

Lord Fairfax Environmental Health District

107 N. Kent St.

Winchester, Virginia 22601

(540) 722-3480 FAX (540) 722-3479



Counties of: Clarke, Frederick, Page, Shenandoah, Warren, and City of Winchester

July 25, 2007

John M. Wood
209 Canyon Road
Winchester, VA 22602

Re: Tax Map # 49A7-1-11-96; Shawneeland

Dear Mr. Wood:

The following preliminary approval may be void if any portion of the proposed sewage disposal system site is found to be less than five feet from the property line.

An acceptable site for a three bedroom alternative sewage disposal system has been located on the subject property. The proposed site has been marked with four wire flags. The proposed well site has been marked with a wire flag.

You have requested a certification letter of approval. **Please submit a survey plat (by a certified surveyor) of the property which identifies the exact location of the drainfield site and well. One end of the upper contour of the drain field area and the proposed well site must be trilaterated on the plat with dimensions shown. All portions of the drainfield sites must be no closer than five feet to the property line. Also note that at least ten feet between the approved site and the property line must be available on one side of the site to allow for component installation and the required setback of five feet.**

After the above noted plat is submitted (within three months) and approved, a certification letter will be issued to you which must be recorded at the county courthouse along with the plat before it is valid.

According to our current policy, if the requested documents are not submitted within three months of the date of this letter, your application may be denied due to lack of information.

Sincerely,

Doug Dailey,
Frederick-Winchester Health Department



P.O. Box 1168
Front Royal, VA 22630
Mobile: (540) 622-3405
Fax: (540) 636-1709

July 2, 2007

Mr. John Wood
209 Canyon Road
Winchester, VA 22602

RE: Shawneeland, Section 11, Lot 96
Tax Map: 49A7-1-11-96
Review of drip irrigation disposal slope

Dear Mr. Wood:

We have reviewed the Soil Evaluation Form dated July 7, 2005 as prepared by Doug Dailey of the Frederick County Health Department for the above property. The report noted that an engineering approval is required for the proposed drip irrigation system due to the drainfield slope. The report also noted that the field is sized for a three (3) bedroom system, the drainfield slope is 36% and the depth from the drip tubing to the restriction is less than 24". Based on GMP #107 for drip irrigation systems, the required increase in drainfield area is 50% for the above conditions. Please note that these calculations are not a substitute for formal engineering plans and specifications.

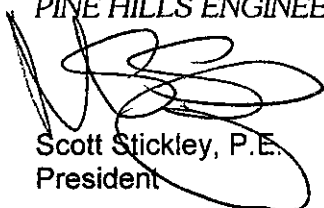
The calculations for the required area are as follows:

Perc rate = 55 mpi
Per Table 5.4 for LPD systems and using the 55 mpi rate, 309 sq. ft. per bedroom is required.
Area for LDP = 3 bedrooms * 309 sq. ft. = 927 sq. ft.
Convert to drip irrigation = 3 * 927 sq. ft. = 2781 sq. ft.
Increase required due to 36% slope = 50%
Required Area = 2781 * 1.50 = 4172 sq. ft.

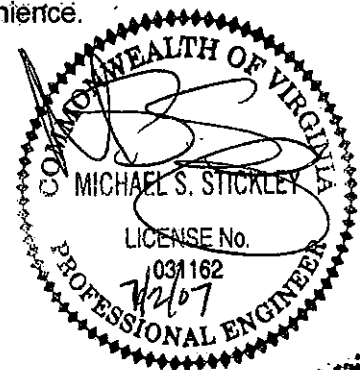
Available area per report = 89' x 80' = 7120 sq. ft.
A 50% Reserve Area leaves 4747 sq. ft. for the installation (2373 sq. ft. for the reserve)

Based on these preliminary calculations, it appears there is adequate area for the installation of the drip irrigation system. Installation of the drip tubing on a 36% slope and providing the typical cover over the installed area of 12" clean fill should not be an issue for an experienced installer. We would be pleased to provide several references of installers when a construction permit has been issued. If you have any questions, please contact me at your convenience.

Sincerely,
PINE HILLS ENGINEERING, PC



Scott Stickley, P.E.
President



Civil Engineering

Land Planning

Onsite Sewage Disposal

Soil Evaluation
Cert Letter
\$190.006-28-05
Z 216374Commonwealth of Virginia
Application for a Sewage Disposal and/or Water Supply PermitHealth Department ID# 069050683 (VDH Use)
Date Received _____ (VDH Use)Owner Richard Marlow Address 532 SHAWNEE TRAIL Phone (540) 336-5005
WINCHESTER VA
22603

Agent _____ Address _____ Phone _____

Directions to Property: Maple - to Hickory then to Willow Trail.
SHAWNEE LAND SUBDIVISIONSubdivision SHAWNEE LAND Section 11 Block _____ Lot 96Other Property Identification _____ Map Reference 49A7 - A-11-96Dimension/size of Lot/Property _____
49A7 - 1-11-96Residential Use _____ Yes _____ No
Termite Treatment _____ Yes _____ No
Number of bedrooms 3 _____ Multi-family _____
Number of Units _____
Basement ✓ Yes _____ No
Fixtures in Basement ✓ Yes _____ No

Proposed Sewage Disposal Method:

Onsite Sewage Disposal System: ✓ Septic Tank Drainfield _____ LPD _____ Mound _____ Other _____Water Supply: _____ Public _____ New _____ Existing
✓ Private _____ New _____ ExistingDescribe: WELL

The property lines, building location and sewage disposal system site are clearly marked and the property is sufficiently visible to see the topography. I give permission to the Department to enter onto the property described for the purpose of processing this application and to perform quality assurance checks as necessary until the sewage disposal system has been constructed and approved.

Signature of Owner/Agent Richard Marlow Date 6/13/05

C.H.S. 200

1st entrance, @ Doe, @ Hickory, @ ~~Willow~~ Willow
near top 4th lot on leftHolding for eng. statement that system can be installed on this
lope for cert. letter or design plans for const. permit Marlow
advised on site 7/7/05

Soil Evaluation Form

PAGE 1 OF 2Commonwealth of Virginia
Department of HealthHealth Department
Identification Number 069050683
Tax Map Number 49A7-1-11-96

General Information

Date 7/7/05 Health Department
 Applicant Richard Marlow Telephone No. _____
 Address _____
 Owner _____ Address _____
 Location Willow Trail
 Subdivision Shameland Block/Section _____ Lot 96

Soil Information Summary

1. Position in landscape satisfactory Yes ☒ No ☐ Describe sideslopes
2. Slope 36 %
3. Depth to rock/impervious strata Max. 29 Min. 25 None FRAGIPAN
4. Depth to seasonal water table (gray mottling or gray color) No ☐ Yes ☒ 25+ inches
5. Free water present No ☒ Yes ☐ _____ range in inches
6. Soil percolation rate estimated Yes ☒ Texture group I II III IV
 No ☐ Estimated rate 55 min/inch
7. Percolation test performed Yes ☒ Number of percolation test holes _____
 No ☐ Depth of percolation test holes _____
 Average percolation rate _____

Name and title of evaluator: _____

Signature: Doug Dwyer EHSS

Department Use

☒ Site Approved: Drainfield to be placed at 7" depth at site designated on permit.☐ Site Disapproved: Shallow placed drip irrigation - pending

Reasons for rejection:

1. ☐ Position in landscape subject to flooding or periodic saturation. eng. approval to install
2. ☐ Insufficient depth of suitable soil over hard rock.
3. ☐ Insufficient depth of suitable soil to seasonal water table. system on this slope
4. ☐ Rates of absorption too slow.
5. ☐ Insufficient area of acceptable soil for required drainfield, and/or Reserve Area.
6. ☐ Proposed system too close to well.
7. ☐ Other Specify _____

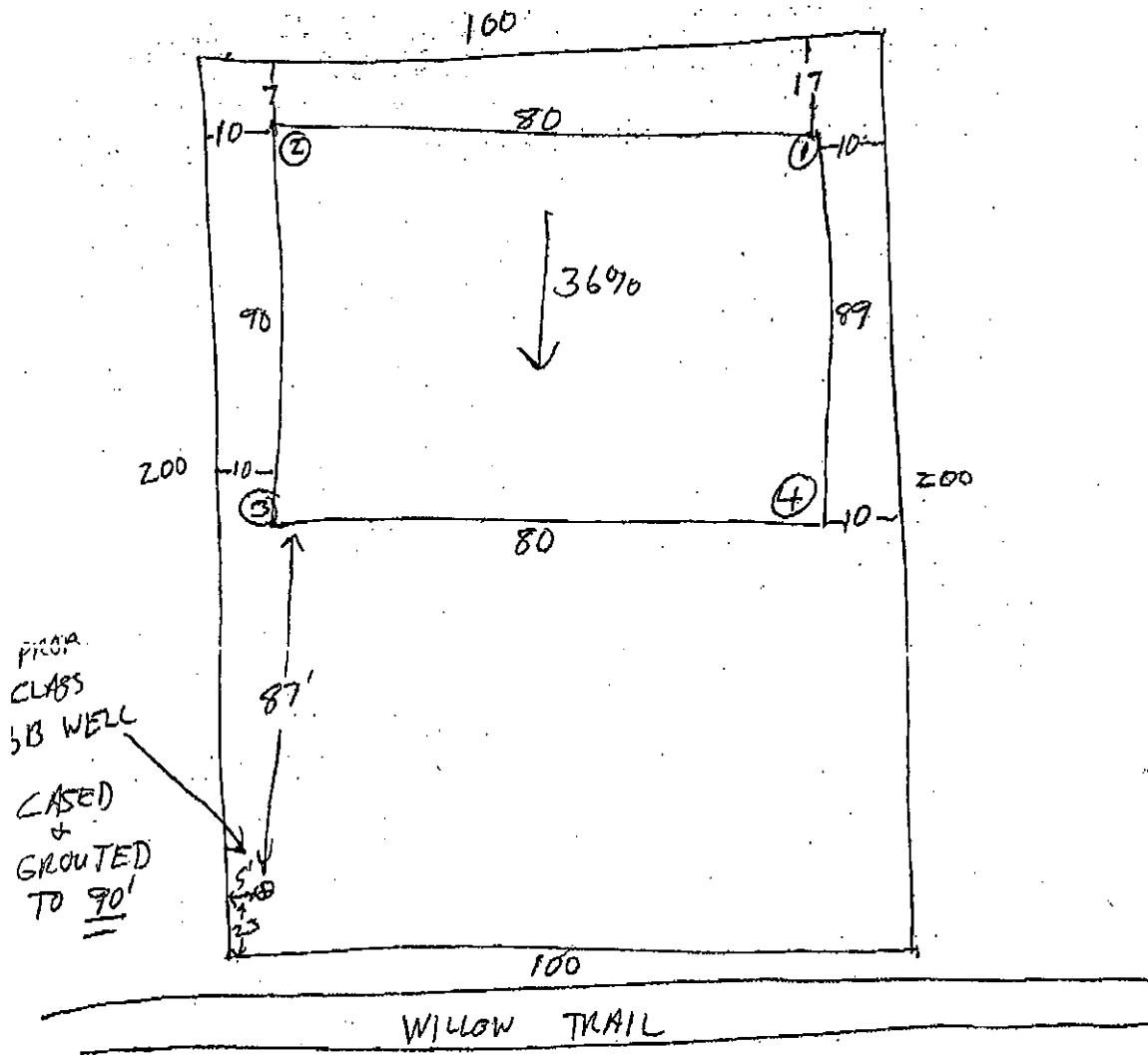
Date of Evaluation 7/7/05Profile Description
SOIL EVALUATION REPORTHealth Department
Identification No. 069050682Page 2 of 2

Where the local health department conducts the soil evaluation the location of profile holes may be shown on the schematic drawing on the construction permit or the sketch submitted with the application. If soil evaluations are conducted by a private soil scientist, location of profile holes and sketch of the area investigated including all structural features i.e., sewage disposal systems, wells, etc., within 100 feet of site (See section 4) and reserve site shall be shown on the reverse side of this page or prepared on a separate page and attached to this form.

☐ See application sketch☐ See construction permit☐ See sketch on reverse side or page attached to this form.

Hole #	Horizon	Depth (Inches)	Description of, color, texture, etc.	Texture Group
1	A	0-4	DARK BR LOAM	2
	B	4-27	STRONG BROWN LOAM	2
	Bx	27-54	BROWNISH YELLOW AND STRONG BROWN FINE SANDY LOAM CORRELY GWM 2.5Y 7/1 @ 36"	2
2	A	0-3	DENSE FRAGIPAN DARK BR LOAM	2
	B	3-25	7.5YR 6/4 LIGHT BROWN LOAM	2
	Bx	25-46	STRONG BROWN FINE SANDY LOAM - FRAGIPAN FEW GWM IN PARTS OF HARDEN	2
3	A	0-3	DARK GREYISH BROWN LOAM + ORGANIC MAT	2
	B	3-29	LIGHT BROWN LOAM	2
	Bx	29-48	STRONG BROWN SANDY LOAM FRAGIPAN	2
4	A	0-3	DARK GREYISH BROWN LOAM	2
	B	3-27	VERY CORRELY LIGHT BROWN LOAM	2
	Bx	27-50	STRONG BROWN FINE SANDY LOAM - FRAGIPAN GWM 2.5Y 7/2 @ 35"	2

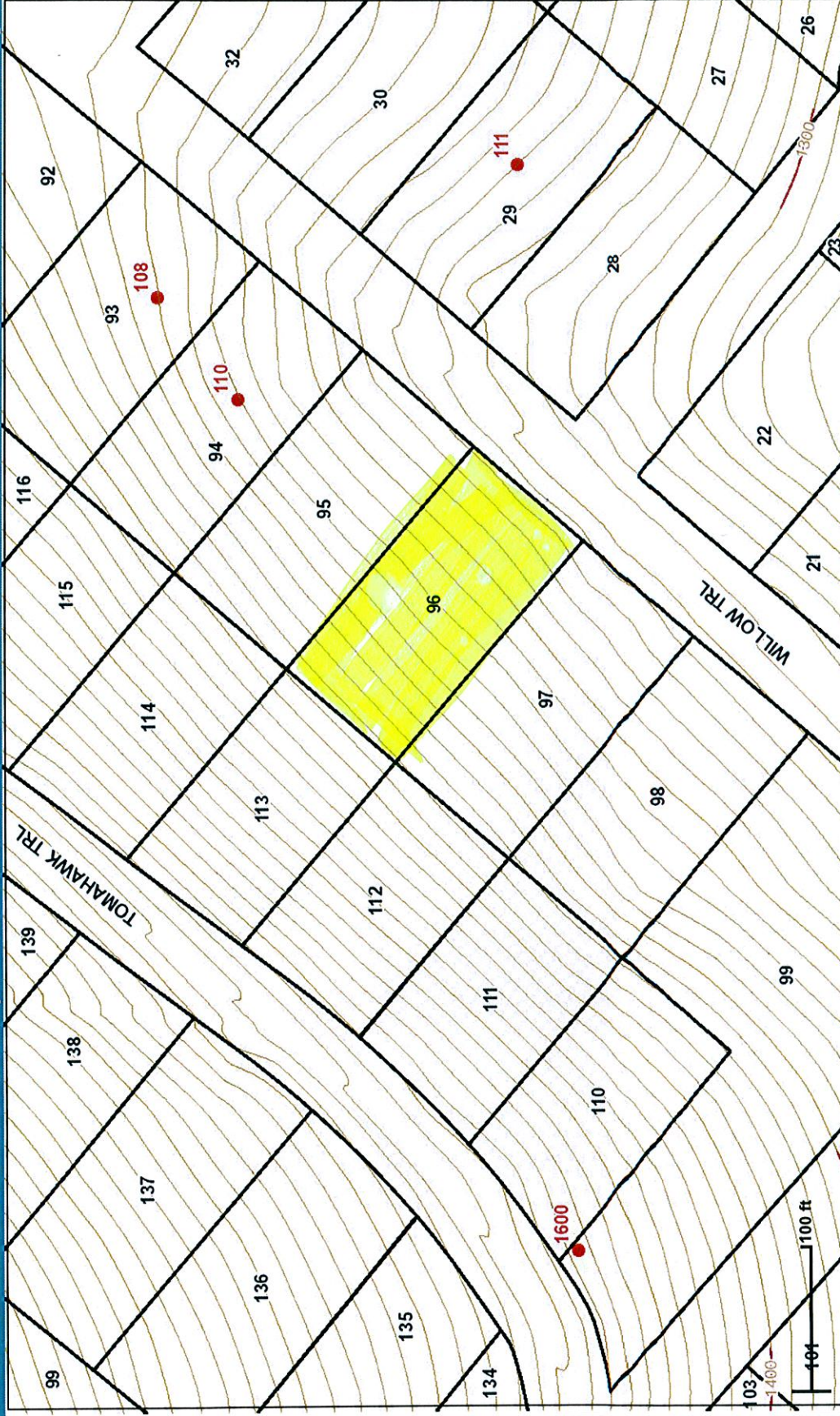
Remarks



Frederick County

Virginia

Life at the top.



Frederick County Information Technologies,
GIS Division, Virginia, United States.
540-665-3614

Frederick County does not give any expressed or implied warranties, conditions, representations, indemnities of any kind, statutory or otherwise, concerning any or all of the Frederick County GIS data.

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Virginia

Life at the top.



**Frederick County Information Technologies,
GIS Division
Virginia, United States.
540-665-5614**

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060020330

0136

TM #49A07-1-11-96 & 17-14-6-31

Grantee Address: 209 Canyon Road, Winchester, VA 22602

Tax Exempt Pursuant to Code Section 58.1-811(11)

THIS DEED made and dated this 17 day of October, 2006, by and between ENTRUST BUILDING GROUP, LLC, a Virginia Limited Liability Company, hereinafter referred to as Grantor, and JOHN M. WOOD, hereinafter referred to as the Grantee.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby bargain, sell, grant and convey, with General Warranty and English Covenants of Title, unto the Grantee, in fee simple, the following described tract of land located in the County of Frederick, Virginia (the "Property"):

PARCEL ONE: All of that certain lot or parcel of land, designated as Lot No. 96, Plat 6, Section 11, of the plat and plan of Shawnee Land, which plat, together with the deed of dedication is of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia, in Deed Book 344, Page 596; AND BEING the same property conveyed to Entrust Building Group, LLC, a Virginia Limited Liability Company, by deed dated July 15, 2005, from Andrew J. Page and Wanda J. Page, said deed is of record in the aforesaid Clerk's Office as Instrument #050015452.

PARCEL TWO: All that certain lot or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging, located in Gainesboro Magisterial District, on Timber Ridge, Frederick County, Virginia, designated as Tract 31, Section 6, of Autumn Hills Estates, and more particularly described in the Deed of Dedication dated July 6, 1978 and recorded in the Clerk's Office of the Circuit Court of Frederick County, Virginia, in Deed Book 494 at Page 281; AND BEING the same property conveyed to Entrust Building Group, LLC, a Virginia Limited Liability Company, by deed dated June 16, 2005, from James Edward Marlow and Ngoc-Han Nguyen Marlow, husband and wife, said deed is of record in the aforesaid Clerk's Office as Instrument #050013039.

Reference is here made to the aforesaid instruments and the attachments and the references therein contained for a further and more particular description of the property hereby conveyed.

This conveyance is made subject to all duly recorded and enforceable restrictions, easements and rights of way.

WITNESS the following signatures and seals:

ENTRUST BUILDING GROUP, LLC

BY: [Signature] (SEAL)
JOHN M. WOOD, Member

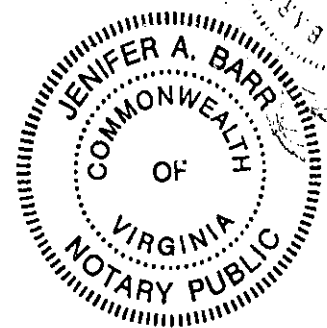
BY: [Signature] (SEAL)
RICHARD T. MARLOW, Member

STATE OF VIRGINIA,
CITY/COUNTY OF FREDERICK to-wit:

The foregoing instrument was acknowledged before me this 17 day of October, 2006 by JOHN M. WOOD, Member of Entrust Building Group, LLC, a Virginia Limited Liability Company, on behalf of said company.

My commission expires. 12-31-08

[Signature]
NOTARY PUBLIC
JENIFER A BARR

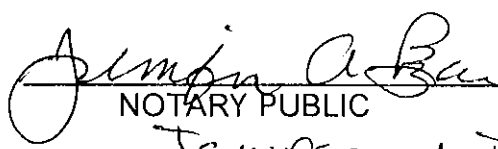


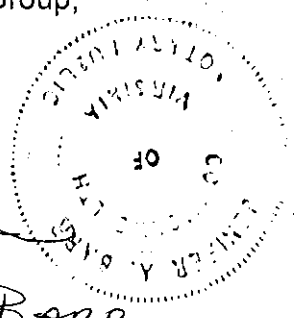
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STATE OF VIRGINIA,
CITY/COUNTY OF FREDERICK to-wit:

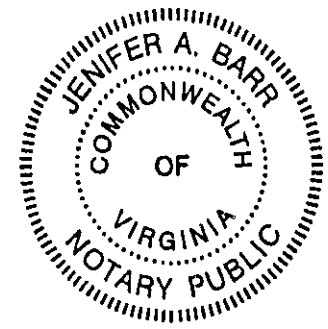
The foregoing instrument was acknowledged before me this 17 day of October, 2006 by RICHARD T. MARLOW, Member of Entrust Building Group, LLC, a Virginia Limited Liability Company, on behalf of said company.

My commission expires. 12-31-08


NOTARY PUBLIC
JENIFER A BARR



Deed prepared by:
THOMAS M. DICKINSON, JR., ESQUIRE
THOMAS M. DICKINSON, JR., P.C.
102-2 SOUTH KENT STREET
WINCHESTER, VIRGINIA 22601
(540) 667-1095



VIRGINIA: FREDERICK COUNTY. SCT.

This instrument of writing was produced to me on

10/30/2006 at 10:54 A.M.

and with certificate acknowledgement thereto annexed was admitted to record. Tax imposed by Sec. 58.1-802 of

§ 58.1-801 and 58.1-801 have been paid, if assessable.

, Clerk