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OCT 17 2018
GA DNR / HMP

October 15, 2018

Paul D. Tobler
Coastal Permit Coordinator
Marsh and Shore Management Program
One Conservation Way
Brunswick, GA 31520

SUBJECT: APPLICATION FOR A COASTAL MARSHLANDS PROTECTION ACT FOR OATLAND ISLAND WILDLIFE CENTER, CONSTRUCTION AND MAINTENANCE OF AN EDUCATIONAL DOCK FACILITY, RICHARDSON CREEK, CHATHAM COUNTY KERN & CO., LLC PROJECT NO.: 180075.000

Dear Mr. Tobler:

Response to letter dated September 20, 2018:

1. Dock checklist items:

- a. Waterway information section needs to be completed

Response: Refer to attached drawing "MEAN LOW WATER EXHIBIT" 1/1

- b. Cultural resources section needs to be double checked for accuracy

Response: On the Coastal Marina, Community or Commercial Dock Checklist we answered "yes" to the Habitat/Wildlife/Cultural Resources question about "Is this site located near a wildlife refuge... etc". It should have been answered "no". There are no wildlife refuges or cultural resources near. The Oatland Island Wildlife Center through the Savannah Chatham County Public School System (SCCPSS) is a wildlife learning center.

2. As stated in the checklist, the narrative should include all project details and dimensions; including square feet, L x W, and acres of impacts of ALL existing and proposed structures impacting CMPA jurisdiction

<i>Response:</i>	<i>Area of Existing Wooden Dock (includes the Dock House)</i>	<i>2,362 sq. ft.</i>
	<i>Area of Existing Floating Wooden Docks (North)</i>	<i>391 sq. ft.</i>
	<i>Gangway (North)</i>	<i>53 sq. ft.</i>

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Area of Existing Floating Wooden Docks (South) 387 sq. ft.

Gangway (South) 47 sq. ft.

Additional Area to Wooden Dock (For North Floating Dock) 12 sq. ft.

Additional Area to Wooden Dock (For South Floating Dock) 10 sq. ft.

(this addition to the dock provides 16" closer to the floating dock so the existing floating dock ramp will work with the main deck raised 1'-0"; access to floating dock)

Upland Components:

ADA ramp for access 159 sq. ft.

ADA concrete landing at land 122 sq. ft.

Total Dock Areas 3,543 sq. ft. - 2814^2 = 32624

Area of New Dock House (included on Dock) 717 sq. ft.

3,543 sq. ft. / 43,560 sq. ft. (acre) = 8.1% of acre

3262 ft^2 / 43560 ft^2 = 0.07 acre

REVISED 10/18/18 PBT

- 3. Project drawings; the drawings supplied are for the construction of the dock. While these are very detailed they do not properly depict what is needed for the permit. The drawings should illustrate what has been described in the narrative and should include ALL structures in jurisdiction

Response: Drawings presented outline the site, the demolition, and the replacement of existing facility items; these drawings and the additional detail drawings and specifications are already prepared for submittal to Chatham County for the construction permit. Refer to the response to question number 2 for specific project dimensions/square footages.

- 4. A statement certifying that the project is not contrary to the public interest, using the public interest considerations for this part

Response: The Oatland Island Wildlife Center, which controls and utilizes the Dock and Dock House, is a facility reaching out to educational children and local public as a learning facility. The public appreciates the presence of Oatland Island Wildlife Center.

- 5. A statement certifying that the project will be conducted in compliance with applicable erosion and sediment control responsibilities, if required. This includes adherence to the 50 foot buffer requirement

Response: This project is only a renovation of an existing facility damaged through previous weather storms and higher water from the creek. The construction documents

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state that the Contractor provides protection against potential erosion and sediment control. The Contractor will adhere to protecting the 50 foot buffer area.

6. A statement certifying that the project is not over a hazardous waste site or landfill

Response: Research has verified that the Oatland Island site does not contain any hazardous waste or landfill.

7. A description and depiction of the upland component of the project

Response: The upland component is the added concrete landing and ramp for access to the Dock from the adjacent land. The ramp and landing are being added to provide appropriate ADA access to the Dock and to address the one foot (1'-0") height added to the Dock Renovation. The ramp and landing will have no effect on the marsh component of the project, except to provide improved access.

8. How will the USACE be authorizing the project? Will a 401 Water Quality Certification be required?

Response: At the same time that we submitted the DNR application, we also completed and submitted the form for the USACE. We are still waiting for their review and approval. If the USACE requires a water quality certification under their 401 regulations, we will apply for it and have it provided.

In addition to the letter questions (September 20, 2018), there was an email requesting additional information from SCCPSS. A copy of the email and the response from SCCPSS is included for your information.

Please call if you have any questions.

Sincerely,
KERN & CO., LLC.



Thomas D. Olson, AIA
Architect, Vice President

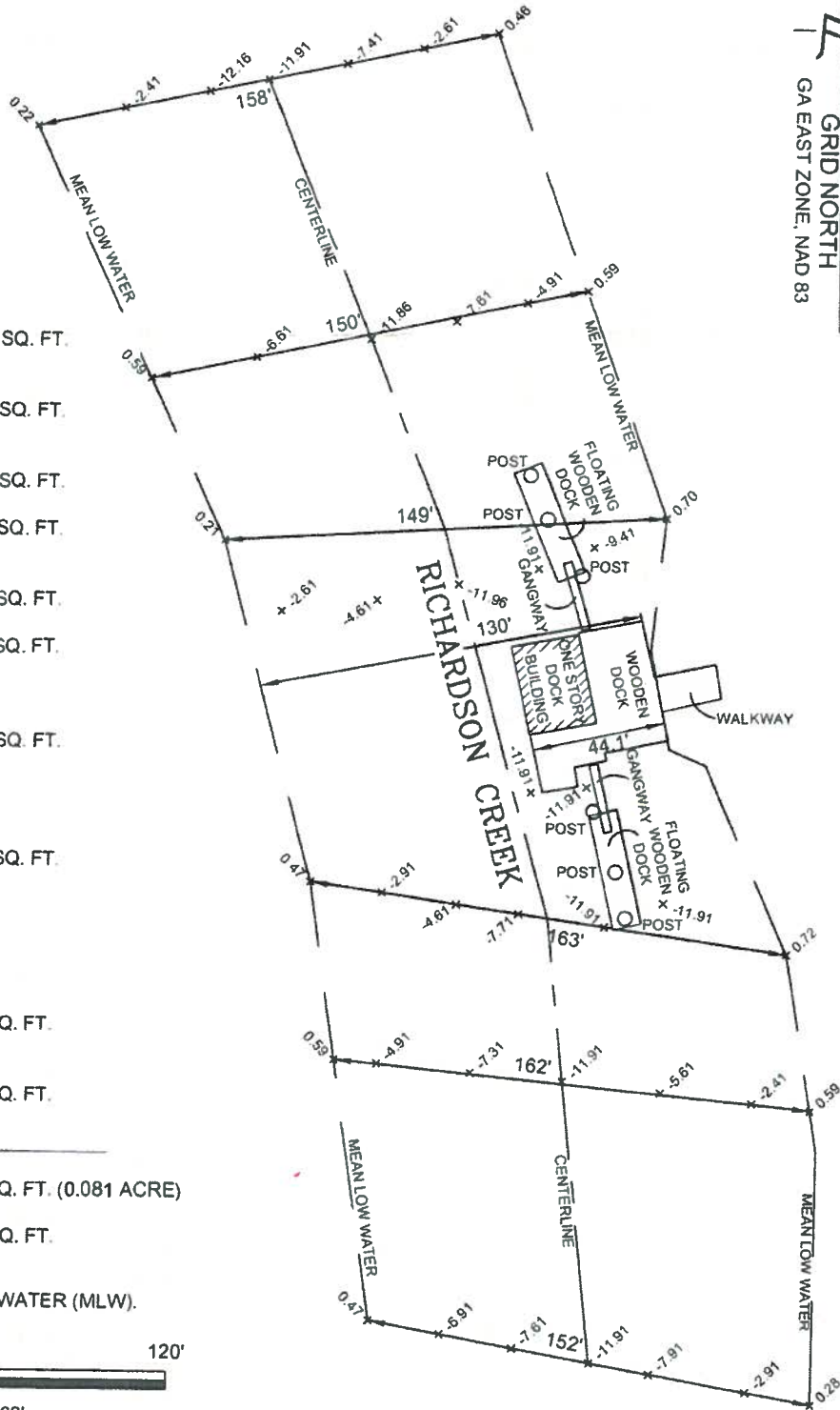
TDO/II

Enclosures



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AREAS:

WOODEN DOCK: (WITH DOCK BUILDING)	2,101 SQ. FT.
FLOATING WOODEN DOCK: (NORTH)	391 SQ. FT.
GANGWAY (NORTH):	53 SQ. FT.
FLOATING WOODEN DOCK: (SOUTH)	387 SQ. FT.
GANGWAY (SOUTH):	47 SQ. FT.
WALKWAY: (12.2' X 21.4')	261 SQ. FT.
ADDITION TO WOODEN DOCK: (FOR NORTH FLOATING DOCK)	12 SQ. FT.
ADDITION TO WOODEN DOCK: (FOR SOUTH FLOATING DOCK)	10 SQ. FT.
UPLAND COMPONENTS (BEYOND CMPA)	
ADA RAMP FOR ACCESS: (12.2' X 13.0')	159 SQ. FT.
ADA LANDING: (10.0' X 12.2')	122 SQ. FT.
TOTAL AREA:	3,543 SQ. FT. (0.081 ACRE)
DOCK BUILDING: (22.67' X 31.62')	717 SQ. FT.

ELEVATIONS BASED ON MEAN LOW WATER (MLW).



SCALE: 1" = 60'
 PROJECT NO: 180075
 DATE: 10/17/2018
 DRAWN BY: ENW
 CHECKED BY: CCW
 SHEET NO: 1/1

DRAWING TITLE:
**MEAN LOW
 WATER
 EXHIBIT**

A MEAN LOW WATER EXHIBIT OF A PORTION OF
 THE SOUTHWEST PORTION OF OATLAND ISLAND
 5TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA

PREPARED FOR: SAVANNAH CHATHAM COUNTY PUBLIC SCHOOLS

Wcd, 17 Oct 2018 - 2:32pm nwallace
 DRAWING PATH: G:\2018\180075.dwg 180075.dwg 10-17-18.dwg

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COASTAL MARSHLANDS PROTECTION PERMIT APPLICATION

ATTACHMENT A

Narrative:

- Existing Dock and Dock House damaged by hurricane and high water last year.
- Existing Dock and Dock House has plumbing for site within the Dock House and for water. The plumbing will be deleted from the project.
- Existing Dock and Dock House has electrical service provided through power provided from the Administration Office electrical service. Underground wiring extends out to the Dock and Dock House.
- All existing Dock and Dock House is to be demolished completely, except the concrete support piers. The existing floating docks and ramps are to remain as they are located. They are to be disconnected during the demolition and renovation re-construction.
- The support beams added over the existing concrete piers are pre-cast concrete beams (not steel).
- The Dock and Dock House framing and construction finishes will be pressure-treated wood products. The Dock House will be a screened facility. The screening will be above 3'-6" height and extends to about 8'-0" height. The bottom 3'-6" height of the exterior Dock House walls are finished with hardi-plank product on the outside and pressure-treated wood on the inside.
- The Dock House is the same size as the existing Dock House. The height of the Dock House is less than 12'-0".
- The electrical service will remain similar to the existing; providing basic lighting for the Dock House and basic outlets for power service.

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COASTAL MARSHLANDS PROTECTION PERMIT APPLICATION

ATTACHMENT B ALTERNATIVES ANALYSIS

Off-Site Alternatives

The proposed project consists of repair and limited replacement of an existing walkway, pier, and floating dock structure that was built in the mid-1970s as part of the Oatland Island Wildlife Center, an educational facility owned and funded by the Savannah Chatham County Public School (SCCPSS) system. The applicant will be utilizing the existing submerged pilings, floating docks, and floating dock ramps while adding structural supports and replacing the fixed deck, partially enclosed dock house, and walkway. The proposed project will not require any construction activities below the water line and therefore will minimize impacts to estuarine areas. The Oatland Island facility and its docks have been in use as an education facility since 1974 and are an important asset to the public schools, conservation groups, and Savannah area visitors. The SCCPSS does not own any other coastal waterfront property on which to build a comparable educational dock, and has no funding set aside to purchase such a property or build new docks. Due to the existing nature of the docks and their operational ties to Oatland Island Wildlife Center, combined with the minimal impacts required for the proposed project, no off-site alternatives were considered feasible for this project.

On-Site Alternatives

The proposed repair project is essentially a board for board replacement of the existing deck and handrails. As previously mentioned, the existing support pilings, floating docks, and ramps will remain in place and require only minor above-water adjustments. The existing fixed deck, handrails, and enclosed dock house will be removed and discarded off-site, and replaced within the same footprint with new materials and a partially enclosed dock house. From an impact perspective, the new facility will look exactly like the existing facility, but will be constructed to withstand the type of coastal storms that damaged the original structure. All appropriate best management practices (BMPs) will be incorporated during construction, and all applicable rules and regulations will be followed. There were no on-site alternatives identified that would result in less impact to the environment, and the proposed project will minimize impacts to jurisdictional waters to the greatest extent practicable.

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INSTRUCTIONS FOR COMPLETING A GEORGIA COASTAL MARSHLANDS PROTECTION PERMIT APPLICATION

Applicants proposing to impact areas below the ordinary high water mark need to complete these application forms. Each and every blank must be filled in completely. For questions that are not applicable to your project, write N/A in the blank. Only those applicants proposing to impact areas below the ordinary high water mark in Effingham, Long, Wayne, Brantley, Chatham, Glynn, Camden, McIntosh, Bryan, Liberty, or Charlton Counties need to complete the Revocable License request. This form requests permission to use publicly owned submerged lands. The Army Corps of Engineers can help you determine if you will need a water quality certification for your project. Contact the Ecological Services Section of the Coastal Resources Division, Georgia Department of Natural Resources at (912) 264-7218 for assistance with state requirements.

➤ Forms:

Joint Application for an ACOE Permit and GA CMPA Permit

Revocable License Request

Coastal Marina, Community or Commercial Dock Checklist

Request for JD line

Request for approval for Renovation of Dock & Dock House at Oatland Island Wildlife Center damaged by hurricane and high water last year.

➤ Project Summary:

Narrative with project details and dimensions, construction method(s), materials, and access points/locations. Narrative should identify all areas that are planned to be used in connection with the project. *See Attachment A*

Distance of the project into the waterway from MLW.

Distance of the project from the navigable channel.

Depths of the waterway at MLW.

Total width of the waterway from MLW to MLW.

Distance to the next structure to either side of the proposed project.

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➤ Project Drawings:

- X Plan or drawing showing the applicant's proposal and the manner or method by which such proposal shall be accomplished. Such plan shall identify all coastal marshlands, as verified by CRD staff, within the extended property lines of the project area.

*All drawings should be:

- a. Submitted on a registered survey (signed, stamped and dated) or on the recorded plat of the property.
- b. Submitted on 8 1/2 " by 11" paper or 11" by 17" (if needed to see details clearly), leave a 1" margin on the long side of each page for binding purposes.
- c. Drawn to scale. Include a bar scale or other graphic scale and a North arrow.

➤ Site plans:

- X Vicinity map that shows the location of the project, latitude and longitude, name of waterway, distance to nearest town or interstate highway and a North arrow.

Marshland Component of Project

- X DNR Marsh Jurisdiction Line (this line must be surveyed in by a registered surveyor), high and low waterlines and the method used to establish the waterlines. DNR staff must verify the Marsh Jurisdiction Line within the project area. Marsh jurisdiction line is validated for one year.
- X Existing features such as structures, boardwalks, etc. within jurisdiction.
- X Proposed features such as structures, boardwalks, etc. within jurisdiction. *Renovations of Dock & Dock House at Oatland Island Wildlife Center damaged by hurricane and high water last year.*
- X Dimensions of the proposed structure/project that is the marshland component of the project. Marshland component is defined as the part of the project in an estuarine area or any structure on or over an estuarine area. The dimensions must consist of the distance the project will extend into the waterway, distance from the navigable channel, and the total width and depths of the waterway from MLW to MLW. Label existing structures in the navigable waters near the proposed activity. *Renovation of existing Dock & Dock House.*
- X Total square footage of proposed project footprint within jurisdiction and total square footage over vegetated marshlands. *Renovation of existing Dock & Dock House matches the existing layout.*
- X Section/Elevation view showing a cross-section view of the project using the same water elevations as the Site Plan. *Actually raising the Dock & dock House floor elevation one foot (1'-0") by utilizing new two foot (2'-0") concrete beams.*
- X Depth of water at the water-ward face of the proposed project, the dimensions and names of structures supported on floats or piles, the distance between pilings, the number of pilings, and types of materials used. *All existing concrete piers that support the existing Dock & dock House are to remain. They will support new concrete beams to support the Dock & Dock House.*

* Include additional CONSTRUCTION DRAWINGS as needed to clearly show the proposed project and how the project will be completed. For SHORELINE ENGINEERING ACTIVITIES (bulkheads, revetments, etc.) show typical construction methods with respect to mean, sea level for tiebacks, footings/foundations, type of material, slope of face, etc. For Boardwalks (walkways, decks, etc.) and BRIDGES show typical arrangement of posts/beams/decking, height above the marsh vegetation, and height above any waters at both MLW and MHW.

Upland Component of the Project

X Delineation of the upland component of the project- Upland component is defined as, all those service areas, amenities, and recreational areas located inland of the CMPA jurisdiction line that serve or augment the functioning of the marshlands component of the project. Include any facilities adjacent to or in proximity to the marshlands component of the project that will serve exclusively or primarily the users of the marshlands component of the project.
Added an access ramp and landing at the entrance to the Dock.

N/A Existing features such as structures, roadways, parking areas, dry-stack storage, fueling facilities, etc.

N/A Proposed features such as structures, roadways, parking areas, dry-stack storage, fueling facilities, etc.

Marshlands Buffers for Upland Component

X Delineation of 50-foot marshlands buffer applicable to the upland component of the project as measured horizontally inland from the coastal marshlands-upland interface (verified JD line).

X Documentation of existing condition of delineated buffer.
Renovation only of existing Dock and Dock House. Refer to attached photos.

N/A Description of buffer design, installation, and maintenance plans. Applicant should refer to the current edition of the Georgia Stormwater Management Manual for technical specifications and standards specific to buffers. *Renovation only of existing Dock and Dock House.*

N/A Description and identification on site plan of any temporary structures proposed within the delineated buffer that are necessary for the construction of the marshlands component of the project.

X Description and identification on site plan of any permanent structures proposed within the delineated buffer that are necessary for the function of the marshlands component of the project.
Added an ADA compliant access ramp and landing at the entrance to the Dock.

X Description and identification on site plan of any permanent structures proposed within the delineated buffer that are required to provide permanent access to the marshlands component of the project.

N/A Description and identification on site plan of any vegetated plantings or grading of vegetation within the delineated buffer. Applicant is referred to the Georgia Stormwater Management Manual and the "Riparian Buffers in Your Backyard". Note: Planting and grading within the buffer must be designed and installed to enhance stormwater treatment. *All existing conditions to remain as existing. Concrete landing matches existing grades.*

X Description and identification on site plan of pedestrian access for passive recreation to be located within the delineated buffer. *Existing pedestrian access to get concrete ramp and concrete landing to be accessible.*

- Description including dimensions and identification on the site plan of any existing impervious surfaces or structures pre-existing within the delineated buffer.

Stormwater Management Plan of the Upland Component

N/A Description of Stormwater Plan for upland component of the project. Note: No discharge of untreated stormwater is allowed from developed or disturbed areas, whether surface or piped, to coastal marshlands from the upland component of the project, unless waiver is granted by Committee
Stormwater not affected by Renovation project.

- If waiver is being requested, detailed description of the site or project characteristics that prohibit treatment, why there is no practicable alternative, and documentation demonstrating how the stormwater runoff will have minimal adverse impact.
Stormwater not affected by Renovation project.

Impervious Surface Calculations of the Upland Component

- Description and delineation of the pervious surfaces and impervious surfaces proposed for the upland component of the project. Note: Pervious surfaces shall be used to the maximum extent practicable, and total impervious area shall be minimized with the goal of achieving no more than 15% effective impervious cover where practicable taking in account existing structures that are apart of the project and that available land area that is part of the upland component of the project.

- Detailed documentation of the calculation of Effective Impervious Cover rate.
-

➤ Deed or other legal instrument:

- A copy of the deed, or other legal conveyance, putting title to or an interest in the real property, into the name of the applicant, together with any plat(s) referenced in the deed or conveyance that show the boundaries of the real property conveyed.

N/A Any later deed or conveyance whereby any full or partial interest, such as, an inter-spousal transfer, trust agreement, lease agreement, partnership, corporation, limited liability company or executor or decedent's estate took an ownership interest in the real property.

- If the applicant is not the owner of the property, then provide a copy of the owner's deed or other legal conveyance **AND** the written permission from the owner to carry out the project on his/her land. The owner must acknowledge that it is aware of the application and that it is familiar with the applications plans for the property and that the owner gives permission to the applicant to carry out the project on his/her land as outlined in the application.

- Specific plat(s) referenced in the vesting deed showing the upland boundary of the project area in relation to the natural resource coastal marshlands and tidal waterbottoms.

N/A Identification of any marshlands within project area designated as Natural Heritage Preserve.

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N/A If the property was subdivided after the applicant acquired the property, then the new subdivision plat, in addition to the plat referenced in the vesting deed.

N/A Corporate owners must submit their Articles of Organization or other legal documentation to show signatory's capacity to bind the corporation to the permit and/or waterbottoms lease.

N/A Homeowners Association By-laws and Restrictive Covenants pertaining to the project area (upland and marsh component).

N/A Conservation Easements or other easements pertaining to the project area (upland and marsh component).

N/A Deed restrictions if applicable.

➤ **Adjoining Land Owners:**

X List of all adjoining landowners together with such owners' addresses.

N/A If the names or addresses of adjoining land owners cannot be determined, a sworn affidavit that a diligent search, including 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 of adjoining landowners.

➤ **Zoning Letter & Signed Drawings from Local Gov:**

X Letter from the local zoning authority stating that this proposal is in compliance with any zoning laws. This letter must be specific to the project and cannot be conditional in any way.
Refer to attachd letter and signed drawings.

X Copy of the most current version of plans, signed and dated by the local zoning authority. If the project is redesigned, the zoning authority must sign the latest plans to ensure there is no confusion about which "version" of the project is approved.
Refer to attachd letter and signed drawings.

➤ **Non-refundable Application Fee:**

X Check or money order made payable to the GEORGIA DEPARTMENT OF NATURAL RESOURCES is required. Include the amount listed below for the type of project you are proposing. Renewal fees will be equal to application fees. This list does not include all possible projects and should be used only as a guide.

\$100 Routine: Simple modification, research, simple pier, bridge (no fill), deck, etc.
Renovation of Dock and Dock House.

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\$250 Moderate: Community dock, boat ramp, bridge (minor fill), culverts/gates, pier, etc.

\$500 Complex: Marina, marina modification, roadway, mosquito ditching, dredging, wastewater treatment, commercial dock, etc.

➤ **Alternative Analysis:**

N/A Brief description of alternative sites the applicant considered and why they are not feasible. Include a discussion of why the permit should be granted. Describe water dependent nature of project. *Renovation of Dock and Dock House. Refer to Attachment B.*

➤ **Landfill or Hazardous Waste Statement:**

X Statement from the applicant that he has made inquiry to the appropriate authorities that the proposed project is not over **landfill or hazardous waste sites** and that the site is otherwise suitable for the proposed project. Contact your local government engineer to find out if your site is over a hazardous waste site or landfill. If your county engineer is unable to answer your question, please check the following: For hazardous waste sites check with the GA Environmental Protection Division (EPD) Hazardous Waste Support Unit at (404) 656-7802, or <http://www.gaepd.org/Documents/hazsiteinv.html> for a complete list. For landfill sites check with the GA EPD Land Protection Branch at (404)362-2692, or http://www.gaepd.org/Documents/regcomm_lpb.html#sw under List of Closed Landfills.

➤ **Water Quality Certification:**

N/A Copy of the water quality certification issued by EPD, if required for the proposed project. The USCAE determines whether a proposed project requires water quality certification under their 401 regulations.

*(Note: If required, certification **MUST** be issued prior to CMPC consideration of the project.)*

➤ **Erosion and Sedimentation Statement:**

X Statement certifying that the project will be conducted in compliance with applicable erosion and sediment control responsibilities. Please refer to the section above regarding marshland buffers, stormwater management, and impervious surface calculations.