

**SOUTHERN
SOIL
CONSULTANTS,
LLC**

6/23/24

Matt Fisher
Bantry Capital, LLC
matt@bantryproperties.com

Property: PRN # 13397 (3.81 Acres)
Cleaton Road, Brodnax, VA 23920
Mecklenburg County, VA

Dear Matt,

Your request for a Soil Feasibility for the above referenced property has been evaluated in accordance with the requirements contained in the Code of Virginia, Section 32.1-163, The Sewage Handling and Disposal Regulations.

The soils on this property are predominately a Cecil Sandy Loam and an Appling Sandy Loam Series. The best soil was located along the left property line. Based on the site and soil evaluation, the soils are suitable to accommodate up to three (3) bedroom dwelling. Included is a map showing the approximate location of the area tested. This feasibility does not show the exact location of the drainfield site, it only shows areas of possible drainfield locations. The exact placement of the drainfield and well location will be determined at the time of permitting. Additional field work will need to be done before a construction permit can be issued.

If you have any questions, please contact our office at 434-774-8382.

Sincerely,

Brian H. Neal
OSE # 1940-001181



13397

Latitude: 36° 37' 11.0886" N
Longitude: 78° 2' 37.4604" W

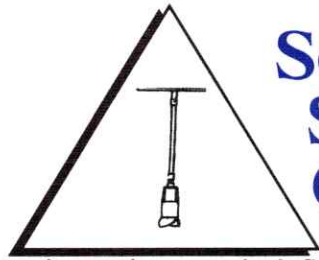
#1

Latitude: 36° 37' 10.6098" N
Longitude: 78° 2' 38.0934" W

#2

#3

Latitude: 36° 37' 10.4298" N
Longitude: 78° 2' 37.2402" W



SOUTHERN SOIL CONSULTANTS, LLC

For use with gravity and pump drainfields, enhanced flow and LPD systems when applying for a certification letter or subdivision approval.

Location: 3.81 Acres on Cleaton Road, Brodnax, VA

Water Supply: III C

Casing: 20'
Grouting: 20'
Existing: _____

Design:

A. Estimated Percolation Rate (mpi): 45

B. Trench bottom square feet required per bedroom: 344

C. Number of Bedrooms: 3

Area Calculations:

D. Length of Trench (feet): 70 Length of available area (feet): 70

E. Width of Trench (feet): 3

F. Number of Trenches: 5

G. Installation Depth (inches): 80

H. Center to center spacing (feet): 9

I. Width required (feet): 39 Width of available area (feet): 65
 $H(F-1) + E$

J. Total square footage required: 1032
 $(B \times C)$

K. Square footage in design: 1050
 $(D \times E \times F)$

L. Is reserve area required? Yes ____ No X; 0 % available

Date: 6/24/24Location: Cleaton Road, Brodnax, VA**DETAILED SOIL PROFILE DESCRIPTIONS:**

HOLE #	HORIZON	DEPTH (INCHES)	DESCRIPTION OF SOIL CHARACTERISTICS	TEXTURE GROUP
1	A	0-8	10YR 5/4 L	II
	Bt1	8-42	2.5YR 4/8 to 5/8 C with fine mica and 10YR 6/8	IV
			lithochromic colors	
	BC1	42-60	2.5YR 4/8 to 5/8 CL with fine mica and 10YR 6/8	III
			lithochromic colors	
	Ct1	60-80	5YR 5/8 to 5/4 SCL to L with fine mica, 10YR 6/8, 7/8 and	II
			5YR 6/8 lithochromic colors	
	Ct2	80-102	5YR 5/8 to 5/4 SCL to L with few CL pockets, 10YR 6/8,	II
			7/8, 5YR 6/8 and some black lithochromic colors	
2	A	0-8	10YR 5/4 L	II
	Bt1	8-30	2.5YR 4/8 to 5/8 C with fine mica and 10YR 6/8	IV
			lithochromic colors	
	BC1	30-42	2.5YR 4/8 to 5/8 CL with fine mica and 10YR 6/8	III
			lithochromic colors	
	Ct1	42-72	5YR 5/8 to 5/4 SCL to L with fine mica, 10YR 6/8, 7/8 and	II
			5YR 6/8 lithochromic colors	
	Ct2	72-102	5YR 5/8 to 5/4 SCL to L with few CL pockets, 10YR 6/8,	II
			7/8, 5YR 6/8 and some black lithochromic colors	
3	A	0-8	10YR 5/4 L	II
	Bt1	8-30	2.5YR 4/8 to 5/8 C with fine mica and 10YR 6/8	IV
			lithochromic colors	
	BC1	30-42	2.5YR 4/8 to 5/8 CL with fine mica and 10YR 6/8	III
			lithochromic colors	
	Ct1	42-56	5YR 5/8 to 5/4 SCL to L with fine mica, 10YR 6/8, 7/8 and	II
			5YR 6/8 lithochromic colors	
	Ct2	56-102	5YR 5/8 to 5/4 SCL to L with few CL pockets, 10YR 6/8,	II
			7/8, 5YR 6/8 and some black lithochromic colors	

SOIL INFORMATION SUMMARY:

Position in landscape satisfactory: Yes X No ___

Description of Landscape: Up-Land Convex Side slope

Slope: 5% **Depth to Cr or Rock:** Max. ___ Min. ___ None X

Depth to Impervious Strata: (___): Max. ___ Min. ___ None X

Depth to Redox Mottles: N/A in. **Depth to Chroma 2 Mottles:** N/A in.

Free Water Present: Yes ___, No X, Range ___ in.

Soil Percolation Rate: 45 min/in. (Estimated). **Texture Group:** II

Soil Percolation Rate used in design: 45 min/in. (Estimated).

CERTIFICATION STATEMENT:

This is to certify according to Section 32.1-163.5 of the Code of Virginia that work submitted for the referred property is in accordance to and complies with the Sewage Handling and Disposal Regulations of the Virginia Department of Health. I recommend that a certification letter be issued.

SIGNATURE:



Brian H. Neal

Alternative Onsite Soil Evaluator # 1940-001181

Note: By accepting this report the customer acknowledges that soil descriptions are an inexact science and septic systems are prone to failure from several different sources beyond our control and that liability does not necessarily follow such failure. The customer also acknowledges by acceptance of this report that the maximum liability of Southern Soil Consultants, LLC is the amount of the payment for our services.