

Andrew Currin

From: acurrin@harnett.org
Sent: Monday, March 14, 2022 4:38 PM
To: 'tritter@drbggroup.com'
Subject: 455 Village Bend - Old Mill Lot 26 - Septic Concerns

Good morning,

Thanks for meeting with me last week at Olde Mill Lot 26. Below are my remarks and advisements. The septic system was proposed by Adams Soil Consulting and approved accordingly. The system appears to have been installed per the permit with affluent reaching all of the laterals.

Current Status - Currently the system appears to be full and operating as would a system operating above capacity. The system fills up and overflows at the distribution box and at the ends of a few of the lines. The owner states that the alarm occasionally activates and the system frequent overflows. According to the septic team, the pump and floats are operation correctly but the owner stated the house has 8 occupants. Per recent water records, the home is utilizing higher water output than typically but not in excess of the designed max flow of the septic system. Note that if the pump is operating normal, as the septic team states, the only scenario the alarm should activate is if the system is receiving more flow at a given time (peak time) than the pump could export. This is unlikely but possible at peak hours with 8 occupants in a dwelling.

Permitting Issues - Per the homeowner, the home is a 4-Bedroom home with a bonus room as was advertised to her at purchasing. The permit and land-use application original requested by Dan Ryan Homes is for a 3-bedroom SFD. The system was designed and approved as a 3-bedroom. The currently occupants at the dwelling is 8, whereas a 3-bedroom SFD as permitted is sized for a maximum occupancy of 6. If the owner is correct, there appears to be a permitting/construction error on Dan Ryan Homes.

Corrections / Repairs - Multiple routes can be taken to proceed with doing some changes on the property. The lot has enough room below to expand the drain-field to accommodate additional flow. To do so a repair application would need to be filed with Harnett County Environmental Health (910.893.7547). Either the homeowner or Dan Ryan Homes may file for the repair since the property is still under a home warranty. If desired please complete a repair application and I can proceed to permitting additional drain-field. I would request verification of the homes legal bedroom count to be determined prior to filing. If the home is in-fact a 4-bedroom, an expansion permit with applicable fees (~\$375) will be required.

Lastly - As was mentioned in our onsite meeting, the property was proposed by Adams Soil Consulting. It is neither required nor requested but we are never opposed to the original soil consultant reviewing the property if there are any concerns. If the soil consultant or any outside contractors / inspectors would like to review the property with Harnett County just let me know.

Thanks

Andrew Currin
Harnett County Environmental Health
910.893.7547