) mooring dolphins and six 36" pipe pile dolphins (42 sq. ft. total). In all, the existing dock structure totals approximately 2,550 square feet. The existing structure extends approximately 105 feet into the waterway from mean low water (MLW) where the waterway is 1,309 feet wide. The most seaward extent of the facility is approximately 190' from the Federal Navigation Channel.

1.2 Proposed Site Development Plans

The proposed project will install seven new single-pile dolphins including two 42" piles (20 sq. ft. total) and five 36" piles (35 sq. ft.) along the fender line. The applicant also proposes to install a new boat lift on the downstream end of the dock to launch and recover a work boat. The proposed boat lift will include a 32' x 13' (416 sq. ft.) lift with an adjacent 36' x 3' (108 sq. ft.) catwalk. The existing 8' x 8' mooring dolphin located upstream of the dock proposed to be removed in the original permit will remain in place, but an existing 6.75' x 2.75' (19 sq. ft.) gangway bent located landward of the fender line on the downstream side of the dock will be removed. Total impacts associated with the modification request are 579 sq. ft. The total dock structure, once all improvements are made, will total approximately 3,110 sq. ft.

All work will occur within open water by waterborne crane and barge or from the existing dock. The proposed structures will extend no further channelward than the existing fenderline of the concrete pierhead.

2.0 Upland Component:

It is the applicant's opinion that the project does not contain an upland component. The project consists of improvements to the existing mooring system and installation of a boat lift to accommodate a work boat. All proposed structures are water dependent.

3.0 Project Justification

The purpose of the proposed project is to increase berthing capacity at the dock and enhance the safety, access, and efficiency of the existing Colonial Terminal.

4.0 Alternatives Analysis

The project is water dependent as it is needed to accommodate vessel docking. As such, there are no alternative sites with less jurisdictional impact that would satisfy the project purpose. The proposed project will improve the safety, efficiency, and operations at the existing dock.

5.0 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.

6.0 Threatened and Endangered Species

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's standard manatee conditions so that the project does not adversely affect the manatee during construction.

With respect to sturgeon, the project requires installation of seven pipe piles. All piles will be less than 42" and will be installed by vibratory hammer which is not known to cause injurious or cumulative effects to sturgeon. The boat lift will be supported by six 14" square concrete piles which can be installed in a single day with impact hammer and cushion block. The standard BMP's for noise abatement (soft start, cushion block, 12 hour work days, etc.) will be employed. Therefore, it is our opinion that the installation of such a low quantity of piles in a waterway that is 1,309 feet wide will not affect sturgeon, and no informal Section 7 consultation is required.

7.0 Essential Fish Habitat

The proposed waterside activities are located on 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, filling, or dredging of vegetated marsh or shallow water habitat. It was therefore concluded that the project would not adversely affect EFH.

8.0 Impaired Waters

No fill, dredging, or other waterway disturbance is necessary. It was therefore concluded that the project would not adversely affect water quality.

9.0 Supplemental Information

This additional information is provided for compliance with the 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-

CTI Woodcock Property, LLC
101 N Lathrop Ave
Savannah, GA 31415

(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

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

Plats were included in the original permit application.

(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-

A deed was included in the original permit application.

(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-

Phillips 66 Company
420 S Keeler Ave
Bartlesville, OK 74003

State of Georgia GA Dept of Natural Resources
2 Martin Luther King Jr Dr Se Suite 1352
Atlanta, GA 30334

Both adjacent landowners were notified of the original project approved under CMPA Permit #859, and both offered no objection.

(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;

See attached

(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.

An application fee of \$100 is attached for simple modification.

(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. Project consists of modification of an existing permit.

(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-

The proposed modification will be authorized by a Letter of Permission from the Army Corps of Engineers, and no 401 Certification will be required.

(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 boat lift will extend off the downstream side of the dock walkway, landward of the existing pierhead. Proposed structures will extend no further channelward than the fender line of the existing dock. The fender line is located approximately 105 feet into the river from MLW where the waterway is approximately 1,309 feet wide.

(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. All work will occur within open water subtidal areas.

(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.