

sligh environmental consultants, inc

January 2, 2018

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

**Subject: Coastal Marshlands Protection Act Permit Application
Talahi Island Community Dock Improvements
Chatham County, Georgia**

Dear Mr. Burgess:

On behalf of Talahi Island Dock Club, Inc. (applicant), Sligh Environmental Consultants, Inc. (SECI) is pleased to submit the attached application for a minor Coastal Marshlands Protection Act Permit for improvements to the existing Talahi Island Community Dock. The project site is located at the northwestern intersection of Falligant Avenue and Quarterman Drive on Talahi Island, Chatham County, Georgia. The applicant is proposing to remove the existing dock which is in need of maintenance, repair, and improvement, and move it slightly downstream. The project will also extend the dock slightly further into the waterway to reach deeper water and provide a more user-friendly pierhead configuration. The existing dock is currently serviceable, but there are more benefits to moving the dock and re-constructing it as opposed to simply modifying the existing structure. The existing structure totals 1,649 square feet, and the proposed structure will total 1,970 square feet which falls under a minor CMPA permit action.

The permit application includes:

- Joint Application Form
- Coastal Marina, Community, or Commercial Dock Checklist
- Revocable License Request Form
- Project Area Maps
- Permit Exhibits with the JD Line shown
- CESAS Form 19 and Supporting Documentation

If a jurisdictional determination is required, we ask you process that at your earliest convenience concurrent with the permit. The permit exhibits show the jurisdiction line delineated by SECI. Following your review of this information, please contact us at (912) 232-0451 if you have any questions or need additional information.

Sincerely,



Brandon W. Wall
Project Biologist
Sligh Environmental Consultants, Inc.

Enclosures

cc: Ms. Cyndi Satlow – Talahi Island Dock Club, Inc. (via email)
Mr. Jason Ball – Ball Maritime Group, LLC (via email)
Mr. William Rutlin – US Army Corps of Engineers (under separate cover)

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**CESAS Form 19 Support Documentation
Talahi Island Community Dock Improvements
Chatham County, Georgia
January 2, 2018**

The following information is submitted as supporting 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

Talahi Island Dock Club, Inc. (applicant) is proposing to improve the existing community dock on Talahi Island in Chatham County. The project site is located at the northwest intersection of Falligant Avenue and Quarterman Drive at 32.04115, -80.97379. The project site is located on the Bull River in the Ogeechee River Coastal Watershed (03060204).

2.0 Project Background

Talahi Island is a fully developed residential island community in eastern Chatham County. It is bisected by Islands Expressway (US Hwy 80) with approximately 350 residential lots on the north side of the highway and approximately 200 lots on the south side. Of the approximately 550 lots on the island, less than 25% have direct access/frontage to the waterway (Bull River, Turner Creek, and Squaw Town Creek). The majority of island residents are landlocked. In recognition that water access was needed for landlocked residents, Claude Falligant in 1954 dedicated a small parcel of land at 59 Falligant Avenue to the inland residents of Talahi Island for their use and enjoyment of the waterway. Eventually, the Talahi Island Dock Club would be formed, and a small community dock would be constructed on the land. Today, 53 households (estimated 150–200 people) have memberships in the dock club, but all households on the island have the opportunity to become a member.

3.0 Site Conditions

The property at 59 Falligant Avenue is sparsely wooded but maintained with an access path from Falligant Avenue to the existing dock. At the waterfront, there is a round-about and two picnic tables for residents to sit and enjoy the waterway. No structure or non-pervious surfaces exist on the site. Seaward of the jurisdiction line is an approximately 95-foot wide strip of vegetated saltmarsh (*Spartina alterniflora*) and then the open waters of Bull River. The waterway at the project site is approximately 477 feet wide at mean low water and ranges in depth to approximately 30 feet. Upstream and downstream of the project site are existing private single family residential docks.

The existing dock consists of a 96' x 6' (576 sq. ft.) fixed wooden walkway extending to a 27' wide L-shaped fixed pierhead (439 sq. ft.). Channelward of the pierhead extends a 28' x 3' (84 sq. ft.) aluminum gangway to a 55' x 10' (550 sq. ft.) floating dock. In all, the existing structures total 1,649 square feet. All structures are currently serviceable but are in need of routine maintenance and repair as a result of age and weathering. The existing structure extends approximately 156 feet into jurisdiction from the upland but only +/- 30 feet beyond MLW where the waterway is approximately 477 feet wide (MLW to MLW).

4.0 Project Need and Purpose

The purpose of the project is to provide a safer, more useable dock facility for the 53 households belonging to the dock club and additional members in the future. Specifically, the needs of the project are as follows:

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1. The existing structure needs pile replacement and new decking to remain structurally sound and safe for residents. The existing dock is currently serviceable, but components need to be replaced due to normal wear and tear and damage from recent hurricanes.
2. The dock needs to be extended further into the waterway due to siltation and shoaling over the years. The inside of the floating dock is not useable for all boaters at low tide. Also, the pierhead is located over exposed mud flat at low tide.
3. A better pierhead configuration is needed to provide better access and more space for the 150 – 200 residents who have access to the dock. Currently, the existing 27' wide L-shaped pierhead can result in crowded conditions. A square pierhead is preferable.
4. Additional mooring space is needed for the 53 households who belong to the dock club.

5.0 Project Alternatives

To meet the project's needs, the applicant was faced with two basic alternatives; (1) maintain the existing dock and extend the existing structure, or (2) demolish the existing dock and rebuild a new one. The applicant chose Alternative 2 for a number of reasons. First, the number of repairs needed to the existing dock along with the need to reconfigure the existing L-shaped pierhead, extend the walkway, and provide other improvements made using the existing dock not feasible. It would not save time, effort, or money to utilize the existing structure. Secondly, the existing structure is located in close proximity to the western property line, and the existing structures are located only 25 feet from the neighbor's dock. The applicant wished to move the structure further from the adjacent dock to not only allow more room to maneuver a vessel between the docks, but to also give the neighbor more room. Lastly, a large pine tree is located at the head of the walkway partially blocking access to the walkway from the upland. The tree's trunk along with its roots could cause a tripping hazard for members of the dock club, especially older members and children. The walkway needs to be re-located further from the tree or the tree needs to be removed to avert this potential hazard. The most feasible alternative is to shift the walkway location instead of cutting down the mature tree.

6.0 Proposed Activities in Jurisdiction

The project consists of first removing all existing structures from the waterway. The new dock will be shifted 6-8 feet to the east and will be raised 2 feet to avoid storm surge damage from future hurricanes. This will provide all of the benefits of a relocated walkway discussed above while still allowing an unimpeded view of the waterway for residents who wish to sit or picnic on the upland. A new 110' x 6' (660 sq. ft.) pile-supported walkway will lead to a 24' x 24' (576 sq. ft.) covered pierhead which will be located further from the western property line. The roof will not exceed 12 feet high in accordance with the Community Dock Rules of DNR. Channelward of the pierhead will be a 28' x 3' (84 sq. ft.) gangway (same as existing) leading to a 65' x 10' (650 sq. ft.) floating dock. The float will contain the appropriate mooring hardware and fender/rub-rail system along the edges. All new structures over jurisdictional waters total 1,970 sq. ft. (0.045 acre). The project will provide a much more functional and safe community dock facility for the residents of Talahi Island while only requiring an increase of 321 square feet (0.007 acre) of additional structure.

No changes are proposed to the existing dock rules. Dock space will be on a first-come-first-serve basis for members of the dock club. Overnight tie ups will be allowed for boat owners, but no live-aboards will be allowed. The dock will provide water and electricity for users, but no fuel facilities or vessel pump-out will be provided. All water components will be routinely inspected and maintained to ensure no leaks or other functional issues occur. No restrooms, laundry facilities, showers, restaurants, etc. will be associated with the dock. No dredging, fill, bank stabilization, or future maintenance dredging is required for the project. The proposed structures will extend approximately 44 feet into the waterway beyond MLW where the waterway is approximately 477 feet wide. The proposed structure will not impact navigation in the waterway. All work will be conducted by waterborne crane and barge in a manner to minimize turbidity in the waterway, and the applicant will ensure that no oils or other pollutants are released into the waterway during construction.

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7.0 Upland Component:

The proposed dock walkway will end at the CMPA jurisdictional line. None of the dock walkway will be located over upland, and no future modifications are proposed in the upland to access the dock. The only thing existing on the upland portion of the site is a dirt path with a round-about and two picnic tables. No permanent structures are located on the site, and the path/picnic tables are for resident's access to and enjoyment of the waterway. They do not depend on the existence of the dock, and the dock does not depend on them. No upland modifications are proposed as part of this project, and it was therefore determined that there is no upland component for the project.

8.0 Project Justification

All structures included in this permit application are water dependent. No non-water dependent structures are proposed. As illustrated above, there is a need to repair the existing dock, move the walkway, replace the pierhead, expand the floating dock, and extend the walkway for the 53 households that have access to the dock. Considering that this very small community dock facility serves such a large number of people for their use and enjoyment of the waterway, this project is clearly in the public's best interest and results in a minimal amount of additional impact.

9.0 Avoidance and Minimization of Impacts

In designing the project, the applicant evaluated a variety of alternatives to provide the best possible facility for island residents while still avoiding and minimizing impacts in the waterway.

Walkway Extension:

The walkway extension is necessary to reach deep water, and alternative designs for this component of the project were limited. The walkway extension was kept to a minimum to avoid impacts to navigation and minimize structure over jurisdiction.

Pierhead:

The existing pierhead essentially consists of a 27' x 27' pierhead design with one of the corners removed resulting in an awkward L-shaped structure totaling 439 square feet. This layout does not make good use of the square footage. A portion of the platform acts more as an access to the gangway than a portion of the pierhead. A squared off design would be much more effective. The initial alternative consisted of simply squaring off the existing structure bringing it to a true 27' x 27' (729 sq. ft.) pierhead. This design would provide a much more effective space for the residents, but the applicant decided to reduce the size in effort to minimize impacts. The applicant also evaluated using a 20' x 20' pierhead which is standard for small Tier Two Community Docks, but this actually reduced the pierhead space and resulted in less space for the residents than currently exists. The final preferred alternative consists of a 24' x 24' square pierhead. This results in a narrower overall footprint (24' versus 27') but squares off the design to maximize total usable space. The size of the pierhead is justified for the number of people who have access to the dock. Current PGP 83 Rules allow each private single family dock to have a 300 square foot pierhead with a 16' x 30' covered boat hoist (780 total square feet). The terminal structure proposed for this project is 204 square feet less than allowed for each single family under the PGP but provides access for 53 families.

Floating Dock:

The existing floating dock is 55' long and is the only mooring opportunity for the 53 members of the dock club. The applicant evaluated constructing a multi-tiered or stacked floating dock arrangement which is allowed in the Community Dock Rules of DNR. The applicant also evaluated extending the single float across the property's entire riparian zone from property line to property line. However, the applicant decided to provide a 10' setback on each property line in recognition of adjacent landowners needs and will only install a single float. The applicant decided on a design that included a slightly larger 24' x 24'

pierhead and a single float instead of a smaller 20' x 20' pierhead with a much larger float configuration. This decision significantly minimized impacts.

10.0 Threatened and Endangered Species

The property was assessed for the potential occurrence of threatened and endangered species and habitats suitable to sustain these listed species for Chatham County, Georgia. The habitats found on site consist of open water, vegetated marsh, and maintained/sparsely wooded upland. The upland habitat is not suitable to support any protected species. The waterway could potentially support shortnose sturgeon, Atlantic sturgeon, west Indian manatee, and sea turtles. The project requires a minimal amount of disturbance in the waterway and conforms to adjacent land uses. The minimal number of wood pilings in the waterway will not impact sturgeon. Also, the pile driving and dock improvements will have no effect on sea turtles. To avoid adverse effects on the west Indian manatee, the U.S. Army Corps of Engineers (USACE) standard manatee conditions will be employed during construction.

11.0 Essential Fish Habitat

The proposed waterside activities are located within the Bull River which is tidal and therefore considered Essential Fish Habitat (EFH). The proposed project, however, is simply the replacement of an existing community dock and only requires a net increase of 321 square feet of elevated structure and floating dock over the waterway. Also, the project will extend the structures further into the waterway away from vegetated marsh and shallow subtidal zone which is considered a benefit to EFH. It was therefore concluded that the proposed project would not adversely affect EFH.

12.0 Impaired Waters

The project site is not located within or upstream of a waterway listed on the 303(d) List of impaired waters.

13.0 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-

Talahi Island Dock Club, Inc.
Attn: Ms. Cyndi Satlow
119 Melrose Avenue
Savannah, Georgia 31410

(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 drawings from Ball Maritime Group, LLC

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

The plat referenced in the 1980 deed between Claude Falligant and Talahi Island Yacht Club, Inc is attached. Also, a copy of the subdivision plat referenced in the 1998 deed is attached.

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(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-

Attached is a copy of the 1980 deed from Claude Falligant to the Talahi Island Yacht Club, Inc. and another Quit Claim Deed when the Talahi Island Yacht Club, Inc. changed its name to the Talahi Island Dock Club, Inc.

(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-

Wigley Trust, LLC
206 Suncrest Blvd
Savannah, GA 31410

Donihue Waters
103 Falligant Ave.
Savannah, GA 31410

(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 a letter from Chatham County stating the project does not violate local 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.

A \$250 application fee in accordance with the CMPA application fee schedule for "moderate" (e.g. community dock) projects is attached.

(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-

All proposed structures are water dependent, and there is not a non-water dependent alternative to water access for Talahi Island inland residents. It is assumed that any other alternative sites would require just as much or more impact. See above project description for details.

(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-

This application is for the replacement of an existing dock over the waterway. There are no known landfill or hazardous waste materials present.

(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 from the U.S. Army Corps of Engineers (USACE) and not a Section 404/10 permit. As such, a 401 Water Quality Certification is not 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 the Chatham County.

(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 structures will extend approximately 44 feet past MLW where the waterway is approximately 477 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.

(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.



Gregori S. Anderson, CBO
Director

CHATHAM COUNTY
DEPARTMENT OF BUILDING SAFETY &
REGULATORY SERVICES

P.O. BOX 8161
SAVANNAH, GEORGIA 31412-8161

Ph: 912-201-4300
Fax 912-201-4301



Clifford Bascombe, CBO, CFM
Assistant Director

December 6, 2017

Brandon W. Wall
Sligh Environmental Consultants
31 Park of Commerce Way, Suite 200B
Savannah, Ga. 31405

RE: Talahi Island Community Dock

Dear Mr. Wall:

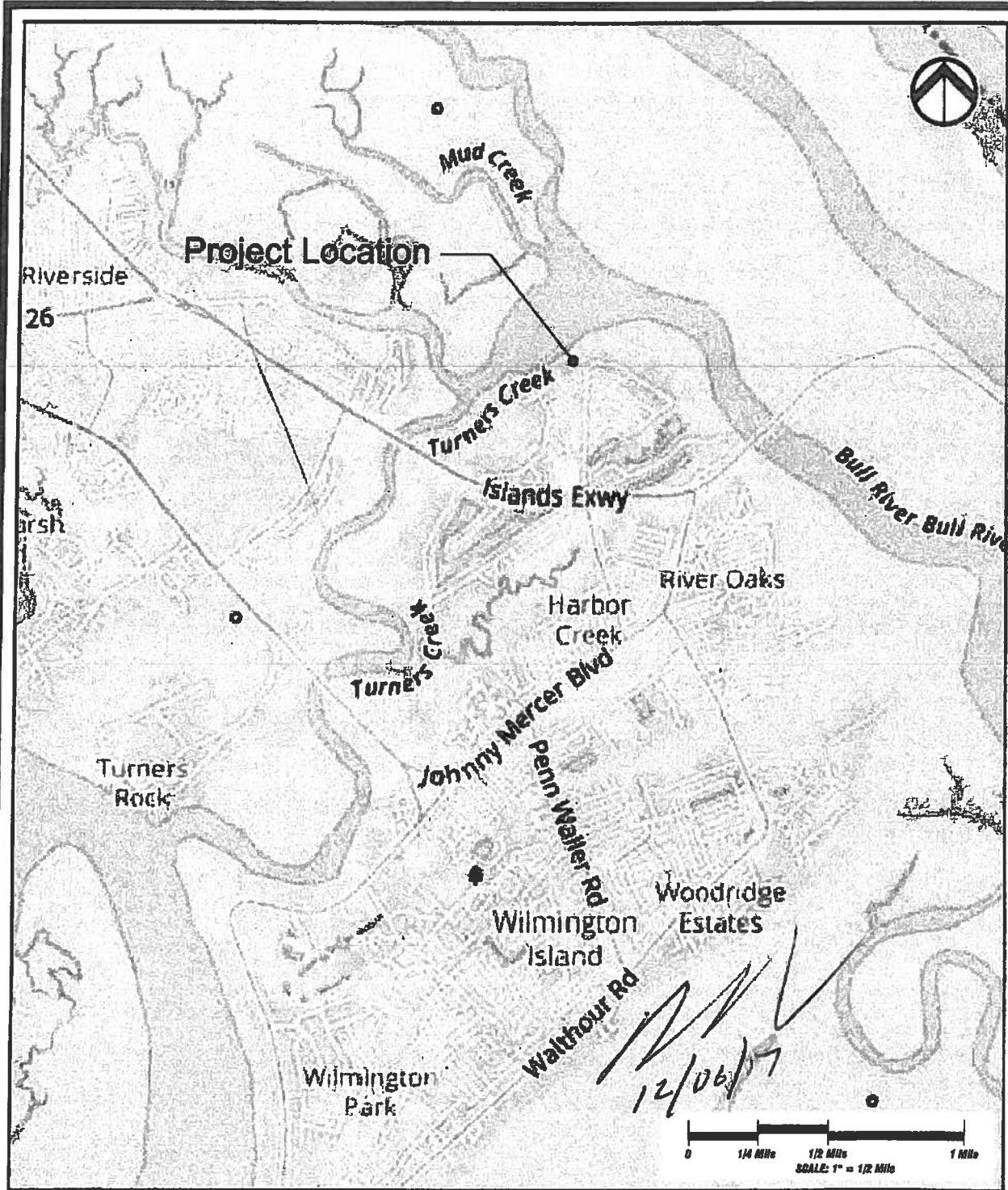
The proposed project is allowable under the provisions of the zoning and building ordinances for Chatham County.

If you have any questions, I can be reached at 912-201-4307.

Sincerely,


Robert Sebek, Zoning Administrator
Chatham County

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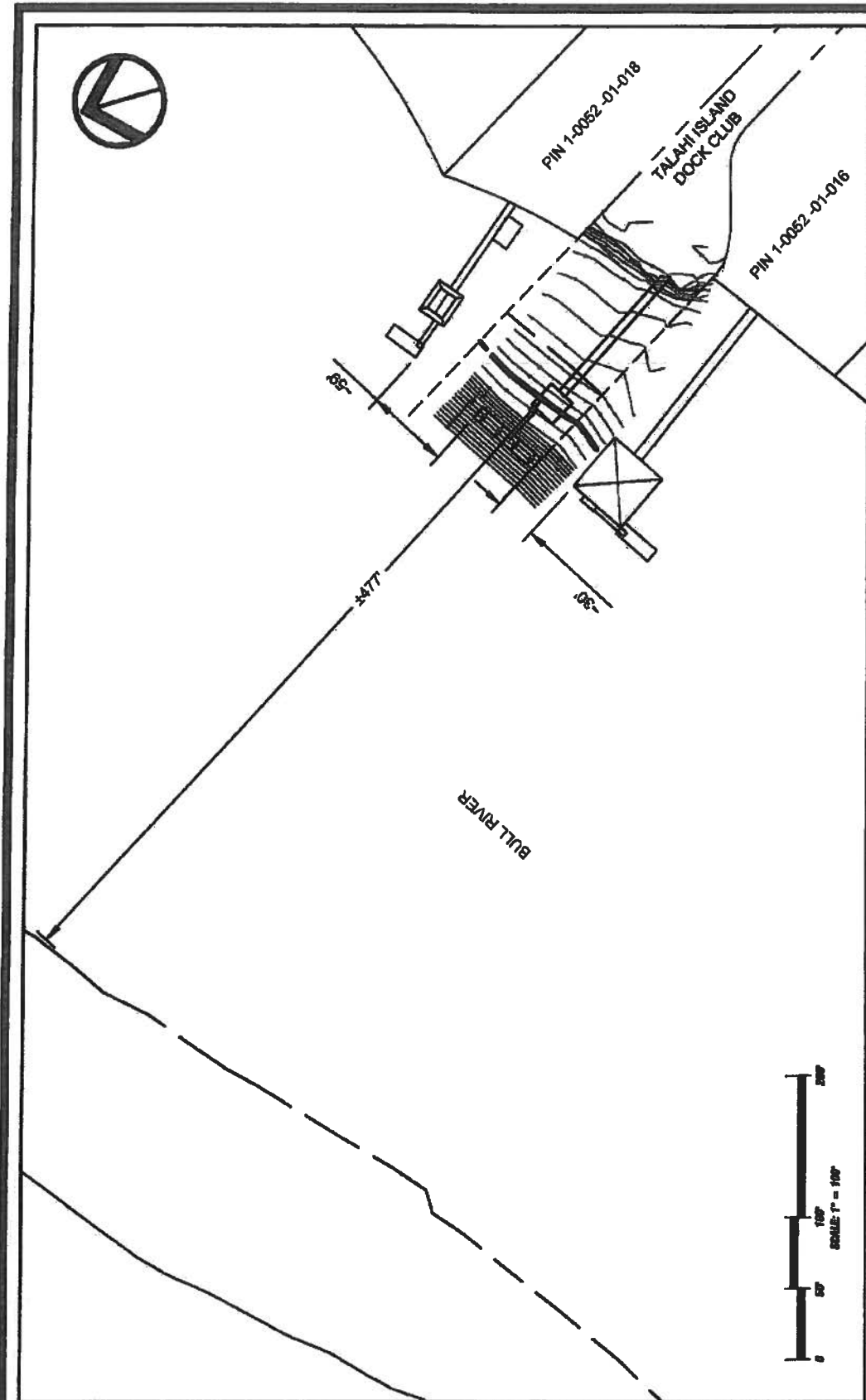
Vicinity Map **Talahi Island Community Dock**
 Savannah, Georgia **PROPOSED ACTIVITY: Dock Improvements**

Applicant: Talahi Dock Club
Date: 12/04/17
County: Chatham
JOB#: 17-1032 **DATUM:** NAVD80
SCALE: 1"=1/2 Mile **SHEET:** 1 of 6

 **Ball Maritime Group, LLC**
 4 Cedar View Court | Savannah, Georgia | 31410 | (912) 662-2914
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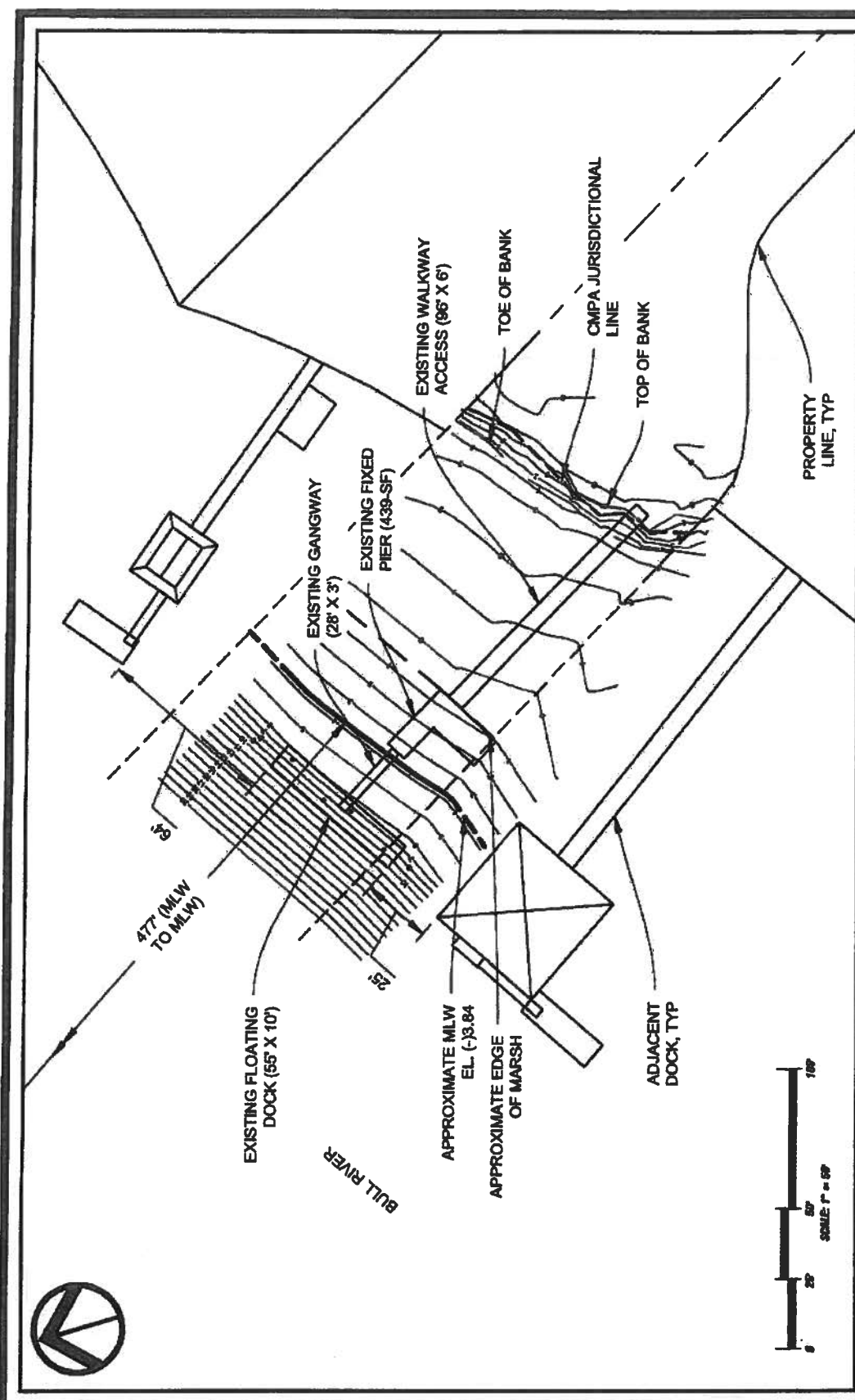
GENERAL NOTES:

Location Map
 Talahi Island Community Dock
 PROPOSED ACTIVITY: Dock Improvements
 Applicant: Talahi Island Dock Club
 Date: 12/06/17
 Project: Chelsea
 Issue: 17-1032
 DATE: 01/06/18
 SCALE: 1" = 100'
 SHEET: 2 of 6



P:\RED CASTLE\PROJECTS\17-1032 TALAH I ISLAND COMMUNITY DOCK\CAD\DRS\17-1032 - LOCATION MAP.DWG

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GENERAL NOTES:

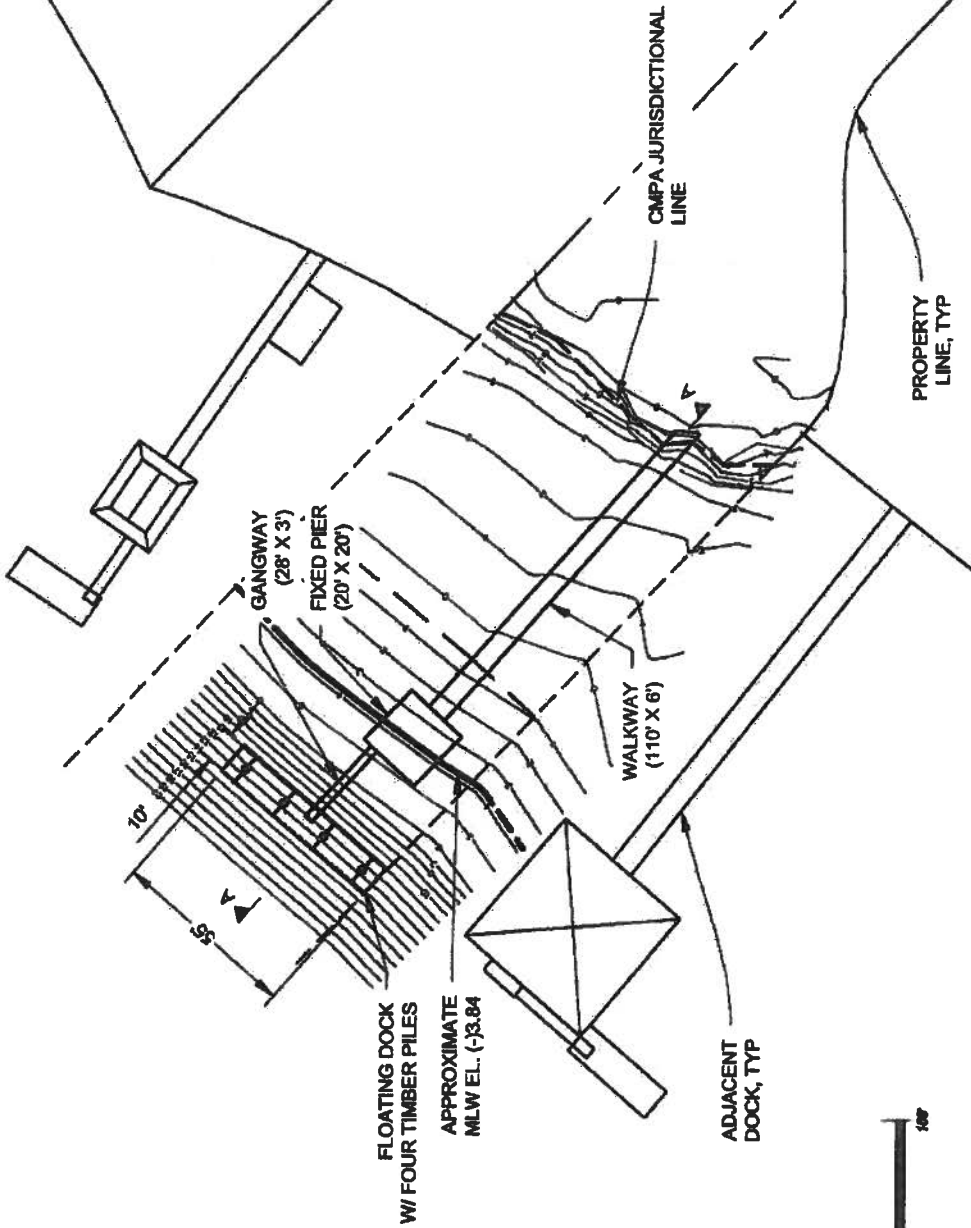
[Handwritten Signature]
 12/06/17

Existing Conditions
Tahiti Island Community Dock Improvements

Project: Tahiti Island Dock Club
 Date: 12/04/17
 County: Chatham
 Project: 17-1022
 Scale: 1"=50'
 Sheet: 3 of 6

P:\RED CARTLE\PROJECTS\17-1022 TAHITI COMMUNITY DOCK\CAD\DRSHEETS\03 - EXISTING CONDITIONS.DWG

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Proposed Improvements
 Savannah, Georgia
 Applicant: Talah Island Boat Club
 Date: 12/04/17
 County: Charlton
 Job#: 17-1002
 SCALE: 1"=50'
 DATE: 01/10/18
 SHEET: 4 of 6

GENERAL NOTES:
 [Signature]
 12/06/17

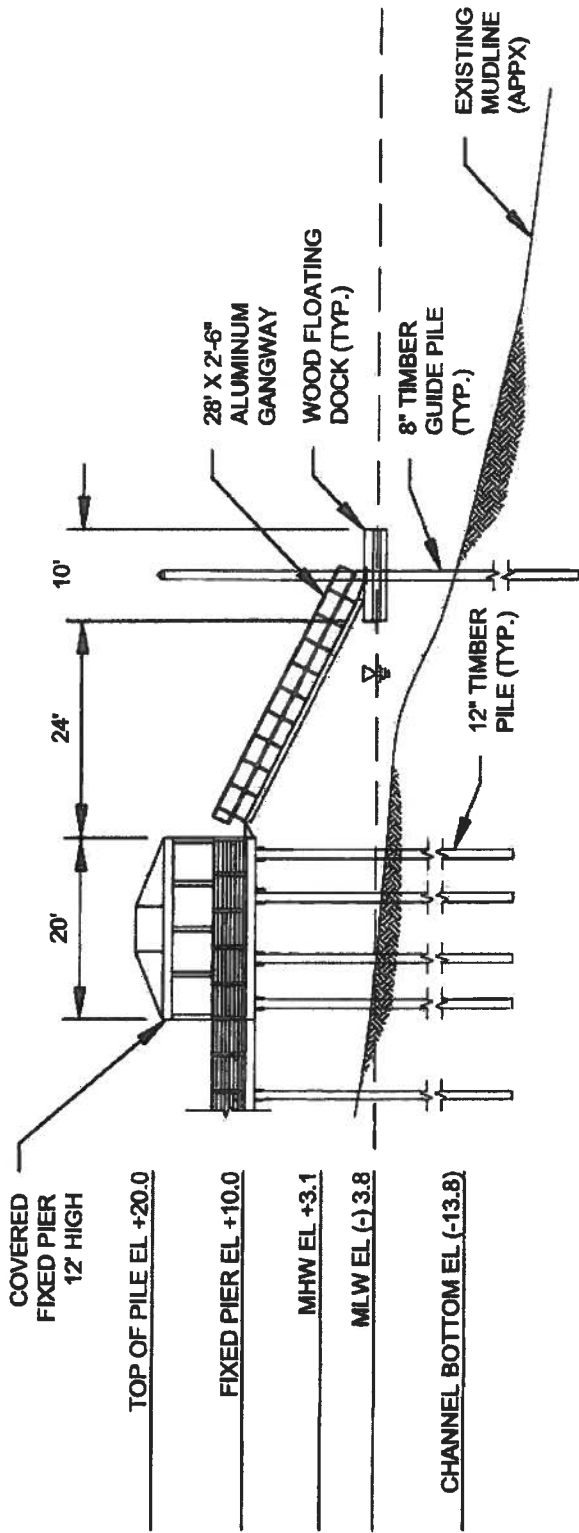


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12/06/17

COVERED
FIXED PIER
12' HIGH

TOP OF PILE EL +20.0

FIXED PIER EL +10.0

MHW EL +3.1

MLW EL (-) 3.8

CHANNEL BOTTOM EL (-) 13.8

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- GENERAL NOTES:**
- VERTICAL DATUM FOR ELEVATIONS SHOWN IS NORTH AMERICA VERTICAL DATUM 1988 (NAVD88).
 - LENGTH OF FLOAT SECTIONS SHALL BE DETERMINED BY FLOAT MANUFACTURER.
 - BOTTOM OF GANGWAY SHALL BE OUTFITTED WITH WHEELS THAT HAVE STAINLESS STEEL AXLES.
 - ALUMINUM SHALL BE TYPE 6061.

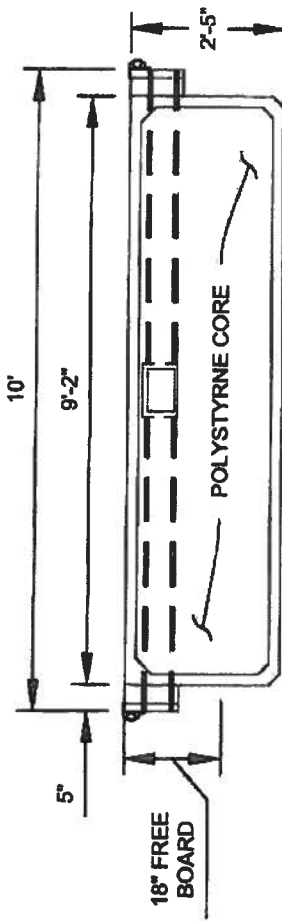
Elevation

Talahl Island
Community Dock
Proposed Activity: Dock Improvements

Location: Talahl Island Dock Club
 Date: 12/06/17
 County: Chatham
 JOB#: 17-1622
 DATE: N/A
 SCALE: N.T.S.

SHEET: 5 of 6

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TYPICAL FLOAT SECTION

Handwritten signature and date: 12/06/17

Sections
 Savannah, Georgia
 Applicant: Tabahi Island Deck Club
 Date: 12/04/17
 County: Chatham
 JOB#: 17-1882
 SCALE: N.T.S.
 DRAWING: 1417068
 SHEET: 6 of 6

- GENERAL NOTES:**
1. VERTICAL DATUM FOR ELEVATIONS SHOWN IS MEAN LOW WATER (MLW).
 2. LENGTH & COMPOSITION OF FLOAT SECTIONS SHALL BE DETERMINED BY FLOAT MANUFACTURER.
 3. BOTTOM OF GANGWAY SHALL BE OUTRITTED WITH WHEELS THAT HAVE STAINLESS STEEL AXLES.
 4. ALUMINIUM SHALL BE TYPE 6061.



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