

CESAS Form 19 Support Documentation

Colonial Terminals, Inc. Dock 3 Mooring Improvements 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

Colonial Terminals, Inc. (applicant), is proposing to improve an existing dock (“Dock 3”) at their facilities on the Savannah River to increase mooring/breasting capacity needed for safe berthing. The project site is the existing Colonial Terminal located at 373 North Lathrop Avenue, approximately 1.25 mile upstream of the Talmadge Bridge (US Hwy 17) on the Savannah River. The site is located entirely within the Lower Savannah River Watershed (HUC 03060109), and the coordinates of the site are 32.10056° N, -81.11472° W.

1.1 Site Conditions

The habitat within the footprint of the proposed waterside activities consists of open water and stabilized shoreline. The upland area of the project consists of the existing Colonial Terminal and its industrial land use. The river bank at this location has been stabilized with heavy rip-rap and concrete bank liner. No vegetation is located on the site or within the waterway, and adjacent land uses consist of upstream and downstream industrial facilities with heavy bank armoring.

1.2 Existing Structures in Jurisdiction

An existing hose tower is located on the existing concrete dock where vessels moor for loading and unloading of liquid bulk material. The existing dock measures approximately 88 feet in length and approximately 60 feet in width (5,280 sf). The dock is supported by 18-inch square concrete pilings. Upstream of the dock is a 31’ x 12’ (372 sf) deck extension (permitted under CMPA Permit #705). A 50’ x 6’ walkway (300 sf) leads to a 15’ x 15’ (225 sf) mooring dolphin. Upstream of the dolphin is a 4’ x 20’ steel grate walkway (80 sf) leading to a 25’ x 30’ breasting dolphin (750 sf). Downstream of the dock is a 78’ x 6’ walkway (468 sf) leading to a 25’ x 30’ breasting dolphin (750 sf). A 120’ x 6’ walkway (720 sf) connects the dolphin back to the land. The existing structures extend approximately 88 feet into the waterway from MHW where the waterway is approximately 980 feet wide (MHW to MHW). The existing dock extends approximately 58 feet into the waterway from MLW where the river is approximately 900 feet wide (MLW to MLW). The upland is supported by existing rip-rap and concrete liner along the banks. The total amount of existing bank stabilization within the project limits measures approximately 554’ x 36.5’ (20,221 sf). In all, existing structures within jurisdiction including the concrete dock, walkways, dolphins, and bank stabilization total approximately 29,166 square feet (0.67 acre).

1.3 Proposed Site Development Plans

In order to improve berthing operations at the dock due to larger vessels transiting the Savannah Harbor, the applicant is proposing to re-configure the mooring/breasting dolphins and fenders. On the upstream side of the dock, the existing 50’ x 6’ walkway, 15’ x 15’ mooring dolphin, and 4’ x 20’ walkway will be removed (605 sf total). A new 31’ x 26’ dolphin (806 sf) will be installed adjacent to the existing dock, and a new 55’ x 6’ (330 sf) walkway will connect to the remaining upstream dolphin. On the downstream end of the dock, a 31’ portion of the walkway will be removed (186 sf), and a new 31’ x 26’ dolphin (806 sf) will be installed adjacent to the dock. On each new dolphin, a 6’ x 8’ fender will be installed on the channelward face (96 sf total), and five 12-inch wood piles will be

installed on each outside corner (8 sf total). The proposed modifications will be located upstream and downstream of the existing dock, and will extend no further into the waterway than the existing structure. Also included in the project is maintenance and repair of the existing 20,221 square feet of existing shoreline stabilization. This includes adding or replacing rip-rap as needed throughout the area. All work will be conducted by waterborne crane and barge or from upland. The total area of new structures totals 2,046 square feet (0.047 acre). When considering the removal of existing structures (791), the project will add 1,255 square feet of additional structure to the dock.

2.0 Upland Component:

The proposed permit action does not contain an upland component. The project consists of improvements to an existing industrial dock, and no modifications are proposed to the upland. All proposed structures for which the permit is sought are water dependent and necessary for reliable loading and unloading of liquid cargo vessels.

3.0 Project Justification

The purpose of the proposed project is to improve mooring operations at the existing dock. The project is required to increase the dock's mooring/breasting capacity and reliability due to the effect of larger vessels transiting the Savannah Harbor. Bank stabilization maintenance and repair is required to ensure stability of the existing shoreline.

4.0 Alternatives Analysis

4.1 Potential Alternative Designs:

The project is water dependent and consists of a minor modification to an existing facility. As such, there are no alternative sites with less jurisdictional impact that would satisfy the project purpose. All impacts are limited to shading over deep open water and maintenance/repair to existing shoreline stabilization.

4.2 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. The applicant will ensure that no oils or others pollutants are released into the waterway during construction.

5.0 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 upland area consists of a developed and operational industrial facility which does not support any protected 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. Fenders will maintain a minimum 3-foot standoff when compressed. With respect to sturgeon, the project requires installation of (42) 20-inch concrete piles to support the elevated structures and 10 timber piles. A noise assessment will be provided to the USACE for coordination with National Marine Fisheries Service. Given the minimal nature of the proposed project, it is not anticipated that any shading or entrainment impacts would affect these species. Furthermore, no dredging, fill, or excavation is required. It was therefore concluded that the proposed project should have no adverse effect on west Indian manatee, Atlantic sturgeon, or shortnose sturgeon.

6.0 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 of vegetated marsh or shallow water habitat. The only proposed activities in EFH consist of structure demolition, pile driving, and installation of elevated deck structures over open water. Stabilization activities will be conducted within the footprint of the existing revetment. It was therefore concluded that the project would not adversely affect EFH.

7.0 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 consists of installing a pile supported structure that would not affect dissolved oxygen or salinity in the waterway.

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-

Colonial Terminals, Inc
Attn: Mr. Pratt Summers
P.O. Box 576
Savannah, Georgia 31402

(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-

See attached plat of the property.

(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 attached deed for the property. Ownership and riparian rights were previously documented / approved under CMPA Permit #705.

(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-

Savannah Steel Terminal, LLC
355 North Lathrop Avenue
Savannah, GA 31415

International Paper Company
1085 West Lathrop Avenue
Savannah, GA 31408

(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;

Attached is the letter and stamped/signed drawings from the Chatham County Zoning Administrator certifying that the project does not violate any zoning ordinances.

(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 as determined by CRD will be provided upon request.

(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. The project consists of modifications to an existing industrial dock necessary to accommodate larger vessels.

(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 project will be authorized by a Letter of Permission and Nationwide Permit 3 from the U.S. Army Corps of Engineers. Because a Section 10/404 permit will not be required, a 401 Water Quality Certification will not 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 deck/walkway construction will be located upstream and downstream of the existing dock and will extend no further into the waterway than the existing structure. The existing dock extends 58 feet into the Savannah River from MLW where the waterway is approximately 900 feet wide (MLW to MLW).

(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. Maintenance and repair of the existing stabilized shoreline is proposed to prevent shoreline erosion from tides, current, and wakes.

(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.



CHATHAM COUNTY DEPARTMENT OF BUILDING SAFETY AND REGULATORY SERVICES

1117 EISENHOWER DRIVE, SAVANNAH, GA 31406
P.O. Box 8161, Savannah, GA. 31412-8161
912 201 4300 – Fax 912 201 4301

January 8, 2024

Brandon W. Wall
Sligh Environmental Consultants, Inc.
Savannah, Georgia

RE: Colonial Terminals Dock 3 Mooring Upgrades
Terracon Project No. ES217049

Dear Mr. Wall,

The above referenced improvements and those identified on the attached documents do not represent a violation of the Chatham County Zoning Ordinance.

If there are questions, I can be reached at 912 201 4315.

Sincerely,

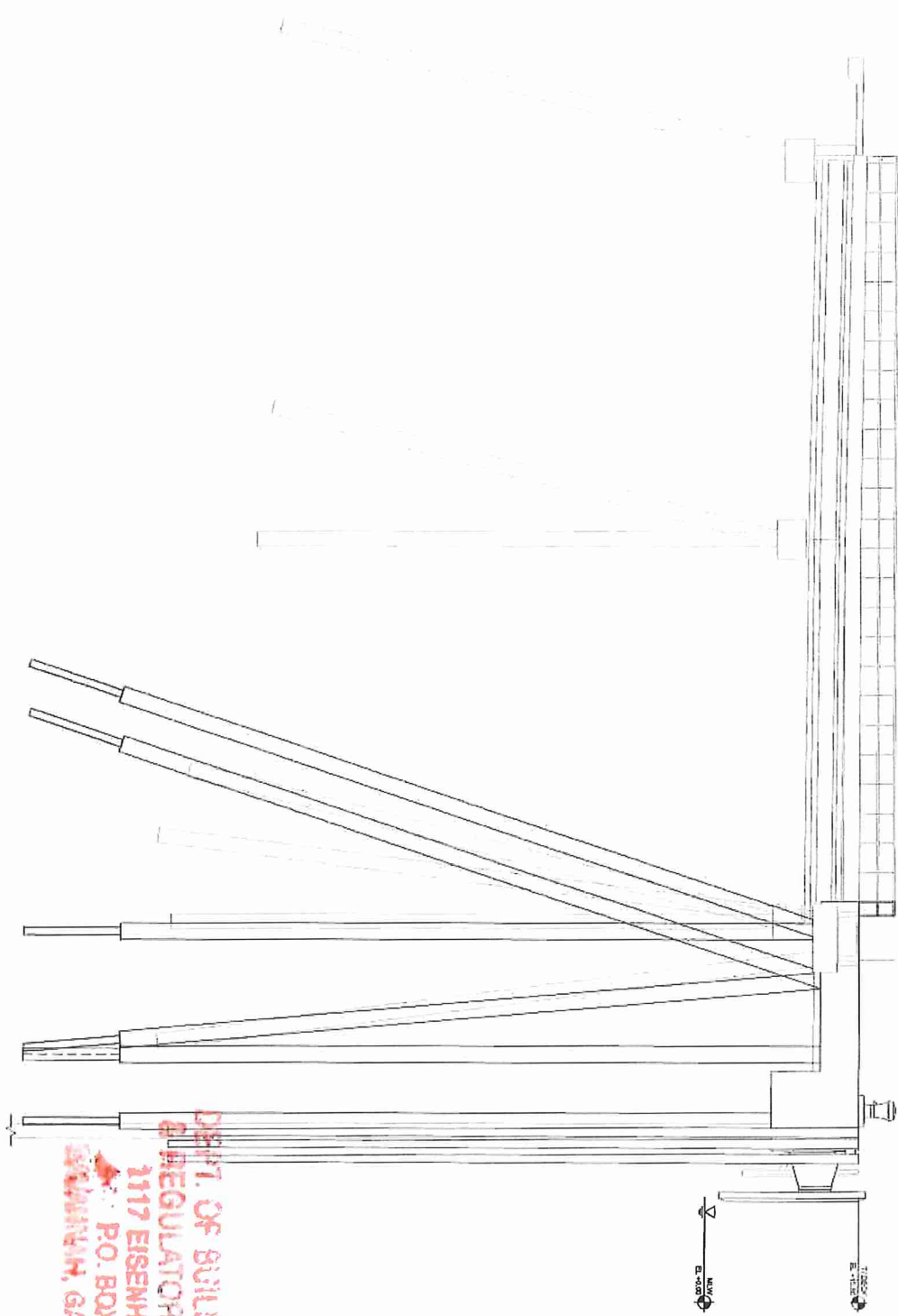
Marcus Lotson, Office of Zoning Administration
Assistant Director, Building Safety and Regulatory Services.

Attachments

PURPOSE:
UPGRADE FOR IMPROVED
VESSEL MOORING
ADJACENT PROPERTY OWNERS:
SEE APPLICATION

16'-0"
0'-0" 8'-0" 16'-0"
SCALE: 3/8"=1'-0"
COLONIAL TERMINALS, INC.
373 NORTH LATHROP AVE
SAVANNAH, GA 31415

COLONIAL TERMINALS, INC
DOCK 3 MOORING UPGRADES
DRAWN BY: MOFFATT & NICHOL
SHEET: 6 OF 6 DATE: 12/19/2023



DEPT. OF BUILDING SAFETY
REGULATORY SERVICES
1117 EISENHOWER DR.
PO. BOX 8181
SAVANNAH, GA 31412-8161

FIGURE 6: PROPOSED CROSS SECTION