

CULPEPER ENGINEERING, P.C.

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LOCUST GROVE, VIRGINIA 22508
PHONE 540 423-9706
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May 19, 2025

James Bradley Woodcock
28221 Sunnyside Road
Unionville, Virginia 22567

Re: Preliminary Site Evaluation
Woodcock Family Division – Lot 3
TM 49-52D (6.32 Ac.)
Orange County, Virginia

Dear Mr. Woodcock,

At your request we have completed the Preliminary Site Evaluation for the referenced property. The purpose of this evaluation was to review the soils, topography and drainage characteristics of the tract. The primary emphasis of this evaluation was the determination of the suitability of these characteristics with respect to installation of any on-site waste disposal system in accordance with the current Commonwealth of Virginia/State Board of Health Sewage Handling and Disposal Regulations 2012, The Alternative Onsite Regulations 2011 and current Health Department GMP's.

Attached is a sketch showing the location of a proposed Conventional Pump To Main Drainfield and a Pump To Alternative Reduced Footprint Reserve Drainfield that in our opinion would support a 3 Bedroom House. The soils encountered have an estimated percolation rate of 65 mpi and would be installed at 33" for both. The House shown (60' X 30') on the attached sketch would meet County Building Setbacks and would require pumping to the proposed drainfields. We have also shown a proposed Class IIIB well location that also meets Health Department requirements.

Please note this is a preliminary evaluation and would require additional information (house size, final design, etc.) prior to starting any permitting process. We have also included a copy of the recorded plat obtained from County records by Archie Dodson, Land Surveyor

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The conclusions and recommendations expressed in this report are based on field investigation, County Topography Maps and property boundary information obtained. We appreciate the opportunity to be of service. If you have any questions do not hesitate to call.

Sincerely,
Dennis J. Brown,

O.S.E. No. 1940001016

RT. 619
SIDE ROAD)

RESERVE
(PUMP TO)

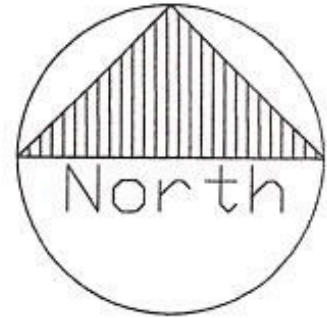
HIB WELL
(SEE REPORT)

HOUSE
(SEE REPORT)

DRAINAGE SWALE

MAIN
(PUMP TO)

SEE REPORT



TM 49-20D

TM 49-52D
LOT 3
6.32 AC.

TM 49-20

LOT 2