



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:

Directions to the Property:

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

Applicants Phone Number:

Nancy B. Denny 1614 Rustic Ridge Rd Riner, VA 24149	(540) 239-2585 (Agent – Matt Gallimore)
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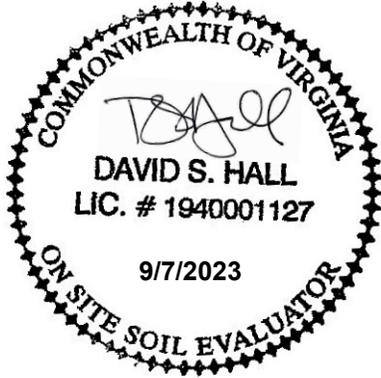
Date of this report:

9/7/2023	
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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	Page 1	Copy of Subdivision Plat
Soil Profile Descriptions	Page 2	

Certification Statement:

<p>I hereby certify that the evaluations and/or designs contained herein were conducted in accordance with the <i>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)</i> 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.</p> <p>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</p>	<p>I recommend a subdivision be approved.</p> <p>OSE David Hall #1127</p> 
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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



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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 [x] No [] Describe: Sideslope
2. Slope 5 %
3. Depth to rock/impervious strata: Max. >60" Min. None
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 30 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 PSS/AOSE

Signature: [Handwritten 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)

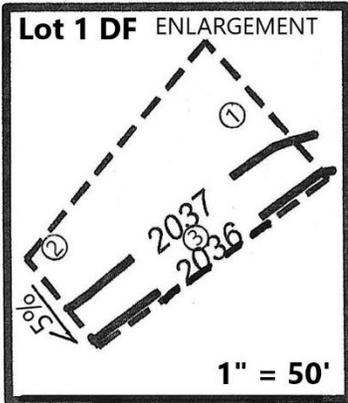
**DRAINFIELD RECOMMENDATIONS, DESIGN BASIS, & AREA CALCULATIONS
AND WELL RECOMMENDATION & SPECIFICATIONS**

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.

1

Prop. 3C Well Site

Zone X

3BR House Site

771.38' Road Frontage

507.43' Road

35.61' Road Frontage

Zone AE

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

Proposed Drain Field

Gravel Entrance

Metal Building

48" Double Hickory called for on Line @ 39.11'

N 29°50'19" W 605.32'

66
99E N

#602

217.53' Total
N 30°13'13"E

Bar Found
50.00'

line

line

line

line

2037
2036

203

55.56'

S 47°29'12" W 513.75'

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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 Lot: 2
Tax Map ID: 139-A 5 (5.4395 acre portion)

Soil Information Summary

- 1. Position in landscape satisfactory Yes [x] No [] Describe: Sideslope
2. Slope 4 %
3. Depth to rock/impervious strata: Max. >60" Min. None
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 30 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 PSS/AOSE

Signature: [Handwritten 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

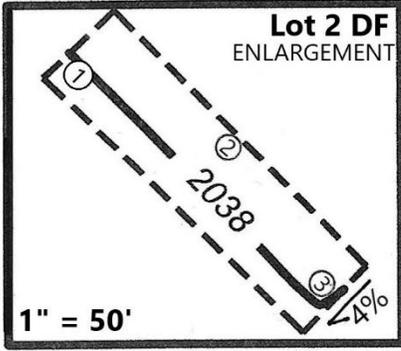
TM#: 139-A 5 (5.4395 acre portion on Laurel Ridge Mill Rd)

**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.

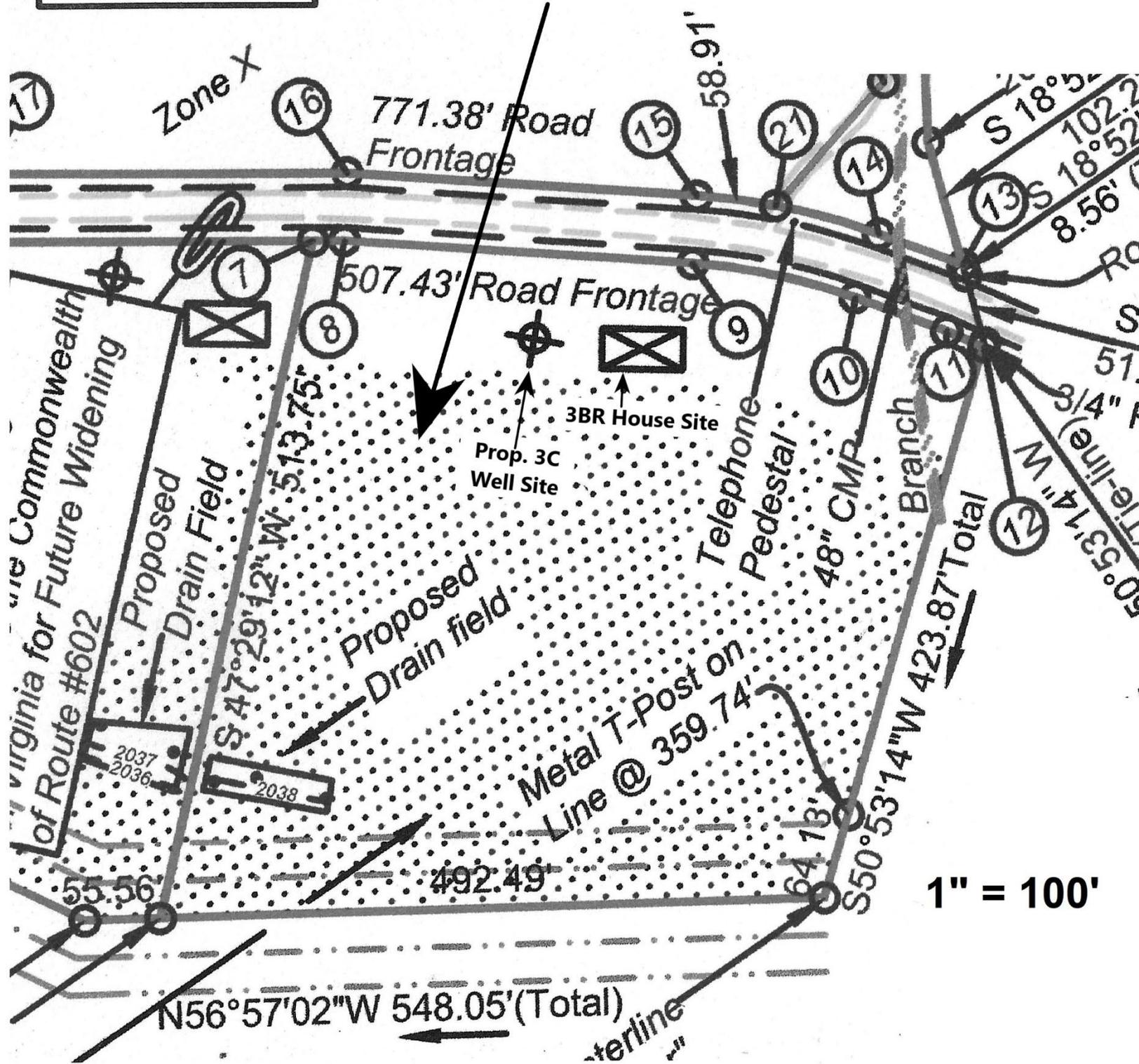
Subdivision: Nancy B. Denny

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



2

5.4395 AC.





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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 [x] No [] Describe: Sideslope
2. Slope 38 %
3. Depth to rock/impervious strata: Max. >60" Min. None
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 40 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 PSS/AOSE

Signature: [Handwritten 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**

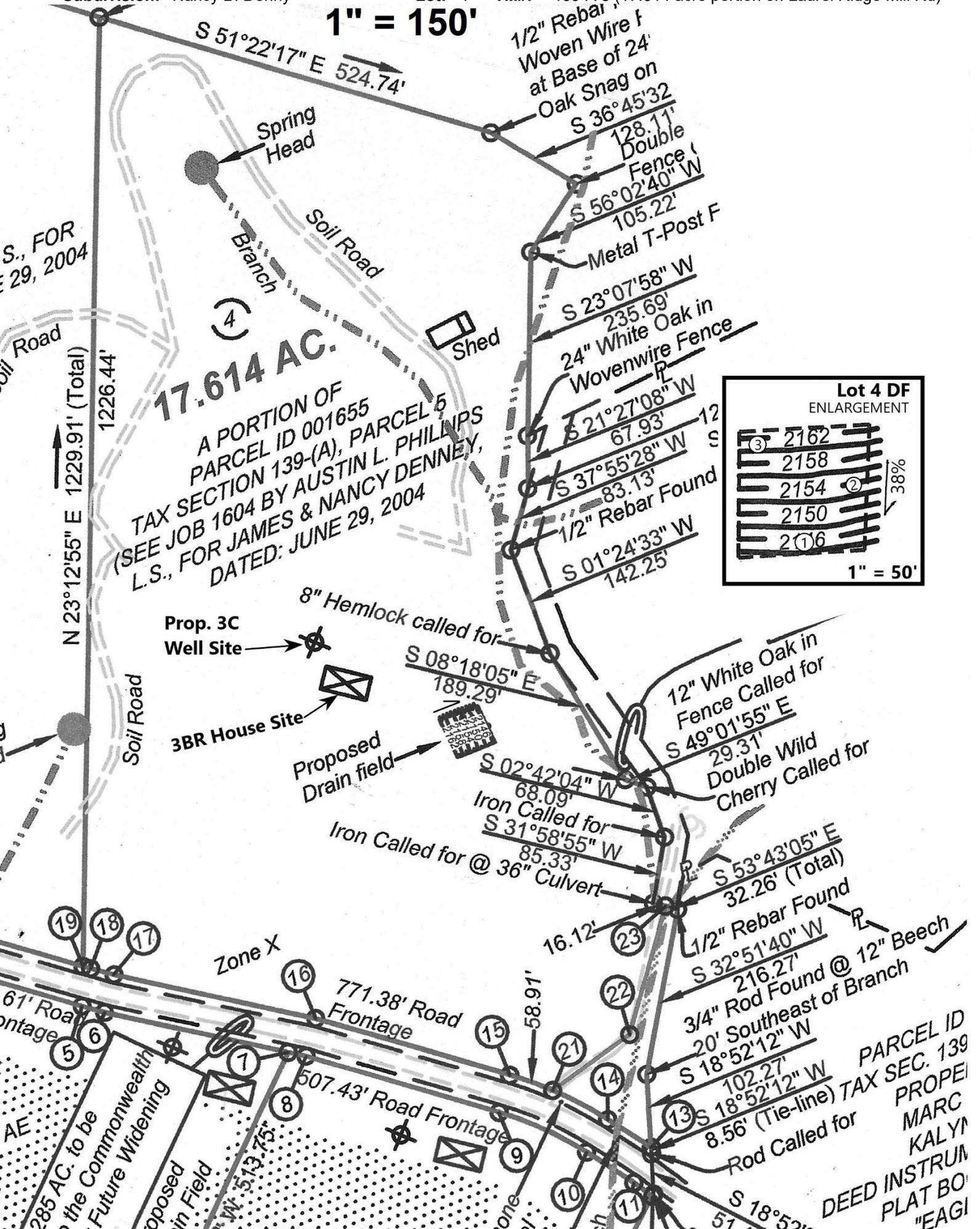
Main DF		Reserve DF	
Type of system	Gravity Gravelless	Reserve Area Required	No
EPR	40	Type of Reserve	N/A
Slope %	38	EPR	N/A
# Bedrooms	3	Slope %	N/A
Gallons/Day	450	Gallons/Day	N/A
Width of Trench (ft.)	3	Width of Trench (ft.)	N/A
Total Square Ft. of Gravelless Trench Bottom Required per BR	236	Total 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.

Subdivision: Nancy B. Denny

Lot: 4

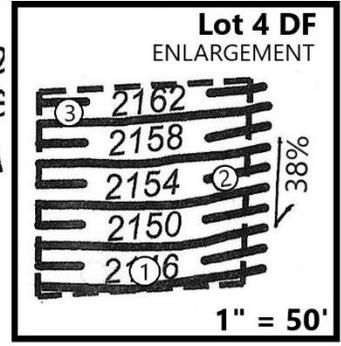
TM#: 139-A 5 (17.614 acre portion on Laurel Ridge Mill Rd)

1" = 150'



17.614 AC.

A PORTION OF
 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



PARCEL ID
 TAX SEC. 139
 PROPEL
 MARC
 KALYN
 DEED INSTRUM
 PLAT BO
 "EAGI



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Date: 9/7/2023
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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 [x] No [] Describe: Sideslope
2. Slope 36 %
3. Depth to rock/impervious strata: Max. >60" Min. None
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 35 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 PSS/AOSE

Signature: [Handwritten 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**

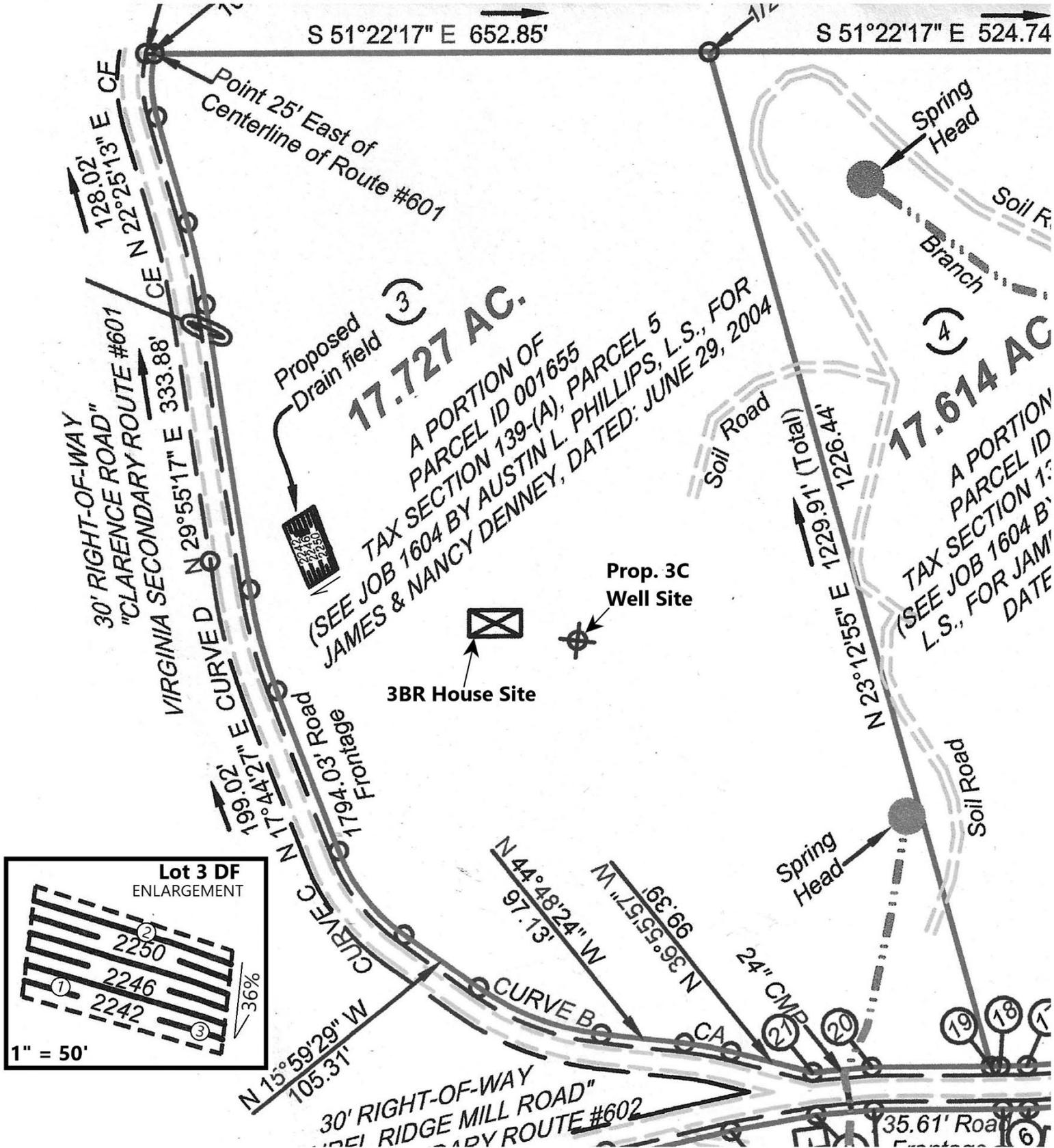
Main DF		Reserve DF	
Type of system	Gravity	Reserve Area Required	No
EPR	35	Type of Reserve	N/A
Slope %	36	EPR	N/A
# Bedrooms	3	Slope %	N/A
Gallons/Day	450	Gallons/Day	N/A
Width of Trench (ft.)	3	Width of Trench (ft.)	N/A
Total Square Ft. of Trench Bottom Required per BR	286	Total Square Ft. of Trench 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.

Subdivision: Nancy B. Denny

Lot: 3

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

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 #194000127, 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.

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

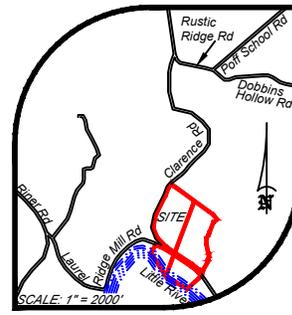
VIRGINIA: IN THE OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, DAY OF 2023. THE FOREGOING INSTRUMENT WAS THIS DAY PRESENTED IN SAID OFFICE AND WITH THE CERTIFICATE ANNEXED ADMITTED TO RECORD AT O'CLOCK, A.M.

TESTEE: TIFFANY M. COUCH, CLERK

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

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'

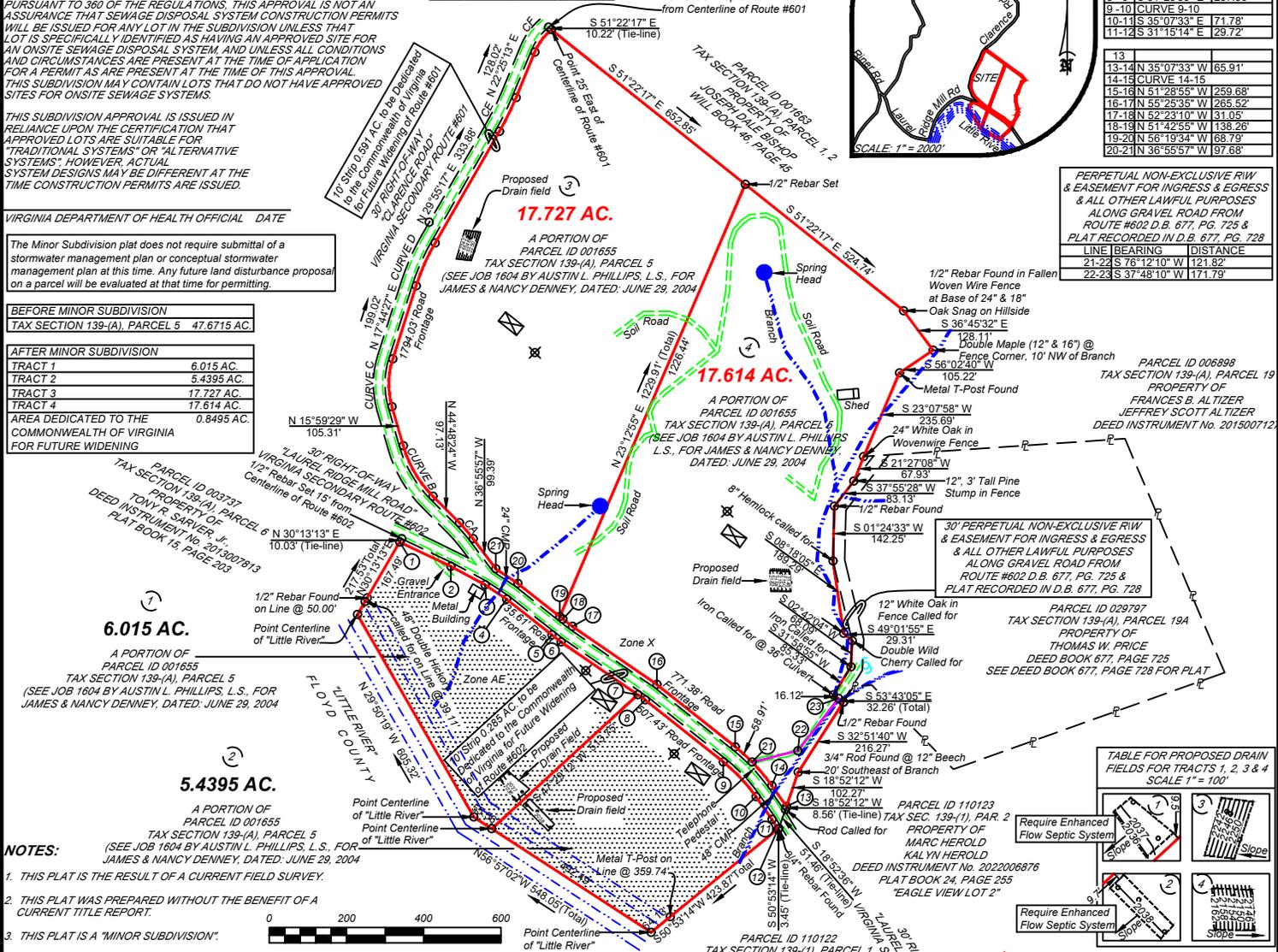


LINE	BEARING	DISTANCE
1-2	S 64°29'49" E	146.81'
2-3	S 51°41'03" E	100.58'
3-4	S 56°19'34" E	66.93'
4-5	S 51°42'55" E	149.71'
5-6	S 52°23'10" E	30.04'
6-7	S 55°26'35" E	241.55'
7-8	S 55°26'35" E	23.57'
8-9	S 51°28'55" E	257.96'
9-10	CURVE C-10	
10-11	S 35°07'33" E	71.78'
11-12	S 31°15'14" E	29.72'

LINE	BEARING	DISTANCE
13		
13-14	N 35°07'33" W	65.91'
14-15	CURVE C-15	
15-16	S 1°28'55" W	259.68'
16-17	S 55°26'35" W	265.52'
17-18	S 23°13'10" W	31.05'
18-19	S 1°42'55" W	138.26'
19-20	N 66°19'34" W	68.79'
20-21	N 36°55'57" W	97.68'

PERPETUAL NON-EXCLUSIVE R/W & 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'



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. DENNY 1614 RUSTIC RIDGE ROAD RINER 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 #6, 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 addition 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.

NOTARY'S STATEMENT:

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

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 AND IN COMPLIANCE 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" RINER 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