



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment.

November 5, 2007

Edward Johnson
3601 Ruth St.
Indian Trail, N. C. 28079

RE: Lauren Pines subdivision, Phase I, located off Hwy. 161, Clover, near Stacy's Green House, opposite side of Hwy. 161. 54 Lots, 2,642, 900 square feet.

Dear Mr. Johnson,

This is to advise you that the SCDHEC Region 3-York County Health Department has conducted an evaluation of the above-referenced subdivision on a lot-by-lot basis for the use of individual sewage disposal systems with individual wells.

Our findings are based on the following exhibits and evaluations:

- A. All required and submitted exhibits as being true and accurate.
- B. Subdivision application.
- C. Final plat by David Ferguson dated August 30, 2007.
- D. Water provided by individual wells.
- E. SCS Soil Mapping.
- F. On-site review.
- G. Back hoe pits provided by the developer.

The site conditions and aforementioned exhibits indicate that on-site septic tank installations may be used as a means of individual sewage disposal with individual wells on the following lots: 1-7 and 10-54.

Lots 8 and 9 are considered unacceptable for conventional and alternative systems. These lots may be re-evaluated at a later date.

1

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

Region 3 • York County Public Health Department

P.O. Box 3057 CRS • 1070 Heckle Boulevard • Rock Hill, SC 29732 • Phone: (803)909-7300 • Fax: (803)909-7397 • www.scdhec.gov

Edward Johnson
Lauren Pines, Phase I
Page 2
November 5, 2007

All lots in this phase that are considered as suitable were considered as such based on specific and closely defined drainfield sites and in several cases, these may be the only suitable sites on these lots. Special house placement will be required on all lots to utilize the proposed drainfield sites.

Lift stations are proposed for lots 6, 7, 17-23, 25, 39, 44 and 46-49 to utilize the approved drainfield sites. A lift station becomes necessary when the residence is located on a lower elevation or topographical features prohibit the free flow of effluent between the residence and the drainfield site. Consequently, depending on the residence location and site plan for a particular lot, a lift station may be necessary to utilize the approved drainfield area. Extra system components such as sewage effluent pumps, pumping chambers and electronic controls along with additional maintenance are typically necessary to utilize such system sites unless other measures are instituted that accommodate the elevation difference between the drainfield and the residence sites.

Due to a shallow zone of water saturation or shallow horizon that restricts the downward flow of water through the soil on lots 35, 48, 49, and 50 in this phase, carefully placed depth limited septic tank systems will be necessary at the approved drainfield sites in order to attempt to overcome the site limitations. Since the elevation and location of the plumbing stub out is critical for a depth limited system, an on-site meeting of the building contractor, owner or owner's agent, the septic tank contractor, and the health department representative may be needed prior to the issuance of a permit to construct.

Many areas have severe site and/or soil limitations that are generally unsuitable for waste disposal systems. These severe site conditions are: flood plains, drainage ways, compound and complex slopes, rough topography, areas which are shallow to rock and/or have a zone of seasonal saturation.

If any drainfield sites are proposed other than those evaluated, additional holes will be required to determine the suitability of these sites.

Edward Johnson
Lauren Pines, Phase I
Page 3
November 5, 2007

The approved tile field sites for most lots in this subdivision can support an on-site sewage treatment and disposal system for a single 4-bedroom residence. Due to soil and site limitations, there is insufficient area to install either a conventional or alternative onsite wastewater disposal system to treat and dispose of the anticipated wastewater flow for a single 4-bedroom residence and meet the minimum setback requirements of REGULATION 61-56, for lots 20, 21, 22, 23, 36 and 37. Consequently, these lots will be limited to a single 3-bedroom residence unless it can be demonstrated that there is sufficient area to install the initial tile field and maintain a replacement area for a larger residence.

Please be aware, based on the Application to Construct and Individual Sewage Disposal System Exhibits and On-site Evaluation, a proposed site plan for any lot may be considered unfeasible due to insufficient area if the site plan compromised the tile field and replacement areas. Consequently, the property owner should give special consideration for the placement and location of all structures and driveways. For the potential long-term success use of onsite wastewater disposal, the areas approved for the primary initial wastewater system and the repair areas will need to be preserved and protected for wastewater disposal. The purchasers and builders are advised to inquire and become familiar with the proposed building sites and sewage disposal areas to be assured that their plans regarding the construction or installations of garages, storage buildings, swimming pools, etc. are not in conflict or compromise the approved tile field and replacement areas.

Please be advised you may also seek to install an ENGINEERED ONSITE WASTEWATER SYSTEM FOR PEAK FLOWS < 1500 GPD for any individual lot in this development where there is insufficient area to install the initial tile field and maintain a replacement area due to the proposed site plan or house size.

This Standard shall not apply to projects where two or more pieces of deeded property will share a common system, projects with peak sewage flows > 1500 gpd, projects that discharge wastes containing high amounts of fats, grease, and oil, including restaurants and other food service facilities, unless the system manufacturer certifies that the proposed system is designed to treat such high strength wastes, or industrial process wastewater. A site may be considered for an engineered onsite wastewater system if written documentation provided by the consulting engineer, including soil studies performed by a Professional Soil Classifier, indicated that the proposed system will function satisfactorily and in accordance with all requirements of Regulation 61-56. Such substantiating documentation must include the following:

Edward Johnson
Lauren Pines, Phase I
Page 4
November 5, 2007

- a. A Soils Report from a Professional Soil Classifier including detailed soil profile descriptions and Soil Series classification(s) utilizing methods and terminology specified in the Field book for Describing and Sampling soils; depth to the zone of saturation utilizing methods and terminology outlined in Redoximorphic Features for Identifying Aquic Conditions, and other appropriate principles specified in Soil Taxonomy; the depth to restrictive horizons; and a description of topography and other pertinent land features.
- b. Delineation of any affected jurisdictional wetlands, if applicable. Should any part of the proposed onsite wastewater system be located in jurisdictional wetlands, approval from the appropriate permitting agency(s) (i.e., US Army Corps of Engineers, SCDHEC OCRM, etc.) must accompany the application for an engineered onsite wastewater system.
- c. A stamped plan prepared by a Registered Professional Engineer (PE), including written documentation, certifying that the proposed onsite wastewater system design will function satisfactorily and in accordance with all requirements of Regulation 61-56.
- d. Acknowledgement and acceptance of the liability associated with the design and installation of the system.
- e. The manufacturer's recommendations for operation and maintenance of the system, and the consulting engineer's management plan to meet this.

Any Permit To Construct that is issued pursuant to the Alternative Standard for Engineered Onsite Wastewater Systems for Peak Flows < 1500 GPD shall be based upon the consulting engineer's design, certification, and other supporting documentation. The consulting engineer shall be responsible for supervising construction of the system and providing the county health department with a certified "as built" plan of the actual installation. Any Final Approval that is released pursuant to this Standard shall be based upon this engineering certification, i.e. Lot 8 and 9 in Phase I of this subdivision.

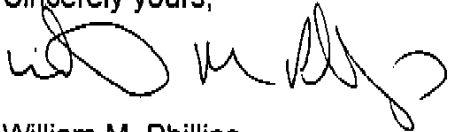
Please inform each purchaser or builder of any special conditions or limitations concerning the lots that have been explained or referred to in this letter. It is further requested that you have the prospective purchaser or builder contact us before selecting a home site or making improvements to the lot.

Edward Johnson
Lauren Pines, Phase I
Page 5
November 5, 2007

Any alterations to the existing conditions such as changes in drainage caused by excavation, unforeseen location of buildings or other structures, driveways, etc. on the site, can result in the possible denial of septic tank permits. Furthermore, please be advised that any prospective builder, lot owner, or developer desiring to build on any of the aforementioned lots must apply for and receive a Permit to Construct an Individual Sewage Disposal System (DHEC 1739) in accordance with Regulation 61-56, prior to construction. At that time an additional evaluation of the lot, desired as a building site, will be conducted to ensure proper location, type and size of the septic tank and tile field system.

The site and soil work was performed by Mr. Billy Hannon and is accepted as being thorough and accurately representing the actual soil and site conditions observed during his evaluation of Lauren Pines, Phase I.

Should you have any questions, please feel free to contact me.
Sincerely yours,



William M. Phillips
York County Supervisor, SCDHEC-Region 3
Environmental Health Services

Cc: York County Planning Commission