

Lot 12 King's Point (144 Point Lane) Bank Stabilization Project

November 3, 2022

Coastal Marshlands Protection Act Permit Application

Applicant:

Jeanne E. Kaufmann, as Trustee of the Jeanne E. Kaufmann Revocable Trust
PO BOX 30765
SEA ISLAND, GA 31561

Table of Contents:

1. Project Summary
2. Marshland Component
3. Upland Component
4. Adjoining Land Owners
5. Alternatives Analysis
6. Landfill and Hazardous Waste Statement
7. Water Quality Certification
8. Erosion and Sedimentation Statement
9. Public Interest Statement

Attachments:

- A. Joint Application CESAS Form 19 & State of Georgia Revocable License Request
- B. Deed
- C. Project Drawings and Site Plan
- D. Zoning Letter & Signed Drawings from Local Government
- E. Adjoining Land Owners
- F. CMPA Jurisdiction Determination & Site Survey
- G. USACE NWP 13 Authorization (**SAS-2022-00938**)
- H. Application Fee
- I. CMPA Buffer Exemption
- J. Water Quality Certification Review

1. Project Summary:

The applicant, Jeanne E. Kaufmann, as Trustee of the Jeanne E. Kaufmann Revocable Trust, is seeking authorization from the Coastal Marshlands Protection Committee (CMPC) to construct a wood bulkhead and back fill in high marsh that will connect to a wood bulkhead landward of the CMPA line for bank stabilization.

The project area is located on the southwestern side of St. Simons Island. The subject lot is currently undeveloped. The previous landowner added surcharge to the property in hopes of consolidating the soil for house construction. The earlier placement of soil resulted in concentrated runoff which created unintentional swales and gullies. The anomalous areas of concentrated flow eroded the land resulting in marsh over that time. The limits of CMPA jurisdiction were verified by CRD staff via letter of April 19, 2022 (Attachment F). The current owners/applicant are preparing the site for construction of a new home.

The project would result in fill of 197.18 s.f. (0.0045 AC) of tidal waters and would be regulated under the Coastal Marshlands Protection Act of 1970 (CMPA). As this alteration would be less than .02 AC, it would be considered a Minor alteration as defined at O.C.G.A. § 12-5-282(9). The applicant requests that authorization of the project be granted by the Commissioner of Georgia Department of Natural Resources in accordance with O.C.G.A § 12-5-283(d).

- Distance of the Project into the waterway from MLW: N/A, the project does not extend into the waterway
- Distance of the project from navigable channel: ~1600'
- Depths of the waterway at MLW: N/A
- Total width of the waterway from MLW to MLW: N/A
- Distance to the next structure to either side of the proposed project: N/A

2. Marshland Component

As depicted on the Project Drawing (Attachment C), the marshland component of the project consists of a +/- 11 l.f. wooden bulkhead with proposed backfill of +/- 2.2 CY (0.2 CY/l.f.). The wall would be constructed from the uplands, and then backfilled to stabilize the existing shoreline. Best Management Practices (BMPs) would be implemented during construction to minimize secondary impacts to tidal waters.

- The DNR Marsh Jurisdiction line was surveyed and verified by DNR staff on April 19, 2022 and will normally expire on March 28, 2023 (Attachment F).
- There are no existing features within the jurisdiction
- Proposed features are depicted on the Project Drawings (Attachment C)
- Dimensions of the proposed features are depicted on the Project Drawings (Attachment C)
- Total square footage of proposed project footprint with jurisdiction AND total square footage over vegetated marshlands: 197 s.f.
- Section/Elevation showing a cross section view of the project using the same elevations as the site plan is depicted on the Project Drawings (Attachment C)

- Depth of water at waterward face of the proposed project, dimensions and names of structures supported on floats or piles, the distance between pilings, the number of pilings, and types of materials used: N/A
- Construction details of the proposed project are depicted on the Project Drawings (Attachment C)

3. Upland Component:

There are no upland components, proposed or existing, such as 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.

4. Adjoining Land Owners (Attachment E)

Rob Lancaster
142 Point Lane
St. Simons Island, GA 31522

Randy Pace
150 Point Lane
St. Simons Island, GA 31522

5. Alternative Analysis

No alternative sites were considered because the applicant owns the proposed site and intends to build a home on it. The proposed bulkhead is consistent with impacts associated with other residential lot bulkheads authorized by CRD staff through the Revocable License process and the project has already been authorized by the USACE (**SAS-2022-00938**).

The permit should be granted because the proposed wooden bulkhead is the ideal solution for stabilizing the bank for this site. The alternative methods explored include:

- (1) living shoreline;
- (2) natural berm;
- (3) 742 l.f. additional wooden bulkhead in tidal waters.

(1) A living shoreline is not ideal as this portion of the high tidal marsh is not colonized by oysters. As mentioned above, this area was created by concentrated runoff from surcharge placed by the previous owner and natural to only see high marsh plant species. (2) Construction of a natural berm in the delineated marshland was explored in lieu of the wooden bulkhead. Despite the alternative being the best management practice for low impact design for stabilizing the marsh shoreline, but it would result in a 619 s.f. of fill which is a larger amount of fill and possibly disturbed tidal marsh area. (3) Moving the bulkhead seaward in the delineated tidal marsh area will be detrimental to the biotic and abiotic processes. Extending the proposed bulkhead around the delineated marshland in the upland area in an acute angle would result in degradation of the bulkhead's structural integrity.

If this bulkhead were to be conventionally permitted and constructed 1 ft. seaward of the CMPA line, it would result in ~742 s.f. of fill which is 377% higher than the 197 s.f. of fill proposed in this permit application. Furthermore, if the proposed bulkhead were limited to 500 linear feet or less the conventional permitting and construction would impact ~500 square feet of marshland.

Another reason the permit should be granted is the tremendous amount of marsh area gained on this lot since the neighborhood and lot were platted in June 1999. Fifteen thousand twenty square feet (15,020 s.f) of upland has transformed into salt marsh since platted 23 years ago. This tremendous gain in salt marsh area easily justifies the small amount of impact requested here.

6. Landfill and Hazardous Waste Statement

144 Point Lane, St. Simons, GA is not over landfill or hazardous waste sites according to the Hazardous Waste Site Inventory list on EPDs website as well as the MX excel files for Regulated Solid Waste Facilities.

7. Water Quality Certification

Georgia EPD reviewed Water Quality Certification in accordance with Section 401 of the Clean Water Act. (Attachment J)

8. Erosion and Sedimentation Statement

The project shall remain in compliance with all required soil and erosion control responsibilities related to building, land disturbance, and stormwater management as administered by relevant jurisdictions.

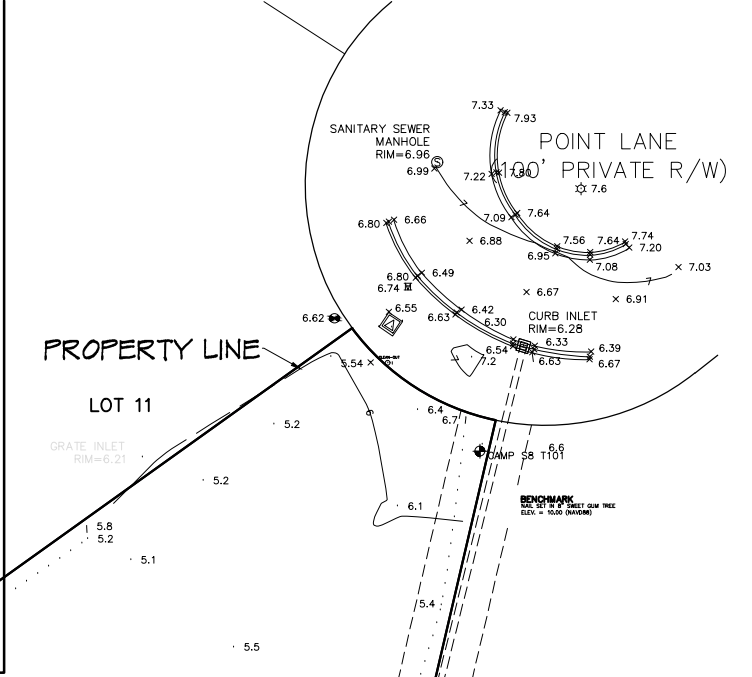
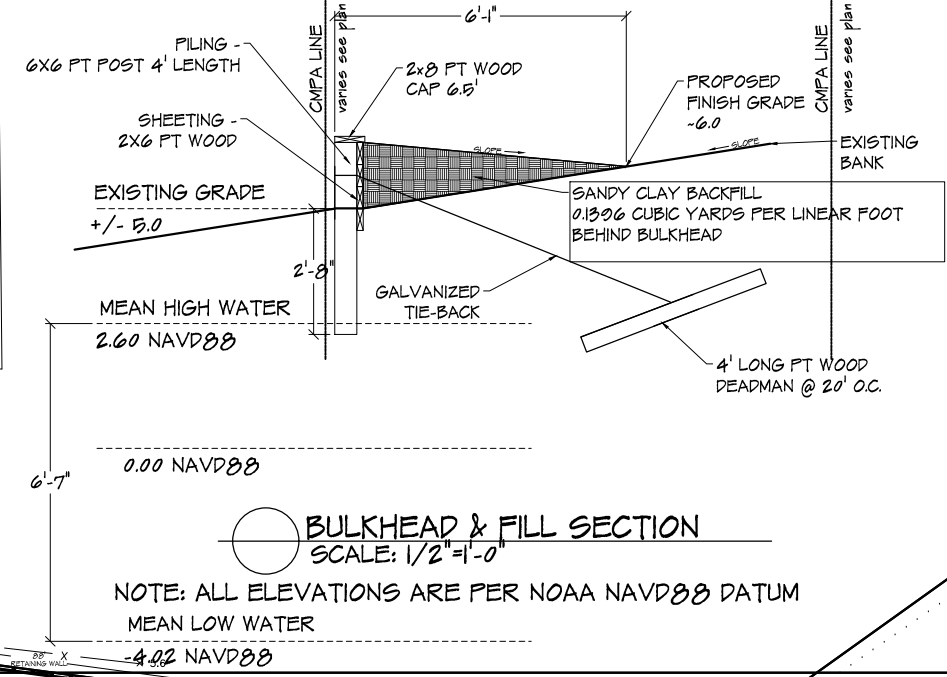
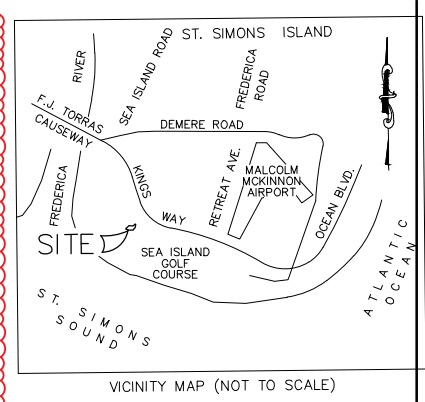
9. Public Interest Statement

- a) The proposed project will not cause unreasonably harmful obstructions or alterations of the natural flow of navigational water. The project will not extend into the navigable channel.
- b) The proposed project will not increase erosion, shoaling of channels, or create stagnant areas of water. The project is intended to decrease erosion, avoid shoaling of channels, and eliminate stagnant areas of water by stabilizing an eroding bank.
- c) The project will not unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, wildlife, or other resources, included but not limited to water and oxygen supply. The project area is high marsh and offers little habitat

BANK STABILIZATION PLAN
**Jeanne E Kaufmann of the
 Jeanne E Kaufmann Revocable Trust as Trustee**
 Lot 12, King's Point, 144 Point Lane St. Simons Island, Georgia

LINE	BEARING	DISTANCE
L23	N 52°50'44" W	40.56'
L24	N 46°51'23" W	28.40'
L25	N 32°58'31" W	21.42'
L26	N 30°33'01" W	19.71'
L27	N 08°17'55" E	37.52'
L28	N 58°40'31" E	22.21'
L29	N 41°51'43" E	31.26'
L30	S 82°52'17" E	40.72'
L31	N 14°11'18" W	17.18'
L32	N 11°33'21" E	18.53'
L33	N 66°10'17" E	20.13'
L34	N 47°39'38" E	13.61'
L35	S 79°22'53" E	24.54'
L36	S 24°17'21" W	26.10'
L37	N 41°23'29" E	24.13'
L38	N 35°29'24" E	28.19'
L39	S 04°58'42" E	27.09'
L40	N 67°35'32" W	26.75'
L41	N 77°15'54" W	11.17'
L42	N 39°04'03" W	13.08'
L43	N 27°59'46" W	18.37'
L44	N 35°21'23" W	17.23'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	36.33'	35.54'	S 42°15'17" E	41°38'04"



DISTANCE TO:
 MEAN LOW WATER LINE - 300'
 ST. SIMONS SOUND - 1600'
 WIDTH: 7000'

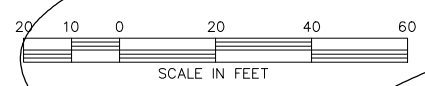
SALT MARSH
 NOW OR FORMERLY
 SIA PROPCO I, LLC

799 LF. PROPOSED BULKHEAD

TOTAL IMPACTED MARSH AREA: 107.18 S.F.
 TOTAL BULKHEAD FILL VOLUME: 159.8 CY (0.2 CY/LF)
 TOTAL: 799 LF BULKHEAD/159.8 CY = 0.1306 C.Y. FILL PER LF OF BULKHEAD
 TIDAL MARSH: 11 LF BULKHEAD/2.2 CY = 0.2 C.Y. FILL PER LF OF BULKHEAD
 TOTAL NON-TIDAL WETLAND FILL = 0 S.F. (0 CY)
 TOTAL FILL BELOW MHW = 0 C.Y.

SALT MARSH AT ST. SIMONS SOUND
 COUNTY: GLYNN
 STATE: GEORGIA
 APPLICANT: JEANNE E KAUFMANN OF
 THE JEANNE E KAUFMANN REVOCABLE
 TRUST AS TRUSTEE

DISTANCE TO:
 MEAN LOW WATER LINE - 300'
 ST. SIMONS SOUND - 1600'



Rev: 4/3/23
 updated cmfa line and line table
 Date: 11/3/22
 Scale: 1"=20'-0"
 Sheet: L.7

