

Gary Voccio, M.D., FCCP Director, Paulding County Board of Health

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June 16, 2021

Chip Owen 22 Hanover Ave. Dallas GA

RE: 1845 Tibbitts Rd. Dallas GA 30132

Mr. Owen,

You have recently applied for a letter for buying purposed from our office. We have since conducted a site visit to the 10 acre lot located at 1845 Tibbitts Road and based on our site visit along with reviewing the level 3 soil map from Duncan Kirk Hall we do feel that a permit could be issued for a home on this lot assuming the typical 3-4 bedroom size home is constructed.

On our initial site visit we could not locate the soil mapped area and Jon Tripcony re-flagged the soil holes in the Pacolet soils and a site visit was made on June 15th to confirm the Pacolet soil area location. Due to the location of the home placement on top of the hill and the drainline location at the base of the hill in the Pacolet soil area our office recommends that prior to home construction the septic system is installed first. The distance from the tank to the drainlines will more than likely be several hundred feet which will need to be installed along a very steep slope in some areas along with shallow bedrock in these areas will make for a difficult installation. Due to the steep slope, we also recommend installing a distribution box prior to the effluent entering the drainline.

At the time of permit application we will require the soil map along with soil narrative and certificate of insurance from the soil scientist, a plat of the property, and the house site will need to be staked to confirm location and size of home.

Thanks,

James Majors EHSV

Riverbend Soil Consulting, Inc.

103 Redmond Road Rome, GA 30165 Phone (706) 234-9444 FAX (706) 291-2914

Soil Analysis Report

Client:	Danny Walsh	Phone #:		
Client Address:		Cell/Pager #:		
Site Location:	Tibbitts Estates Phase II Tibbitts Road	County:	Paulding	
Level of Study:	3 (1-Reconnaissance, 2-Preliminary, 3-High Inten	sity, 3ss-Special Study)	Job Number:	4522

MAP UNITS

Date	e Evaluated:	January 11, 2016				
	#1	#2	#3	#4	#5	#6
Map Units Names	Gwinnett	Hard Labor	Mecklenburg	Musella	Pacolet	Pacolet
Slope (Percent)	25-35%	6-15%	15-25%	15-25%	6-15%	15-25%
Bedrock Depth (inches)	>60"	>60"	>60"	20-40	>60"	>60"
Seasonal High Water Table	>60"	30-45"	>60"	>40"	>60"	>60"
Suitability Code	A/S	С	А	Н	А	A
Estimated Percolation Rate	60	N/A	75	8" drip	45	45
Optimum Percolation Depth	36"	8" drip	36"	8" drip	36"	36"
Hydraulic Loading Rate		0.075		0.075		

Additional Comments:Suitability Code A/S: These soils have suitablecharacteristics however the landscapes are on slopes that are greater than 25%. Due torock found in the 60" range in some of these pits, it will be impossible to bench the linesin.

Soil Classifier:

SITE SKETCH ATTACHED Soil Analysis Report

Addendum

Map Unit Number	#7	#8	#9	#10	#11	#12
Map Unit Names	Pacolet	Poindexter	Tatum	Wilkes	Wilkes	Zion
Slope (Percent)	25-35%	25-35%	25-35%	15-25%	25-35%	25-35%
Bedrock Depth (inches)	>60"	50-60"	50-60"	20-40"	20-40"	10-20"
Seasonal High Water Table	>60"	>60"	>60"	30-40"	30-40"	>20"
Suitability Code	A/S	A/S	A/S	Н	Н	F
Estimated Percolation Rate	45	90	75	N/A	N/A	N/A
Optimum Percolation Depth	see codes	see codes	see codes	8" drip	8" drip	N/A
Hydraulic Loading Rate				0.05	0.05	N/A

Additional Comments:



Code A: (should work)

SUITABILITY CODE: Soil series should have ability to function as suitable absorption

field with proper design, installation, and maintenance.

Code C: (conventional will fail but drip might work)

SUITABILITY CODE: Due to water table and or drainage problems, there is a high

probability of failure for conventional systems. (Your health department can discuss with

you if an alternative system might be an option for your situation.)

UNSUITABLE FOR CONVENTIONAL

Code H: (too shallow, rock)

SUITABLITY CODE: Due to bedrock limitations, these soils are not suitable for

conventional absorption fields. Please discuss alternative system options with your local

health department.

Code F:

SUITABILITY CODE: Normally considered unsatisfactory for use for any

absorption fields.

*Cut and/or fill of acceptable soils void this report.

*Boundaries and borings are located from ground measurements taken reading from a Trimble PRO XRS GPS and slope readings are from a Suunto Clunometer. Holes are marked by survey ribbon or wire flags.

*Please note that all findings reported are based on professional opinion and do not imply approval or disapproval for permitting. Decisions and permitting is the responsibility of the local environmental health department.

*Due to the variances in natural soil conditions and effects of uncontrolled construction practices, a positive report does not guarantee the future performance of spetic system.

Suitability Codes

Code A: (should work)

SUITABILITY CODE: Soil series should have ability to function as suitable absorption

field with proper design, installation, and maintenance.

Code B: (works, but will be rocky)

SUITABILITY CODE: Some rock and or stony conditions were found. This soil should

function as a suitable absorption field providing that the system is put in first to make

sure there will be no rock limitations. Holes have been bored at least 70" deep within

this unit with a hand auger

Code C: (conventional will fail but drip might work)

SUITABILITY CODE: Due to water table and or drainage problems, there is a high

probability of failure for conventional systems. (Your health department can discuss with

you if an alternative system might be an option for your situation.)

UNSUITABLE FOR CONVENTIONAL

Code D: (conventional may work if site is modified)

SUITABILITY CODE: Due to the drainage and or flooding conditions these soil types

should be avoided. Site alterations which control surface and subsurface water may make

these areas suitable. A further soil study is recommended if alterations are made.

Code E: (need test pits, can't dig with auger)

SUITABILITY CODE: Limiting rock has been located within this unit, suitability

should be determined with aid of backhoe test pits. Multiple attemps with hand

auger failed to penetrate rocky/stony conditions.

Code F:

SUITABILITY CODE: Normally considered unsatisfactory for use for any

absorption fields.

Code G: (steep slopes)

SUITABILITY CODE: Due to slopes being greater than 35%, these areas are normally

condisered unsuitable unless modifications which are suitable to your health department

have taken place.

Code H: (too shallow, rock)

SUITABLITY CODE: Due to bedrock limitations, these soils are not suitable for

conventional absorption fields. Please discuss alternative system options with your local

health department.

Code I: (variable rock depth)

SUITABLITY CODE: Depth to bedrock is generally not sufficient to accommodate a

septic system. However, soils with bedrock depths 36" or greater or inclusions of other

soils with sufficient depth may be suitable; Test borings, pits, and possibly percolation

tests may be needed to determine this. These areas should have the ability to function

for drip-emitter systems.

Code J:

SUITABILITY CODE: Due to varying amounts of clay found within this soil series,

exact percolation rates are difficult to determine. Note the percolation rates stated on the

soils analysis. These soils normally have slow percolation rates and are considered poorly

suited for use in an absorbtion field.

Code K:

SUITABILITY CODE: These soils generally have sufficient depth of soil material over

bedrock to accommodate a septic system. However, inclusions of other soils with

insufficient depth may occur.

Code L:

SUITABILITY CODE: Depth to rippable bedrock ranges from 10 to 36 inches below

the surface. However, consolidated bedrock is greater than 36 inches below the surface

as observed through borings with hand auger equipment or backhoe test pits. Additionally,

no redoximorphic features were observed in layers above consolidated bedrock or within 36 inches of the soil surface. These soils should have the ability to function as a suitable absorption field if adequate installation depth is obtainable on given slope. Recommended installation depth will be based on maximum observable depth to consolidated bedrock by soil classifier.

Code M:

SUITABILITY CODE: Soils should have the ability to function as a suitable absorption

field. However, clayey subsoils in lower horizons can result in brief perching of water and

may cause temporary problems for absorption fields during heavy rain events. Shallow

installation and proper diversion of surface and subsurface water are recommended.

Code N:

SUITABILITY CODE: Due to the variability of hardness in the saprolite, suitability

should be determined on site by a qualified soil scientist.

Code O:

SUITABILITY CODE: Due to variations in depth and thickness of restrictive layers,

recommended installation depths should be determined onsite by a qualified soil classifier.

An above site drainage system is recommended to intercept perched water associated

with restrictive layers.

Code P:

SUITABILITY CODE: This soil series has water table and/or drainage problems in the lower portion of the soil and a clayey (possibly restrictive) layer in the upper portion of the soil which could cause problems for conventional septic systems. However, the depth to the seasonal high water table is such that a shallow installation (which maintains the required 24" of seperation between the trench bottom and the seasonal high water table) might be possible. A Level 4 Special Study, possibly including percolation tests, could be conducted within the proposed septic area to determine if a suitable rate and depth exists for a conventional absorption field. These areas should have the ability to function

for drip-emitter systems. (ex. Hard labor)

Code Q:

SUITABILITY CODE: Due to cutting and filling of soil materials, this area is unsuitable

for a conventional system.

Code T:

SUITABILITY CODE: Backhoe tests pits have shown that limiting rock exists and is

likely to be a problem for conventional on-site sewage systems. Test pits show there is

not sufficient depth of <u>quality</u> soil above the rock for installation of a conventional septic

system. Please discuss alternative system options with your local health department. Use

Code W:

SUITABILITY CODE: Soils should have the ability to function as a suitable absorption

field. However, seasonal high water tables range from 36 to 48 inches below the surface.

Recommended installation depth will be based on maximum observable depth to seasonal

high water tables by soil classifier.

