



Soil & Environmental Consultants, PA

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October 31, 2006
Project # 10,448.S1

Mr. Steve O'Neal – Chatham Development
6208 Fayetteville Road, Suite 104
Durham, NC 27713

Re: Soil/Site Evaluation on the Bailey Tract, 250- 400 - Acre Site on US 64 HWY Road about 2 miles west of Pittsboro – Chatham County, NC.

Dear Mr. O'Neal:

Soil & Environmental Consultants, PA (S&EC) performed a preliminary soil and site evaluation on the above referenced tract. This was performed at your request as part of the preliminary planning process in order to determine areas of soil that have potential for subsurface wastewater disposal. Fieldwork was performed in October 2006.

S&EC traversed the property and observed landforms (slope, drainage patterns, past use, etc.) as well as soil conditions (depth, texture, structure, seasonal wetness, restrictive horizons, etc.) through the use of hand auger borings. The site was evaluated during moist soil conditions. From these observations, an evaluation of the site, relative to subsurface disposal of wastewater, was developed. Soil areas were estimated in the field. The soil/site evaluation criteria used is that contained in 15 A NCAC 18A .1900 "Laws and Rules for Sewage Treatment and Disposal Systems".

FINDINGS

This site is located in the Piedmont (Slate Belt) region of Chatham County. The upland soils on this tract are similar to the Georgeville and Cid/Lignum soil series. The Georgeville soil series has a loam to silt loam surface material over clay subsoil. These soils are at least 24 inches deep to prohibitive soil characteristics and are generally useable for subsurface septic systems. The Cid/Lignum soils have expansive clay subsoil and soil wetness before 24 inches deep and are generally unsuitable for conventional subsurface septic systems.

The accompanying AutoCAD map indicates the estimated areas with potential use for subsurface wastewater disposal. The CONV. (hatched) units indicate areas of soils which are at least 24 to 30 inches deep to prohibitive soil characteristics and these areas have potential for a conventional septic system, a modified conventional (shallow placed lines with no fill required over the disposal area) or a low pressure pipe system (LPP) and/or ultra-shallow conventional (shallow placed lines with fill required over the disposal field) system. Unit "UN" on the attached map indicates areas of soils that are less than 24 inches to prohibitive soil characteristics and are generally unsuitable for the type of systems mentioned above. However, they may be suitable for

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more expensive alternative septic systems, i.e. pretreatment drip or spray irrigation, etc. Such systems are expensive and, if requested, S&EC can provide additional information concerning these types of systems.

The site plan for each lot must ensure that adequate soil area for system and repair is unaffected by site elements (house placement, driveway, wells, patios, decks, etc.) on that or adjacent lots. The area ultimately designated by the health department on the site plan for the septic system and repair must remain undisturbed (no mechanical clearing, excavation, heavy traffic or other significant site disturbing activities) until authorized by the health department. A lot with initially adequate useable soil area may be rendered unusable as a result of improper site planning and/or disturbance. A field layout of the proposed septic systems may be required as part of the individual lot development process.

Additional fieldwork may be necessary for any subdivision plan. This additional fieldwork may include flagging the boundary between the useable and unusable soils and locating that boundary either by GPS or a survey. That additional fieldwork will provide an accurate base map for a subdivision plan, especially where maximum lot yield is desired. Upon completion of a subdivision plan, S&EC recommends reviewing the plan before recording the subdivision lots.

It is not important to note that any preliminary certification that a subdivision plan meets does not represent approval or a permit for any site work, nor does it guarantee issuance of an improvement permit for any lot. Final site approval for issuance of improvements is based on regulations in force at the time of permitting and is dependent on satisfactory completion of individual site evaluations following application for an improvement permit detailing a specific use and siting.

GENERAL WASTEWATER CONSIDERATIONS

Once potentially useable areas are located through vertical borings, the next consideration is the horizontal extent of those areas. The size and configuration of the useable soil area dictate the utility of that area. The size of a subsurface disposal field is determined by: 1) the design flow from the source (120 gallons/bedroom/day in residences), and 2) the long term acceptance rate (LTAR) of the soil (based on the hydraulic conductivity of the soil, a function of the soil's texture, mineralogy, structure, porosity, etc.). The configuration must be such that an efficient layout of disposal lines (on contour) is possible. An additional consideration is the required setbacks for the system from various elements such as wells (100'), streams and ponds (50') or more (depending on watershed regulations), property lines (10'), top of embankment (15'), watershed buffers, etc. (see Attachment 1).

The utility of a potential useable soil area for a subsurface system is most accurately determined by an on-ground layout of the proposed system. The total area needed for system and repair areas will depend upon the system type, the layout of that system and the total design flow (factors mentioned above). A typical area needed for a four-bedroom residence is approximately 14,000 to 16,000 ft² (could be more depending on site features) or 800 to 960 linear feet of conventional line (system and repair) or 1920 linear feet of LPP line (system and repair). These estimates reference Laws and Rules for Sewage Treatment and Disposal Systems for North Carolina and use a LTAR of 0.25-0.3 gpd/ft² for conventional septic systems (.1955), a LTAR of 0.25-0.3 gpd/ft² for modified conventional (.1956) and 0.1 gpd/ft² for LPP septic systems (.1957a). The health department will determine the ultimate LTAR after their lot evaluation. S&EC will be glad to assist in any system layout or sizing calculations, if requested.

This report discusses the general location of potentially useable soils for on-site subsurface wastewater disposal and, of course, does not constitute or imply any approval or permit as needed by the client from the local health department. S&EC is a professional consulting firm that specializes in the delineation of soil areas for wastewater disposal and the layout and design of wastewater treatment systems. As a professional consulting firm, S&EC is hired for its professional opinion in these matters. The rules governing wastewater treatment (interpreted and governed by local and state agencies) are evolving constantly, and in many cases, affected by the opinions of individuals employed by these governing agencies. Because of this, S&EC cannot guarantee that areas delineated and/or systems designed will be permitted by the governing agencies. As always, S&EC recommends that anyone making financial commitments on a tract be fully aware of individual permit requirements on that tract prior to final action.

An individual septic system permit will be required for each lot prior to obtaining a building permit. This will involve a detailed evaluation by the local health department to determine, among other things, system size and layout, well, drive and house location. Only after developing this information can a final determination be made concerning specifics of system design and site utilization.

Soil & Environmental Consultants, PA is pleased to be of service in this matter and we look forward to assisting in any site analysis needs you may have in the future. Please feel free to call with any questions or comments.

Sincerely,



Mark Allen
NC Licensed Soil Scientist

Encl: Attachment 1
Soil Suitability Map

Attachment 1

.1950 Location of Sanitary Sewage Systems

(c) Every sanitary sewage treatment and disposal system shall be located at least the minimum horizontal distance from the following:

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| (1) any private water supply source including a well or spring | 100 feet |
| (2) any public water supply source | 100 feet |
| (3) streams classified as WS-I | 100 feet |
| (4) water classified as S.A. | 100 feet from mean high water mark |
| (5) Other coastal waters | 50 feet from mean high water mark |
| (6) any other stream, canal, marsh, or other surface waters | 50 feet |
| (7) any Class I or Class II reservoir | 100 feet from normal pool elevation |
| (8) any permanent storm water retention pond | 50 feet from flood pool elevation |
| (9) any other lake or pond | 50 feet from normal pool elevation |
| (10) any building foundation | 5 feet |
| (11) any basement | 15 feet |
| (12) any property line | 10 feet |
| (13) top of slope of embankments or cuts of 2 feet or more vertical height | 15 feet |
| (14) any water line | 10 feet |
| (15) drainage systems: | |
| (A) Interceptor drains, foundation drains and storm water diversions | |
| (i) upslope | 10 feet |
| (ii) sideslope | 15 feet |
| (iii) downslope | 25 feet |
| (B) Groundwater lowering ditched and devices | 25 feet |
| (16) any swimming pool | 15 feet |
| (17) any other nitrification field (except repair area) | 20 feet |
| (b) Ground absorption, sewage treatment and disposal systems may be located closer than 100 feet from a private well supply, except springs and uncased wells located downslope and used as a source of drinking water, repairs, space limitations and other site-planning considerations but shall be located the maximum feasible distance and, in no case, less than 50 feet. | |
| (c) Nitrification fields and repair areas shall not be located under paved areas or areas subject to vehicular traffic. If effluent is to be conveyed under areas subject to vehicular traffic, ductile iron or its equivalent pipe shall be used. However, pipe specified in Rule .1950 (e) may be used if a minimum of 30 inches of compacted cover is provided over the pipe. | |

Note: Systems over 3000 GPD or an individual nitrification fields with a capacity of 1500 GPD or more have more restrictive setback requirements, see .1950 (a) (17) (d) for specifics.