

HALL COUNTY ENVIRONMENTAL HEALTH

Located at: 2875 Browns Bridge Rd Gainesville, Georgia 30504

Mailing Address: P.O. Box 5901 Gainesville, Georgia 30504

Phone: (770) 531-3973 Fax: (770) 531-6767

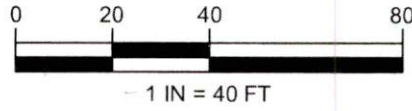
Pre-Purchase Site Review Report

The following information will be required in order to evaluate the lot for building suitability. Failure to submit any of the required information will result in a limited evaluation. Please attach a copy of a current plat.

Application Date: 06/27/2023		Receipt Number:	
Applicant Contact Information			
Applicant / Contact Name: GWINNETT DEVELOPMENT CORP, BILL AUSTIN			
Mailing Address: 3276 BUFORD DR STE 104-102 BUFORD, GA 30519			
Main Phone # [REDACTED]		Alternate Ph #:	
Fax #:		Email [REDACTED]	
Property Information			
<i>Soil information will be required prior to any on-site sewage permit application.</i>			
Subdivision: H. M. JOHNSON		Lot #: 50	
Street Address: 6585 JOHNSON CIR FLOWERY BRANCH, GA 30542			
Directions to Site: NEAR UNIVERSITY YACHT CLUB			
Intended Use			
Water Supply: <input checked="" type="checkbox"/> Public or <input type="checkbox"/> Well		Building Size 29 Ft. by 47 Ft.	
Number of Bedrooms: 4		Percolation Rate: 55	
Soil Type: MADISON & CECIL, 0.34 ACRE			
Mark one:		<input checked="" type="checkbox"/> Specific Use- Attach site plan showing house size and location, driveway, deck, pool or other amenities, and septic system location	
		<input type="checkbox"/> Recommend Use- Indicate desired house location- See inspector recommendations for best situation	
Inspector: Yvonne Mattern		Date Inspected: 07/07/2023	
This is not a permit. A preliminary site inspection is performed on the basis of information provided by the applicant, the current site conditions, and on current regulations and policies. If the information, site conditions, regulations, and/or policies, etc. change after the date inspected, these recommendations/comments will be invalidated. The comments provided are not considered an approval or guarantee of permit issuance.			
Recommendations:			
<p>Based on the proposed layout and in view of a 100' well buffer limiting the space available for a septic system, it appears that this property may accommodate a 1 bedroom home. A to-scale site plan must be submitted at time of permit application, which must include (but not be limited to): septic tank and drain line locations (primary and repair), type of onsite sewage management system(s), exact house dimensions (including all decks, porches, etc.) and location, proposed drives, and proposed grading.</p> <p>The exact house footprint and property lines must be marked at time of permit application. Please be aware that these items are required for the permit application and their submittal does not guarantee approval from our office.</p>			
Each additional review of plans beyond this initial request requires a plan review re-submission fee of \$100.00 or a permit application.			

968337

- COPY -



LEGEND

- B1 ● SOIL BORING
- ~ SOIL BOUNDARY
- - - PROPERTY BOUNDARY
- 1150- 2-FT CONTOUR
- AR ○ AUGER REFUSAL
- SB DRAINFIELD SETBACK



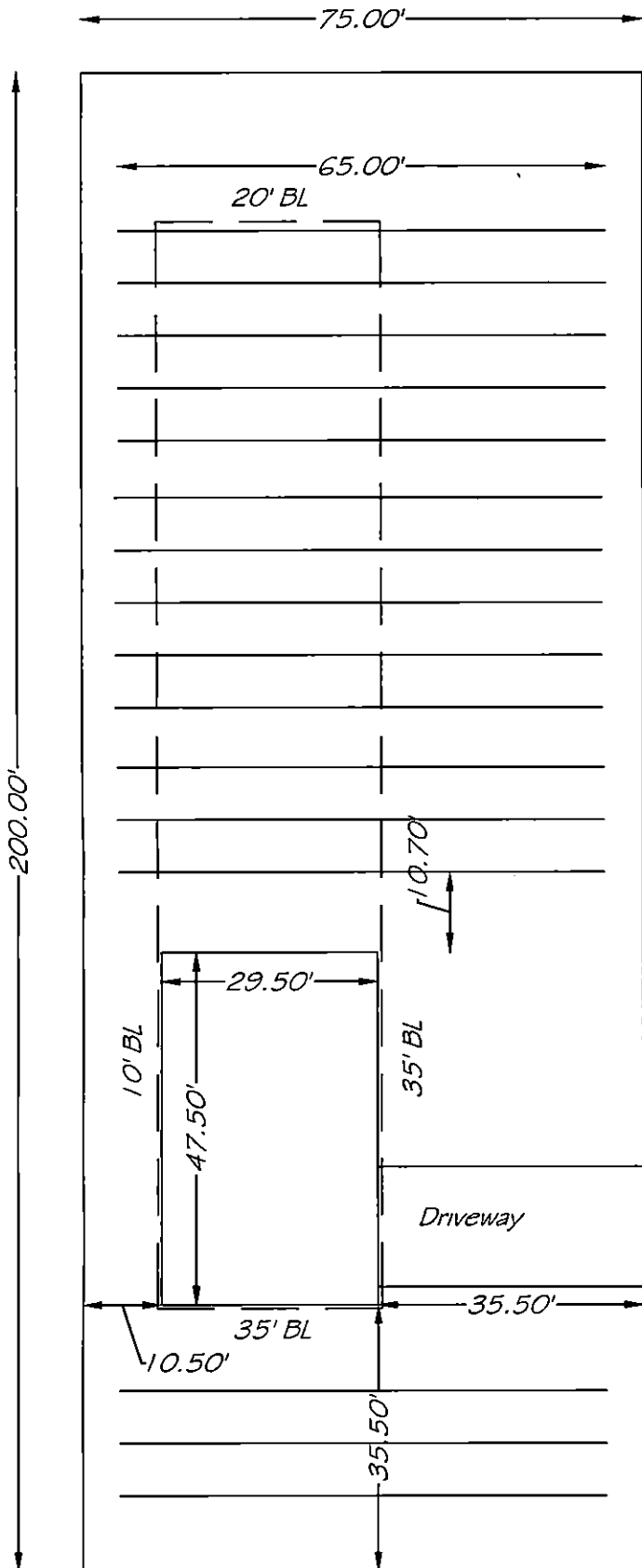
LEVEL 3 SOIL MAP

REPORT DATE: 6/13/2023
 ADDRESS: 6585 JOHNSON CIRCLE
 PARCEL ID: 08161 004005
 CITY, COUNTY: FLOWERY BRANCH, HALL
 CLIENT: ANNE COLLIER
 CLIENT PHONE: [REDACTED]
 TOTAL SURVEY AREA: 0.34 AC



RSP ENVIRONMENTAL, LLC

8475 LANIERLAND FARMS DRIVE
 GAINESVILLE, GA 30506
 470-590-1967
 ryan@rspenv.com



Lot 50 HW Johnson Subdivisions
PB 16 Pages 79-80

7 Lines at 65' = 455 LF Available Primary
9 Lines at 65' = 585 LF Available Repair

Scale 1":25"

4 Bedroom House 2110 SF

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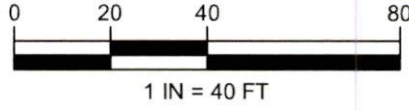
LEVEL 3 SOIL REPORT

Property Information	
Report Date: 6/13/2023	Field Work Date: 6/13/2023
Address: 6585 Johnson Circle	Client: Anne Collier
Parcel ID: 08161 004005	Client Phone: [REDACTED]
City, County: Flowery Branch, Hall	Map Scale: 1:40

Map Unit Properties						
SOIL SERIES	SLOPE %	DEPTH TO REFUSAL/ BEDROCK (INCHES)	DEPTH TO SEASONAL HIGH WATER TABLE (INCHES)	ABSORPTION RATE AT RECOMMENDED TRENCH DEPTH (MIN/IN)	RECOMMENDED TRENCH DEPTH (INCHES)	SUITABILITY CODE
Madison	10-15	>72	>72	45	30-42	A
Cecil	10-15	>72	>72	55	30-42	A

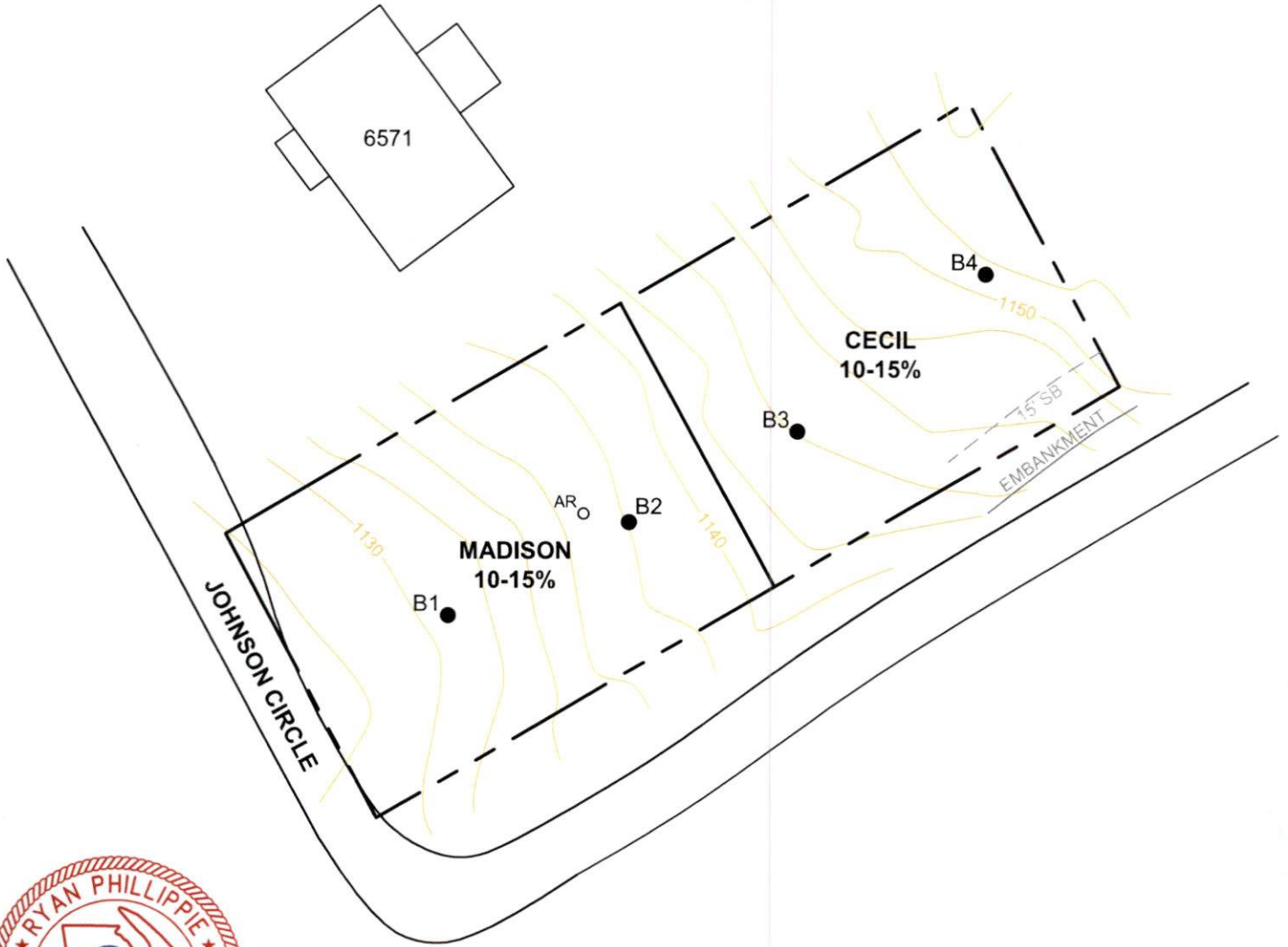
Map Unit Suitability Codes	
A	These soils are suitable for installation of on-site systems with proper system design, installation, and maintenance. Position of the site or other soil and landscape considerations may require the drainfield area to be greater than the minimum and/or the drainfield design to require equal distribution or level field installation.

Notes	
	<ul style="list-style-type: none">• Disturbance of soil by cutting or filling prior to drainfield installation may void the suitability of the soil.• Soil boring locations, soil boundaries, and site features are shown on the attached Level 3 Soil Map.• Property boundaries and topographic contours were obtained from Hall County GIS.• Soil borings were located with a ublox ZED-F9P GNSS.



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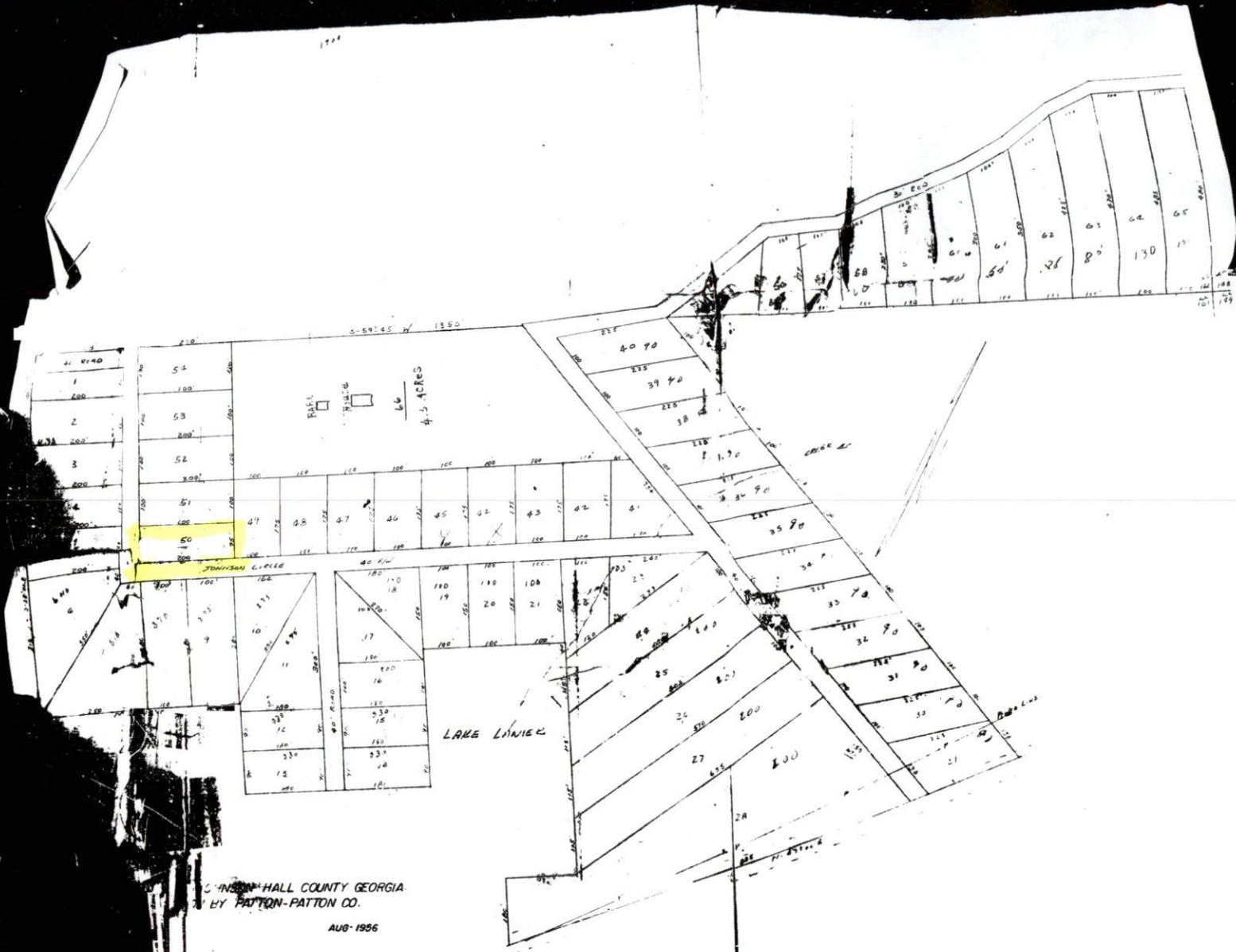
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HALL COUNTY GEORGIA
 BY PATTON-PATTON CO.

AUG. 1956

Recorded August 27, 1956 W.A. Davis



In-OK well on prop.
next to 6582, ...
90' from well to
boring #3.

