

GoMaps

PRELIMINARY SOIL EVALUATION

251 Red Wells Rd.

Parcel ID: 041518

31.92 Acres

Franklin County, NC

● Soil Boring Location

 Provisionally Suitable Soil (>30" soil depth)

Harold Kelly

NC Licensed Soil Scientist, REHS, CPSS

412 Clayton Ave.

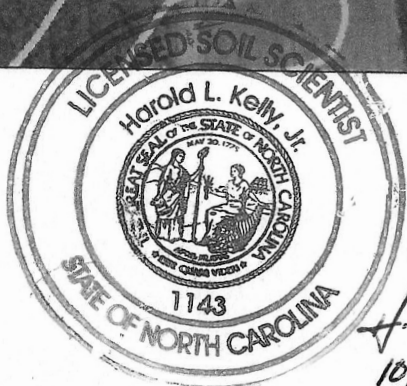
Roxboro, NC 27573

(336) 322-4724 office

(336) 598-2382 cell



October 15, 2022



H. Kelly
10/15/22

1:4,514
0 210 420 840 ft
0 62.5 125 250 m
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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October 15, 2022

Gardner Reynolds and Frank Gombatz
Fonville Morisey Realty
Raleigh, NC

RE: Preliminary Soil Evaluation/ 251 Red Wells Rd. / Parcel: 041518/ Franklin County, NC

Dear Mr. Reynolds and Mr. Gombatz:

On October 14, 2022, we conducted a preliminary soil/site evaluation of the property referenced above. The soil/site evaluation was done by walking the property and making a series of soil auger borings. The soils were evaluated in accordance with North Carolina rules and regulations governing the permitting and installation of septic systems.

The accompanying site plan shows the approximate extent of soils that appeared to be *provisionally suitable* and meet the minimum requirements for the installation of septic systems. The soils were typical of the Georgeville/Tatum and Wedowee soil series and had useable characteristics to a depth of at least 30". The areas not included as provisionally suitable were unsuitable due to soil wetness, topography, and historic land disturbance (logging).

In summary, it is our professional opinion that the areas shown as *provisionally suitable* on the site sketch meet the minimum requirements for the permitting and installation of septic systems. The 32 acre parcel appears to include at least 10 acres that would support the installation of septic systems. However, these areas will have some *unsuitable* inclusions due to soils or topography. A three bedroom septic system and repair typically require an area of approximately 10,000 ft².

This report represents a preliminary soil/site evaluation. Proposed lots would require a detailed soil/site evaluation. Prior to a detailed evaluation by a soil scientist, or Franklin County Environmental Health, the thick vegetation covering the open field would need to be cut. This report represents my professional opinion and is based on our field observations; however the Franklin County Health Department has the regulatory responsibility/authority for approving and permitting septic systems.

Please contact me if you have any questions. Thank you for allowing me to provide you with this information.

Sincerely,



Harold Kelly
NC Licensed Soil Scientist

