

Vacant Land Evaluation Report

Date: 07/14/2017

To: Denny Depender

Re: *Parcel Number* 70-06-18-200-009
Township Wright
Parcel Size X
Number of Acres 35
Parcel Location behind 17537 40th Ave

Dear Mr./Mrs. Depender :

This letter has been sent in response to your request to review the property referenced above to determine its acceptability for the installation of an on-site sewage disposal system, as required by the Ottawa County Environmental Health Code. This letter is **not to be considered a sewage disposal or building permit**, but rather is for your information only. *Also, an acceptable report is not to be considered a permanent guarantee that a sewage disposal permit will be issued, as this department will only consider this response valid for a two year period from the date of issuance.*

Based upon your request, this property was evaluated on 07/13/2017, and this inspection indicated the following:

- This property appears to be **acceptable** for a conventional subsurface sewage disposal system and the required equal reserve area. *(See items checked under the acceptable category for additional information concerning this property.)*
- This property appears to be **unacceptable** for a conventional subsurface sewage disposal system and the required equal reserve area. *(See items checked under the unacceptable category for additional information concerning this property.)*

ACCEPTABLE SITES

- The soils present on this property appear to be acceptable. *(Providing that no unforeseen circumstances or conditions are discovered at a later date which would alter the results of the evaluation or condition of the property at the time of the evaluation.)*
- This property appears acceptable, but additional clean, medium/course sand fill must be brought to the site to elevate the sewage system above grade. This requirement may also necessitate the installation of a dosing chamber and lift pump. The amount of this fill may vary up to 4 additional feet.
- The soils present on this property are marginal for on-site septic system use and although the property will be approved. Any sewage system installed will be extensive in size and could have a shorter life span.
- The site is acceptable but the clay layer overlying the deeper sand soils must be removed and replaced with an approved sand fill.
- The soils at this site appears to be acceptable, but the site itself or the area of acceptable soils may be too small in size. A topographical, scaled drawing with dimensions must be submitted to this department indicating that sufficient room exists for the home, driveway, garage, well *(if applicable)* plus the septic system and its reserve are.
- The property is acceptable, but due to the nature of the soils and/or water table elevation, the location of the septic system must be designated to a specific area of the property. This may necessitate the installation of a dose tank and pump, unless the homesite is located in the immediate vicinity of this acceptable area and elevations allow gravity flow.

UNACCEPTABLE SITES

- This property is unacceptable due to the impermeable soils present on the site.
- This property is unacceptable due to the seasonal high water table present or potential flooding which may occur.
- This property is too small for proper isolation or it lacks sufficient area for a reserve system.
- The sewage system will not be accessible for cleaning and/or repair.
- Conditions exist or may be created which may endanger the public health or the environment.

Special Notes:

- This property is unacceptable for a conventional sewage disposal system, but it may be acceptable for an elevated pressurized mound or other alternate system. Should you wish this site reevaluated it would have to be re-inspected utilizing these alternate system guidelines. Please be aware that another fee for this evaluation is necessary, that additional site measurements and field tests will be at your cost and/or responsibility and that the cost for these systems is considerable higher than a conventional system.
- This property is unacceptable and no sewage disposal or water well permit will be issued. This decision may be appealed to the Ottawa County Environmental Health Code Board of Appeals should you wish to propose an alternate system (*appeal fee required*). Please contact this department for the appropriate form should you wish to proceed with an appeal.

WELL INFORMATION

- Information from previous wells installed in this area has indicated a potential problem with obtaining a well of legal depth, water quality or quantity. A test well would be required on this site prior to the issuance of any septic permit.
- Other
Area wells are approximately 50' deep and may contain elevated levels of nitrates, 9.0 mg/L, 10.0 mg/L is the maximum level allowed, and sodium, 196 mg/L, levels over 160 mg/L can pose problems to individuals on low sodium diets and may affect taste. Well must have water below 10.0 mg/L of nitrates to be acceptable.

It must be reemphasized that this report will be considered valid for two years from the date of issuance. This report is not to be considered a permanent guarantee that a sewage system or water well will be allowed on this site.

This letter also does not ensure or imply that a water well of acceptable depth, water quality or quantity can be obtained on this site.

Should you desire to proceed with the development of this property, please contact this department to determine what, if any, further steps are necessary to obtain your sewage disposal and/or water supply permit.

Very truly yours,

Matthew Allen

Sanitarian

On the reverse side is a sketch of the property which included the location and results of the soil evaluation performed at the site.

VACANT LAND SITE EVALUATION SKETCH SHEET

Split before April 1, 1997

Split after April 1, 1997

over 2.0 acre

1.0 to 2.0 acre

under 1.0 acre

See attached GIS drawing dated 7/14/17

Soil Boring 1- Denied
0-32" Clay loam, brown

Soil Boring 2- Acceptable
0-3" Sandy loam topsoil
3-24" Sandy loam, light brown
24-63" medium fine sand, mottled at 32"
SHWT @ 32"

Soil Boring 3- Acceptable
0-50" Sandy loam, light gray
50-60" Sandy loam, with layers of medium sand mixed in
60-63" medium sand, no mottling seen
SHWT not seen

The parcel is very large, but contains heavy clay and low areas that will limit the locations that a sewage disposal system can be placed. The areas evaluated for this report were the higher areas located along the north property line in and adjacent to the pine trees. Depending on home location, a pressurized system may be needed to utilize this area.

In the area of soil boring 1, the bottom of a drainfield could be placed no lower than 8" below existing grade. This may still allow for gravity flow if the home/sewer outlet is placed high enough to allow for gravity flow. If these are not done, then a pressurized system would be required.

In the area of soil boring 2, the bottom of a drainfield would could be placed no lower than 36" below existing grade. Further evaluation/excavation will be needed to evaluate the sandy soils located at the end of this boring to determine exact depth of the seasonal high water table.

Well located at 17537 40th Ave, is 50' deep and has nitrate levels at 9 mg/L. 10.0 mg/L is the maximum contaminant level allowed. A test well may be required to be drilled prior to sewage disposal permit being issued.



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OTTAWA COUNTY HEALTH DEPARTMENT

Vacant Land Evaluation

Address: 17537 40th Ave

Parcel: 70-06-18-200-009

Date: 7/14/17

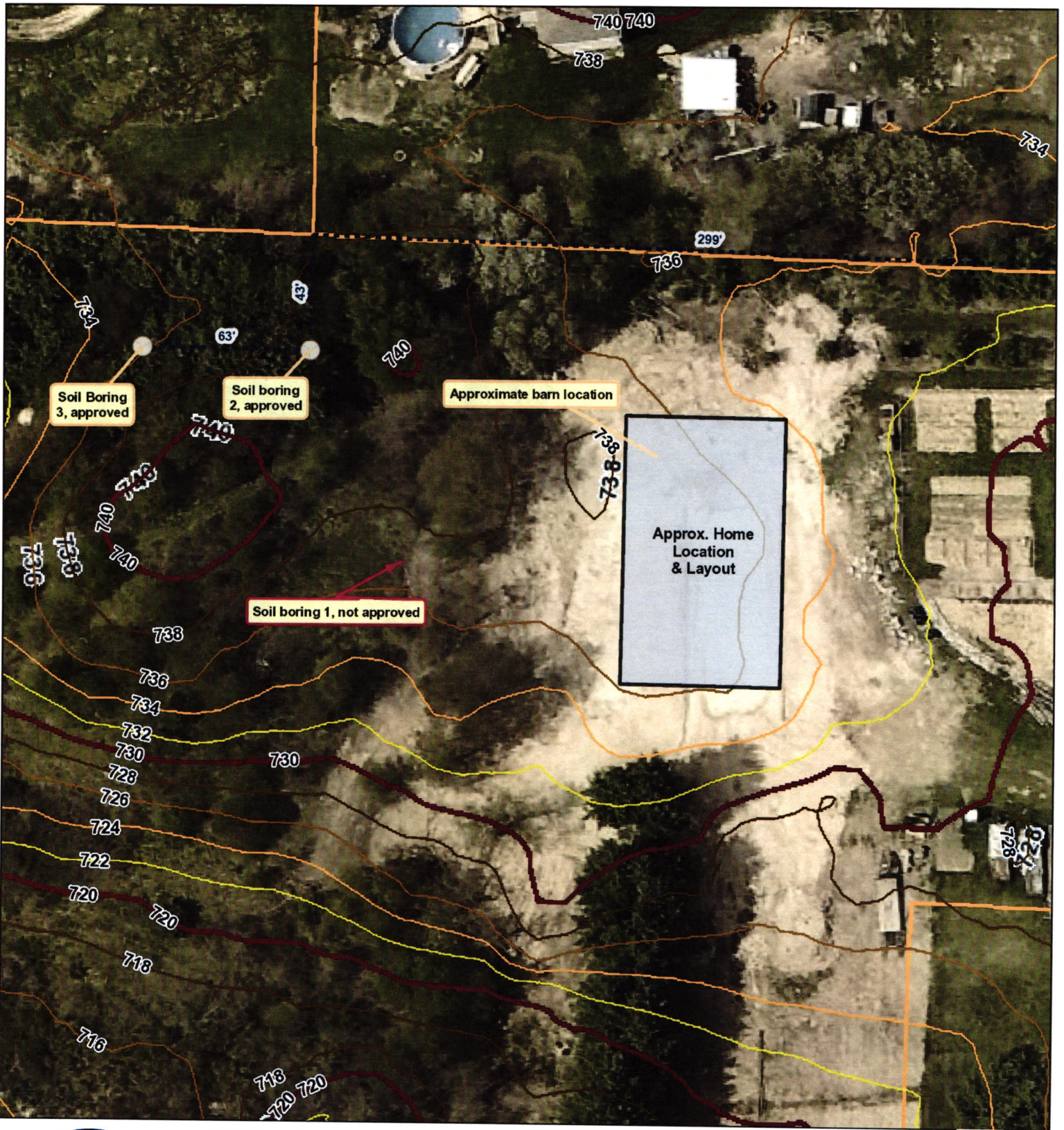
EH Specialist: Matt Allen

12251 James Street Holland, Michigan 49424 (616) 393-5645 Fax (616) 393-5643



1: 2,257

188.1 0 Feet 94.04 188.1



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