

# PRELIMINARY SOIL/SITE EVALUATION REPORT

Reference: 1603 Lewis Farm Rd. Kings Mountain NC

On 8/14, 10/22, 11/6, 11/19/2024 I performed a preliminary soil and site evaluation for the property referenced above. This preliminary soil/site evaluation was performed at your request to evaluate areas of soil with potential for subsurface wastewater treatment and dispersal.

The property was evaluated in accordance with 15A NCAC 18 E

- .0501 Site Evaluation
- .0502 Topography and Landscape Position
- .0503 Soil Morphology
- .0504 Soil Wetness Conditions
- .0505 Soil Depth
- .0506 Saprolite
- .0507 Restrictive Horizons
- .0508 Available Space
- .0509 Site Suitability and Classification

The evaluation was accomplished by traversing the property (County GIS map) and observing land-forms (slope, drainage patterns, gullies, past uses, etc.) as well as soil characteristics (depth, structure, texture, seasonal wetness, etc.) through the use of a soil auger and pits.

During this evaluation soil borings were excavated to a depth of 21 to 55 inches and 9 soil observations were completed. Soil color was determined with a Munsell Soil Color Chart. Topography from the County GIS site was also utilized.

A clay soil with blocky structure and a firm (sticky, plastic) consistence was found. 6 pits and borings had soil wetness issues. **An area in the rear of the lot had soil characteristics that are suitable for an onsite wastewater system.**

Please note this evaluation and description of the soil characteristics are directly applicable to the specific soil boring & pit sites, **soil conditions may vary from those described.**

To get an Improvement Permit:

- 1) The property must be surveyed and property corners and lines marked;
- 2) A survey plat, and site plan showing the proposed house location, dimension (patios, decks, porches, driveway, outbuildings, well, etc);
- 3) House location and driveway must be staked on site; and

4) Setbacks from various elements such as 50-100' from wells (depending on soil type), 50' from streams and ponds, 10' property lines, 15' from top of embankments greater than two feet in depth, 15 from pools, etc. must be met.

The area ultimately designated for the wastewater (septic) system and repair area must remain undisturbed (no mechanical clearing, excavation, heavy traffic or other significant site disturbing activities) until authorized by the appropriate permitting agency.

**This report is for information and preliminary planning purposes only. This report does not guarantee the issuance of Individual Improvement Permits and Construction Authorizations. Please note that an Improvement Permit and Construction Authorization will be required for this lot prior to obtaining building permits.**

**The findings presented in this report are based on a first pass analysis. The findings presented herein represent a professional opinion based on the soil and site evaluation and knowledge of the current laws and regulations governing on-site wastewater systems in North Carolina (Section.1900 of the North Carolina Administrative Code).**

**Variability in the soils could result in conditions that are unpredictable and different than what I found. Other Licensed Soil Scientists or Environmental Health Specialists may choose to disagree with my findings based on their own findings.**

**I am not responsible for errors made due to unclear, unknown, or misrepresented property lines. I am not responsible for difficulties caused by the location of overlooked critical features (such as wells, water lines, streams, septic systems, buildings, etc.) on this or neighboring property.**

**There are other circumstances beyond the scope of this report that could create a problem that might deny the use of the property as desired. Some of these include: zoning laws, excessive grading, and mis-allocations of houses, drives, property lines, wells, and utilities. Buried utilities and culvert runoff should not cross drainfields, septic tanks, or repair areas.**

I appreciate the opportunity to provide with you with services. If you have any questions please do not hesitate to contact my office.

I trust this report provides you with the information you needed. If I can be of any further assistance, please feel free to call.

*Joe Lynn*







