

OLD Report

VA Harold Farm

DANIEL J. BLILEY

SOIL AND LAND USE CONSULTANT

614 SOUTH SECOND STREET

SMITHFIELD, NORTH CAROLINA 27577

(919) 934-8610

June 12, 1999

Mrs. Lucy Bode
2518 White Oak Road
Raleigh, North Carolina 27609

Dear Mrs. Bode,

This report concerns the soils and site investigations for on site sewage disposal suitability and development potential on the 25 acre tract located on the west side of SR 1622 about one-half mile south of the intersection with SR 1613 in eastern Granville County.

The attached sketch map shows the approximate location of certain soil areas as well as various cultural features and drainage features. This map was prepared using a copy of the County orthophotography and tax map. The map scale is 1" = 400'.

The soils boundaries and areas were estimated from auger borings made at intervals of 100 to more than 200 ft. and from field observations of soil related landforms and vegetation. These investigations are of sufficient detail for general planning and feasibility for development. However some additional detailed investigations may be necessary before a final subdivision plat can be prepared. The need for additional investigations will depend upon the kind of development that is proposed.

Brief descriptions of the soil areas and suitability for sewage disposal are as follows:

AREA 1: These soils will dominantly classify provisionally suitable for conventional or modified conventional septic system drainfields. These soils generally have friable red to yellowish red clay subsoils that are underlain by loamy weathered bedrock material (saprolite) at depths ranging from 24 to more than 36 inches from the soil surface.

AREA 3: These soils will dominantly classify unsuitable for on site sewage disposal. These soils have yellowish brown clay subsoils that are mottled with red and gray within the upper 24 inches of the soil profiles. The clay subsoils generally have a firm and plastic consistency indicative of expansive clay mineralogy. These soils will perch water in the upper subsoils during the wet seasons of the year due to slow permeability in the underlying clay layers. Included in this area are soils that are unsuitable due to the proximity to the stream that forms on the property.

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SUMMARY

This tract has a limited potential for development using on site sewage disposal. It can be subdivided into a combination of minimum size lots and small tracts using area 1 soils as sites for conventional or modified conventional septic system drainfields. Areas 3 soils are generally not usable for sewage disposal.

When designing a lot layout approximately 12,000 to 15,000 sq.ft. of lot space should be allocated exclusively for sewage disposal to each lot. This area is usually sufficient for an initial drainfield installation and the space for a repair system as required by state regulations. Additional space above this minimum may be required depending upon localized conditions.

Also attached are two separate sketch maps showing possible lot layouts for subdividing the property. Sketch #1 shows seven lots being served by a private (unpaved) road. This is the maximum number of lots and maximum road length allowed under the County ordinances for subdivisions that are served by private roads. The cost of a private road can be significantly less than a public road. Sketch #2 shows a twelve lot subdivision that is served by a public road that meets DOT standards for subdivisions. There is a possibility that an additional lot could be feasible if certain restrictions are acceptable. In any case these lots will need to be inspected on the ground before recordation because the usable soil areas for sewage disposal appear to be close to the minimum. You may want to discuss these sketches with Wills and get his input relative to sales potential. He may also be able to provide some estimate of the cost of development.

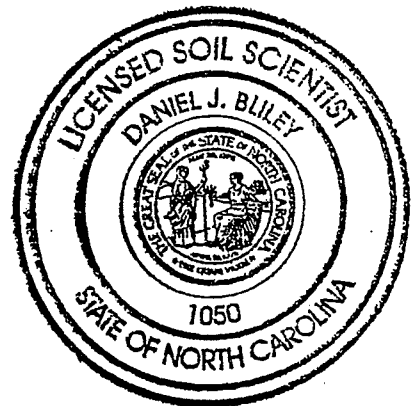
Please note the approximate location of the cemetery that was identified. Also note the area with the question mark. There are evidences of graves at this location but no specific markers.

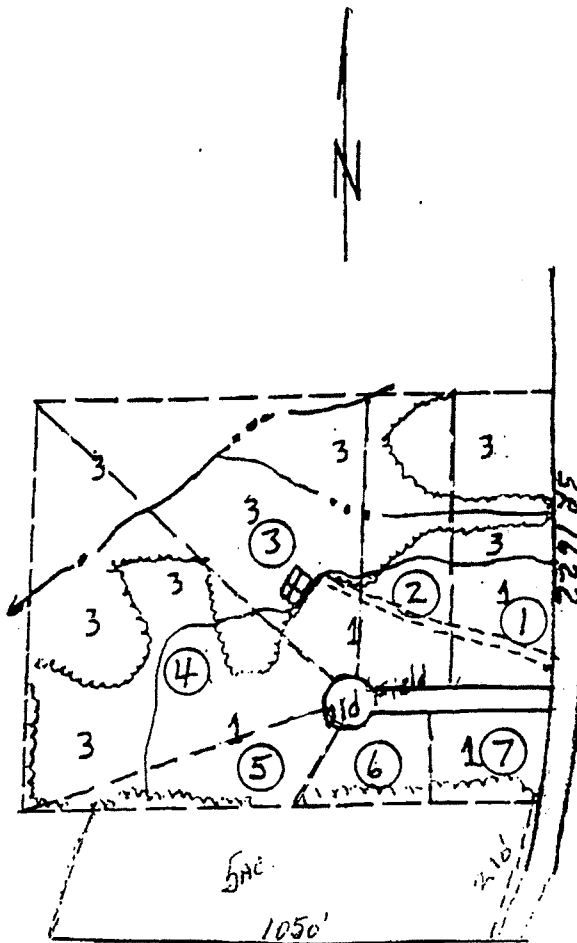
Please call me if you have any questions regarding the soil conditions or if you want to discuss other alternatives for developing the property.

Sincerely


Daniel J. Bliley
Licensed Soil Scientist

cc: Wills Hancock



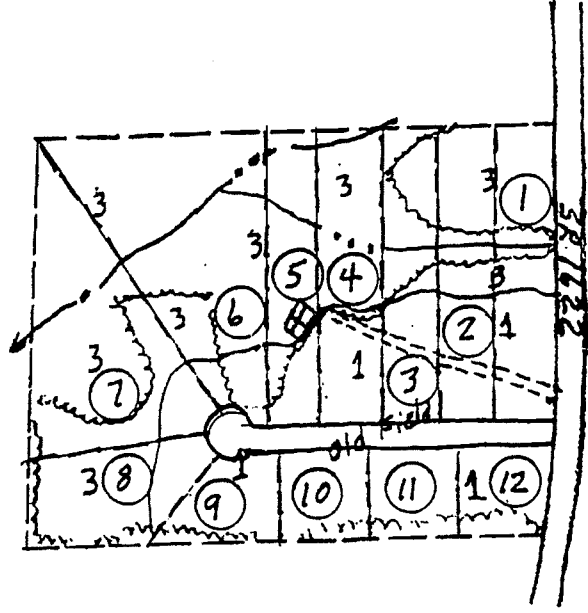


Sketch # 1

LEGEND

- · — · — PERENNIAL STREAM
 - · · · — SURFACE DRAIN
 - · — · — DITCH
 - W WATER
 - ∨ ∨ ∨ ROCK OUTCROP OR STONES
 - ~ ~ ~ GULLY
 - ==== HIGHWAY
 - - - - - PATH OR DRIVEWAY
 - + + — RAILROAD
 - · — · — POWER LINE
 - - - - - PROPERTY OR FIELD BOUNDARY
 - ~ ~ ~ WOODS LINE
 - HOUSE OR BUILDING
 - CEMETERY
 - B.P. BORROW AREA
 - ① SOIL BOUNDARY AND SYMBOL
- SCALE: 1" = 400'

7 - Lots
 Pvt. Rd - max. Length
 528 ft.



Sketch # 2

LEGEND

- · — · — PERENNIAL STREAM
- · · · — SURFACE DRAIN
- · — · — DITCH
- W WATER
- ∨ ∨ ∨ ROCK OUTCROP OR STONES
- ~ ~ ~ GULLY
- ==== HIGHWAY
- - - - - PATH OR DRIVEWAY
- ||| RAILROAD
- · — · — POWER LINE
- - - - - PROPERTY OR FIELD BOUNDARY
- ~~~~~ WOODS LINE
- HOUSE OR BUILDING
- CEMETERY
- B.P. BORROW AREA
- ① SOIL BOUNDARY AND SYMBOL

12 Lots
Public Rd - 770 ft.

SCALE: 1" = 400'