

EXHIBIT B

SSI Skylane Development – Phase 2

Development Criteria – Basis of Design

Development Lots 1 - 10, A6 – A8:

Parcel Sizes:

- A. Refer to Exhibit A.

Utility Services:

- A. Stormwater facilities are indicated on Exhibit A.
- B. Water service line will be provided to south property line. Meter and service extension (domestic and irrigation) by Developer. Brunswick-Glynn County Joint Water & Sewer Commission (JWSC) is the service provider.
- C. Gravity sewer service provided to south property line. Service extension by Developer. Brunswick-Glynn County Joint Water & Sewer Commission (JWSC) is the service provider.
- D. Conduit for electric power will be supplied to lot line. Location to be determined. Developer responsible to coordinate cable, metering, and service line with service provider. Georgia Power is the service provider.
- E. Communications (telephone, internet, cable, etc) are available in the area. Developer responsible to coordinate service from providers. Location as required. AT&T, Liveoak Fiber, and Comcast have communications systems in the area.
- F. Natural gas is available in the area. No airfield tenants are known to be utilizing gas service. Gas main is located along the north right of way of Skylane Road, but no provisions for gas are anticipated. Atlanta Gas Light is the service provider.

Airfield/Airside Development:

- A. Taxilane F, Taxilane E
- B. Taxilane Width: 35'
- C. Pavement Section:
 - a. 4" Bituminous Pavement (FAA P-401)
 - b. 8" Crushed Aggregate Base (FAA P-209)
 - c. 12" Compacted Subgrade (FAA P-152)
- D. Design Aircraft:
 - a. Airplane Design Group: ADG II, max wingspan 79'
 - b. Taxilane Design Group: TDG 2A
 - c. MTOW: 80,500 pounds
- E. Developer responsible to provide taxilane/apron pavement and site-specific drainage facilities.
- F. Airside surface drainage is anticipated to flow northward (from south face of buildings) across developer apron, across Taxilane F, to ditch or dry pond on the north side of Taxilane F.

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Building and Landside Development:

- A. Building Dimension Basis: (Hangar+Office)
 - a. Single Unit: Up to 70' wide by 80' deep.
 - b. Multi-Unit: Up to 136' wide by 80' deep.
- B. 22' wide access driveway will be provided. Developer responsible to provide 20' parking spaces, sidewalk and related street-side infrastructure.
- C. Street lighting: Developer to provide exterior lighting from building on photocell or timer.
- D. Fire Hydrants are located along the southern edge of the 22' access drive.
- E. High pressure fire water systems and fire water storage tanks are not a part of this development.
- F. Water main is located in the 22' access drive. Service stubs are provided as noted above.
- G. Sewer main is located in the 22' access drive. Service stubs are provided as noted above.
- H. Streetside landscaping, irrigation, and any site furnishings shall be provided by the Developer and shall meet Glynn County requirements and shall be additionally approved by GCAC staff.
- I. Developer to provide airport perimeter fencing. Proposed hangar development provides "thru the fence" access to the airfield. Developer is responsible to provide and maintain approved security systems. Developer is responsible for persons that access the airfield under his supervision.

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Development Lot 11 (Parcels 11-1, 11-2, 11-3):

Parcel Sizes:

- A. Refer to Exhibit A.

Utility Services:

- A. Stormwater facilities are indicated on Exhibit A.
- B. Water service line will be provided to rear (north) or east property line. Meter and service extension (domestic and irrigation) by Developer. Brunswick-Glynn County Joint Water & Sewer Commission (JWSC) is the service provider.
- C. Gravity sewer service will be available south of the parcel line. Service extension by Developer. Brunswick-Glynn County Joint Water & Sewer Commission (JWSC) is the service provider. A private pump station may be required.
- D. Conduit for electric power will be supplied to lot line. Location to be determined. Developer responsible to coordinate cable, metering, and service line with service provider. Georgia Power is the service provider.
- E. Communications (telephone, internet, cable, etc) are available in the area. Developer responsible to coordinate service from providers. Location as required. AT&T, Liveoak Fiber, and Comcast have communications systems in the area.
- F. Natural gas is available in the area. No airfield tenants are known to be utilizing gas service. Gas main is located along the north right of way of Skylane Road, but no provisions for gas are anticipated. Atlanta Gas Light is the service provider.

Airfield/Airside Development:

- A. Taxilane G3
- B. Taxilane Width: 35'
- C. Pavement Section:
 - a. 2" Bituminous Pavement (FAA P-401 or similar GDOT mix)
 - b. 6" Existing Crushed Aggregate Base (existing)
 - c. Compacted Subgrade (existing)
- D. Design Aircraft:
 - a. Airplane Design Group: ADG I, max wingspan 49'
 - b. Taxilane Design Group: TDG 1B
 - c. MTOW: 16,500 pounds
- E. Developer responsible to provide taxilane/apron pavement and site-specific drainage facilities.

Building and Landside Development:

- A. Building Dimension Basis: (Hangar+Office)
 - a. Single Unit: Up to 60' wide by 60' deep.

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- b. Multi-Unit: Up to 210' wide by 86' deep.
- B. 22' wide access driveway will be provided. Developer responsible to provide 20' parking spaces, sidewalk and related street-side infrastructure.
- C. Street lighting: Developer to provide exterior lighting from building on photocell or timer.
- D. Limited Fire Hydrants are locally available.
- E. High pressure fire water systems and fire water storage tanks are not a part of this development.
- F. Water main is located adjacent to the parcel. Service stubs are provided as noted above.
- G. Sewer main is located adjacent to the parcel. Service stubs are provided as noted above.
- H. Streetside landscaping, irrigation, and any site furnishings shall be provided by the Developer and shall meet Glynn County requirements and shall be additionally approved by GCAC staff.
- I. Proposed building development is within the airport secured perimeter and accessed via an automatic vehicle gate. Additional security of the proposed building, if desired, shall be the responsibility of the developer. Developer is responsible for persons that access the airfield under his supervision.

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Development Lot 12:

Parcel Size:

- A. Refer to Exhibit A.

Utility Services:

- A. Stormwater facilities are indicated on Exhibit A.
- B. Water service line to be extended by Developer from Gary L. Moore Court ROW. Meter and service extension (domestic and irrigation) by Developer. Brunswick-Glynn County Joint Water & Sewer Commission (JWSC) is the service provider.
- C. Private sewage pump station and force main sewer to existing public gravity sewer in Gary L. Moore Court ROW provided by Developer. Brunswick-Glynn County Joint Water & Sewer Commission (JWSC) is the service provider.
- D. Power service to be provided by Developer. Location to be determined. Developer responsible to coordinate cable, metering, and service line with service provider. Georgia Power is the service provider.
- E. Communications (telephone, internet, cable, etc) are available in the area. Developer responsible to coordinate service from providers. Location as required. AT&T, Liveoak Fiber, and Comcast have communications systems in the area.
- F. Natural gas may be available in the area. No airfield tenants are known to be utilizing gas service. Atlanta Gas Light is the service provider.

Airfield/Airside Development:

- A. Southeast Apron
- B. Design Aircraft:
 - a. Airplane Design Group: ADG II, max wingspan 79'
 - b. Taxilane Design Group: TDG 2A
 - c. MTOW: 80,500 pounds

Building and Landside Development:

- A. Building Dimension Basis: (Hangar+Office)
 - a. Single Unit: Up to 80' wide by 80' deep.
 - b. Supplemental office space as available.
- B. Site access to be provided by Developer as approved by GCAC. Developer responsible to provide 20' parking spaces, sidewalk and related street-side infrastructure.
- C. Street lighting: Developer to provide exterior lighting from building on photocell or timer.
- D. Limited Fire Hydrants are locally available.
- E. High pressure fire water systems and fire water storage tanks are not a part of this development.

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- F. Water main is located Gary L. Moore Court ROW. Service connection is to be made as noted above.
- G. Sewer main is located Gary L. Moore Court ROW. Service connection is to be made as noted above.
- H. Streetside landscaping, irrigation, and any site furnishings shall be provided by the Developer and shall meet Glynn County requirements and shall be additionally approved by GCAC staff.
- I. Proposed building development is within the airport secured perimeter and accessed via an automatic vehicle gate. Additional security of the proposed building, if desired, shall be the responsibility of the developer. Developer is responsible for persons that access the airfield under his supervision.

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References:

FAA Advisory Circular 150/5300-13B (Change 1), Airport Design:

- ➔ https://www.faa.gov/regulations_policies/advisory_circulars/index.cfm/go/document.information/documentID/1040834
- ➔ https://www.faa.gov/documentLibrary/media/Advisory_Circular/AC-150-5300-13B-Airport-Design-Chg1-w-errata.pdf

FAA Aircraft Characteristics Database:

- ➔ https://www.faa.gov/airports/engineering/aircraft_char_database