Attachment A: Figures

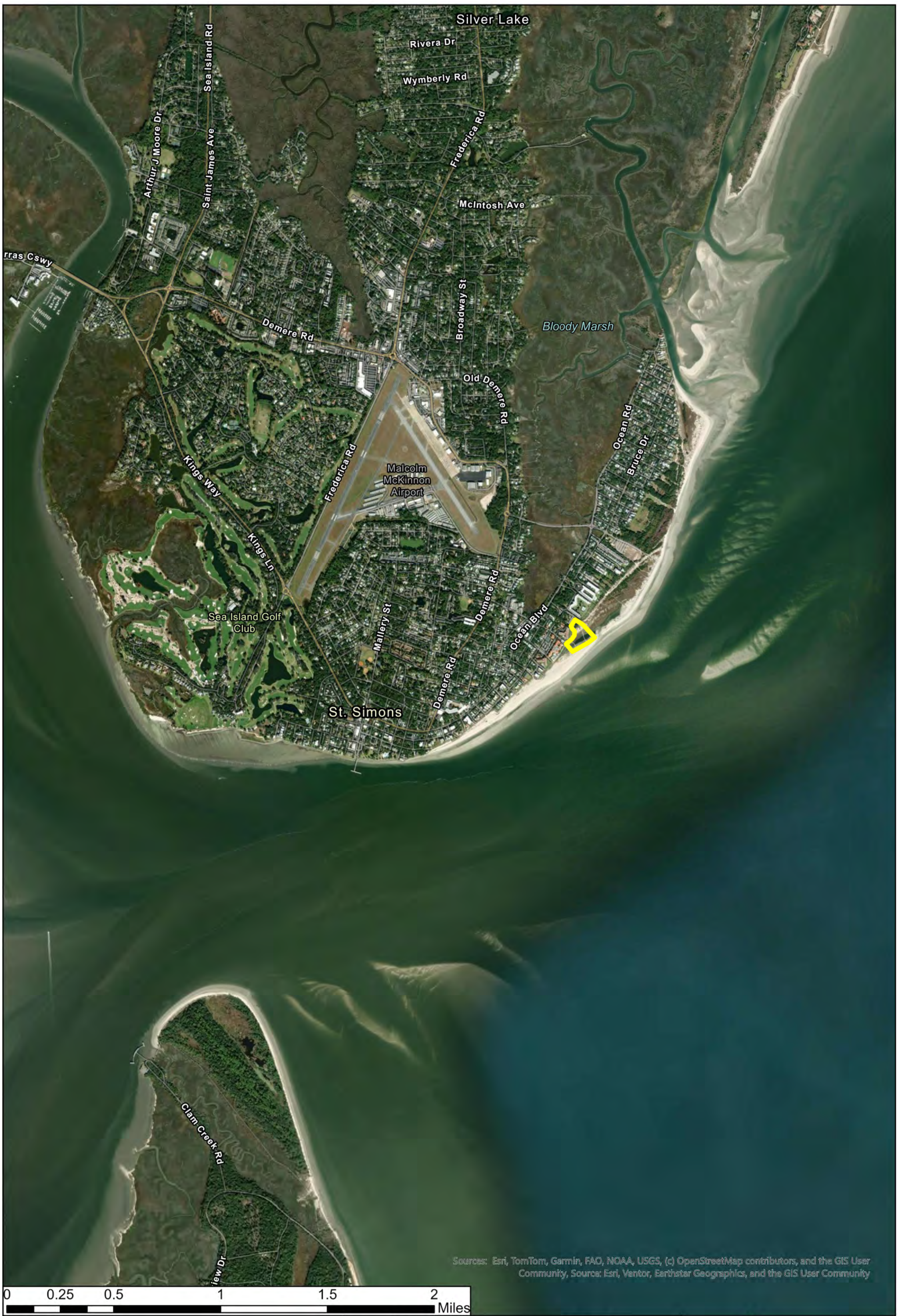


Figure 1: Project Location Map
East Beach Tidal Pool Project
Glynn County, Georgia
07/15/2026

N

Legend

Project Area

LONGLEAF CONSULTING
NATURAL RESOURCES | PERMITTING | RESTORATION

Figure 2: Aquatic Resources Delineation Map
East Beach Tidal Pool Project
Glynn County, Georgia
07/15/2026

Figure 3: Resource Photographs November 2025 and February 2026

Wetland 3 and northern pool area - facing north

Wetland 3 and Tidal Pool 1 southern pool area – facing east

Wetland 4 – facing north

Wetland 4 – facing north

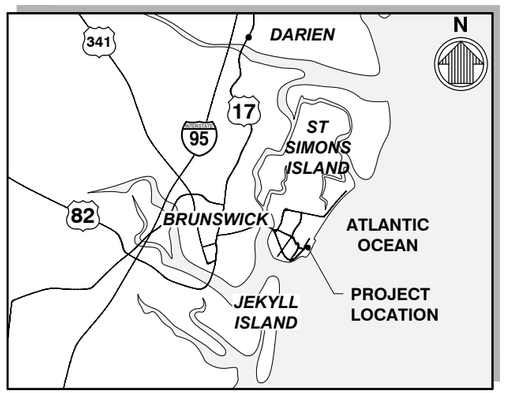
Attachment B: Project Plans and Plan Review Letters

GLYNN COUNTY

EAST BEACH BOARDWALKS

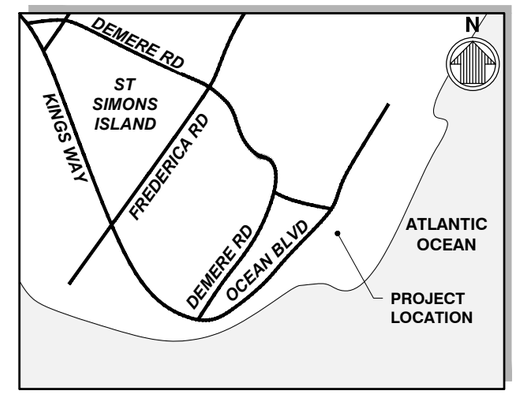
ST. SIMONS ISLAND, GEORGIA

M&N JOB #: 240281-12



VICINITY MAP

SCALE: NTS



LOCATION MAP

SCALE: NTS

GOVERNING STANDARDS AND SPECIFICATIONS:
DESIGN STANDARDS AND APPLICABLE CODES USE GA DNR, GEORGIA CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTARTION (OSHA) REGULATIONS.

GEORGIA811 Contact 811 before you dig.

moffatt & nichol
300 BULL ST., SUITE 200
SAVANNAH, GA, 31401
MOFFATT NICHOL.COM

COVER SHEET

GLYNN COUNTY
EAST BEACH BOARDWALKS
ST. SIMONS ISLAND, GEORGIA

DRAWN BY: EG
CHECKED BY: CRS
REVIEWED BY: AEJ
SUBMITTED BY: ABBY JACOBSON
MOFFATT NICHOL
PROJECT NUMBER: 240281-12
DATE: 07/14/2026 REVISED:

P:\SV\240281-12\20 CADD_Active_Permit\Environmental\240281-12-G-001; Plotted: 7/14/2026 3:23 PM by CSTRINGER

GENERAL NOTES

1. ALL CONSTRUCTION ASSOCIATED WITH THIS PROJECT MUST BE IN ACCORDANCE WITH APPLICABLE CODES & AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO OWNER, LOCAL, AND OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS. ANY DISCREPANCY MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER & ENGINEER OF RECORD.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT SITE & TO DETERMINE TOPOGRAPHIC OR UNDERGROUND FEATURES THAT WILL BE IMPACTED DUE TO HIS/HER PROPOSED METHOD OF CONSTRUCTION. THE CONTRACTOR MUST INCLUDE IN HIS BID PRICE, THE COST OF RELOCATING OR REPLACING IN KIND ANY FEATURES THAT WILL BE IMPACTED DUE TO HIS/HER PROPOSED METHOD OF CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE CONSIDERED BY THE OWNER IN THE EVENT THE CONTRACTOR NEGLECTS TO ACCOUNT FOR THIS WORK IN HIS BID PRICE.
3. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING TREES, STRUCTURES, & UTILITIES WHICH MAY OR MAY NOT BE SHOWN ON THE PLANS. ANY EXISTING STRUCTURE, PAVEMENT, TREES OR OTHER EXISTING UTILITIES NOT SPECIFIED FOR REMOVAL WHICH ARE DAMAGED, EXPOSED OR IN ANY WAY DISTURBED BY CONSTRUCTION PERFORMED, SHALL BE REPAIRED, PATCHED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF/HERSELF WITH CURRENT SITE CONDITIONS & SHALL REPORT ANY DISCREPANCIES TO THE OWNER & EOR PRIOR TO STARTING WORK.
5. THE CONTRACTOR SHALL KEEP THE SITE REASONABLY FREE FROM DEBRIS, TRASH, & CONSTRUCTION WASTE. BUILDING MATERIAL AND/OR CONSTRUCTION DEBRIS STORED ADJACENT TO OR UPON THE ROADWAY SHALL BE ADEQUATELY MARKED AT ALL TIMES FOR PEDESTRIAN & TRAFFIC SAFETY.
6. CONTRACTOR SHALL CONTACT GEORGIA 811 AT LEAST 3 BUSINESS DAYS PRIOR TO PERFORMING ANY EXCAVATION/DIGGING TO VERIFY THE EXACT LOCATION OF EXISTING UTILITIES.
7. CONTRACTOR TO ADHERE TO APPLICABLE NOISE ORDINANCES THAT PROHIBIT ANY PLAIN AUDIBLE SOUND IN CONNECTION WITH CONSTRUCTION ACTIVITIES OUTSIDE OF PERMITTED HOURS.
8. ALL ENVIRONMENTAL REGULATORY PERMITS WILL BE PROVIDED BY GLYNN COUNTY. CONTRACTOR IS REQUIRED TO OBTAIN ALL OTHER NECESSARY PERMITS AND/OR APPROVALS PRIOR TO THE START OF CONSTRUCTION. COST OF ALL OTHER NECESSARY PERMITS IS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL LANDSCAPED/OPEN AREAS, SIDEWALKS, PAVEMENTS & OTHER IMPROVEMENTS IMPACTED BY CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER AT NO ADDITIONAL COST TO THE OWNER.
10. THE TRAFFIC CONTROL PLAN FOR THE PROJECT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR MUST PRODUCE HIS/HER OWN TRAFFIC CONTROL PLAN & MUST HAVE SAID PLAN APPROVED BY THE OWNER AND CITY PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE GRANTED BY THE OWNER FOR TRAFFIC CONTROL COSTS ASSOCIATED WITH THIS PROJECT AFTER PROJECT AWARD. TRAFFIC CONTROL PLAN SHALL INCLUDE BUT NOT LIMITED TO MESSAGE BOARDS TO INFORM EMERGENCY SERVICES WITHIN THE VICINITY OF THE PROJECT LIMITS ABOUT THE CONSTRUCTION SCHEDULE.
11. SURVEY MONUMENTS WITHIN THE LIMITS OF THE PROJECT ARE TO BE PROTECTED.
12. NO DEVIATIONS FROM APPROVED PLANS SHALL BE PERMITTED WITHOUT THE WRITTEN CONSENT THE OWNER AND GA DNR.
13. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED COMPLETE UNTIL THE NECESSARY DOCUMENTS ARE RECEIVED BY THE OWNER.
14. ALL DEFECTIVE WORK NOT ACCEPTED BY THE OWNER, EOR OR BY ANY GOVERNMENT PERMITTING AGENCY SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
15. ALL EXISTING GRASSED OR LANDSCAPED AREAS, ALL DECORATIVE FEATURES (INCLUDING PAVERS) AND PAVED GROUND CONDITIONS DAMAGED AS RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RESTORED COMPLETELY AS DIRECTED BY THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
16. DAMAGED ITEMS SHALL BE RESTORED TO THEIR ORIGINAL DESIGN AND FUNCTION AT THE CONTRACTOR'S EXPENSE.
17. A PRE-CONSTRUCTION MEETING WILL BE HELD ON SITE TO VERIFY DETAILS AND METHODS OF CONSTRUCTION.
18. THESE PLANS ARE INCOMPLETE WITHOUT THE TECHNICAL SPECIFICATIONS.
19. CONTRACTOR SHALL NOT BLOCK OR OBSTRUCT PUBLIC BEACH ACCESS PARKING WITHOUT WRITTEN APPROVAL FROM THE OWNER.
20. CONTRACTOR WILL COORDINATE DAILY WITH THE OWNER'S ENVIRONMENTAL MONITOR AND WILL FOLLOW ALL REQUIRED ENVIRONMENTAL PERMIT CONDITIONS AND MANAGEMENT PRACTICES.
21. CONTRACTOR SHALL AVOID IMPACTS TO EXISTING DUNES AND DUNE HABITAT. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY DUNE HABITAT LOCATIONS AND ERECT AND MAINTAIN CONSTRUCTION FENCING OR SIMILAR TO PREVENT IMPACTS.

SURVEY NOTES

1. THE ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). THE CONVERSION BETWEEN NATIONAL GEODETIC VERTICAL DATUM (NGVD 29) AND THE NAVD 88 FOR THE PROJECT SITE IS APPROXIMATELY 0.97 FEET (EXAMPLE: 0.0 FEET NGVD = -0.97 FEET NAVD).
2. SHORELINE PROTECTION ACT JURISDICTION SURVEYED BY LONGLEAF CONSULTING DATED APRIL 2026.
3. TOPOGRAPHIC AND BATHYMETRIC SURVEY DATA PERFORMED BY ARC SURVEYING & MAPPING DATED FEBRUARY 2026. ADDITIONAL SURVEY DATA PROVIDED BY GLYNN COUNTY.
4. THE FOLLOWING TIDAL DATUM RELATIONSHIP IS BASED ON NOAA TIDE STATION 8677344 - ST. SIMONS, GA

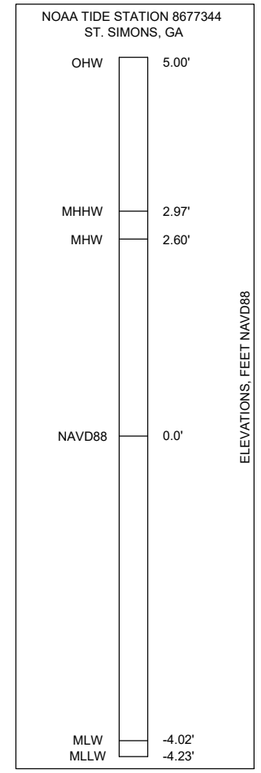
TIDAL DATA

ORDINARY HIGH WATER (OHW)	5.00' NAVD
MEAN HIGHER HIGH WATER (MHHW)	2.97' NAVD
MEAN HIGH WATER (MHW)	2.60' NAVD
NORTH AMERICAN VERTICAL DATUM	0.00 NAVD
MEAN LOW WATER (MLW)	-4.02' NAVD
MEAN LOWER LOW WATER (MLLW)	-4.23' NAVD

5. HORIZONTAL CONTROL REFERENCED TO NORTH AMERICAN DATUM OF 1983, STATE PLANE COORDINATE SYSTEM, GEORGIA EAST ZONE, IN FEET.
6. PARCELS BOUNDARIES BASED GIS FILES RECEIVED FROM GLYNN COUNTY GEOGRAPHIC INFORMATION SYSTEM DEPARTMENT.

AERIAL IMAGERY

AERIAL IMAGERY OBTAINED FROM ARC SURVEY, DATED FEBRUARY 2026.

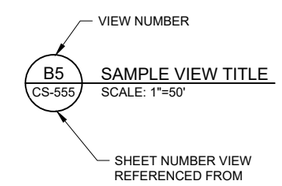


ABBREVIATIONS

CRD	COASTAL RESOURCE DIVISION
CY	CUBIC YARD
EOR	ENGINEER OF RECORD
FT(')	FEET
GA DNR	GEORGIA DEPARTMENT OF NATURAL RESOURCES
HORZ	HORIZONTAL
HTL	HIGH TIDE LINE
IN(")	INCHES
MAX	MAXIMUM
MHW	MEAN HIGH WATER
MHHW	MEAN HIGHER HIGH WATER
MLW	MEAN LOW WATER
MLLW	MEAN LOWER LOW WATER
N	NORTH
NAD	NORTH AMERICAN DATUM OF 1983
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
NTS	NOT TO SCALE
OHW	ORDINARY HIGH WATER
OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION
SPA	SHORELINE PROTECTION ACT
SF	SQUARE FEET
TYP	TYPICAL
USACE	US ARMY CORPS OF ENGINEERS
VERT	VERTICAL

SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	NOTES, ABBREVIATIONS, LEGEND, & SHEET INDEX
3	KEY PLAN
4	EXISTING CONDITIONS & CONSTRUCTION ACCESS
5	EXISTING CONDITIONS & CONSTRUCTION ACCESS
6	EXISTING CONDITIONS & CONSTRUCTION ACCESS
7	SCHEMATIC DESIGN
8	SCHEMATIC DESIGN
9	SCHEMATIC DESIGN
10	CROSS SECTIONS & DETAILS
11	CROSS SECTIONS & DETAILS
12	CROSS SECTIONS & DETAILS
13	CROSS SECTIONS & DETAILS
14	CROSS SECTIONS & DETAILS
15	CROSS SECTIONS & DETAILS



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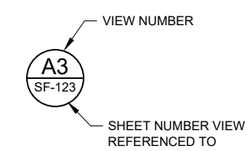

DETAIL CALLOUT

moffatt & nichol
300 BULL ST., SUITE 200
SAVANNAH, GA, 31401
MOFFATT NICHOL.COM

NOTES, ABBREVIATIONS, LEGEND, & SHEET INDEX

GLYNN COUNTY
EAST BEACH BOARDWALKS
ST. SIMONS ISLAND, GEORGIA

DRAWN BY: EG
CHECKED BY: CRS
REVIEWED BY: AEJ
SUBMITTED BY: ABBY JACOBSON
MOFFATT NICHOL
PROJECT NUMBER: 240281-12
DATE: 07/14/2026 REVISED:

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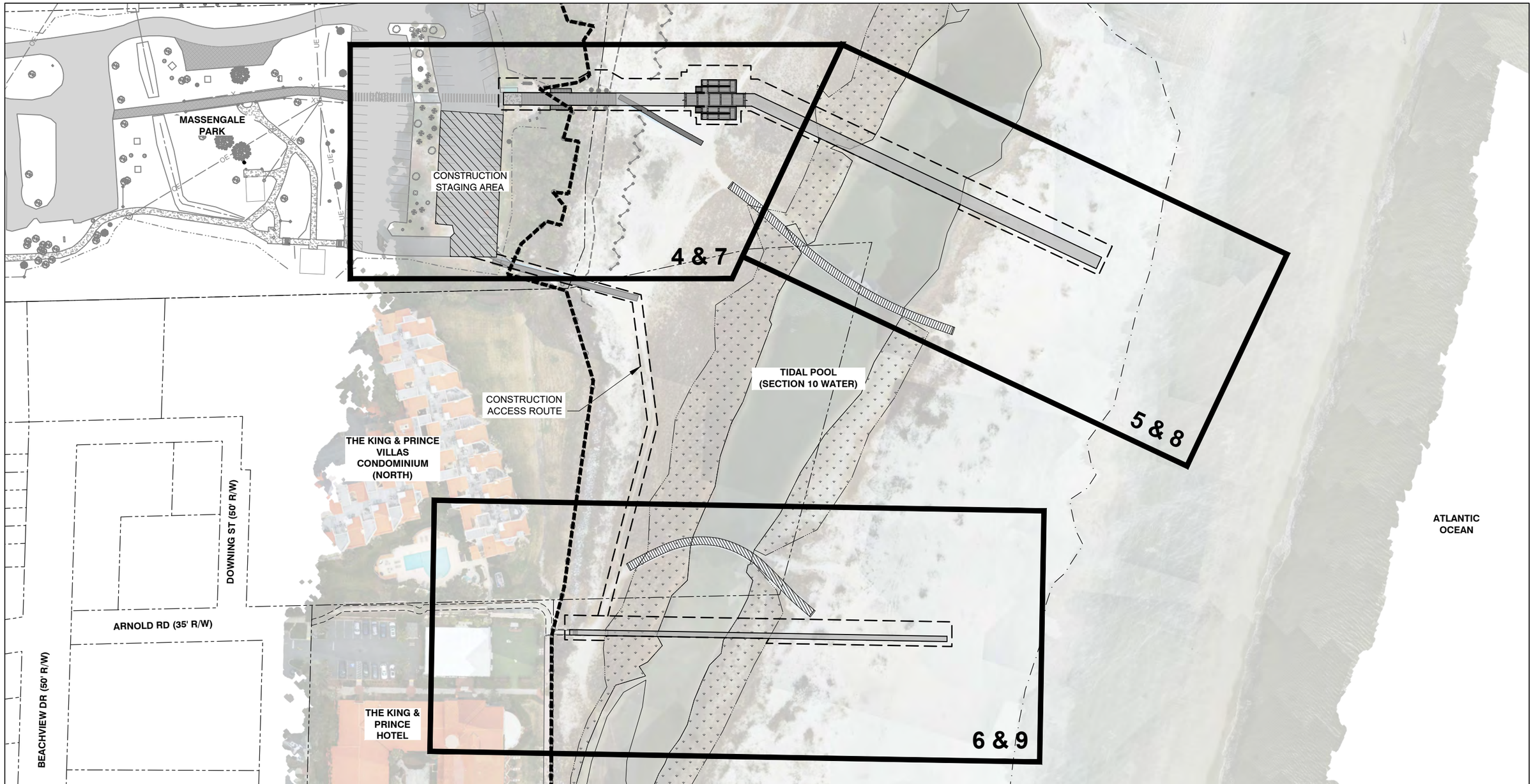

LEGEND

- EXISTING CONTOURS
- SPA JURISDICTION LINE
- PARCEL LINES
- TIDAL WETLAND
- EXISTING BOARDWALK
- ORDINARY HIGH WATER LINE
- MEAN LOW WATER LINE
- TEMPORARY CONSTRUCTION LIMITS

NOTES

1. AERIAL IMAGERY OBTAINED FROM ARC SURVEY, DATED FEBRUARY 2026.
2. WETLANDS WERE DELINEATED IN THE IMMEDIATE PROJECT VICINITY BY LONGLEAF CONSULTING, APRIL 2026.

moffatt & nichol
300 BULL ST., SUITE 200
SAVANNAH, GA, 31401
MOFFATT NICHOL.COM

N

50' 0' 50' 100'
SCALE: 1"=100'

KEY PLAN

GLYNN COUNTY
EAST BEACH BOARDWALKS
ST. SIMONS ISLAND, GEORGIA

DRAWN BY: EG
CHECKED BY: CRS
REVIEWED BY: AEJ
SUBMITTED BY: ABBY JACOBSON
MOFFATT NICHOL
PROJECT NUMBER: 240281-12
DATE: 07/14/2026 REVISED:

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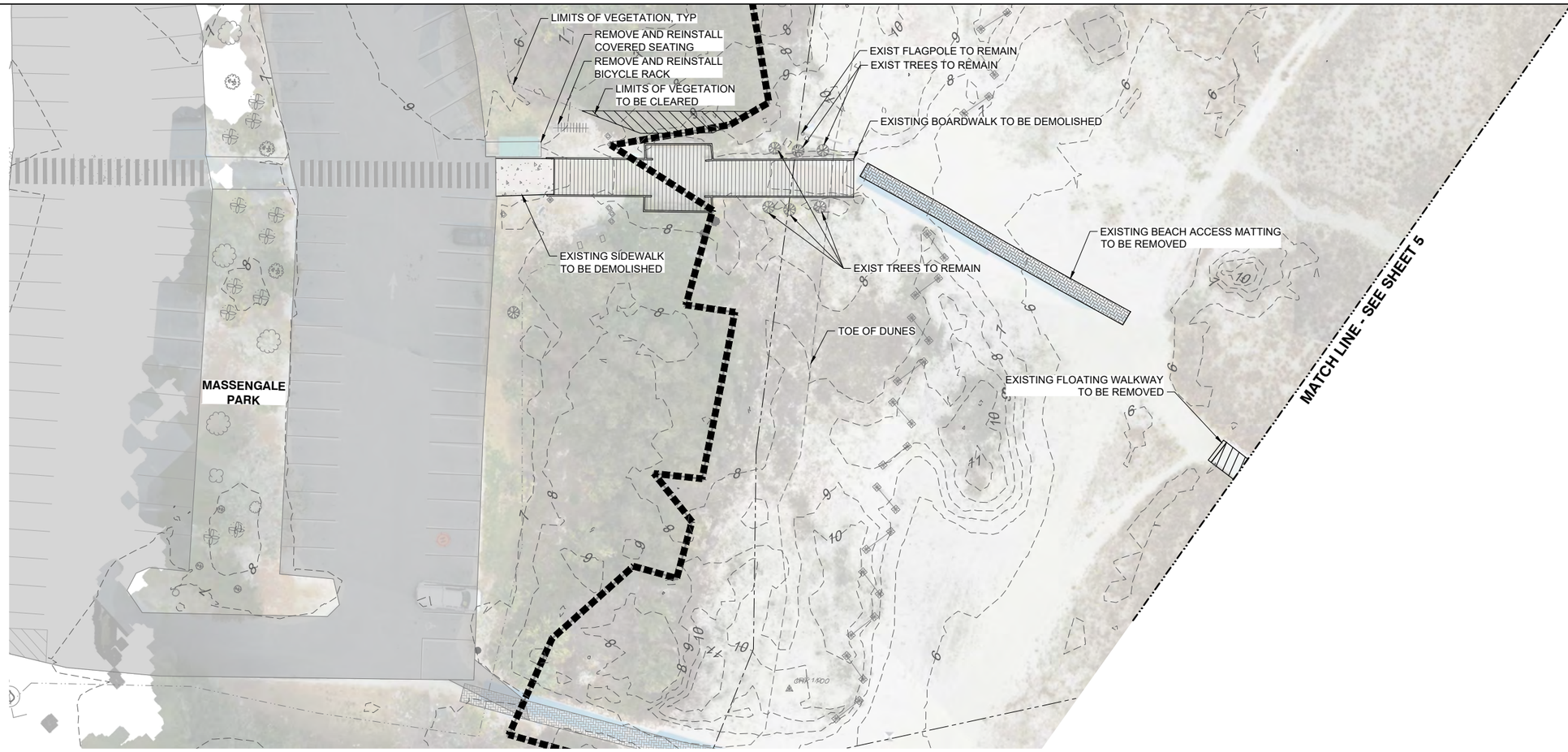

LEGEND

- EXISTING CONTOURS
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moffatt & nichol
300 BULL ST., SUITE 200
SAVANNAH, GA, 31401
MOFFATT NICHOL.COM

N

20' 0' 20' 40'
SCALE: 1"=40'

EXISTING CONDITIONS & CONSTRUCTION ACCESS

GLYNN COUNTY
EAST BEACH BOARDWALKS
ST. SIMONS ISLAND, GEORGIA

DRAWN BY: EG
CHECKED BY: CRS
REVIEWED BY: AEJ
SUBMITTED BY: ABBY JACOBSON
MOFFATT NICHOL
PROJECT NUMBER: 240281-12
DATE: 07/14/2026 REVISED:

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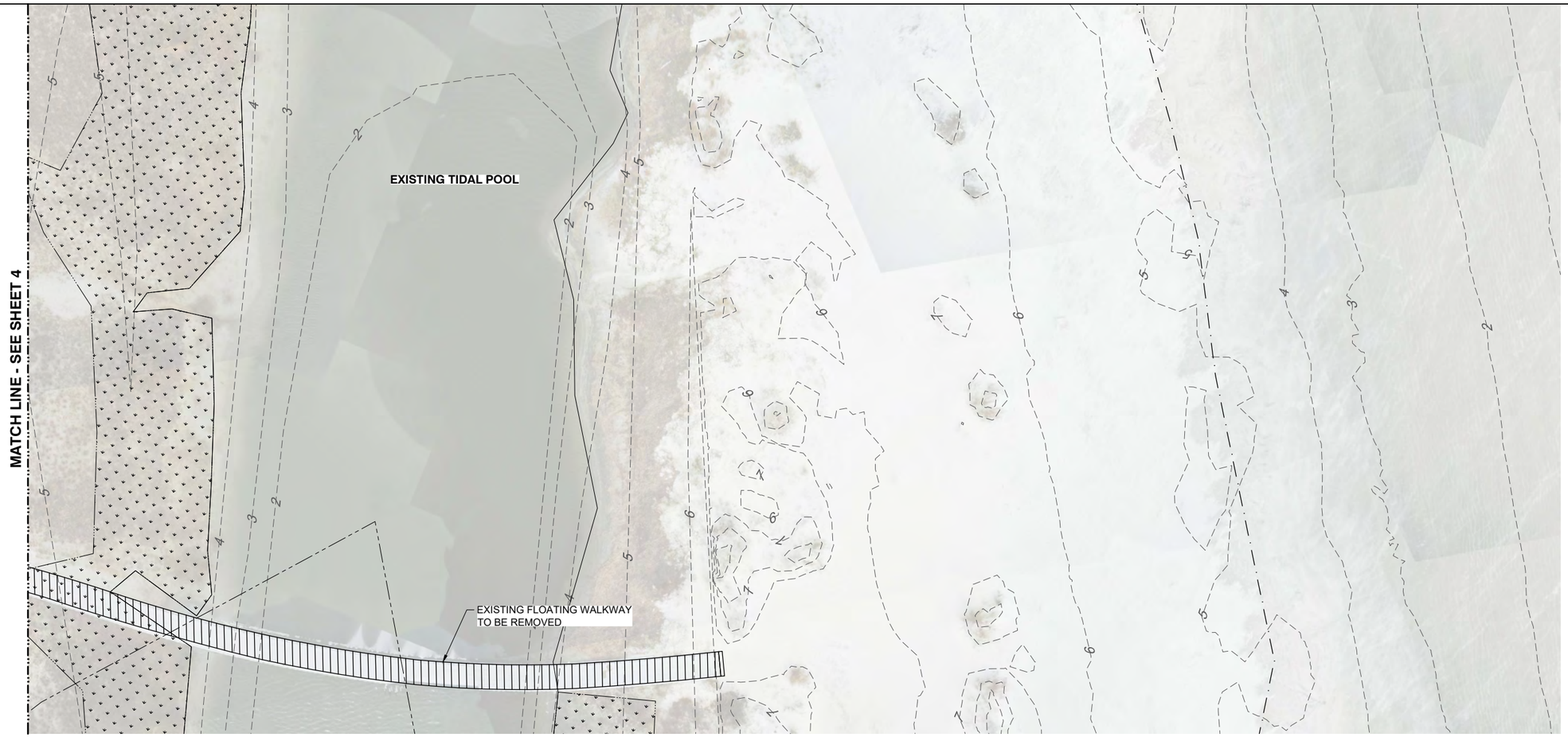

LEGEND

- EXISTING CONTOURS
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MOFFATT NICHOL.COM

N

20' 0' 20' 40'

SCALE: 1"=40'

EXISTING CONDITIONS & CONSTRUCTION ACCESS

GLYNN COUNTY
EAST BEACH BOARDWALKS
ST. SIMONS ISLAND, GEORGIA

DRAWN BY: EG
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REVIEWED BY: AEJ
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MOFFATT NICHOL
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DATE: 07/14/2026 REVISED:

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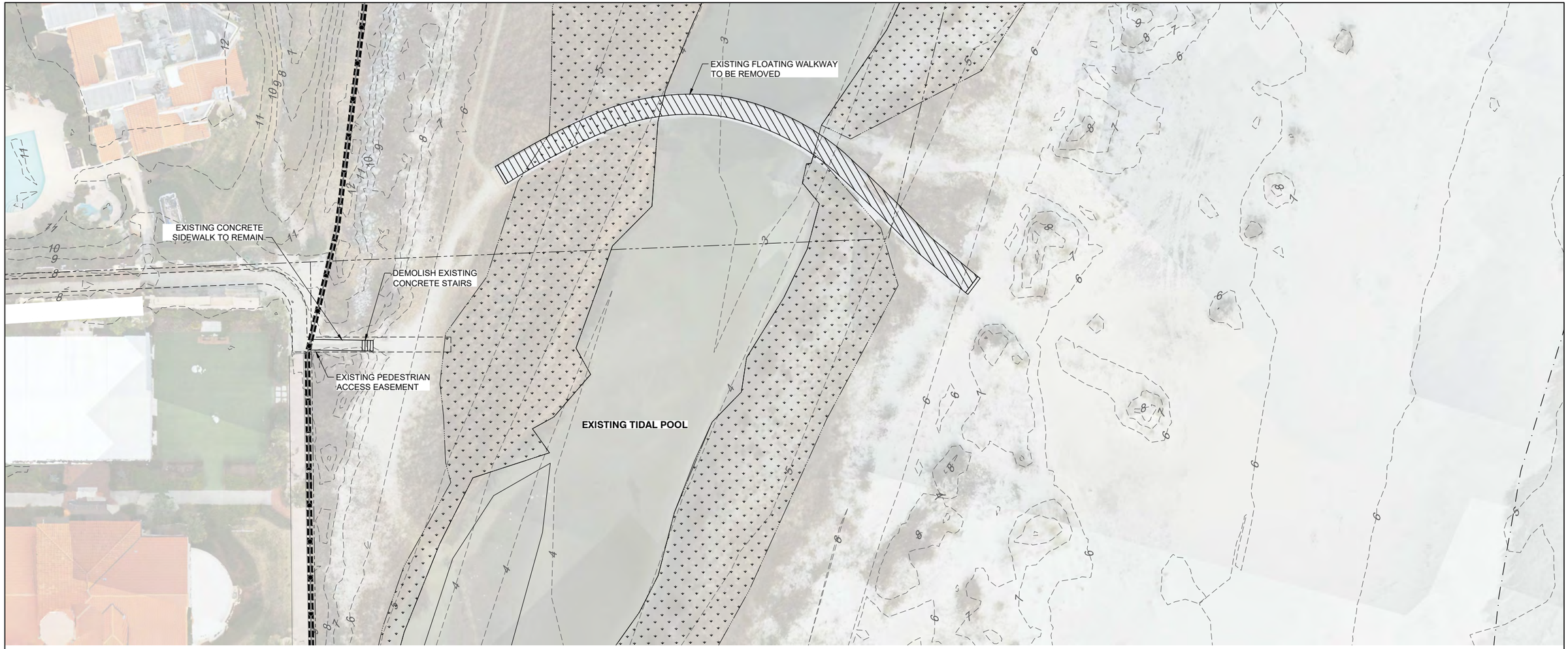

LEGEND

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moffatt & nichol
300 BULL ST., SUITE 200
SAVANNAH, GA, 31401
MOFFATT NICHOL.COM

N

20' 0' 20' 40'

SCALE: 1"=40'

EXISTING CONDITIONS & CONSTRUCTION ACCESS

GLYNN COUNTY
EAST BEACH BOARDWALKS
ST. SIMONS ISLAND, GEORGIA

DRAWN BY: EG
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DATE: 07/14/2026 REVISED:

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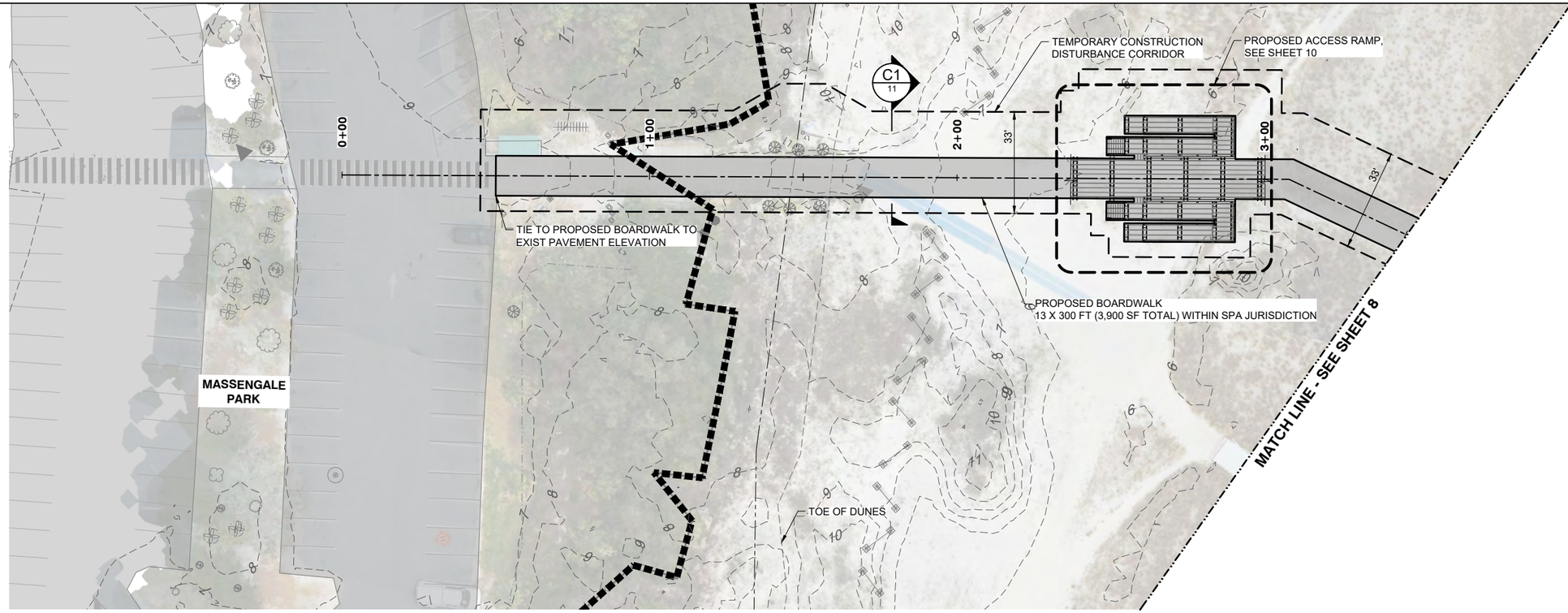
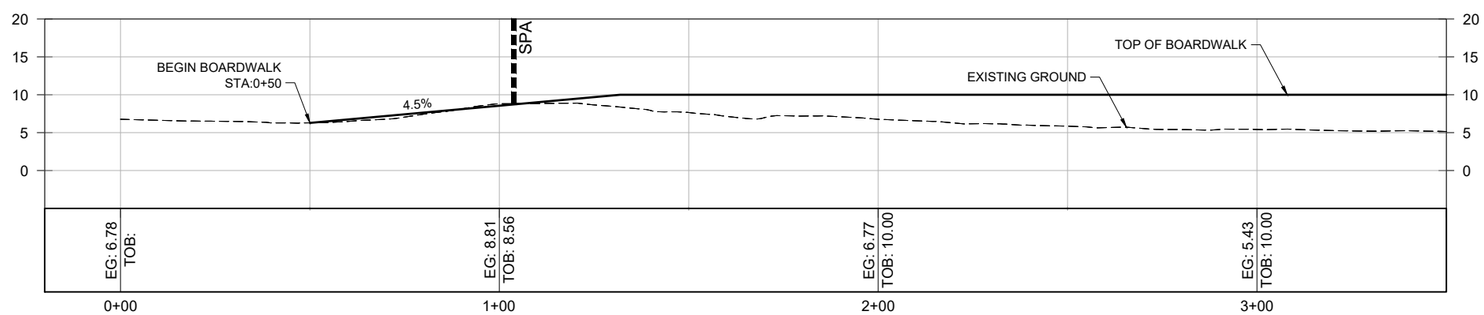


PLAN - BOARDWALK A (0+00 - 3+50)

SCALE: 1" = 40'



PROFILE - BOARDWALK A (0+00 - 3+50)

SCALE: HORZ.: 1" = 40'
SCALE: VERT.: 1" = 20'

LEGEND

- EXISTING CONTOURS
- SPA JURISDICTION LINE
- PARCEL LINES
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moffatt & nichol
300 BULL ST., SUITE 200
SAVANNAH, GA, 31401
MOFFATT NICHOL.COM

N

20' 0' 20' 40'
SCALE: 1"=40'

SCHEMATIC DESIGN

GLYNN COUNTY
EAST BEACH BOARDWALKS
ST. SIMONS ISLAND, GEORGIA

DRAWN BY: EG
CHECKED BY: CRS
REVIEWED BY: AEJ
SUBMITTED BY: ABBY JACOBSON
MOFFATT NICHOL
PROJECT NUMBER: 240281-12
DATE: 07/14/2026 REVISED:

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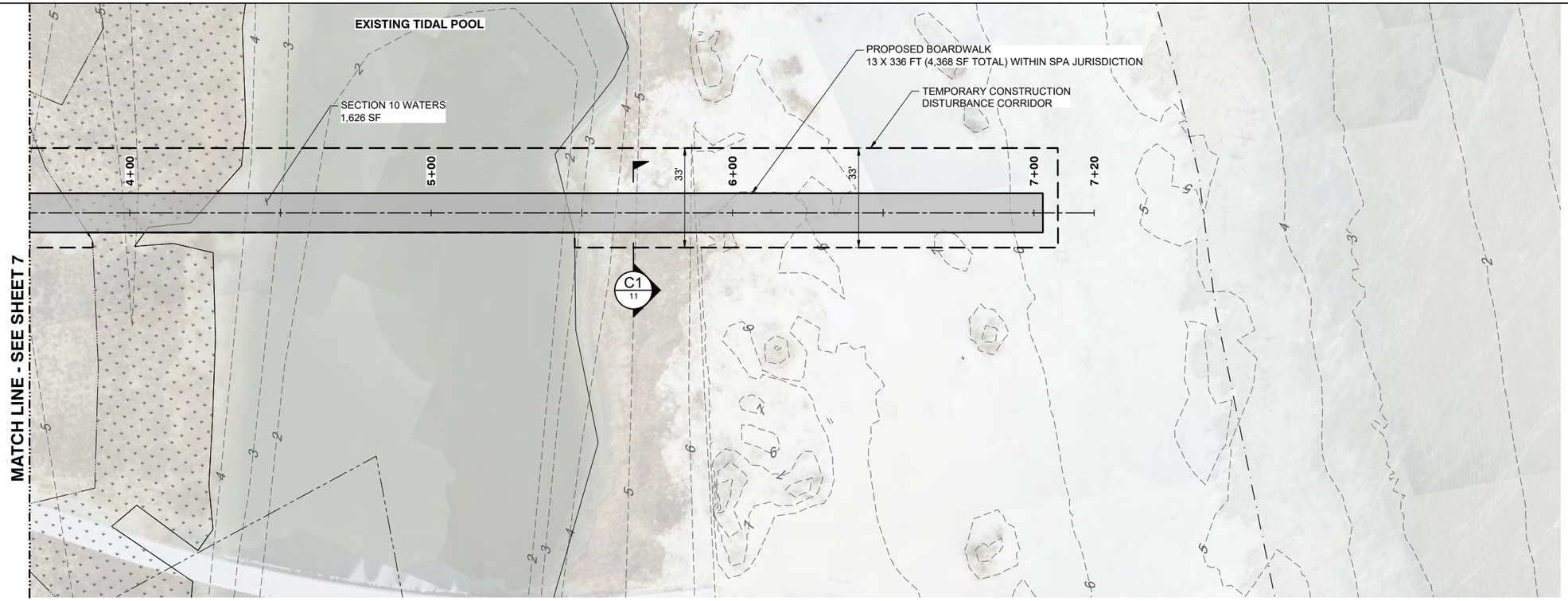
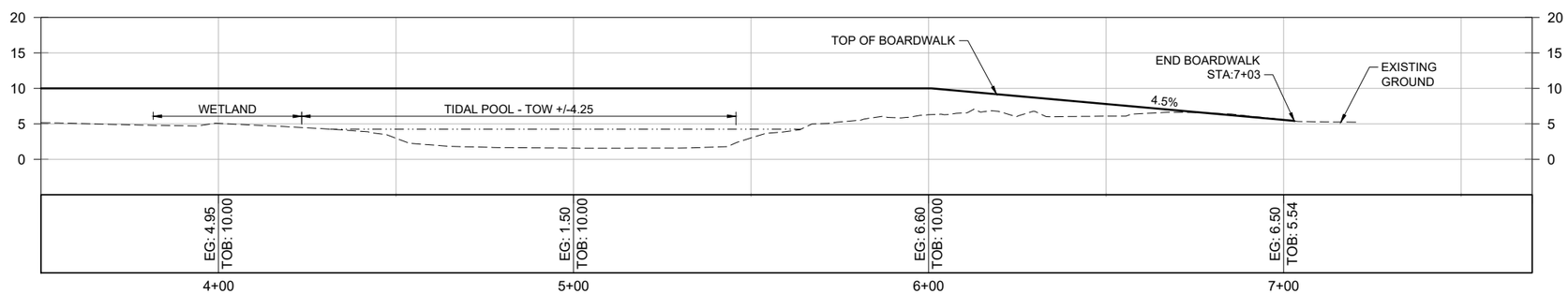


PLAN - BOARDWALK A (3+50 - 7+50)

SCALE: 1" = 40'



PROFILE - BOARDWALK A (3+50 - 7+50)

SCALE: HORZ.: 1" = 40'
VERT.: 1" = 20'

LEGEND

- EXISTING CONTOURS
- SPA JURISDICTION LINE
- PARCEL LINES
- TIDAL WETLAND
- EXISTING BOARDWALK
- ORDINARY HIGH WATER LINE
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NOTES

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moffatt & nichol
300 BULL ST., SUITE 200
SAVANNAH, GA, 31401
MOFFATT NICHOL.COM

N

20' 0' 20' 40'

SCALE: 1"=40'

SCHEMATIC DESIGN

GLYNN COUNTY
EAST BEACH BOARDWALKS
ST. SIMONS ISLAND, GEORGIA

DRAWN BY: EG
CHECKED BY: CRS
REVIEWED BY: AEJ
SUBMITTED BY: ABBY JACOBSON
MOFFATT NICHOL
PROJECT NUMBER: 240281-12
DATE: 07/14/2026 REVISED:

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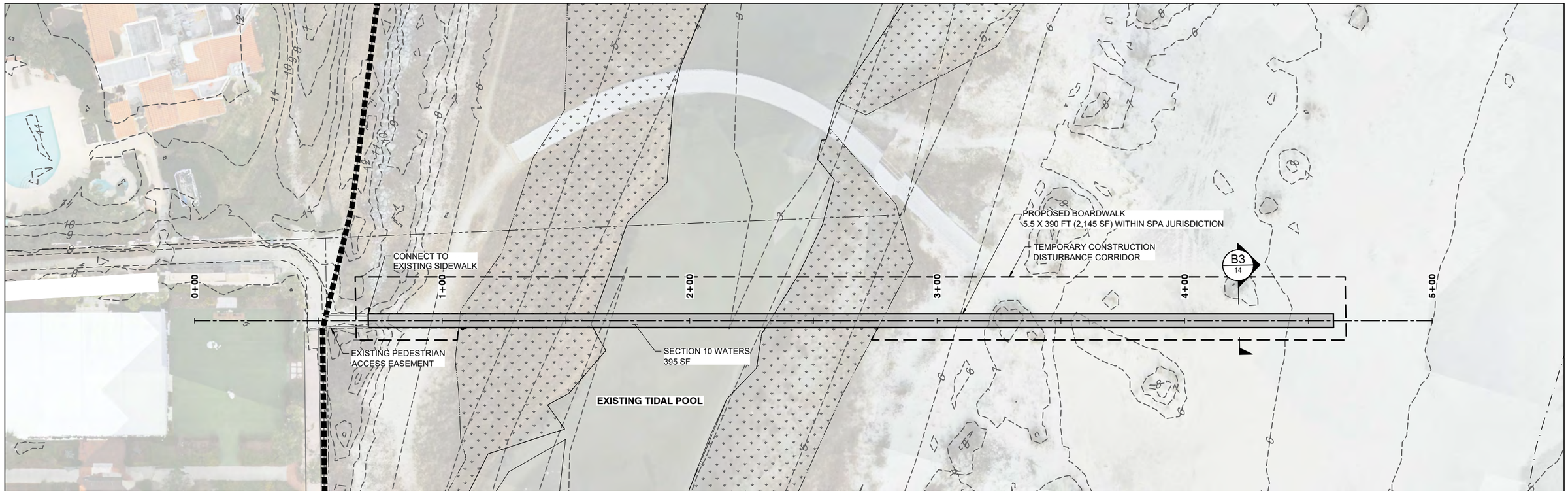
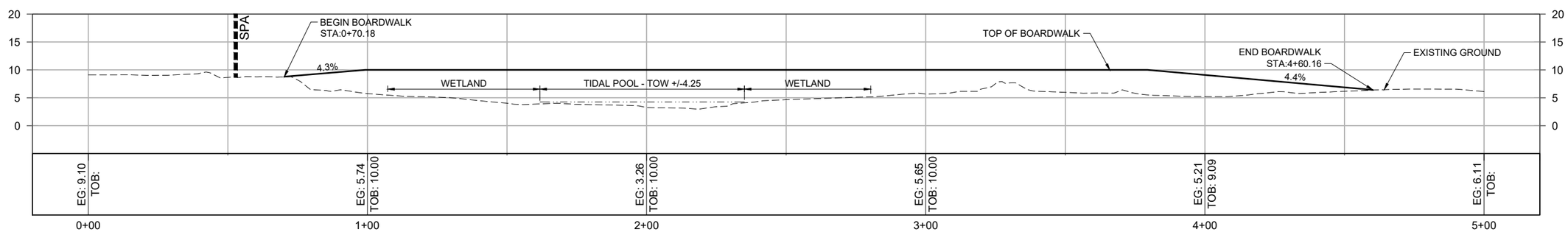


PLAN - BOARDWALK B

SCALE: 1" = 40'



PROFILE - BOARDWALK B

SCALE: HORZ.: 1" = 40'
VERT.: 1" = 20'

LEGEND

- EXISTING CONTOURS
- SPA JURISDICTION LINE
- PARCEL LINES
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SAVANNAH, GA, 31401
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N

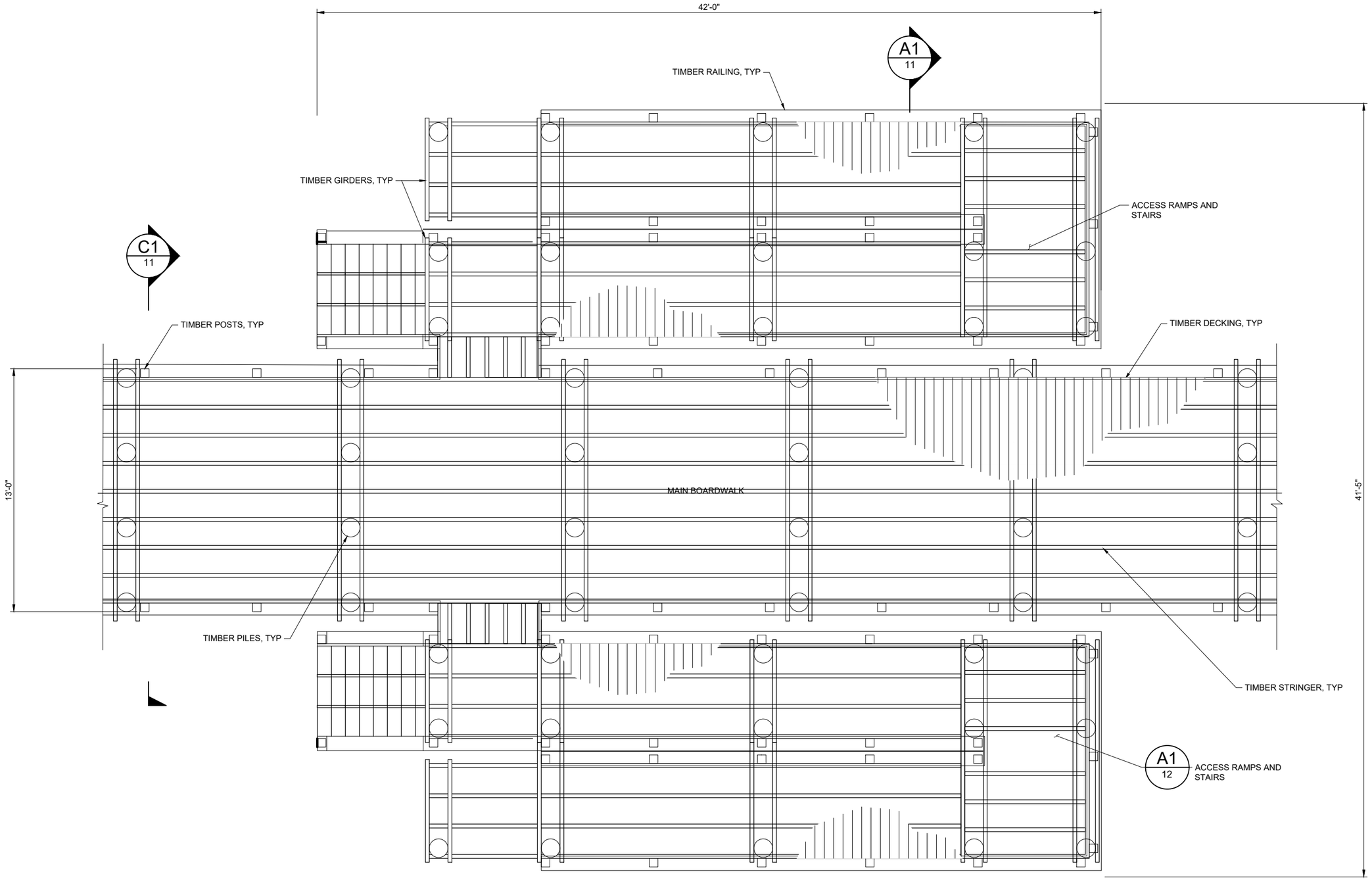
20' 0' 20' 40'
SCALE: 1"=40'

SCHEMATIC DESIGN

GLYNN COUNTY
EAST BEACH BOARDWALKS
ST. SIMONS ISLAND, GEORGIA

DRAWN BY: EG
CHECKED BY: CRS
REVIEWED BY: AEJ
SUBMITTED BY: ABBY JACOBSON
MOFFATT NICHOL
PROJECT NUMBER: 240281-12
DATE: 07/14/2026 REVISED:

P:\SV\240281-12\20 CADD_Active_Permit\Environmental\240281-12-G-009; Plotted: 7/15/2026 2:51 PM by CCORNACCHIA



A1 / 7 PLAN - BOARDWALK A
SCALE: 3/8" = 1'-0"

NOTE
FOR ISOMETRIC VIEW SEE SHEET 15

moffatt & nichol
300 BULL ST., SUITE 200
SAVANNAH, GA, 31401
MOFFATT NICHOL.COM

3/32" 0' 3/32" 3/16"
SCALE: 1"=3/16"

CROSS SECTIONS & DETAILS

GLYNN COUNTY
EAST BEACH BOARDWALKS
ST. SIMONS ISLAND, GEORGIA

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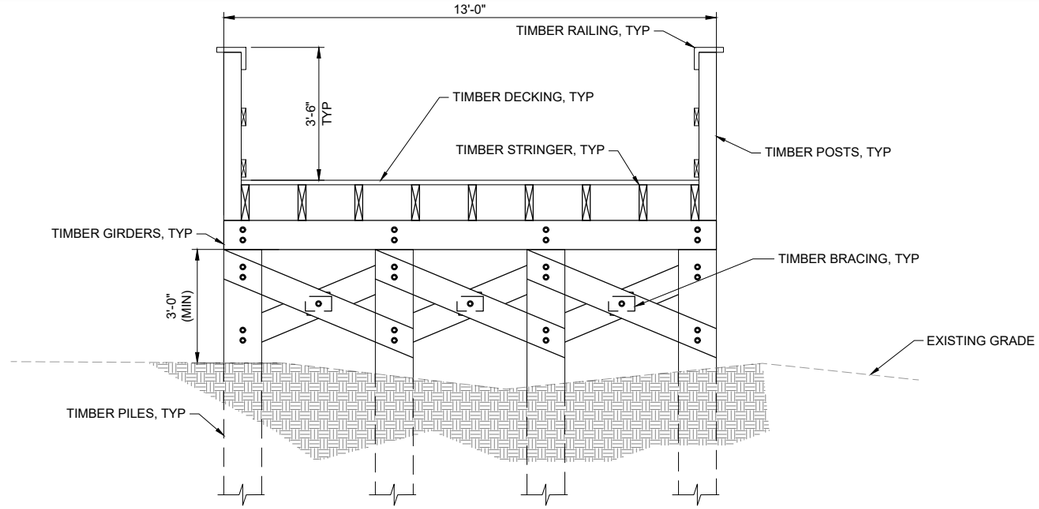
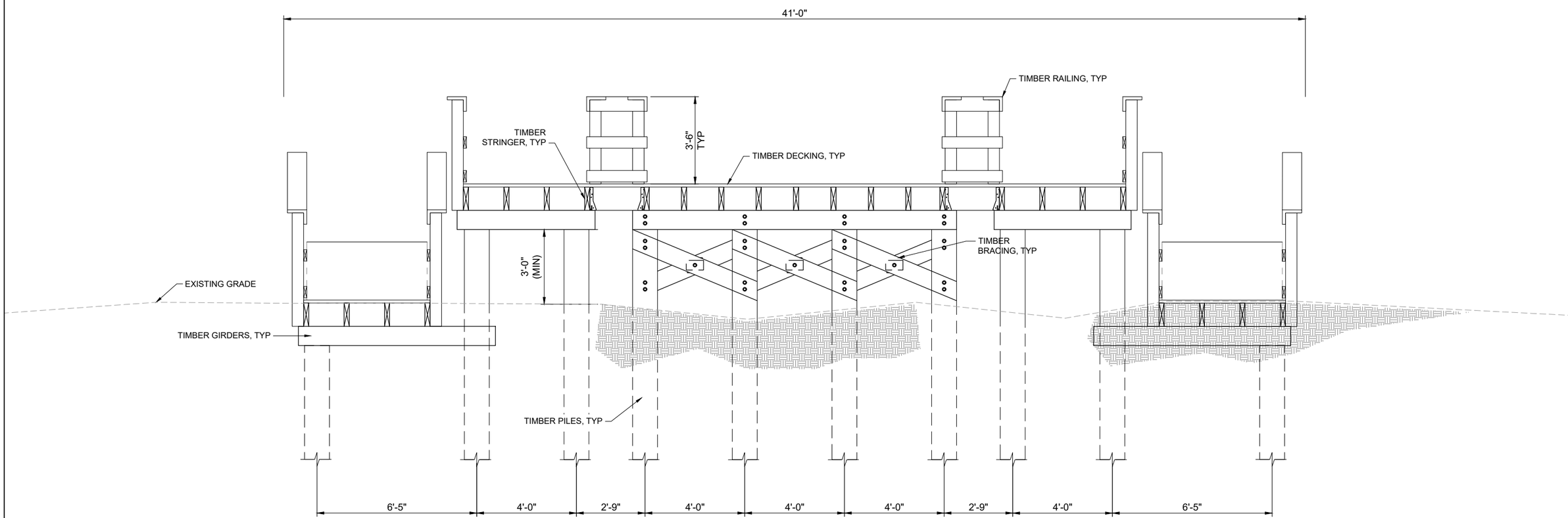


C1
7, 8, & 10
SECTION - TYPICAL BOARDWALK A
SCALE: 1/2" = 1'-0"



A1
10
SECTION - BOARDWALK AT ACCESS RAMP
SCALE: 1/2" = 1'-0"

moffatt & nichol
300 BULL ST., SUITE 200
SAVANNAH, GA, 31401
MOFFATT NICHOL.COM

20' 0' 20' 40'
SCALE: 1"=40'

CROSS SECTIONS & DETAILS

GLYNN COUNTY
EAST BEACH BOARDWALKS
ST. SIMONS ISLAND, GEORGIA

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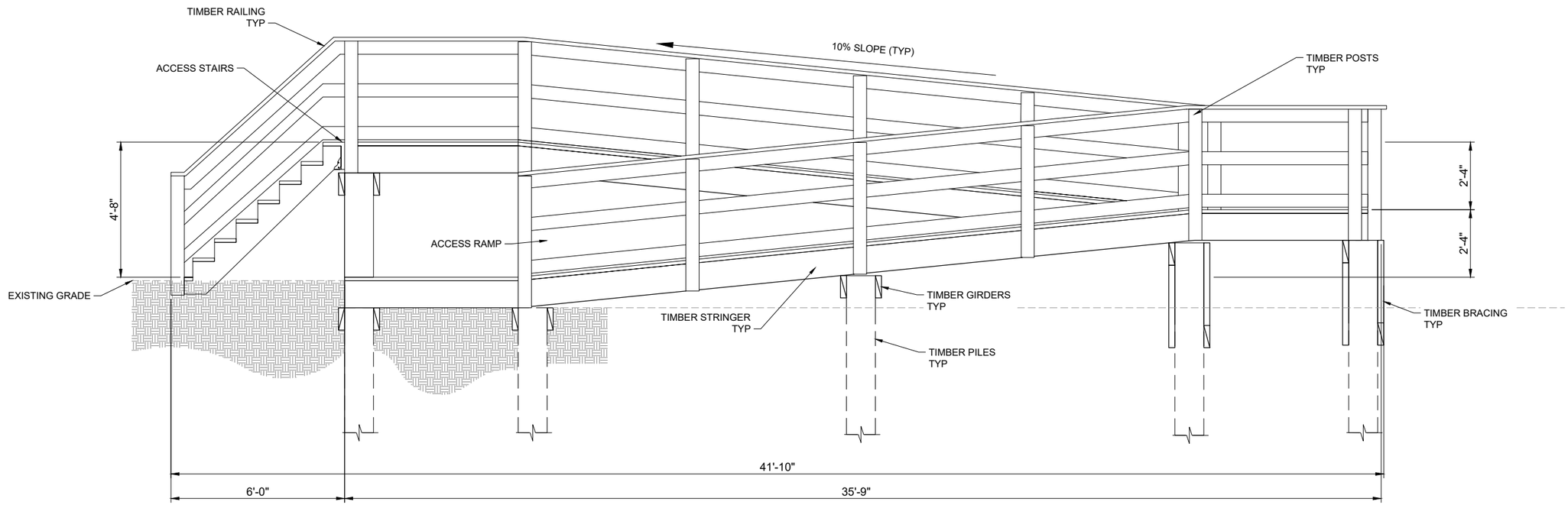
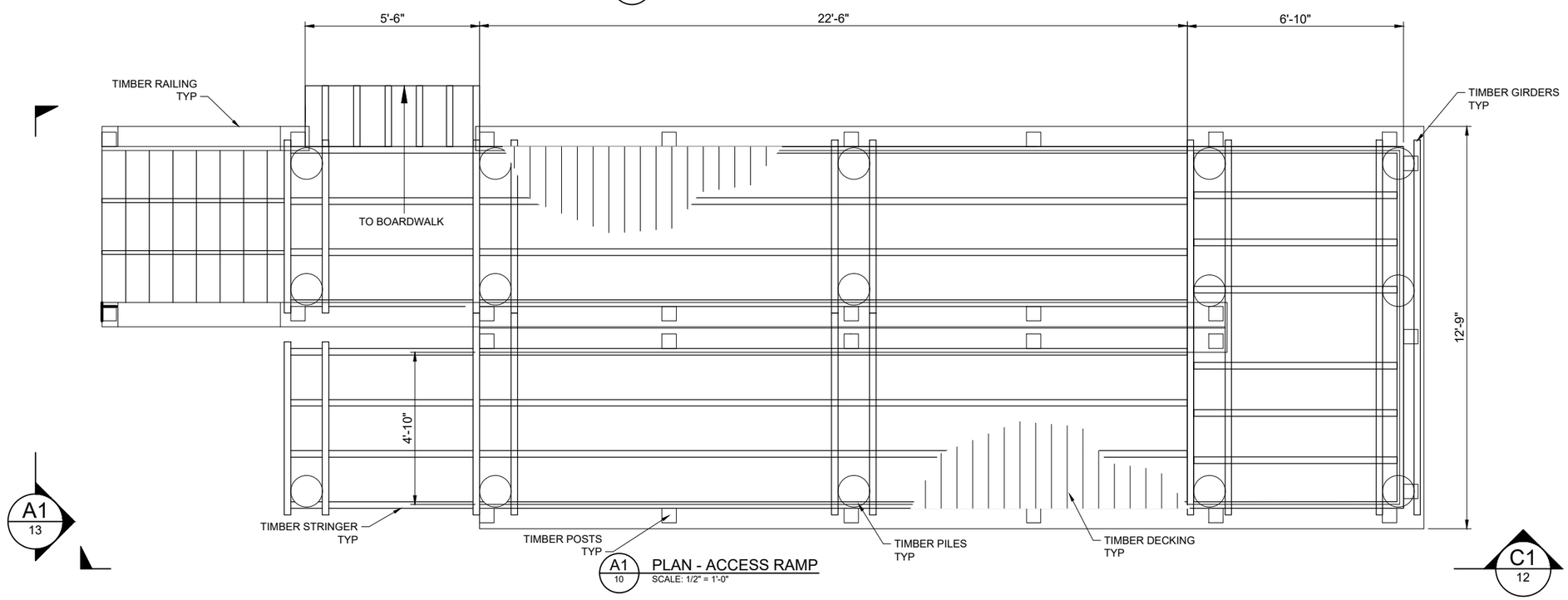


C1 / 10 ELEVATION - ACCESS RAMP
SCALE: 1/2" = 1'-0"



A1 / 10 PLAN - ACCESS RAMP
SCALE: 1/2" = 1'-0"

moffatt & nichol
300 BULL ST., SUITE 200
SAVANNAH, GA, 31401
MOFFATT NICHOL.COM

20' 0' 20' 40'
SCALE: 1"=40'

CROSS SECTIONS & DETAILS

GLYNN COUNTY
EAST BEACH BOARDWALKS
ST. SIMONS ISLAND, GEORGIA

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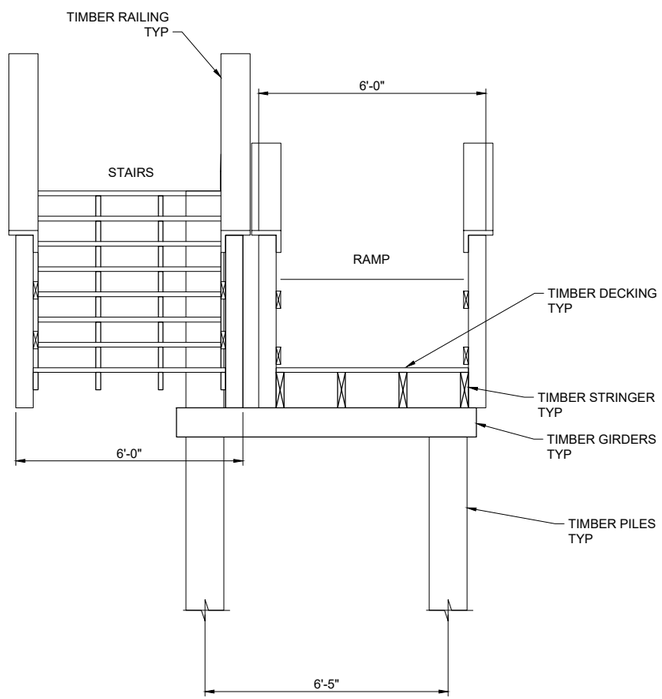
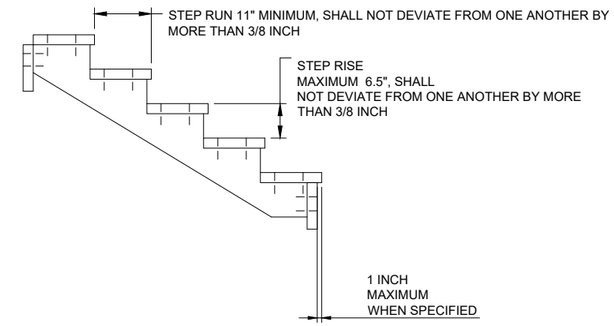
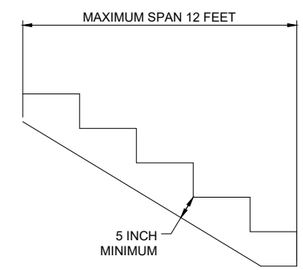


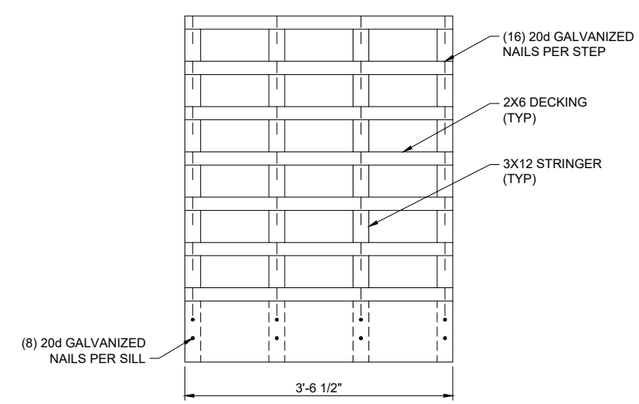
A1 / 13 SECTION - DUNE ACCESS
SCALE: 1/2" = 1'-0"



ELEVATION VIEW



STRINGER DETAILS



FRONT VIEW

C1 / 13 DETAIL - STAIRS
SCALE: 1" = 1'-0"

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2'-0" 0'-0" 2'-0" 4'-0"
SCALE: 1/2"= 1'

CROSS SECTIONS & DETAILS

GLYNN COUNTY
EAST BEACH BOARDWALKS
ST. SIMONS ISLAND, GEORGIA

DRAWN BY: EG
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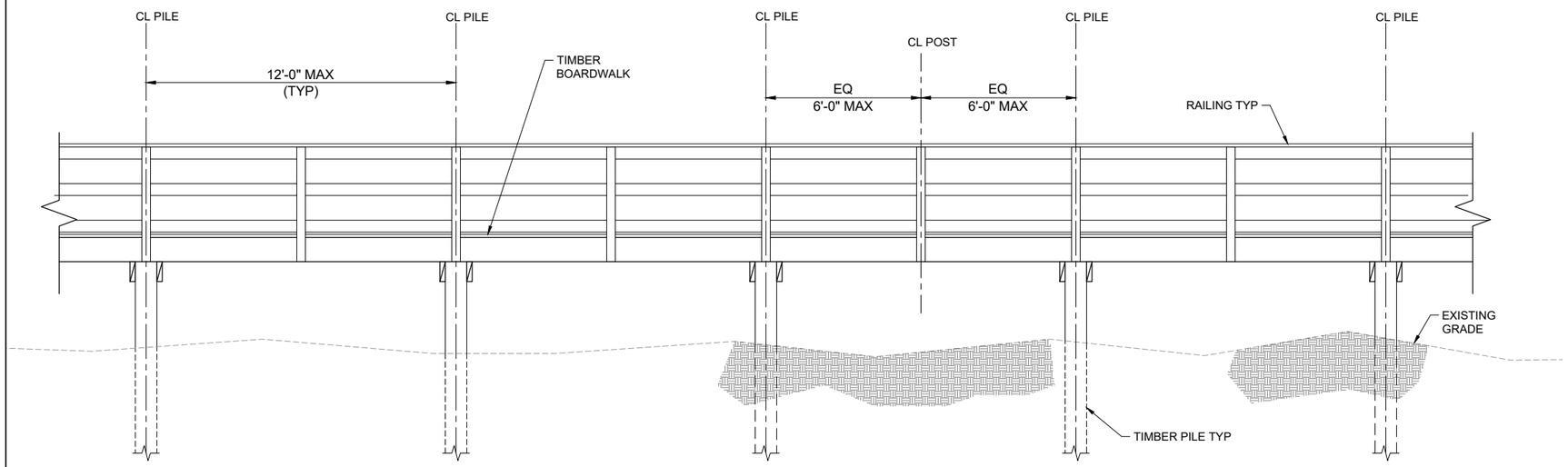
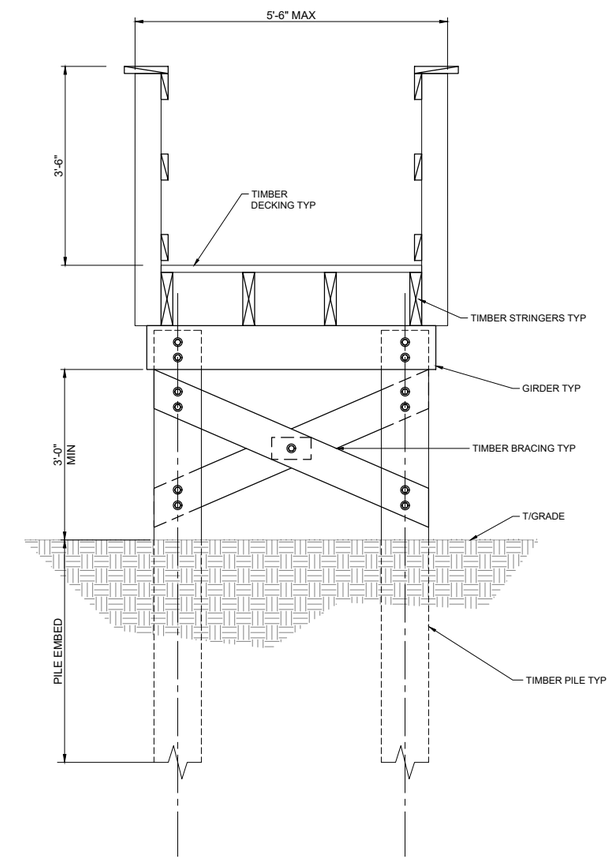
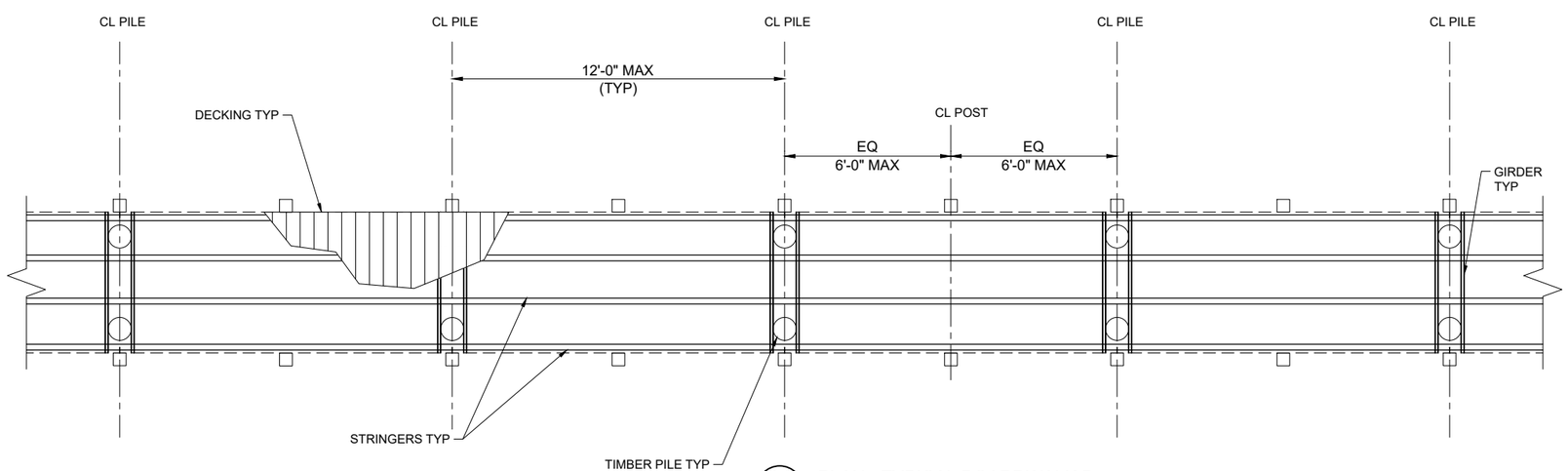
PROJECT NUMBER: 240281-12
DATE: 07/14/2026 REVISED:



C1 / 14 ELEVATION - TYPICAL BOARDWALK B
SCALE: 3/8" = 1'-0"



B3 / 9 SECTION - TYPICAL BOARDWALK B
SCALE: 3/4" = 1'-0"



A1 / 9 PLAN - TYPICAL BOARDWALK B
SCALE: 3/8" = 1'-0"

moffatt & nichol
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SAVANNAH, GA, 31401
MOFFATT NICHOL.COM

3/16" 0' 3/16" 3/8"
SCALE: 1"=3/8"
3/32" 0' 3/32" 3/16"
SCALE: 1"=3/16"

CROSS SECTIONS & DETAILS

GLYNN COUNTY
EAST BEACH BOARDWALKS
ST. SIMONS ISLAND, GEORGIA

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PROJECT NUMBER: 240281-12
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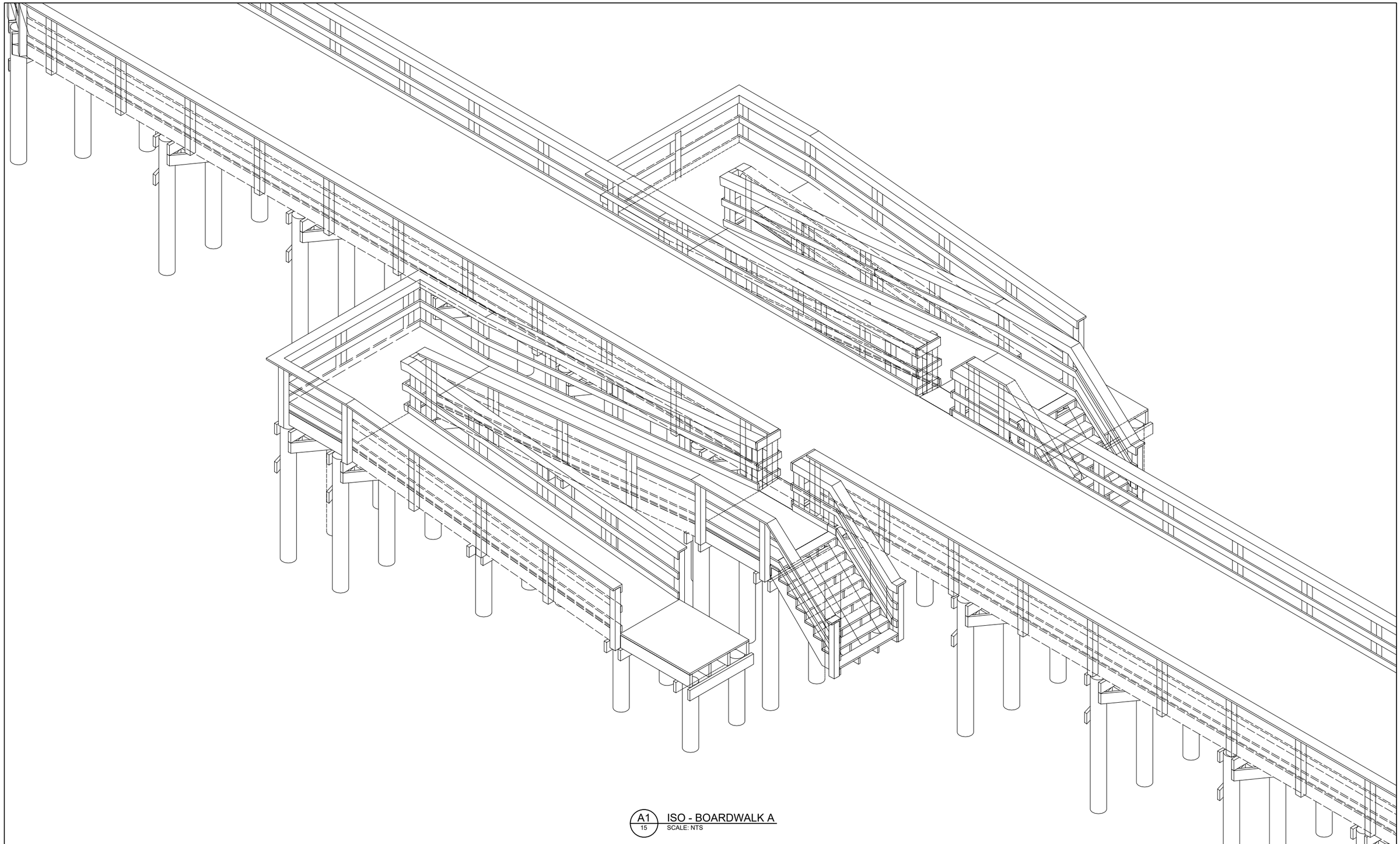
SHEET 14 OF15



A1 / 15 ISO - BOARDWALK A
SCALE: NTS

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