



SOIL AND ENVIRONMENTAL TECHNOLOGY, INC  
111 N. Franklin Street, Christiansburg, VA 24073  
Phone: (540) 381-0309

## MEMORANDUM

TO: Mark Noecker

FROM: Olivia Simpson AOSE

DATE: 4/10/2025

SUBJECT: Soil and Site Evaluation on 5620 Lost Drive (Lost Mountain-Lot 21) in Roanoke Co., VA

On 4/4/2025 we evaluated the subject property, 2.116 acres located on the corner of Lost Drive and Split Rail Lane, to determine its suitability for a drainfield for a future four bedroom home.

A conventional drainfield site suitable for up to a four bedroom house was identified. The attached report details our findings and recommendations and includes a copy of a plat showing the approximate location of the proposed drainfield. The proposed drainfield area is marked in the field with white PVC pipes, orange flags, and pink ribbon. These stakes must be left in place and not removed.

This evaluation is for preliminary planning purposes only. A permit to construct the septic system is required prior to installation. When someone is ready to begin the permitting process, they should give us a call to discuss the next steps and fees. At a minimum the proposed house will have to be staked off on the property and we will need to make a permit site visit.

Please don't hesitate to call if you have any questions. Thank you for having us do this work for you.

# SETEC

**SOIL AND ENVIRONMENTAL TECHNOLOGY, INC**  
**111 N. Franklin Street, Christiansburg, VA 24073**  
**Phone: (540) 381-0309 Fax: (540) 381-9430**  
**E-mail: setec@soilandenvironmentaltechnology.com**

## General Information

Date: 4/10/2025 Roanoke County Health Department  
 Applicant: Mark Noecker Telephone #: 740-816-2710  
 Address: 2635 Paddington Station Ln., Vinton, VA 24179  
 Directions to the Property: E Jackson Ave (0.2 mi), Right on W/E Virginia Ave (2.2 mi), Left on US-220 S (3.4 mi), Right on Franklin Rd (0.2 mi), Right on Electric Rd (1.7 mi), Left on Colonia Ave (0.9 mi), Left on Brambleton Ave (4.3 mi), Right on Twelve O'clock Knob Rd (0.6 mi), Left on Ridglea Rd (0.6), Left on Lost View Ln/Lost Dr; +/- 0.3 miles to property located on left at 5620 Lost Dr  
 Subdivision: Lost Mountain Lot: 21  
 Tax Map ID: 084.04-02-21.00-0000 Acreage: 2.116 acres

## Soil Information Summary

1. Position in landscape satisfactory Yes ☒ No ☐ Describe: Sideslope
2. Slope 30 %
3. Depth to rock/impervious strata\auger refusal (AR)\bottom of boring: Max. Min. >72"
4. Depth to seasonal water table (gray mottling or gray color) No ☒ Yes ☐
5. Free water present No ☒ Yes ☐ range in inches
6. Soil percolation rate estimated Yes ☒ Texture group 2  
 No ☐ Estimated rate 40 Min/inch
7. Percolation test performed Yes ☐ Number of percolation test holes  
 No ☒ Depth of percolation test holes  
 Average percolation rate

Name and title of evaluator: Olivia Simpson PSS/AOSE

Signature: 

- X** Site Approved: Absorption trenches dispersing septic tank effluent to be placed at 54 inch depth at site designated. Site provides 1260 square feet of absorption area for the drainfield. This site does not require a reserve.

Site Disapproved:

Reason for rejection: (check all that apply)

- 1 Position in landscape subject to flooding or periodic saturation.
- 2 Insufficient depth of suitable soil over hard rock.
- 3 Insufficient depth of suitable soil to seasonal water table.
- 4 Rates of absorption too slow.
- 5 Insufficient area of acceptable soil for required drainfield, and/or reserve area
- 6 Proposed system too close to well
- 7 Other (Specify)

# **PROFILE DESCRIPTIONS SOIL EVALUATION REPORT**

Date of Evaluation: 4/4/2025

Roanoke County Health Department

x See application sketch

See construction permit

**Applicant:** Mark Noecker      **Subdivision:** Lost Mountain      **Lot:** 21      **Tax Map ID:** 084.04-02-21.00-0000

Hole #	Horizon	Depth (in)	Description	Texture Group
1 Auger	A	0-3	Dark Yellowish Brown (10YR 3/4) loam	2
	BA	3-10	Dark Yellowish Brown (10YR 4/6) loam	2
	Bt	10-35	Strong Brown (7.5YR 4/6) clay loam	3
	BC	35-72	Dark Yellowish Brown (10YR 4/6) loam; few Yellowish Brown (10YR 5/4) lithochromic mottles	2
2 Auger	A	0-1	Dark Yellowish Brown (10YR 3/4) loam	2
	BA	1-6	Dark Yellowish Brown (10YR 3/6) loam	2
	Bt	6-35	Strong Brown (7.5YR 4/6) clay loam	3
	BC	35-72	Strong Brown (7.5YR 4/6) loam; few Yellowish Brown (10YR 5/4) lithochromic mottles; few mica	2
3 Auger	A	0-9	Dark Yellowish Brown (10YR 3/4) loam	2
	Bt	9-35	Strong Brown (7.5YR 4/6) clay loam	3
	BC	35-62	Strong Brown (7.5YR 4/6) loam; few Light Yellowish Brown (10YR 6/4) lithochromic mottles; few mica	2
	C	62-72	Yellowish Brown (10YR 5/6) loam; common Light Yellowish Brown (10YR 6/4) lithochromic mottles	2

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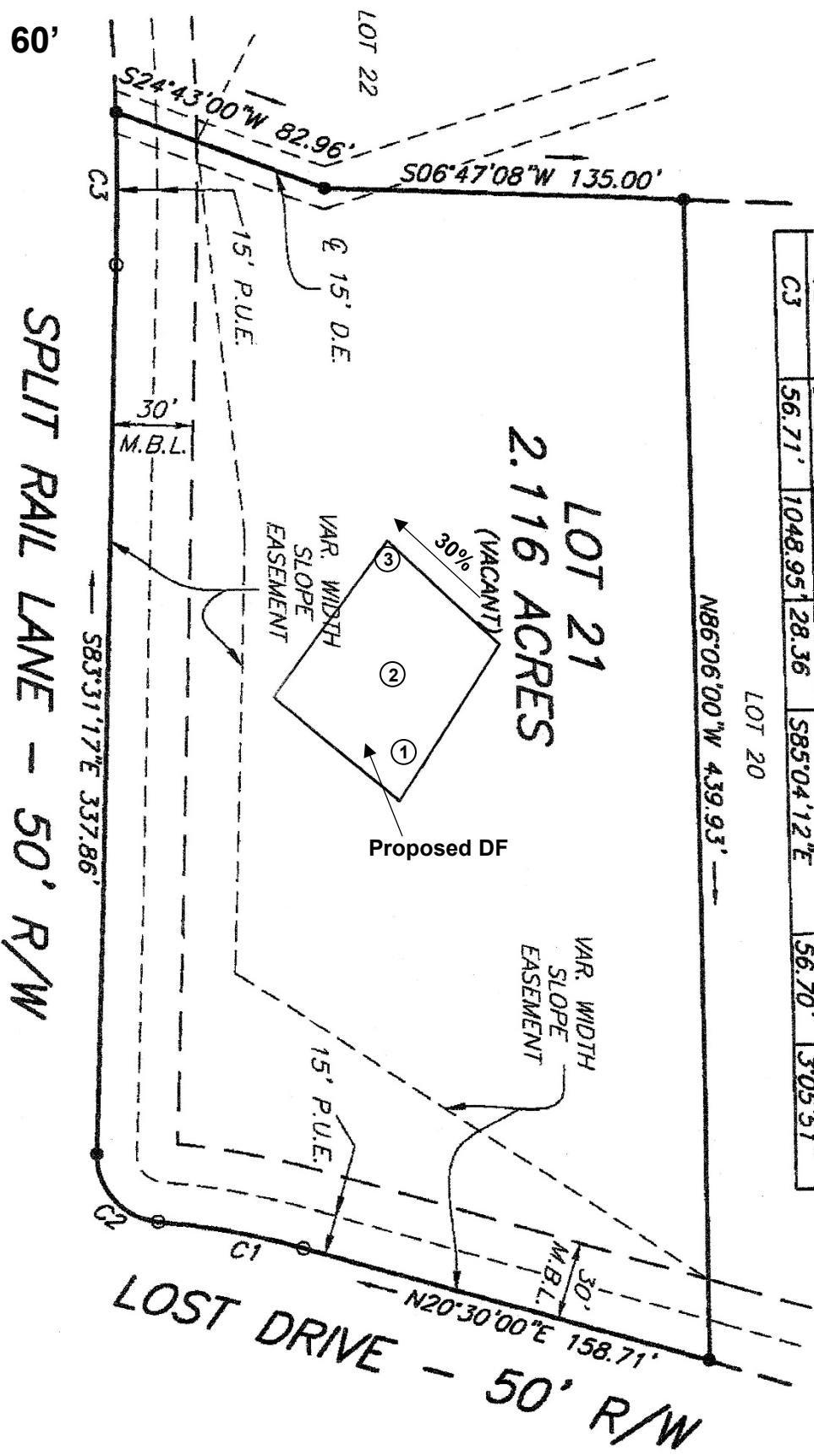
**DRAINFIELD RECOMMENDATIONS, DESIGN BASIS, & AREA CALCULATIONS**

<b>Main DF</b>		<b>Reserve DF</b>	
Type of system	Gravity	Reserve Area Required	No
EPR	40	Type of Reserve	N/A
Slope %	30	EPR	N/A
# Bedrooms	4	Slope %	N/A
Gallons/Day	600	Gallons/Day	N/A
Width of Trench (ft.)	3	Width of Trench (ft.)	N/A
Total Square Ft. of Trench Bottom Required per BR	314	Total Square Ft. of Trench Bottom Required	N/A
Total Square Ft. of Trench Bottom per BR in Design	315	Total Square Ft. of Trench Bottom in Design	N/A
Total Square Ft. of Trench Bottom Required	1256	# Lines of Reserve	N/A
Total Square Ft. of Trench Bottom in Design	1260	Line Length (ft.)	N/A
# Lines Installed	6	Installed <24" from Rock or Other Impervious Strata	N/A
Length of Line Installed (ft.)	70	Centers (ft.)	N/A
Installed <24" from Rock or Other Impervious Strata	Yes	Width Required (ft.)	N/A
Centers (ft.)	12	Width in Design (ft.)	N/A
Width Required (ft.)	63	Installation Depth (inches into natural soil)	N/A
Installation Depth (inches into natural soil)	54	Amount of Backfill Required (inches)	N/A
Amount of Backfill Required (inches)	N/A		

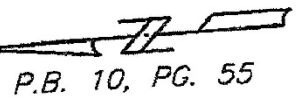
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LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND

CURVE TABLE					
CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD
C1 ACTUAL	55.16'	290.11'	27.66	N15°03'37"E	55.08'
C1 PLAT	56.15'	290.11'	28.17	N15°09'17"E	56.07'
C2	37.90'	25.00'	23.67	N53°02'39"E	34.38'
C3	56.71'	1048.95'	28.36	S85°04'12"E	56.70'



THIS IS TO CERTIFY THAT AN ACTUAL FIELD SURVEY OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OR FROM SUBJECT PREMISES OTHER THAN WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUCH SUCH PROPERTY IS IN F.E.M.A. DEFINED ZONE X UN



P.B. 10, PG. 55

1" = 60'

NOTES:

- OWNERS OF RECORD: CFG CORPORATION
- LEGAL REFERENCE: PLAT BOOK 10, PAGE 55
- TAX MAP NUMBER: 84.04-02-21.00

PLANNERS ARCHITECTS ENGINEERS SURVEYORS

TEL: 540-772-9580 FAX: 540-772-8050

Dalziel & Associates, Inc. 1208 Corporate Circle Roanoke, VA 24012