



SOIL AND ENVIRONMENTAL TECHNOLOGY, INC
 111 N. Franklin Street, Christiansburg, VA 24073
 Phone: (540) 381-0309 Fax: (540) 381-9430
 E-mail: setec@soilandenvironmentaltechnology.com

OSE Report for Subdivision

Property Identification:

County: Floyd
 Subdivision: Kenneth M. Sewell Estate Agriculture Subdivision
 Tax Map ID: 65-95
 PRN: 8227
 Lot #: Tract 1 (2.843 acres), Tract 2 (38.2324 acres),
 Tract 3 (39.1243 acres)
 {Tracts 2 & 3 do not require OSE Reports}

Directions to the Property:

221S, L on Black Ridge, to property on L @777 Black Ridge Road

Applicant and Their Address:

Doug Sewell
 2045 Duncan's Chapel Rd NW
 Willis, VA 24380

Applicants Phone Number:

(540) 357-2060

Date of this report:

5/1/2023

Contents of this report:

OSE Cover Page & Certification Statement (Page_1_)
 Soil Information Summary (Page_2_)
 Soil Profile Descriptions (Page_3_)
 Primary/Reserve Design Specifications (Page_4_)

Copy of Plat Showing Drainfield with Boring Locations & Slope (Page_5_)
 Copy of Subdivision Plat (Page_6_)
 Copy of Drawing from Well Permit (Page_7_)

Certification Statement:

I hereby certify that the evaluations and/or designs contained herein were conducted in accordance with the *applicable provisions of the Sewage Handling and Disposal Regulations (12 VAC5-610), the Private Well Regulations (12 VAC5-630), The Regulations for Alternative Onsite Sewage Systems (12VAC5-613)* and all other applicable laws, regulations and policies implemented by the Virginia Department of Health. I further certify that I currently possess any professional license required by the laws and regulations of the Commonwealth that have been duly issued by the applicable agency charged with licensure to perform the work contained herein. The potential to both conventional and alternative onsite sewage systems has been discussed with the owner/applicant.

The work attached to this cover page has been conducted under an exemption to the practice of engineering, specifically the exemption in Code of Virginia Section 54.1-402.A.11

I recommend a **subdivision** be approved.

OSE

David Hall #1127



The property lines and building location and proposed sewage disposal area are clearly marked and the property is sufficiently visible to see the topography. I give permission to the Virginia Department of Health to enter onto the property described during normal business hours for the purpose of processing this application and to perform quality assurance checks of evaluations and designs certified by a private sector Onsite Soil Evaluator or Professional Engineer as necessary until the sewage disposal system and/or private water supply has been constructed and approved.

Signature of Owner/Agent

Date



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General Information

Date: 5/1/2023
Applicant: Doug Sewell
Address: 2045 Duncan's Chapel Rd NW, Willis, VA 24380
Directions to the Property: 221S, L on Black Ridge, to property on L @777 Black Ridge Road
Subdivision: Kenneth M. Sewell Estate Agriculture Subdivision
Tax Map ID: 65-95 (2.843 acre portion) Lot: 1
Floyd County Health Department
Telephone #: (540) 357-2060

Soil Information Summary

- 1. Position in landscape satisfactory Yes [x] No [] Describe: Sideslope
2. Slope 6 %
3. Depth to rock/impervious strata: Max. >66" Min. None X
4. Depth to seasonal water table (gray mottling or gray color) No [x] Yes []
5. Free water present No [x] Yes [] range in inches
6. Soil percolation rate estimated Yes [x] No [] Texture group 2 Estimated rate 20 Min/inch
7. Percolation test performed Yes [] No [x] Number of percolation test holes Depth of percolation test holes Average percolation rate

Name and title of evaluator: David Hall AOSE/PSS

Signature: [Handwritten Signature]

X Site Approved: Absorption trenches dispersing septic tank effluent to be placed at 48" depth at site designated. Site provides a total of 900 square feet for 100% reserve.

Site Disapproved:

Reason for rejection: (check all that apply)

- 1 Position in landscape subject to flooding or periodic saturation.
2 Insufficient depth of suitable soil over hard rock.
3 Insufficient depth of suitable soil to seasonal water table.
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)

**PROFILE DESCRIPTION
SOIL EVALUATION REPORT**

Date of Evaluation: 4/30/2023

Floyd County Health Department

x See application sketch

See construction permit

Applicant: Doug Sewell **Subdivision:** Kenneth M. Sewell Estate Agriculture Subdivision **Lot:** 1 (2.843 acres)
Site Address: 777 Black Ridge Rd

Hole #	Horizon	Depth	Description	Texture Group
Auger 1	Ap	0-6	Yellowish Brown (10YR 5/4) loam	2
	Bt	6-36	Yellowish Red (5YR 4/6) loam	2
	BC	36-52	Strong Brown (7.5YR 5/6) loam	2
	C	52-66	Strong Brown (7.5YR 5/6) sandy loam w/ many mica flakes	2
Auger 2	Ap	0-12	Brown (10YR 4/3) loam	2
	Bt	12-30	Yellowish Red (5YR 4/6) loam	2
	BC	30-42	Strong Brown (7.5YR 5/6) loam	2
	C	42-66	Strong Brown (7.5YR 5/6) sandy loam w/ many mica flakes	2
Auger 3	Ap	0-10	Brown (7.5YR 4/3) loam	2
	Bt	10-30	Yellowish Red (5YR 4/6) loam	2
	BC	30-42	Strong Brown (7.5YR 5/6) loam	2
	C	42-66	Strong Brown (7.5YR 5/6) sandy loam w/ many mica flakes	2

**DRAINFIELD RECOMMENDATIONS, DESIGN BASIS, & AREA CALCULATIONS
AND WELL RECOMMENDATION & SPECIFICATIONS**

Applicant: Doug Sewell

Subdivision: Kenneth M. Sewell Estate Agriculture Subdivision

Lot: 1 (2.843 acres)

Site Address: 777 Black Ridge Rd

Main DF	*Existing	Reserve DF	
Type of system	*Gravity	Reserve Area Required	Yes
EPR	N/A	Type of Reserve	Gravity
Slope %	N/A	EPR	20
# Bedrooms	N/A	Slope %	6
Gallons/Day	N/A	Gallons/Day	600
Width of Trench (ft.)	N/A	Width of Trench (ft.)	3
Total Square Ft. of Trench Bottom Required per BR	N/A	Total Square Ft. of Trench Bottom Required	872
Total Square Ft. of Trench Bottom per BR in Design	N/A	Total Square Ft. of Trench Bottom in Design	900
Total Square Ft. of Trench Bottom Required	N/A	# Lines of Reserve	5
Total Square Ft. of Trench Bottom in Design	N/A	Line Length (ft.)	60
# Lines Installed	N/A	Installed <24" from Rock or Other Impervious Strata	yes
Length of Line Installed (ft.)	N/A	Centers (ft.)	10
Installed <24" from Rock or Other Impervious Strata	N/A	Width Required (ft.)	43
Centers (ft.)	N/A	Width in Design (ft.)	43
Width Required (ft.)	N/A	Installation Depth (inches into natural soil)	48
Installation Depth (inches into natural soil)	N/A	Amount of Backfill Required (inches)	na
Amount of Backfill Required (inches)	N/A	Type of Well Recommended	Existing
		Amount of Casing & Grout (ft.)	N/A

*Per Floyd Co HD no permit on file except well only

-A portion of 100% reserve crosses under an APCO overhead utility line (see attached APCO Letter)

Applicant: Doug Sewell

Subdivision: Kenneth M. Sewell Estate Agriculture Subdivision

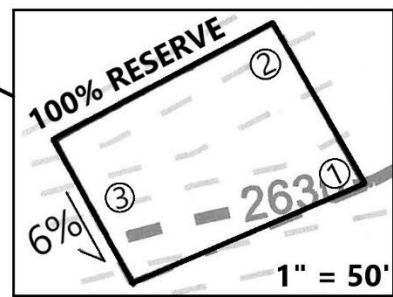
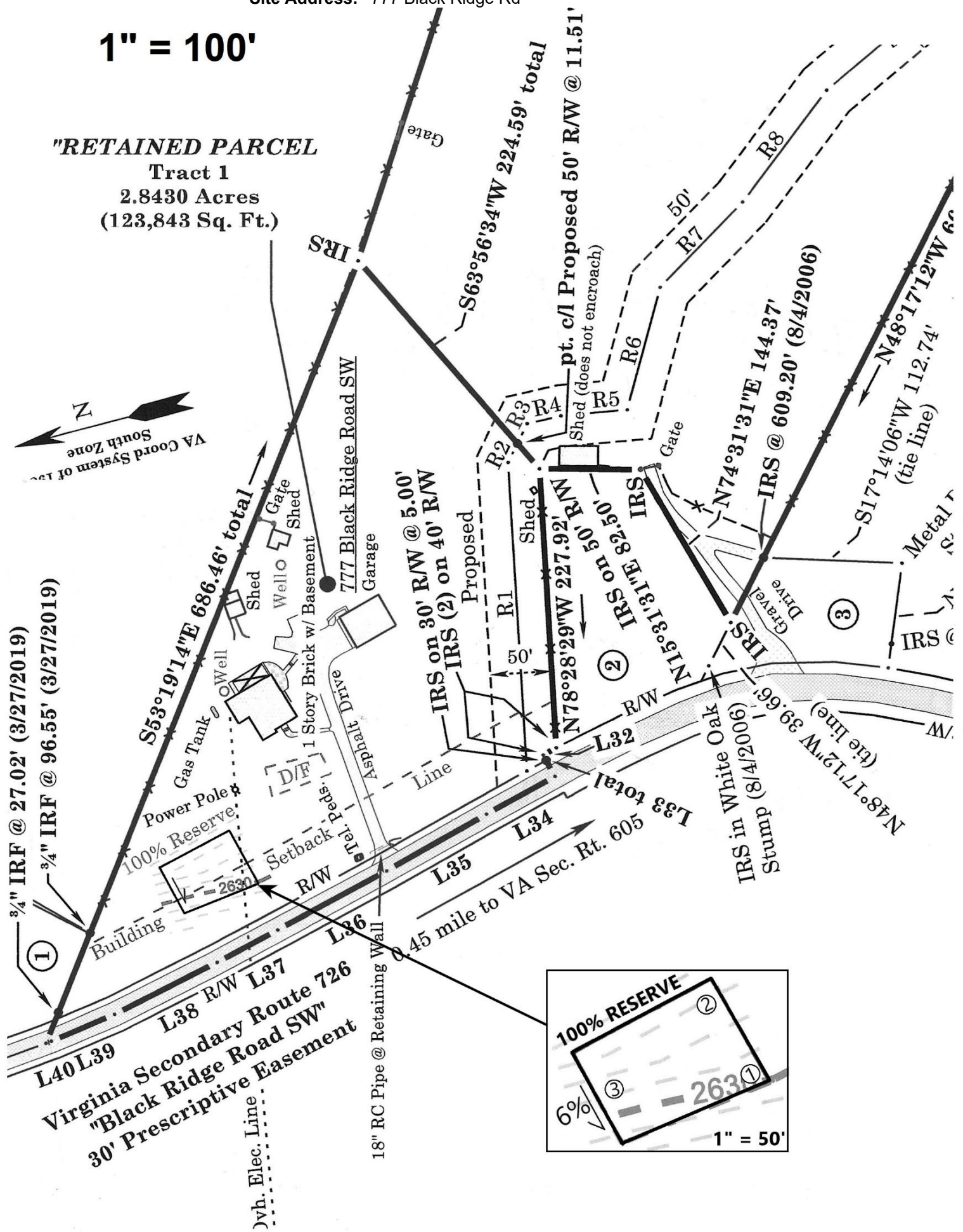
Lot: 1 (2.843 acres)

Site Address: 777 Black Ridge Rd

1" = 100'

"RETAINED PARCEL"

Tract 1
2.8430 Acres
(123,843 Sq. Ft.)



Subdivision: Kenneth M. Sewell Estate Agriculture Subdivision

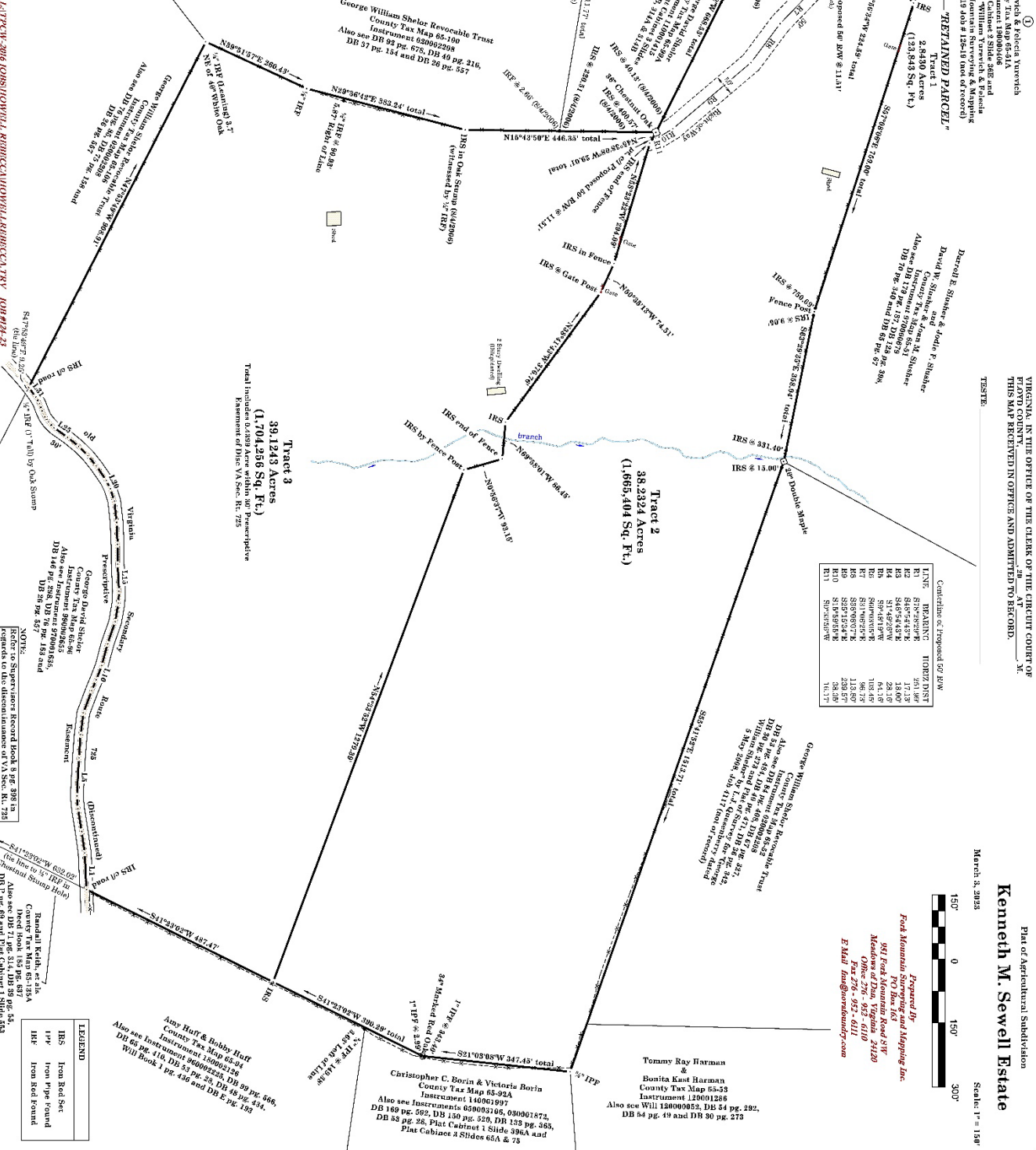
NOT FOR RECORDATION
PRELIMINARY COPY
FOR INFORMATION ONLY

I hereby certify that this plat of Agricultural Subdivision for Kenneth M. Sewell Estate is a true and accurate representation of the land as recently surveyed under my direction. This survey was prepared without the benefit of a current title report and may not reflect all encumbrances on the property.

JOHN D. LEWIS Licensed Land Surveyor #1335
Commonwealth of Virginia

L1, L1a are with the center of Disc. VA Spec. R. 735
L1a, L1b are with the center of VA Spec. R. 735

LINE	BEARING	HOORZ. DIST.	VERTIC. DIST.
L1	N77°21'10"W	86.32'	46.74'
L1a	N44°36'39"W	38.96'	30.64'
L1b	N86°08'38"W	30.08'	30.64'
L2	N71°56'09"W	89.07'	39.83'
L3	N82°32'49"W	27.21'	13.89'
L4	N84°19'53"W	51.48'	13.11'
L5	N87°25'55"W	51.72'	13.87'
L6	N75°14'34"W	51.72'	13.87'
L7	N75°14'34"W	51.72'	13.87'
L8	N75°14'34"W	51.72'	13.87'
L9	N87°25'55"W	51.72'	13.87'
L10	S89°23'35"W	21.76'	4.81'



Continuation of Proposed 50' R/W

LINE	BEARING	TOTER. DIST.
R1	S82°52'59"W	171.38'
R2	S45°44'53"E	17.38'
R3	S45°44'53"E	13.00'
R4	S45°44'53"E	64.18'
R5	S45°44'53"E	103.45'
R6	S45°44'53"E	113.60'
R7	S45°44'53"E	238.57'
R8	S45°44'53"E	38.38'
R9	S45°44'53"E	103.37'

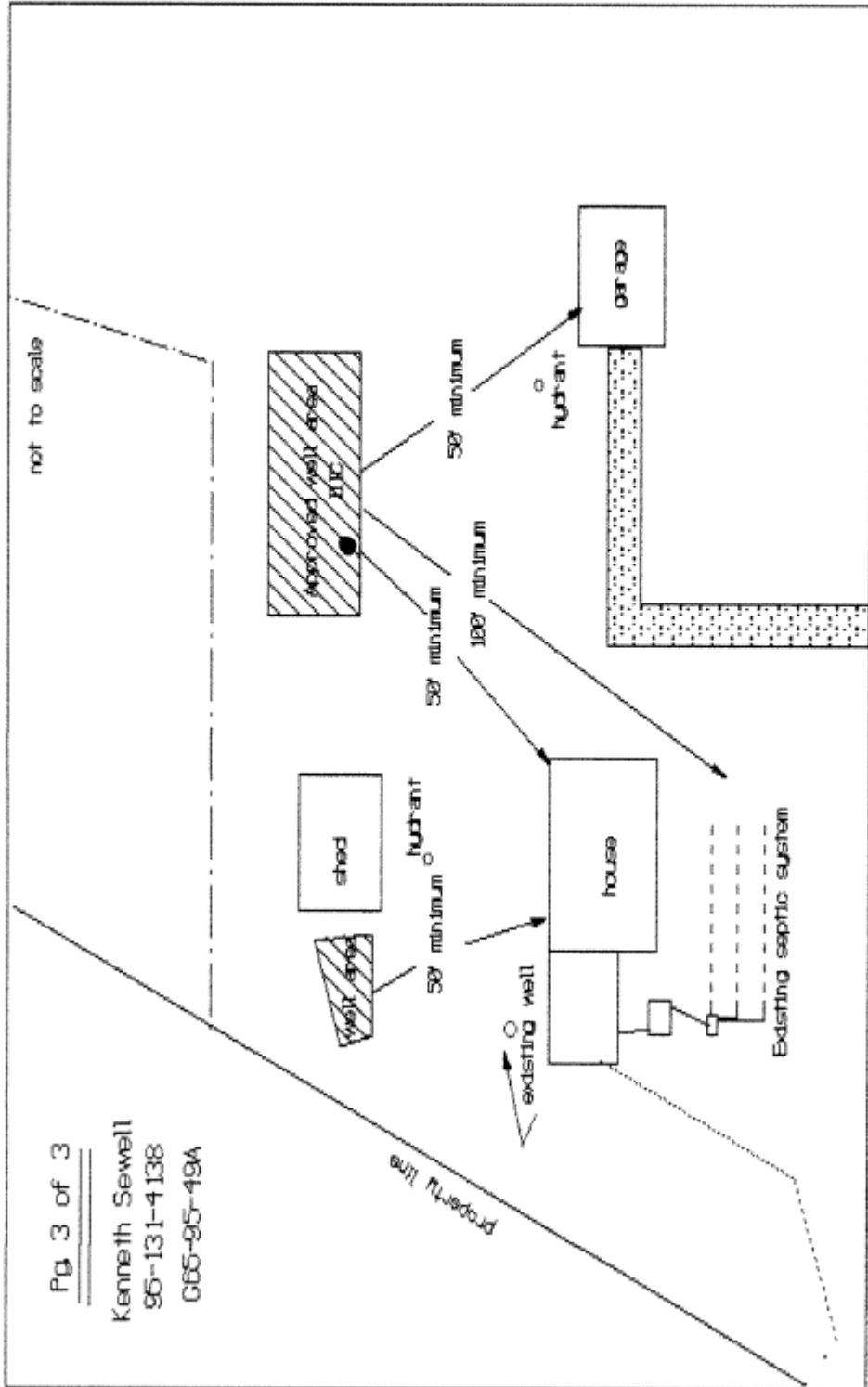
VIRGINIA, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF FLOYD COUNTY, VA, AT _____, THIS MAP RECEIVED IN OFFICE AND ADMITTED TO RECORD. _____, M. TESTE: _____

Plat of Agricultural Subdivision
Kenneth M. Sewell Estate
Scale: 1" = 150'
March 3, 2023

Prepared by:
Fork Mountain Surveying and Mapping Inc.
PO Box 663
1941 Fork Mountain Road SW
Meadow of Don, Virginia 24120
Phone: 703-952-6111
Fax: 703-952-6111
E-Mail: info@forkmountainva.com

IRON PIPE FOUND
IRON ROD SET
IRON FOUND

Any Matt & Bobby Matt
County Tax Map 65-22A
Instrument 15002126
DR 89 PG. 666, DR 90 PG. 667,
DR 91 PG. 668, DR 92 PG. 669, DR 93 PG. 670,
DR 94 PG. 671, DR 95 PG. 672, DR 96 PG. 673,
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Kenneth Sewell
95-131-4138
665-95-49A



Appalachian Power
P O Box 2021
Roanoke, VA 24022-2121
AEP.com

Doug Sewell
2045 Duncan's Chapel Rd NW
Willis, VA 24380

April 14, 2023

Subject: **PROPOSED SEPTIC SYSTEM ENCROACHMENT UNDER
EXISTING FLOYD – WILLIS DISTRIBUTION LINE,
FLOYD COUNTY TAX PARCEL ID: 65-95,
777 Black Ridge Rd SW Floyd, VA 24091
APCO EASEMENTS 40 & 56 Map 3780-724-D**

Owner requesting encroachment: Doug Sewell

Dear Mr. Sewell:

Appalachian Power Company (hereinafter referred to as “Appalachian”) hereby grants permission for your proposed installation of a septic system within Appalachian’s right of way, but subject to the following conditions. Your installation of the septic within Appalachian’s right of way will constitute your acceptance of and agreement to abide by these conditions:

1. That the installation and existence of said drain field shall not interfere with the rights of Appalachian to operate and maintain its facilities.
2. Owner agrees to maintain an undisturbed area extending twenty (20) feet in all directions from the edge of poles, structures, guys or anchors on said distribution line and that no part of the drain field area shall be a located in this twenty (20) foot undisturbed area.
3. Owner will assume liability for any and all damages done to Appalachian’s facilities while engaged in the construction, installation, operation or maintenance of the drain field.
4. Should it become necessary for Appalachian to relocate its facilities within its right of way, and said relocated facilities will now fall within the area of the drain field, you will promptly abandon the drain field or remove it to another location on receipt of written notice of Appalachian’s intent to relocate its facilities. Appalachian will not be responsible for any damage done to the drain field in the course of relocating its facilities.

Doug Sewell
April 14, 2023
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5. You release Appalachian in advance from any liability of whatsoever kind or nature for damage to the drain field arising out of or resulting from Appalachian's use of its right of way, including without limitation Appalachian's trucks and other equipment driving across the area where the drain field is located.

6. That this office will be notified no less than forty-eight (48) hours in advance of commencement of construction where Appalachian's right of way and distribution line is involved, as we may wish to have an inspector present if we so desire.

7. Finalized plans will be furnished to Appalachian for the drain field as it relates to the Distribution line.

NOTE: ADEQUATE CLEARANCE SHOULD BE OBSERVED AND EXTREME CARE SHOULD BE EXERCISED BY EVERYONE WORKING UNDER OR ADJACENT TO APPALACHIAN'S FACILITIES.

Sincerely,

Jake Patrick
Senior Right of Way Agent

Terms agreed to and acknowledged by: Doug Sewell	
Signatures:	<u>Doug Sewell</u>
Print Names:	<u>Doug Sewell</u> Date: <u>4/28/23</u>
Terms acknowledged by governing authority: _____	
Title: _____	
Signature: _____	
Print Name:	Date: _____