



December 26, 2025

Mr. Lindsay Martin
Georgia Department of Economic Development
75 5th Street NW
Suite 1200
Atlanta, GA 30308

RE: 142.92 Acres (Tracts 1, 2, 3, and 4)
Satilla Industrial Park
Douglas, GA
PGC# 20427

Dear Lindsay:

On December 3, 2025 Preston Geotechnical Consultants LLC (PGC) conducted a limited site reconnaissance of current conditions in and around the $\pm$ 143 acre combination of tracts identified as tracts 1, 2, 3, and 4 within the Satilla Industrial Park in Douglas, Georgia. Satilla Industrial Park is located approximately 2.5 miles southeast of downtown Douglas. The site, comprised of four tracts, consists of open fields with peripheral low-lying woodlands on the east, west, south, and north sides of the composite site. The site appears to have been cultivated over the years with cotton recently being harvested. Chicken houses, now demolished, appear to be present in historic aerial imagery from 1993 through 2012 at the southeast corner of the site.

Two distinct canals along with some roadside ditches were present on-site, likely installed some time in the past to better drain the site for agricultural uses. The canals and ditches were 3 feet plus in depth. Tract 1 was previously investigated by PGC in 2022 for construction of a spec building. Here we found loose topsoils and black surface soils (some of which were wet) through 6 to 36 inches. Underlying soils were predominantly medium density clayey sands and stiff sandy clays/plastic clays.

Just west of the existing Brantley Boulevard extension access road, the new Spectrum facility is currently under construction. PGC investigated this site in summer 2025. Similarly, here we found topsoil atop loose and wet silty sands in the upper 2 to 4 feet. This was underlain by dry, medium to firm clayey sands and stiff sandy clays above a deeper (13 to 18 feet) wet seam of loose to medium density clayey sands atop dry and stiff plastic clays.

Both sites were recommended for preconstruction drainage consisting of finger drains (perforated piping with gravel pack wrapped in geotextile) or agricultural drain pipe (slotted pipe with filter sock) in advance of general site preparation. In addition, following preconstruction drainage, predensification of these upper-level soils will be necessary to densify the loose sands.

"Certified Woman Owned Small Business"

4725 Ivey Drive • Macon, GA 31206-5355
Phone 478-474-2941 • Fax 478-471-0202

The site has gentle elevational changes throughout from highs of ± 252 to lows of $\pm 240/239$ typically near the lower lying peripheral wooded areas. An entrance road (Brantley Boulevard) currently extends from US 221 into the north end of the site ending at the new Spectrum facility under construction. In addition, a secondary access road tees off from Brantley Boulevard to the east skirting tracts 1, 2, and 3. Various utilities including water and power were noted along the easement of this access road.

Based on our limited site reconnaissance in addition to our work over the years on other tracts in the Satilla Industrial Park, we anticipate the following site conditions:

- (1) Topsoil will likely vary from 6 to 12 inches in thickness. This may vary due to the previous clearing, grubbing, cultivation and grading of the site.
- (2) A review of the published US Department of Natural Resources Conservation Service Soil Survey for the property indicates multiple intermingled soil series to be present on site. The majority of the areas that have been farmed include Leefield Loamy Sand (Le), Albany Sand (AoA), Stilson Loamy Sand (StA), Clarendon Loamy Sand (CnA) and Carnegie Sandy Loam (CeB2). These soil series typically exhibit slopes of 0 to 2 percent. While not necessarily subject to flooding, they do have fairly shallow subsurface water that depending on the soil series can range from 18 inches to 3 feet below ground surface typically in the wet season (December through April).

A drainageway, originating in or around tract 1, traverses the larger (tract 4) portion of the site from the central north to the south/southeast eventually draining into a pond on the east side of the property. The soils within this drainageway are considered Pelham Loamy Sands (Pe) which are occasionally flooded with high subsurface water of 6 to 18 inches during the rainy season (January through April). An isolated pocket of Pelham is present near the center of tract 4 with an associated tail ditch to aid in site drainage. In addition, a frequently flooded soil series Kingston and Johnston Soils (KJ) aligns with the heavily wooded drainage conveyance along the north edge of the site (north sides of tracts 1, 2, and 3). This series, while frequently flooded, exhibits high subsurface water ranging from the surface to 18 inches potentially during November through June or July.

Development of the site will likely require preconstruction drainage in the form of drain tiles, rim ditches, and /or more permanent measures to control and lower the shallow subsurface water. Such measures are typical of project sites in agricultural sections of Coffee County and other south Georgia Counties. Future development may also consider raising the grade of any building pads to provide separation from the shallow subsurface water as well as protection in those areas subject to flooding.

- (3) While wetland delineation was not part of this scope of services, there are soil zones onsite classified as Pelham and Kingston/Johnston soils which are considered to be hydric soils (saturated for long periods during the growing season) which may potentially be associated with wetlands. If identified and delineated as wetlands, these areas should either be avoided in site development or permitted prior to disturbance and filling.

"Certified Woman Owned Small Business"

4725 Ivey Drive • Macon, GA 31206-5355
Phone 478-474-2941 • Fax 478-471-0202

- (4) As with most property that has long been cultivated, soft and/or loose soils (remaining after the removal of topsoil) are likely present in the upper zones which often requires a combination of preconstruction drainage and reconditioning of the soils (moisture conditioning and recompaction) together with a potential for undercutting of soils.

We are of the opinion that the site is capable of further development for industrial uses, with consideration to the above site conditions. We strongly suggest that once specific sites are chosen for development and specific structure types and loading are available, the individual sites be further investigated in an effort to identify lot/site specific subsurface conditions and to assist in placement of the facility on the tracts.

Please call on us if we can be of further service to you on this project.

Sincerely,

PRESTON GEOTECHNICAL CONSULTANTS LLC



Robin C. Webb, P.E.



"Certified Woman Owned Small Business"

4725 Ivey Drive • Macon, GA 31206-5355
Phone 478-474-2941 • Fax 478-471-0202