



M & M Soil Consultants, Inc.

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November 24, 2014

Jamey Lewchanin
Caroline Pines Property Owners Association
26036 Shannon Mill Dr.
Ruther Glen, VA 22546

Dear Mr. Lewchanin:

On November 21, 2014 our firm conducted site evaluations of Lots 143, 153, 294, 295, 422, 423, 1061, and 1072 of Caroline Pines Subdivision, Caroline County, Virginia. The purpose of this investigation was to determine the soil and landscape potential for the installation of a conventional or alternative subsurface septic tank and drainfield system to service a single family dwelling on each of the lots.

A summary of the results of the field evaluations for each lot follows.

<Lot 143> ~~COVY.~~ Country Club Lane

On the basis of the field investigation, there are adequate soils on the lot that meet the Virginia State Health Department's minimum criteria for the installation of a conventional drainfield system on Lot 143. A 3 or 4 bedroom system could be possible, depending on setbacks and exact property line locations. Sideline utility easements would likely need to be abandoned to allow for sufficient area due to the narrow width of the lot. The property lines would need to be clearly marked for our firm to establish a drainfield site on this lot.

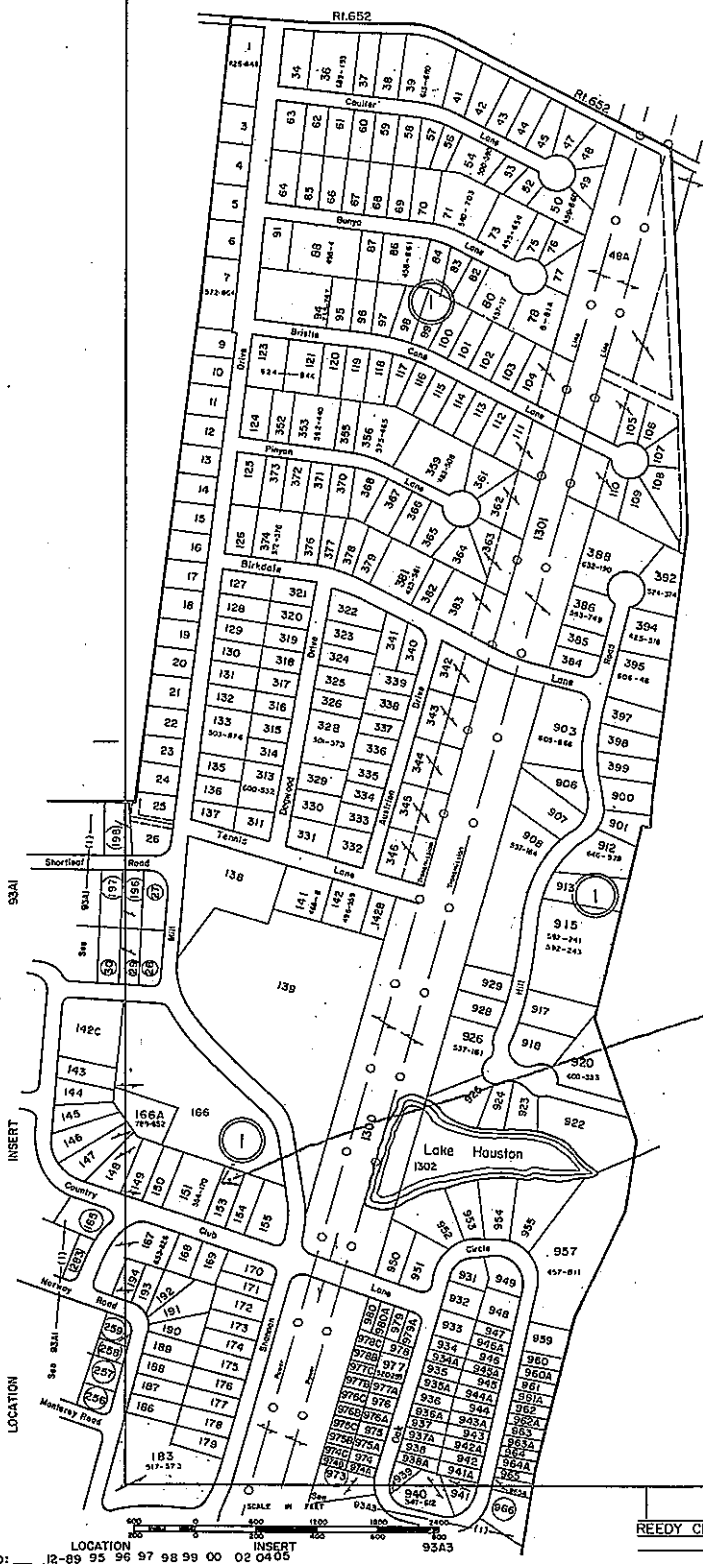
<Lot 153> Country Club Lane

On the basis of the field investigation, there does appear to be an area of soil that meets the Virginia State Health Department's minimum criteria for the installation of an alternative drainfield system on Lot 153. It could potentially support a 2-3 bedroom dwelling. Any utility easements on the sidelines would have to be abandoned to allow for sufficient area. The left hand property line would need to be clearly marked for our firm to establish any drainfield site on this lot.

Lot 294

On the basis of the field investigation, there does not appear to be any area of soil that meets the Virginia State Health Department's minimum criteria for the installation of a conventional or alternative drainfield system on lot 294. The major problems associated with this lot are: 1) The lack of suitable topography on the lot, 2) Presence of unsuitable soils over the majority of the lot.

CAROLINE COUNTY



* Lot 153

① CAROLINE PINES -

REEDY CHURCH DISTRICT

SECTION INSERT 93A2

REVISID: LOCATION 12-89 95 96 97 98 99 00 02 04 05