

OSE Report for Subdivision

Property Identification:

County: Montgomery
Subdivision: Nancy B. Denny
Tax Map ID: 139-A 5
Parcel ID: 001655
Acreage: 46.75 total

Directions to the Property:

VA-8 S (9.2 mi), L on Rte 602/Laurel Ridge Mill Rd 0.8 miles to property on left and right on Laurel Ridge Mill Rd (on corner of Clarence Rd & Laurel Ridge Mill Rd)

Lot 1 (6.015 ac) **Lot 2** (5.4395 ac) **Lot 3** (17.727 ac) **Lot 4** (17.614 ac)

Applicant and Their Address:

Nancy B. Denny
1614 Rustic Ridge Rd
Riner, VA 24149

Applicants Phone Number:

(540) 239-2585 (Agent – Matt Gallimore)

Date of this report:

9/7/2023

Contents of this report: (EACH LOT HAS REPORT PAGES 1-4)

OSE Cover Page & Certification Statement	Primary/Reserve Design Specifications	Page 3
INDIVIDUAL REPORTS FOR EACH LOT (PAGES 1-4)	Plat w/ Drainfield, Boring Locations, & Slope	Page 4
Soil Information Summary	Copy of Subdivision Plat	Page 1
Soil Profile Descriptions		Page 2

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.

Matt Gallimore

09/08/2023

Signature of Owner/Agent

Date

SETEC

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

General Information

Date: 9/7/2023
 Applicant: Nancy B. Denny
 Address: 1614 Rustic Ridge Rd, Riner, VA 24149
 Directions to the Property: VA-8 S (9.2 mi), L on Rte 602/Laurel Ridge Mill Rd, 0.8 miles to property on right located across from Rte 601/Clarence Rd
 Subdivision: Nancy B. Denny
 Tax Map ID: 139-A 5 (6.015 acre portion)

Montgomery County Health Department
 Telephone #: (540) 239-2585
 Lot: 1

Soil Information Summary

1. Position in landscape satisfactory Yes ☒ No ☐ Describe: Sideslope
2. Slope 5 %
3. Depth to rock/imperious strata: Max. >60" Min. None
4. Depth to seasonal water table (gray mottling or gray color) No ☒ Yes ☐
5. Free water present No ☒ Yes ☐ range in inches
6. Soil percolation rate estimated Yes ☒ No ☐ Texture group 2
 Estimated rate 30 Min/inch
7. Percolation test performed Yes ☐ No ☒ Number of percolation test holes
 Depth of percolation test holes
 Average percolation rate

Name and title of evaluator: David Hall

PSS/AOSE

Signature:



Site Approved: Absorption trenches dispersing septic tank effluent via enhanced flow to be placed at 30" depth at site designated. Site provides a total of 840 square feet of absorption area for the primary drainfield. This site does not require a 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: 8/29/2023

Montgomery County Health Department

x See application sketch

See construction permit

Subdivision: Nancy B. Denny **Lot:** 1 **TM#:** 139-A 5 (6.015 acre portion on Laurel Ridge Mill Rd)

Hole #	Horizon	Depth (in)	Description	Texture Group
Auger 1	Ap	0-8	Brown (10YR 4/3) Sandy Loam; common mica flakes	2
	AB	8-18	Dark Yellowish Brown (10YR 4/4) Sandy Loam; common mica flakes	2
	Bw1	18-30	Yellowish Brown (10YR 5/6) Sandy Loam; common mica flakes	2
	Bw2	30-60	Strong Brown (7.5YR 5/6) Sandy Loam; common mica flakes	2
Auger 2	Ap	0-10	Brown (10YR 4/3) Sandy Loam; common mica flakes	2
	AB	10-20	Dark Yellowish Brown (10YR 4/4) Sandy Loam; common mica flakes	2
	Bw1	20-32	Yellowish Brown (10YR 5/8) Sandy Loam; common mica flakes	2
	Bw2	32-60	Strong Brown (7.5YR 5/6) Sandy Loam; common mica flakes	2
Auger 3	Ap	0-18	Dark Yellowish Brown (10YR 4/4) Sandy Loam; common mica flakes	2
	Bw1	18-30	Yellowish Brown (10YR 5/6) Sandy Loam; common mica flakes	2
	Bw2	30-50	Yellowish Brown (10YR 5/8) Sandy Loam; common mica flakes	2
	Bw3	50-60	Yellowish Brown (10YR 5/6) Sandy Loam; common mica flakes	2

Subdivision: Nancy B. Denny

Lot: 1

TM#: 139-A 5 (6.015 acre portion on Laurel Ridge Mill Rd)

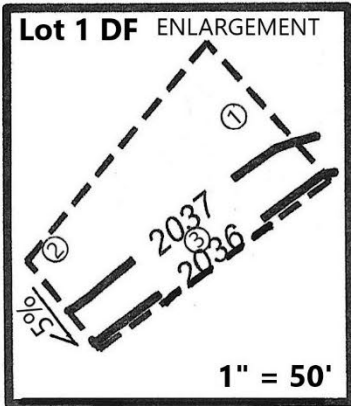
**DRAINFIELD RECOMMENDATIONS, DESIGN BASIS, & AREA CALCULATIONS
AND WELL RECOMMENDATION & SPECIFICATIONS**

Main DF		Reserve DF	
Type of system	Enhanced Flow into Conventional Lines	Reserve Area Required	No
EPR	30	Type of Reserve	N/A
Slope %	5	EPR	N/A
# Bedrooms	3	Slope %	N/A
Gallons/Day	450	Gallons/Day	N/A
Width of Trench (ft.)	3	Width of Trench (ft.)	N/A
Total Square Ft. of Trench Bottom Required per BR	260	Total Square Ft. of Trench Bottom Required	N/A
Total Square Ft. of Trench Bottom per BR in Design	280	Total Square Ft. of Trench Bottom in Design	N/A
Total Square Ft. of Trench Bottom Required	780	# Lines of Reserve	N/A
Total Square Ft. of Trench Bottom in Design	840	Line Length (ft.)	N/A
# Lines Installed	4	Installed <24" from Rock or Other Impervious Strata	N/A
Length of Line Installed (ft.)	70	Centers (ft.)	N/A
Installed <24" from Rock or Other Impervious Strata	No	Width Required (ft.)	N/A
Centers (ft.)	9	Width in Design (ft.)	N/A
Width Required (ft.)	30	Installation Depth (inches into natural soil)	N/A
Installation Depth (inches into natural soil)	30	Amount of Backfill Required (inches)	N/A
Amount of Backfill Required (inches)	N/A	Type of Well Recommended	3C
		Amount of Casing & Grout (ft.)	20' min.

Subdivision: Nancy B. Denny

Lot: 1

TM#: 139-A 5 (6.015 acre portion on Laurel Ridge Mill Rd)



1" = 100'

6.015 AC.

Prop. 3C
Well Site

3BR
House Site

771.38' Road
Frontage

507.43' Road

35.61' Road
Frontage

Gravel
Entrance
Metal
Building

48" Double Hickory
called for on Line @ 39.11'

10' Strip 0.285 AC. to be
Dedicated to the Commonwealth
of Virginia for Future Widening
of Route #602
of Route #602
Proposed
Drain Field

N 29°50'19" W 605.32'

SETEC

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

General Information

Date: 9/7/2023
 Applicant: Nancy B. Denny
 Address: 1614 Rustic Ridge Rd, Riner, VA 24149
 Directions to the Property: VA-8 S (9.2 mi), L on Rte 602/Laurel Ridge Mill Rd, 0.9 miles to property on right located BEFORE 2065 Laurel Ridge Mill Rd
 Subdivision: Nancy B. Denny
 Tax Map ID: 139-A 5 (5.4395 acre portion)

Montgomery County Health Department
 Telephone #: (540) 239-2585
 Lot: 2

Soil Information Summary

1. Position in landscape satisfactory Yes ☒ No ☐ Describe: Sideslope
2. Slope 4 %
3. Depth to rock/imperious strata: Max. >60" Min. None
4. Depth to seasonal water table (gray mottling or gray color) No ☒ Yes ☐
5. Free water present No ☒ Yes ☐ range in inches
6. Soil percolation rate estimated Yes ☒ No ☐ Texture group 2
 Estimated rate 30 Min/inch
7. Percolation test performed Yes ☐ No ☒ Number of percolation test holes
 Depth of percolation test holes
 Average percolation rate

Name and title of evaluator: David Hall

PSS/AOSE

Signature:



Site Approved: Absorption trenches dispersing septic tank effluent via enhanced flow to be placed at 30" depth at site designated. Site provides a total of 810 square feet of absorption area for the primary drainfield. This site does not require a 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: 8/29/2023

Montgomery County Health Department

x See application sketch

See construction permit

Subdivision: Nancy B. Denny **Lot:** 2 **TM#:** 139-A 5 (5.4395 acre portion on Laurel Ridge Mill Rd)

Hole #	Horizon	Depth (in)	Description	Texture Group
Auger 1	Ap	0-15	Brown (10YR 4/3) Sandy Loam; common mica flakes	2
	Bw1	15-30	Yellowish Brown (10YR 5/4) Sandy Loam; common mica flakes	2
	Bw2	30-60	Yellowish Brown (10YR 5/8) Sandy Loam; common mica flakes	2
Auger 2	Ap	0-14	Brown (10YR 4/3) Sandy Loam; common mica flakes	2
	Bw1	14-24	Yellowish Brown (10YR 5/6) Sandy Loam; common mica flakes	2
	Bw2	24-60	Strong Brown (7.5YR 5/6) Sandy Loam; common mica flakes	2
Auger 3	Ap	0-12	Dark Yellowish Brown (10YR 4/4) Sandy Loam; common mica flakes	2
	Bw1	12-24	Yellowish Brown (10YR 5/4) Sandy Loam; common mica flakes	2
	Bw2	24-60	Yellowish Brown (10YR 5/8) Sandy Loam; common mica flakes	2

Subdivision: Nancy B. Denny

Lot: 2

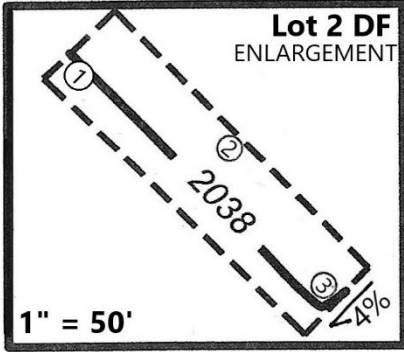
TM#: 139-A 5 (5.4395 acre portion on Laurel Ridge Mill Rd)

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

Main DF		Reserve DF	
Type of system	Enhanced Flow into Conventional Lines	Reserve Area Required	No
EPR	30	Type of Reserve	N/A
Slope %	4	EPR	N/A
# Bedrooms	3	Slope %	N/A
Gallons/Day	450	Gallons/Day	N/A
Width of Trench (ft.)	3	Width of Trench (ft.)	N/A
Total Square Ft. of Trench Bottom Required per BR	260	Total Square Ft. of Trench Bottom Required	N/A
Total Square Ft. of Trench Bottom per BR in Design	270	Total Square Ft. of Trench Bottom in Design	N/A
Total Square Ft. of Trench Bottom Required	780	# Lines of Reserve	N/A
Total Square Ft. of Trench Bottom in Design	810	Line Length (ft.)	N/A
# Lines Installed	3	Installed <24" from Rock or Other Impervious Strata	N/A
Length of Line Installed (ft.)	90	Centers (ft.)	N/A
Installed <24" from Rock or Other Impervious Strata	No	Width Required (ft.)	N/A
Centers (ft.)	10	Width in Design (ft.)	N/A
Width Required (ft.)	23	Installation Depth (inches into natural soil)	N/A
Installation Depth (inches into natural soil)	30	Amount of Backfill Required (inches)	N/A
Amount of Backfill Required (inches)	N/A	Type of Well Recommended	3C
		Amount of Casing & Grout (ft.)	20' min.

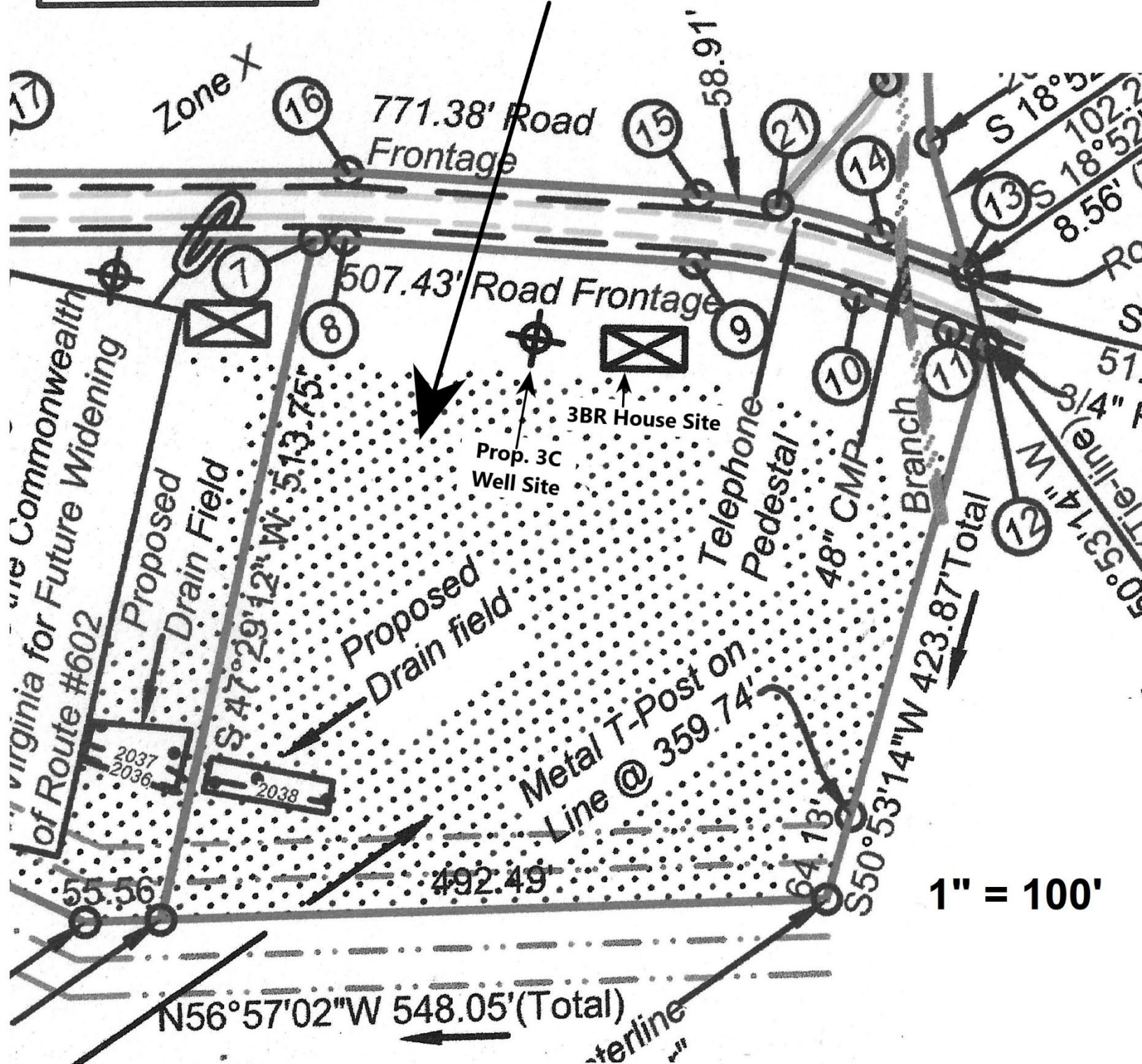
Subdivision: Nancy B. Denny

Lot: 2 TM#: 139-A 5 (5.4395 acre portion on Laurel Ridge Mill Rd)



②

5.4395 AC.



SETEC

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

General Information

Date: 9/7/2023
 Applicant: Nancy B. Denny
 Address: 1614 Rustic Ridge Rd, Riner, VA 24149
 Directions to the Property: VA-8 S (9.2 mi), L on Rte 602/Laurel Ridge Mill Rd, 0.9 miles to property on left
 Subdivision: Nancy B. Denny
 Tax Map ID: 139-A 5 (17.614 acre portion)

Montgomery County Health Department
 Telephone #: (540) 239-2585
 Lot: 4

Soil Information Summary

1. Position in landscape satisfactory Yes ☒ No ☐ Describe: Sideslope
2. Slope 38 %
3. Depth to rock/imperious strata: Max. >60" Min. None
4. Depth to seasonal water table (gray mottling or gray color) No ☒ Yes ☐
5. Free water present No ☒ Yes ☐ range in inches
6. Soil percolation rate estimated Yes ☒ No ☐ Texture group 2
 Estimated rate 40 Min/inch
7. Percolation test performed Yes ☐ No ☒ Number of percolation test holes
 Depth of percolation test holes
 Average percolation rate

Name and title of evaluator: David Hall

PSS/AOSE

Signature:



Site Approved: Gravelless absorption trenches dispersing septic tank effluent to be placed at 33" depth at site designated. Site provides a total of 750 square feet of absorption area for the primary drainfield. This site does not require a 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: 8/29/2023

Montgomery County Health Department

x See application sketch

See construction permit

Subdivision: Nancy B. Denny **Lot:** 4 **TM#:** 139-A 5 (17.614 acre portion on Laurel Ridge Mill Rd)

Hole #	Horizon	Depth (in)	Description	Texture Group
Auger 1	Ap	0-5	Dark Yellowish Brown (10YR 4/4) Sandy Loam	2
	BA	5-20	Yellowish Brown (10YR 5/6) Sandy Loam	2
	Bw	20-50	Reddish Yellow (7.5YR 7/6) Sandy Loam	2
	Ct	50-60	Strong Brown (7.5YR 5/6) Clay Loam	3
Auger 2	Ap	0-5	Dark Yellowish Brown (10YR 4/4) Sandy Loam	2
	BA	5-18	Brownish Yellow (10YR 6/6) Sandy Loam	2
	Bw1	18-30	Yellowish Brown (10YR 5/6) Sandy Loam	2
	Bw2	30-50	Strong Brown (7.5YR 4/6) Gravelly Sandy Loam; 15% Coarse Fragments	2
	C	50-60	Yellowish Brown (10YR 5/8) Loam; common Very Pale Brown (10YR 7/3) Lithochromic Mottles	2
Auger 3	Ap	0-5	Dark Yellowish Brown (10YR 4/4) Sandy Loam	2
	BA	5-20	Yellowish Brown (10YR 5/6) Sandy Loam	2
	Bw	20-45	Reddish Yellow (7.5YR 7/6) Sandy Loam	2
	Ct	45-60	Strong Brown (7.5YR 5/6) Clay Loam	3

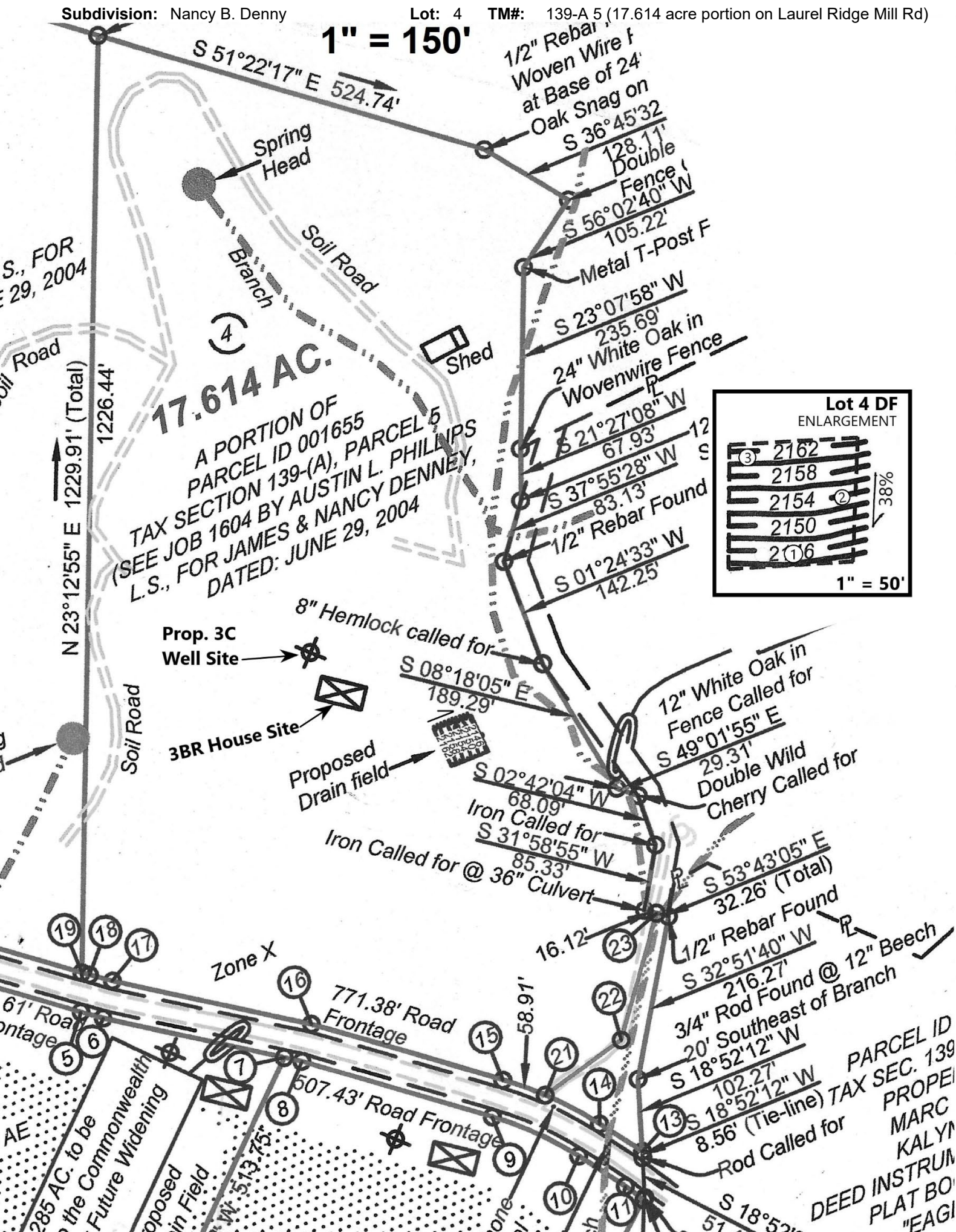
Subdivision: Nancy B. Denny

Lot: 4 TM#: 139-A 5 (17.614 acre portion on Laurel Ridge Mill Rd)

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

Main DF		Reserve DF	
Type of system	Gravity Gravelless	Reserve Area Required	No
EPR	40	Type of Reserve	N/A
Slope %	38	EPR	N/A
# Bedrooms	3	Slope %	N/A
Gallons/Day	450	Gallons/Day	N/A
Width of Trench (ft.)	3	Width of Trench (ft.)	N/A
Total Square Ft. of Gravelless Trench Bottom Required per BR	236	Total Square Ft. of Trench Bottom Required	N/A
Total Square Ft. of Gravelless Trench Bottom per BR in Design	250	Total Square Ft. of Trench Bottom in Design	N/A
Total Square Ft. of Gravelless Trench Bottom Required	708	# Lines of Reserve	N/A
Total Square Ft. of Gravelless Trench Bottom in Design	750	Line Length (ft.)	N/A
# Lines Installed	5	Installed <24" from Rock or Other Impervious Strata	N/A
Length of Line Installed (ft.)	50	Centers (ft.)	N/A
Installed <24" from Rock or Other Impervious Strata	No	Width Required (ft.)	N/A
Centers (ft.)	12	Width in Design (ft.)	N/A
Width Required (ft.)	51	Installation Depth (inches into natural soil)	N/A
Installation Depth (inches into natural soil)	33	Amount of Backfill Required (inches)	N/A
Amount of Backfill Required (inches)	N/A	Type of Well Recommended	3C
		Amount of Casing & Grout (ft.)	20' min.

1" = 150'



SETEC

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

General Information

Date: 9/7/2023
 Applicant: Nancy B. Denny
 Address: 1614 Rustic Ridge Rd, Riner, VA 24149
 Directions to the Property: VA-8 S (9.2 mi), L on Rte 602/Laurel Ridge Mill Rd (0.8 mi), L on Rte 601/Clarence Rd to first lot on right (on corner of Clarence Rd & Laurel Ridge Mill Rd)
 Subdivision: Nancy B. Denny
 Tax Map ID: 139-A 5 (17.727 acre portion)

Montgomery County Health Department
 Telephone #: (540) 239-2585
 Lot: 3

Soil Information Summary

1. Position in landscape satisfactory Yes ☒ No ☐ Describe: Sideslope
2. Slope 36 %
3. Depth to rock/imperious strata: Max. >60" Min. None
4. Depth to seasonal water table (gray mottling or gray color) No ☒ Yes ☐
5. Free water present No ☒ Yes ☐ range in inches
6. Soil percolation rate estimated Yes ☒ Texture group 2
 No ☐ Estimated rate 35 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: David Hall

PSS/AOSE

Signature:



Site Approved: Absorption trenches dispersing septic tank effluent to be placed at 42" depth at site designated. Site provides a total of 900 square feet of absorption area for the primary drainfield. This site does not require a 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: 8/29/2023

Montgomery County Health Department

x See application sketch

See construction permit

Subdivision: Nancy B. Denny **Lot:** 3 **TM#:** 139-A 5 (17.727 acre portion on Clarence Rd)

Hole #	Horizon	Depth (in)	Description	Texture Group
Auger 1	Ap	0-3	Dark Yellowish Brown (10YR 4/4) Loam	2
	BA	3-15	Yellowish Brown (10YR 5/4) Loam	2
	Bt	15-30	Yellowish Red (5YR 5/6) Silt Loam	3
	BC	30-45	Strong Brown (7.5YR 5/6) Loam	2
	C	45-60	Reddish Yellow (7.5YR 6/8) Sandy Loam	2
Auger 2	Ap	0-3	Dark Yellowish Brown (10YR 4/4) Loam	2
	BA	3-15	Brown (7.5YR 5/4) Loam	2
	Bw	15-30	Strong Brown (7.5YR 5/6) Loam	2
	BC	30-48	Reddish Yellow (7.5YR 7/6) Sandy Loam	2
	C	48-60	Yellowish Brown (10YR 5/8) Gravelly Loam; 20% Coarse Fragments	2
Auger 3	Ap	0-3	Dark Yellowish Brown (10YR 4/4) Loam	2
	BA	3-20	Yellowish Brown (10YR 5/4) Loam	2
	Bw	20-30	Yellowish Brown (10YR 5/8) Loam	2
	BC	30-48	Strong Brown (7.5YR 5/6) Loam; 10% Coarse Fragments	2
	C	48-60	Reddish Yellow (7.5YR 7/6) Gravelly Sandy Loam; 20% Coarse Fragments	2

Subdivision: Nancy B. Denny

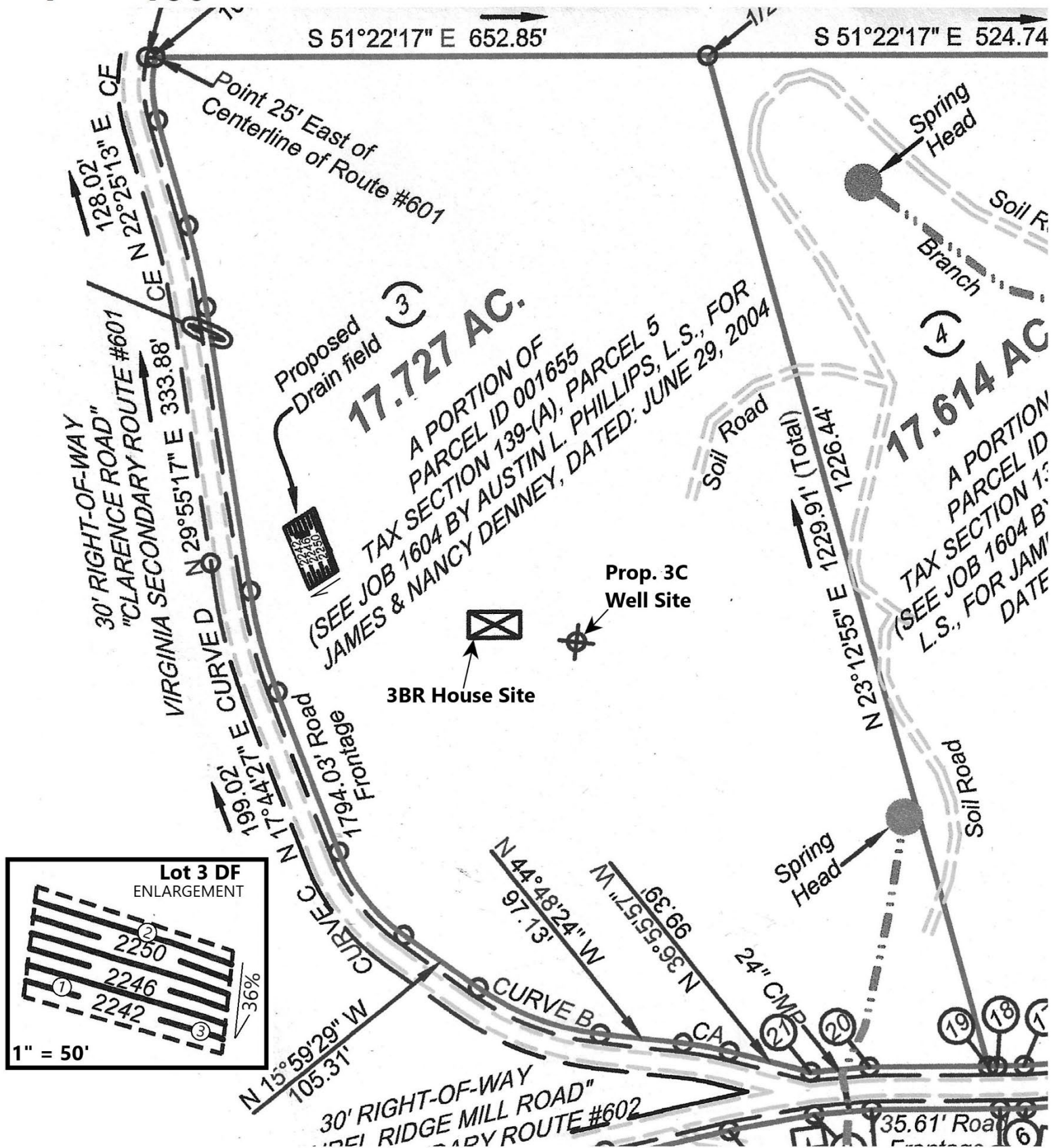
Lot: 3

TM#: 139-A 5 (17.727 acre portion on Clarence Rd)

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

Main DF		Reserve DF	
Type of system	Gravity	Reserve Area Required	No
EPR	35	Type of Reserve	N/A
Slope %	36	EPR	N/A
# Bedrooms	3	Slope %	N/A
Gallons/Day	450	Gallons/Day	N/A
Width of Trench (ft.)	3	Width of Trench (ft.)	N/A
Total Square Ft. of Trench Bottom Required per BR	286	Total Square Ft. of Trench Bottom Required	N/A
Total Square Ft. of Trench Bottom per BR in Design	300	Total Square Ft. of Trench Bottom in Design	N/A
Total Square Ft. of Trench Bottom Required	858	# Lines of Reserve	N/A
Total Square Ft. of Trench Bottom in Design	900	Line Length (ft.)	N/A
# Lines Installed	4	Installed <24" from Rock or Other Impervious Strata	N/A
Length of Line Installed (ft.)	75	Centers (ft.)	N/A
Installed <24" from Rock or Other Impervious Strata	Yes	Width Required (ft.)	N/A
Centers (ft.)	12	Width in Design (ft.)	N/A
Width Required (ft.)	39	Installation Depth (inches into natural soil)	N/A
Installation Depth (inches into natural soil)	42	Amount of Backfill Required (inches)	N/A
Amount of Backfill Required (inches)	N/A	Type of Well Recommended	3C
		Amount of Casing & Grout (ft.)	20' min.

1" = 150'



VDH APPROVAL STATEMENT:

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS"), (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES).

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: DAVID HALL AOSE #1940001127, PHONE (540)381-0309. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO 360 OF THE REGULATIONS, THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS" OR "ALTERNATIVE SYSTEMS"; HOWEVER, ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

VIRGINIA DEPARTMENT OF HEALTH OFFICIAL DATE

The Minor Subdivision plat does not require submittal of a stormwater management plan or conceptual stormwater management plan at this time. Any future land disturbance proposal on a parcel will be evaluated at that time for permitting.

BEFORE MINOR SUBDIVISION
TAX SECTION 139-(A), PARCEL 5 47.6715 AC.

AFTER MINOR SUBDIVISION
TRACT 1 6.015 AC.
TRACT 2 5.4395 AC.
TRACT 3 17.727 AC.
TRACT 4 17.614 AC.
AREA DEDICATED TO THE COMMONWEALTH OF VIRGINIA FOR FUTURE WIDENING 0.8495 AC.

PARCEL ID 001655
TAX SECTION 139-(A), PARCEL 5
(SEE JOB 1604 BY AUSTIN L. PHILLIPS, L.S., FOR JAMES & NANCY DENNEY, DATED: JUNE 29, 2004)

NOTES:

- THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- THIS PLAT IS A "MINOR SUBDIVISION".
- SUBJECT PROPERTY AS SHOWN IS MONTGOMERY COUNTY TAX SECTION 139-(A), PARCEL 5. PARCEL I.D. 001655.
- SUBJECT PROPERTY AS SHOWN DOES FALL WITHIN THE LIMITS OF A H.U.D. DESIGNATED FLOOD HAZARD ZONE. THIS OPINION IS BASED UPON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL #51121C0245D, ZONE X, DATED: 1-6-2012) AND HAS NOT BEEN FIELD VERIFIED.
- ZONED A-1 AGRICULTURAL
SETBACKS: FRONT AND REAR = 40' AND SIDE = 15'.
- OWNER ADDRESS: NANCY B. DENNEY
1614 RUSTIC RIDGE ROAD
RIVER VA 24149
- THERE ARE NO VISIBLE GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL.

SOURCE OF TITLE:

PLAT SHOWING "47.6715 AC. TOTAL" IS ALL OF THAT PROPERTY ACQUIRED BY NANCY B. DENNEY AS DESCRIBED IN WILL BOOK 46, PAGE 45, ARTICLE SEVEN, F.I., ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA, IN WHICH THE ABOVE REFERRED TO WILL IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID LAND.

L.J. QUESENBERRY, L.S. #1270 DATE

PRIVATE ACCESS EASEMENT NOTE:

The proposed private access easement shown hereon is not built according to street specifications of and will not be maintained by, the Virginia Department of Transportation or Montgomery County. The improvement and maintenance of said access easement shall be the sole responsibility of the owners of lots, which are provided with access via the access easement. Said access easement is not eligible for maintenance or improvements with rural utility funds or any other funds allocated by either the General Assembly of Virginia or the Commonwealth Transportation Board. Moreover, the cost of bringing said access easement to acceptable standards shall not be borne by Montgomery County.

APPROVING AGENCY:

UNDER THE AUTHORITY OF MONTGOMERY COUNTY SUBDIVISION AND ZONING ORDINANCES THIS SUBDIVISION IS HEREBY APPROVED FOR RECORDATION. THIS PLAT OF "MINOR SUBDIVISION" IS APPROVED BY MONTGOMERY COUNTY, VIRGINIA UNDER AUTHORITY OF SECTION 9-137 OF THE MONTGOMERY COUNTY CODE.

AGENT, PLANNING DEPARTMENT DATE

VIRGINIA: IN THE OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, DAY OF 2023, THE FOREGOING INSTRUMENT WAS THIS DAY PRESENTED IN SAID OFFICE AND WITH THE CERTIFICATE ANNEXED ADMITTED TO RECORD AT O'CLOCK, M.

TESTEE: TIFFANY M. COUCH, CLERK

BY: D.C. Iron Set on Top of Bank 15' from Centerline of Route #601

10.22' (Tie-line) S 51°22'17"E 10.22' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

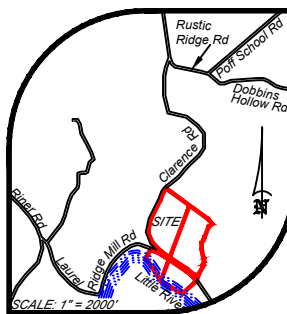
CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CE N 22°25'15"E 128.02' (Tie-line)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CA	396.78'	54.53'	54.48'	N 40°52'11" W	7°52'25"	27.31'
CB	305.40'	153.59'	151.98'	N 30°23'56" W	28°48'55"	78.46'
CC	213.17'	125.50'	123.69'	N 00°52'29" E	33°43'53"	64.63'
CD	572.00'	121.60'	121.38'	N 23°49'52" E	12°10'51"	61.03'
CE	746.00'	97.66'	97.59'	N 26°10'15" E	7°30'02"	48.90'
CF	147.00'	73.05'	72.30'	N 36°39'27" E	28°28'26"	37.30'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C9-10	445.78'	127.25'	126.82'	S 43°18'14" E	16°21'22"	64.06'
C14-15	475.78'	135.82'	135.36'	N 43°18'14" W	16°21'22"	68.37'



LINE	BEARING	DISTANCE
1-2	S 64°29'49" E	146.81'
2-3	S 51°41'03" E	100.58'
3-4	S 56°19'34" E	66.93'
4-5	S 51°42'55" E	149.71'
5-6	S 52°23'10" E	30.04'
6-7	S 55°26'35" E	241.55'
7-8	S 55°26'35" E	23.57'
8-9	S 51°28'55" E	257.96'
9-10	CURVE 9-10	
10-11	S 35°07'33" E	71.78'
11-12	S 31°15'14" E	29.72'

LINE	BEARING	DISTANCE
13		
13-14	N 35°07'33" W	65.91'
14-15	CURVE 14-15	
15-16	N 51°28'55" W	259.68'
16-17	N 55°26'35" W	266.52'
17-18	N 52°23'10" W	31.05'
18-19	N 51°42'55" W	138.26'
19-20	N 56°19'34" W	68.79'
20-21	N 36°55'57" W	97.68'

PERPETUAL NON-EXCLUSIVE RIW & EASEMENT FOR INGRESS & EGRESS & ALL OTHER LAWFUL PURPOSES ALONG GRAVEL ROAD FROM ROUTE #602 D.B. 677, PG. 725 & PLAT RECORDED IN D.B. 677, PG. 728

LINE	BEARING	DISTANCE
21-22	S 76°12'10" W	121.82'
22-23	S 37°48'10" W	171.79'

PARCEL ID 006888
TAX SECTION 139-(A), PARCEL 19
PROPERTY OF
FRANCES B. ALTIZER
JEFFREY SCOTT ALTIZER
DEED INSTRUMENT NO. 201500712

PARCEL ID 029797
TAX SECTION 139-(A), PARCEL 19A
PROPERTY OF
THOMAS W. PRICE
DEED BOOK 677, PAGE 725
SEE DEED BOOK 677, PAGE 728 FOR PLAT

PARCEL ID 110123
TAX SEC. 139-(1), PAR. 2
PROPERTY OF
MARC HEROLD
KALYN HEROLD
DEED INSTRUMENT NO. 2022006876
PLAT BOOK 24, PAGE 255
"EAGLE VIEW LOT 2"

PARCEL ID 110122
TAX SECTION 139-(1), PARCEL 1
PROPERTY OF
MICHAEL SPEED
ASHLEY SPEED
DEED INSTRUMENT NO. 2020010145
PLAT BOOK 24, PAGE 255
"EAGLE VIEW LOT 1"

PARCEL ID 110121
TAX SECTION 139-(1), PARCEL 1
PROPERTY OF
MICHAEL SPEED
ASHLEY SPEED
DEED INSTRUMENT NO. 2020010145
PLAT BOOK 24, PAGE 255
"EAGLE VIEW LOT 1"

PARCEL ID 110120
TAX SECTION 139-(1), PARCEL 1
PROPERTY OF
MICHAEL SPEED
ASHLEY SPEED
DEED INSTRUMENT NO. 2020010145
PLAT BOOK 24, PAGE 255
"EAGLE VIEW LOT 1"

PARCEL ID 110119
TAX SECTION 139-(1), PARCEL 1
PROPERTY OF
MICHAEL SPEED
ASHLEY SPEED
DEED INSTRUMENT NO. 2020010145
PLAT BOOK 24, PAGE 255
"EAGLE VIEW LOT 1"

PARCEL ID 110118
TAX SECTION 139-(1), PARCEL 1
PROPERTY OF
MICHAEL SPEED
ASHLEY SPEED
DEED INSTRUMENT NO. 2020010145
PLAT BOOK 24, PAGE 255
"EAGLE VIEW LOT 1"

PARCEL ID 110117
TAX SECTION 139-(1), PARCEL 1
PROPERTY OF
MICHAEL SPEED
ASHLEY SPEED
DEED INSTRUMENT NO. 2020010145
PLAT BOOK 24, PAGE 255
"EAGLE VIEW LOT 1"

PARCEL ID 110116
TAX SECTION 139-(1), PARCEL 1
PROPERTY OF
MICHAEL SPEED
ASHLEY SPEED
DEED INSTRUMENT NO. 2020010145
PLAT BOOK 24, PAGE 255
"EAGLE VIEW LOT 1"

PARCEL ID 110115
TAX SECTION 139-(1), PARCEL 1
PROPERTY OF
MICHAEL SPEED
ASHLEY SPEED
DEED INSTRUMENT NO. 2020010145
PLAT BOOK 24, PAGE 255
"EAGLE VIEW LOT 1"

PARCEL ID 110114
TAX SECTION 139-(1), PARCEL 1
PROPERTY OF
MICHAEL SPEED
ASHLEY SPEED
DEED INSTRUMENT NO. 2020010145
PLAT BOOK 24, PAGE 255
"EAGLE VIEW LOT 1"

PARCEL ID 110113
TAX SECTION 139-(1), PARCEL 1
PROPERTY OF
MICHAEL SPEED
ASHLEY SPEED
DEED INSTRUMENT NO. 2020010145
PLAT BOOK 24, PAGE 255
"EAGLE VIEW LOT 1"

PARCEL ID 110112
TAX SECTION 139-(1), PARCEL 1
PROPERTY OF
MICHAEL SPEED
ASHLEY SPEED
DEED INSTRUMENT NO. 2020010145
PLAT BOOK 24, PAGE 255
"EAGLE VIEW LOT 1"

PARCEL ID 110111
TAX SECTION 139-(1), PARCEL 1
PROPERTY OF
MICHAEL SPEED
ASHLEY SPEED
DEED INSTRUMENT NO. 2020010145
PLAT BOOK 24, PAGE 255
"EAGLE VIEW LOT 1"

PARCEL ID 110110
TAX SECTION 139-(1), PARCEL 1
PROPERTY OF
MICHAEL SPEED
ASHLEY SPEED
DEED INSTRUMENT NO. 2020010145
PLAT BOOK 24, PAGE 255
"EAGLE VIEW LOT 1"

NOTARY'S STATEMENT:

STATE OF _____, to wit: _____
COUNTY OF _____
I, _____, a NOTARY PUBLIC OF AND FOR THE FOREMENTIONED STATE AND COUNTY, DO HEREBY STATE THAT NANCY B. DENNEY, DID APPEAR BEFORE ME THIS _____ DAY OF 2023, AND ACKNOWLEDGED THE FOREGOING DOCUMENT BY EXECUTING THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER'S STATEMENT:

THIS IS TO CERTIFY THAT THE SUBDIVIDED PROPERTY AS SHOWN HEREON IS IN STRICT ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND THEY HAVE SUBDIVIDED THIS PROPERTY WITH THEIR OWN FREE WILL AND CONSENT.

NANCY B. DENNEY DATE

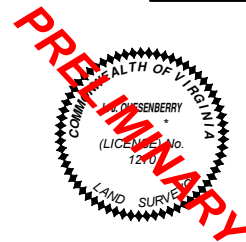
CONFORMING STATEMENT:

THIS IS TO CERTIFY THAT THE SUBDIVIDED PROPERTY AS SHOWN HEREON IS IN STRICT ACCORDANCE WITH THE SUBDIVISION ORDINANCES OF MONTGOMERY COUNTY, VIRGINIA, AND FURTHER IS IN STRICT ACCORDANCE AND COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE.

L.J. QUESENBERRY, L.S. #1270

LEGEND

Proposed 3 Bedroom House Site
Proposed 3C Well
Fence
Adjoiner
Creek/Branch
Flood Zone AE



PLAT SHOWING "MINOR SUBDIVISION"

47.6715 AC. TOTAL

PROPERTY OF

NANCY B. DENNEY

LOCATED ON VIRGINIA SECONDARY ROUTE #601 AND #602

"CLARENCE ROAD" AND "LAUREL MILL RIDGE ROAD"

RIVER MAGISTERIAL DISTRICT

MONTGOMERY COUNTY, VIRGINIA

SCALE: 1" = 200' DATE: 6 SEPTEMBER 2023

L. J. QUESENBERRY, LICENSED LAND SURVEYOR

521 SOUTH MAIN STREET HILLSVILLE VIRGINIA 24343

PHONE & FAX: (276)-728-7471 * E-MAIL: quessurvey@comcast.net

JOB NO. 6001