



Central Carolina Soil Consulting, PLLC

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Wake Forest, 27587

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February 5, 2026

Project # 5404

Lewis Holdings, LLC.
Neal Lewis
3200 Mossy Ridge Court
Raleigh, NC 27612

RE: Soils evaluation on proposed lots adjacent to GF Ball and Alert Roads in Franklin County.

Dear Mr. Lewis:

Central Carolina Soil Consulting, PLLC conducted a preliminary soil evaluation on the proposed new lots to determine the areas of soils which are provisionally suitable for subsurface wastewater disposal systems (conventional, LPP and Low Profile Chamber only). The soil/site evaluation was performed using hand auger borings during dry and moist soil conditions based on the criteria found in the State Subsurface Rules, 15ANCAC 18E "Laws and Rules for Sewage Treatment and Disposal Systems". From this evaluation, CCSC flagged the boundary between the provisionally suitable soils and unsuitable soils along with gps field location of soil borings increase mapping accuracy.

The purpose of the site evaluation was to locate a minimum 4-bedroom septic system and repair on each of proposed 15-lots from the current land owned by Lewis Holdings, LLC. Each of the proposed lots as provided to CCSC will support a 4 to 5-bedroom septic system and repair area (must reserve 15,000 ft² of soils per lot).

The above referenced parcel is located the piedmont region of Franklin County adjacent to GF Ball and Alert Roads. This area lies in the felsic crystalline geologic unit where the soils have formed from acid crystalline parent material such as gneiss or schist. The soils that have formed on this parcel have characteristics similar to the Wedowee and Appling Soil Series. The attached soils map indicates the areas of suitable vs. unsuitable soils. The Appling and Wedowee soil series are generally provisionally suitable for subsurface wastewater systems. That is, the morphology of the soils contain suitable characteristics that would support subsurface septic systems

such as clay textured subsoils which are not considered expansive and have blocky structure with no indicators of restrictive characteristics within 24 inches of the soil surface. Additional unsuitable soil areas are due to complex topographic features such as gullies, stream setbacks.

The attached soils map indicates the areas of soils which are suitable for subsurface wastewater systems. The "hatched soil units" on the attached map indicates the areas of soils that have 30 inches or more of suitable soil material. These areas have potential for conventional and modified conventional septic systems. There may be inclusions of soils 24-29 inches that would support LPP or ultra-shallow conventional septic systems in the areas mapped as conventional. The "cross hatched" soil units indicates areas of soils with 24-29 inches of provisionally suitable soils suitable for Low Pressure Pipe septic systems. The "Block Unit" indicates areas of soils with 20 inches or more of useable material and have potential for low profile chamber septic systems (no reduction in area). Unit "UN" on the attached map indicates areas of soils with restrictive horizons within 20 inches of the soil surface or areas of unsuitable topography. Please note that the area of suitable soils was delineated by soil borings using hand auger in various locations and flagging out the unsuitable borings along with the unsuitable topography on the property. Central Carolina Soil Consulting cannot guarantee that every square foot of area shown as potentially suitable for septic systems will be permitted by the local health department due to the variability of naturally occurring soils.

Future Subdivision Considerations

Several factors should be considered before a final subdivision plan is created for this property. One consideration is that each proposed lot shall contain an adequate amount of suitable soils, which can support a primary septic system along with a repair septic system. The suitable soil areas cannot be affected by future homes, driveways, patios, excavation or filling activities and if an on-site well is used then a 100' setback is required around the well head. An exact square footage of suitable soils required per lot to obtain a permit cannot be given due to soil variability and topographic characteristics on each lot. The amount of suitable soils required to support a 4-bedroom residence will range between 12,000 ft²-13,000 ft² (could be more or less) per lot. These soil area estimates are based upon soil application rates for a clay textured subsoil with a site LTAR of 0.275-0.3 gallons per day/square foot for conventional type systems. The ultimate application rate will be assigned by the Franklin County Health Department or private AOWE based on a detailed evaluation of each new lot.

If any proposed lot does not meet the minimum 12-13,000 ft² outside the house box, well setback, etc, then a septic system field layout is required demonstrating system and repair, along with the location of a house, well, drive, decks, etc. If the layout proves the lot can accommodate a system and repair on the lot with the house and other features. The amount of drain line required for each lot will be based upon the daily flow, soil application rate and type of system proposed on the lot. The daily flow is assigned by the number of actual bedrooms in a proposed home (120 gallons/day/bedroom). The field layouts required by the Section VI regulations do not represent a septic permit or a guarantee of a permit on such lots. The permits are ultimately issued by the local health department based on current subsurface wastewater regulations.

During the road construction process of a subdivision it is important not to impact any suitable soil areas with such activities as excavating or filling. Only the actual roadways and required drainage ditches and/or sediment basins should be constructed during this process. If the contractor requires a staging area to place fill from the construction process, then areas of unsuitable soils on the property should be utilized as long as they are not state/county buffers, jurisdictional wetlands or other areas protected by local zoning regulations. If this is not possible, then the disturbed areas should be minimized as much as possible. The same precautions should be taken when the individual lots are cleared for home sites. Only the vegetation should be removed in the areas of the proposed drain fields on lots to prevent any disturbance of the naturally occurring soil. A lot with adequate areas of suitable soils can be deemed unsuitable due to poor planning or site disturbance. Central Carolina Soil Consulting recommends that all lot clearing activities are delayed until a permit is issued by the local health department, with the exception of clearing thick vegetation to access the lot.

This report discusses the location of suitable soils for subsurface wastewater disposal systems and does not guarantee any permits or approval required by the local health department. Central Carolina Soil Consulting, PLLC is a professional consulting firm specializing in soil delineations and design for on-site wastewater disposal systems. The rules governing on-site wastewater disposal systems are complex and the interpretation of the rules are based upon the opinions of regulators (state and county level). Due to the subjective nature of the permitting process and the variability of naturally occurring soils, CCSC cannot guarantee that areas delineated as suitable for on-site wastewater disposal systems will be permitted by the governing agencies. These permitting considerations should be taken into account before a financial commitment is made on a tract of land.

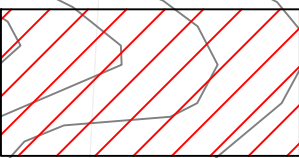
If you have any questions regarding the findings on the attached map or in this report, please feel free contact me at anytime. Thank you allowing Central Carolina Soil Consulting to perform this site evaluation for you.

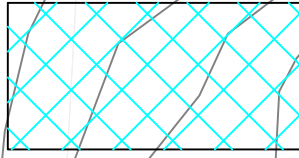
Sincerely,




Jason Hall
NC Licensed Soil Scientist #1248
AOWE # 10004

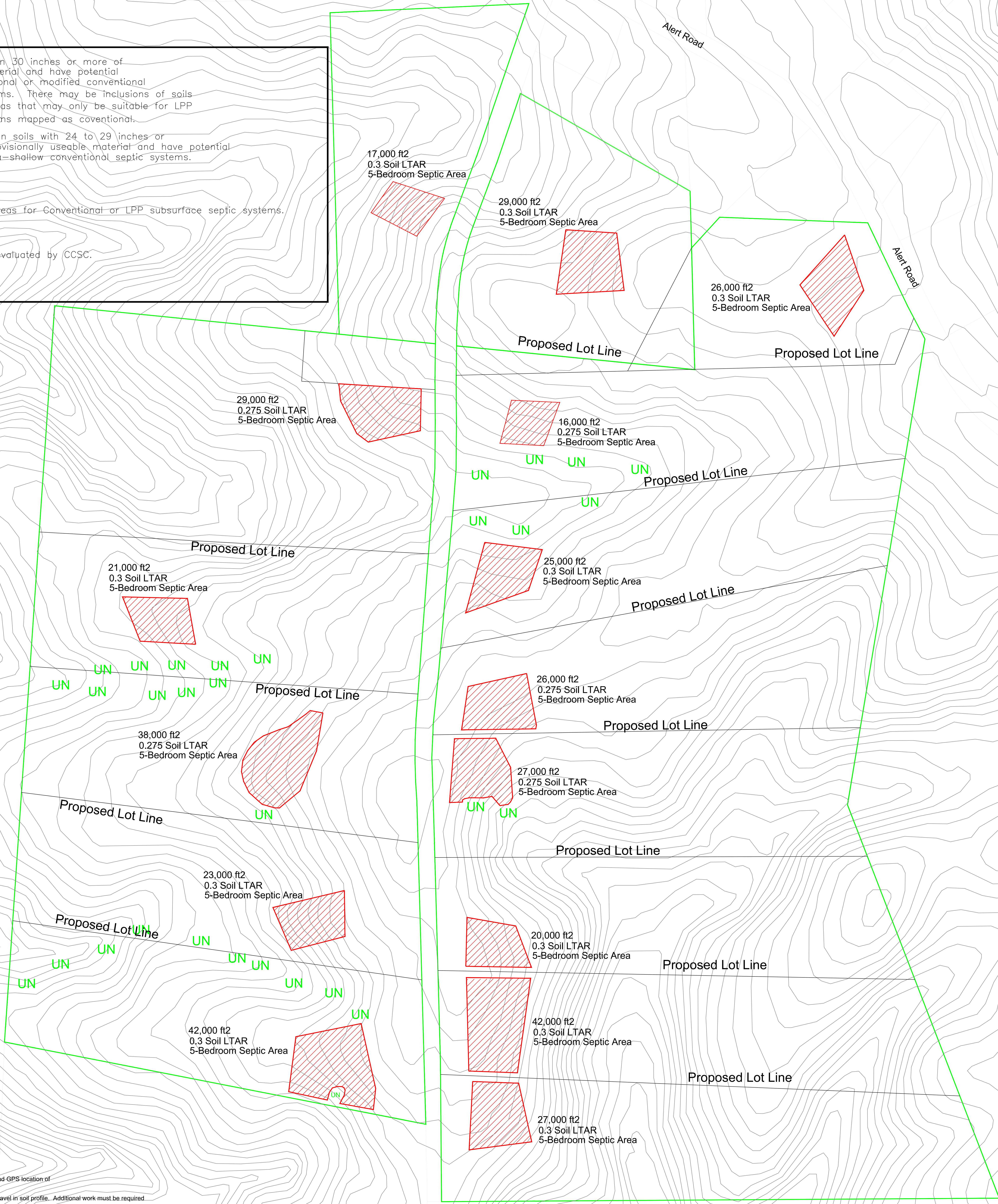
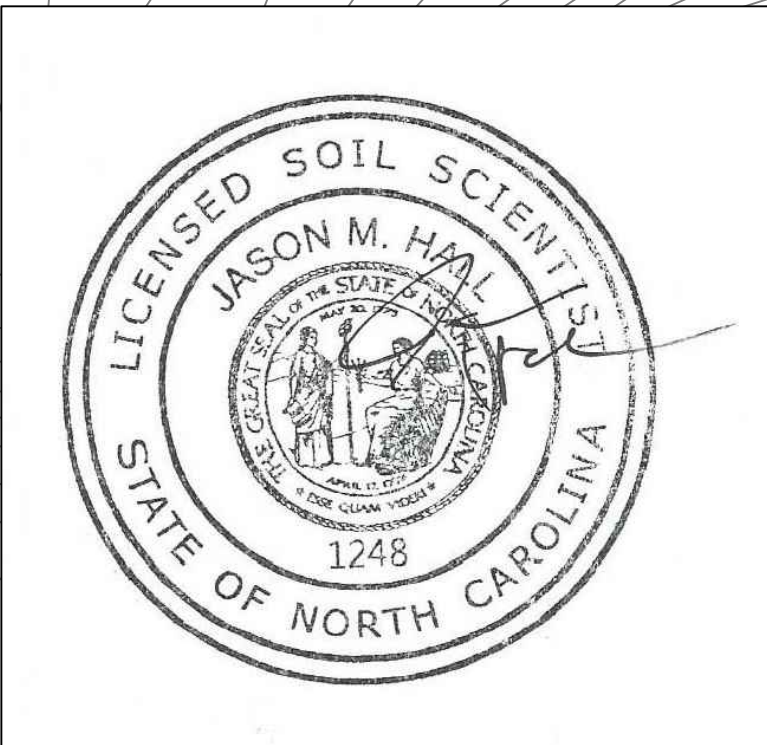
Encl: Soil Map

 Areas contain 30 inches or more of useable material and have potential for conventional or modified conventional septic systems. There may be inclusions of soils in these areas that may only be suitable for LPP septic systems mapped as conventional.

 Areas contain soils with 24 to 29 inches or more of provisionally useable material and have potential LPP or ultra-shallow conventional septic systems.

UN Unsuitable areas for Conventional or LPP subsurface septic systems.

 Areas not evaluated by CCSC.



*Preliminary Soils Evaluation
 *Soil boundary was sketched from topo in the field and GPS location of soil borings/site features.
 *Site contains thick vegetation and areas of dense gravel in soil profile. Additional work must be required such as hydro-ax lanes and soil test pits for additional evaluation, especially on north side of property.
 *Septic system setbacks listed below for new lots:
 1) 10' from property lines.
 2) 50' from wells for primary systems
 3) 50' from wells for repair systems
 4) 50' from surface waters (streams, ponds, lakes)
 5) 50' from Wet Ponds or Wet Detention, BMP's.
 6) 25' from dry detention or infiltration BMP's.
 *Any mechanical disturbances such as grading, cutting and filling of the suitable soil areas can render areas unsuitable for future septic systems.
 *See accompanying report for additional information.
 *Base map acquired from Franklin County GIS, not a survey.
 *Due to Soil Variability, CCSC cannot guarantee that the areas shown as suitable will be permitted by the local Health Department.
 *The preliminary (approximate) soil lines cannot be used as legal descriptions for purposes of a land transfer or legal documentation.
 *Additional field work may be required for a septic permit (septic system field layout/design)

Reserve 15,000 ft² of suitable soils per lot to support a 5-bedroom system and repair septic area.

