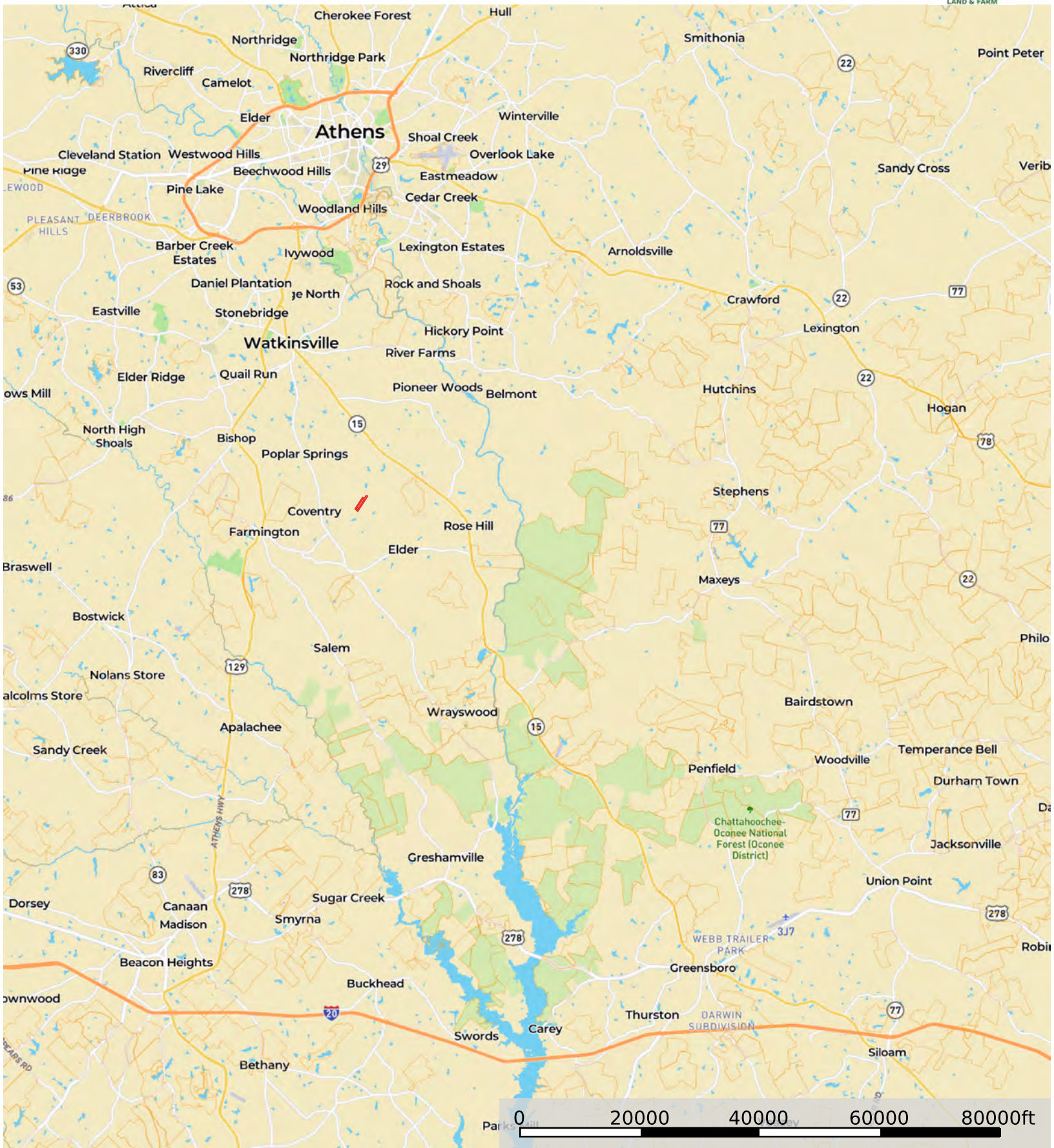




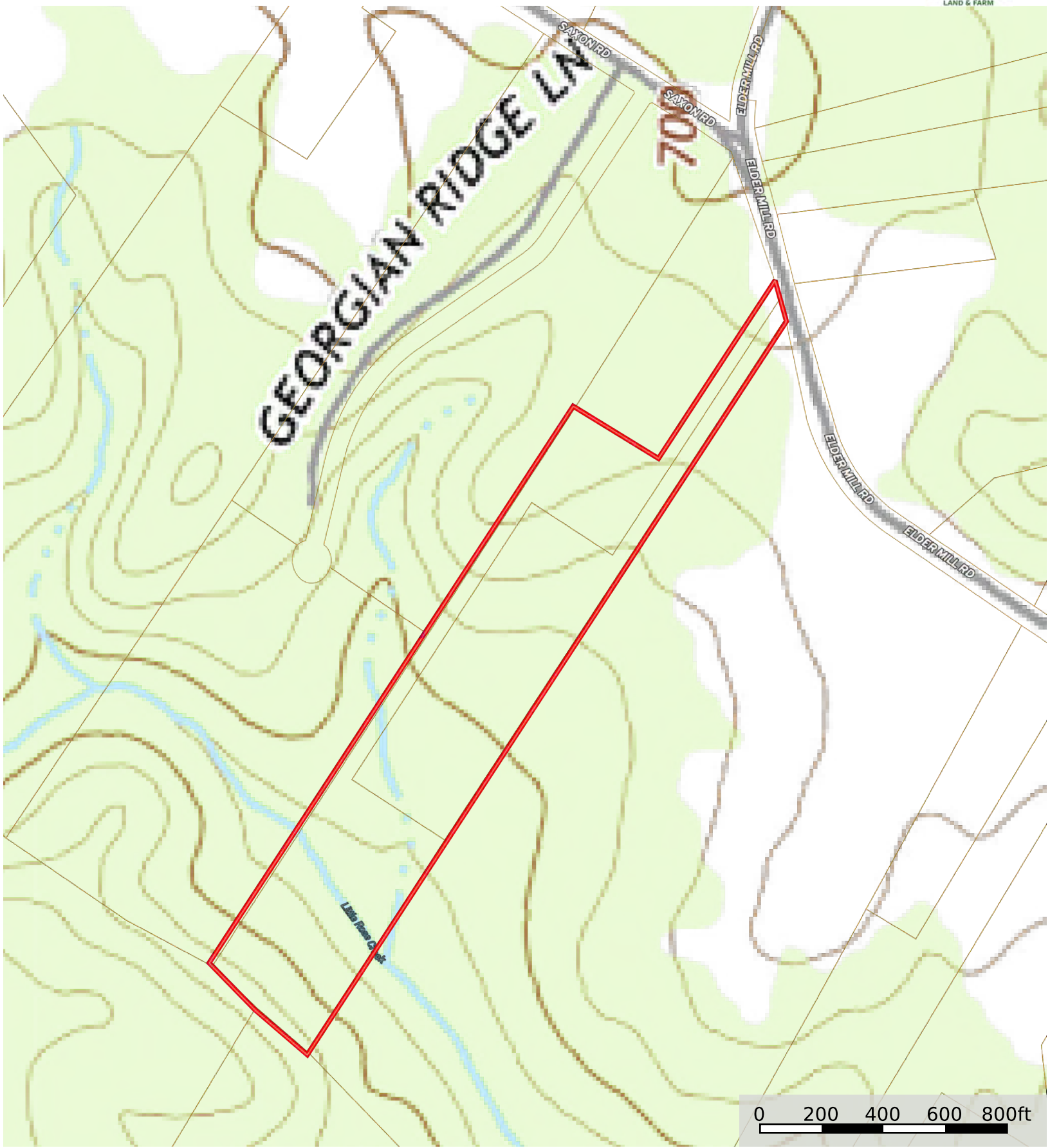
Boundary

# 1800 Elder Mill Road

Georgia, AC +/-



Boundary

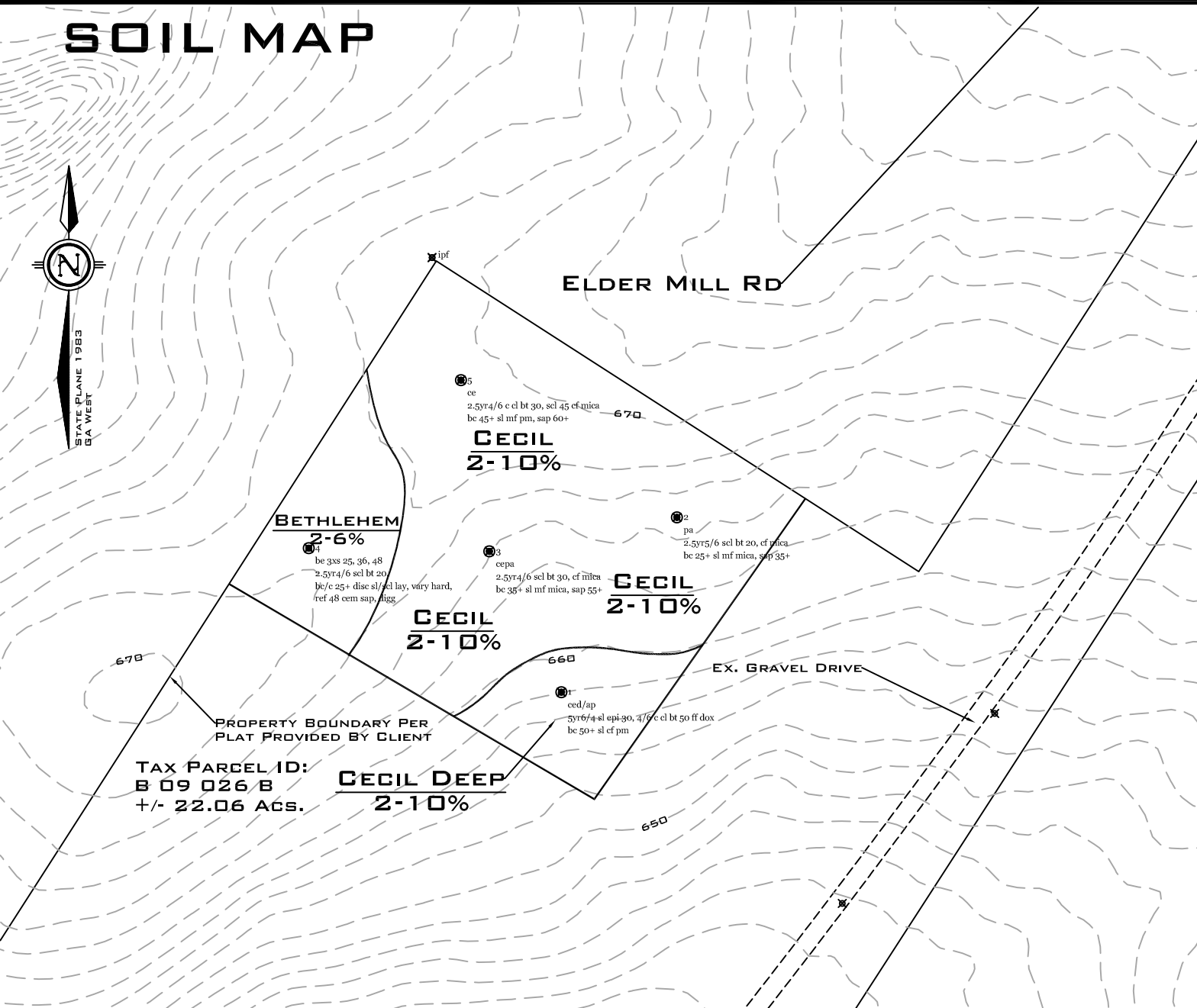


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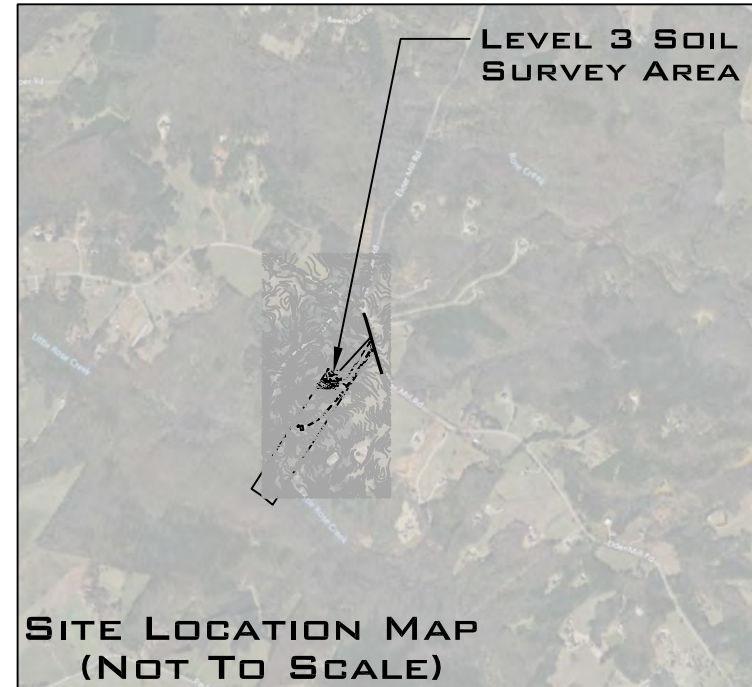


 Boundary

# SOIL MAP



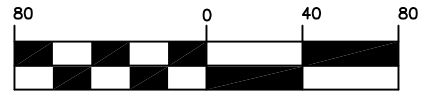
TAX PARCEL ID:  
B 09 026 B  
+/- 22.06 ACS.



SITE LOCATION MAP  
(NOT TO SCALE)

AREA SURVEYED:  
+/- 48,100 SQFT  
OR 1.10 ACS

### GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.

SOIL MAP KEY	
● #2	: SOIL BORING NUMBER
Pa:celet	: NRCS SOIL SERIES
SCL BC:30"	: SOIL BORING NOTES SWT = SEASONAL WATER TABLE DEPTH REF = REFUSAL DEPTH
—	: LEVEL 3 SOIL BOUNDARY
- - -	: 2019 - 2020 USGS LIDAR: CENTRAL GEORGIA 2' CONTOUR
⊙	: EXISTING WELL
~~~~~	: EXISTING TREELINE
- - - - -	: EXISTING FENCELINE

# SOIL TABLE & NOTES

NRCS SOIL SERIES	DEPTH TO ROCK INCHES	DEPTH TO SEASONAL HIGH WATER TABLE INCHES	RECOMMENDED TRENCH DEPTH INCHES	ESTIMATED PERCOLATION RATE MIN/IN	DPH CODE
BETHLEHEM	48-60	>60	18-24	60	N
CECIL	>72	>72	24-48	60	A
CECIL DEEP	>72	>72	24-36	70	J

\* SEASONAL HIGH WATER TABLE INDICATED BY CHROMA 2 OR LESS REDOX FEATURES.  
- HARD ROCK DEFINED AS MATERIAL IMPENETRABLE BY HAND AUGER, EXCLUDING SOFT SAPROLITE.

**DPH SUITABILITY CODES:**  
**A:** SOILS SHOULD HAVE THE ABILITY TO FUNCTION AS AN ABSORPTION FIELD WITH THE PROPER DESIGN, INSTALLATION, AND MAINTENANCE.  
**J:** SOILS ARE SUBJECT TO SLOW PERCOLATION DUE TO HIGH CLAY CONTENTS AND LANDSCAPE POSITIONS. THIS SOIL IS WELL DRAINED WITH MODERATE PERMEABILITY DUE TO GOOD STRUCTURE IN THE UPPER BT HORIZON AND HAS SLOWER PERMEABILITY BELOW 4-5' AS STRUCTURE WEAKENS. THIS STRUCTURE IS EASILY DAMAGED DURING INSTALLATION, ESPECIALLY UNDER WET TO MOIST CONDITIONS. EXTRA CARE SHOULD BE TAKEN TO AVOID SMEARING OF TRENCH WALLS UPON INSTALLATION. A SHALLOW INSTALLATION SHOULD PROVIDE ADEQUATE PERCOLATION FOR A CONVENTIONAL DRAIN FIELD. SOME UNITS MAY BE FOUND IN LOWER LANDSCAPE POSITIONS THAT ARE SUBJECT TO WATER COLLECTION. THESE SITES SHOULD BE CONSIDERED FOR SITE ALTERATIONS TO DIVERT STORM WATER FLOW FROM DRAIN FIELD AREAS.  
**N:** SOIL HAS VARIABLE DEPTHS/HARDNESS OF PARENT MATERIAL THAT IS NON-LIMITING IN MOST CASES FOR SEPTIC SYSTEM APPLICATION BUT MAY CONTAIN INCLUSIONS OF SHALLOW ROCK LAYERS. ALL SOIL BORINGS DUG WITH HAND AUGER WERE EXCAVATED TO 48" OR GREATER BUT HAD PARTIALLY WEATHERED PARENT MATERIAL THROUGH OUT SOIL PROFILE. HARD MATERIAL OBSERVED WITH HAND AND HAD CLAY FILMS ALONG FACES OF ROCK FRAGMENTS INDICATING SUBSURFACE WATER MOVEMENT. A SHALLOW INSTALLATION IS RECOMMENDED TO ENSURE SUFFICIENT DEPTH BETWEEN TRENCH BOTTOM AND ANY APPARENT LIMITING LAYER. CLASS 1 EFFLUENT MAY BE UTILIZED TO ALLOW FOR DEEPER INSTALLATION DEPTHS IF 2' SEPARATION FROM LIMITING LAYER CAN NOT BE MAINTAINED.

- GENERAL NOTES & COMMENTS:**
- TAX MAP UTILIZED FOR PROPERTY BOUNDARY AND SHOULD BE CONSIDERED APPROXIMATE.
  - ALL BORINGS AND FEATURES ON SOIL MAP WERE LOCATED WITH DIFFERENTIALLY CORRECTED GPS DATA (+/- 1M ACCURACY) IN STATE PLANE COORDINATES (NAD1983 GA EAST OR WEST).
  - SOIL SERIES UNIT BOUNDARIES AND EXTENTS ARE INTERPOLATED BY ON-SITE SOIL CLASSIFIER.
  - LINE DELINEATING SOIL UNIT BOUNDARIES ON MAP SHOULD NOT BE CONSIDERED EXACT. INSTEAD, THEY SHOULD BE CONSIDERED AS TRANSITIONAL AREAS SEPARATING UNITS OF SOILS WITH SIMILAR PHYSICAL CHARACTERISTICS AND UTILIZATION. INCLUSIONS OF DISSIMILAR SOILS MAY EXIST WITHIN THESE UNITS & MAY BE TOO SMALL TO DELINEATE AT THIS LEVEL OF SURVEY.
  - ALTERATIONS, DURING CONSTRUCTION OR PRIOR TO DRAIN FIELD INSTALLATION, THAT RESULT IN SIGNIFICANT CHANGES TO THE NATURAL SOIL PROFILE, RENDER THESE SPECIFICATIONS INAPPLICABLE. THOSE SOILS SHOULD BE RE-EVALUATED TO DETERMINE SUITABILITY PRIOR TO DRAIN FIELD INSTALLATION IF ALTERED.
  - WHEN TRENCH LINES ARE DUG BY INSTALLER, EVERY PRECAUTION SHOULD BE TAKEN TO ENSURE THAT THERE IS MINIMAL DISTURBANCE TO THE SOIL ON THE TRENCH WALLS. SMEARING OF TRENCH WALLS OR IMPROPER INSTALLATION CAN LEAD TO SYSTEM FAILURE. TRENCHES SHOULD BE INSTALLED UNDER DRY CONDITIONS AND SIDE WALLS SHOULD BE PICKED/TOOTHED IF POSSIBLE.
  - AREAS LABELED NS WERE NOT SURVEYED AND SHOULD NOT BE CONSIDERED FOR DRAIN FIELD APPLICATION WITHOUT ADDITIONAL STUDIES.
  - AREAS THAT ARE IN CONCAVE LANDSCAPE POSITIONS OR AREAS THAT CHANNEL STORM WATER (SURFACE AND/OR SUBSURFACE) FLOW SHOULD NOT BE CONSIDERED FOR DRAIN FIELD APPLICATION WITHOUT INSTALLATION OF WATER DIVERSION MECHANISMS (I.E. CURTAIN DRAINS). ALL DOWNSPOUTS AND/OR ROOF LEADERS OR ANY HARDSCAPE FEATURE THAT CONCENTRATES STORMWATER SHALL BE DIRECTED AWAY FROM THE DRAIN FIELD AREA.
  - ANY TERRACE FEATURE SHOULD BE AVOIDED OR RE-GRADED TO ALLOW POSITIVE WATER FLOW SO THAT SURFACE WATER DOES NOT IMPACT SEPTIC SYSTEM.
  - SEPTIC SYSTEM SIZING SHALL BE BASED ON CURRENT APPROVED SYSTEM GUIDELINES SET FORTH BY THE STATE OF GEORGIA DPH AND SEPTIC PERMIT ISSUED BY LOCAL DEPARTMENT OF HEALTH.
  - THE INFORMATION DETAILED IN THIS REPORT CONTAINS THE PROFESSIONAL OPINION AND JUDGEMENT OF SEI AND MEETS OR EXCEEDS CURRENT DPH GUIDELINES FOR A LEVEL 3 SOIL SURVEY. NO GUARANTEE OF THE PERFORMANCE OF ANY ON-SITE SEPTIC SYSTEM IS WARRANTED BY SEI.
  - SEI ESTIMATES PERCOLATION RATES BASED ON CONVENTIONAL GRAVEL AND PIPE SYSTEM. ALTERNATIVE PRODUCTS ARE AVAILABLE WITH DPH APPROVED LENGTH REDUCTIONS UP TO 35%. THIS IS DUE TO IMPROVED INFILTRATIVE SURFACE ARCHITECTURE (ISA) THAT SUPPORTS LESS SURFACE MASKING AT THE EFFLUENT/SOIL INTERFACE. IN SOILS WITH LOW PERMEABILITY DUE TO HIGH CLAY CONTENT AND/OR WEAK STRUCTURE, THE SOIL PERMEABILITY CONTROLS THE INFILTRATION RATE INTO THE SOIL INTERFACE AND THE PRODUCT ISA HAS LESS EFFECT BASED ON CITED RESEARCH. SOILS WITH DPH CODES SUCH AS P & J HAVE LOWER PERMEABILITY. IN THESE SOIL TYPES, WE RECOMMEND THAT ALL PRODUCTS ARE SIZED BASE ON DPH TABLE 10.F WITH NO REDUCTION TO PROVIDE ADDITIONAL SAFETY FACTOR AND PROMOTE LONG TERM FUNCTION. HOWEVER, DPH APPROVED SIZE REDUCTIONS ARE ALLOWED AT THE OWNERS/PERMITTEES DISCRETION.



**SEI**  
SITE ENHANCEMENT, INC.  
WWW.SEISOILS.COM  
6345 NOWHERE RD - HULL, GA - 30646  
P: 706-202-0909 E: PARCHER@SEISOILS.COM

LEVEL 3 SOILS SURVEY  
FOR ON-SITE WASTEWATER  
DISPOSAL PERMITTING  
FOR MARK COSTELLO  
ELDER MILL ROAD  
WATKINSVILLE, GA  
OCONEE COUNTY

SEI PROJECT NO:	PD706-24
DATE:	7-18-2024
DRAWING BY:	AJD
CHECKED BY:	PAA

REVISIONS		
NO.	DATE	DESCRIPTION
1		

MARK COSTELLO  
P: 706.207.5850  
E: MARK@TIMBERLINELANDANDFARM.COM

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SCALE: SEE SHEET

CLIENT INFORMATION SHEET# 501

# BOUNDARY SURVEY OF 22.06 ACRES

THE FOLLOWING GOVERNMENTAL BODIES HAS  
AFFIRMED THAT APPROVAL IS NOT REQUIRED.

PLANNING & ZONING ADMINISTRATOR      DATE

### SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

THIS PLAT AND THE COORDINATES SHOWN ARE BASED UPON THE GEORGIA STATE PLANE COORDINATE SYSTEM NAD-83 EAST ZONE, 1994 HARN ADJUSTMENT.

**NOTE:**  
THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY INFORMATION SHOWN HEREIN SHALL APPLY ONLY TO THE PERSON(S) AND/OR ENTITIES EXPLICITLY LISTED HEREON AND SHALL NOT BE EXTENDED TO ANY OTHER PERSON(S) AND/OR ENTITIES.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67, IN THAT WHERE A CONFLICT EXIST BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

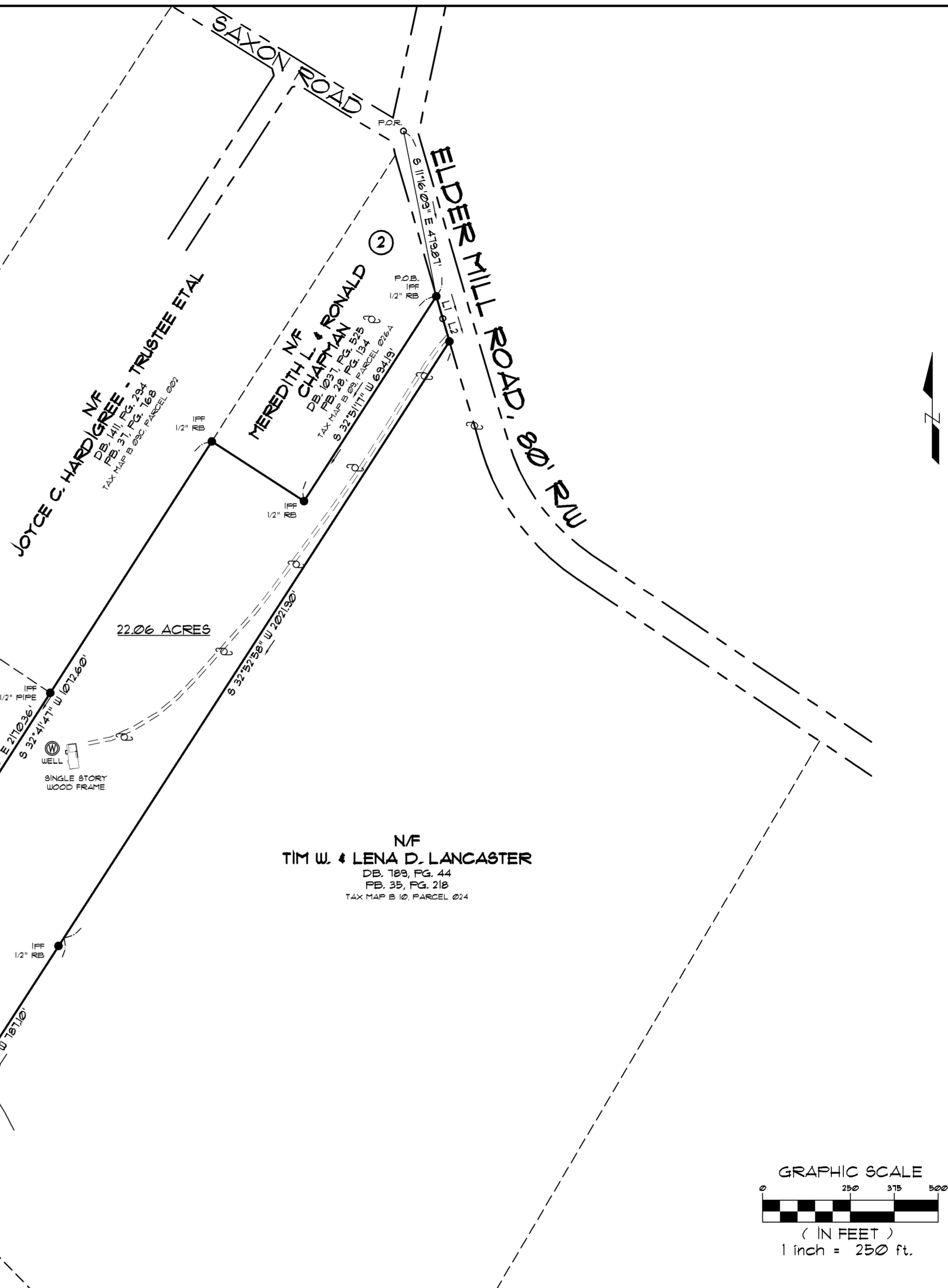
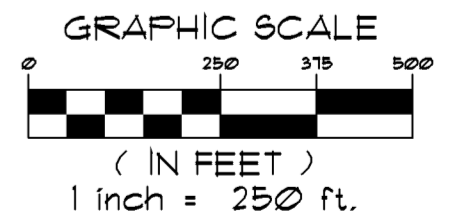
**NOTES:**  
ALL IMAGES OF MAPS, PLATS OR PLANS SUBMITTED FOR FILING SHALL:  
A) COMPLY WITH THE MINIMUM STANDARDS AND SPECIFICATIONS ADOPTED IN THE RULES AND REGULATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.  
B) BE AN ELECTRONIC IMAGE OF A SINGLE PAGE CERTIFIED AND PRESENTED TO THE CLERK ELECTRONICALLY IN CONFORMANCE WITH ALL SPECIFICATIONS SET FORTH IN ANY RULES AND REGULATIONS PROMULGATED BY THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY (GSCCA).  
C) ALL PLATS FOR RECORD WILL BE FILED ELECTRONICALLY USING A TIF FORMAT WITH A RESOLUTION OF 300 D.P.I. SUBMITTED TO THE E-FILING PORTAL AT THE GSCCA WEBSITE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	66.21	S16°10'33"E
L2	67.42	S16°11'01"E
L3	225.92	N49°32'50"W
L4	183.48	N56°31'25"W

N/F  
UNITED STATES OF AMERICA  
TAX MAP B 03, PARCEL 025

N/F  
TERRANCE B. BELL  
DB. 1699, FG. 245  
FB. 2022, FG. 44  
TAX MAP B 010, PARCEL 016AA

N/F  
TIM W. & LENA D. LANCASTER  
DB. 189, FG. 44  
FB. 35, FG. 218  
TAX MAP B 10, PARCEL 024



51 OF 1	FILE #	ET/0951
	DATE OF FIELD WORKS	12/14/2023
	DATE OF PLAT	12/15/23
	DATE OF BEGINNING FOR POINT OF BEGINNING	12/15/23

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 99,194 FEET.  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A MINIMUM CLOSURE OF ONE FOOT IN FEET 20,000' AND WAS ADJUSTED USING LEAST SQUARES ADJUSTMENT.  
AFTER REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP 130453 - 0165 - E, DATED 09/15/22, IT HAS BEEN DETERMINED THIS PROPERTY LIES WITHIN A ZONE 'X'.  
INSTRUMENT USED: CARLSON BRX1 RTK SYSTEM AND CARLSON SURVEYOR 2 DATA COLLECTOR

SURVEYED FOR  
**KL COSTELLO, LLC**  
  
G.M.D. 225, OCONEE COUNTY, GEORGIA

**TANNER**  
d ASSOCIATES - LAND SURVEYORS  
  
BRENT E. TANNER 478-278-9492  
1858 WALKER DAIRY ROAD  
DUBLIN, GEORGIA 31021

REVISIONS		
DATE	DESCRIPTION	BY

GEORGIA REGISTERED LAND SURVEYOR  
No. 3750  
BRENT E. TANNER  
DATE: 12/15/23