

**PIEDMONT**  
**ENVIRONMENTAL**  
A S S O C I A T E S , P . A .

March 15, 2021

Project # 2274

Robin Hanner Love  
1510 Love Rd  
Monroe, NC 28110

RE: Detailed Soil/Site Evaluation, Dusten Rd, Guilford County Parcel Number 122746, +/- 3.86 Acres

Ms. Love,

This report details the findings of a detailed site soil evaluation performed on the tracts referenced above. The evaluation was conducted at the clients request to determine the site's suitability for the installation of sub-surface wastewater disposal systems to serve domestic strength wastewater. This evaluation was for residential wastewater applications. Any other type of use may require additional testing and/or stricter setbacks. This report does not address systems receiving more than 3,000 gallons per day of flow.

The evaluation was conducted by Edwin Stott, North Carolina Licensed Soil Scientist, on March 3, 2021. The evaluation was conducted during dry soil conditions with the use of a hand-auger to determine soil suitability for on-site sewage disposal systems in accordance with 15A NCAC 18A .1900 "Laws and Rules for Sewage Treatment and Disposal Systems". Characteristics that affect the suitability of sub-surface systems include soil depth to expansive clay, seasonal high-water table, rock, and unusable saprolite. Topography and slope also affect the suitability of an area for septic systems. The evaluation of these components was conducted on the site.

Findings are conveyed by showing areas on the enclosed map that are usable for different system types. Areas that are provisionally suitable for conventional or approved accepted septic systems are hatched in red and have usable topography and a minimum soil depth of 24 inches. The areas are labeled with approximate square footages. Areas marked as UNS on the tract were unsuitable due to depth to expansive clay and/or seasonal high-water table, rock and unsuitable saprolite. Other areas on the tract were unsuitable due to complex topography and slope.

Once the soils map is complete the size of area required for a septic system can be estimated. Residential systems are sized according to the number of bedrooms in the proposed dwelling. Systems are not sized based on the number of bathrooms in the dwelling. Each bedroom in the proposed dwelling is calculated to generate a daily flow of 120 gallons. A four-bedroom dwelling would have a daily calculated flow of 480 gallons. The daily flow is divided by the loading rate based on the soil texture. This site has a clay texture so would have an estimated long-term acceptance rate (LTAR) of 0.275 gallons per square foot of trench bottom per day. For a four-bedroom home the minimum required area or square footage on the ground for the primary

septic system and the repair area with this LTAR would be approximately 12,000 square feet for a conventional system. The area required may be reduced by utilizing accepted products that are granted a 25% reduction in linear footage as compared to conventional systems. This area must meet all setbacks from property lines, wells, water lines and structures as well as any other easement imposed by other entity. Unless you pursue private option permitting, all proposed lots will require an application and evaluation by the county health department on an individual basis for an Improvement Permit. A site plan must be provided with each application depicting the property lines, house location, driveway, preferred septic and well sites as well as dimensions. We will be glad to assist with the permitting process.

This report discusses the general location of potentially usable soils for on-site wastewater disposal and the soil and site limitations on the property that exists at the time of the evaluation. Piedmont Environmental Associates, PA ("Piedmont") provides professional consulting specializing in the practice of soil science and wastewater management. Piedmont is therefore hired for its professional opinion regarding these matters. Laws and rules governing wastewater treatment and disposal are forever evolving and subject to the interpretation and opinion of individuals which are employed by local and state agencies that govern these laws and rules. Due to this fact, Piedmont cannot guarantee in any way that any area located in the field, shown on a sketch, or discussed with the client will be permitted by any of these agencies. It is for this reason that **Piedmont strongly recommends to anyone considering a financial commitment on any piece of property be completely aware of any and all permit requirements on that property before purchase and obtain those permits prior to a final financial commitment.**

If you have any further questions, please feel free to call. Thank you for the opportunity to serve.

Sincerely,



R. Edwin Stott, REHS, MSEH  
NC Licensed Soil Scientist  
Piedmont Environmental Associates

## Attachment I

### .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:
- |  |          |
|--|----------|
| (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.<br>from mean high water mark  | 100 feet |
| (5) Other coastal waters<br>from mean high water mark  | 50 feet  |
| (6) Any other stream, canal, marsh, or other surface waters  | 50 feet  |
| (7) Any Class I or Class II reservoir<br>from normal pool elevation  | 100 feet |
| (8) Any permanent storm water retention pond<br>from flood pool elevation  | 50 feet  |
| (9) Any other lake or pond<br>from normal pool elevation   | 50 feet  |
| (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<br>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 .1955 (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.**

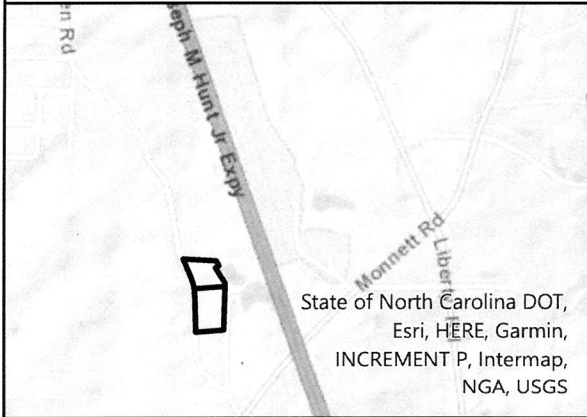


**PIEDMONT ENVIRONMENTAL ASSOCIATES, P.A.**

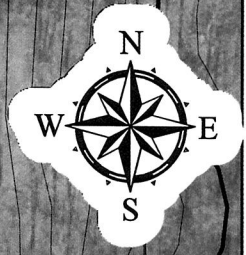
**Soil Map - Dusten Road**

216 S. Swing Rd. Suite 1  
Greensboro, NC 27409  
piedmontsoil.com

Job# 2274  
Date: 3/6/2021  
Client: Robin Hanner Love  
County: Guilford

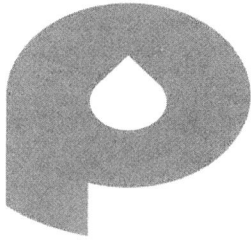


SoilsConv  
 Property Line  
UNS = UNSUITABLE  
SEE REPORT



1 inch = 100 feet





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A S S O C I A T E S , P . A .

March 15, 2021

Project # 2273

Robin Hanner Love  
1510 Love Rd  
Monroe, NC 28110

RE: Detailed Soil/Site Evaluation, Dusten Rd, Guilford County Parcel Number 122747, +/-  
5.63 Acres

Ms. Love,

This report details the findings of a detailed site soil evaluation performed on the tracts referenced above. The evaluation was conducted at the clients request to determine the site's suitability for the installation of sub-surface wastewater disposal systems to serve domestic strength wastewater. This evaluation was for residential wastewater applications. Any other type of use may require additional testing and/or stricter setbacks. This report does not address systems receiving more than 3,000 gallons per day of flow.

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After traversing the site and conducting several auger borings, no area was found that would support a conventional, modified conventional, accepted, innovative or alternative wastewater system. I wish we had better news to report.

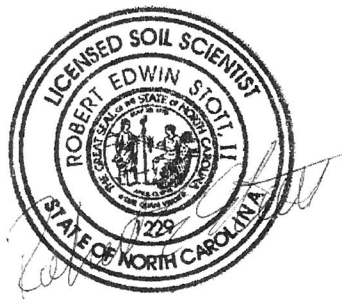
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by local and state agencies that govern these laws and rules. Due to this fact, Piedmont cannot guarantee in any way that any area located in the field, shown on a sketch, or discussed with the client will be permitted by any of these agencies. It is for this reason that **Piedmont strongly recommends to anyone considering a financial commitment on any piece of property be completely aware of any and all permit requirements on that property before purchase and obtain those permits prior to a final financial commitment.**

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Sincerely,



R. Edwin Stott, REHS, MSEH  
NC Licensed Soil Scientist  
Piedmont Environmental Associates

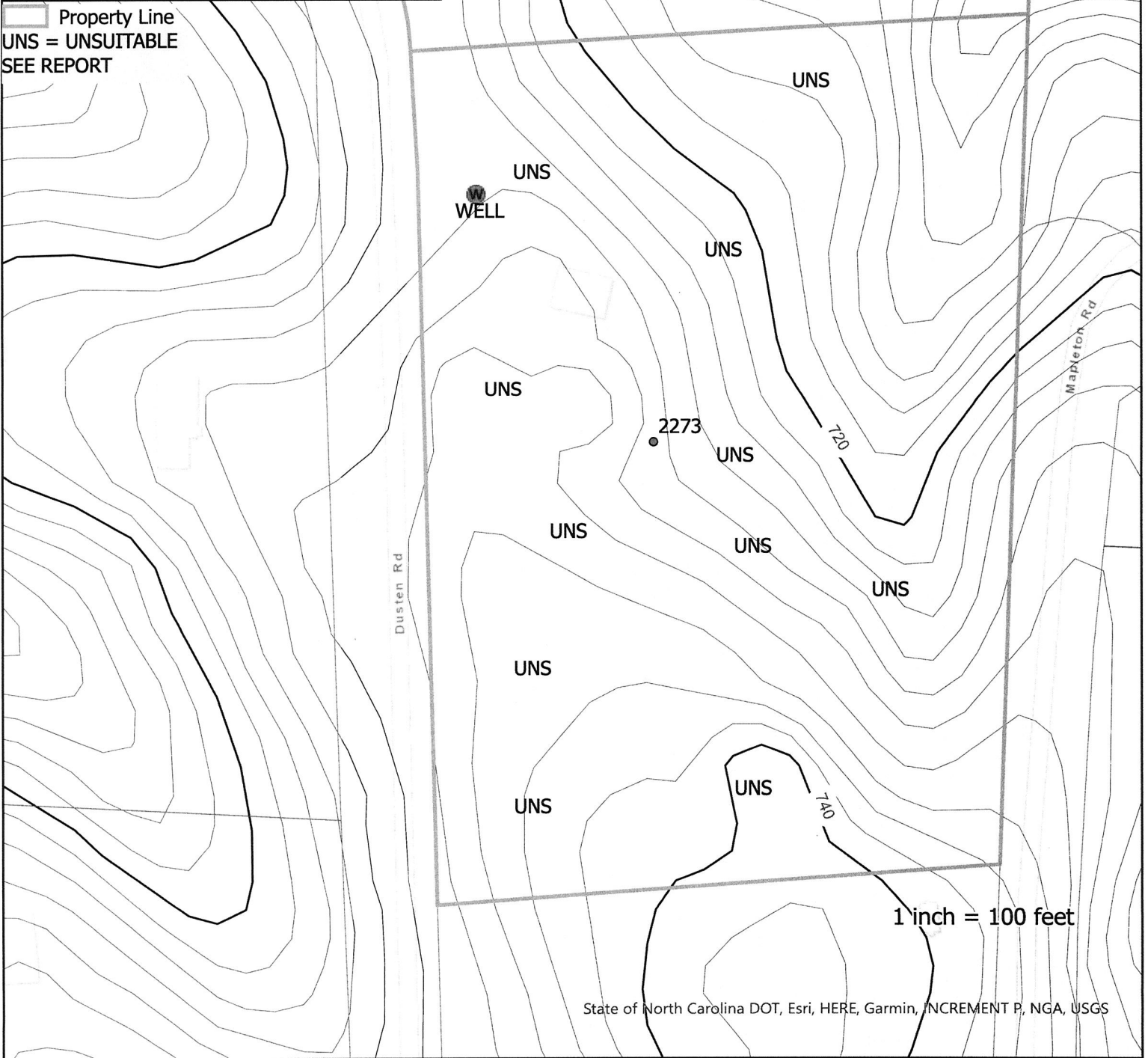
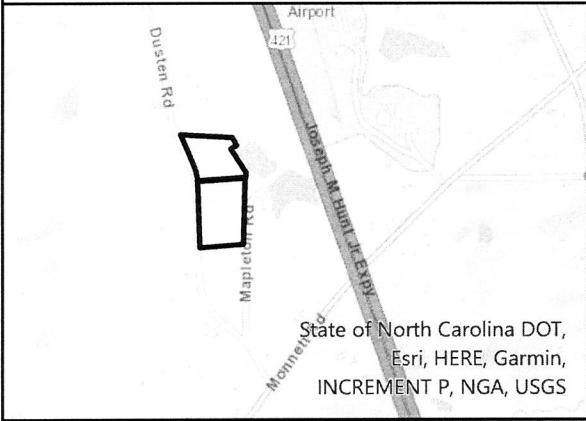


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 ASSOCIATES, P. A.

Soil Map - Dusten Road

216 S. Swing Rd. Suite 1  
 Greensboro, NC 27409  
 piedmontsoil.com

Job# 2273  
 Date: 3/6/2021  
 Client: Robin Hanner Love  
 County: Guilford



BK: R 8475  
PG: 465 - 466  
RECORDED:  
07/02/2021  
01:18:31 PM  
DEPUTY-GB  
BY: DIONNE COOPER

2021049846 NO TAXABLE CONSIDERATION  
GUILFORD COUNTY, NC  
JEFF L. THIGPEN  
REGISTER OF DEEDS

NC FEE \$26.00

### NORTH CAROLINA QUITCLAIM DEED

Excise Tax: \$0.00

Parcel Identifier No.: 7799663721  
Mail after recording to: Grantee  
This instrument was prepared by: Ryan A. Love, Esq.  
Brief description for the Index: Lot 1 PB174-18 Hanner & 6894-97 PL174-18

THIS DEED made this 2 day of JULY, 2021 by and between:

GRANTOR	GRANTEE
<b>Nancy M. Hanner, unmarried</b>	<b>Hanner Family Properties, LLC</b> <i>a North Carolina Limited Liability Company</i>
157 Hurst Ave. NE Roanoke, VA 24012	1510 Love Rd Monroe, NC 28110

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

**Witnesseth**, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledge, has and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple all that certain lot or parcel of land situated in the Clay Township, Guilford County, North Carolina, and more particularly described as follows:

**Being all of Lot 1, containing 3.86 acres, more or less, as shown on the plat entitled "Hanner Property Re-combination" by Joseph D. Moore, PLS, dated March 21, 2008, and recorded with the Guilford County Register of Deeds in Plat Book 174 at Page 18, reference to which is hereby made for a more particular description.**



This being the same property acquired by Grantor by deed dated December 31, 1971 and recorded with the Guilford County Register of Deeds on January 5, 1972, in Book 2567 at Page 857, and the Estate Files of Shelby N. Hanner (File No. 21E1984) and Jack B. Hanner (File No. 21E1985) in the Guilford County Clerk of Court's Office.

All or a portion of the property herein conveyed  includes or  does not include the primary residence of a Grantor, pursuant to N.C.G.S. § 105-317.2.

A map showing the above-described property is recorded in Plat Book 174, Page 18.

**To have and to hold** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple and her heirs and assigns free and discharged from all right, title, claim, or interest of the said Grantors or anyone claiming by, through, or under them.

Title to the property hereinabove described is subject to the following exceptions:

**All existing easements, right of ways, and restrictions of record.**

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

**In witness whereof**, the Grantor has hereunto set her hand and seal the day and year first above written.

Nancy M. Hanner (SEAL)  
Nancy M. Hanner

Commonwealth of Virginia – County of Roanoke

I, the Undersigned, a Notary Public of the County and State aforesaid, certify that Nancy M. Hanner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 2 day of July



My Commission Expires: 8/30/2025

Lisa R. Dunn  
Notary Public

Notary Registration No. 319943

Lisa R. Dunn  
(Typed or printed name of Notary)

