



REPLY TO  
ATTENTION OF

DEPARTMENT OF THE ARMY  
SAVANNAH DISTRICT, CORPS OF ENGINEERS  
100 W. OGLETHORPE AVENUE  
SAVANNAH, GEORGIA 31401-3640

JULY 25 2014

Regulatory Division  
SAS-2014-00363

**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) and Section 404 of the Clean Water Act (33 U.S.C. 1344), as follows:

Application Number: SAS-2014-00363

Applicant: Mr. Day Dantzler  
SRD, LLOC  
2901 Vineland Road, Suite 650  
Orlando, Florida 32811

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

Location of Proposed Work: The project site is located in the Savannah River, north of and adjacent to River Street, in Savannah, Chatham County, Georgia (Latitude 32.0836, Longitude -81.0951).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The applicant proposes to extend the existing Riverfront Plaza. The project would consist of the construction of a new 1,100' bulkhead, a 29,043 sq ft pile supported platform and the installation of two new floating docks. The new bulkhead would be constructed channelward of the existing bulkhead via a vibratory hammer. A new concrete cap would be placed on top of the new bulkhead and would be supported with steel H-piles. The 0.135 acre open water area between the new and old bulkheads would be backfilled with clean compacted material.

The pile-supported riverwalk platform would be constructed channelward of the new bulkhead and would total 0.667 acre over the Savannah River (including the proposed access and performance platforms). The new riverwalk platform would consist of a precast pre-stressed hollow core slab with a two-inch concrete topping slab and brick pavers on top to match the existing riverwalk east of the site. The platform would be supported by 18" square concrete piles. Due to the irregular shape of the existing

bulkhead and resulting shape of the new bulkhead, the new pile-supported riverwalk extension would vary in width. In places, it would be 15' – 20' wide, and in other places where the bulkhead jogs landward, it would be over 40' wide.

A 16' x 76' pile supported performance platform would be constructed channelward of the new riverwalk. The platform would provide a venue for small bands, street performers, and other forms of public entertainment. Upstream of the proposed performance platform, an 8' x 12' access platform would be constructed channelward and adjacent to the new riverwalk. A 7' x 60' aluminum gangway would connect the access platform to a 13' x 80' floating dock. Downstream of the proposed performance platform, an 8' x 14' access platform would be constructed channelward and adjacent to the new riverwalk. A 7' x 60' aluminum gangway would connect this access platform to a 10' x 20' floating dock. Both access platforms would be supported by concrete piles. All concrete piles would be driven into the substrate via an impact hammer.

## **BACKGROUND**

The applicant owns the uplands adjacent to the project site. The property is an approximately 3.8 acre tract that was previously owned by Georgia Power Company and housed Plant Riverside. Plant Riverside was constructed in 1912 and produced power for 92 years until it was decommissioned in 2005. All of the power generating equipment and associated components have been removed from the building, and all that remains is the basic building shell. The applicant intends to convert the power plant into a hotel. No impacts to waters of the U.S. are proposed with the development of the hotel.

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.

## **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 W. Oglethorpe Avenue Savannah, Georgia 31401-3640.

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).

## **U.S. 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 indicates 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): This notice initiates the EFH consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal could result in the destruction or alteration of EFH utilized by various life stages of species comprising the red drum, shrimp, bluefish or snapper grouper management complexes. Our initial determination is that the proposed action would not have an individual or cumulatively substantial adverse impact on EFH or federally



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managed fisheries in the Atlantic Ocean. Our final determination relative to project impacts to EFH and the need for mitigation measures are subject to review by and coordination with the NMFS and the South Atlantic Fisheries Management Council.

Endangered Species: The Corps has determined the proposed project may affect but is not likely to adversely affect adult Atlantic sturgeon (*Acipenser oxyrinchus*) and adult shortnose sturgeon (*Acipenser brevirostrum*) due to noise generated from pile driving activities. However, the proposed project would have no effect on juvenile, young of the year juvenile (age 0), larvae, spawning or egg life stages of either of the above species. In addition, the proposed project may affect but is not likely to adversely affect the West Indian manatee (*Trichechus manatus*) provided the 2007 Savannah District Manatee Special Conditions for Aquatic Construction were included in any permit issued by the Corps.

Pursuant to Section 7(c) of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.), we request concurrence 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.

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.

Application of Section 404(b)(1) Guidelines: The proposed activity involves the discharge of dredged or fill material into the waters of the United States. The Savannah District's evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act.

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. Sarah E. Wise, 100 West Oglethorpe Avenue, Savannah, Georgia 31401-3640, no later than 30 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 Mrs. Sarah E. Wise, Regulatory Specialist, Coastal Branch at 912-652-5550.

Encls



The location and configuration of the proposed structures depicted on this exhibit were approximated by SECI from engineered drawings provided by Thomas & Hutton. This exhibit is meant to be used for graphical and information purposes only and should not be relied on for measurements, distances, areas, or any other calculations.

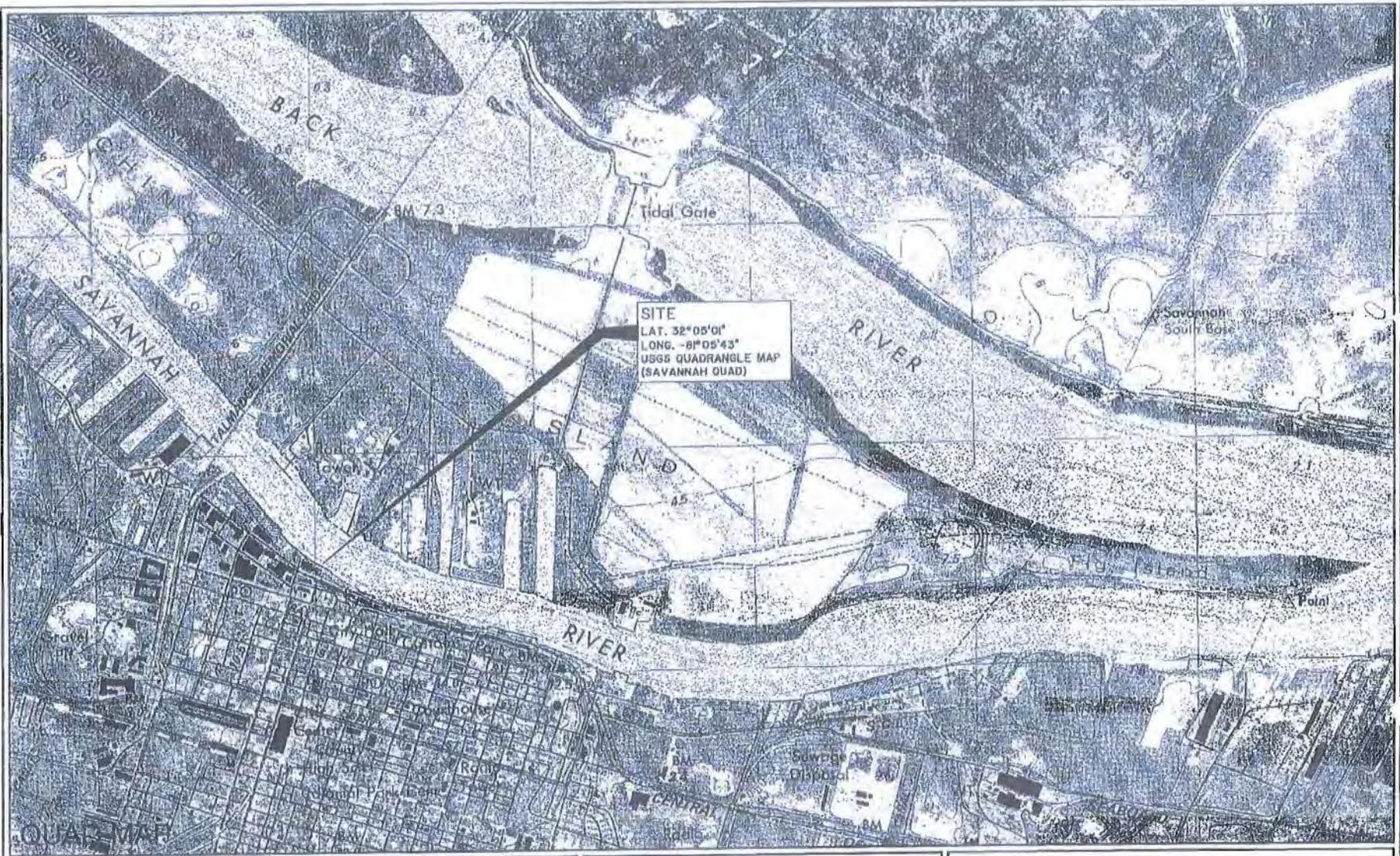
Prepared By  
**sligh** environmental consultants, inc.  
 31 Park of Commerce Way, Suite 200B  
 Savannah, Georgia 31405  
 phone (912) 232-0451  
 fax (912) 232-0453

2013 Aerial Photograph  
 Plant Riverside Riverwalk  
 Chatham County, Georgia

200  
 Feet

Exhibit Date: April 9, 2014  
 Drawn By: BWW  
 Reviewed By: JPW  
 Job Number : 01-14-005

Z:\24235\24235.DDD\Engineer\Structure\PERMIT\24235 - mpa.dwg - Mar 31, 2014 - 10:58:28 PM



# PLANT RIVERSIDE RIVERWALK

SAVANNAH, GEORGIA

APPLICANT:  
SRD, LLC

DATE: MARCH 21, 2014

COUNTY: CHATHAM

PROPOSED ACTIVITY:  
RIVERWALK/BULKHEAD

DATUM:  
NAVD 88

SHEET: 1 of 13

SCALE: 1"=2000'

**TH** **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](http://www.thomasandhutton.com)

Z:\14235\14235.0000\Engineering\Structural\PERMITS\14235 - msp1.dwg - Nov 31, 2014 - 10:52:28 PM



LOCATION MAP

### PLANT RIVERSIDE RIVERWALK

SAVANNAH, GEORGIA

APPLICANT:  
SRD, LLC

DATE: MARCH 21, 2014

COUNTY: CHATHAM

PROPOSED ACTIVITY:  
RIVERWALK/BULKHEAD

DATUM:  
NAVD 88

SHEET: 2 of 13

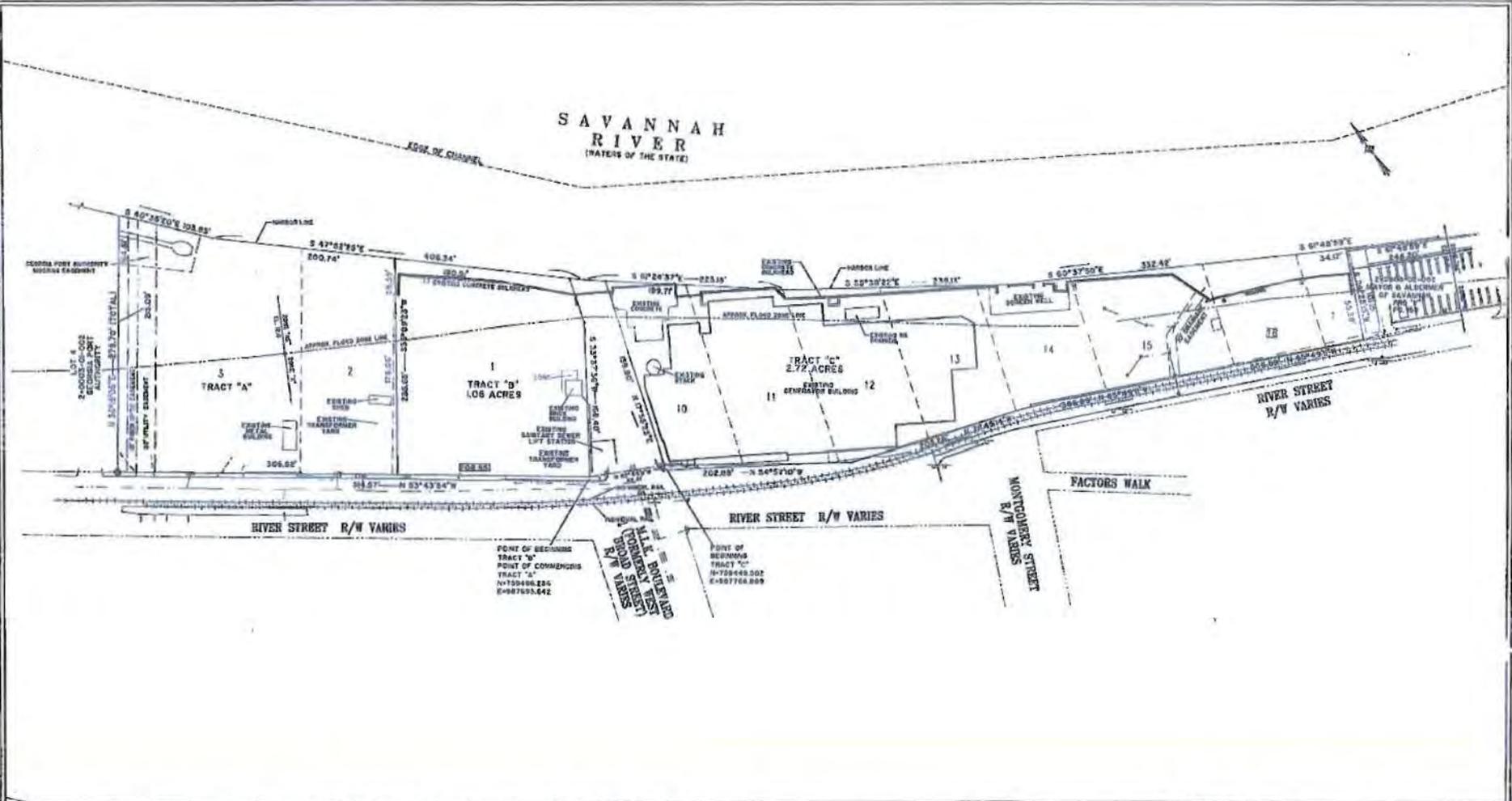
SCALE: 1"=1000'

**THOMAS & HUTTON**  
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MONTGOMERY ENGINEERING ARCHITECTURE SURVEYING & PLANNING, INC. - PROJECT # 14 - MAR. 21, 2014 - 10:08:41 AM

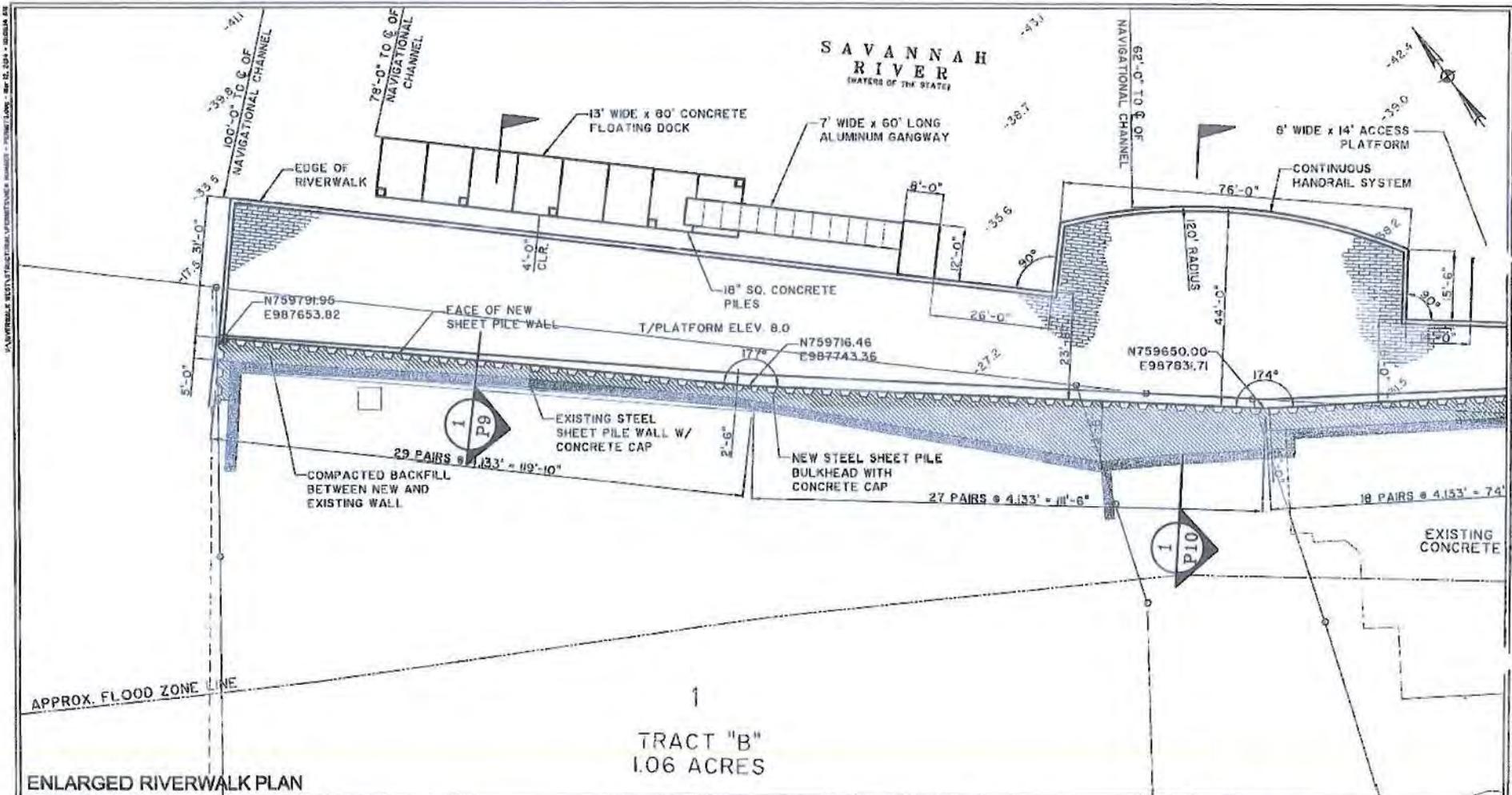


**PLANT RIVERSIDE RIVERWALK - EXISTING CONDITIONS**  
 SAVANNAH, GEORGIA  
 APPLICANT:  
 SRD, LLC  
 DATE: MARCH 21, 2014  
 COUNTY: CHATHAM

PROPOSED ACTIVITY:  
 RIVERWALK/BULKHEAD  
 DATUM:  
 NAVD 88  
 SHEET: 3 of 13  
 SCALE: 1"=100'

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 www.thomashutton.com





**ENLARGED RIVERWALK PLAN**

**PLANT RIVERSIDE RIVERWALK**

SAVANNAH, GEORGIA  
 APPLICANT:  
 SRD, LLC  
 DATE: MARCH 21, 2014  
 COUNTY: CHATHAM

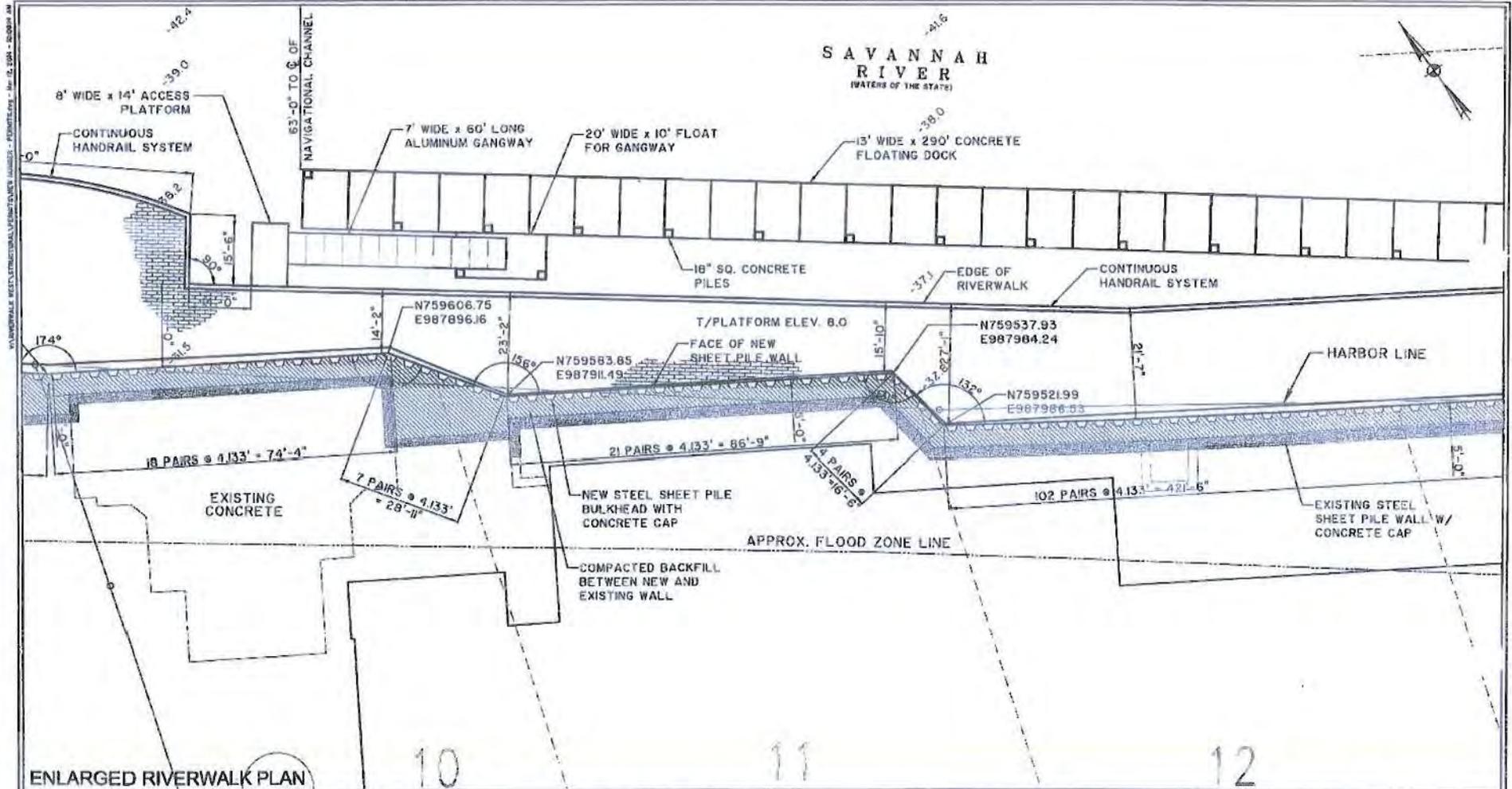
PROPOSED ACTIVITY:  
 RIVERWALK/BULKHEAD

DATUM:  
 NAVD 88  
 SHEET: 5 of 13  
 SCALE: 1"=20'-0"

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

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 Savannah, GA 31402-2727  
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ENLARGED RIVERWALK PLAN

PLANT RIVERSIDE RIVERWALK

SAVANNAH, GEORGIA

APPLICANT:  
SRD, LLC

DATE: MARCH 21, 2014

COUNTY: CHATHAM

PROPOSED ACTIVITY:  
RIVERWALK/BULKHEAD

DATUM:  
NAVD 88

SHEET: 6 of 13

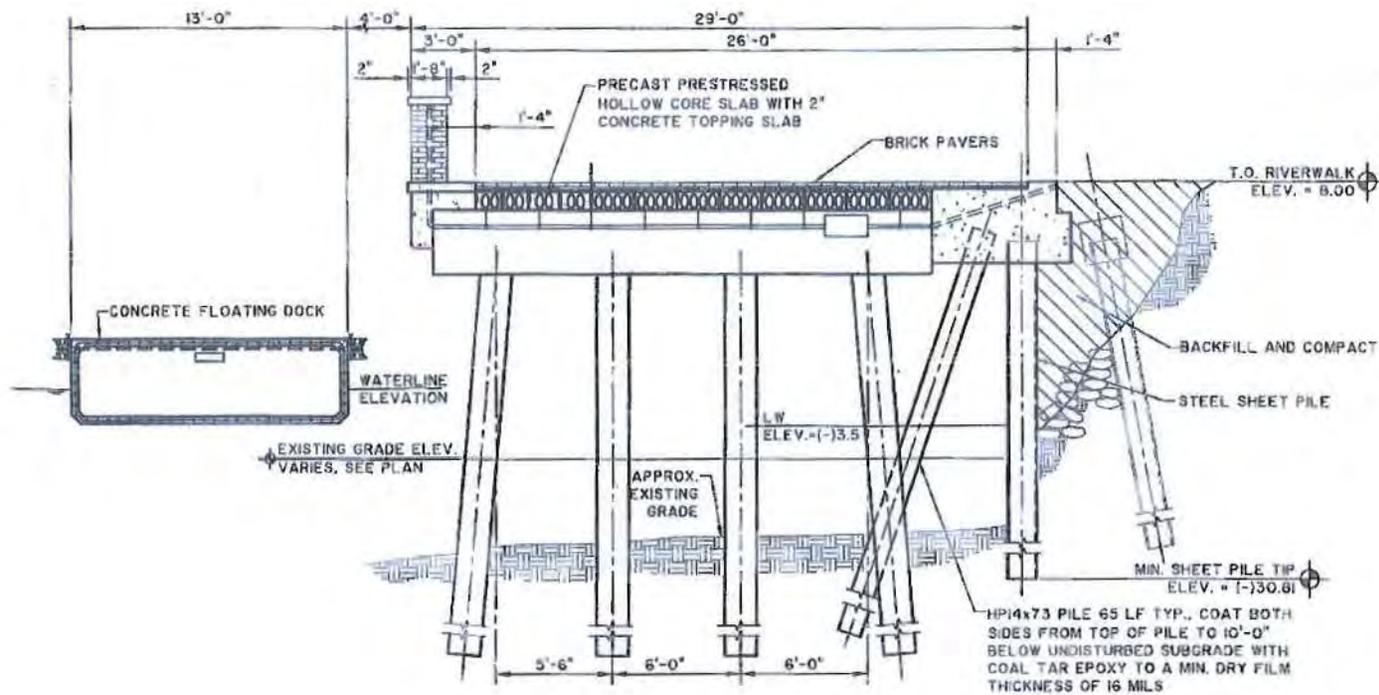
SCALE: 1"=20'-0"

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1 SECTION  
SCALE: 3/16" = 1'-0"

**PLANT RIVERSIDE RIVERWALK**

SAVANNAH, GEORGIA

APPLICANT:  
SRD, LLC

DATE: MARCH 21, 2014

COUNTY: CHATHAM

PROPOSED ACTIVITY:  
RIVERWALK/BULKHEAD

DATUM:  
NAVD 88

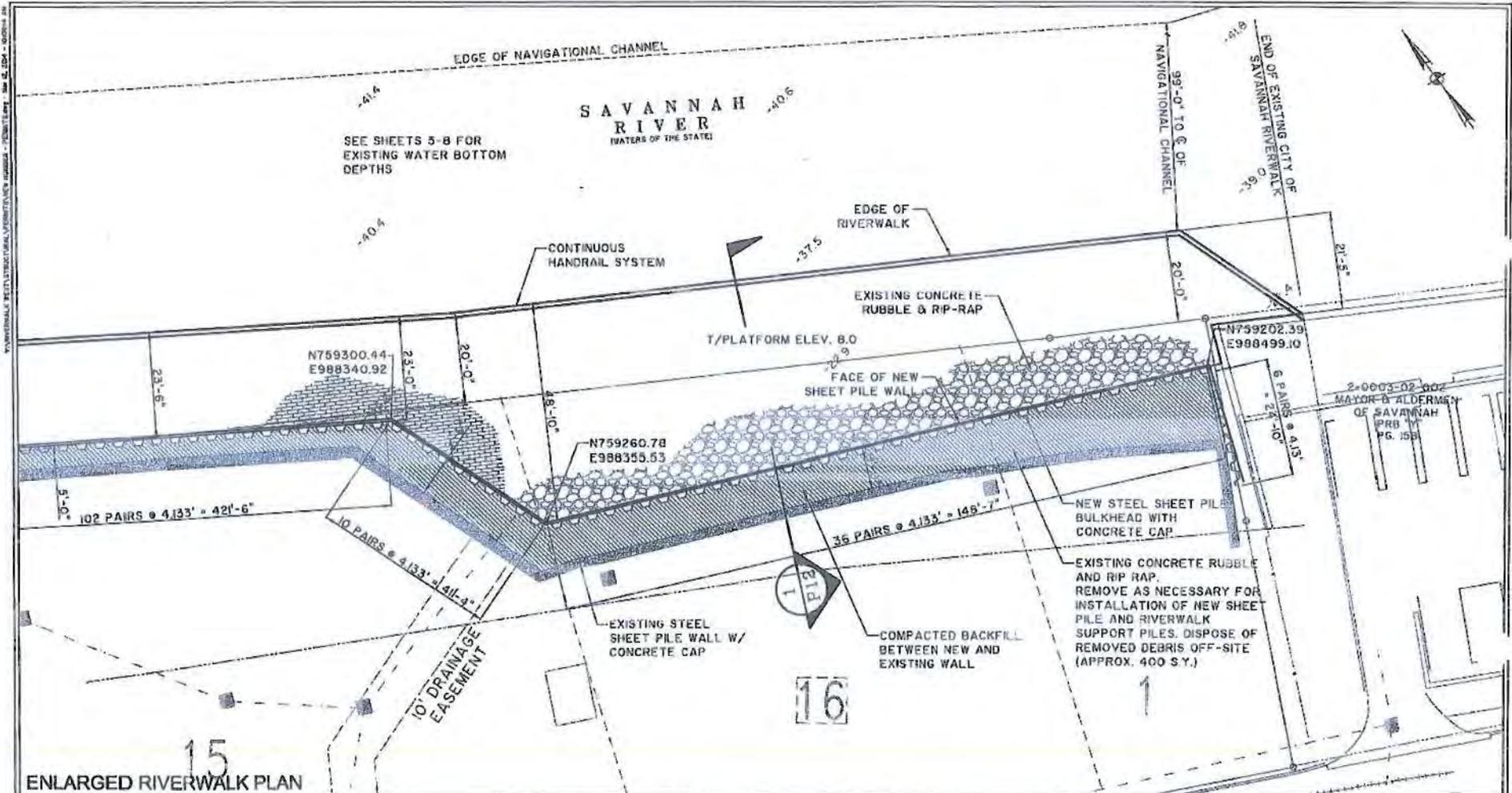
SHEET: 9 of 13

SCALE: 3/16" = 1'-0"

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PROPOSED ACTIVITY:  
RIVERWALK/BULKHEAD

DATUM:  
NAVD 88

SHEET: 8 of 13

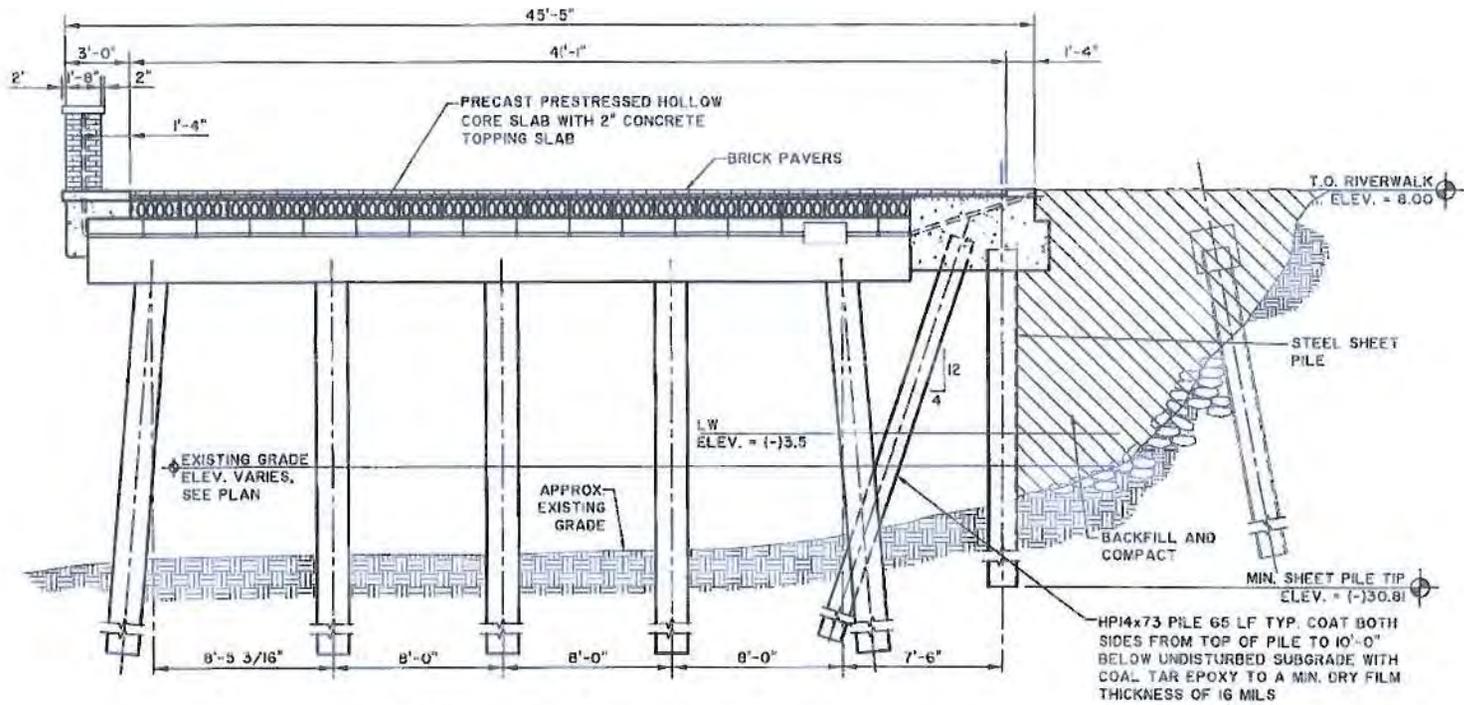
SCALE: 1"=20'-0"

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RIVERWALK REST-STRUCTURAL/VERTICALS/ISSUES - P10.dwg - Rev E, 2/24/14 - 10:05AM



**2 SECTION**  
 P10 SCALE: 3/16"=1'-0"

**PLANT RIVERSIDE RIVERWALK**

SAVANNAH, GEORGIA

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SRD, LLC

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NAVD 88

SHEET: 10 of 13

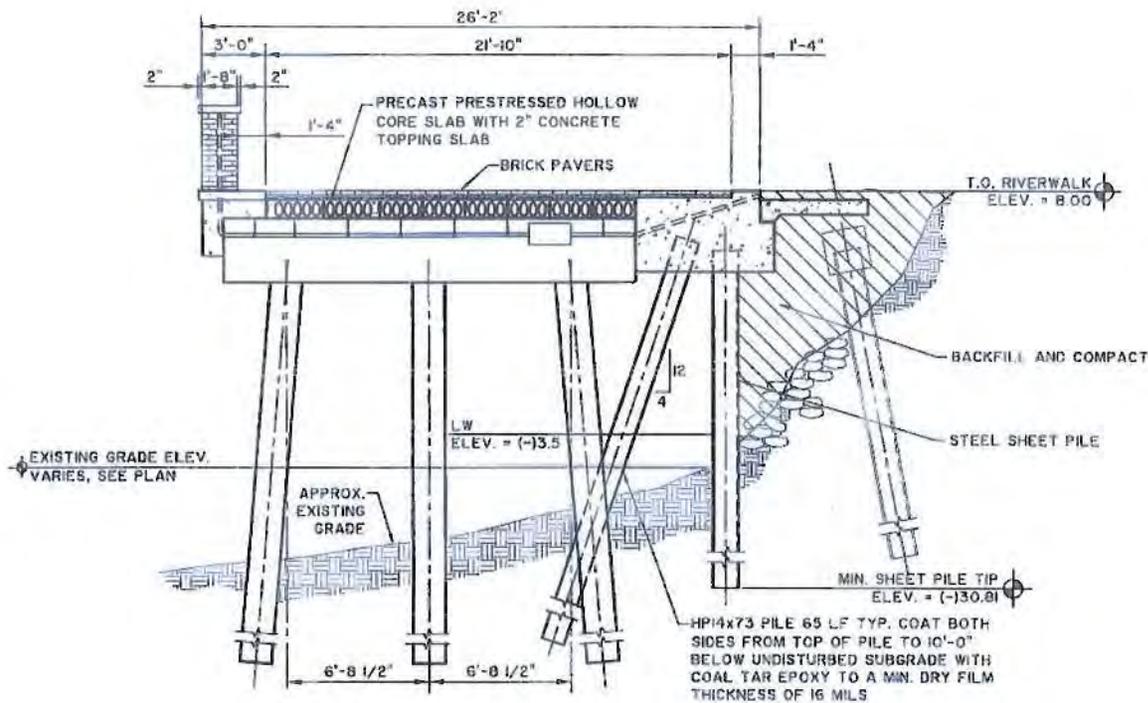
SCALE: 3/16"=1'-0"

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MULTIMEDIA: SEE ARCHITECTURAL DRAWINGS FOR MATERIALS - PREPARED BY: SEE P. 12, 2004 - 2009-14



**3 SECTION**  
 P11 SCALE: 3/16"=1'-0"

**PLANT RIVERSIDE RIVERWALK**

SAVANNAH, GEORGIA

APPLICANT:  
SRD, LLC

DATE: MARCH 21, 2014

COUNTY: CHATHAM

PROPOSED ACTIVITY:  
RIVERWALK/BULKHEAD

DATUM:  
NAVD 88

SHEET: 11 of 13

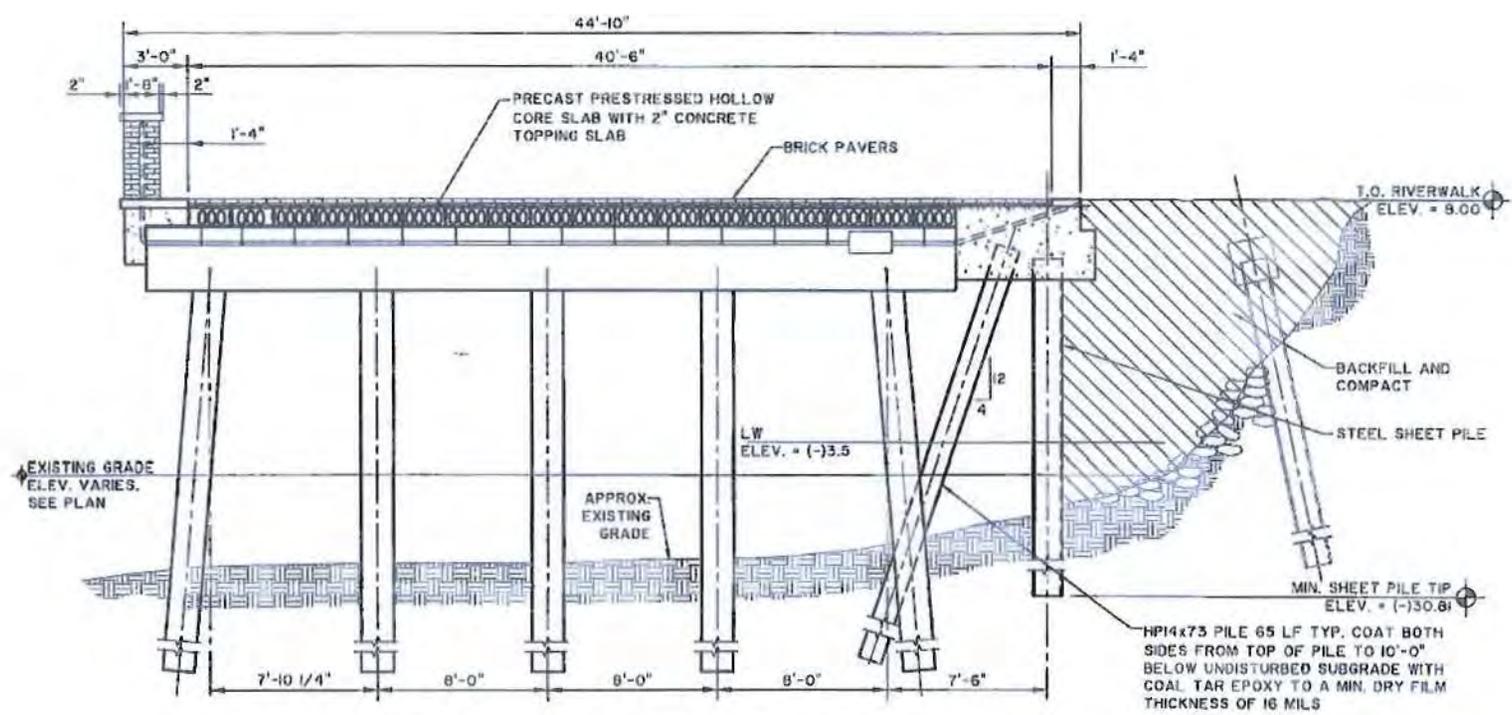
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RIVERWALK REPAIR/RECONSTRUCTION/NEW WALKWAY - PAVING/CONCRETE - SEE E. 304 - 30004.dwg



4  
 P12
 
**SECTION**  
 SCALE: 3/16" = 1'-0"

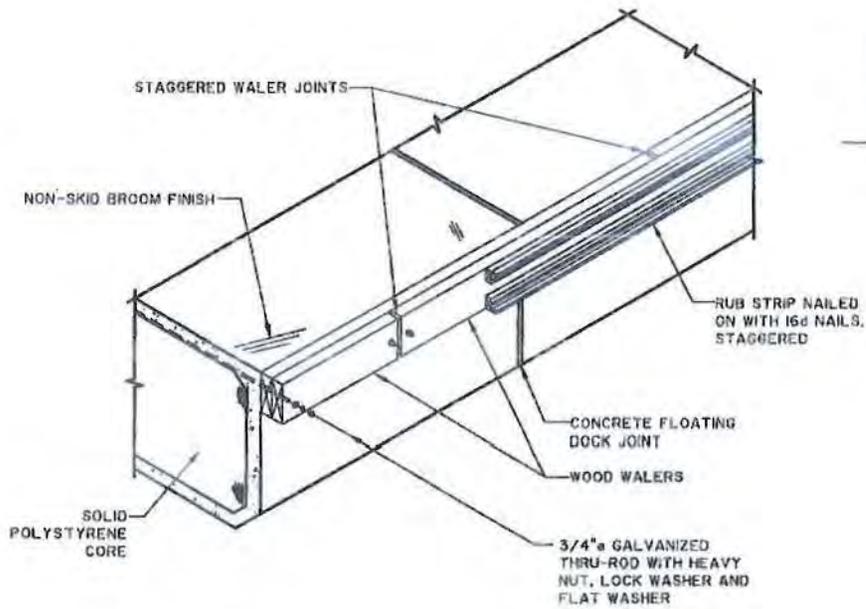
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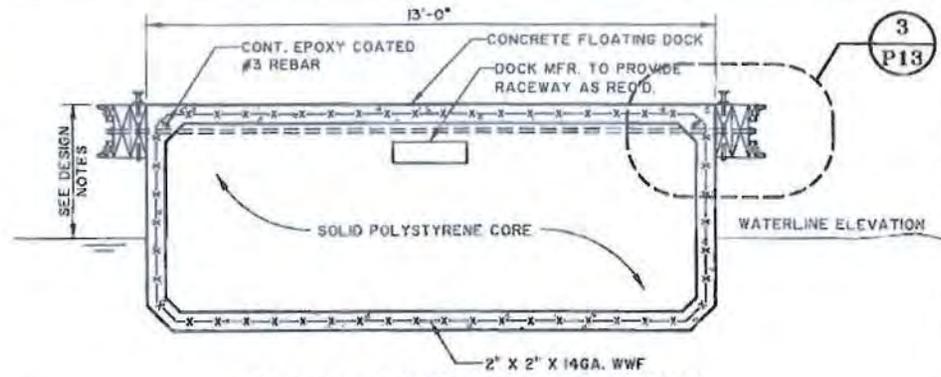
PROPOSED ACTIVITY:  
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DATUM:  
 NAVD 88  
 SHEET: 12 of 13  
 SCALE: 3/16" = 1'-0"

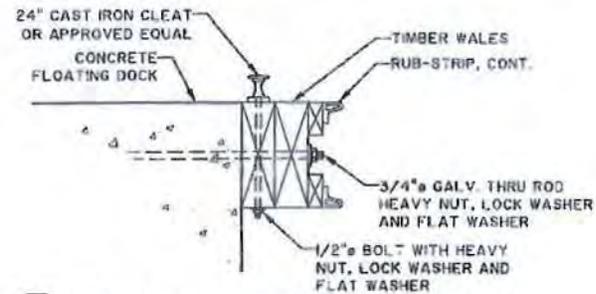
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**1 FLOAT ASSEMBLY DETAIL**  
P13 NOT TO SCALE



**2 FLOAT ASSEMBLY SECTION (CONCRETE DOCK SYSTEM)**  
P13 NOT TO SCALE



**3 FLOAT ASSEMBLY DETAIL**  
P13 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.

**PLANT RIVERSIDE RIVERWALK**  
SAVANNAH, GEORGIA

APPLICANT:  
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DATE: MARCH 21, 2014

COUNTY: CHATHAM

PROPOSED ACTIVITY:  
RIVERWALK/BULKHEAD

SHEET: 13 of 13  
SCALE: AS SHOWN

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