



PIEDMONT
ENVIRONMENTAL
ASSOCIATES, P.A.

March 6, 2024

Project #5162

Mr. Richard Hendricks
510 Turrentine Church Road
Mocksville, NC 27028

RE: Detailed Soil/Site Evaluation on Property Located at 576 Joel Road, Moore County,
PIN: 859600546471, 859600658523, & 859600665431 (Approx. 120 acres)

Mr. Hendricks,

This report details the findings of a preliminary site and soil evaluation performed on the tract referenced above. The evaluation was conducted at the client's written 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 preliminary evaluation should not be used to design subdivisions. The evaluation did not acknowledge any setbacks to wells or septic systems.

The evaluation was conducted by James L. Beeson, North Carolina Licensed Soil Scientist on Monday, March 4, 2024. The evaluation was conducted during moist soil conditions with the use of a hand-auger to determine soil suitability for on-site sewage disposal systems in accordance with 15A NCAC 18E "Wastewater Treatment and Dispersal 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: Areas shown on the map are identified in the map legend as usable for conventional, hatched in red, area not evaluated due to the presence of laps, hatched in pink, and areas not hatched which are not usable for sub-surface systems. The boundary of the tract was taken from described deeds since the county parcel data was so inaccurate.

The preliminary evaluation roughly delineates the boundaries of usable soil areas but does not determine the long-term acceptance rate of those soils. The long-term acceptance rate is used to calculate the necessary line length for a system to serve a dwelling with a specified number of bedrooms. These soil types may require anywhere from 10,000 square feet for a four-bedroom dwelling to 3,000 square feet for the same dwelling. These numbers also include the required repair areas. These areas must meet all setbacks listed in Attachment I.

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 all permit requirements on that property before purchase and obtain those permits prior to a final financial commitment.** We are pleased to be of service in this matter. If you have any further questions, please feel free to call (336)215-8820.

This map and report may not be reproduced or shared in any way without the express written permission of Piedmont Environmental Associates, PA.

Sincerely,



James L. Beeson
NC Licensed Soil Scientist # 1114
Piedmont Environmental Associates, P.A.

Attachment I





TABLE IX: Minimum setbacks from all wastewater systems to site features

Setback (Feet)

Site Features	Setback (Feet)
Any transient or non-transient non-community water supply well, community well, shared water supply well, well that complies with 15A NCAC 18A .1700, or water supply spring	100
A private drinking water well or upslope spring serving a single family dwelling unit	50
Any other well or source not listed in this table, excluding monitoring wells	50
Surface waters classified WS-I, from ordinary high-water mark	100
Waters classified SA, from mean high-water mark	100
Any Class I or Class II reservoir, from normal water level	100
Lake or pond, from normal water level	50
Any other stream, non-water supply spring, or other surface waters, from the ordinary high-water mark	50
Tidal influenced waters, such as marshes and coastal waters, from mean high-water mark	50
Permanent stormwater retention basin, from normal water level	50
Any water line, unless the requirements of Paragraph (i) have been met	10
Closed loop geothermal wells	15
Building foundation and deck supports	5
Patio, porch, stoop, lighting fixtures, or signage, including supporting structures such as posts or pilings	1
Any basement, cellar, or in-ground swimming pool	15
Buried storage tank or basin, except stormwater	10
Above ground swimming pool and appurtenances that require a building permit	5
Top of slope of embankment or cuts of two feet or more vertical height with a slope greater than 50 percent	15
Top of slope of embankment or cuts of two feet or more vertical height with a slope greater than 33 percent and less than or equal to 50 percent.	15
If the site has suitable soil depth that extends for a minimum horizontal distance of 15 feet from the edge of the dispersal field, no minimum setback is required.	
Top of slope of embankment or cuts of two feet or more vertical height with a slope less than 33 percent	0
Groundwater lowering system, as measured on the ground surface from the edge of the feature	25
Downslope interceptor drains and surface water diversions with a vertical cut of more than two feet, as measured on the ground surface from the edge of the feature	15
Upslope and sideslope interceptor drains and surface water diversions with a vertical cut of more than two feet, as measured on the ground surface from the edge of the feature	10
A stormwater collection system as defined in 15A NCAC 02H .1002(48), excluding gutter drains that connect to a stormwater collection system, with a vertical cut of more than two feet as measured from the center of the collection system	10
Bio-retention area, injection well, infiltration system, or dry pond	25
Any other dispersal field, except designated dispersal field repair area for project site	20
Any property line	10
Burial plot or graveyard boundary	10
Above ground storage tank from dripline or foundation pad, whichever is more limiting	5
Utility transmission and distribution line poles and towers, including guy wires, unless a greater setback is required by the utility company	5
Utility transformer, ground-surface mounted	5
Underground utilities	5

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.

MAP NOT VALID WITHOUT REPORT

-  Approximate Creek
-  Property Line
-  Needs Clearing
-  Conventional Soil Area

Farm Life School Rd

Hines Dr

+/- 2.8 acres

+/- 1.6 acres

+/- 74.6 acres

Joel Rd

Deer Trail Ln

Joel Rd



**THIS IS NOT A SURVEY
AREAS GENERATED
USING GPS**

NC CGIA, Maxar, Microsoft, Esri Community Maps Contributor
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1 inch = 250 feet

0 187.5 375 750 Feet