



February 2, 2026

Project # 7281

Red Fish Cottage Investments, LLC
Attn: JJ Ferrel
3736 Janiero Road
Arapahoe, North Carolina 28510

RE: Detailed Soil/Site Evaluation on Property Located at Janiero Road, Pamlico County,
PIN: 647651580300 and 647651580500 (Approx. 4.39 & 8.20 acres)

JJ Ferrel,

This report details the findings of a detailed site and soil evaluation performed on the tract referenced above. The evaluation was conducted at the client's written request to determine the site's suitability for the installation of sub-surface wastewater disposal systems to serve domestic strength wastewater. This evaluation was for residential wastewater applications. Any other type of use may require additional testing and/or stricter setbacks. This report does not address systems receiving more than 3,000 gallons per day of flow.

The evaluation was conducted by Edwin Stott, North Carolina Licensed Soil Scientist on Wednesday January 7th and Tuesday, January 13, 2026. The evaluation was conducted during moist soil conditions with the use of a hand-auger to determine soil suitability for on-site sewage disposal systems in accordance with 15A NCAC 18E "Wastewater Treatment and Dispersal Systems". Characteristics that affect the suitability of sub-surface systems include soil depth to expansive clay, seasonal high-water table, rock, and unusable saprolite. Topography and slope also affect the suitability of an area for septic systems. The evaluation of these components was conducted on the site.

Findings are conveyed by showing areas on the enclosed map:

- Areas that are suitable for mound type wastewater systems are shown in light blue. These areas have usable topography and a minimum usable slope-corrected soil depth of 12 inches.
- Areas which are unsuitable for a sewage disposal system are shaded gray.
- Areas that are suitable for low-profile type wastewater systems are shown hatched in orange. These areas have usable topography and a minimum usable slope-corrected soil depth of 20 inches.

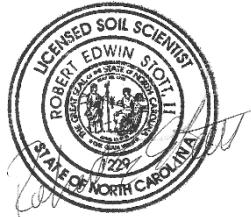
All hatched areas are generated using GPS technology in the field and are not survey located. The areas are labeled with approximate square footage.

Once the soils map is complete the size of area required for a septic system can be estimated. Residential systems are sized according to the number of bedrooms in the proposed dwelling. Systems are not sized based on the number of bathrooms in the dwelling. Each bedroom in the proposed dwelling is calculated to generate a daily flow of 120 gallons. A three-bedroom dwelling would have a daily calculated flow of 360 gallons. The daily flow is divided by the loading rate based on the soil texture. This site has a clay loam texture so would have an estimated long-term acceptance rate (LTAR) of 0.3 gallons per square foot of trench bottom per day. The minimum required area or square footage on the ground for the primary septic system and the repair area with this LTAR for the conventional hatched areas would be approximately 10,000 – 12,000 square feet. These areas must meet all setbacks from property lines, wells, water lines and structures as well as any other easement imposed by any other entity. Soils samples were taken and sent off to a lab to determine the clay mineralogy and the texture of the soil. Based on the result received from the lab, the mound area would have an LTAR of .3. Please note that there are some existing residences in the vicinity of the project as well as a mobile home court. Existing wells on those properties may impact the usable soils on both of these tracts depending on where they are located.

This report discusses the general location of potentially usable soils for on-site wastewater disposal and the soil and site limitations on the property that exists at the time of the evaluation. Piedmont Environmental Associates, PA (“Piedmont”) provides professional consulting specializing in the practice of soil science and wastewater management. Piedmont is therefore hired for its professional opinion regarding these matters. Laws and rules governing wastewater treatment and disposal are forever evolving and subject to the interpretation and opinion of individuals which are employed by local and state agencies that govern these laws and rules. Due to this fact, Piedmont cannot guarantee in any way that any area located in the field, shown on a sketch, or discussed with the client will be permitted by any of these agencies. It is for this reason that **Piedmont strongly recommends to anyone considering a financial commitment on any piece of property be completely aware of all permit requirements on that property before purchase and obtain those permits prior to a final financial commitment.** We are pleased to be of service in this matter. If you have any further questions, please feel free to call . This map and report may not be reproduced or shared in any way without the express written permission of Piedmont Environmental Associates, PA.

Sincerely,

NC Licensed Soil Scientist #
Piedmont Environmental Associates, P.A.



Attachment I

TABLE IX: Minimum setbacks from all wastewater systems to site features

Setback (Feet)

Site Features

| Site Features | Setback (Feet) |
|---|----------------|
| Any transient or non-transient non-community water supply well, community well, shared water supply well, well that complies with 15A NCAC 18A .1700, or water supply spring | 100 |
| A private drinking water well or upslope spring serving a single family dwelling unit | 50 |
| Any other well or source not listed in this table, excluding monitoring wells | 50 |
| Surface waters classified WS-I, from ordinary high-water mark | 100 |
| Waters classified SA, from mean high-water mark | 100 |
| Any Class I or Class II reservoir, from normal water level | 100 |
| Lake or pond, from normal water level | 50 |
| Any other stream, non-water supply spring, or other surface waters, from the ordinary high-water mark | 50 |
| Tidal influenced waters, such as marshes and coastal waters, from mean high-water mark | 50 |
| Permanent stormwater retention basin, from normal water level | 50 |
| Any water line, unless the requirements of Paragraph (i) have been met | 10 |
| Closed loop geothermal wells | 15 |
| Building foundation and deck supports | 5 |
| Patio, porch, stoop, lighting fixtures, or signage, including supporting structures such as posts or pilings | 1 |
| Any basement, cellar, or in-ground swimming pool | 15 |
| Buried storage tank or basin, except stormwater | 10 |
| Above ground swimming pool and appurtenances that require a building permit | 5 |
| Top of slope of embankment or cuts of two feet or more vertical height with a slope greater than 50 percent | 15 |
| Top of slope of embankment or cuts of two feet or more vertical height with a slope greater than 33 percent and less than or equal to 50 percent. | 15 |
| If the site has suitable soil depth that extends for a minimum horizontal distance of 15 feet from the edge of the dispersal field, no minimum setback is required. | |
| Top of slope of embankment or cuts of two feet or more vertical height with a slope less than 33 percent | 0 |
| Groundwater lowering system, as measured on the ground surface from the edge of the feature | 25 |
| Downslope interceptor drains and surface water diversions with a vertical cut of more than two feet, as measured on the ground surface from the edge of the feature | 15 |
| Upslope and sideslope interceptor drains and surface water diversions with a vertical cut of more than two feet, as measured on the ground surface from the edge of the feature | 10 |
| A stormwater collection system as defined in 15A NCAC 02H .1002(48), excluding gutter drains that connect to a stormwater collection system, with a vertical cut of more than two feet as measured from the center of the collection system | 10 |
| Bio-retention area, injection well, infiltration system, or dry pond | 25 |
| Any other dispersal field, except designated dispersal field repair area for project site | 20 |
| Any property line | 10 |
| Burial plot or graveyard boundary | 10 |
| Above ground storage tank from dripline or foundation pad, whichever is more limiting | 5 |
| Utility transmission and distribution line poles and towers, including guy wires, unless a greater setback is required by the utility company | 5 |
| Utility transformer, ground-surface mounted | 5 |
| Underground utilities | 5 |

Note: Systems over 3000 GPD or an individual nitrification fields with a capacity of 1500 GPD or more have more restrictive setback requirements, see .0601 for specifics.



7621 Whitepine Road, Richmond, VA 23237

Main 804-743-9401 ° Fax 804-271-6446

www.waypointanalytical.com **TEXTURE ANALYSIS**

| | | |
|--|---|--|
| Client : Piedmont Environmental Assoc., P. A. 216 South Swing Road Suite 1 Greensboro , NC 27310 | Grower : JJ Ferrell Farm : 0300 | Report No : 26-021-1682 Cust No : 14129 Date Printed : 01/30/2026 Page : 1 of 1 Date Received : 01/21/2026 |
|--|---|--|

| <u>Lab No</u> | <u>Field ID</u> | <u>Sample Identification</u> | <u>Percent Sand</u> | <u>Percent Silt</u> | <u>Percent Clay</u> | <u>Textural Classification</u> |
|---------------|-----------------|------------------------------|---------------------|---------------------|---------------------|--------------------------------|
| 11970 | A | A1A | 32.5 | 28.4 | 38.9 | Clay Loam |



MAP NOT VALID WITHOUT REPORT
THIS IS NOT A SURVEY
THIS IS NOT A PERMIT

Legend

PEABorings

Boring_Type

LPC

Mound

UNS

LPCArea_

Mound Area

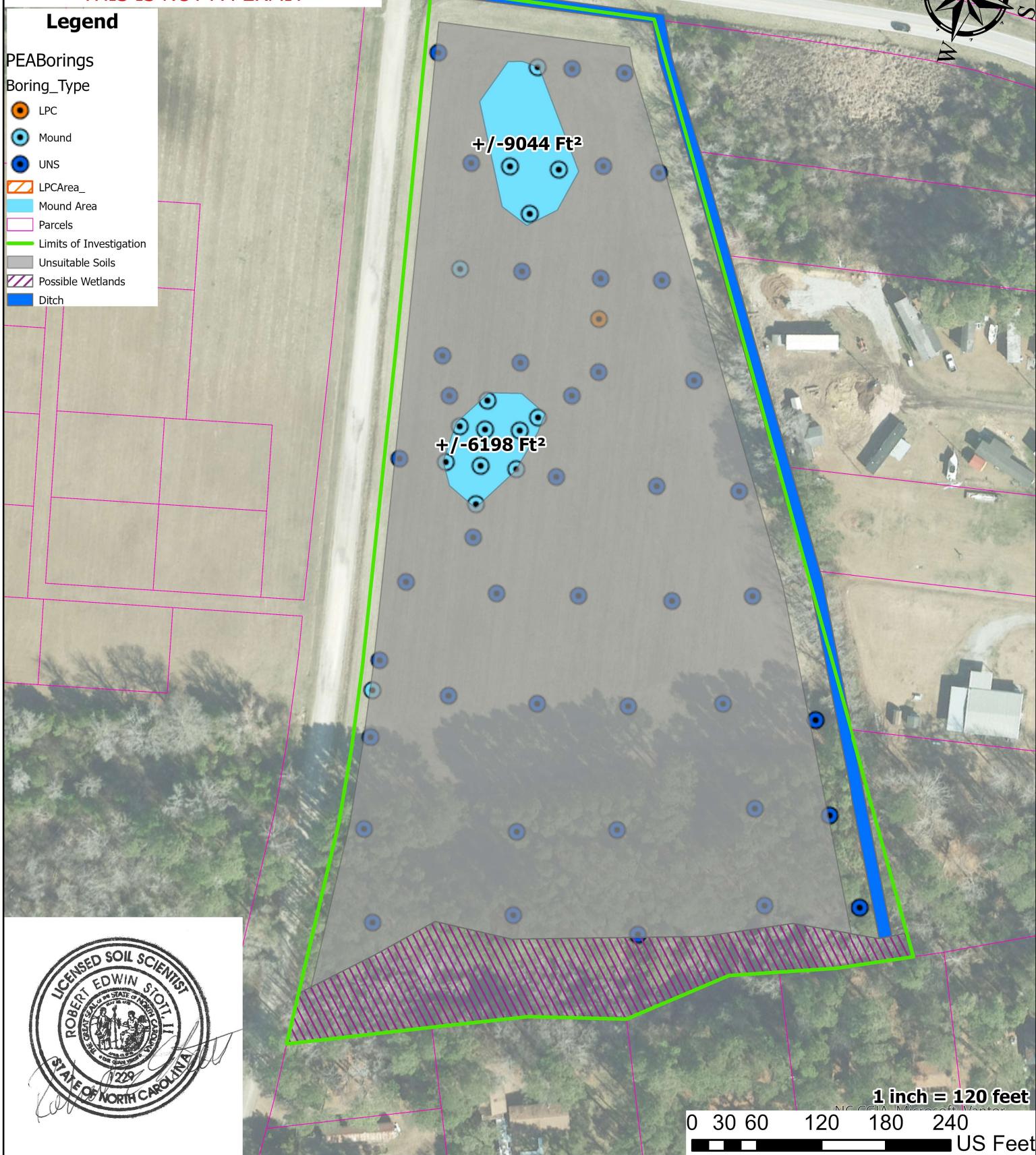
Parcels

Limits of Investigation

Unsuitable Soils

Possible Wetlands

Ditch



1 inch = 120 feet

0 30 60 120 180 240
US Feet



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ENVIRONMENTAL
ASSOCIATES, P.A.

Preliminary Soil Map: Creek Place Rd. Arapahoe, NC 28510

3275 School View Drive
Farmville, NC 27828
piedmontsoil.com

Job#: 7281
Date: 1/15/2026
Client: Red Fish Cottage Investments, LLC
County: Pamlico

MAP NOT VALID WITHOUT REPORT
THIS IS NOT A SURVEY
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Legend

PEABorings

Boring_Type

Conv 6" cap

LPC

Mound

UNS

LPCArea_

Mound Area

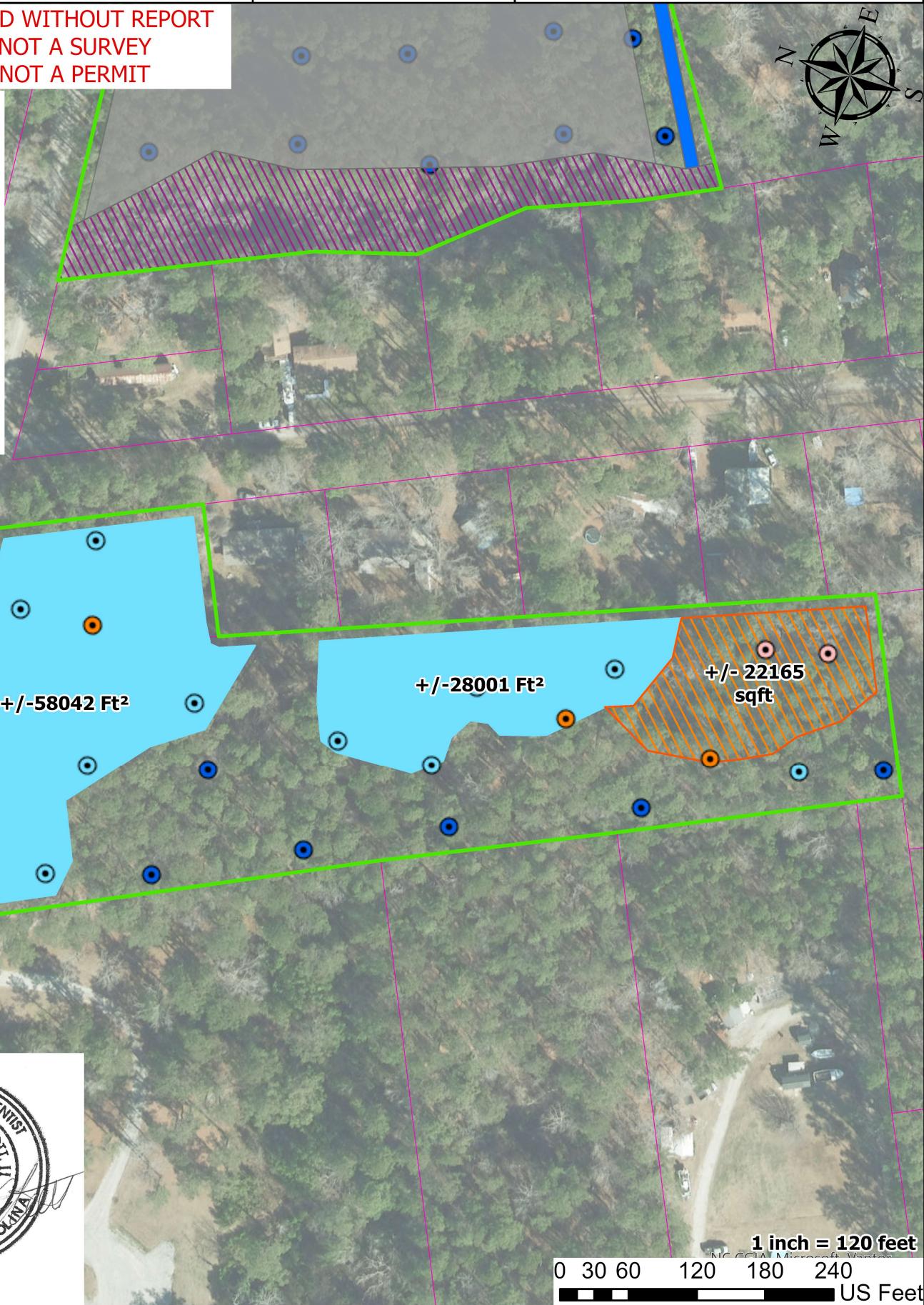
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