

M & M Soil Consultants, Inc.

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135 Randolph Street
Mineral, VA 23117
540-872-2572

August 30, 2013

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

Dear Mr. Lewchanin:

On August 29, 2013 our firm conducted site evaluations of Lots 247, 258, 292A, 377, 1078, 1130, and 1131 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 247 Monterey CV8496535

On the basis of the field investigation, there does appear to be a small area of soil in the front of the lot that meets the Virginia State Health Department's minimum criteria for the installation of a very shallow alternative drainfield system on Lot 247. It is unlikely to support more than a two bedroom dwelling. Any utility easements on the front of the lot would have to be abandoned to allow for sufficient area since any proposed site would have to go as close to Monterey Drive as possible. The property lines would need to be clearly marked for our firm to establish any drainfield site on this lot.

Lot 258

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 258. 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.

Lot 292A Shortleaf CV8496551

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 a shallow alternative drainfield system in the rear Lot 292A. It is unlikely to support more than a two 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 377

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 a conventional or alternative drainfield system in the front of lot 377. There appeared to be sufficient area for a 3-4 bedroom alternative site or a 2-3 bedroom conventional site. The property lines would have to be marked before the site could be established in the field.

Lot 1078

Slash Pine CV8496518

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 1078. There appeared to be sufficient area for a three bedroom alternative site but site work would have to be completed to confirm the number of bedrooms. The property lines were not clearly marked and would have to be marked in the field to confirm that sufficient area exists on the lot to establish a site.

Lot 1130 & 1131

Slash Pine Circle

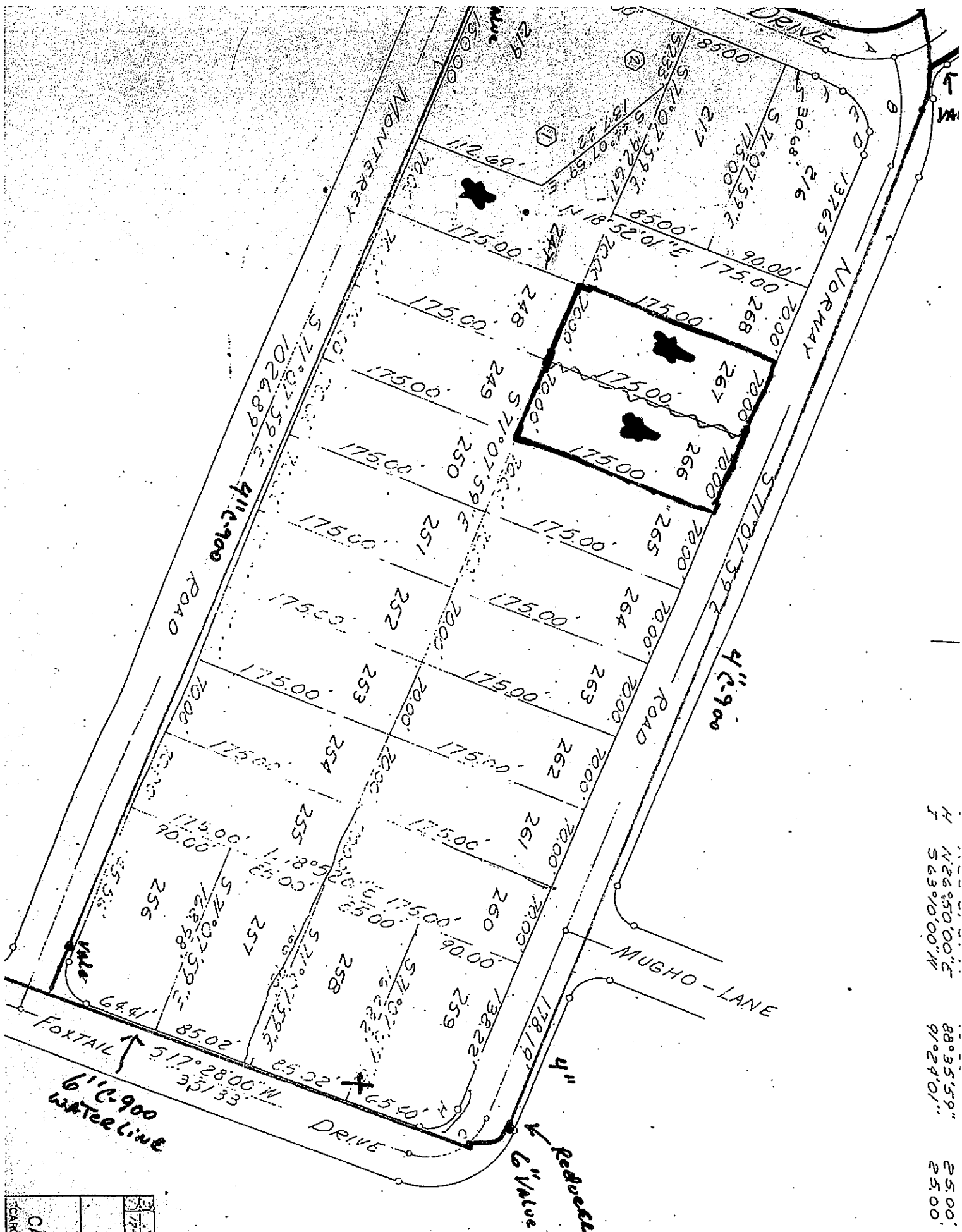
On the basis of the field investigation, there does appear to be an area of soil that meets the Virginia State Health Department's minimum criteria for the installation of a shallow alternative drainfield system in the rear of lots 1130 & 1131. There appeared to be sufficient area for a three bedroom alternative site but site work would have to be completed to confirm the number of bedrooms. Due to unsuitable, restrictive soils encountered over a significant portion of both of these lots, it would be necessary to consolidate Lot 1130 with Lot 1131 in order to provide a sufficient area of suitable soils to support a site.

If you have any further questions concerning these parcels, please contact us at the above address or phone number.

Sincerely,



Reuben R. Lakin OSE#: 1940-001385

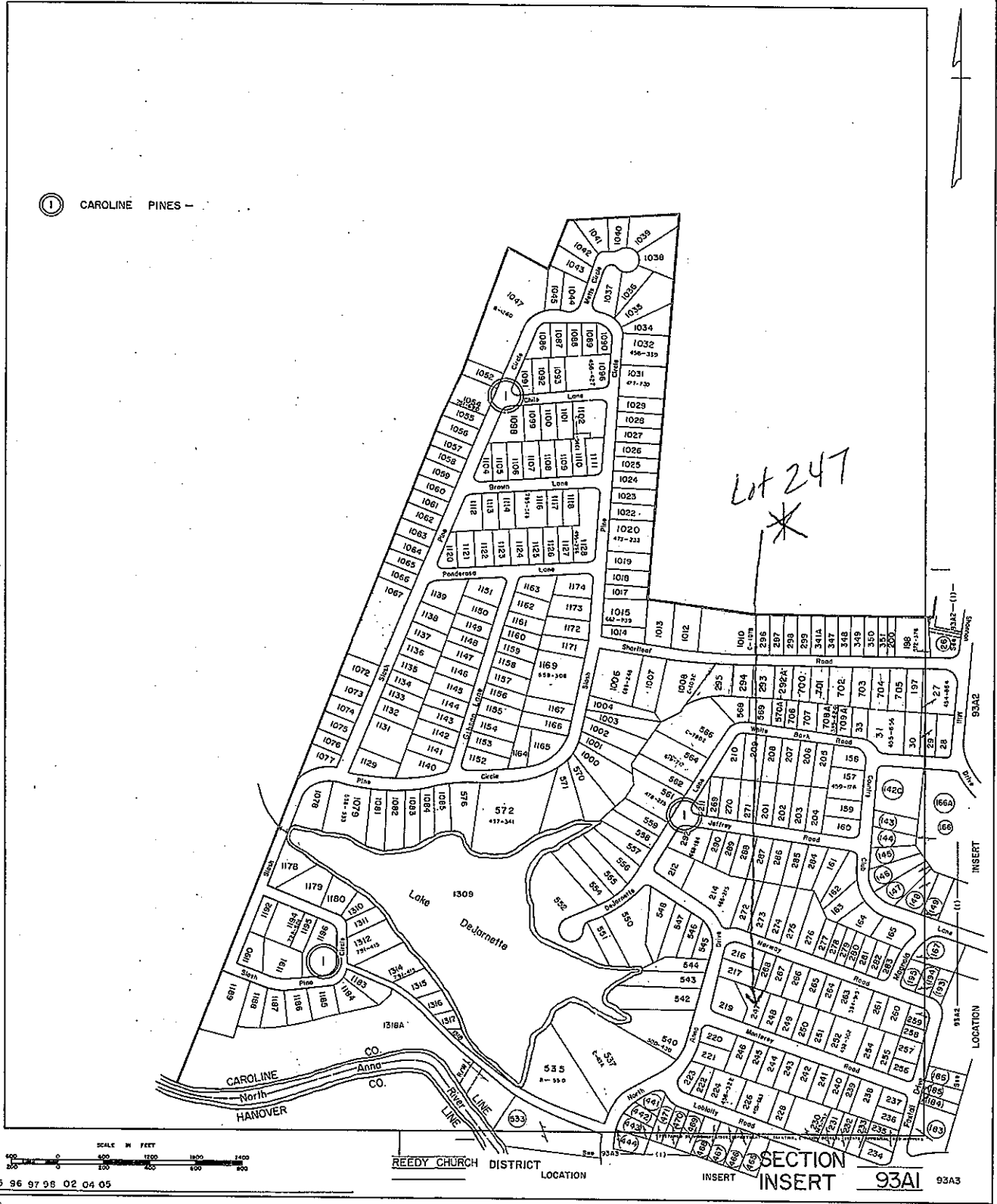


H N 26° 50' 00" E
 I S 63° 10' 00" W
 88° 35' 59"
 91° 24' 01"
 25.00'

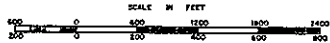
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CAROLINE COUNTY

① CAROLINE PINES -



Lot 247
X



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REEDY CHURCH DISTRICT LOCATION INSERT SECTION 93A1 93A3