



REPLY TO  
ATTENTION OF

DEPARTMENT OF THE ARMY  
SAVANNAH DISTRICT, CORPS OF ENGINEERS  
100 WEST OGLETHORPE AVENUE  
SAVANNAH, GEORGIA 31401

**JULY 02 2014**

Regulatory Division  
SAS-2014-00407

**JOINT PUBLIC NOTICE**  
**Savannah District/State of Georgia**

The Savannah District has received an application for a Department of the Army Permit, pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), as follows:

Application Number: SAS-2014-00407

Applicant: Mr. Whip Triplett  
East River Street, LLC  
411 West Bay Street  
Savannah, Georgia 31401

Agent: Mr. Brandon W. Wall  
Sligh Environmental Consultants, Inc.  
31 Park of Commerce Way, Suite 200B  
Savannah, Georgia 31405

Location of Proposed Work: The project site is located at the eastern terminus of River Street, north of General McIntosh Boulevard, just east of the existing Marriott Hotel, in the Savannah River, in the City of Savannah, Chatham County, Georgia (Latitude 32.0792, Longitude -81.0827).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The applicant proposes to construct a floating dock along the existing Savannah Riverwalk to allow for public boat access. All structures to be constructed over jurisdictional waters of the U.S. would total 5,039 square feet. The proposed dock would be constructed in two phases, based on the demand for additional mooring.

As proposed, Phase 1 would include a public access corridor located in the center of the site from River Street and would lead to a 5' x 12' pile supported gangway access platform extending off of the existing Riverwalk. To the west (upstream) of the platform would be a 6' x 80' aluminum gangway leading to a 10' x 8' access float with 8' x 8' triangular extension attached to the landward side of the concrete floating dock. During Phase 1, the applicant would construct only a 200' portion of the 11'4.5" wide float to the

west of the gangway access platform. The area of all structures for Phase 1 totals 2,927 square feet.

Once the demand for additional float space is demonstrated, the applicant would proceed with Phase II which would include a 30' x 6' aluminum gangway extending from the eastern (downstream) end of the gangway access platform off of the existing Riverwalk. The gangway would be attached to a 10' x 8' access float with a 8' x 8' triangular extension attached to the landward side of the concrete floating dock addition. The floating dock addition would total 160' long. The area of all structures proposed for Phase II totals 2,112 square feet.

As proposed for both phases, the floats would be attached to 18-inch square concrete piles for stability and would contain appropriate mooring hardware on the channelward face. No mooring would be allowed on the inside of the proposed structure (between the float and the Riverwalk). The float space for both phases totals 4,095 square feet. The 360 linear feet of floats provides enough docking space for 10-12 boats, assuming average vessel length of 25' and a maximum width of 25'. Overnight tie-ups would be allowed for boat owners who wish to stay at the proposed adjacent hotels, but no jet skis or live-aboard vessels would be allowed. The proposed floating dock would provide water and electricity for boat owners, but no fuel or pump-out facilities would be provided. No dredging is proposed at this time. The proposed structure would be positioned no closer than 130' from the federally maintained navigation channel. The proposed structures would extend approximately 20' into the waterway at a location in the waterway which is 830' wide.

All work would be conducted by waterborne crane and barge or from upland. The proposed piles are concrete and therefore would be driven by impact hammer. The driving of piles for each phase is proposed to take approximately two weeks.

## **BACKGROUND**

This Joint Public Notice announces a request for authorizations from both the U.S. Army Corps of Engineers and the State of Georgia. The applicant's proposed work may also require local governmental approval.

The upland area of the project consists of existing development including the existing five story former Savannah Electric and Power Company (SEPCO) headquarters building and parking area. The upland component of the proposed project would include re-development of the existing SEPCO building to include construction of two new hotels, a parking garage, and approximately 42,000 square feet of commercial space, and an urban park. The upland component would be constructed outside of Corps jurisdictional areas.

## STATE OF GEORGIA

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division, intends to certify this project at the end of 30 days in accordance with the provisions of Section 401 of the Clean Water Act, which is required for a Federal Permit to conduct activity in, on, or adjacent to the waters of the State of Georgia. Copies of the application and supporting documents relative to a specific application will be available for review and copying at the office of the Georgia Department of Natural Resources, Environmental Protection Division, Water Protection Branch, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354, during regular office hours. A copier machine is available for public use at a charge of 25 cents per page. Any person who desires to comment, object, or request a public hearing relative to State Water Quality Certification must do so within 30 days of the State's receipt of application in writing and state the reasons or basis of objections or request for a hearing. The application can be reviewed in the Savannah District, US Army Corps of Engineers, Regulatory Division, 100 West Oglethorpe Avenue, Savannah, Georgia 31401.

State-owned Property and Resources: The applicant may also require assent from the State of Georgia, which may be in the form of a license, easement, lease, permit or other appropriate instrument.

Marshland Protection: This notice also serves as notification of a request to alter coastal marshlands (under the provision of the Coastal Marshlands Protection Act, Georgia Laws, 1970, p. 939 and as amended), if required. Comments concerning this action should be submitted to the Ecological Services Section, Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523-8600 (Telephone 912-264-7218).

Georgia Coastal Management Program: Prior to the Savannah District Corps of Engineers making a final permit decision on this application, the project must be certified by the Georgia Department of Natural Resources, Coastal Resources Division, to be consistent with applicable provisions of the State of Georgia Coastal Management Program (15 CFR 930). Anyone wishing to comment on Coastal Management Program certification of this project should submit comments in writing within 30 days of the date of this notice to the Federal Consistency Coordinator, Ecological Services Section, Coastal Resources Division, Georgia Department of Natural Resources, One Conservation Way, Brunswick, Georgia 31523-8600 (Telephone 912-264-7218).

## US ARMY CORPS OF ENGINEERS

The Savannah District must consider the purpose and the impacts of the applicant's proposed work, prior to a decision on issuance of a Department of the Army Permit.

Cultural Resources Assessment: Review of the latest published version of the National Register of Historic Places and Georgia's Natural, Archeological, and Historic Resources GIS indicate that no registered properties or properties listed as eligible for inclusion are located at the site or in the area affected by the proposed work. Presently unknown archaeological, scientific, prehistorical or historical data may be located at the site and could be affected by the proposed work.

Essential Fish Habitat (EFH): Pursuant to the Magnuson-Stevens Fishery Conservation and Management Act, the Corps has determined that the proposed action would have no effect on EFH or federally managed fisheries in the Atlantic Ocean.

Endangered Species: Pursuant to Section 7(c) of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.), we request information from the U.S. Department of the Interior, Fish and Wildlife Service, the U.S. Department of Commerce, the National Oceanic and Atmospheric Administration, and the National Marine Fisheries Service; or, any other interested party, on whether any species listed or proposed for listing may be present in the area.

Public Interest Review: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and in general, the needs and welfare of the people.

Consideration of Public Comments: The U.S. Army Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Native American Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army Permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantial information necessary in evaluating the proposed project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Ms. Courtney M. Stevens, Regulatory Specialist, Coastal Branch, 100 West Oglethorpe Avenue, Savannah, Georgia 31401, no later than **15 days** from the date of this notice. Please refer to the applicant's name and the application number in your comments.

If you have any further questions concerning this matter, please contact Ms. Courtney M. Stevens, Regulatory Specialist, Coastal Branch, at 912-652-5051.

Enclosures

## CESAS Form 19 Support Documentation

### **East River Street, LLC 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**

##### **1.1 Site Conditions**

East River Street, LLC (applicant), is proposing the re-development and revitalization of the River Street East property located in downtown Savannah, Georgia (see attached General Development Plan). The project site is located near the eastern terminus of River Street, north of General McIntosh Blvd, just west of the Marriott Hotel, adjacent to the Savannah River. The site is located entirely within the Lower Savannah River Watershed (HUC 03060109), and the coordinates of the site are 32° 4.779' N, 81° 4.964' W.

The habitats within the footprint of the proposed waterside activities consist of open water. The upland area of the project consists of existing development including the existing five story former Savannah Electric and Power Company (SEPCO) headquarters building and paved parking area. The only vegetation located on the site consists of landscaping. No vegetated salt marsh is located within or adjacent to the project area. Adjacent land uses consist of upstream and downstream commercial and industrial facilities with heavy bank armoring.

##### **1.2 Proposed Site Development Plans**

The applicant is proposing the re-development of the SEPCO headquarters property located at the eastern terminus of River Street, and the upland development activities have already commenced. Attached to this permit application is a copy of the General Development Plan which has been approved by the Savannah Historic District Board of Review. Once completed, the project will include two new hotels on the approximately four acre site along with a parking garage, approximately 42,000 square feet of commercial space, and an urban park. The construction of the first hotel immediately adjacent to the existing SEPCO headquarters is currently underway, and it is expected to open in December 2014. This hotel will serve as a select service hotel with extensive roof gardens and solar collectors. The existing SEPCO headquarters building adjacent to the first hotel will be completely renovated for commercial use. On the northeast corner of the property along the river, a new full service hotel with views of the river will be constructed. A new 500 car parking garage will be constructed on the southeastern corner of the property. Two other riverfront parcels will be developed for commercial and restaurant use similar to the rest of the Riverfront Plaza located west of the site. The proposed project will extend the existing River Street Riverfront Plaza to the east and will provide a great public benefit by providing additional commercial, dining, lodging, and water access opportunities all while contributing to the already significant social and economical benefits that the riverfront area has on the City of Savannah, Chatham County, and the State of Georgia.

##### **1.3 Proposed Activities in Jurisdiction**

For public boat access to the development via the Savannah River, the applicant is proposing to construct a floating dock along the existing riverwalk. In order to minimize the amount of floating dock in the waterway, and to ensure that the amount of dock space does not exceed the demand, the applicant has proposed to phase the construction of the dock as outlined below:

###### **Phase I:**

A public access corridor located in the center of the site from River Street will lead to a 5' x 12' pile supported gangway access platform extending off of the existing riverwalk. To the west (upstream) of the

platform will be a 6' x 80' ADA-compliant aluminum gangway leading to 10' x 8' access float with 8' x 8' triangular extension attached to the landward side of the concrete floating dock. During Phase I, the applicant will construct only a 200' portion of the 11'4.5" wide float to the west of the gangway access platform. Once the demand for additional float space is demonstrated, the applicant will proceed with Phase II as outlined below. The area of all structures proposed within jurisdiction for Phase I totals 2,927 ft<sup>2</sup>.

#### Phase II:

Phase II of the project will be constructed when the need arises for additional mooring space. A 30' x 6' ADA-compliant aluminum gangway will extend from the eastern (downstream) end of the gangway access platform off of the existing riverwalk. The gangway will attach to a 10' x 8' access float with a 8' x 8' triangular extension attached to the landward side of the concrete floating dock addition. The floating dock addition will total 160 feet long. The area of all structures proposed within jurisdiction for Phase II totals 2,112 ft<sup>2</sup>.

The floats will be attached to 18-inch square concrete piles for stability and will contain appropriate mooring hardware on the channelward face. For safety reasons and because the floats are being located as close as possible to the riverwalk platform for navigation purposes, no mooring will be allowed on the inside of the dock (between the float and the riverwalk). With both phases of the project, all structures over jurisdictional waters total 5,039 ft<sup>2</sup>. The amount of float space for both phases totals 4,095 ft<sup>2</sup>. The 360 linear feet of floats provides enough docking space for only 10 – 12 boats assuming an average vessel length of 25 feet which is considered very conservative to accommodate the more than 450 room hotel development and commercial/restaurant areas. Overnight tie ups will be allowed for boat owners who wish to stay at the hotels on-site, but no jet skis or live-aboards will be allowed. The floating dock will provide water and electricity for boat owners, but no fuel or pump-out facilities will be provided. No dredging is required for the project, and the proposed structures will be positioned no closer than 130 feet from the federally maintained navigational channel line. The proposed structures will extend approximately 20 feet into the waterway where the waterway is approximately 830 feet wide. All work will be conducted by waterborne crane and barge or from upland.

## **2.0 Project Justification**

The purpose of the proposed project is to provide water access for guests of the East River Street, LLC project. Currently, there is no mooring space for guests who wish to use the proposed hotel or commercial facilities. The project is required to provide the much needed water access and mooring space.

## **3.0 Alternatives Analysis**

### **3.1 Potential Alternative Designs:**

The project is water dependent, and as such, there are no alternative sites with less jurisdictional impact that would satisfy the project purpose. One potential alternative includes constructing multiple floating docks along the existing riverwalk in a marina-like configuration. Although this configuration would provide additional mooring space, it impacts additional jurisdictional area and also potentially poses a threat to navigation. A second alternative includes constructing a floating dock along the entire +/- 600 feet of river frontage that is owned by the applicant. This alternative also provides additional mooring space, but the applicant decided to reduce the dock footprint to 360 feet in efforts to reduce environmental impacts.

### **3.2 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. Also, the applicant will construct the proposed dock facility in two phases. The first phase will consist of only 200 feet of floating dock. If and when the need arises for additional mooring space, the applicant will construct Phase II of the dock. This measure will ensure that no excessive structures are placed in jurisdiction, and that all proposed activities are warranted.

## **4.0 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 existing development, and jurisdictional area consists of open water. 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 standard manatee conditions. Also, given the minimal nature of the proposed project (constructing a floating dock immediately adjacent to the existing riverwalk) it is not anticipated that the project would affect the sturgeon species. No dredging, fill, or excavation is required. Due to the minimal nature of the proposed waterside activities, it was concluded that the proposed project should have no effect on any listed threatened or endangered species. A copy of the U.S. Fish and Wildlife Service Information, Planning, and Conservation System printout for the project is attached.

#### **5.0 Essential Fish Habitat**

The proposed waterside activities are located along the banks of 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 pile driving and the placement of floating docks. It was therefore concluded that the project would not significantly affect EFH.

#### **6.0 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 based due to low dissolved oxygen. The project only consists of installing a floating dock which would not affect dissolved oxygen in the waterway. The project would not contribute to water quality degradation in the Savannah Harbor.

#### **7.0 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-*

East River Street, LLC  
Attn: Mr. Whip Triplett  
411 West Bay Street  
Savannah, Georgia 31401

*(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 Thomas & Hutton.

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

A plat of the property is being obtained and will be provided to CRD upon receipt.

*(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 the deed to the property transferring title from Georgia Power Company to East River Street, LLC. Also attached is an agreement between the City of Savannah and the SEPCO for a permanent docking easement along the northern side of the existing riverwalk platform. Rights under this agreement were conveyed to East River Street, LLC.

*(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-*

Columbia Properties Savannah, LLC  
740 Centre View Blvd  
Ft. Mitchell, KY 41017-5434

Mayor and Aldermen of Savannah  
P.O. Box 1027  
Savannah, GA 31402-1027

*(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;*

A request to the City of Savannah Zoning Administrator has been made to certify that the proposed activities are not in violation of the zoning and building ordinances of the City. The certification will be provided to CRD upon receipt.

*(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 will be provided as determined by CRD.

*(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

*(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-*

Water Quality Certification for the proposed project, will be issued in conjunction with the U.S. Army Corps of Engineers Permit.

*(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-*

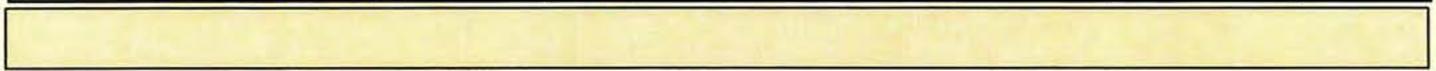
The proposed project will not alter natural flow of navigable waters nor will it obstruct public navigation. The proposed floating docks will conform to other floating dock facilities on the waterway and will extend no further channelward than the adjacent ferry dock located to the east. The project will also be located a minimum of 130 feet from the south edged of the federally maintained navigation channel.

*(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.



Prepared By:  
**sligh environmental consultants, inc.**  
 31 Park of Commerce Way, Suite 200B  
 Savannah, Georgia 31405  
 phone (912) 232-0451  
 fax (912) 232-0453

*Figure 1*

**Project Location Map**  
**East River Street, LLC**  
**Chatham County, Georgia**

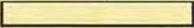
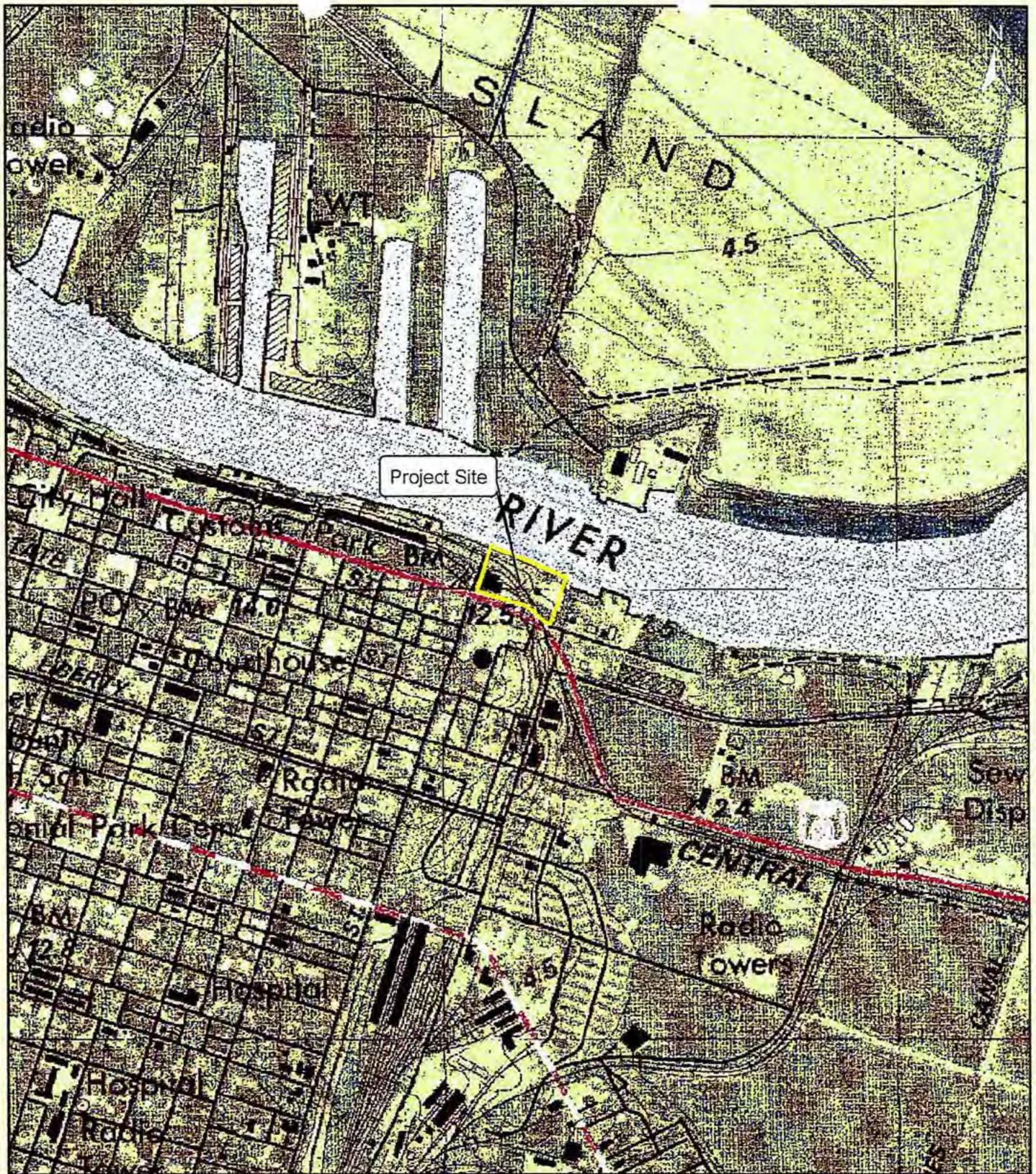
2  
 Miles

Exhibit Date: April 30, 2014  
 Drawn By: BWW  
 Reviewed By: SFS  
 Job Number : 01-13-027



Prepared By:

**sligh environmental consultants, inc.**  
 31 Park of Commerce Way, Suite 2008  
 Savannah, Georgia 31405  
 phone (912) 232-0451  
 fax (912) 232-0453

Figure 2

U.S. Geological Survey - Savannah Quad  
 East River Street, LLC  
 Chatham County, Georgia

1,000

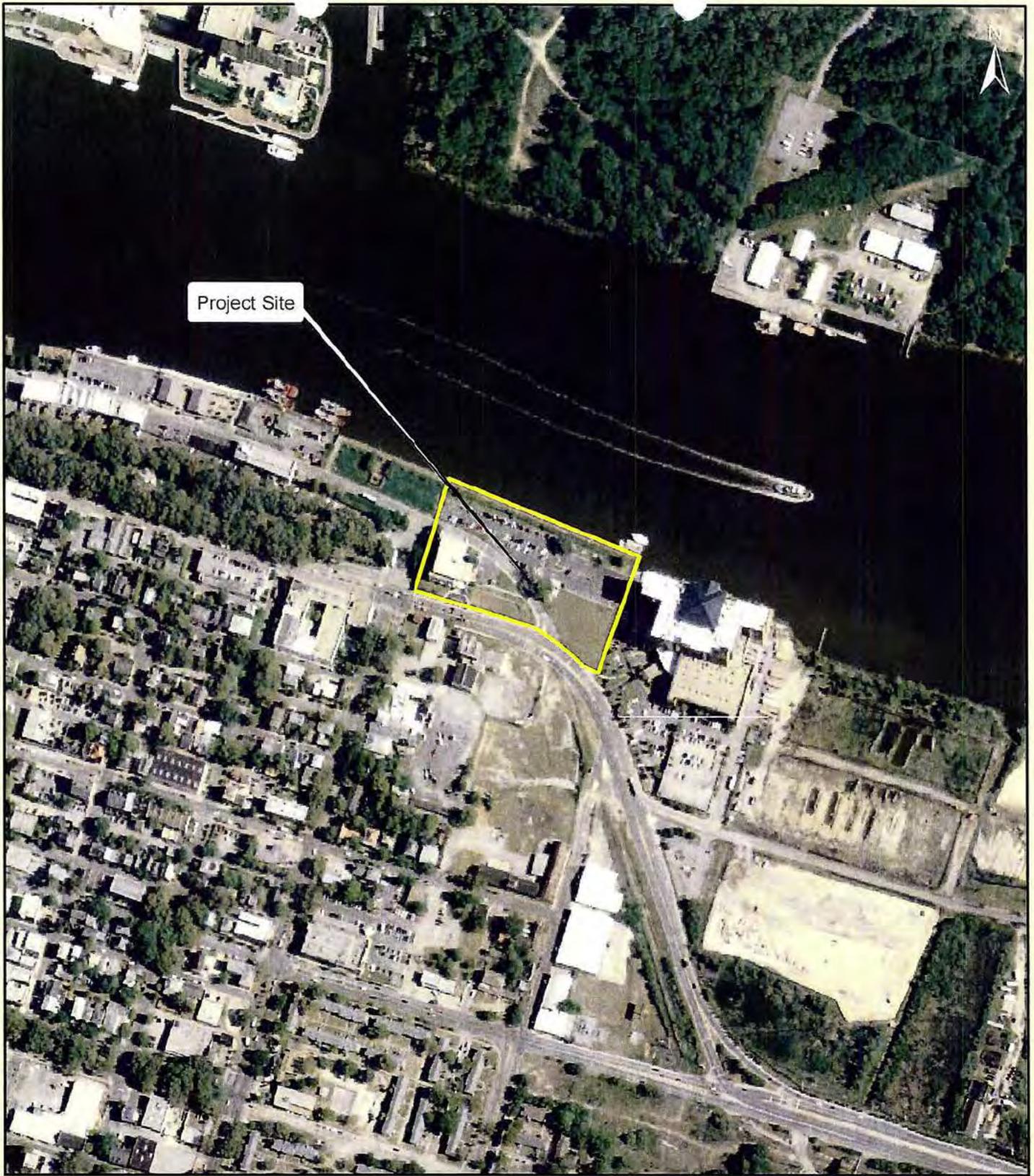
Feet

Exhibit Date: April 30, 2014

Drawn By: BWW

Reviewed By: SFS

Job Number : 01-13-027



Project Site

Prepared By:  
**sligh environmental consultants, inc.**  
31 Park of Commerce Way, Suite 2003  
Savannah, Georgia 31405  
phone (912) 232-0451  
fax (912) 232-0453

Figure 3

Aerial Photograph  
East River Street, LLC  
Chatham County, Georgia

400  
Feet

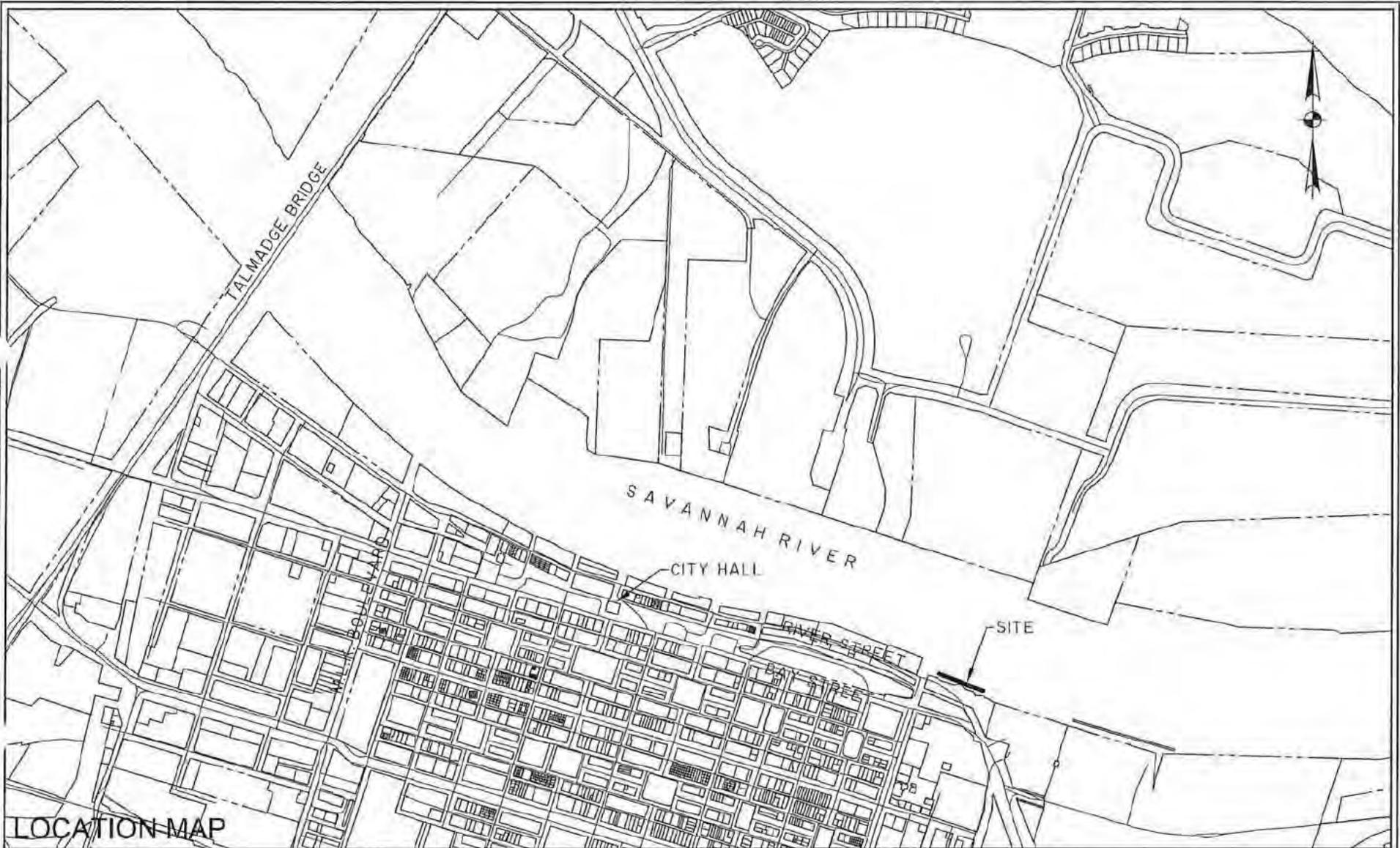
Exhibit Date: April 30, 2014

Drawn By: BWW

Reviewed By: SFS

Job Number : 01-13-027





**LOCATION MAP**

**EAST RIVER STREET, LLC**

600 EAST BAY  
 SAVANNAH, GEORGIA  
 APPLICANT:  
 NORTH POINT DEVELOPMENT  
 DATE: APRIL 25, 2014  
 COUNTY: CHATHAM

PROPOSED ACTIVITY:  
 DOCK FACILITY

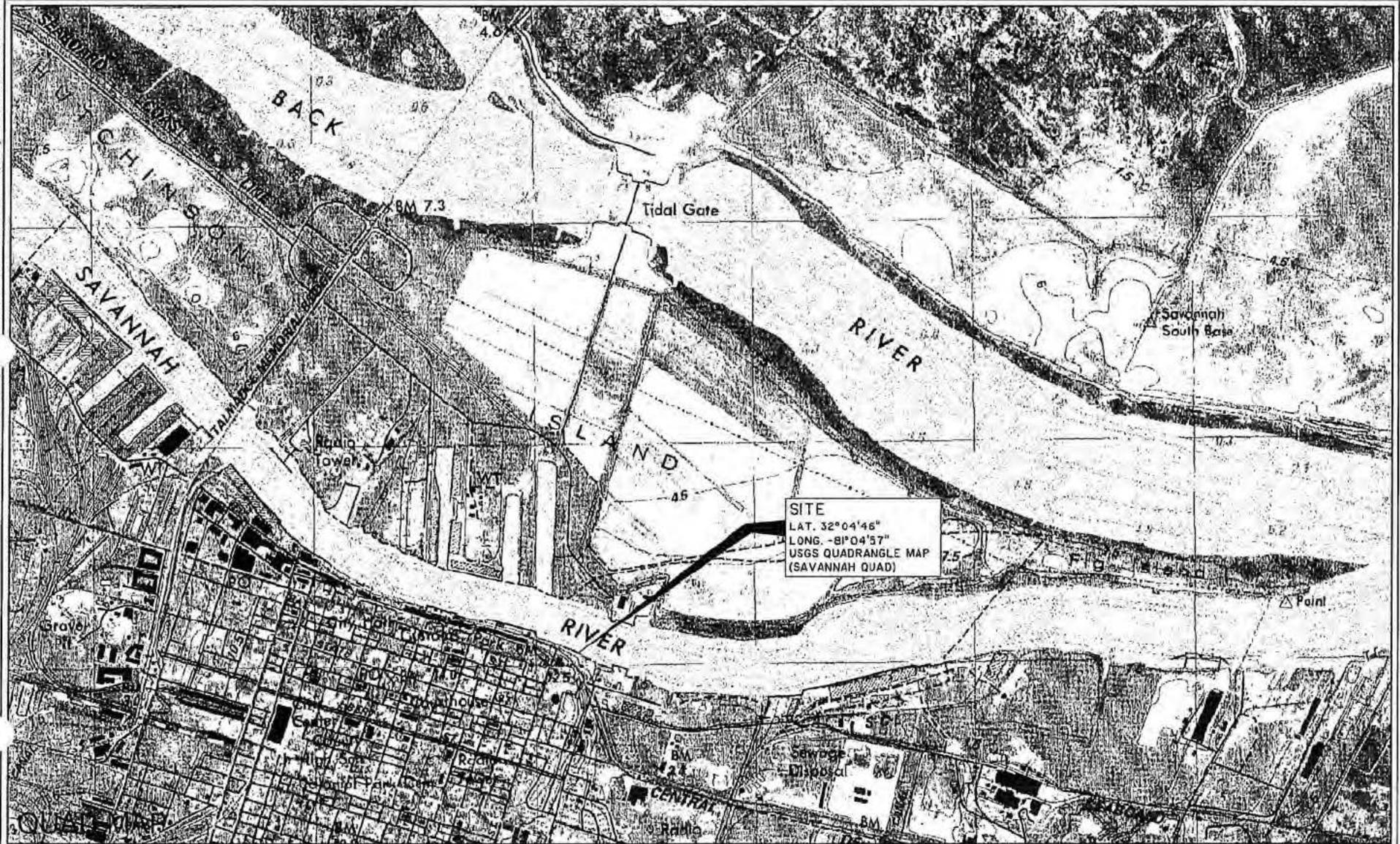
DATUM:  
 NAVD 88  
 SHEET: 2 of 9  
 SCALE: 1"=1000'

**THOMAS & HUTTON**  
 Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way  
 PO Box 2727  
 Savannah, GA 31402-2727  
 p.912.234.5300 f.912.234.2950

www.thomasandhutton.com

Figure 5



### EAST RIVER STREET, LLC

600 EAST BAY  
 SAVANNAH, GEORGIA  
 APPLICANT:  
 NORTH POINT DEVELOPMENT  
 DATE: APRIL 25, 2014  
 COUNTY: CHATHAM

PROPOSED ACTIVITY:  
 DOCK FACILITY

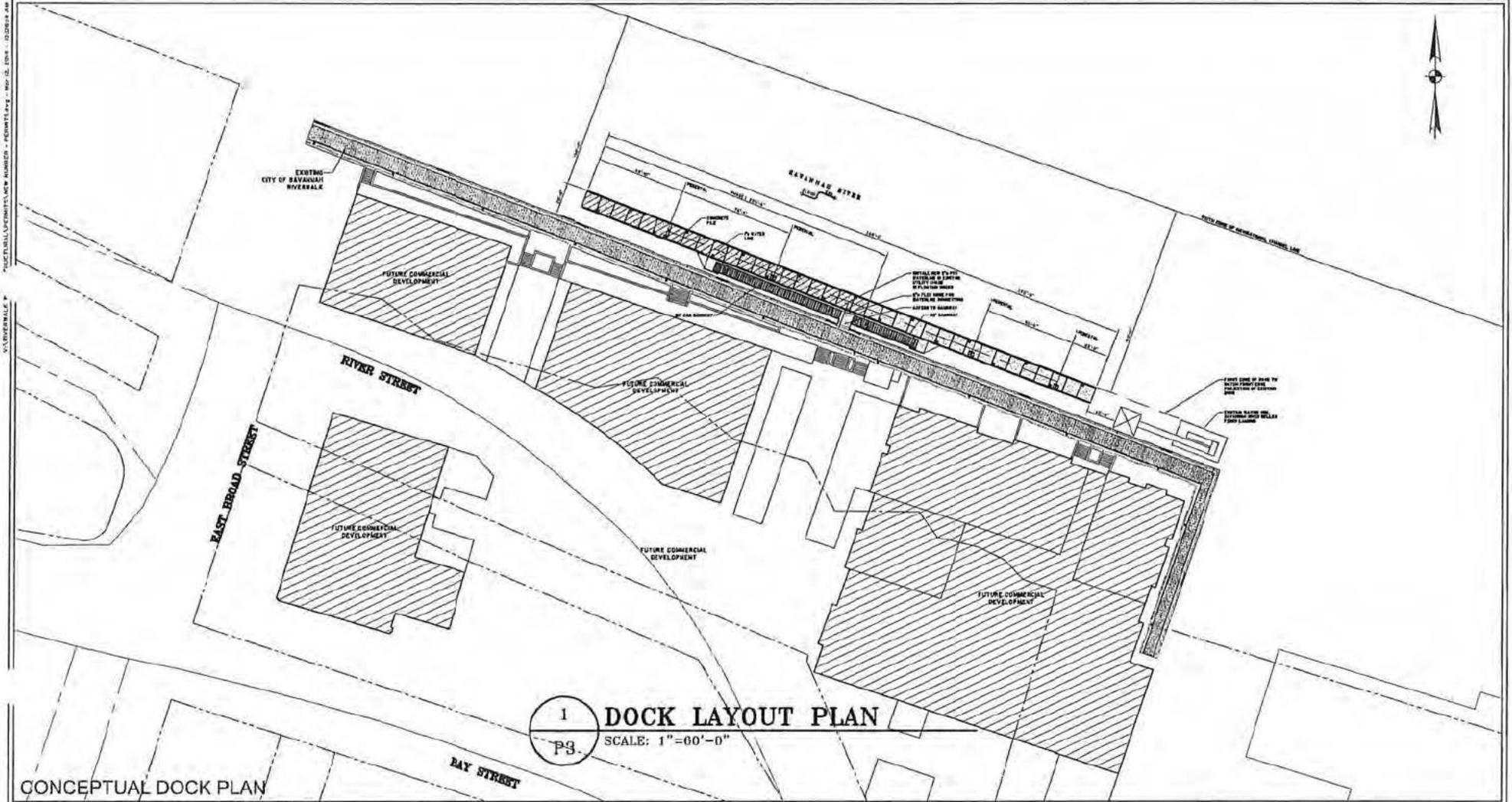
DATUM:  
 NAVD 88  
 SHEET: 1 of 9  
 SCALE: 1"=2000'

**THOMAS & HUTTON**  
 Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way  
 PO Box 2727  
 Savannah, GA 31402-2727  
 p.912.234.5300 f.912.234.2950

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Figure 6



**1 DOCK LAYOUT PLAN**  
 SCALE: 1"=60'-0"

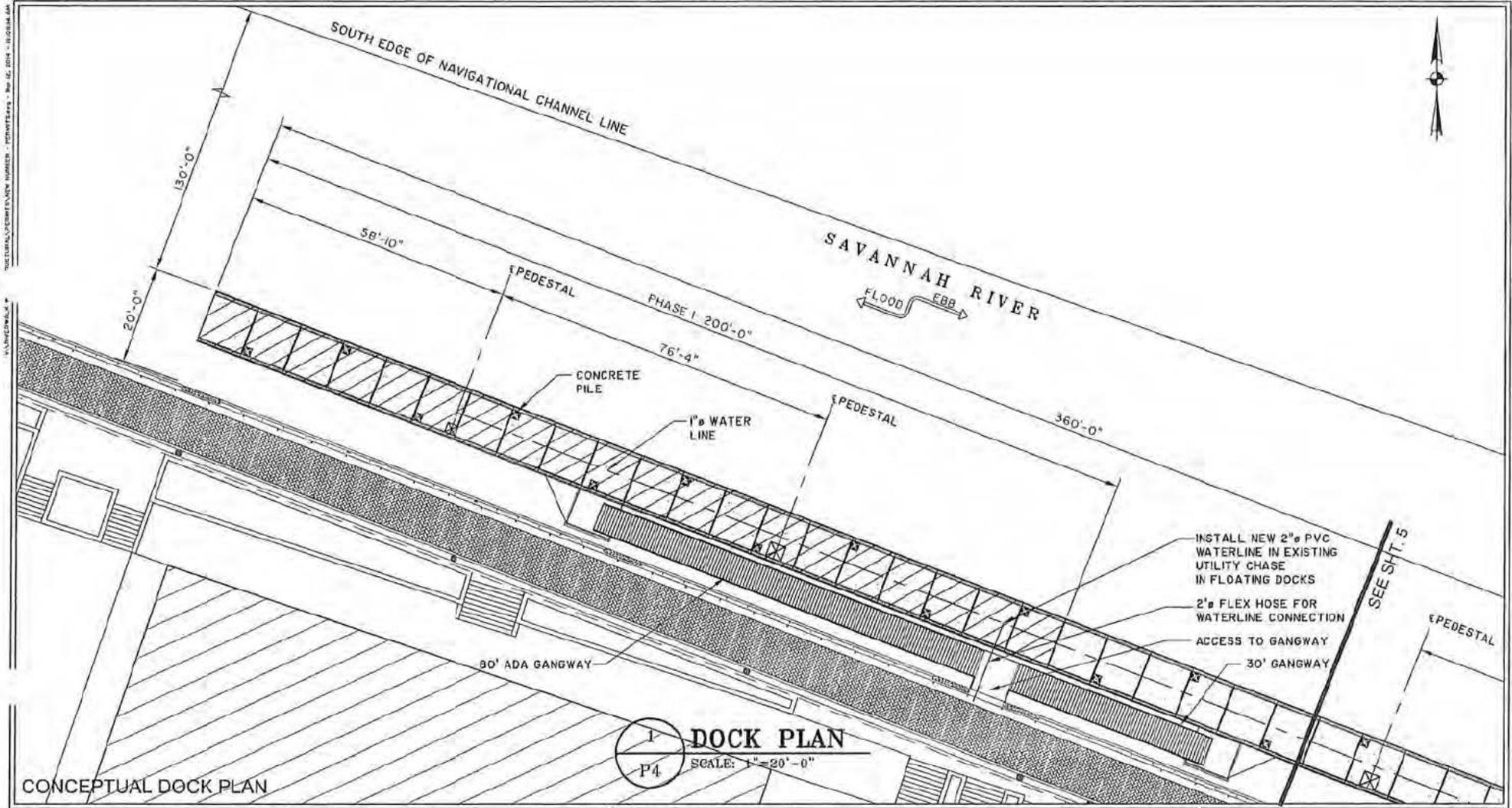
CONCEPTUAL DOCK PLAN

**EAST RIVER STREET, LLC**  
 600 EAST BAY  
 SAVANNAH, GEORGIA  
 APPLICANT:  
 NORTH POINT DEVELOPMENT  
 DATE: APRIL 25, 2014  
 COUNTY: CHATHAM

PROPOSED ACTIVITY:  
 DOCK FACILITY  
 DATUM:  
 NAVD 88  
 SHEET: 3 of 13  
 SCALE: 1"=60'-0"

**THOMAS & HUTTON**  
 Engineering | Surveying | Planning | GIS | Consulting  
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 PO Box 2727  
 Savannah, GA 31402-2727  
 p.912.234.5300 f.912.234.2950  
 www.thomasandhutton.com

Figure 7



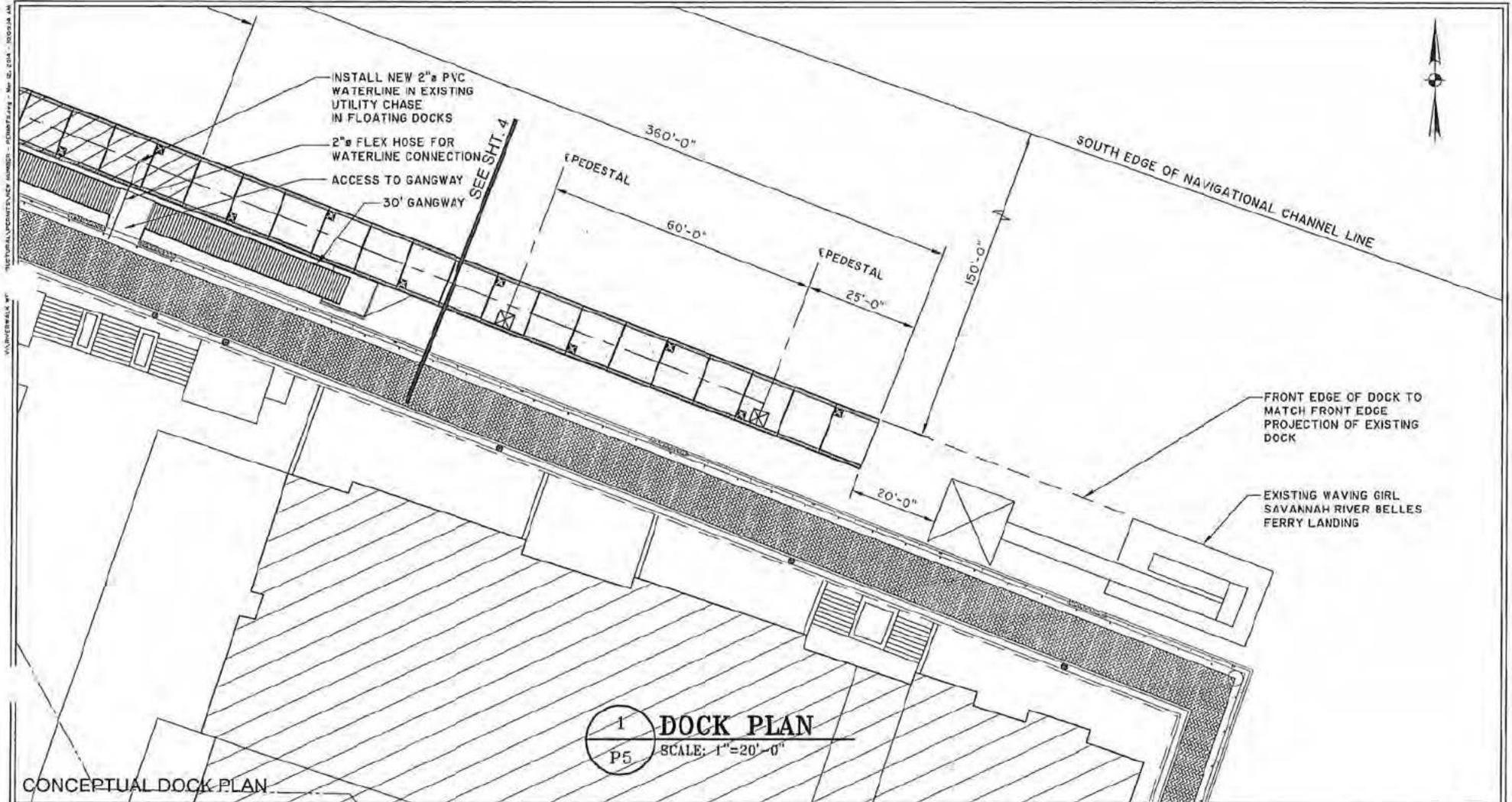
CONCEPTUAL DOCK PLAN

**EAST RIVER STREET, LLC**  
 600 EAST BAY  
 SAVANNAH, GEORGIA  
 APPLICANT:  
 NORTH POINT DEVELOPMENT  
 DATE: APRIL 25, 2014  
 COUNTY: CHATHAM

PROPOSED ACTIVITY:  
 RIVERWALK/BULKHEAD  
 DATUM:  
 NAVD 88  
 SHEET: 4 of 9  
 SCALE: 1"=20'-0"

**THOMAS & HUTTON**  
 Engineering | Surveying | Planning | GIS | Consulting  
 50 Park of Commerce Way  
 PO Box 2727  
 Savannah, GA 31402-2727  
 p.912.234.5300 f.912.234.2950  
 www.thomasandhutton.com

Figure 8



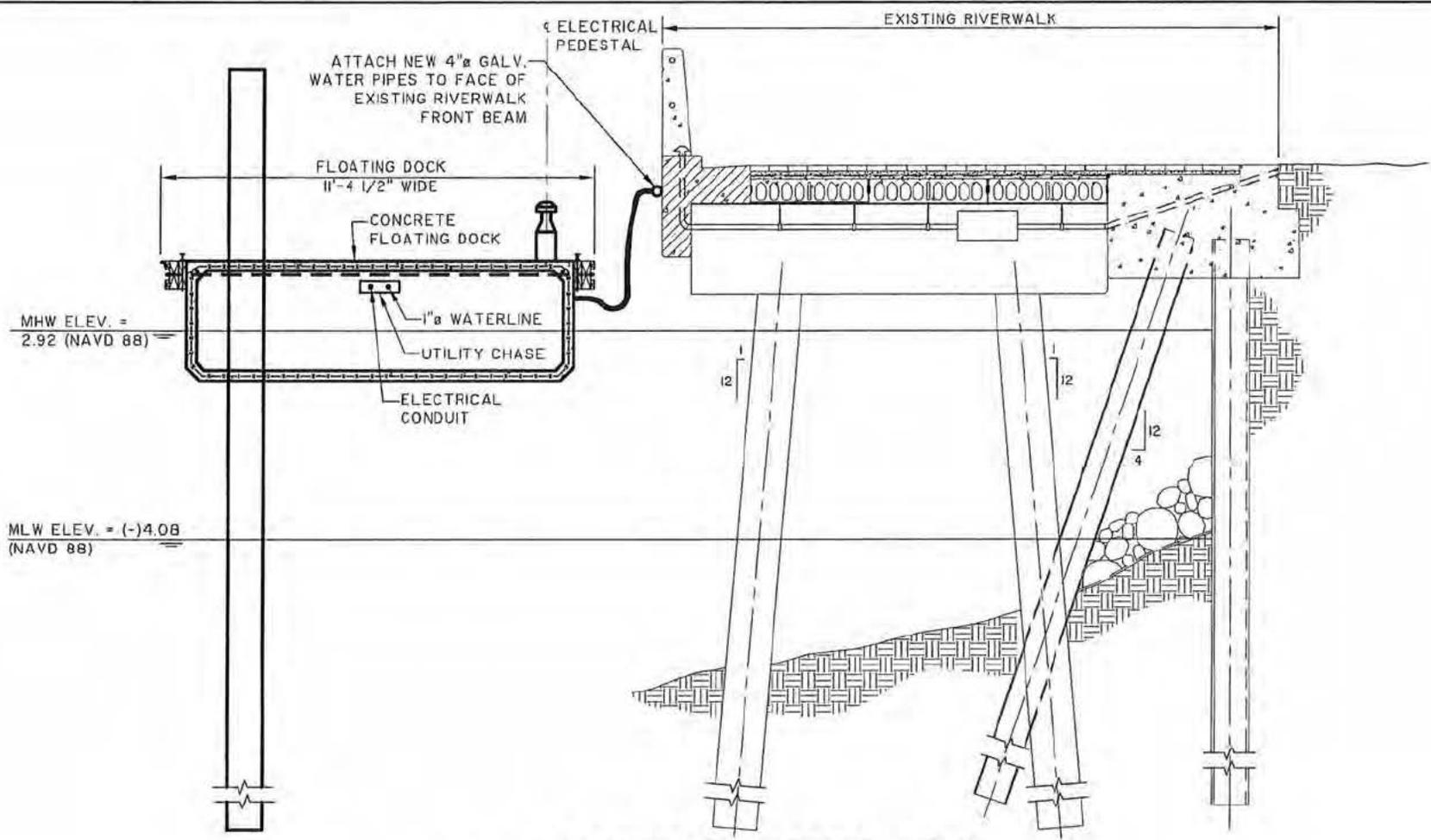
**EAST RIVER STREET, LLC**  
 600 EAST BAY  
 SAVANNAH, GEORGIA  
 APPLICANT:  
 NORTH POINT DEVELOPMENT  
 DATE: APRIL 25, 2014  
 COUNTY: CHATHAM

PROPOSED ACTIVITY:  
 RIVERWALK/BULKHEAD  
 DATUM:  
 NAVD 88  
 SHEET: 5 of 8  
 SCALE: 1"=20'-0"

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Figure 9

Z:\24977\24977.000\Engineering\Struct. 14977 - SECTIONS AND DETAILS.dwg - Apr 22, 2014 - 2:30:03 PM



MHW ELEV. = 2.92 (NAVD 88)

MLW ELEV. = (-)4.08 (NAVD 88)

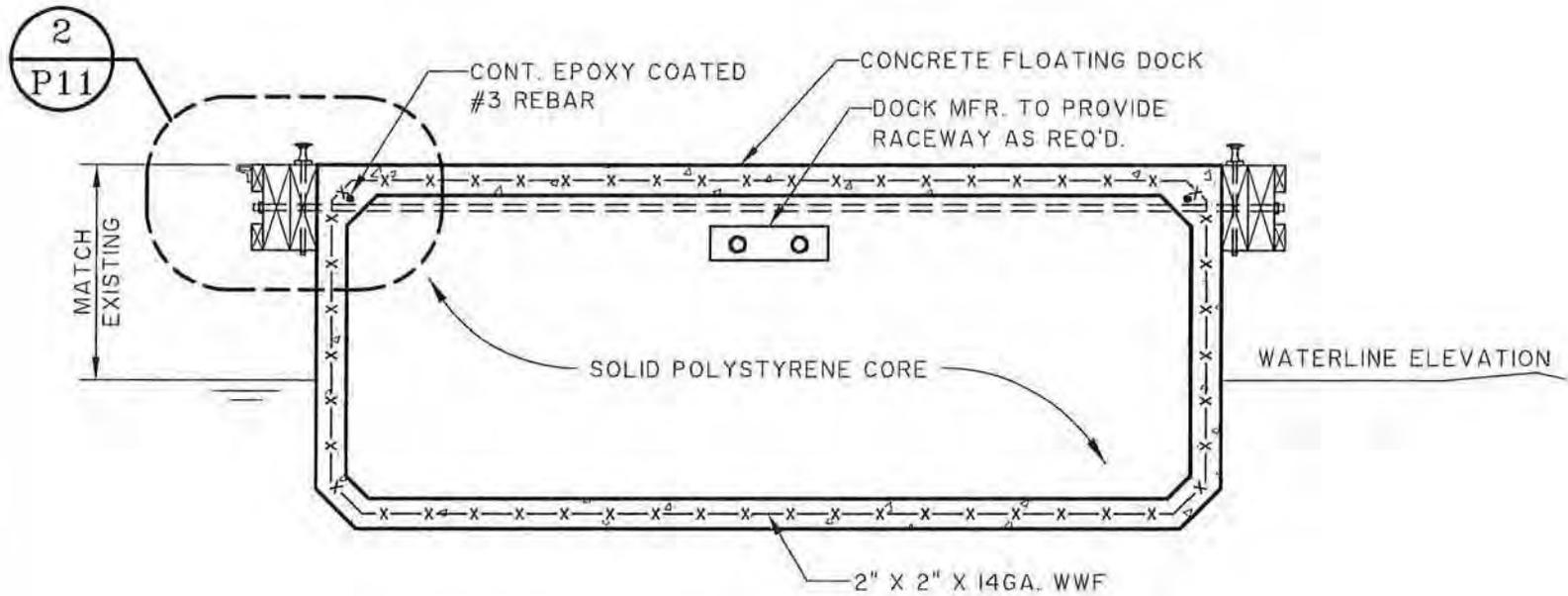
**SECTION THRU NEW FLOATING DOCK**  
 1  
 P6 SCALE: 3/16" = 1'-0"

**EAST RIVER STREET, LLC**  
 600 EAST BAY  
 SAVANNAH, GEORGIA  
 APPLICANT:  
 NORTH POINT DEVELOPMENT  
 DATE: APRIL 25, 2014  
 COUNTY: CHATHAM

PROPOSED ACTIVITY:  
 DOCK FACILITY  
 DATUM:  
 NAVD 88  
 SHEET: 6 of 9  
 SCALE: AS SHOWN

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Figure 10



**NEW FLOAT ASSEMBLY SECTION  
(STANDARD CONCRETE DOCK SYSTEM)**

1  
P7

NOT TO SCALE

**EAST RIVER STREET, LLC**

600 EAST BAY  
SAVANNAH, GEORGIA  
APPLICANT:  
NORTH POINT DEVELOPMENT  
DATE: APRIL 25, 2014  
COUNTY: CHATHAM

**PROPOSED ACTIVITY:  
DOCK FACILITY**

DATUM:  
NAVD 88  
SHEET: 7 of 9  
SCALE: AS SHOWN

**THOMAS & HUTTON**  
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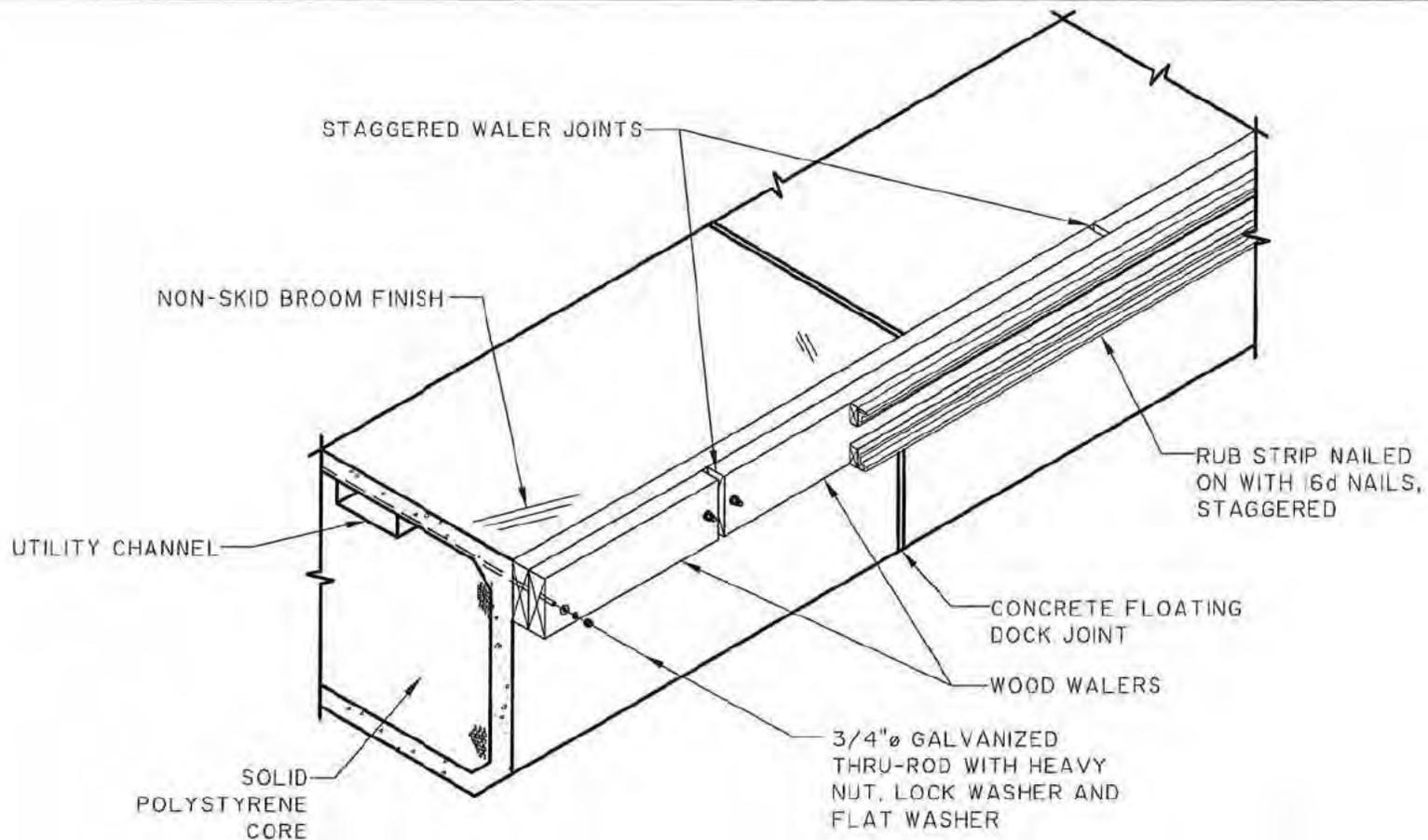
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Figure 11

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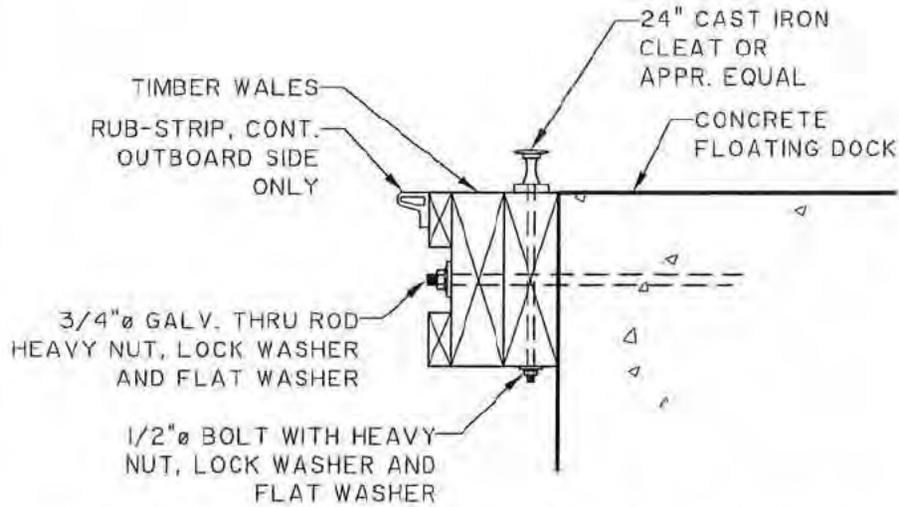
1
P8
**FLOAT ASSEMBLY DETAIL**  
 NOT TO SCALE

**EAST RIVER STREET, LLC**  
 600 EAST BAY  
 SAVANNAH, GEORGIA  
 APPLICANT:  
 NORTH POINT DEVELOPMENT  
 DATE: APRIL 25, 2014  
 COUNTY: CHATHAM

PROPOSED ACTIVITY:  
 DOCK FACILITY  
 DATUM:  
 NAVD 88  
 SHEET: 8 of 9  
 SCALE: AS SHOWN

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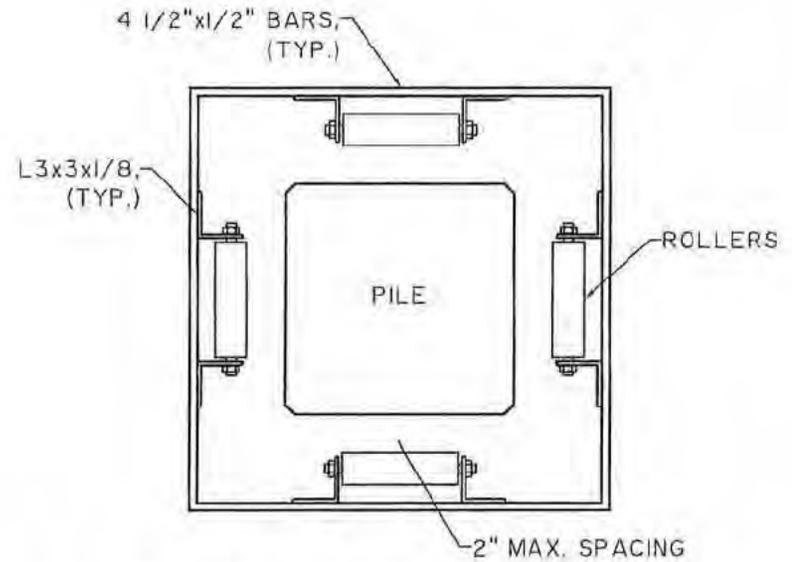
Figure 12



**1** **FLOAT ASSEMBLY DETAIL**  
 P9 NOT TO SCALE

**NOTES:**

1. CLEATS ARE INSTALLED ON THE INSIDE WALER.
2. CLEATS AT THE END SHALL BE INBOARD OF THE LAST THRU ROD.
3. AVOID LOCATING CLEATS AT FLOAT JOINTS.
4. CLEATS SHALL BE 6" MIN. FROM NEAREST WOOD SPLICE.



**2** **PILE ROLLER GUIDE**  
 P9 NOT TO SCALE

**EAST RIVER STREET, LLC**

600 EAST BAY  
 SAVANNAH, GEORGIA

APPLICANT:  
 NORTH POINT DEVELOPMENT

DATE: APRIL 25, 2014

COUNTY: CHATHAM

PROPOSED ACTIVITY:  
 DOCK FACILITY

DATUM:  
 NAVD 88

SHEET: 9 of 9

SCALE: AS SHOWN

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Figure 13