CSWS 2026-3532

SC DEPARTMENT of ENVIRONMENTAL SERVICES

Onsite Wastewater Soil Report Verification Form

This form is to be completed by South Carolina Licensed Soil Classifiers submitting soil reports for review by the Department for system standards within Regulation 61-56. The recommended septic system site sketch/system layout can be submitted with this form. This form should not be utilized for System Standard 610 - Specialized Onsite Wastewater System Designs (less than 1500 GPD).

Soil Classifier Information:

1. Name: Randall K. Fowler
2. S.C. PSC License #: 38
3. Applicant Name: Pametto Buyers, LLC (Greg Phillips)
4. TMS #: 010920-01-024
5. Site Location/Address: Victor Rd., Gaston
6. County: Lexington
7. SCDES File # (if applicable): _____

Items For Submittal:

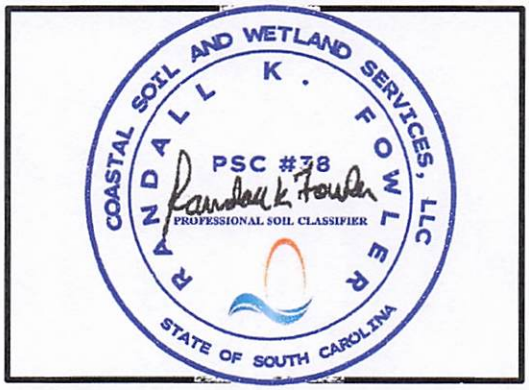
☑ **Soil Report** with stamp or seal must be documented on DES Form 2883 "*Onsite Wastewater Site and Soil Evaluation*" or DES Form 1774 "*Site and Soil Evaluation for Onsite Wastewater Treatment and Disposal.*"

☑ **Site Sketch Attached:** ☑ Yes ☐ No

If Yes, Site Sketch To Include:

- Sketch/Dimensions: A sketch of the property must be made showing property dimensions and all pertinent structures, wells, ditches, etc.
- Minimum Borings: A minimum of two soil borings must be done in the area of the proposed drainfield and a minimum of one soil boring in the proposed repair area if it is adjacent to the proposed drainfield. If the proposed repair area is not adjacent to the proposed drainfield, a minimum of an additional two consistent borings must be done in the proposed repair area.
- Boring Locations: Soil borings must be located sufficiently by referencing the distance from soil borings to two defined features or locations such as property lines, existing buildings, or other features; or to a defined proposed building location (with dimensions) that is referenced by distances to property lines, etc.
- All soil borings must be numbered.
- Designated system installation and 50% repair area.
- Wells: The location of a proposed or existing well, either on the site or on an adjacent property, which would affect the placement of the system, must be adequately recorded.
- Topographical Features: The location of the slope and other topographical feature(s) affecting the system design or location must be noted.

Stamp or Seal



☑ **Proposed System Specifications:**

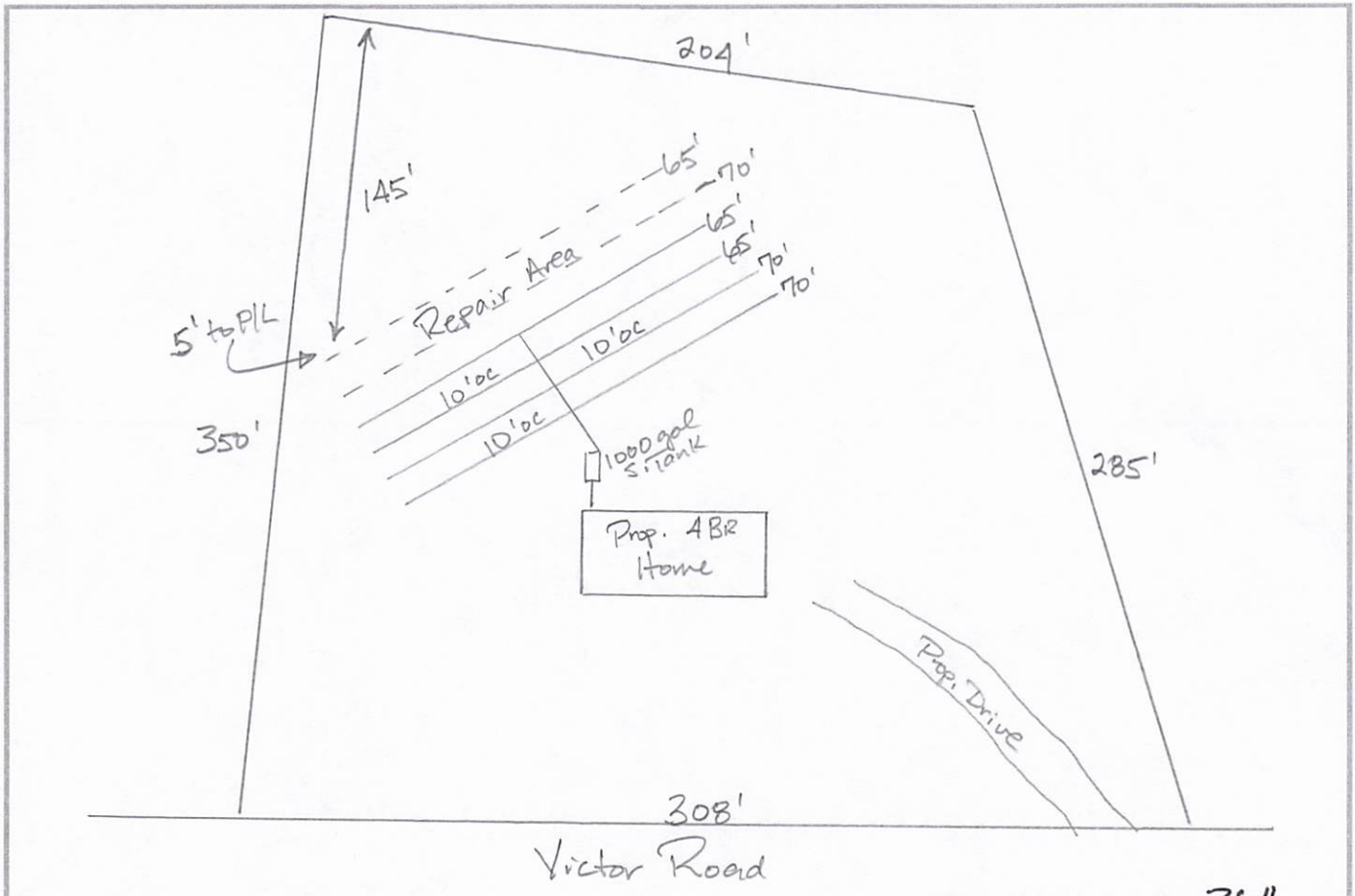
- Regulation 61-56 System Standard: 360-60
- Residential/Commercial: Residential
- Gallons Per Day/# of Bedrooms: 480gpd / 4BR
- LTAR: 0.6
- Total Linear Footage: 270 Feet
- Trench Width: 36 inches
- Maximum Trench Depth: 36 inches
- Aggregate Depth: 14 inches
- Curtain Drain: ☐ Yes ☒ No Depth:____ Length:____

Signature: Randall K Fowler

Date: July 22, 2026

DES 3269 (08/2022)

CLIENT NAME: Pametto Buyers, LLC (Greg Phillips)
SITE ADDRESS/LOCATION: Victor Rd., Gaston
TMS #: 010920-01-024
COUNTY: Lexington
DATE: 7/22/2026
CSWS PROJECT #: 2026-3532



Max. Trench Depth: 36"
Agg. Trench Depth: 14"

Notes

Well Setbacks: 75-foot minimum setback from private well or 100-foot setback to public well from any part of the septic system.

Drainfield Cover and Grading: If the top of the aggregate in the trench is less than 9 inches to the natural surface, a 12-inch fill cap will be required with a 5-foot buffer and a 10-foot taper to natural grade. Toe of the taper will meet the 5-foot setback requirement to property lines.

Alternative Drainfield Products: May be allowed with this system. Contact S.C. DES for appropriate sizing and reduction requirements.

RANDALL SOIL AND WETLAND SERVICES, LLC FOWLER
Soil Classifier Stamp/Seal
PSC #38
PROFESSIONAL SOIL CLASSIFIER
STATE OF SOUTH CAROLINA

Coastal Soil and Wetland Services

SEPTIC DESIGN PLAN

NOT TO SCALE

Coastal Soil and Wetland Services

Knowledgeable/Timely/Experienced/Service-focused

Disclaimers

- Soil reports will be honored for a five (5) year period from the date of evaluation, given that no alterations or modifications are made to the site in or around the proposed drainfield that may affect installation. This shall include but is not limited to soil removal, added fill, and setbacks to structures, pools, ponds, ditches, and wells.
- Coastal Soil and Wetland Services (CSWS) shall not be responsible for any actions of the property owner/tenants of an installed system that may result in malfunction or failure from increased water usage, abuse, alterations, etc.
- CSWS recommends following all setback requirements as established by local and state authorities. Any variances for reduced setback or offset requirements shall be at the sole discretion of the property owner and/or system designing professional engineer.
- Due to the site preparations/modifications that will be made to the site following the performed evaluation of the soil conditions, CSWS shall not be responsible for or guarantee the proper functioning or operation of the onsite wastewater disposal system (OWDS). Care should be taken to avoid any soil disturbance or soil removal, unless prescribed, during site preparation and general construction. The proposed area for the OWDS installation should be barricaded off to prevent soil disturbance and that the system is not installed prior to the final construction stage of the project.
- Should any part of the proposed OWDS be in wetlands or waters of the United States, approval from the appropriate permitting agency [i.e., US Army Corps of Engineers, state authorities, etc.] must accompany the application for an engineered onsite wastewater system. The determination/verification of the presence of wetlands or waters of the United States is the responsibility of the landowner and is outside of the scope of this soil report.

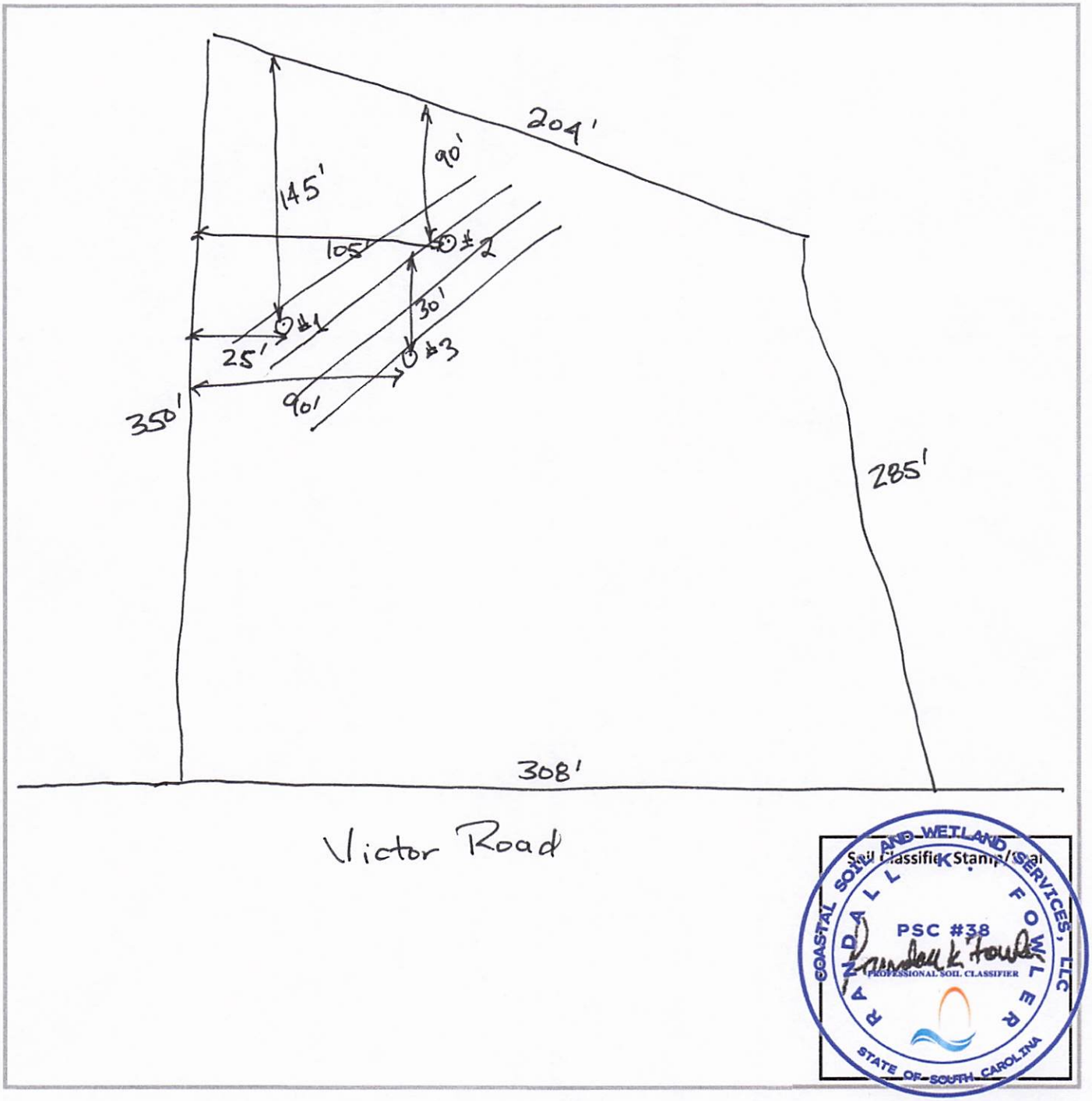
Septic and Soil Care and Maintenance

- Conserve water to reduce the amount of wastewater going to the drainfield/dispersal area.
- Divert downspouts and other surface water away from the drainfield/dispersal area.
- Do not drive or park over septic tank(s) or drainfield/dispersal area.
- Do not plant anything over or near the drainfield/dispersal area except grass. Roots from nearby trees and shrubs may clog and damage the drain lines.
- Do not install an irrigation system on or around the drainfield/dispersal area.
- Sod or grass the drainfield/dispersal area and tapers after installation to prevent erosion.
- Do not dump grease, harsh chemicals, or non-biodegradable items down the drains.
- Repair leaking or sticking fixtures immediately. Large volumes of water, such as hot tubs or continuously running faucets or toilets, will overload the system and cause failure.
- Have septic tank(s) pumped on a routine schedule as recommended to prevent solids from entering the drainfield/dispersal area.

Coastal Soil and Wetland Services, LLC
Randall K. Fowler, PSC #38
PO Box 80171
Charleston, SC 29416
CoastalSoil38@gmail.com

Version 4

CLIENT NAME: Pametto Buyers, LLC (Greg Phillips)
SITE ADDRESS/LOCATION: Victor Rd., Gaston
TMS #: 010920-01-024
COUNTY: Lexington
DATE: 7/22/2026
CSWS PROJECT #: 2026-3532



COASTAL SOIL AND WETLAND SERVICES, LLC
RANDALL FOWLER
PSC #38
PROFESSIONAL SOIL CLASSIFIER
STATE OF SOUTH CAROLINA

Coastal Soil and Wetland Services

SITE EVALUATION

NOT TO SCALE

Client Name: **Pametto Buyers, LLC (Greg Phillips)** Site Location: **Victor Rd., Gaston** TMS # **010920-01-024**

Date: CSWS Project #: **2026-3532**

County: **Lexington**

Test Hole # #1 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability						Comments and Other Pertinent Soil Features
		Munsell Color (hue, value, chroma)			Texture			Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Redoximorphic Features/Mottles: Concentrations	Redoximorphic Features/Mottles: Depletions	LTAR Class / USDA Class	Sticki Class	Plastic. Class	Grade	Type (shape)	Consistence (Moist)	
A	0-9	10yR 4/2			II SL						
Bt	9-48"	7.5yR 6/6			III SCL						

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	48"	Clean Saprolite	N/A	Restrictive Horizon	N/A	Stickiness, plasticity, structure and consistence will not affect LTAR or system design.
Loading Rate ga/da/ft2	0.6	Free Water	None	Overburden/Fill Material	N/A	

Test Hole # #2 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability						Comments and Other Pertinent Soil Features
		Munsell Color (hue, value, chroma)			Texture			Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Redoximorphic Features/Mottles: Concentrations	Redoximorphic Features/Mottles: Depletions	LTAR Class / USDA Class	Sticki Class	Plastic. Class	Grade	Type (shape)	Consistence (Moist)	
A	0-10	10yR 4/2			I LS						
Bt	10-48	7.5yR 6/8			III SCL		mixed w/ 10yR 7/3 Sand				

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	48"	Clean Saprolite	N/A	Restrictive Horizon	N/A	Stickiness, plasticity, structure and consistence will not affect LTAR or system design.
Loading Rate ga/da/ft2	0.6	Free Water	None	Overburden/Fill Material	N/A	

COASTAL SOIL AND WETLAND SERVICES, LLC — RANDALL K. FOWLER — PSC #38 — Randall K. Fowler — PROFESSIONAL SOIL CLASSIFIER — STATE OF SOUTH CAROLINA

Client Name: **Pametto Buyers, LLC (Greg Phillips)**

Site Location: **Victor Rd., Gaston**

Date: 7/22/2026

TMS # **010920-01-024**

CSWS Project #: **2026-3532**

County: **Lexington**

Test Hole # #3 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Comments and Other Pertinent Soil Features
		Munsell Color (hue, value, chroma)			Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Redoximorphic Features/Mottles: Concentrations	Redoximorphic Features/Mottles: Depletions	LTAR Class / USDA Class		Sticki Class	Plastic. Class	Grade	Type (shape)	Consistence (Moist)	
A	0-6	10yR 4/3			I	LS						
E	6-18	10yR 7/3			I	LS						
Bt	18-48	7.5yR 6/8			III	SCL						

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	48"+	Clean Saprolite	N/A	Restrictive Horizon	N/A	Stickiness, plasticity, structure and consistence will not affect LTAR or system design.
Loading Rate ga/da/ft2	0.6	Free Water	None	Overburden/Fill Material	N/A	

Test Hole # _____ Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Comments and Other Pertinent Soil Features
		Munsell Color (hue, value, chroma)			Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Redoximorphic Features/Mottles: Concentrations	Redoximorphic Features/Mottles: Depletions	LTAR Class / USDA Class		Sticki Class	Plastic. Class	Grade	Type (shape)	Consistence (Moist)	

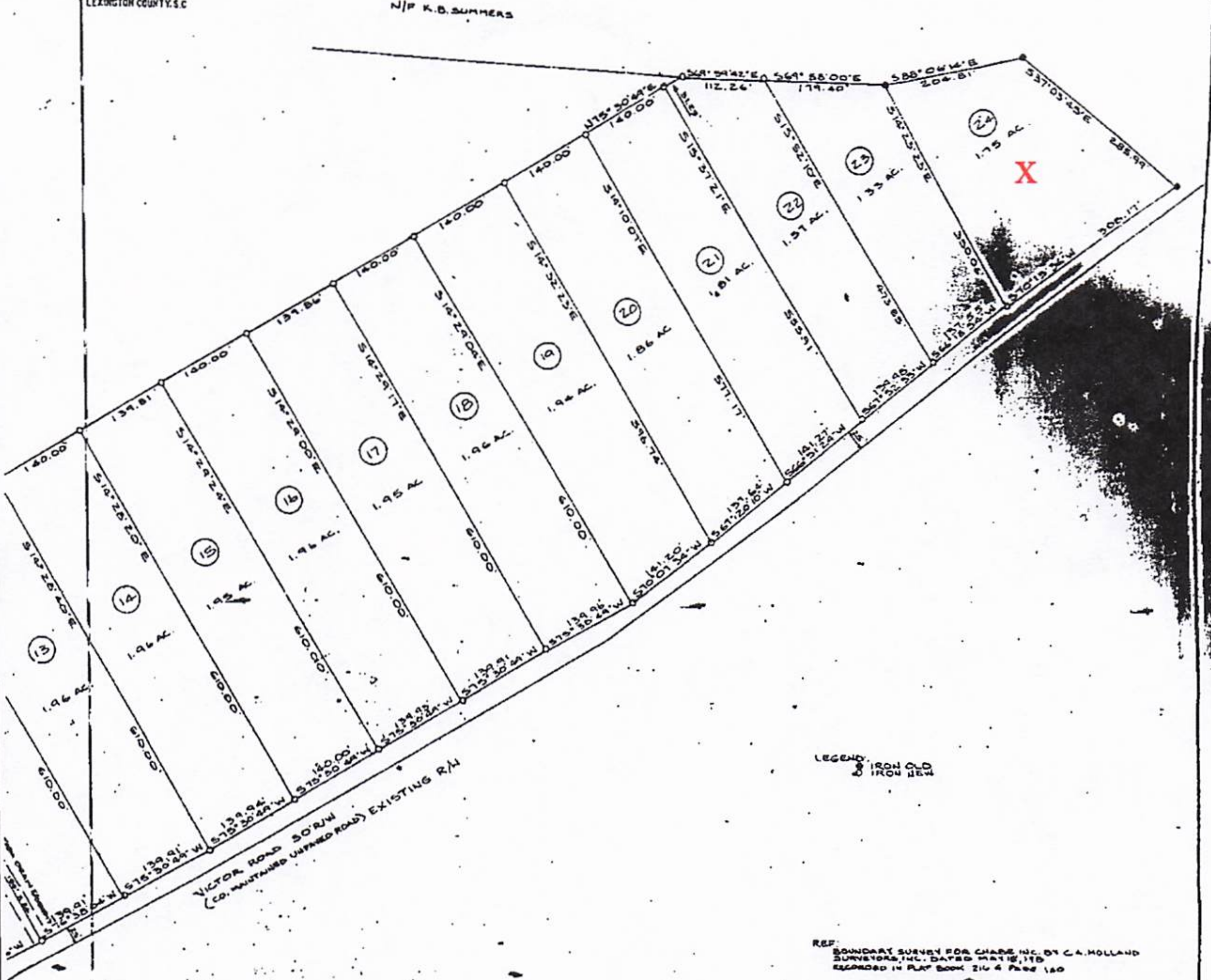
Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation		Clean Saprolite		Restrictive Horizon		Stickiness, plasticity, structure and consistence will not affect LTAR or system design.
Loading Rate ga/da/ft2		Free Water		Overburden/Fill Material		

221/172

Bk 221

FILED

1988 FEB 26 AM 11:50
JOANNE B. TRIBBLE
RMC
LEXINGTON COUNTY, S.C.



REF: BOUNDARY SURVEY FOR CHABE INC. BY C.A. HOLLAND SURVEYORS, INC. DATED MAY 18, 1987 RECORDED IN PLAT BOOK 216 & PAGE 160

LOCATION MAP

LEXINGTON COUNTY
PLANNING COMMISSION
FEB 26 1988

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/7500 AS SHOWN HEREON AND THE AREA WAS DETERMINED BY THE COORDINATE METHOD

RALPH O. VANADORE RLS # 7606 S.C.

VICTOR ESTATES LEXINGTON COUNTY, S.C.	
SCALE: 1" = 100'	APPROVED BY	DRAWN BY: D.S.
DATE: JAN. 28, 1988		JLC 87-12-268
PREPARED FOR CHABE, INC.	
RALPH O. VANADORE & ASSOCIATES, INC. 211 SHARPE ROAD LEXINGTON, S.C. 29072 PH# 957-5010	DRAWING NUMBER 1 OF 2

2026-3532

Coastal Soil and Wetland Services

CUSTOMER CONTACT FORM

NAME: Palmetto Property Buyers LLC (Greg Phillips

MAILING ADDRESS: 334 East Bay St. #222

CITY: Charleston

STATE: SC ZIP CODE: 29401

PHONE NUMBER: (843) 276-1077

EMAIL ADDRESS: greg@palmettopropertybuyers.com

PROPOSED STRUCTURE: HOUSE ☐ MOBILE HOME X OTHER (SPECIFY):

WATER SOURCE: PUBLIC (CITY) WATER PUBLIC WELL ☐ PRIVATE WELL X

☐ SUBDIVISION (IF APPLICABLE):

PROPERTY ADDRESS: Victor Rd, Gaston, SC 29053

* nearest GPS address: 120 Victor Rd > see map attached

COUNTY: Lexington

TAX MAP/PARCEL ID #: 010920-01-024

DIRECTIONS TO PROPERTY: Turn onto Victor Rd from Sharpes Hill Rd, Property is on the right

☐ X IF RESIDENTIAL, NUMBER OF BEDROOMS: 3 or 4 if possible

☐ IF COMMERCIAL, TYPE OF BUSINESS:

- NUMBER OF OCCUPANTS:
- NUMBER OF EMPLOYEES:
- NUMBER PUBLIC RESTROOMS:
- HOURS OF OPERATION:
- SEATING CAPACITY/MEALS PER DAY (IF APPLICABLE):

I AM THE PROPERTY OWNER OR HAVE PERMISSION FROM THE PROPERTY OWNER FOR COASTAL SOIL AND WETLAND SERVICES TO CONDUCT SOIL BORINGS ON THE PROPERTY.

7/20/2026 _____

(DATE) (CUSTOMER/REPRESENTATIVE SIGNATURE)

Property for Sale:
Tax Map#: 010920-01-024
Acres: 1.75

Approximations based on available public records

Nearest Address:
120 Victor Road
Gaston, SC 29053

Columbia
South Carolina, USA

Follow US-176 E/US-21 S/US-321 S and Fish Hatchery Rd to State Rd S-32-147/Woodcrest Ln in Lexington County

30 min (16.2 mi)

1. Head toward Assembly St

0.6 mi

2. Turn left onto US-176 E/US-21 S/US-321 S/Huger St

0.6 mi

3. Turn right onto US-176 E/US-21 S/US-321 S/Blossom St
   - Continue to follow US-176 E/US-21 S/US-321 S
   - Pass by Hardee's (on the right in 5.6 mi)

5.7 mi

4. Turn right onto Fish Hatchery Rd

4.8 mi

5. At the traffic circle, take the 1st exit onto Fish Hatchery Rd/State Rd S-32-73
   - Continue to follow Fish Hatchery Rd

4.5 mi

6. Turn left onto State Rd S-32-147/Woodcrest Ln
   - Continue to follow Woodcrest Ln

2 min (1.0 mi)

7. At the traffic circle, take the 2nd exit onto Sharpes Hill Rd/State Rd S-32-663

3 min (2.0 mi)

8. Turn right onto Victor Rd
   - Destination will be on the right

14 sec (0.1 mi)

120 Victor Rd
Gaston, SC 29053, USA