



September 8, 2016

Mr. Stanley Evans, P.E.
Statewide Engineering Inc.
516 Ashley Street E
Douglas, GA 31533

RE: Satilla Park

Dear Stanley:

On August 30, 2016 Preston Geotechnical Consultants, LLC (PGC) conducted a limited site reconnaissance of current conditions in and around the Satilla Park in Douglas, Coffee County, Georgia. The +/-186 acre site (a composite of three tracts of land) is located approximately 1.5 miles southeast of the downtown area of Douglas. The property includes gently sloping and rolling forest land, agricultural fields, idle land, and a pond. The southeast portion of the site was previously occupied by poultry production sheds. The topography is such that some areas of the site adjacent to roadways are above the road elevation while some areas are below the adjacent road elevation.

Based on our limited site reconnaissance in addition to our work in the Coffee County/Douglas area we anticipate the following site conditions:

- (1) Topsoil will likely vary from 6 to 10 inches in thickness.
- (2) Various wetland areas will be present typically in the bottomland forest noted along portions of the northern, western, and southern property lines with some pockets internal to the property and/or connected by drainage ditches. Either these wetlands should be avoided in site development, or they will require permitting prior to disturbance and filling.
- (3) A review of the published United States Department of Natural Resources Conservation Service Soil Survey for the property indicates those predominant soil series present on site are poorly drained to somewhat poorly drained with pockets of moderately well drained soils to the extreme north and southeast. Those poorly to somewhat poorly drained soils are anticipated to exhibit shallow perched water at depths varying from 6 inches to 2.5 feet below ground surface while the moderately well drained are anticipated to exhibit shallow subsurface water at depths varying from 1.5 to 3 feet.

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Due to the presence of perched shallow subsurface water, development in this area 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.

- (4) As with most property previously cultivated, soft and/or loose soils 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. The soils typical to the area however are well suited to soil/cement road base construction.

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 lot.

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.



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