

Site Suitability for Domestic Sewage Treatment and Disposal Systems

Pine Ridge Road
Faison, NC
Sampson County
PIN#: 18017341201

Prepared for: Pete Reese, Reelvest

Prepared by: Erik Severson, Severson Soil Consulting, PLLC

Report Date: 5/19/2023

cc: Andrew Walters

SYNOPSIS

This report shows the findings of a preliminary soil and site evaluation of the referenced parcel in Sampson County, NC. The report shows that there was an area of provisionally suitable soils found on the property. The soil and site conditions were suitable for the installation of an in-ground conventional system. This report is intended to assist the permitting authority pursuant to citing onsite wastewater systems. All applicable setbacks must be maintained.



Figure 1. Property Location (Sampson County GIS, NC)

To: Pete Reese
Re: Soil Feasibility for parcel:

Pine Ridge Road
PIN#: 18017341201

Pete, this is a summary of my findings:

Severson Soil Consulting, PLLC (SSC) conducted a preliminary onsite wastewater soil feasibility study on the above referenced parcel to determine the area of soils, suitable for a subsurface onsite wastewater disposal system. The soil and site evaluation were performed by using a hand auger boring during moist soil conditions based on the recommended criteria found in the “Laws and Rules for Sewage Treatment and Disposal Systems”, 15NCAC 18A.1900. From this evaluation, SSC sketched an area suitable for the installation of a septic system. All dimensions, locations are approximate.

Site Description

The parcel lay in the Coastal Plain physiographic province. The NRCS soil map (figure 2) shows three soils mapped on the property: Rains, Goldsboro, and Orangeburg. The Rains soil is not suitable for any septic system and was not evaluated. The Goldsboro is a marginal soil. The Orangeburg soils are typically suitable for conventional septic systems.

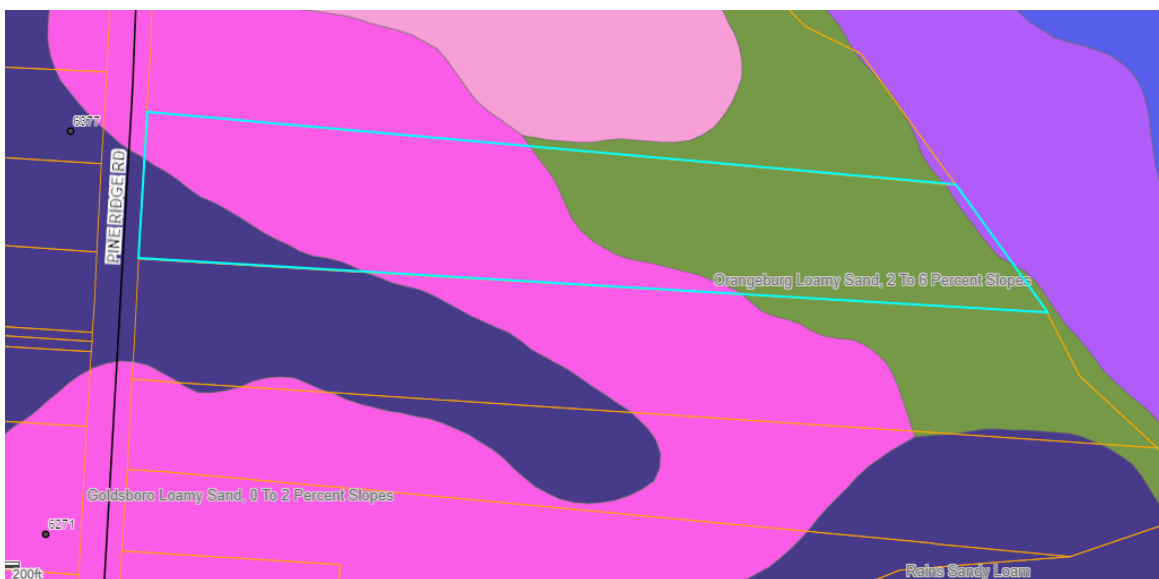


Figure 2. Soil map of the of the subject property (Sampson Co. NC GIS).

Soil Borings

Over 13 soil borings and observations were advanced on the parcel (figure 3). Their depths of suitable soils categorized the borings. The red dots were suitable soils to 30" (in ground conventional septic system). The red dots were the Orangeburg and Norfolk soils. The recommended loading rate (LTAR) these soils are 0.4 gallons per day per square foot (GPD/ft²). The brown dots were the Goldsboro soils (suitable soils to 24"). The black dot was the Rains soils (unusable).



Figure 3. Soil boring locations within the lot as located by the onX Hunt application.

Required Area

The required linear footage of trench product is calculated by dividing the flow rate (4-BR= 480 gpd) by the LTAR (0.4), then dividing that by 3 feet (for a 3-foot wide trench), and finally multiplying by 0.75 to account for a 25% reduction in linear footage.

$$480\text{gpd} / 0.4 \text{ gpd/ft}^2 = 1,200 \text{ ft}^2 / 3\text{ft wide trench} \times 0.75 = 300 \text{ linear feet of trench product}$$

Assuming a potential configuration of 3- 100-foot lines, the minimum area needed for the primary drainfield would be 2,400 ft². The minimum total area required would then be 4,800 ft² including primary and a 100% repair area.

Usable Areas

There was an area of provisionally suitable soils for the installation of a conventional septic system (figure 4). It is 1.33 ac in size (57,935 ft²). The area shown in figure 4 below is *12 times* the minimum needed area for a primary and reserve drainfield to service a 4-bedroom dwelling.



Figure 4. Usable area on the parcel.

Permitting

Prior to the issuance of a septic permit, the lot will require a soil and site evaluation by the Sampson County Health Department or other permitting authority. The specific trench product type and final soil loading rate will be determined by their assessment. The areas for proposed drainfields shall not be impacted by home sites, pools, garages, nor be mechanically altered from the natural lay of the land. Regulatory setbacks to property lines, roads, wells, etc. are to be maintained.

Exact locations of future drainfields, repair areas, buffer from property lines (current and future), building foundations, pools, decks, and well locations are not addressed in this report. Those items should be fully considered as the plans develop for the potential future use of the site. Depending on the position of the house location, house size, property lines and setbacks that may encroach on available usable space, this lot may require a septic system utilizing a pump.

Due to the subjective nature of the permitting process, zoning, variability of naturally occurring soil, and unforeseen circumstances, SSC cannot guarantee that areas delineated as suitable for on-site wastewater disposal systems will be permitted, as the permits are issued by the local governing agency or permitting authority. However, the areas of suitable soil have 12 times the minimum needed space for a conventional system and repair depending on the final loading rate. This report may be used to assist the local permitting agency to issue a septic permit.

Thank you for your business. Please do not hesitate to ask for more information regarding this report.

Sincerely,

Erik D. Severson



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