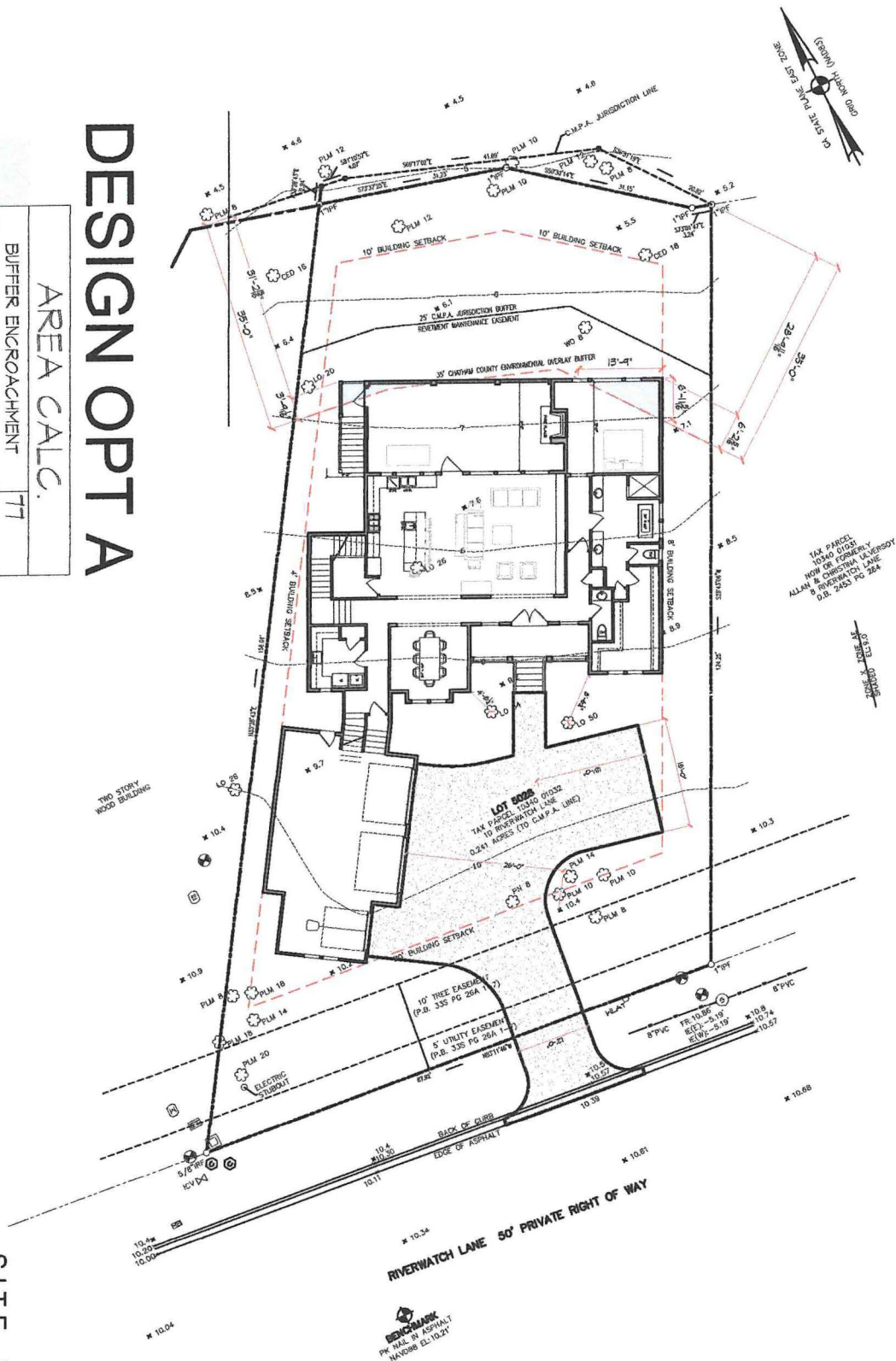


AREA CALC.

AREA CALC.	
BUFFER ENCROACHMENT	77
LOT BUFFER AREA	2230
BUFFER ENCROACHMENT %	3.45

SITE PLAN

SCALE 1" = 8'



NEW CONSTRUCTION FOR STARR HOLLAND & RICK DURKEE
10 RIVERWATCH LN., LOT 5028, THE LANDINGS, CHATHAM COUNTY GA.

FRED WASSON
RESIDENTIAL DESIGNER
(912) 220-5394
wassonf@yahoo.com



CHATHAM COUNTY DEPARTMENT OF ENGINEERING

124 Bull Street, Room 430
P.O. Box 8161
Savannah, Georgia 31412-8161

Suzanne V. Cooler, P.E.
County Engineer

912-652-7800

Nathaniel Panther, P.E.
Assistant County Engineer

14th January 2026

Ms. Starr Holland
Via email: holland.starr@gmail.com

Subject: State Waters and Buffer Determination 10 Riverwatch Lane, PIN: 10340 01032

Ms. Holland,

During a site visit conducted on 13th January 2026, Chatham County Department of Engineering determined that State Waters are located adjacent to the above referenced project area. Pursuant to §24-804-3-(p) of the Chatham County Code, the proposed disturbance is within 200' of State Waters and therefore a 25-foot State Waters Buffer (measured horizontally) is required to be left undisturbed during land disturbing activities.

Appropriate soil erosion control Best Management Practices (BMPs) are still required on the site during land disturbing activities (LDA) to prevent sediment from leaving the site or entering State Waters. No BMPs shall be installed within the 25-foot State Waters Buffer. There may be other buffers or setbacks located on the subject property in accordance with the Chatham County Zoning Ordinance.

This letter does not relieve you of the responsibility of obtaining other local, state, or federal permits or other authorizations pertaining to the site and any current or future land disturbing activity. This State Waters and Buffer determination is valid for 1 year from the date of the State of Georgia approved Coastal Marshlands Jurisdictional Determination for the site listed above.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Jefferson T. Kirkland
Environmental Program Manager
jtkirkland@chathamcounty.org

cc: Building Safety and Regulatory Services, Chatham County
Development Services, Department of Engineering, Chatham County
Chatham County – Savannah Metropolitan Planning Commission

Attachments: 3 pages

OSSABAW CONSULTING

P.O. Box 30012 • Savannah, GA 31410 • ossabawconsulting@gmail.com • (912) 658 8833

Arborist Site Report

Star Holland and Rick Durkee
12 Riverwatch Lane
Savannah, GA 31411

January 30, 2026

Location:

10 Riverwatch Lane
Savannah, GA

General Information:

The objective of this report is to provide a current condition assessment of three subject Live Oaks (*Quercus virginiana*) located on the property and to evaluate their suitability for retention in relation to the proposed construction. Recommendations are provided to support the property owner's goals of tree preservation while accommodating planned development. The assessment was conducted on January 27, 2026, and consisted of a Level 2 Tree Risk Assessment in accordance with the standards of the International Society of Arboriculture (ISA).

Detailed Findings and Recommendations*:

Inspection findings indicate that all three subject Live Oaks are viable candidates for retention. The 36-inch diameter at breast height (DBH) Live Oak exhibits visible decay at the lower trunk and early indicators of decline, as evidenced by a moderately sparse canopy. The 29-inch DBH Live Oak exhibits a phototropic lean toward the left, which appears to be growth-related rather than the result of structural failure. The 24-inch DBH Live Oak is free of significant defects at the time of inspection.

To ensure the long-term health and structural stability of the Live Oaks retained on-site during construction activities, it is strongly recommended that a Tree Protection Zone (TPZ) be established. Ideally, the TPZ should extend to the full extent of the tree's drip line. Where spatial limitations exist, a minimum radius of 1.25 feet per inch of trunk diameter at breast height (DBH) should be maintained, where feasible. TPZs must be enclosed with durable chain-link fencing to provide a physical barrier against mechanical injury. No equipment, materials, or construction-related activities should encroach upon this zone.

Within the TPZ, a layer of organic mulch composed of shredded hardwood should be applied to a depth not exceeding 4 inches. Mulching will aid in moisture retention, temperature regulation, and soil health. Where possible, supplemental irrigation should be installed to mitigate drought stress, particularly during and immediately following the construction phase.

To further support tree vigor and mitigate construction-induced stress, retained trees should be fertilized three times per year for a minimum of three years post-construction, following soil analysis and in accordance with ISA and ANSI A300 (Part 2) standards. Preventative treatments against wood-boring insect pests are also recommended and should be implemented based on local pest pressures and risk assessments.

All retained trees should undergo structural pruning to remove dead, damaged, or potentially hazardous limbs and to improve crown balance. The 29-inch DBH Live Oak should receive selective weight reduction pruning on extended lateral branches to reduce end-weight and mitigate leverage forces. All pruning activities must be conducted under the supervision of an ISA Certified Arborist and must comply with the current ANSI A300 (Part 1) standards and ISA Best Management Practices for pruning. Root pruning or cutting should be avoided wherever possible; however, if unavoidable, such procedures must be supervised and directed by an ISA Certified Arborist to minimize root loss and prevent tree decline.

Additionally, an annual tree health and risk assessment conducted by an ISA Certified Arborist is recommended for all retained trees to ensure early detection of structural defects, pest infestations, or physiological decline, and to facilitate timely intervention.

With respect to the proposed construction, it is recommended that the primary building footprint be shifted closer to the marsh. While the current design is acceptable, adjusting the building location would improve the likelihood of long-term survival for the two front Live Oaks. Additionally, the use of a pier footing foundation system is encouraged, as this approach would reduce the extent of soil disturbance and limit the amount of root removal required within the critical root zones.

Arborist's information:

Michael W. Pavlis, BS, MS
ISA Certified Arborist, SO-5588A
ISA Tree Risk Qualification

Thank you for your consideration,



Michael W. Pavlis
Ossabaw Consulting, LLC

*Trees are living organisms that continuously respond to environmental conditions and physiological changes. The observations and recommendations provided in this report are based on conditions present at the time of assessment and assume ideal environmental factors. These conditions may change over time, potentially affecting tree health and structural integrity. While every effort is made to identify visible signs of defects or potential failure, it is important to note that not all issues can be detected through visual inspection alone. Subsurface or internal defects may exist and could result in partial or complete tree failure without prior visible symptoms, unless otherwise specifically stated in this report.

January 28, 2026

**STARR HOLLAND AND RICHARD DURKEE
10 RIVERWATCH LANE, THE LANDINGS
TREE PROTECTION AND PRESERVATION PLAN**

In an attempt to minimize construction impact to the two live oak trees located in the middle of the lot on 10 Riverwatch Lane, we have consulted with the tree arborist, Mr. Michael Pavlis (Ossabaw Consulting, <https://ossabawconsulting.com/>), to have the viability of these trees assessed. His recommendations are included herein along with our Tree Protection and Preservation Plan

1. Establish a "Tree Protection Zone (TPZ)" by creating a barrier fence around the base of the two trees. This is in an effort to prevent root damage during construction. Normally this zone should include a 1 foot per inch of diameter of tree. These trees are 3 feet in diameter each, therefore the TPZ should extend a radius of 15 feet and up to the foundation of the home. As far from the Tree trunk as possible
2. Root Compaction Prevention is essential to preserving the roots of these live oak trees to maximize their survival. As successfully done at the neighboring construction on 12 Riverwatch Lane (where four [4] live oaks were preserved using this method), stem wall and pier construction will be used, which by design, protects the roots that run under the homesite. This stem wall and pier building construction design avoids the need for several feet of heavy fill dirt and 6-8 inches of dense concrete under the home. This allows the normal water table and underground water runoff to be preserved.
3. Root Protection is important in the areas that will be exposed to unavoidable home construction wear and tear. This can be achieved by adding 4-8 inches of compression mulch within the TPZ to ensure that any unavoidable weight within the zone is not transferring to the root structure. A thick layer of mulch within this TPZ will not only provide a protective cushioning the root system of these two trees but will also ensure moisture preservation within the soil during construction.
4. Water runoff and drip line drainage is essential to preserving the water flow for the root system. The intent will be to protect as much of the drip line and water as possible, however the construction of the house will affect a portion of this drip zone. In order to preserve the water distribution, we will use pavers, which allow water to penetrate through the sand between the pavers in order to allow moisture to penetrate the roots. Additionally, using the stem wall and pier foundation design will ensure water table preservation under the home.
5. Tree support and protection was also discussed after meeting with the certified arborist, Mr. Pavlis (Ossabaw Consulting) who confirmed that the trees are viable and worth saving. Mr. Pavlis will submit a report that we will include in the MPC variance

application. Mr. Parvlis provided us a list of recommendations to prepare and protect the trees prior to construction—which we will move forward with specifically including:

- a. Fertilizing the tree roots in a series of circular rings surrounding the base of the trees. This treatment will also include a fungicide treatment and a pesticide treatment that will target beetles and other insects.
- b. Trim dead branches
- c. Remove heavy loads of moss
- d. Remove sapling and other lichens or ferns growing on the branches.

**List of Neighbors within 200 feet of
10 Riverwatch Lane**

Cliff and Beth Frohn
4 Riverwatch Lane
Savannah, GA 31411

Bonnie Halpurn
5 Riverwatch Lane
Savannah, GA 31411

Tony and Bernadette Devirgilio
6 Riverwatch Lane
Savannah, GA 31411

Stephen and Mary Jane Pullin
7 Riverwatch Lane
Savannah, GA 31411

Allan and Christina Ulversoy
503 Rose Down Trace N.
Peachtree City, GA. 30269

Robert and Jessica Pope
9 Riverwatch Lane
Savannah, GA 31411

Starr Holland and Richard Durkee
10 Riverwatch lane
Savannah, GA 31411

Chris and Teresa Prober
11 Riverwatch lane
Savannah, GA. 31411

Starr Holland and Richard Durkee
12 Riverwatch Lane
Savannah, GA. 31411

Jim and Amy Sheridan
13 Riverwatch Lane
Savannah, GA. 31411

Wesley and Jessica Olliff
14 Riverwatch Lane
Savannah, GA. 31411

Rachael Lee and Bill Deloach
16 Riverwatch Lane, Savannah, GA. 31411