

January 30, 2026

Ms. Beth Byrnes
Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way, Suite 300
Brunswick, Georgia 31520-8687

Subject: Additional Information
Driftwood Drive Beach Access
St. Simons Island, Glynn County, Georgia

Dear Ms. Byrnes:

We appreciate the conversation we had on January 28, 2026 in regards to permissible construction equipment for the Driftwood Drive Boardwalk. In light of that conversation, and after further consideration of suitable construction methods, the applicant has decided to propose temporary disturbance adjacent to the proposed 6-foot structure, in a corridor not to exceed 4 feet on either side, or 14 feet total. After project completion, any disturbed vegetation in this corridor will be restored. The following application documents have been revised in accordance with the proposed impacts:

1. Project Description

Revised below.

2. Scaled Drawings and Site Plans

Please see attached.

3. Zoning Letter and Signed Plans

Please see attached.

4. Hurricane Standards Statement

Please see attached.

Following your review of this information, please contact us at (912) 232-0451, or (912) 303-5754 should you have any questions or require any additional information.

Sincerely,



Abby Jacobson, PE
Civil Engineer
Moffatt & Nichol

Enclosures

cc: Mr. Brandon Wall, Sligh Environmental Consultants, Inc
Mr. Jared Chrisp — USACE

Project Description
Driftwood Drive Beach Access
St. Simons Island, Glynn County, Georgia

Proposed Project:

Glynn County (applicant) requests a Shore Protection Act (SPA) Permit and authorization under a Federal Letter of Permission from the U.S. Army Corps of Engineers (USACE) for extension of an existing dune crosswalk. The permit area is located at the end of Driftwood Drive, east of Ocean Boulevard on the southern end of St. Simons Island, Glynn County, Georgia. The project is required to provide improved public access to the beach.

Existing Site Conditions:

The project site is located at the end of Driftwood Drive which is a public roadway. An existing elevated boardwalk owned and maintained by the County extends from the end of Driftwood Drive and terminates at the top of the primary sand dune. Seaward of the dune is an expanse of low elevation area, approximately 500 feet in width, which has formed over the past several years from beach accretion. It is vegetated with wax myrtle, broomsedge, goldenrod, dollarweed, cutgrass, sand cordgrass, and other pioneer herbaceous species. Seaward of the vegetated flat and west of the sand beach is a tidal pool vegetated with *Spartina a.*, *Distichlis s.*, glasswort, and soft stem bullrush with open water in the middle. West (landward) of the primary dune is a freshwater wetland vegetated with Chinese tallow, American elm, elderberry, false willow, cutgrass, false nettles, and lizard's tail. Upland adjacent to the boardwalk consists of live oak maritime forest with American elm, false willow, Chinese tallow, wax myrtle, and greenbrier. A wetland and SPA delineation of the project area was completed by Slight Environmental Consultants, Inc. (SECI), and the SPA line was field verified by CRD Staff on September 19, 2025.

Project Purpose & Need:

The purpose of the proposed project is to provide improved public beach access at Driftwood Drive. An approximately 5' x 195' boardwalk extends from the parking area at the end of Driftwood Drive to an 11 x 75' landing which terminates on the primary sand dune. The entire landing area and approximately 6 feet of the boardwalk is within SPA jurisdiction (855 sq. ft. total). Historically, the boardwalk provided adequate and reliable access to the beach and terminated only 100 to 150 feet from the ordinary high water mark (OHWM) of the ocean; however, beach accretion along the eastern shore of St. Simons Island has been significant over the past 10-15 years. Starting in approximately 2012/2013, sand began migrating south along the shoreline from the northern end of St. Simons Island. By 2017, it had formed a large sandbar offshore of Driftwood Drive which expanded rapidly over the next several years both southward and seaward. By 2020, a large tidal pool extending southward from the project site over 2,300 feet had formed at the approximate location of the historic OHWM of the ocean. Today, the end of the Driftwood Drive boardwalk, which once provided convenient beach access for the public, is nearly 800 feet from the ocean.

As mentioned above, the sand that has accumulated seaward of Driftwood Drive has transformed into an early successional flat over the past several years vegetated with herbaceous and shrub species. The area is heavily used by beachgoers for beach access, but now, the public must traverse the area on foot, through boggy areas, and across the recently-formed tidal pool. A worn foot path is present at the project site, and multiple lateral trails along the seaward base of the dune allow people from up and down the beach to use the main access trail off of Driftwood Drive. Various other paths access the main trail laterally so that beachgoers can get around the upper end of the tidal pool. The unfortunate result of this beach accretion is 1) an extensive network of foot paths totaling an estimated 4,200 linear feet within SPA jurisdiction (see attached 2023 Aerial Photograph); 2) unreliable and unsafe public access resulting in hardships for the public, especially those advanced in age or with a disability; and 3) the lack of quick and reliable ingress and egress from the beach in case of emergency.

Proposed Site Plan:

The applicant proposes to remove the existing pile-supported boardwalk and landing area and construct a new boardwalk with appropriate vertical clearance over the primary sand dune and throughout SPA jurisdiction (the current landing area has significant sand build-up along the sides). The new boardwalk will total 6' x 780' (4,680 sq. ft.) within SPA jurisdiction. The boardwalk will terminate with a ramp down to the beach landward of the OHWM. Because beachgoers from other locations up and down the beach will still need to access the ocean

through the vegetated flat and around the tidal pool, the applicant proposes to install lateral access to the boardwalk seaward of the primary dune. This is expected to focus foot traffic to a centralized boardwalk and diminish foot traffic through the flat within SPA jurisdiction from Olive Way (public) and other private condominiums up and down the beach. On each side of the crosswalk will be a 4' x 7' set of stairs (56 sq. ft. total). On the seaward side of stairs will be a switchback ramp configuration attached to the side of the boardwalk consisting of a 36' x 4' ramp (288 sq. ft. total) section extending seaward with a 36' x 4' parallel ramp (288 sq. ft. total) section extending landward and terminating at-grade. The project in total proposes 5,312 sq. ft. (0.122 acre) of structure within SPA jurisdiction. The proposed boardwalk will cross the upper end of the tidal pool just landward of the sand beach resulting in 512 sq. ft. of pile supported boardwalk over Section 10 tidal waters. Additionally, the project will remove 130 linear feet of existing boardwalk over freshwater, non-tidal wetland (outside of SPA jurisdiction) and replace it in-kind with the wider boardwalk. All structures will be pile supported and are not considered a freshwater wetland impact. The project also proposes 6,968 sq. ft. (0.160 acre) of temporary impacts during construction, discussed further in the following section.

Avoidance & Minimization Measures:

All construction activities will be conducted in accordance with best management practices for the prevention of erosion and sedimentation during construction. The applicant will ensure that no oils, grease, or other pollutants are released into the receiving waterway during construction. The project will remove the existing boardwalk which is currently impeding the movement of sand within the dynamic dune field. The new boardwalk will be elevated three feet above grade in accordance with standard SPA dune crosswalk conditions. No clearing or grading of dunes is proposed, and no stockpiling of materials within SPA jurisdiction will be allowed. By removing the existing landing area (11 feet wide) and constructing within the same footprint, the applicant will minimize the need to cut or remove vegetation within SPA jurisdiction. The applicant evaluated leaving the existing boardwalk/landing in place, but that would prevent the new boardwalk from being constructed within the same footprint. Where possible, existing piles will be left in place or cut at ground level to minimize disturbance during construction.

Given the length of the proposed boardwalk and its exposure to wind and natural elements, timber piles are proposed to ensure the structure meets applicable hurricane-resistance standards in accordance with the SPA. The piles will be driven to a sufficient depth using a small hydraulic impact hammer mounted on a tracked machine, such as an excavator. Accordingly, the applicant requests authorization to use this small tracked equipment and hydraulic hammer for pile installation.

The equipment required to drive the piles has an operational width of approximately 10-feet. The applicant proposes to construct the boardwalk within a temporary disturbance corridor that extends 4-feet on either side of the proposed boardwalk alignment, resulting in a total disturbance width of approximately 14-feet. During construction, this temporary disturbance may impact up to 6,968 square feet (0.16 acre) within SPA jurisdiction. All reasonable measures will be implemented to minimize construction impacts. Following construction activities, any disturbed vegetation will be evaluated and restored in coordination with the Coastal Resources Division.

The applicant evaluated the use of smaller equipment in an effort to remain fully within the proposed structure footprint; however, it was determined that such equipment would not be capable of driving the piles to the required depth. An alternative design, utilizing timber posts supported on buried concrete footings, was considered, but ultimately deemed to have a larger environmental impact within SPA jurisdiction. At the request of the DNR staff, the applicant selected the timber pile alternative. The majority of construction will occur within the vegetated flat which has mostly stabilized with pioneer freshwater and upland species.

Threatened and Endangered Species:

The project corridor contains suitable habitat for piping plover, rufa red knot, eastern black rail, and wood stork. While the project does extend onto the beach, it is not expected that the project is or will be used by nesting for sea turtles due to the expanse of approximately 500 feet of land that has formed between the ocean and the primary sand dune and is now vegetated with shrub and herbaceous species. It would be very difficult for a sea turtle to traverse this area to nest on the toe of the dune. Areas seaward of the vegetated flat and the tidal pool are likely too low in elevation to support successful sea turtle nesting. Publicly available sea turtle nesting data is available on-line and appears to support the claim that no nesting activity occurs at the project site due to the

adverse site conditions. Wood storks could use the tidal pool for foraging, but construction activities would not diminish foraging opportunities for these birds, and the presence of an elevated boardwalk would not result in reduced foraging habitat. An abundant amount of other foraging opportunities are available for wood storks throughout the area. The vegetated flat contains dense emergent vegetation which could support eastern black rails, but the site is frequently disturbed by foot traffic from beachgoers, and construction of a narrow boardwalk across the area should not appreciably alter the habitat. In fact, the presence of a centralized access corridor should reduce lateral paths and foot traffic through the area and be an overall benefit to shorebirds and wading birds. It was therefore concluded that the proposed project is not expected to adversely impact any individual or population of a listed threatened or endangered species, and no time restrictions on construction are proposed.

Essential Fish Habitat:

Projects proposing activities within tidal waters must be evaluated with respect to Essential Fish Habitat (EFH) as required by the Magnuson-Stevens Fishery Conservation and Management Act. The project will require a small amount of elevated boardwalk over tidal waters. While the project proposes activities over EFH, it would not appreciably affect or reduce the amount of EFH within the area.

Cultural Resources:

SECI conducted a cursory review of public data available through the National Register of Historic Places and the Georgia Natural, Archeological, and Historical Resources GIS (GNAHRGIS) Database. The review revealed that no eligible resources or any sites listed on the GNAHRGIS Database were located within or anywhere in the vicinity of the project site. Additionally, the project is located within an existing access corridor, and the majority of construction will occur seaward of the primary sand dune where no cultural resources would exist. Based on the lack of known sites within the vicinity of the project area along with the conditions of the site, it was determined that the project would have no potential to cause effects to any sites eligible for listing in the National Register of Historic Places.

sligh environmental consultants, inc

January 6, 2026

Ms. Beth Byrnes
Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way, Suite 300
Brunswick, Georgia 31520-8687

Subject: Additional Information
Driftwood Drive Beach Access
St. Simons Island, Glynn County, Georgia

Dear Ms. Byrnes:

We are in receipt of your request for additional information dated December 12, 2025. We also appreciate the subsequent conversation we had on December 17, 2025. In light of that conversation, the applicant has decided to reduce the scope of the proposed boardwalk to accommodate pedestrian use only. The width has been reduced to six feet in accordance with the standard dune crossover conditions, and the size of the lateral access structures has been minimized. The use of concrete footers has been removed from consideration, and the structure will be supported by wood pilings. We hope this design revision is helpful in expediting your review and approval under the SPA. In response to your letter, please see below:

1. Signed application (see attached page in SPA Application)

Please see attached signed application form.

2. Deed and Associated Plat(s) for the property

The project is located within the extended right-of-way (R/W) of Driftwood Drive which is a public road with no true deed or plat. To support County ownership, the attached Project Description includes a screenshot from the Glynn County parcel website that shows the existing road R/W. We also included a screenshot from ArcGIS Online that shows Driftwood Drive as a "County Road Not Paved Outside City." Since there is not a plat for the R/W, we included a recorded plat of the adjacent property to the south of the project that shows the surveyed limits of the 50' County R/W extending to the ocean. We hope this adequately supports the County's right to carry out the project.

3. Application Fee of \$100

A fee of \$100 is being hand delivered to your office by the applicant.

4. Zoning Letter and Signed Plans

Please see attached.

5. Hurricane Standards Statement: O.C.G.A. 12-5-238 (9) A certification by a registered architect or engineer licensed by this state certifying that all proposed structures, if any, for which the permit is applied are designed to meet suitable hurricane-resistant standards;

The appropriate statement has been added to the permit exhibits.

6. USACE Processing Information

a. Please provide the name of the project manager and Corps Number

Mr. Jared Chrisp, SAS-2025-00643

b. Will a 401-water quality certification be required?

No. The only regulated activity by the Corps is the elevated structure over Section 10 waters. Because no fill is required, the Corps is processing this action under a Letter of Permission which does not require a 401 Certification.

7. Project Description

a. Please provide an updated narrative with the removal of concrete. Concrete is not temporary. See O.C.G.A. 12-5-239

Concrete has been removed from consideration. To support the structure and resist wind uplift, the applicant is proposing to support the structure with wooden piles. See revised Project Description for detail.

b. Please address the Public Interest Statements:

- i. Whether or not unreasonably harmful, increased alteration of the dynamic dune field or submerged lands, or function of the sand-sharing system will be created;**
- ii. Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with the conservation of marine life, wildlife, or other resources; and**
- iii. Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with reasonable access by and recreational use and enjoyment of public properties impacted by the project.**

These public interest statements have been addressed in the revised Project Description.

8. Scaled Drawings and Site Plans

a. The currently provided site plans show the Mean High Water Mark. Please update these to include the Ordinary High Water Mark

The Ordinary High Water Mark has been added to the drawings. The drawings have also been modified to incorporate the reduced width and design revisions.

9. Please provide clarification on how the public and ATVs will use the proposed 9ft. wide crosswalk at the same time?

Upon further conversations with the applicant, the project has been revised the project to conform with standard dune crossover conditions including a 6-foot width and pedestrian use only. ATV usage is no longer proposed. Please see attached Project Description for details.

Following your review of this information, please contact us at (912) 232-0451 should you have any questions or require any additional information.

Sincerely,



Brandon W. Wall
Senior Project Manager
Slight Environmental Consultants, Inc.

Enclosures

cc: Ms. Abby Jacobson – Moffatt & Nichol
Mr. Jared Chriss – USACE

Cultural Resources:

SECI conducted a cursory review of public data available through the National Register of Historic Places and the Georgia Natural, Archeological, and Historical Resources GIS (GNAHRGIS) Database. The review revealed that no eligible resources or any sites listed on the GNAHRGIS Database were located within or anywhere in the vicinity of the project site. Additionally, the project is located within an existing access corridor, and the majority of construction will occur seaward of the primary sand dune where no cultural resources would exist. Based on the lack of known sites within the vicinity of the project area along with the conditions of the site, it was determined that the project would have no potential to cause effects to any sites eligible for listing in the National Register of Historic Places.

Supplemental Information - OCGA 12-5-238 (2024).

This additional information is provided for compliance with Shore Protection Act of 1979 information requirements:

(1) The name and address of the applicant-

Glynn County
Mr. Jason Hartman – Director of Engineering
1725 Reynolds Street
Brunswick, Georgia 31520

(2) A brief description of the proposed project;

See above

(3) Construction documents showing the applicant's proposed project and the manner or method by which the project shall be accomplished. Such document shall identify the dynamic dune field affected:

See attached permit exhibits

(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, a copy of the deed or other instrument under which the owner claims the title together with written permission from the owner to carry out the project on the owner's 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. If all or any part of the proposed construction or alteration shall take place on property which is owned by the State of Georgia, the applicant shall present an easement, revocable license, or other written permission from the state to use the property for the proposed project; in the alternative, the committee may condition the issuance of the permit on the requirement to obtain written permission from the state. The committee will not adjudicate title disputes concerning the property which is the subject of the application; provided, however, that the committee may decline to process an application when submitted documents show conflicting deeds;

The project is within the extended right-of-way (R/W) of Driftwood Drive which is a public road with no true "deed." To support County ownership, below is a screenshot from the Glynn County parcel website that shows the existing road right-of-way. The white star represents the proposed project location. Also attached to the application is a screenshot from ArcGIS Online that shows Driftwood Dr. as a "County Road Not Paved Outside City."

(5) A plat showing the boundaries of the proposed project site;

Attached is a recorded plat of the adjacent property to the south of the project that shows the surveyed limits of the 50' County R/W extending to the ocean. Also attached is a survey of the SPA jurisdiction line with the property boundaries depicted.

(6) The names and addresses of all landowners of property adjoining or abutting the parcel of land on which the proposed project is to be located. If the property to be altered is bordered on any side by other property of the applicant, the applicant shall supply the names and addresses of the nearest landowners, other than the applicant, of property adjoining the applicant's property. If the applicant cannot determine the identity of adjoining landowners or their addresses, the applicant shall file in lieu thereof an affidavit stating 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;

East End Townhouse Common
P. O. Box 1281
Brunswick, GA 31521

North Breakers Common
P. O. Box 1281
Brunswick, GA 31521

(7) A nonrefundable 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;

A fee of \$100 (crossovers) shall be forwarded to DNR by the applicant.

(8) Site plans for the proposed project site showing existing and proposed streets, utilities, buildings, and any other physical structures;

See attached permit exhibits

(9) A certification by a registered architect or engineer licensed by this state certifying that all proposed structures, if any, for which the permit is applied are designed to meet suitable hurricane-resistant standards;

The project will be designed to meet suitable hurricane-resistant standards. The appropriate statement is included on the permit exhibits.

(10) Any and all other relevant data required by the committee for the purposes of ascertaining that the proposed improvements, activities, and uses will meet the standards of this part;

See above supporting documentation and project description.

(11) A certificate or letter from the local governing authority or authorities of the political subdivision in which the property is located stating that the applicant's proposal would not violate any zoning law; and

A certification from the local governing authority is attached.

(12) A statement from the applicant that he or she 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 Glynn County, Georgia indicates that the subject property does not contain hazardous waste sites or landfills. The project site consists of an existing county access corridor to the beach, and the majority of work will occur over land that has accreted over the past decade.

Public Interest Statements:

(1) Whether or not unreasonably harmful, increased alteration of the dynamic dune field or submerged lands, or function of the sand-sharing system will be created;

The project will not adversely affect the dynamic dune field, submerged lands, or sand-sharing system. The proposed boardwalk will be elevated three feet above grade to allow for the movement of sand. Additionally, the applicant will remove the existing boardwalk and handrails that are currently impeding sand movement on the primary dune and will reconstruct it at a higher elevation. The boardwalk will terminate landward of the OHWM of the Atlantic Ocean.

(2) Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with the conservation of marine life, wildlife, or other resources; and

The project corridor contains suitable habitat for shorebirds and wading birds. While the project does extend onto the beach, it is not expected that the project corridor is used by nesting sea turtles due to the expanse of approximately 500 feet of vegetated land that has formed between the ocean and the primary sand dune. Construction activities would not diminish foraging or nesting opportunities for birds as an abundant amount of habitat is available throughout the area. The presence of a centralized access corridor should reduce lateral paths and foot traffic through the area and be an overall benefit to some wildlife species. The boardwalk will be elevated three feet above grade and allow for unimpeded movement of wildlife under the boardwalk. The project will require a small amount of elevated boardwalk over tidal waters, but it would not appreciably affect or reduce the amount of aquatic habitat within the area.

(3) Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with reasonable access by and recreational use and enjoyment of public properties impacted by the project.

The proposed project will result in improved public access and will provide lateral access to the boardwalk seaward of the primary dune. The project will not interfere with access, recreational use, or enjoyment of the beach.

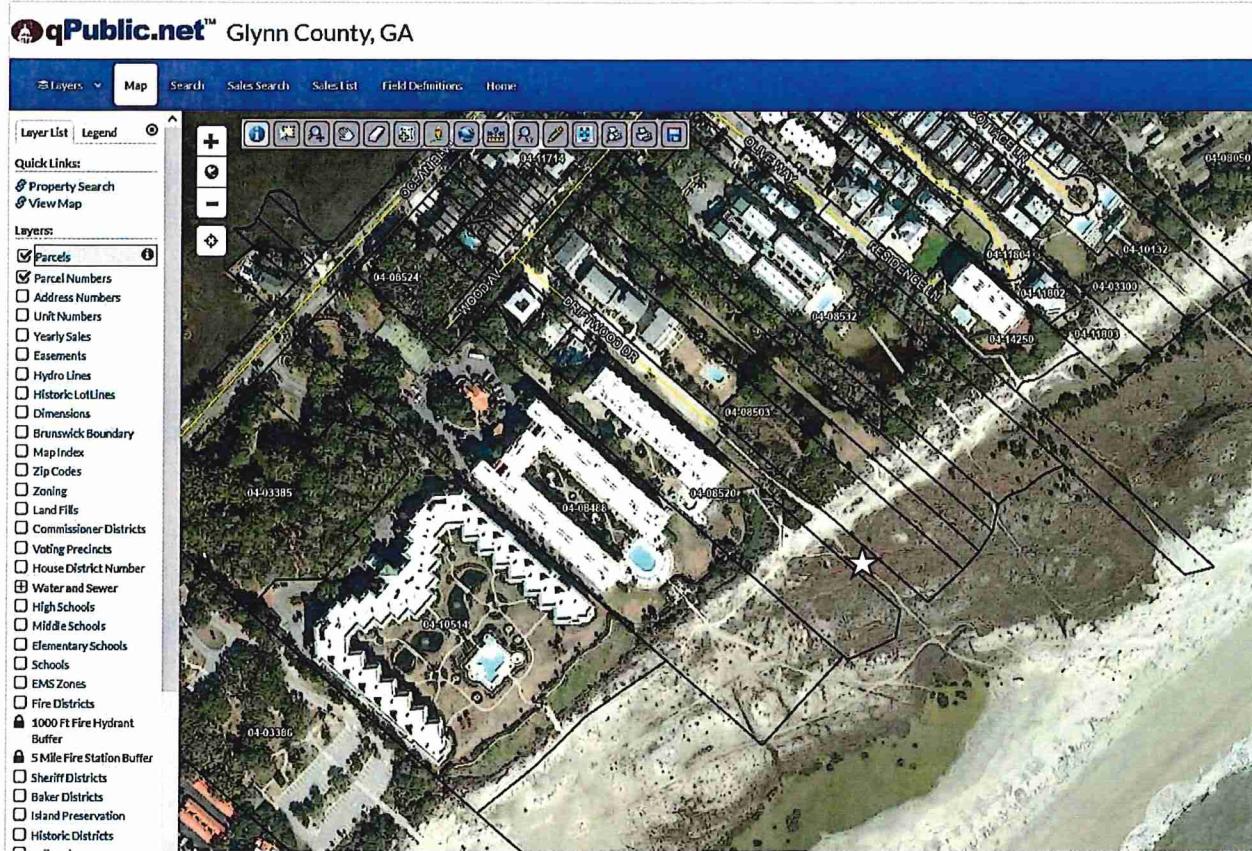


Photo 1. Existing boardwalk and landing area. Notice sand accumulation. Photo taken facing northwest (landward).

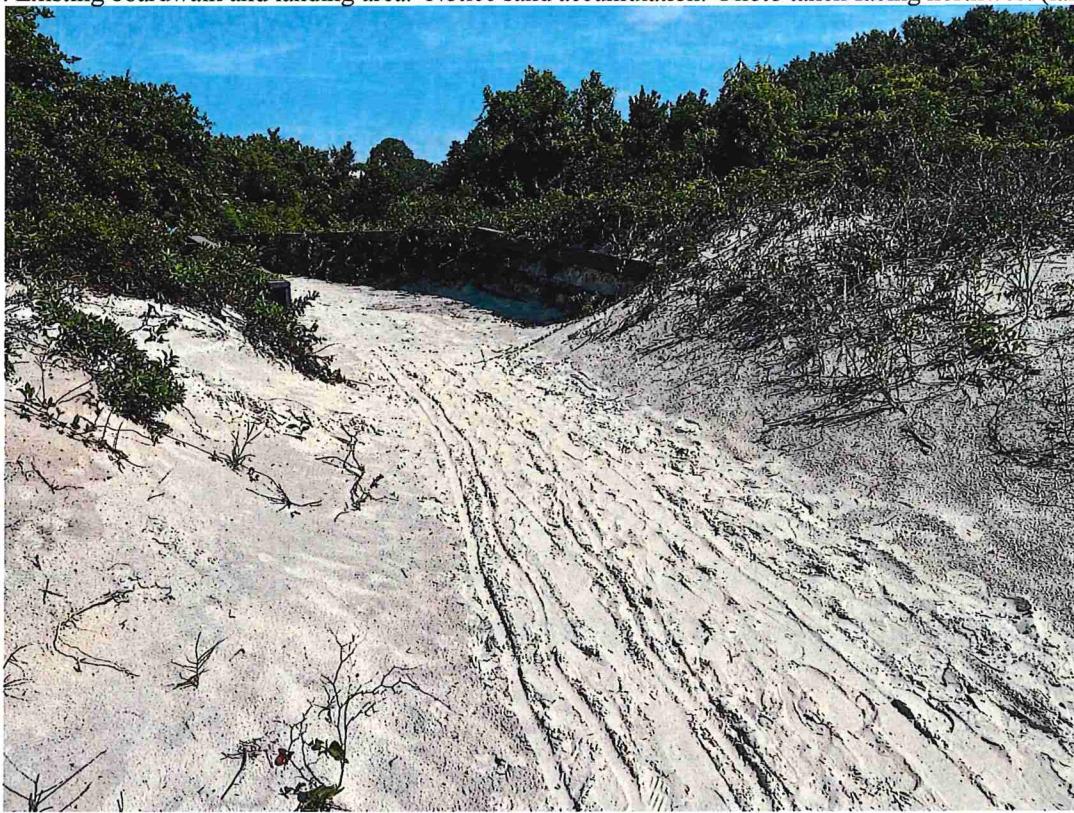


Photo 2. View from the existing boardwalk facing towards the beach. Photo shows foot trails.



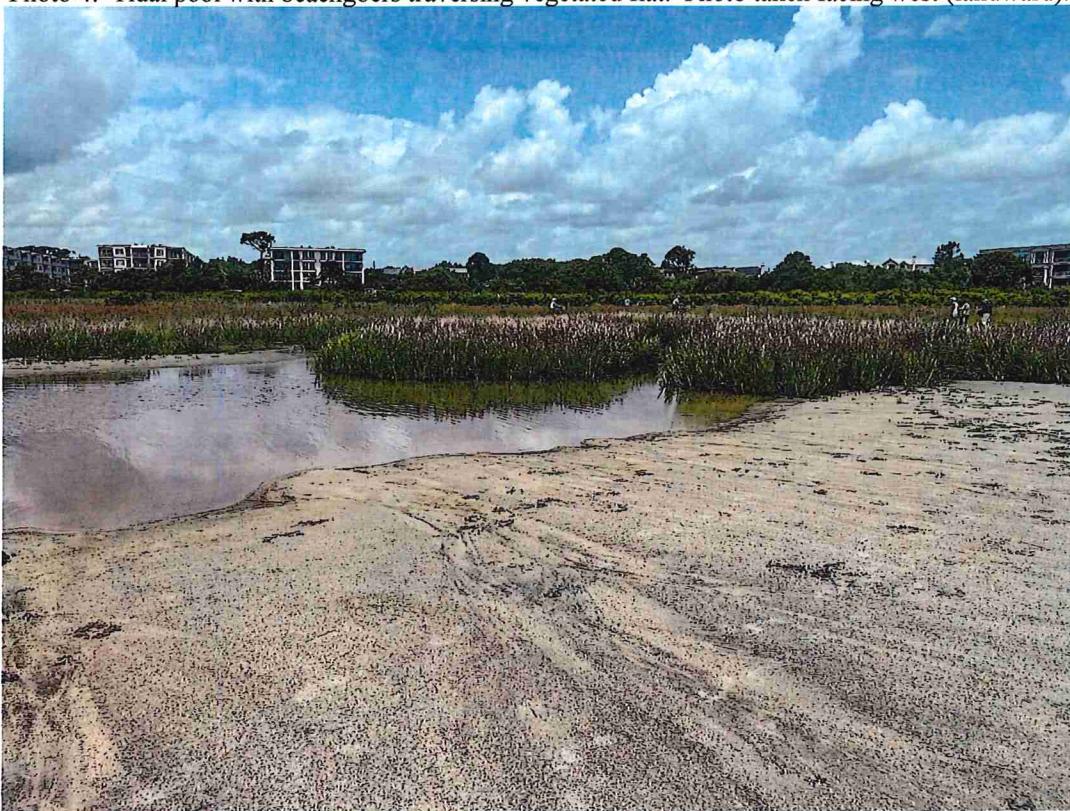
Photo 2. Foot trail leading from existing boardwalk to the beach. Photo taken facing southeast (seaward).



Photo 3. Vegetated flat. Photo taken from main foot trail facing south.



Photo 4. Tidal pool with beachgoers traversing vegetated flat. Photo taken facing west (landward).

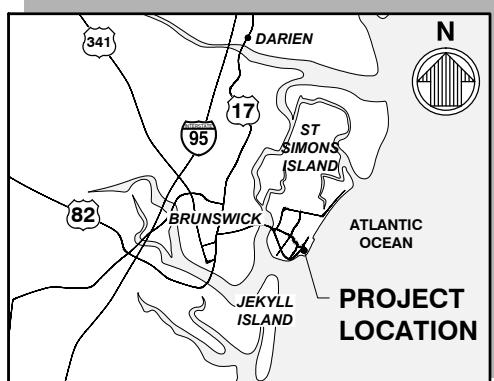


GLYNN COUNTY

DRIFTWOOD DRIVE BOARDWALK

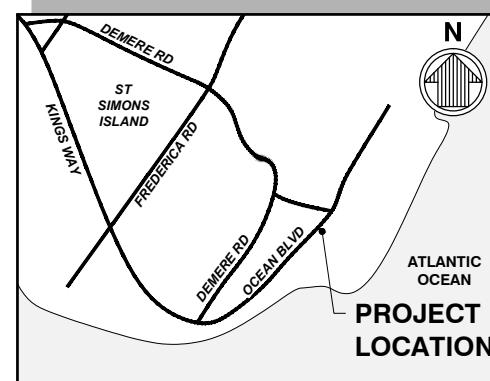
ST. SIMONS ISLAND, GEORGIA

M&N JOB #: 240281-07



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 ADMINISTRATION (OSHA) REGULATIONS.



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

COVER SHEET

GLYNN COUNTY
DRIFTWOOD DRIVE BOARDWALK
ST. SIMONS ISLAND, GEORGIA

DRAWN BY: CLC
CHECKED BY: ZRV
REVIEWED BY: AEJ
SUBMITTED BY: ABBY JACOBSON
MOFFATT NICHOL
PROJECT NUMBER: 240281-07
DATE: 09/25/2025 REVISED: 1/29/2026



SHEET 1 OF 10

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 MUST BE OBTAINED. 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).
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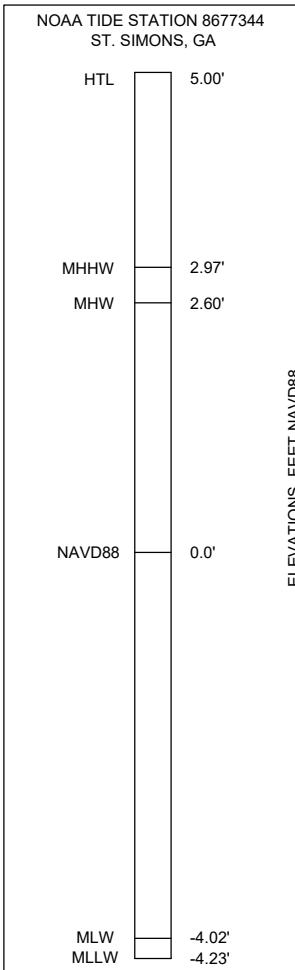
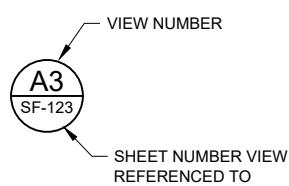
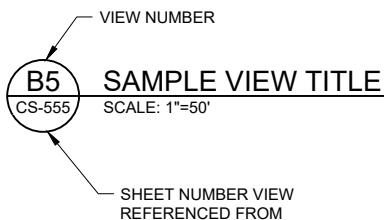
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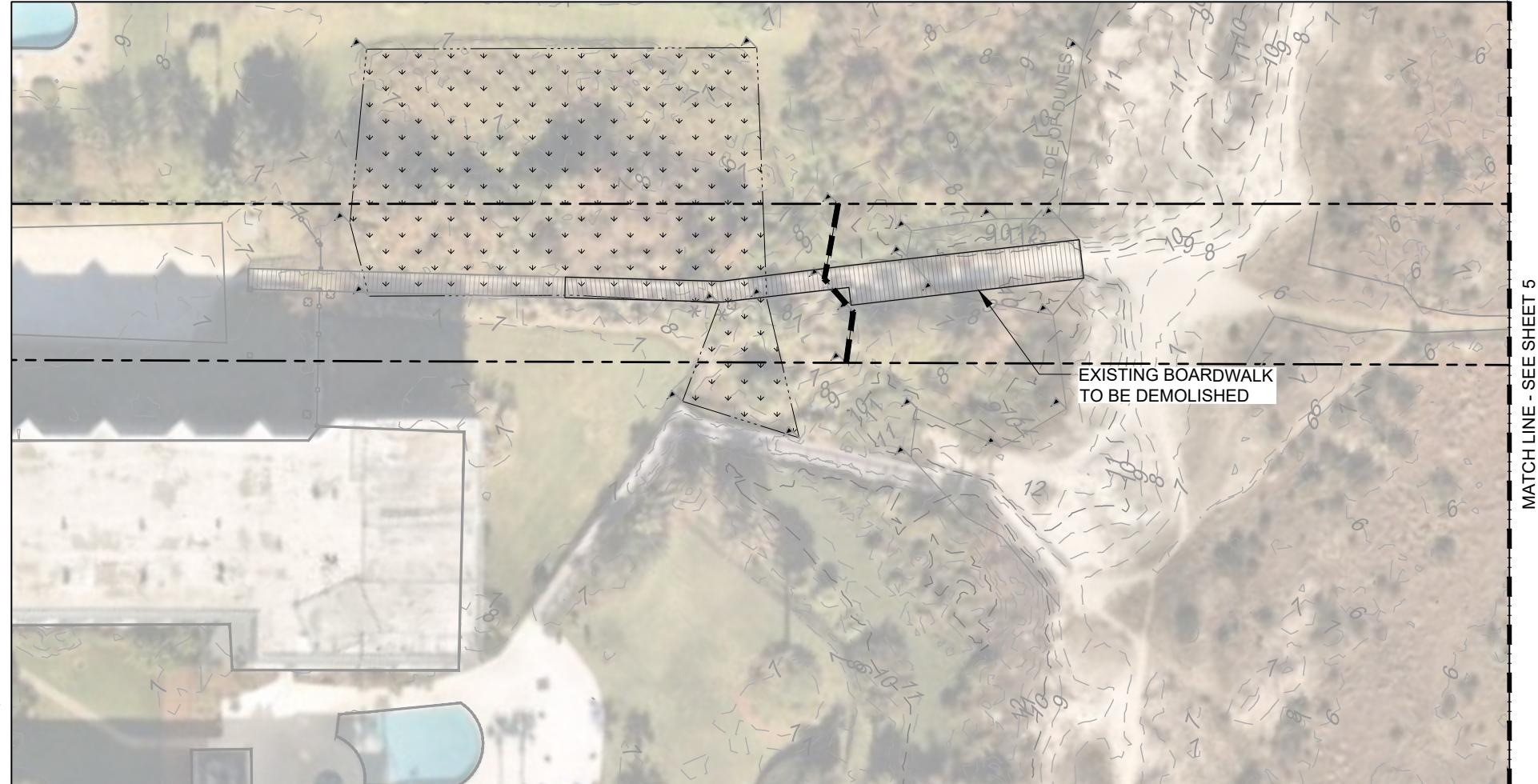
AERIAL IMAGERY

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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
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NTS	NOT TO SCALE
OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION
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USACE	US ARMY CORPS OF ENGINEERS
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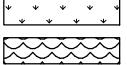
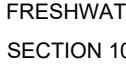
EXISTING CONDITIONS & CONSTRUCTION ACCESS
 GLYNN COUNTY
 DRIFTWOOD DRIVE BOARDWALK
 ST. SIMONS ISLAND, GEORGIA

DRAWN BY: CLC
 CHECKED BY: ZRV
 REVIEWED BY: AEJ
 SUBMITTED BY: ABBY JACOBSON
 MOFFATT NICHOL
 PROJECT NUMBER: 240281-07
 DATE: 09/25/2025 REVISED: 1/29/2026



SHEET 4 OF 10

**LEGEND**

- 2 — EXISTING CONTOURS
- · · — SECTION 10 WATERS
- - - PARCEL LINES
-  FRESHWATER WETLAND
-  SECTION 10 WATERS

NOTES

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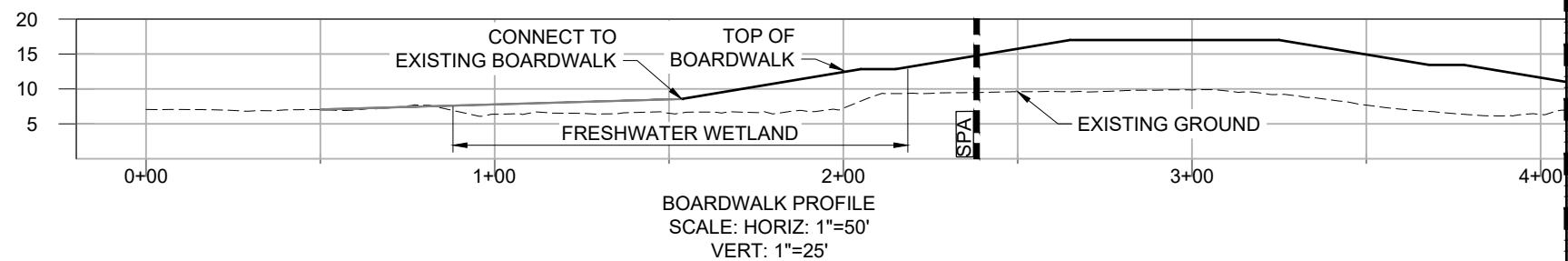
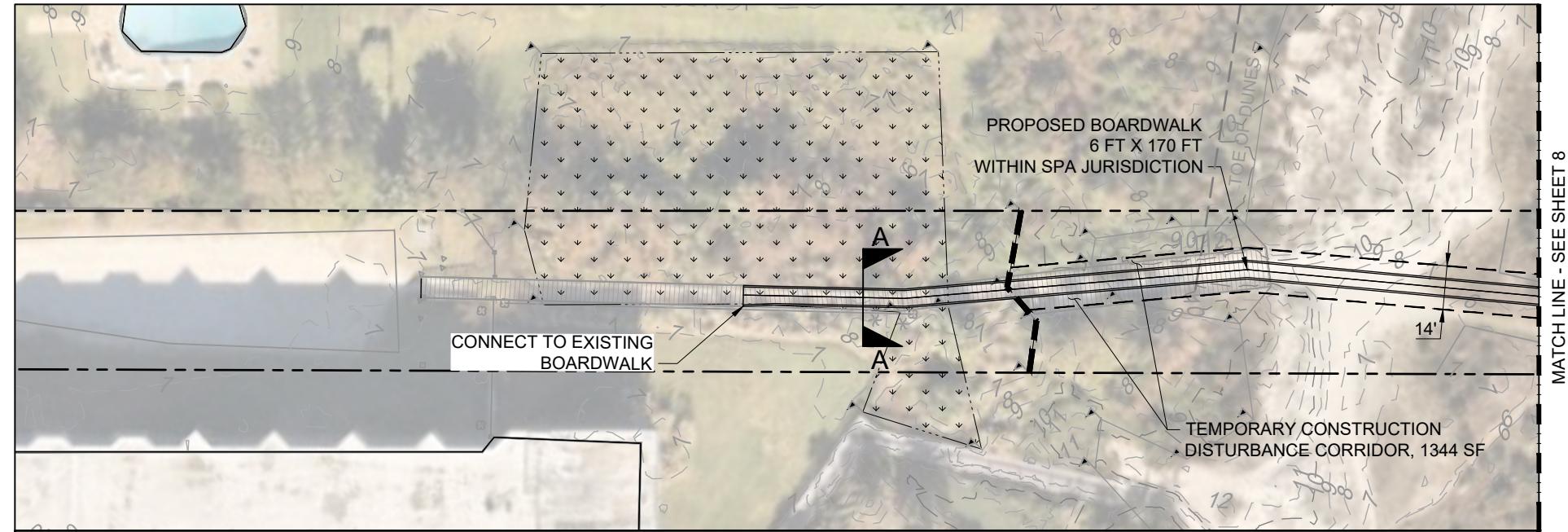


**LEGEND**

- 2 — EXISTING CONTOURS
- OHW — ORDINARY HIGH WATER
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- ❖ FRESHWATER WETLAND

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LEGEND

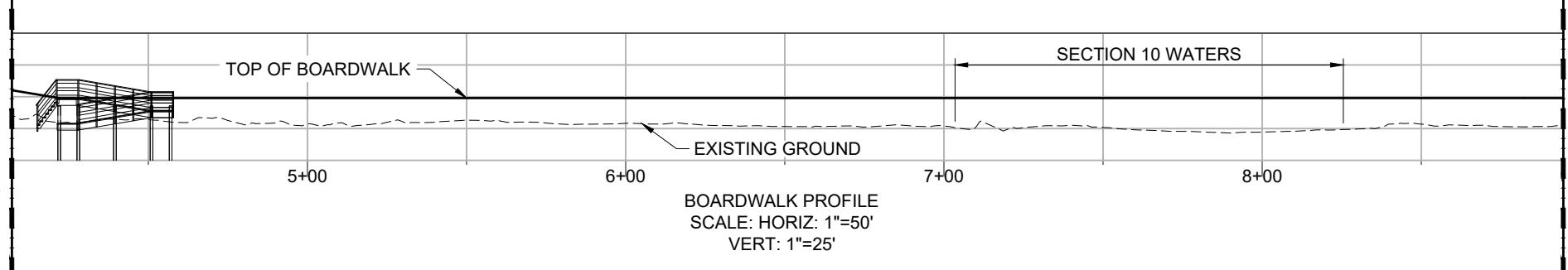
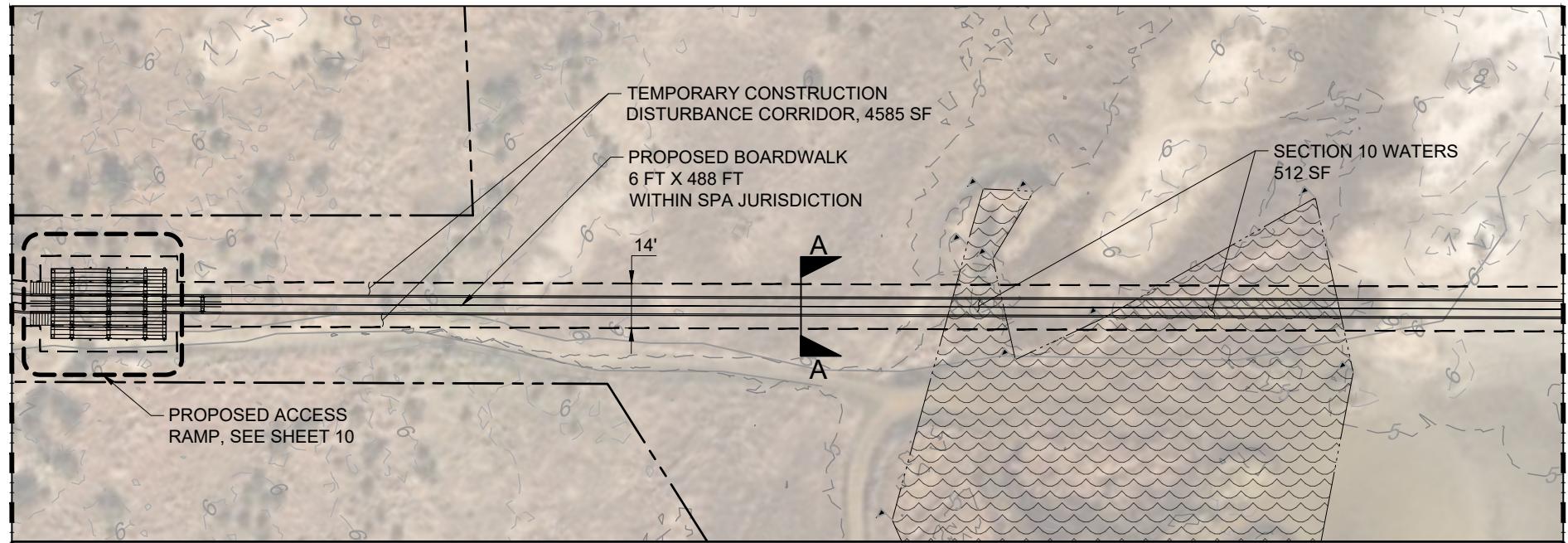
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- SPA JURISDICTION LINE
- PARCEL LINES
- ▼▼▼▼ FRESHWATER WETLAND
- EXISTING BOARDWALK

NOTES

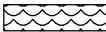
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4. STRUCTURE IS DESIGNED AND IS TO BE CONSTRUCTED TO MEET SUITABLE HURRICANE RESISTANCE STANDARDS.

MATCH LINE - SEE SHEET 7

MATCH LINE - SEE SHEET 9



LEGEND

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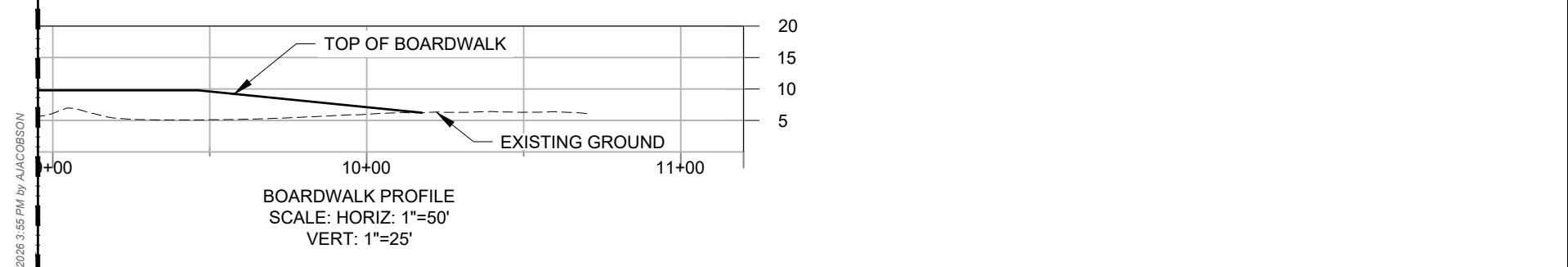
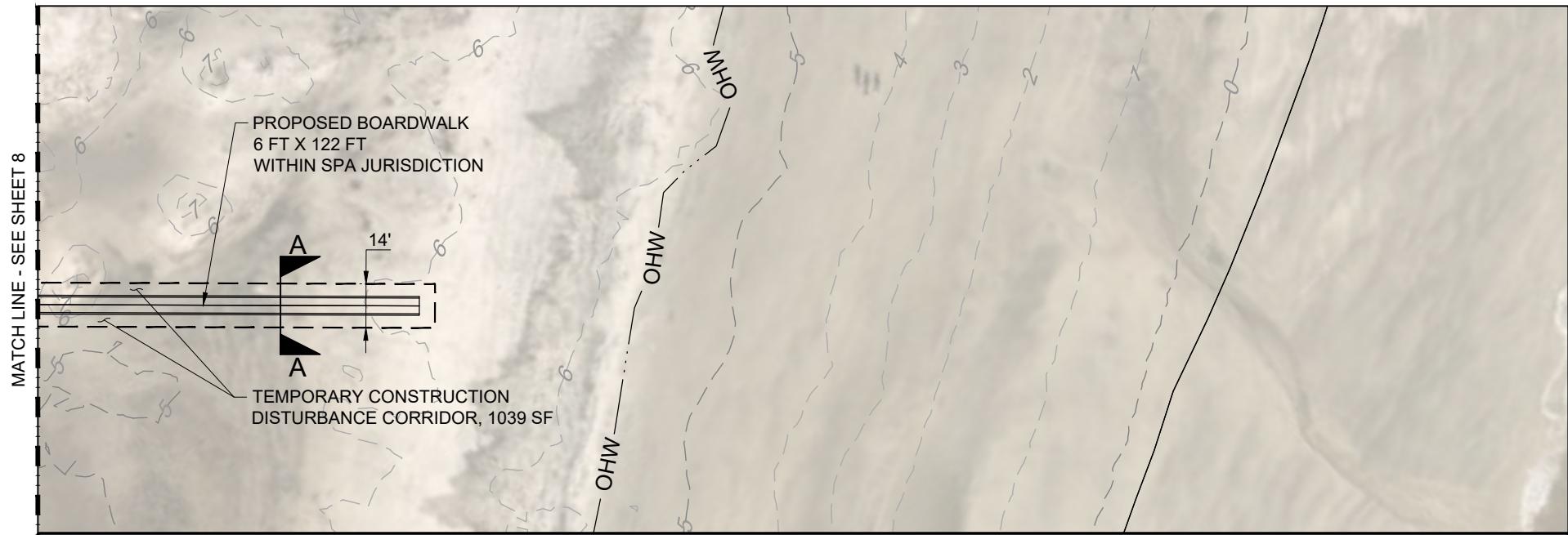
SCHEMATIC DESIGN

GLYNN COUNTY
DRIFTWOOD DRIVE BOARDWALK
ST. SIMONS ISLAND, GEORGIA

DRAWN BY: CLC
CHECKED BY: ZRV
REVIEWED BY: AEJ
SUBMITTED BY: ABBY JACOBSON
MOFFATT NICHOL
PROJECT NUMBER: 240281-07
DATE: 09/25/2025 REVISED: 1/29/2026



SHEET 8 OF 10



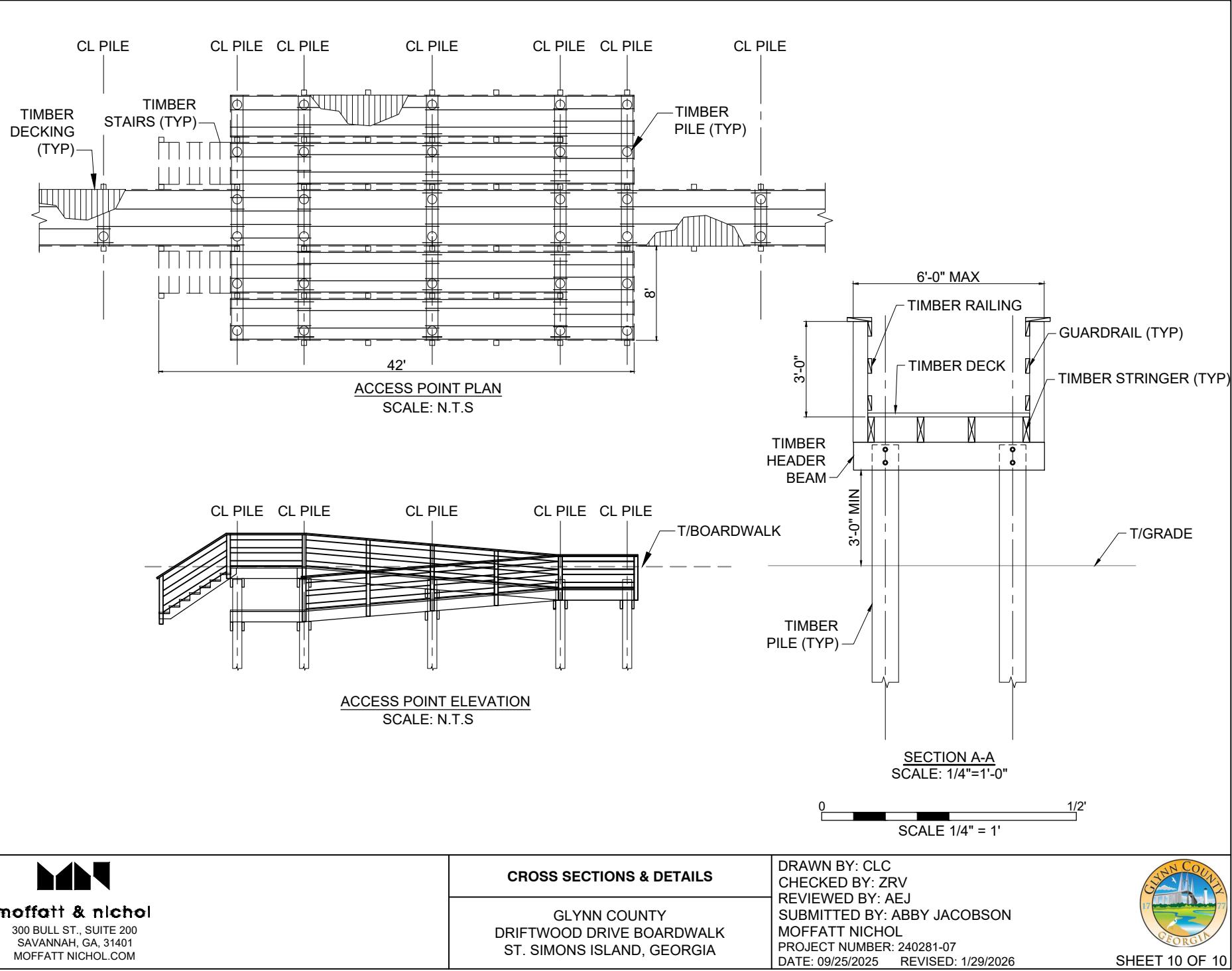
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Moffatt & Nichol
300 Bull St Suite 200
Savannah, Georgia 31401
(912) 231-0044

ENGINEERING CERTIFICATION

Ms. Elizabeth Byrnes
Georgia Department of Natural Resources
Coastal Resources Division
1 Conservation Way
Suite 300
Brunswick, GA 31520

RE: Driftwood Drive Boardwalk – SPA Permit Application

January 30, 2026

Dear Ms. Byrnes:

Please accept this letter as my certification that the proposed extension to the existing Driftwood Drive boardwalk was designed in accordance with the provisions of ASCE 7-16, for wind speeds up to 130 mph.

Please contact me if your department requires additional information in regards to this certification while the application is under review.

Sincerely,

Reid Pigott, PE
Georgia PE No. PE046624
rpigott@moffattnichol.com
(912) 298-0739



A Golden Past.
A Shining Future.

PLANNING & ZONING DEPARTMENT
1725 Reynolds Street, Suite 200, Brunswick, GA 31520
Phone: 912-554-7428/E-mail: planningzoning@glynncounty-ga.gov

January 29, 2026

Josh Noble
Marsh and Shore Management Program Manager
Georgia DNR, Coastal Resources Division
One Conservation Way
Brunswick, GA 31520

RE: Driftwood Drive Public Beach Access Boardwalk
Glynn County

Dear Mr. Noble:

The above referenced project has been submitted by Glynn County to CRD for authorization under the requirements of the Shore Protection Act (SPA). The County proposes to conduct activities within SPA jurisdictional areas on St. Simons Island.

All of the proposed activities are allowed as a Conditional Use, per Section 727.5, Zoning Ordinance. Otherwise, the project does not conflict with any zoning laws.

Should you have any additional questions, please feel free to contact me at mpostal@glynncounty-ga.gov, (912) 554-7487.

Sincerely,

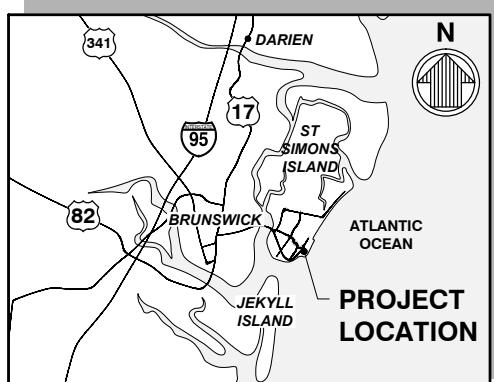
Maurice Postal
Maurice Postal, AICP
Development Review Manager

GLYNN COUNTY

DRIFTWOOD DRIVE BOARDWALK

ST. SIMONS ISLAND, GEORGIA

M&N JOB #: 240281-07



VICINITY MAP

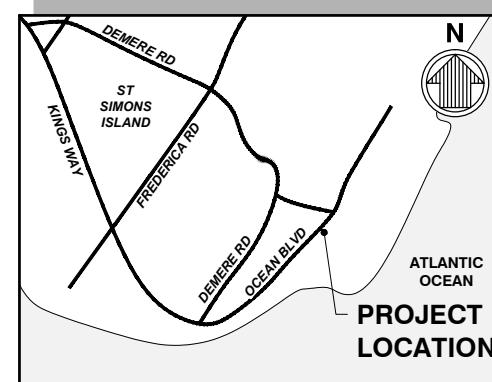
SCALE: NTS

The construction project, as depicted in the attached plans, does not conflict with current Glynn County zoning laws.

Preliminary review of the proposed plans does not constitute approval of the project itself. All necessary permits and approvals for activities associated with this proposal will need to be obtained prior to project commencement.

Maurice Postal

Reviewed by Maurice Postal, Development Review Manager
Glynn County Planning & Zoning Department



LOCATION MAP

SCALE: NTS

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



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COVER SHEET

GLYNN COUNTY
DRIFTWOOD DRIVE BOARDWALK
ST. SIMONS ISLAND, GEORGIA

DRAWN BY: CLC
CHECKED BY: ZRV
REVIEWED BY: AEJ
SUBMITTED BY: ABBY JACOBSON
MOFFATT NICHOL
PROJECT NUMBER: 240281-07
DATE: 09/25/2025 REVISED: 1/29/2026



SHEET 1 OF 10

MP
1-29-2026

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 MUST BE OBTAINED. 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.

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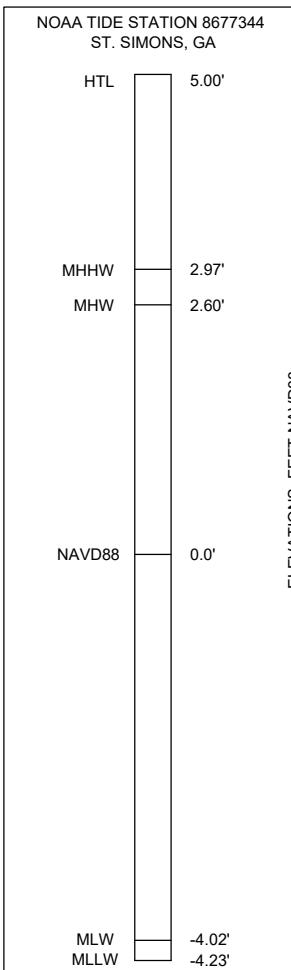
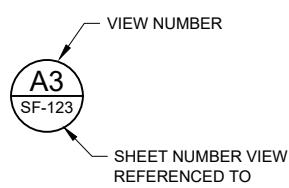
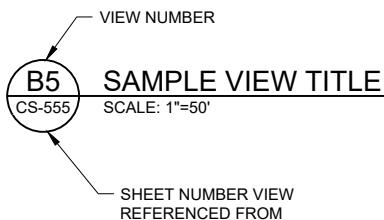
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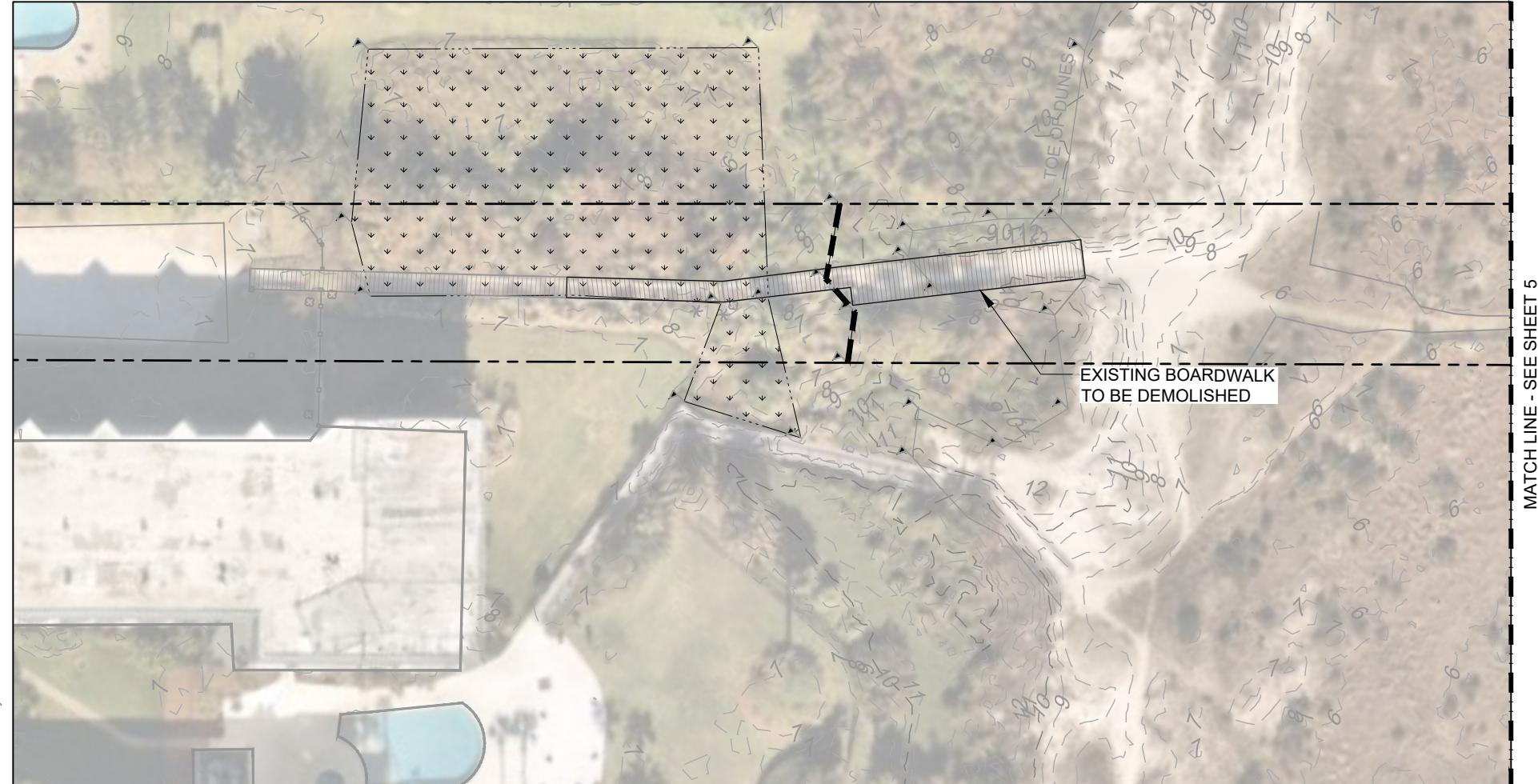
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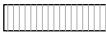


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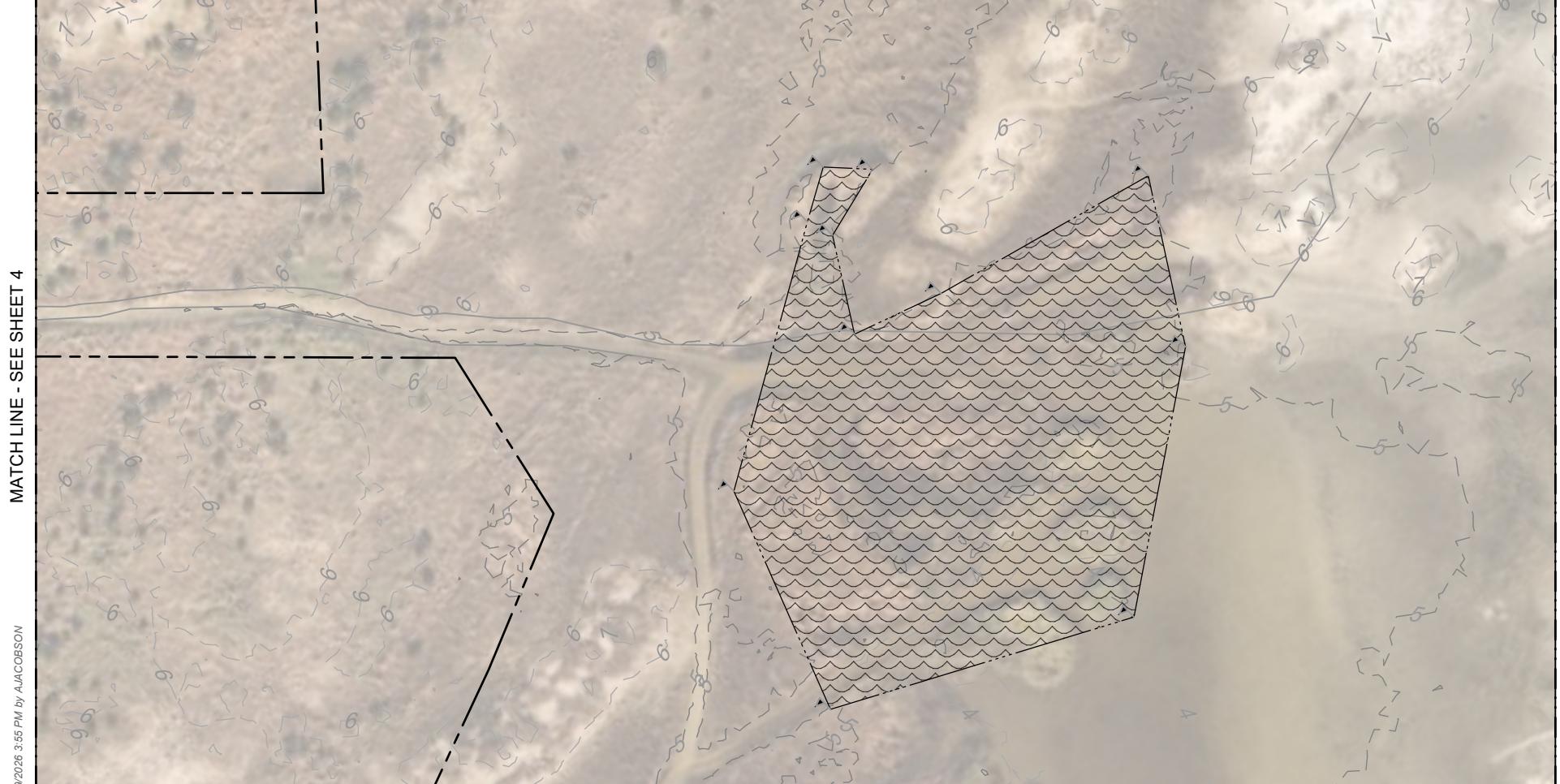
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 PROJECT NUMBER: 240281-07
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SHEET 4 OF 10

MP



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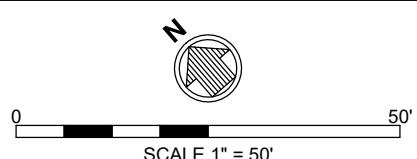
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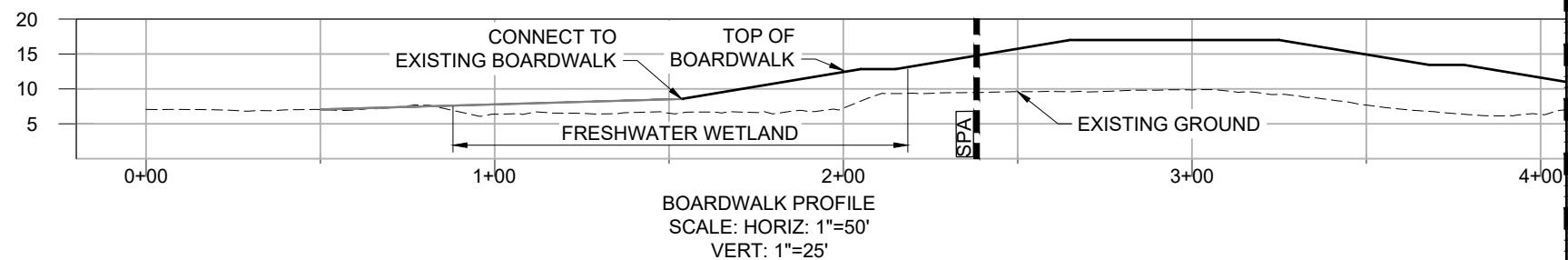
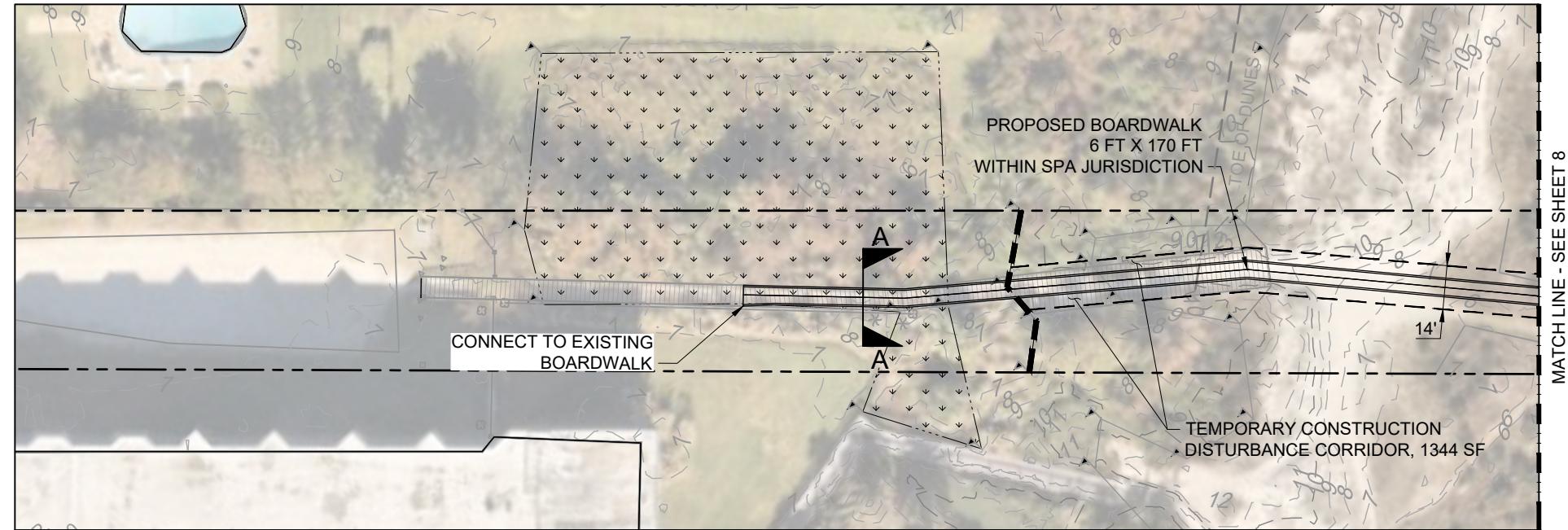


EXISTING CONDITIONS & CONSTRUCTION ACCESS

GLYNN COUNTY
DRIFTWOOD DRIVE BOARDWALK
ST. SIMONS ISLAND, GEORGIA

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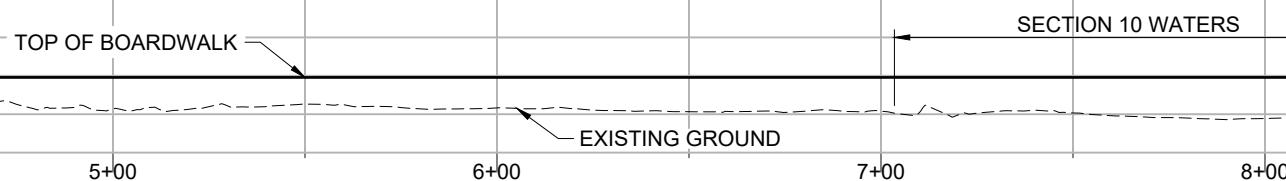
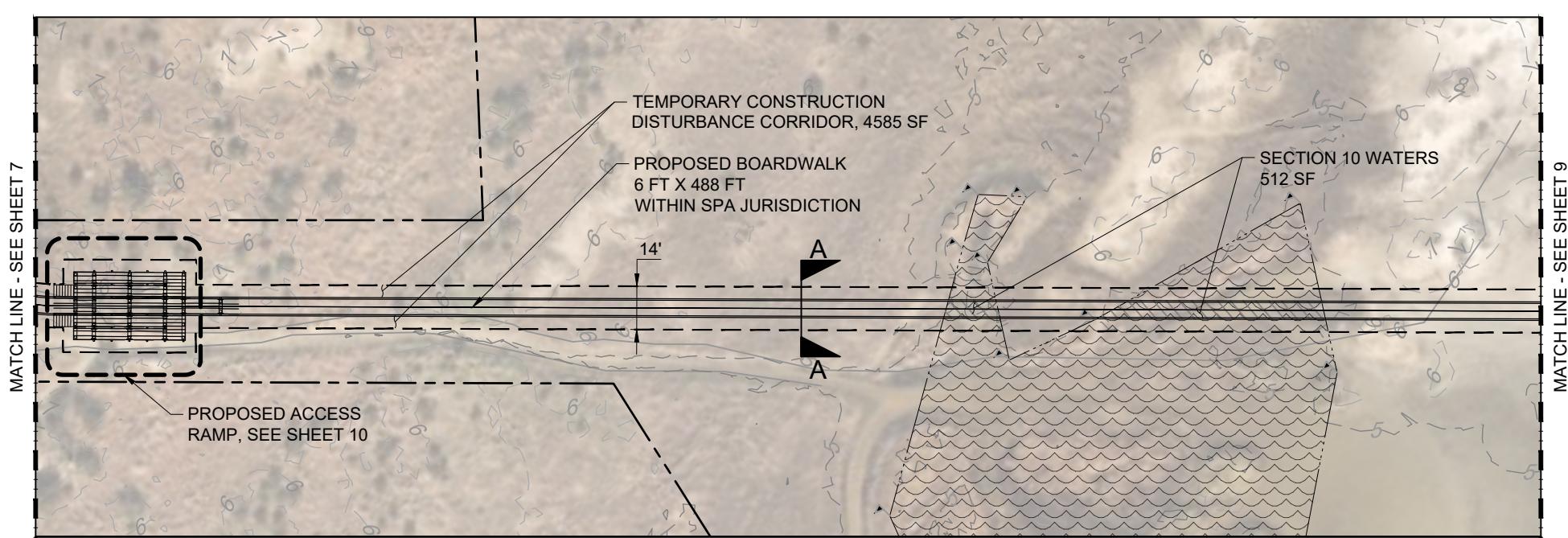
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- EXISTING BOARDWALK

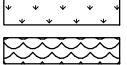
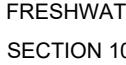
NOTES

1. AERIAL IMAGERY OBTAINED FROM NEARMAP DATED OCTOBER 2024.
2. WETLANDS WERE DELINEATED IN THE IMMEDIATE PROJECT VICINITY BY SLIGH ENVIRONMENTAL.
3. SEE SECTION A-A ON SHEET 10 FOR TYPICAL BOARDWALK SECTION.
4. STRUCTURE IS DESIGNED AND IS TO BE CONSTRUCTED TO MEET SUITABLE HURRICANE RESISTANCE STANDARDS.





LEGEND

- 2 — EXISTING CONTOURS
- · · · · SECTION 10 WATERS
- · · · · PARCEL LINES
-  FRESHWATER WETLAND
-  SECTION 10 WATERS

NOTES

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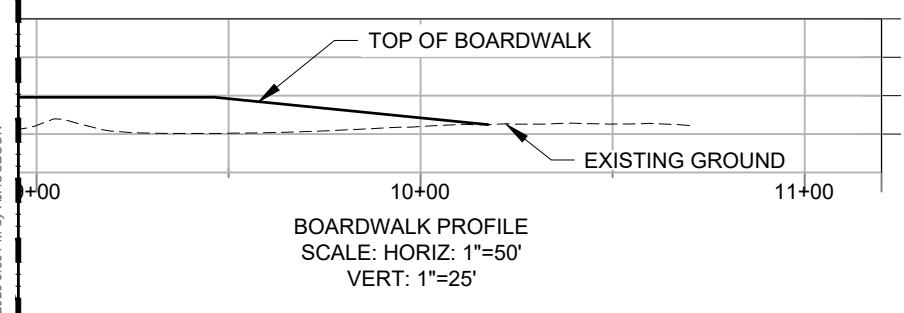
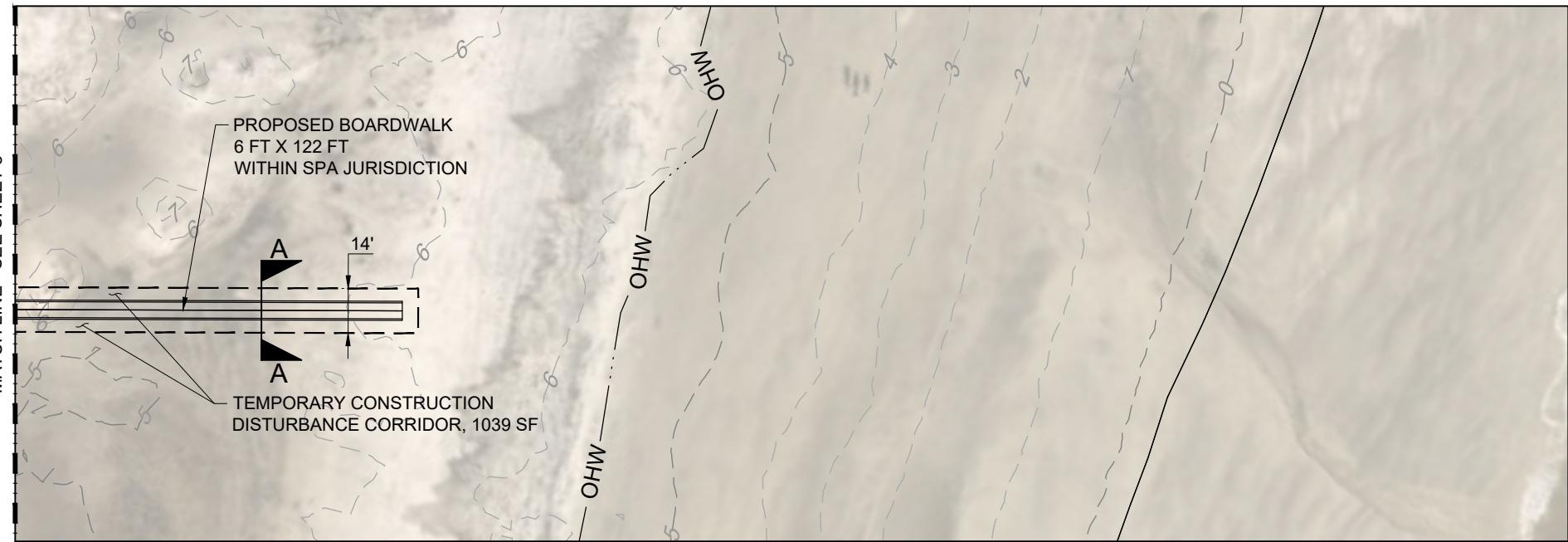


SCHEMATIC DESIGN

GLYNN COUNTY
DRIFTWOOD DRIVE BOARDWALK
ST. SIMONS ISLAND, GEORGIA

DRAWN BY: CLC
CHECKED BY: ZRV
REVIEWED BY: AEJ
SUBMITTED BY: ABBY JACOBSON
MOFFATT NICHOL
PROJECT NUMBER: 240281-07
DATE: 09/25/2025 REVISED: 1/29/2026





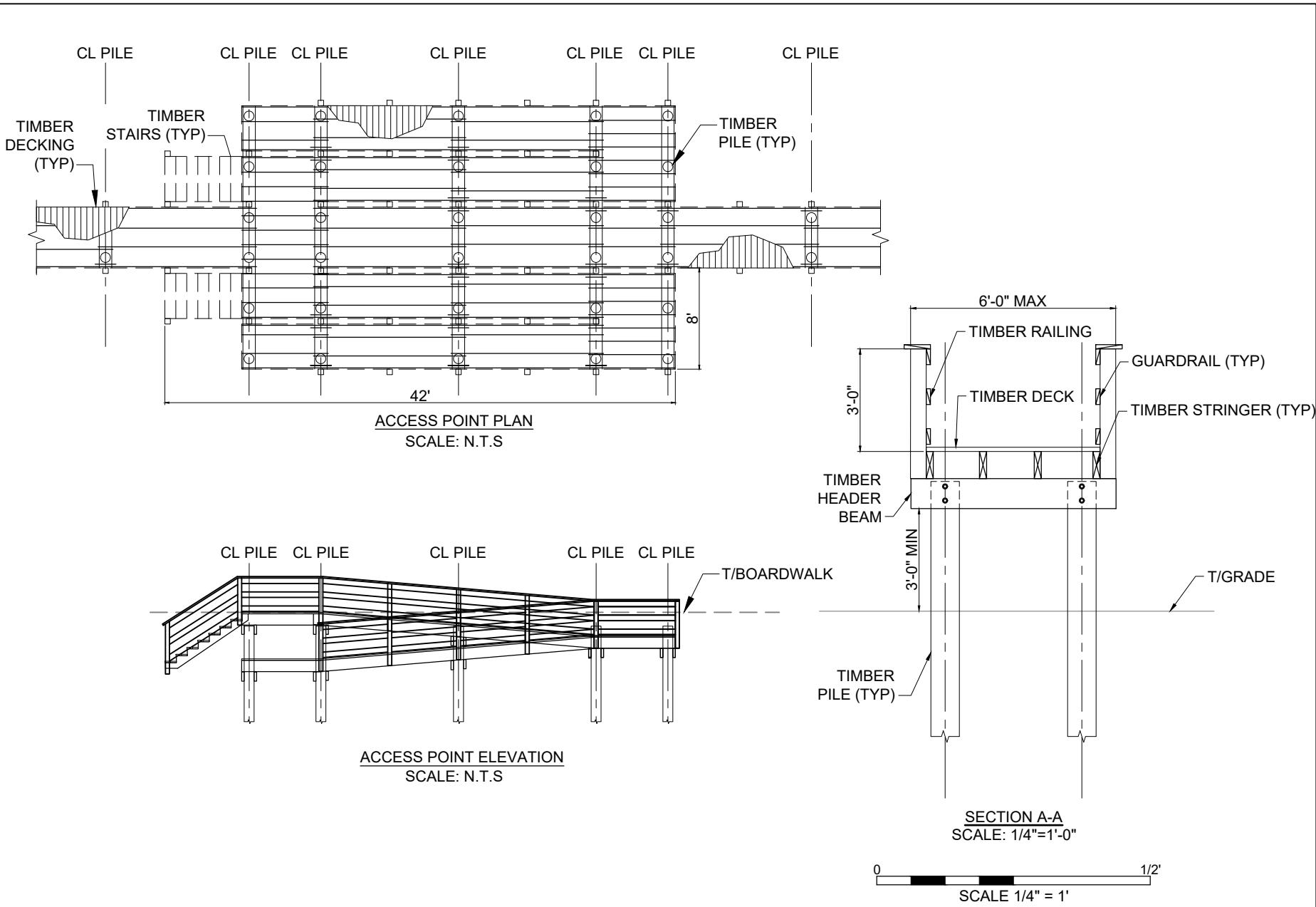
LEGEND

- 2 — EXISTING CONTOURS
- OHW — ORDINARY HIGH WATER
- — — PARCEL LINES
- ❖ FRESHWATER WETLAND

NOTES

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CROSS SECTIONS & DETAILS

DRAWN BY: CLC
CHECKED BY: ZRV
REVIEWED BY: AEJ
SUBMITTED BY: ABBY JACOBSON
MOFFATT NICHOL
PROJECT NUMBER: 240281-07
DATE: 09/25/2025 REVISED: 1/29/2026



SHEET 10 OF 10

10
MP



COASTAL RESOURCES DIVISION

ONE CONSERVATION WAY • BRUNSWICK, GA 31520 • 912-264-7218

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

September 19, 2025

Glynn County
c/o Jason Hartman
1725 Reynolds Street
Brunswick, GA 31520

RE: Shore Protection Act (SPA), Jurisdiction Determination Verification, Driftwood Beach Access, St. Simons Island, Glynn County, Georgia

Dear Glynn County:

Our office has received the survey plat dated September 17, 2025, prepared by Jackson Surveying, Inc., No. 2804 entitled "*Map to Specific Purpose Survey of SPA Line at Driftwood Drive 25th G.M.D., Glynn County, Georgia*" prepared for Longleaf Consulting. This plat and survey generally depicts the Jurisdiction Line under the authority of the Shore Protection Act O.C.G.A. 12-5-230 et seq. as verified by the Department on June 11, 2025.

The Shore Protection Act O.C.G.A. 12-5-230 et seq. delineation of this parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line is valid for one year from date of the delineation. It will normally expire on June 11, 2026 but may be voided should legal and/or environmental conditions change.

This letter does not relieve you of the responsibility of obtaining other state, local, or federal permission relative to the site. Authorization by the Shore Protection Committee or the Department is required prior to any construction or alteration in the shore jurisdictional area. We appreciate you providing us with this information for our records. If you have any questions, please contact me at (912) 264-7218.

Sincerely,

A handwritten signature in black ink, appearing to read "Beth Byrnes".

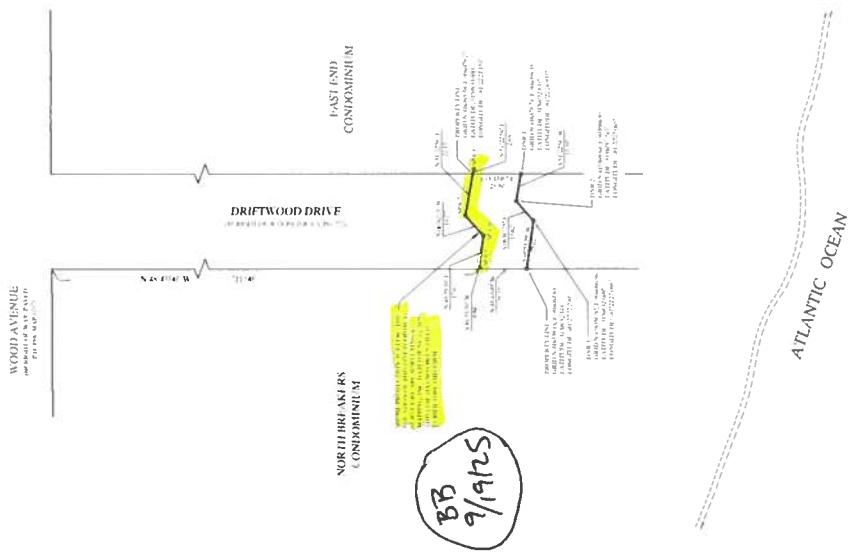
Beth Byrnes
Coastal Permit Coordinator
Marsh and Shore Management Program

Enclosure: *Map to Specific Purpose Survey of SPA Line at Driftwood Drive 25th G.M.D., Glynn County, Georgia*

Cc: Stephen Bailey, Longleaf Consulting, Stephen.bailey@longleafconsulting.com

Filename: JDS20250182

MAP OF THE PROPERTY OF
SPLINE AT DRIFTWOOD DRIVE
26th G.M.D. GLYNN COUNTY, GEORGIA
FOR FONGAI CONSULTING



NOTES:
 1. IN CASE OF CONFLICTS IN THE INFORMATION PROVIDED, THE INFORMATION PROVIDED BY THE ATTORNEY WILL BE USED.
 2. THE INFORMATION PROVIDED IS FOR INFORMATION PURPOSES ONLY.
 3. THIS MAP IS NOT A SURVEY AND IS NOT TO BE USED AS A SURVEY.
 4. THIS MAP IS NOT A SURVEY AND IS NOT TO BE USED AS A SURVEY.

