

# Septic System Summary

- The home being sold at 3537 Ferncliff Drive, Pulaski, VA has a 1,000 gallon septic tank.
- The septic tank is located at the slate section between the side deck and garage.
- The septic system was pumped on February 22, 2026 by Doss Septic Tank Service in Pulaski, VA.
- The drainfield for this system is located at the northwest corner of the property and is shared with the neighbor at 3533 Ferncliff Drive.
- The neighbor has an easement to the system for use and repair.
- The septic system for the property is approved for four (4) bedrooms.
- The well for this property is covered and located in the driveway.
- Refer to the pictures and map that follow for illustration.
- Septic documents from the Health Department for both properties follow this summary.

**Disclaimer:** This information is believed to be accurate. Auctioneer used best efforts for this summary from legal documents, septic service records, and Health Department records. Information believed to be reliable but not guaranteed. Septic system easement to neighbors included in bidder pack.















192

PULASKI COUNTY HEALTH DEPARTMENT  
ENVIRONMENTAL HEALTH  
143 3RD STREET NW SUITE 4  
PULASKI, VIRGINIA 24301

IN COOPERATION WITH THE  
STATE DEPARTMENT OF HEALTH

March 12, 2007

Claytor Farm Property LLC  
PO Box 71  
Pulaski VA 24301

Subject: AOSE/PE Construction Permit 07-177-1035  
Tax Map ID P 092-007-0000-0002

Dear Claytor Farm Property LLC:

This letter, in conjunction with the enclosed approved plans constitutes your permit to install a sewage disposal system [and well]. The application for a permit was submitted 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 permitted site was certified as being in compliance with the Board of Health's regulations (and local ordinances if the locality has authorized the local health department to accept private evaluations for compliance with local ordinances) by: **Nelson, Charles E., certification # 15**. This permit is issued in reliance upon that certification.

The Board of Health hereby recognizes that the soil and site conditions acknowledged by this correspondence, and documented by additional records on file at the local health department, are suitable for the installation of onsite sewage disposal systems. The attached plat (or plats) shows the approved areas for the sewage disposal systems. This letter is void if there is any substantial physical change in the soil or site conditions where a sewage disposal system is to be located.

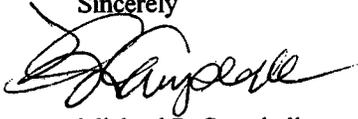
If modifications or revisions are necessary at any time prior to or during construction of the system, please contact the Authorized Onsite Soil Evaluator (AOSE) or Professional Engineer (PE) who performed the evaluation and design on which this permit is based. The AOSE or PE is authorized to make minor adjustments in the location or design of the system at the time of construction provided adequate documentation is provided to the Pulaski County Environmental Health. Your contractor should notify the AOSE or PE listed above for a final inspection of the system once installed.

This authorization is null and void if conditions are changed from those shown on the application or conditions are changed from those shown on the attached construction drawings, plans and specifications. No part of any installation shall be covered or used until inspected, corrections made if necessary, and approved and/or authorized by the Pulaski County Environmental Health. Any part of any installation which has been covered prior to approval shall be uncovered if necessary, upon the direction of the Department.

March 12, 2007  
Claytor Farm Property LLC  
Page -2-

This authorization to construct a sewage disposal system expires: **September 12, 2008.**

Sincerely

A handwritten signature in black ink, appearing to read "M. Campbell", written in a cursive style.

Michael P. Campbell  
Environmental Health Specialist, Sr.

MPC/cfm

cc: Charles Nelson, SETEC

Office copy  
Page 1 of 8  
\$112.50 MAC 2/14/07  
**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

07-177-1035

**AOSE Report for  
Permit**

**Property Identification:**

**Directions to Property:**

Property Name: Claytor Farm  
Tax Map No.: P 092-007-0000-0002  
Acreage of Property: + 65 acres

Lowmans Ferry Rd. towards the Lake, Left onto Ferncliff Rd.,  
Property is on the Right

**Applicant or Client and Address:**

**Applicant or Client Phone Number:**

Claytor Farm Property LLC  
C/O Donnie Turner, Managing Member  
3537 Ferncliff Rd.  
Pulaski, VA 24301

980-3302

**Date of this report:**

2/13/07

**Contents of this report:**

AOSE Cover Page & Certification Statement (Page 1)  
Application for a Sewage Disposal and/or Water Supply  
Permit (Page 2)  
Sewage Disposal System Construction Specifications  
(Page 3)

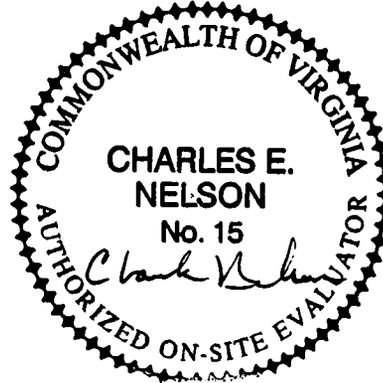
Topo Map at 1" = 200' Scale (Page 4)  
Construction Drawing at 1" = 50' Scale (Page 5)  
Soil Information Summary (Page 6)  
Soil Profile Descriptions (Page 7)  
Primary/Reserve Design Specifications (Page 8)

**Certification Statement:**

In accordance with § 32.1-163.5 of the Code of Virginia and 12 VAC 5-615-360, I hereby certify that the evaluations and designs contained herein substantially complies with and was conducted in accordance with 12 VAC 5-610-20 et seq., any other applicable laws or regulations, and policies of the Virginia Department of Health. I recommend a permit be approved.

AOSE *Charles E. Nelson*

Date 2-13-07





SEWAGE DISPOSAL SYSTEM CONSTRUCTION SPECIFICATIONS

GENERAL INFORMATION

New:  Repair:  Expanded:   
 Owner: **Claytor Farm Property LLC** Telephone: **980-3302**  
**C/O Donnie Turner, Managing Member**  
 Address: **3537 Ferncliff Rd.**  
**Pulaski, VA 24301**

For a Type I Sewage Disposal System to be constructed on / at:

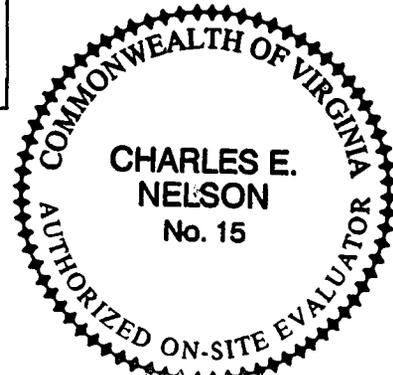
Property Name: **Claytor Farm**

Tax Map No.: **P 092-007-0000-0002**

Actual or estimated water use: **900 GPD (6 BR-2, 3 Bedroom Townhouses)**

**DESIGN** **NOTES**

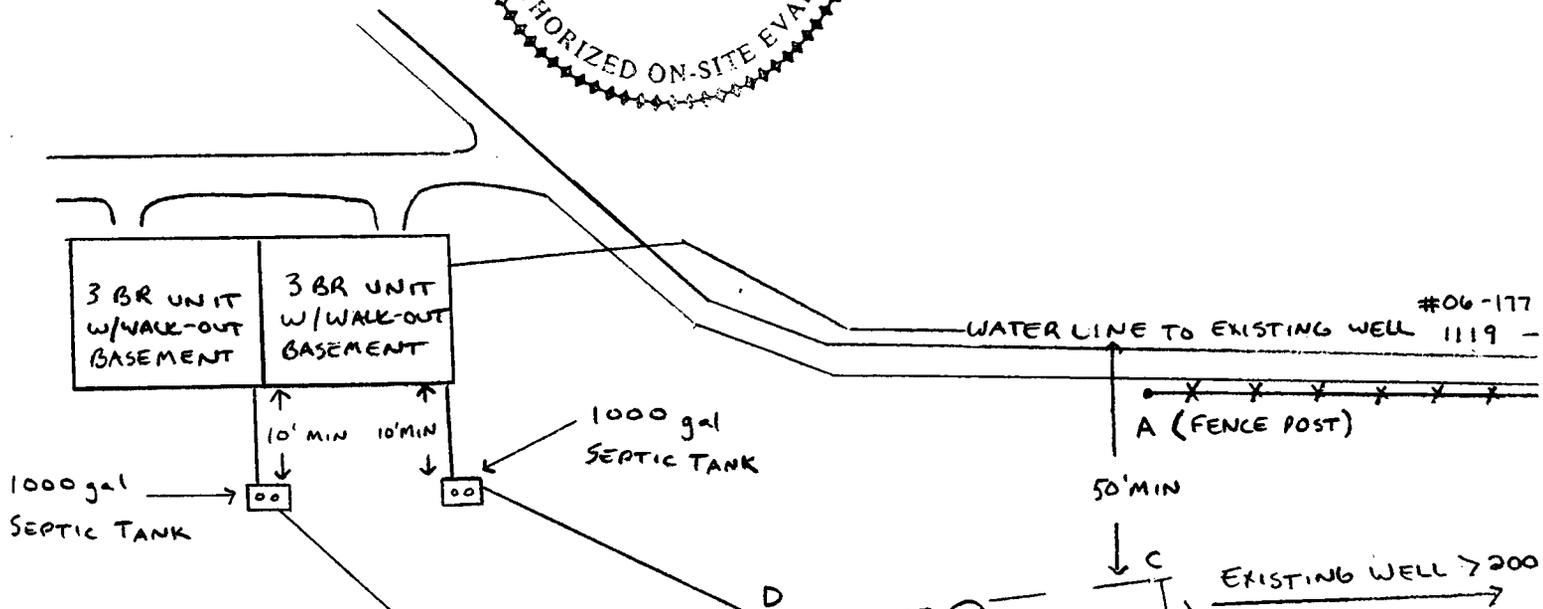
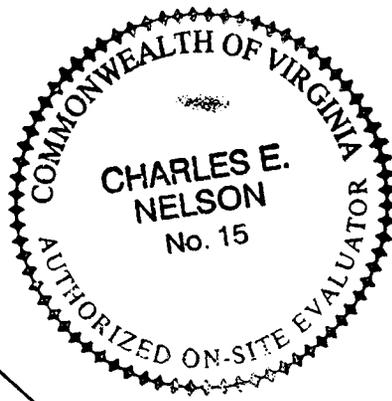
<b>Water Supply, (describe)</b> Existing Private Well (Well permit #: 06-177-1119) <b>To be installed:</b> N/A Class: Cased: Grouted:	
<b>Building Sewer:</b> 4" ID PVC 40, or equivalent. Slope 1.25" per 10'(minimum) Other:	
<b>Septic Tanks:</b> capacity—1,000 gals. (minimum) x 2 w/inspection ports, outlet filters, or manholes (one 1,000 gallon tank per townhouse)	
<b>Inlet-Outlet structure:</b> PVC 40, 4" tees, or equivalent. Other:	
<b>Secondary or Advanced Secondary Pretreatment Unit:</b> No: <input checked="" type="checkbox"/> Yes: If yes, which one and how many units:	
<b>Pump and/or Pump station:</b> No: <input checked="" type="checkbox"/> Yes: (See attached sheets for pump design & charts)	
<b>Gravity main:</b> 3"(min.), 1500 lb. crush strength or equivalent, minimum 6" fall per 100'. Other:	
<b>Distribution Boxes:</b> Precast concrete, or equivalent, with a minimum of <u>11, 11</u> ports. Other:	
<b>Header Lines:</b> Material: 4" ID 1500 lb. crush strength plastic, or equivalent, from distribution box into absorption trench. Slope 2" minimum. Other:	
<b>Percolation Lines:</b> Gravity: 4" plastic 1000 lb./ft bearing load, or equivalent, slope 2" - 4" (min - max) per 100'. Other:	
<b>Absorbtion Trenches:</b>	
Square ft. required: 4800 Trench width: 3' Trench length: 100' Number of trenches: 16 (8, 8)	Depth from ground surface to bottom of the ditch: 20" Centers: 13' - D-box side; 10' Centers non D-box side Depth of aggregate: 13"



Inspected by:

Date:



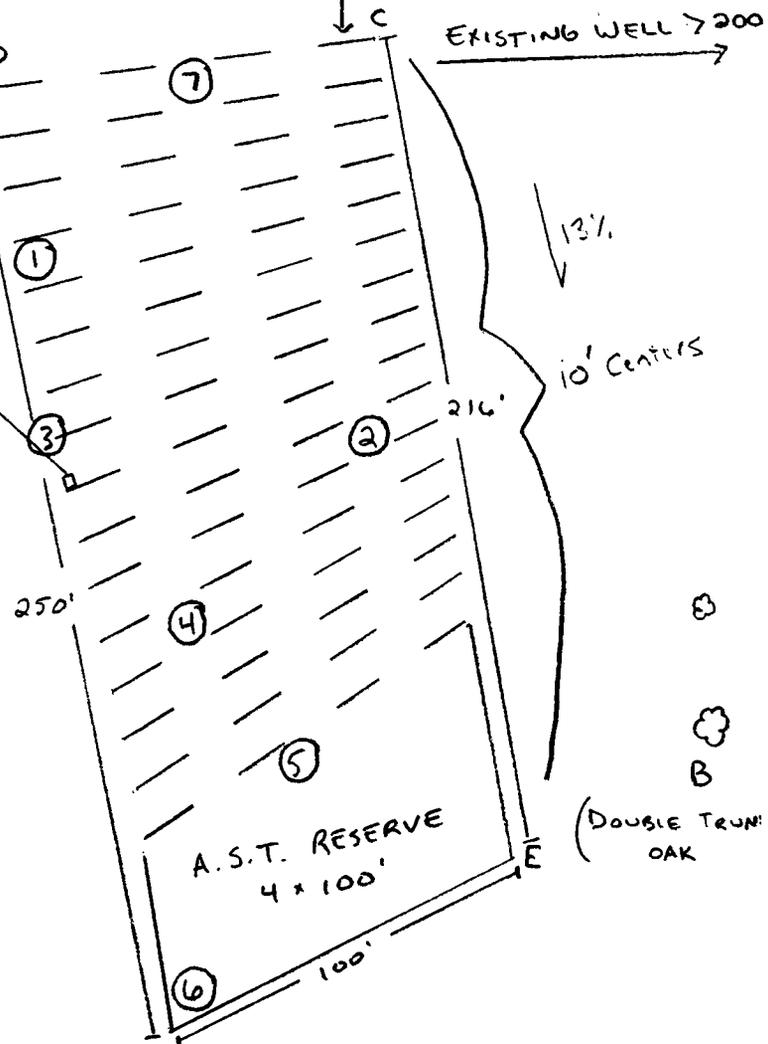


— MEASUREMENTS —

- AC = 48'
- AD = 122'
- AE = 265'
- BC = 199'
- BD = 247'
- BE = 63'

— INSTALL ON CONTOUR —

- 16 LINES 100' LONG
- 3' WIDE 13" GRAVEL
- 13' CENTERS 20" INSTALLATION DEPTH



SCALE = 1" : 50'

# 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: 2/12/07 Pulaski County Health Department  
 Applicant: Claytor Farm Property LLC Telephone No: 980-3302  
 C/O Donnie Turner, Managing Member  
 Address: 3537 Ferncliff Rd., Pulaski, VA 24301  
 Owner: Address:  
 Directions: Lowmans Ferry Rd. towards the Lake, Left onto Ferncliff Rd., Property is on the Right  
 Property Name: Claytor Farm Tax Map No.: P 092-0007-0000-0002

**Soil Information Summary**

1. Position in landscape satisfactory Yes  No Describe: Sideslope
2. Slope 13 %
3. Depth to rock\impervious strata: Max. > 60" Min. 38"\* None  
 \*AR on loose cobbles
4. Depth to seasonal water table (gray mottling or gray color) No Yes  X--45"
5. Free water present No  Yes range in inches
6. Soil percolation rate estimated Yes  No Texture group IV  
 Estimated rate 91 Min/inch
7. Percolation test performed Yes Number of percolation test holes  
 No  X Depth of percolation test holes  
 Average percolation rate

Name and title of evaluator: Charles Nelson\David Hall\Bill Evans Soil Scientist

Signature: *Bill Evans*

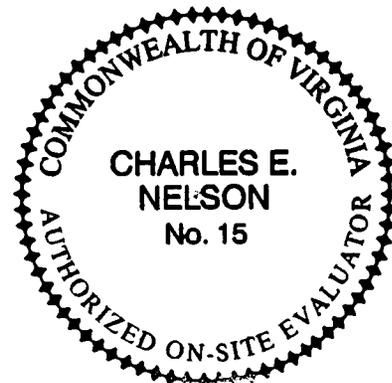
**Department Use**

20" depth at site designated on permit.

L-1  
 3/12/07 Site Approved: *[Signature]*  
 Site Disapproved:

**Reason for rejection:**

- 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 over 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 DESCRIPTIONS  
SOIL EVALUATION REPORT**

Date of Evaluation: 2/12/07

Pulaski County Health Department  
Identification No.

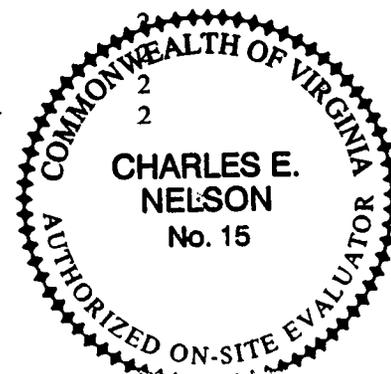
x See application sketch

See construction permit

**Applicant:** Claytor Farm Property LLC  
C/O Donnie Turner,  
Managing Member

**Property Name:** Claytor Farm      **Tax Map No.:** P 092-0007-0000-0002

Hole #	Horizon	Depth	Description	Texture Group
1	Ap	0-8	Brown (7.5YR 4/3) gravelly sandy loam	2
	BA	8-18	Brown (7.5YR 5/4) gravelly sandy loam	2
	Bt	18-36	Strong Brown (7.5YR 5/8) clay	4
	BC	36-48	Strong Brown (7.5YR 5/8) clay; common Yellow (10YR 7/8) weathered shale fragments; few Brownish Yellow (10YR 6/8) parent material mottles	4
	C	48-60	Reddish Yellow (7.5YR 6/8) silty clay; common Yellow (10YR 7/8) weathered shale fragments; few Brownish Yellow (10YR 6/8) parent material mottles	4
2	Ap	0-8	Brown (7.5YR 4/3) gravelly sandy loam	2
	BA	8-15	Brown (7.5YR 5/4) gravelly sandy loam	2
	Bt	15-45	Strong Brown (7.5YR 5/6) clay	4
	BC	45-60	Reddish Yellow (7.5YR 6/8) clay loam; few Red (2.5YR 4/8) & Light Grey (10YR 7/1) mottles	3
3	Ap	0-6	Brown (7.5YR 4/3) gravelly sandy loam	2
	BA	6-18	Reddish Yellow (7.5YR 6/6) gravelly sandy loam	2
	Bt	18-38	Strong Brown (7.5YR 5/6) gravelly clay loam	3
	AR	38	Loose Cobble	
4	Ap	0-5	Brown (7.5YR 4/3) gravelly sandy loam	2
	BA	5-10	Brown (7.5YR 5/4) gravelly sandy loam	2
	Bt	10-34	Strong Brown (7.5YR 5/6) clay	4
	BC	34-38	Strong Brown (7.5YR 5/6) gravelly clay	4
	AR	38	Loose Cobble	
5	Ap	0-8	Brown (7.5YR 4/4) sandy loam	2
	Bt	8-45	Strong Brown (7.5YR 5/6) clay	4
	C	45-60	Yellow (10YR 7/6) silt loam	3
6	Ap	0-8	Brown (7.5YR 4/4) sandy loam	2
	Bt	8-36	Strong Brown (7.5YR 5/6) clay	4
	BC	36-60	Strong Brown (7.5YR 5/6) clay loam; few Brownish Yellow (10YR 6/8) & Red (2.5YR 4/8) parent material mottles	3
7	Ap	0-4	Brown (7.5YR 4/3) sandy loam	2
	BA	4-12	Brown (7.5YR 5/4) sandy loam	2
	Bt	12-36	Yellowish Red (5YR 5/6) sandy clay loam	2
	BC	36-48	Yellowish Red (5YR 5/6) sandy clay loam; few Brownish Yellow (10YR 6/8) parent material mottles	2
	AR	48	Loose Cobble	



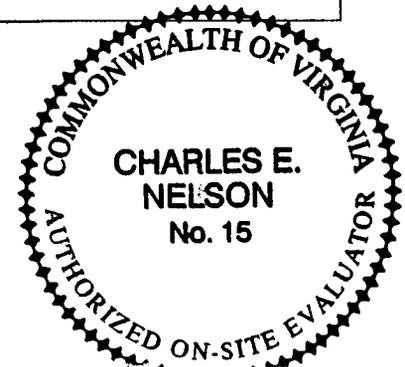
**Applicant:** Claytor Farm  
Property LLC  
C/O Donnie Turner,  
Managing Member

**Property Name:** Claytor Farm

**Tax Map No.** P 092-0007-0000-0002

**DRAINFIELD RECOMMENDATIONS  
DESIGN BASIS & AREA CALCULATIONS**

<b>Main DF</b>		<b>Reserve DF</b>	
Type of system	Gravity	Reserve Area Required	Yes
EPR	91	Type of Reserve	Advantex/Puraflo into Conventional Lines
Slope %	13	EPR	91
# Bedrooms	6 (2, 3 Bedroom townhouses)	Slope %	13
Gallons/Day	900	Gallons/Day	450
Width of Trench (ft.)	3	Width of Trench (ft.)	3
Total Square Ft. of Trench Bottom Required	4800	Loading Rate (gals./ft. <sup>2</sup> )	0.48
Total Square Ft. of Trench Bottom in Design	4800	Total Square Ft. of Trench Bottom Required	938
Total Square Ft. of Trench Bottom Required per BR	800	Total Square Ft. of Trench Bottom in Design	1200
Total Square Ft. of Trench Bottom per BR in Design	800	# Lines of Reserve	4
# Lines Installed	16 (8, 8)	Line Length (ft.)	100
Length of Line Installed (ft.)	100	Installed <24" from Rock or Other Impervious Strata	Yes
Installed <24" from Rock or Other Impervious Strata	Yes	Centers (ft.)	13-D box side 10-non D box side
Centers (ft.)	13-D box side 10-non D box side	Width Required (ft.)	52
Width Required (ft.)	198	Width in Design (ft.)	52
Installation Depth (inches into natural soil)	20	Installation Depth (inches into natural soil)	20
Amount of Backfill Required (inches)	4	Amount of Backfill Required (inches)	4





**GAY AND NEEL, INC.**  
LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
SURVEYING

### FAX TRANSMITTAL FORM

<b>TO:</b> Cheryl	<b>FAX #:</b> (540) 9 4-5039
<b>COMPANY:</b> VA Department of Health, Pulaski County	<b>PAGES:</b> (Including Cover) 4
<b>PROJECT NAME:</b> Ferncliff Property	<b>PROJECT #:</b> 1757.0
<b>FROM:</b> Andrew Miller	<b>DATE:</b> 3/5/2007

**MESSAGE:**

cc:

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This is for  
the Clayton  
Farms property

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AOSE Permit  
on H3.

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### COUNTY OF PULASKI BUILDING PERMIT CHECKLIST

COUNTY ADMINISTRATION BUILDING  
143 Third Street, NW, Suite 1, Pulaski, VA 24301  
Telephone: (540) 980-7710; Fax: (540) 980-7717

PLEASE COMPLETE THE FRONT SIDE OF THIS FORM

Date March 5, 2007 Your Name Andrew Miller, Gay and Neel, Inc.

Day Phone (540) 381- 011  
Cell Phone \_\_\_\_\_  
Evening Phone \_\_\_\_\_

Mailing Address 1260 Radford Street, Christiansburg, VA 24073

Owner of Property Donnie Turner, Claytor Lake Properties, LLC

Day Phone (304) 327- 727  
Cell Phone \_\_\_\_\_  
Evening Phone \_\_\_\_\_

Mailing Address of Owner P.O. Box 71, Pulaski, VA 24301

Property Street Address: 3537 Ferncliff Road, Pulaski, VA 24301

Name of Subdivision (if applicable) N/A Lot \_\_\_\_\_

Directions to Property (Not the Street Address) Take Lowmans Perry Road, then turn left onto J erncliff Road.  
Property is 58+/- acres.

Contractor's Name N/A Contractor's Phone # N/A

Contractor's Address N/A

Copy of VA Contractor's License with all required Specialty Classifications is required before issuance of building permit.

- CLASS A (\$120,000 or more)
- CLASS B (\$7,500 or more, but less than \$120,000)
- CLASS C (over \$1,000 but less than \$7,500)
- Owner's Affidavit (Owner Contractor)

INDICATE TYPE OF PROJECT BELOW: (Construction of house, deck, bathroom addition, dock, etc.)  
Construction of a Duplex.

Construction Cost \$ N/A  
Bldg. Size N/A  
(Example: 24 x 56)

Building Height of Principle Structure N/A  
Building Height of Accessory Structure N/A

#### CONSTRUCTION OF A HOUSE

Square Footage of :

1<sup>st</sup> Floor \_\_\_\_\_

2<sup>nd</sup> Floor \_\_\_\_\_

3<sup>rd</sup> Floor \_\_\_\_\_

Basement (Fin.) \_\_\_\_\_

Basement (Unfin.) \_\_\_\_\_

Porch (w/roof) \_\_\_\_\_

Deck (no roof) \_\_\_\_\_

Garage \_\_\_\_\_

Construction Type:

Site Built

Modular

VA PLATE STAMP/SEAL  
NO. \_\_\_\_\_

Provide number of:

Bedrooms \_\_\_\_\_

Bathrooms \_\_\_\_\_

Half Baths \_\_\_\_\_

Provide type of:

Foundation \_\_\_\_\_

Framing \_\_\_\_\_

Heat \_\_\_\_\_

Other: \_\_\_\_\_

#### INSTALLATION OF A MANUFACTURED HOME

Year \_\_\_\_\_ Manufactured by: \_\_\_\_\_ Co or \_\_\_\_\_

*This Application is for (1) one duplex only.*

THIS SECTION WILL BE COMPLETED WITH THE ASSISTANCE OF STAFF

Tax Map # 992-007-0000-0002 Zone A-1 Acreage 58.46

1. ZONING: Zoning allows as long as setbacks are met and the property is subdivided (proposal to meet the setbacks for future development).

2. SUBDIVISION: of duplexes

3. PRIVATE WATER AND SEWER: Provide a copy of construction permit issued by the Health Department; Telephone (540) 994-5037.

4. PUBLIC WATER, SEWER, OR GARBAGE - Please note the following important information:

- Public Garbage Collection is Mandatory.
- Complete and submit a Public Service Authority application for service.
- Caution - Please check water pressure for low pressure, to serve high elevations, and to high pressure warranting a pressure reducing valve (Code Section VR 355-012.10 Article 3.57 of the Virginia Regulations.)
- Connection Fees for water and sewer service must be paid in full prior to issuance of a building permit. Please submit a copy of the application and proof of payment from the Town of Pulaski, Town of Dublin, or Fairlawn Bookkeeping Service if service is to be provided by either of the aforementioned public water and sewer providers.
- For new water service, please mark proposed water meter location with a stake.

5. ENTRANCE PERMITS are issued by VA Department of Transportation (VDOT); Telephone 540) 381-7200.

6. BUILDING PLANS: Provide a sketch of structure or a set of building plans for review.

7. SITE PLANS are required for the following (a survey plat is recommended): (Duplet)

- House
- Additions
- Porches
- Decks
- Garages
- Storage Bldgs.
- Manufactured Home
- Pools

8. CLAYTOR LAKE SURFACE DISTRICT improvements require the following:

- Site Plan in compliance within zoning ordinance; and
- Occupancy and Use Permit approved by American Electric Power.

9. MEETING WITH STAFF is required for submittal of the following types of plans:

- o Commercial Development
- o Multi-family Development
- o Industrial Development
- o Churches and Accessory Structures

10. MECHANIC'S LIEN AGENT:

Company Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_ Contact Person \_\_\_\_\_

11. DEMOLITION or REMODELING of any commercial, industrial, non-residential, or church structures requires an asbestos certification to be submitted to the Code Official. Is demolition or remodeling required for this project?  Yes  No If yes, asbestos certification will be required prior to issuance of demolition permit.

12. 100-YEAR FLOODPLAIN: Is the property located with the 100-year floodplain?  
 Yes  No

13. AMERICAN ELECTRIC POWER WORK ORDER NUMBER \_\_\_\_\_

03/05/2007 MON 14:36 FAX 540 980 7717

3/05/07

REAL ESTATE MASTER MAINTENANCE SCREEN

REVIEW

10:42:25

ACCT#..... 000020188

001 - COUNTY OF PULASKI

BATCH..

\*DIST.

02

Owner Name / Address

CLAYTOR LAKE PROPERTIES, L.L.C.

SSN#1:

SSN#2:

Tenant Name / Property Address

3537 FERNCLIFF RD

PULASKI VA

24301 0000

0000

DESC 1,2.. N SIDE RT 672 (TATE

FARM)

DESC 3,4..

MAP#..... 092 00 70 00 0000 2

GPIN.....

Acres (2) 5846  
 Class 5 6  
 Zone \* A1  
 PAR. (1)/Cd  
 Type/Rntl  
 Landlord 0  
 D Bk/Pg 2005 284  
 F Bk/Pg

W Bk/Pg

F8=Comments

F3=Exit

\*F4=Prompt



# GAY AND NEEL, INC.

1260 RADFORD STREET CHRISTIANSBURG, VA 24073

February 26, 2007

FEB 27 2007

Mr. Mike Campbell  
Pulaski County Health Department  
143 Third Street, Suite 4  
Pulaski, VA 24301

RE: Ferncliff Property  
Job No. 1757.0

Dear Mike:

Please find enclosed a submittal on the above referenced project for your review and approval. Below is an itemized list of the enclosures in this package.

- Three copies of the AOSE Report
- Check in the amount of \$112.50 for the Permit Fee

Thank you for your time in reviewing this project. Please feel free to contact us with any questions or concerns you may have.

Sincerely,  
Gay and Neel, Inc.

John T. Neel, P.E.  
Vice President-Engineering

Enclosures

cc: Donnie Turner

JTN/asw

I 92



**COMMONWEALTH OF VIRGINIA  
VIRGINIA DEPARTMENT OF HEALTH**

**Pulaski County Environmental Health  
143 Third Street, NW-Suite 4  
Pulaski, Virginia 24301  
(540) 994-5037**

October 30, 2006

Turner, Donnie & Cathy  
PO Box 71  
Pulaski VA 24301

**Subject: Sewage Disposal System Construction Permit 06-177-1119**  
Subdivision: Section: Lot:  
Tax Map ID P 092-007-0000-0002

Dear Turner, Donnie & Cathy:

According to our records, all of the work has been done at your work site except for the following items. In order to complete your file and issue an operation permit for your well and/or sewage disposal system, we need the following:

- Well Water Statement (GW-2)
- Water sample taken (Contact a Virginia State Certified private lab for testing. Make sure the well has been chlorinated at least 1-2 weeks prior to testing.)
- Well inspection, once well is drilled
- Completion statement from installer of septic system
- Approved well cap
- Other: \_\_\_\_\_

Please send us the information requested at your earliest convenience. Issuance of an Operations Permit may take 7-14 days once these items are received or completed. If you have any questions regarding this matter, you may contact me at the Pulaski County Environmental Health at (540) 994-5037.

Sincerely

**M.P. Campbell**  
Environmental Health Specialist, Sr.

### Commonwealth of Virginia Water Well Completion Report

Owner Donnie/Cathy Turner

Address PO Box 71  
Pulaski VA 24301

Gen. Contractor

Phone \_\_\_\_\_ Wk. Phone \_\_\_\_\_

Location \_\_\_\_\_  
\_\_\_\_\_

Tax Map IC \_\_\_\_\_  
VDH Permit 06-177-1119  
VWCB Permit \_\_\_\_\_  
VWCB ID \_\_\_\_\_  
County Pulaski

#### Well Data

##### General Information

Drilling Air Rotary Date Started 09/06/2006 Well Class III-B  
Total Well Depth 420 Well Disinfected Yes  
Static Level 150 Disinfectant HTH 70%  
Well Yield (GPM) 40+ Amount Used 4oz./100ft. water

##### Hole Size:

10 inches from 0 ft. to 266 ft.  
8 inches from 266 ft. to 367 ft.  
6 inches from 367 ft. to 420 ft.

##### Driller's Log

0-30 STICKY CLAY  
31-36 BRN SHALE  
37-80 RED SHALE  
81-99 SFT BROWN  
100 OPEN  
106-15 SFT BRWN  
116-47 HRD GRY  
148 FR CHUNKS  
150 FR CHUNKS  
151-80 HARD  
190 FR  
200 HRD  
216 FR  
223-28 OPEN FR  
258 FR  
275 FR  
278-300 HARD GRAY  
368 GALV STL W/DR SHOE  
408-15 FR INCR FLOW CLY  
420 CK 40+ GPM  
  
163' OF BLK STL

##### Casing Size:

6-5/8 in. 0 ft. to 368 ft. Mat. GALV STL Wall 188  
8-5/8 in. 0 ft. to 163 ft. Mat. BLK STL Wall 188/250  
\_\_\_\_\_ in. \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Mat. \_\_\_\_\_ Wall \_\_\_\_\_

##### Grouting:

Grout Type Benseal Bentonite  
Grout Depth 60

##### Fracture/Water Zones:

Zone 1: 408-15  
Zone 2: \_\_\_\_\_  
Zone 3: \_\_\_\_\_

#### Use Data

Private Well:  Domestic  Agricultural  Industrial  
Public Well:  Community  Non Community

#### Abandonment Information

Permit No.: \_\_\_\_\_  
Casing Removed?  Yes  No If Yes, Depth to which casing was removed: \_\_\_\_\_ ft.  
Depth & Type of Fill: \_\_\_\_\_ Source of Fill: \_\_\_\_\_  
Bentonite Plug: from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
Method of Permanently Marking Location: \_\_\_\_\_

#### Driller Certification

I Certify that the information contained here is true and that this well was installed and constructed in accordance with the permit and further that the well complies with all applicable state and local regulations, ordinances and

**Haynes Drilling Company**  
Christiansburg, VA 24073  
(540) 382-8251  
Form Copyright, 1994, D. D. Haynes

Driller's Signature [Signature] MGWC  
Contractor's No. VA - 2705 - 004290 Date 09/18/2006

SOUTHWEST SOILS LLC  
P.O. BOX 90  
WOODLAWN, VA 24381

PUHASKI, CU Health Department

To Whom It May Concern:

On 8-25-06, we inspected the septic system for  
DONNIE & KATHY TURNER which is located on tax map  
parcel P-092-007-0000-0002. The system appeared to be in  
substantial compliance with the permit issued. We recommend an  
Operation Permit be issued.

Sincerely,

T. N. KING  
Steve Nelson ROSE # 169  
Southwest Soils

Attachment:

As: Installed Sketch

Permit Checklist

# Completion Statement

Commonwealth of Virginia  
State Department of Health

TAX MAP  
II P-092-007-0000-00002

Health Department  
Identification Number 06-177-1119

Pulaski Health Department

Name of Company/Corporation/Individual: King and Sons Etc

Address: 2360 Winter Green Dr Radford Telephone: 639 3855

Owner's Name Donnie Turner

Owner's Address PO Box 71 Pulaski Va 24301

Location of Installation: Lot \_\_\_\_\_ Block \_\_\_\_\_

Section: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Other: \_\_\_\_\_

I hereby certify that the onsite sewage disposal system has been installed and completed in accordance with the construction permit issued (date) May 12 06 and is in compliance with Part D of the Sewage Handling and Disposal Regulations and when appropriate the plans and specifications for the project.

8/25/06  
Date

Ja 52  
Signature and Title

# Completion Statement

Commonwealth of Virginia  
State Department of Health

TAX MAP  
II P-092-007-0000-00002

Health Department  
Identification Number 06-177-0119

Pulaski Health Department

Name of Company/Corporation/Individual: King and Sons Etc

Address: 2360 Winter Green Dr, R.F.#1 Telephone: 639 3855

Owner's Name Donnie Turner

Owner's Address PO Box 71 Pulaski Va 24301

Location of Installation: Lot \_\_\_\_\_ Block \_\_\_\_\_

Section: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Other: \_\_\_\_\_

I hereby certify that the onsite sewage disposal system has been installed and completed in accordance with the construction permit issued (date) May 12 06 and is in compliance with Part D of the Sewage Handling and Disposal Regulations and when appropriate the plans and specifications for the project.

8/25/06  
Date

Das  
Signature and Title

# Completion Statement

Commonwealth of Virginia  
State Department of Health

Tax Ind.  
007-0000-00002

Health Department  
Identification Number 06-17-0419

Patrick Health Department

Name of Company/Corporation/Individual: Kings and Sons FYC

Address: 2360 West G. St. Patrick Telephone: 639 3855

Owner's Name Dean Turner

Owner's Address PO Box 71 Patrick VA 24301

Location of Installation: Lot \_\_\_\_\_ Block \_\_\_\_\_

Section: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Other: \_\_\_\_\_

I hereby certify that the onsite sewage disposal system has been installed and completed in accordance with the construction permit issued (date) 1962 12 11 and is in compliance with Part D of the Sewage Handling and Disposal Regulations and when appropriate the plans and specifications for the project.

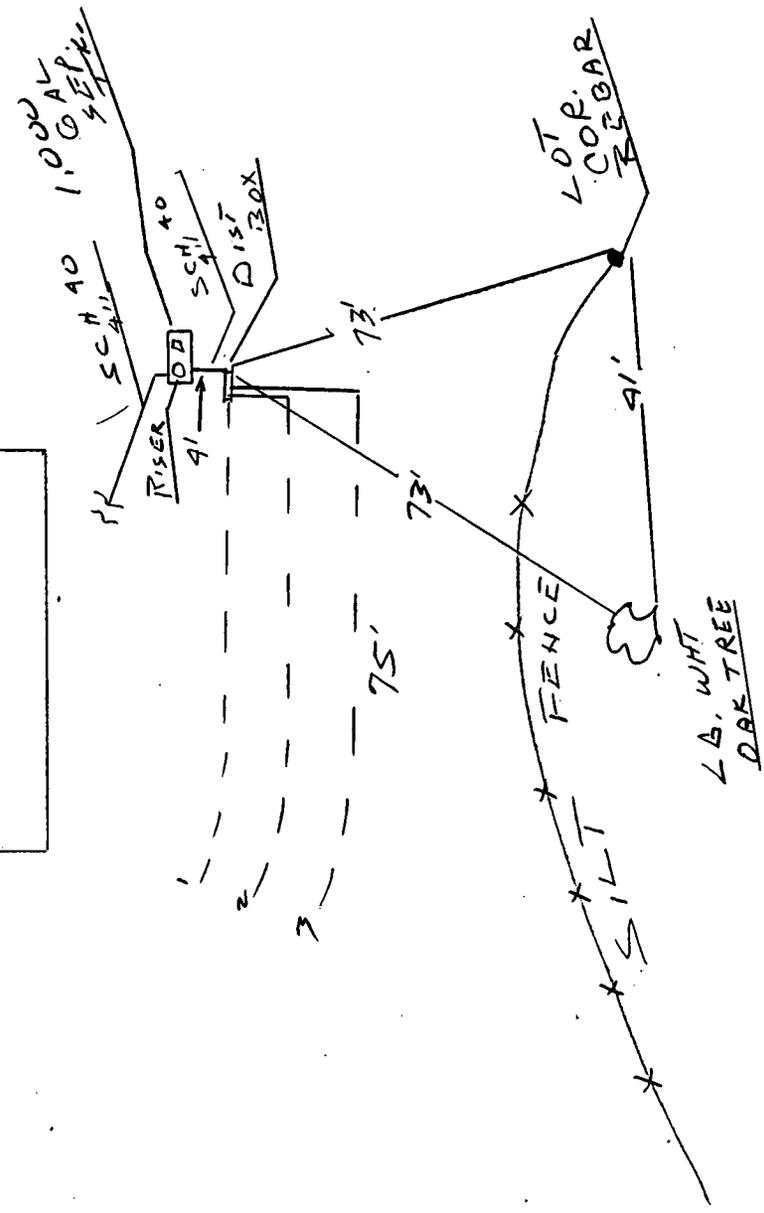
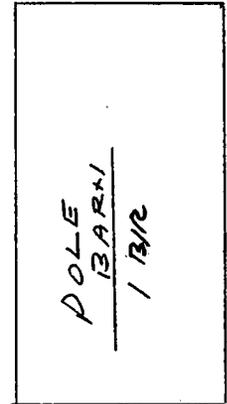
9/29/04  
Date

Ha SL  
Signature and Title

FARM ROAD → TO END of RD

ID # 06-177-119

TAX MAP # 007-0000-0002  
P 092-



AS 8' 2 S. 0 6  
INSTALLED

PULASKI COUNTY HEALTH DEPARTMENT  
ENVIRONMENTAL HEALTH  
143 3RD STREET NW SUITE 4  
PULASKI, VIRGINIA 24301

192

IN COOPERATION WITH THE  
STATE DEPARTMENT OF HEALTH

May 12, 2006

Donnie & Cathy Turner  
PO Box 71  
Pulaski VA 24301

Subject: AOSE/PE Construction Permit 06-177-1119  
Tax Map ID P 092-007-0000-0002

Dear Mr. & Mrs. Turner:

This letter, in conjunction with the enclosed approved plans constitutes your permit to install a sewage disposal system [and well]. The application for a permit was submitted 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 permitted site was certified as being in compliance with the Board of Health's regulations (and local ordinances if the locality has authorized the local health department to accept private evaluations for compliance with local ordinances) by: Dalton, Stephen D., certification # 169. This permit is issued in reliance upon that certification.

The Board of Health hereby recognizes that the soil and site conditions acknowledged by this correspondence, and documented by additional records on file at the local health department, are suitable for the installation of onsite sewage disposal systems. The attached plat (or plats) shows the approved areas for the sewage disposal systems. This letter is void if there is any substantial physical change in the soil or site conditions where a sewage disposal system is to be located.

If modifications or revisions are necessary at any time prior to or during construction of the system, please contact the Authorized Onsite Soil Evaluator (AOSE) or Professional Engineer (PE) who performed the evaluation and design on which this permit is based.

The AOSE or PE is authorized to make minor adjustments in the location or design of the system at the time of construction provided adequate documentation is provided to the Pulaski County Environmental Health. Your contractor should notify the AOSE or PE listed above for a final inspection of the system once installed.

This authorization is null and void if conditions are changed from those shown on the application or conditions are changed from those shown on the attached construction drawings, plans and specifications. No part of any installation shall be covered or used until inspected, corrections made if necessary, and approved and/or authorized by the Pulaski County Environmental Health. Any part of any installation which has been covered prior to approval shall be uncovered if necessary, upon the direction of the Department.

May 12, 2006  
'Donnie & Cathy Turner  
Page -2-

This authorization to construct a sewage disposal system expires: **November 12, 2007.**

Sincerely

A handwritten signature in black ink, appearing to read "TD James". The signature is written in a cursive style with a large, stylized initial "TD" and a long, sweeping underline.

TD James  
Environmental Health Specialist, Sr.

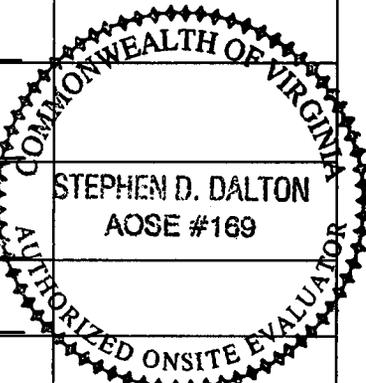
TDJ/cfm

cc: Stephen Dalton, AOSE

GRID 92-07-

Appendix 5  
 Sewage Disposal System Construction Specifications

General Information	
New <input checked="" type="checkbox"/> Repair <input type="checkbox"/> Expanded <input type="checkbox"/>	
Owner <u>DOONIE &amp; KATHY TURNER</u> c/o CLAYTON LAKE PROP. LLC Telephone <u>980-3302</u>	
Address <u>3537 FERNCLIFF RD, PULASKI, VA 29301</u>	
For a Type <u>I</u> Sewage disposal system which is to be constructed on/at <u>LOMAN FERRY RD TO FERNCLIFF</u> <u>LEFT ON FERNCLIFF FOR 1/10 MI KEEP RIGHT TO SITE</u>	
Subdivision <u>N/A</u> Section <u>N/A</u> Block <u>N/A</u> Lot _____	
Actual or estimated water use <u>150</u>	
DESIGN	NOTES
Water supply, existing: (describe) _____ To be installed: class <u>CLASS III B</u> cased <u>50'</u> grouted <u>50'</u>	
Building sewer: <u>4"</u> I.D. PVC 40, or equivalent. Slope 1.25" per 10' (minimum). <input type="checkbox"/> Other _____	
Septic tank: Capacity <u>1,000</u> gals. (minimum). <input checked="" type="checkbox"/> Other <u>INSPECTION PORT w/ sewer filter</u>	
Inlet-outlet structure: PVC 40, 4" tees or equivalent. <input type="checkbox"/> Other _____	
Pump and pump station: No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> describe and show design. If yes: _____	
Gravity mains: 3" or larger I.D., minimum 6" fall per 100', 1500 lb. Crush strength or equivalent. <input type="checkbox"/> Other _____	
Distribution box: Precast concrete with <u>6-8</u> ports. <input checked="" type="checkbox"/> Other <u>VINYL D-BOX</u>	
Header lines: Material: 4" I.D. 1500 lb. Crush strength plastic or equivalent from distribution box to 2' into absorption trench. Slope 2" minimum. <input type="checkbox"/> Other _____	
Percolation lines: Gravity 4" plastic 1000 lb. Per foot bearing load or equivalent, slope 2" 4" (min. max.) per 100'. <input type="checkbox"/> Other _____	
Absorption trenches: Square ft. required <u>675</u> ; depth from ground surface to bottom of trench <u>24"</u> ; trench width <u>36"</u> Depth of aggregate <u>13</u> ; Trench length <u>75</u> ; Number of trenches <u>3</u>	



Revised 6/99

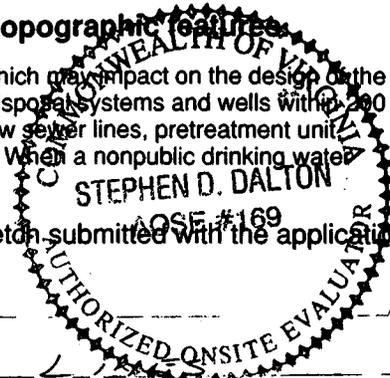
SLOPE 10-12 %

Health Department  
Identification Number \_\_\_\_\_

**Schematic drawing of sewage disposal and/or water supply system and topographic features.**

Show the lot lines of the building site, sketch of property showing any topographic features which may impact on the design of the well or sewage disposal system, including existing and/or proposed structures and sewage disposal systems and wells within 200 feet. The schematic drawing of the well site or area and/or sewage disposal system shall show sewer lines, pretreatment unit, pump station, conveyance system, and subsurface soil absorption system, reserve area, etc. When a nonpublic drinking water supply is to be permitted, show all sources of pollution within 200 feet.

The information required above has been drawn on the attached copy of the sketch submitted with the application. Attach additional sheets as necessary to illustrate the design.



DRAINFIELD DESIGN:

(1) BED ROOM DESIGN: 3X 75' L

29" DEPTH, 3' WIDE, 9' CENTERS.

KEEP DRAINFIELD 5' FROM PROPERTY  
LINES, 10' FROM POLE BARN, 10' FROM  
EASEMENTS, 50' FROM CLASS III B  
WELL.

KEEP SEPTIC TANK 50' FROM ALL  
WELLS, 10' FROM POLE BARN, 5' FROM  
PROPERTY LINES, SEPTIC TANK TO HAUC  
INSPECTION PORT.

SEPTIC TANK TO BE LEVEL AND BEDDED IN  
6" SAND/GRAVEL IF ROCK/UNDESIRABLE CONDITIONS  
ARE FOUND.

INSTALL SEPTIC LINES ON GROUND CONTOUR!  
AVOID DRIVING ON DRAINFIELD AREA BEFORE/AFTER  
CONSTRUCTION.

DO NOT CUT/EXCAVATE ANY PART OF DRAINFIELD AREA.

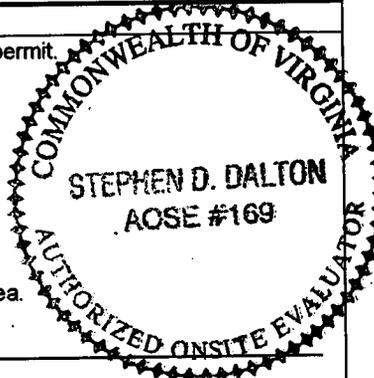
CLASS III B WELL SITE: 50' FROM DRAINFIELD SITE, 50'  
FROM SEPTIC TANK, 50' FROM RESERVE AREA.

WATER SAMPLE REPORT AND WELL DRILLERS (BW-2)

REPORT REQUIRED FOR FINAL APPROVAL.

INFORM T.M. KING - 639-6765 FOR FINAL  
INSPECTION IS NEEDED.

Appendix 2  
**Soil Summary Report**

GENERAL INFORMATION	
Date <u>5-2-06</u>	Submitted to <u>PULASKI CO</u> Health Department
Applicant <u>SAMI</u>	Telephone No. <u>980-3302</u>
Address <u>SAMI</u>	
Owner <u>DEANNE &amp; KATHY TORNER</u>	Address <u>3537 FERRI CLIFF RD / PULASKI, VA</u>
Location <u>FERRI CLIFF RD OFF LOMAN FERRY RD</u>	
Tax Map <u>92-07-7</u>	Subdivision <u>N/A</u>
Block/Section <u>N/A</u>	Lot <u>N/A</u>
SOIL INFORMATION SUMMARY	
1. Position in landscape satisfactory Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Describe <u>CLEARED HAY FIELD SIDE SLOPE</u>	
2. Slope <u>10-12</u> %	
3. Depth to rock or impervious strata: Max. _____ Min. _____ None <input checked="" type="checkbox"/>	
4. Depth to seasonal water table (gray mottling or gray color) No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> _____ inches	
5. Free water present No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> _____ range in inches	
6. Soil percolation rate estimated Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Texture group I II <u>III</u> IV Estimated rate <u>76</u> min/inch	
7. Permeability test performed Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, note type of test performed and attach _____	
<input type="checkbox"/> Site Approved: Drainfield to be placed at _____ depth at site designated on permit. <input type="checkbox"/> Site Disapproved: Reasons for rejection: 1. <input type="checkbox"/> Position in landscape subject to flooding or periodic saturation. 2. <input type="checkbox"/> Insufficient depth of suitable soil over hard rock. 3. <input type="checkbox"/> Insufficient depth of suitable soil to seasonal water table. 4. <input type="checkbox"/> Rates of absorption too slow. 5. <input type="checkbox"/> Insufficient area of acceptable soil for required drainfield, and/or Reverse Area. 6. <input type="checkbox"/> Proposed system too close to well. 7. <input type="checkbox"/> Other Specify _____	
	
(attach additional pages if necessary)	

Appendix 3  
SOIL PROFILE DESCRIPTION REPORT

Date of Evaluation 5-2-06

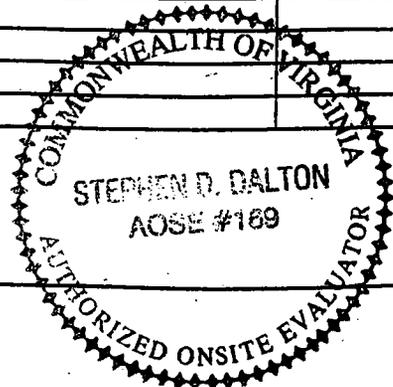
Where the local health department conducts the soil evaluation, the location of profile holes may be shown on the schematic drawing on the construction permit or the sketch submitted with the application. If soil evaluations are conducted by a private soil scientist, location of profile holes and sketch 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 on this form.

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

Hole #	Horizon	Depth (inches)	Descriptions of, color, texture, etc.	Texture Group
(4) 1	A	0-8	7.5 YR DARK BROWN 3/4 LOAM	II
	B <sub>1</sub>	8-20	5 YR 4/6 YELLOWISH-RED CLAY LOAM TO SILTY CLAY LOAM	III
	B <sub>2</sub>	20-36	7.5 YR 5/8 STRONG BROWN, GOOD BLOCKY STRUCTURE SILTY CLAY LOAM	III
	B <sub>3</sub>	36-55	10 YR 4/8 BROWNISH-YELLOW SILTY CLAY LOAM	S III
2	A	0-9	7.5 YR 3/4 DARK BROWN LOAM	II
	B <sub>1</sub>	9-29	7.5 YR 4/6 STRONG BROWN CLAY LOAM @ RIVER TERRACE - 3" / 5"	III
	B <sub>2</sub>	29-55	5 YR 4/6 YELLOWISH-RED SILTY CLAY LOAM	III
3	A	0-9	7.5 YR 3/4 DK. BROWN LOAM	III
	B <sub>1</sub>	9-35	5 YR 4/6 YELLOWISH-RED GOOD BLOCKY STRUCTURE CLAY LOAM / SILTY	III
4	A	0-8	7.5 YR DK. BROWN LOAM	II
	B <sub>1</sub>	8-29	10 YR 5/8 YELLOWISH- BROWN SANDY LOAM	II
	B <sub>2</sub>	29-50	@ RIVER TERRACE MATERIAL 7.5 YR 5/6 STRONG BROWN SILTY CLAY LOAM I SILTY CLAY	III / III

R.A. →

Remarks: 10 STALL 29"





Pulaski County Environmental Health  
143 Third Street, NW-Suite 4  
Pulaski, Virginia 24301  
(540) 994-5037 Voice  
(540) 994-5039 Fax

**Private Well Construction Permit**  
Health Department ID Number: **06-177-1119**

<b>Owner / Agent Information</b>	
Owner: Turner, Donnie & Cathy PO Box 71 Pulaski, Virginia 24301 Owner Phone: (540) 980-3302	

<b>Location Information</b>	
Property Address: 3537 Ferncliff Locality: Pulaski Directions:	Tax Map: P 092-007-0000-0002

<b>General Information</b>		
Well Class: Class IIIB	Minimum Casing Depth: 50 feet	Minimum Grout Depth: 50 feet

**Comments:**

See AOSE permit (sewer and water) drawing for location of well. Case and grout to a minimum of 50' or to solid rock whichever is greater.

This permit is issued based upon a site evaluation conducted by TD James, EHS on May 12, 2006. See following page for Construction Drawing.

Notice: The Virginia Department of Health may revoke or modify this permit if, at a later date, it finds the conditions that formed the basis for issuing the permit do not substantially comply with the *Private Well Regulations*, 12 VAC 5-630-10 et seq., or if the well would threaten public health or the environment.

**Well Construction Permit -- Drawing**

**HD ID #: 06-177-1119**

<b>Owner Information</b>	
Turner, Donnie & Cathy PO Box 71 Pulaski, Virginia 24301	Phone: (540) 980-3302

<b>Construction Drawing</b>
Scale drawing of the well site and related features.

Show the property lines, all existing and proposed structures, existing and proposed sewage systems and water supplies, slope, and any topographic features which may impact the design of the well.

  
\_\_\_\_\_  
Issued by: TD James

May 12, 2006  
Issue Date

November 12, 2007  
Expiration Date

**Commonwealth of Virginia**  
**Application for a Sewage Disposal and/or Water Supply Permit**

DRID #  
092-7-

Health Department ID: 06-177-1119

OC 22141432 190.00

To Be Completed By The Applicant

Type of Sewage system:  New  Repair  Expanded  Conditional CELL # B1B-7520  
WKP 304-327-7727  
 FHA/VA yes  no  Case No. \_\_\_\_\_

Owner DOMINIE KATHY TURNER Address 3537 FERNCLIFF PULASKI, VA 24301 Phone H.A.# 980-3302

Agent JOE HOWARD, INC. MARK KINIG Address 219 E MAIN RADI FORD, VA 24141 Phone 540-639-4405

Directions of Property CELL # 230-154302: LONNAN FERRY RD TO FERNCLIFF (+ 2.0mi PASS SHILOH CHURCH, LEFT ON FERNCLIFF, KEEP RIGHT + 5/10 mi ON RIGHT

Subdivision N/A Section \_\_\_\_\_ Block N/A Lot \_\_\_\_\_

Other Property Identification CLEARED HAY FIELD

Dimension/size of Lot/Property ACREAGE CLEARED

**Other Application Information**

**I. Building/facility**  New  Existing  Intermittent Use  Yes  No If yes, describe \_\_\_\_\_

**II. Residential Use**  Yes  No  Termite Treatment  Yes  No  Single Family  Multi-family  
 (Number of Bedrooms 1) (Number of Units \_\_\_\_\_)

Basement  Yes  No  
 Fixtures in Basement  Yes  No

**III. Commercial Use**  Yes  No Describe: \_\_\_\_\_  
 Commercial/Wastewater  Yes  No Number of Patrons \_\_\_\_\_  
 Number of Employees \_\_\_\_\_

If yes, give volumes and describe \_\_\_\_\_

**IV. Water Supply:**  Public  New  Existing  Private  New  Existing  
 Describe: CLASS III B

**V. Proposed Sewage Disposal Method:**

Onsite Sewage Disposal System:  Septic Tank Drainfield  LPD  Mound  Other

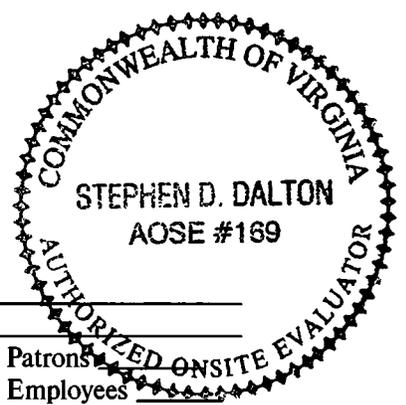
**Public Sewerage System**

Attach a site plan (rough sketch) showing dimensions of property, proposed and/or existing structures and driveways, underground utilities, adjacent soil absorption system, bodies of water, drainage ways, and wells and springs within 200 feet radius of the center of the proposed well or drainfield. Distances may be paced or estimated.

The property lines and building location 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.

Mark Kinig  
 Signature of Owner/Agent

5/4/06  
 Date



# SKETCH OF PROPERTY

LOCATION OF SOIL TEST

AITS

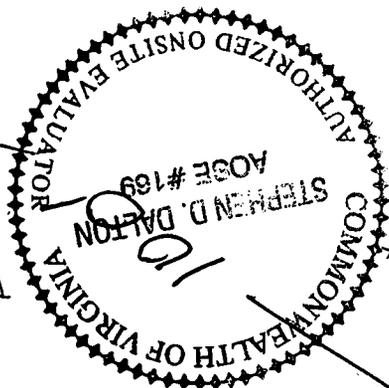
5-2-06

W  
M  
T  
R  
K

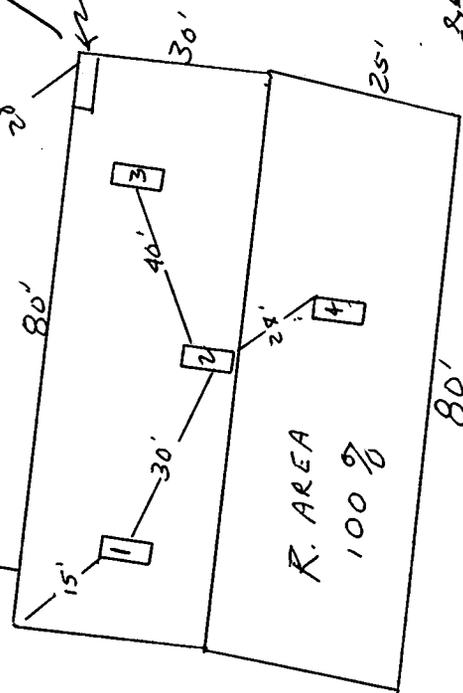
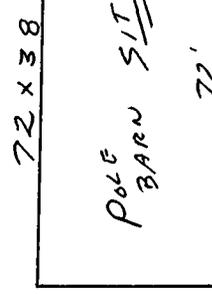
ROAD

← TO FARM (DIRT)

FERNCLEAF  
PAVED



AP 00  
UTILITY  
POLE  
572-175



SILT FENCE  
INSTALLED

ERID-2P  
20-2

PROPOSED  
DIFFERENCE

103-444-1111  
MTH  
COP. T  
REG. BAR  
11-FUR-9-13-01

Appendix 7

Certification Statement

County: PULASKI Date: 5-5-06

Property Identification: ACREAGE CLEARED

Submitted by: P. N. KING & STEVE DALTON

This is to certify according to §32.1-163.5 of the Code of Virginia that work submitted for the referred property is in accordance to and complies with the Sewage Handling and Disposal Regulations of the Virginia Department of Health. I recommend a PERMIT<sup>1</sup> be

APPROVED<sup>2</sup>

AOSE Steve Dalton AOSE # 169 Date: 5-5-06

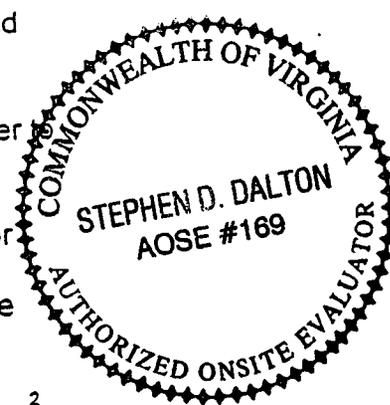
Soil Consultant P. N. KING Date: 5-5-06

<sup>1</sup> This blank must be filled in with one of the following terms: 'permit', 'certification letter', or 'subdivision approval'.

<sup>2</sup> This blank must be filled in either the term 'approved' or 'denied'.

If the submission contains a certification by a professional engineer in consultation with an AOSE, the following statement shall be signed and sealed:

I hereby certify that the evaluations and designs contained herein (refer to subdivision, lot, etc.) were conducted in accordance with the Sewage Handling and Disposal Regulations (12 VAC 5-510-10 et seq., the "Regulations") and the policies of the Virginia Department of Health for implementation of those Regulations. Furthermore, I certify that the evaluations and designs comply with the minimum requirements of the Regulations.



I recommend a \_\_\_\_\_<sup>1</sup> be \_\_\_\_\_<sup>2</sup>.

Licensed PE: \_\_\_\_\_ Date: \_\_\_\_\_

Seal

<sup>1</sup> This blank must be filled in with one of the following terms: 'permit', 'certification letter', or 'subdivision approval'.

<sup>2</sup> This blank must be filled in either the term 'approved' or 'denied'.

## INSTRUCTIONS FOR WELL & SEPTIC APPLICANTS

Our goal at the Health Department is to process your application as quickly as possible. Sometimes we take longer to process applications because of our workload, the weather, or need for a backhoe to evaluate the soil. These delays are unavoidable. At other times we are delayed because applicants have not provided us with the information we need to process applications quickly. **We cannot accept incomplete applications.** In order for us to do our job properly, applicants need to provide us with the following:

- A) A complete application, including an accurate site sketch
- B) Clear directions to the property
- C) The property corners and house site must be staked on the property
- D) A copy of a building permit checklist from the Pulaski County Building Department.

The following checklist is provided to assist you with our application process. *The applicant must complete all items listed* before the Health Department will accept the application. If you have questions or need assistance with the application, one of our Environmental Health Staff will be happy to help you.

- A) The application:
  - has all items completed properly.
  - has a telephone number where you can be reached during the day
  - has clear written directions to the property
  - is signed and dated
  - is accompanied by the proper fee
  
- B) The site sketch clearly and accurately shows:
  - the shape of the property
  - the length of each property line
  - the shape and location of the house (including decks and porches)
  - the proposed location of the driveway
  - any legal easements located on the property
  - the location of wells, springs, and buried fuel tanks within 200 feet of the property
  - the location of any other structures you plan to build in the future (e.g. barn, garage, swimming pool)
  - where you would like your septic system and/or well to be located (if there is a preference)
  
- C) The building site for which the application is made:
  - has the property lines clearly and accurately marked
  - has the house site clearly and accurately marked
  - has the brush removed from the potential drainfield site
  - is easily identified from the road
  - has any underground utilities marked

**NOTE:** the attached pages have a sample site sketch and some hints that may be useful in marking your property and completing your site sketch.

**PLEASE READ THE FOLLOWING STATEMENT, MARK YES OR NO, SIGN AND DATE THIS FORM AND RETURN IT WHEN YOU SUBMIT YOUR APPLICATION.**

**I have been informed and understand that the Health Department cannot accept incomplete applications and that if the property corners are not clearly marked and the house properly staked, my application will be denied until I have taken corrective action. I understand that I have 90 workdays to correct any deficiencies and that failure to do so within the prescribed time frame will require that I submit a new application with fees.**

I intend to begin construction within 18 months    Yes     No

Applicants Signature MARK Kuy, ABENT

Date 5-4-06



THIS SECTION WILL BE COMPLETED WITH THE ASSISTANCE OF STAFF.

Tax Map # 092-007-0000-0002 Zone R-1 Acreage \_\_\_\_\_

1. ZONING: Zoning allows single fam. dwelling as long as the setbacks are met.

2. ~~SUBDIVISION:~~ wait to BOS meeting 5/22/06 for approval to be zoned from R-1 to A

3. PRIVATE WATER AND SEWER: Provide a copy of construction permit issued by the Health Department; Telephone (540) 994-5037.

4. PUBLIC WATER, SEWER, OR GARBAGE – Please note the following important information:
- Public Garbage Collection is Mandatory.
  - Complete and submit a Public Service Authority application for service.
  - Caution – Please check water pressure for low pressure, to serve high elevations, and too high pressure warranting a pressure reducing valve (Code Section VR 355-012.10 Article 3.57 of the Virginia Regulations.)
  - Connection Fees for water and sewer service must be paid in full prior to issuance of a building permit. Please submit a copy of the application and proof of payment from the Town of Pulaski, Town of Dublin, or Fairlawn Bookkeeping Service if service is to be provided by either of the aforementioned public water and sewer providers.
  - For new water service, please mark proposed water meter location with a stake.

5. ENTRANCE PERMITS are issued by VA Department of Transportation (VDOT); Telephone (540) 381-7200.

6. BUILDING PLANS: Provide a sketch of structure or a set of building plans for review.

7. SITE PLANS are required for the following (a survey plat is recommended):

- House                      •Additions                      •Porches                      •Decks
- Garages                      •Storage Bldgs.                      •Manufactured Home                      •Pools

8. CLAYTOR LAKE SURFACE DISTRICT improvements require the following:

- Site Plan in compliance within zoning ordinance; and
- Occupancy and Use Permit approved by American Electric Power.

9. MEETING WITH STAFF is required for submittal of the following types of plans:

- o Commercial Development                      o Multi-family Development
- o Industrial Development                      o Churches and Accessory Structures

10. MECHANIC'S LIEN AGENT:

Company Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_ Contact Person \_\_\_\_\_

11. DEMOLITION or REMODELING of any commercial, industrial, non-residential, or church structures requires an asbestos certification to be submitted to the Code Official. Is demolition or remodeling required for this Project?  Yes  No If yes, asbestos certification will be required prior to issuance of demolition permit.

12. 100-YEAR FLOODPLAIN: Is the property located with the 100-year floodplain?

- Yes
- No

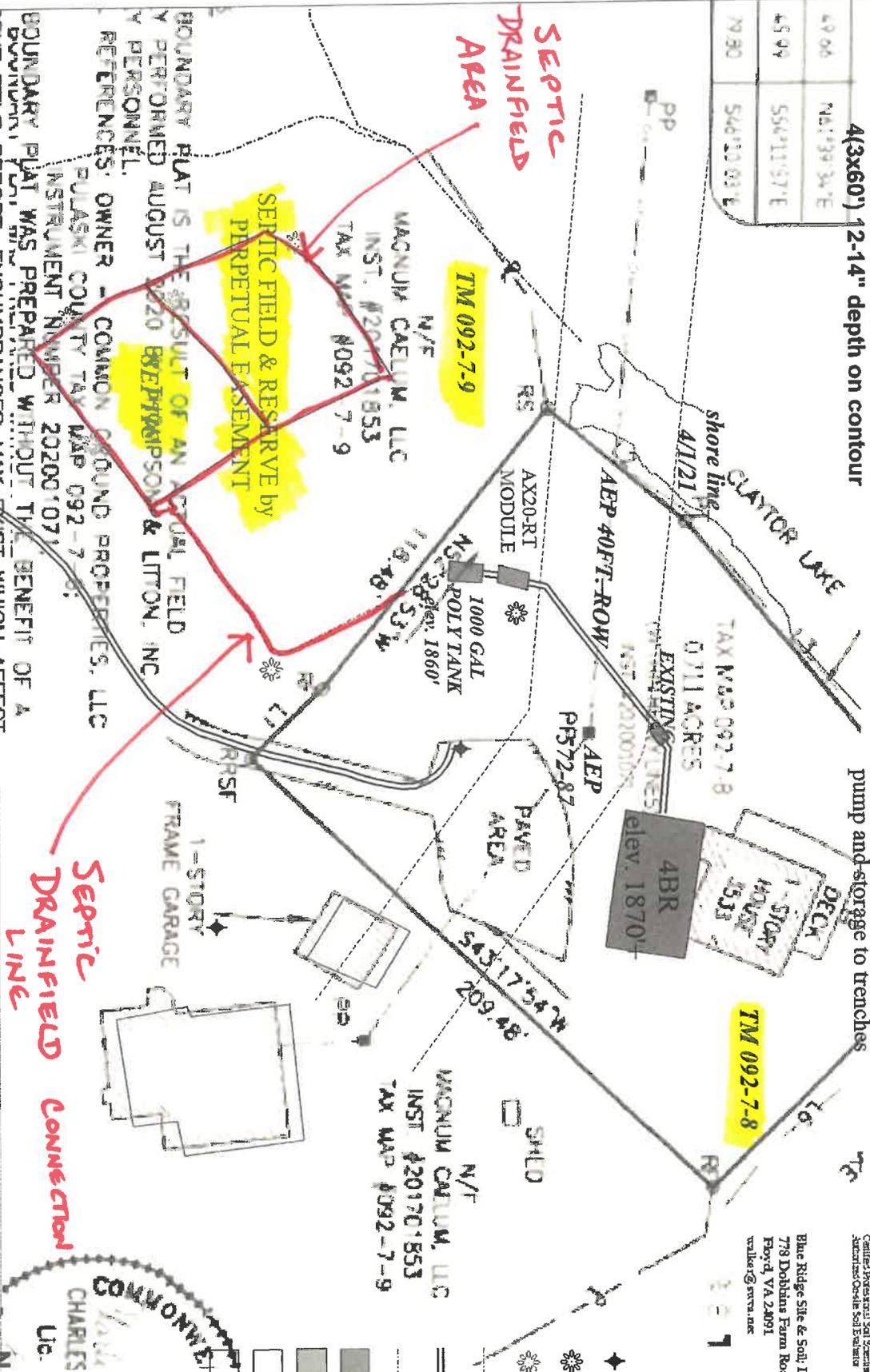
13. AMERICAN ELECTRIC POWER WORK ORDER NUMBER \_\_\_\_\_

49 06	N61°39'34"E
45 39	S54°11'57"E
79 30	S44°13'03"E

**MAHER, FERNCLIFF RD**  
**AX20RT-VA-4; pump dosed**  
**4(3x60") 12-14" depth on contour**

Residential system with permanent record easement  
 producing secondary effluent with time dose  
 pump and-storage to trenches

Jeff T. Walker  
 Certified Professional Soil Scientist &  
 Sedimentation Specialist  
 Blue Ridge Site & Soil, LLC  
 778 Dobbins Farm Road  
 Floyd, VA 24091  
 walkerj@brrs.com  
 (540) 745-3920



- ◆ well
- maple
- chest oak
- force m
- == driveway
- dry branch
- tank
- home prop
- BLDG
- septic

BOUNDARY PLAT IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED AUGUST 2020 BY WILSON & LITTON, INC. BY PERSONNEL REFERENCES: OWNER - COMMON GROUND PROPERTIES, LLC PULASKI COUNTY TAX MAP 092-7-8; INSTRUMENT NUMBER 202001071

BOUNDARY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY, PLAT, OR RECORD WHICH MAY AFFECT PROPERTY NOT SHOWN HEREON.

PROPERTY LIES WITHIN F.E.M.A. DEFINED ZONE(S) AE AND X. DETERMINATION IS BASED UPON A VISUAL INSPECTION OF FIRM NUMBER 51155C0170G, EFFECTIVE DATE SEPTEMBER 26, 2008. DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT FLOOD.

Scale = 1 : 50.00 (In : US Feet)



06-10-2021



## Soil Evaluation Form 4BR Septic Construction Permit

### General Information

Date: May 24, 2021 PULASKI County Health Department  
 Applicant: MAHER JONATHAN R & JILL M  
 Telephone No. (757) 375-0525  
 Address: 3004 WAKEFIELD DR, BLACKSBURG VA 24060  
 Owner: same  
 Address: \_\_\_\_\_

Location: South Lowman's Ferry, left on Ferncliff, bearing left to driveway.  
Reference site plan and plat.

Block/Section: 092-7-8, 0.711 +/- Acre

### Soil Summary Report

#### Soil Information Summary

1. Position in landscape satisfactory: Yes Describe: **forested side slope, interfluvial plane on dissected uplands. Drainfield is located on adjacent lot, with permission of landowner. Easement has been drafted and recorded to deed.**
2. Slope <27%
3. Depth to rock or impervious strata: Max 45+ Min. 36" None
4. Depth to seasonal water table (gray mottling or gray color) N/A inches
5. Free water present No range in inches
6. Soil percolation rate estimated Yes Texture group II min/inch 25
7. Percolation test performed No

Name and title of evaluator: **Jeff T. Walker, AOSE#1060;**

Signature;



#### Department Use

Site approved: 4(60') 3' width absorption trenches 11' on center (dispersal area) dispersing TL-3 (proposed level of treatment at time of evaluation) to be placed at 12-14" depth at site designated on permit. Site provides a total of 720 square feet of absorption area for primary, and 400 square feet of reserve w/ same specifications.

Date evaluation: 04/19 – 6/17/2021

Profile description

Health Dept ID No. \_\_\_\_\_

**Soil Evaluation Report**Applicant: MAHER JONATHAN R & JILL MTelephone No. : (757) 375-0525Evaluator Jeff T. Walker, AOSELocation: 3533 FERNCLIFF RD Tax Map No.: 092-7-8, 0.711 +/- AcreProfile evaluation: auger & excavation

Hole ID# (Est. Rate min/inch)	Horizon	Depth	Matrix Color Munsell notation	VDH Texture Group (key @ bottom)	Structure	Description of Important Features (colors, mineralogy, etc.)
1 25 25 45	Ap Bt Bt2 C	0-8 8-18 18-32 32- 45" +	7.5YR4/6 7.5YR5/6 7.5YR6/6 7.5YR5/8 (2.5YR4/8)	SiCL-III SCL-II SCL-II CL-III		Channery, 24" RZ Channery fractured shale w/ clay coatings, lithochromic
2 25 25 45	Ap Bt Bt2 B/C	0-8 8-16 16-26 26-36"+	5YR5/4 5YR6/8 7.5YR6/3 7.5YR5/8	SiL-III L-II SCL-II SiCL-III		Channery loam Channers w/ clay coatings (7.5YR4/4)
3 25 25 45	Ap Bt Bt2 B/C	0-8 8-16 16-28 28-38"+	5YR5/4 5YR6/8 7.5YR6/3 7.5YR5/8	SiL-III L-II SCL-II SiCL-III		26" RZ channery loam Weathered fractured shale (5YR5/4)
4 25 25 35 35	Ap Bt Bt2 B/C C	0-8 8-16 16-26 26-36 36-40+	5YR5/4 5YR6/8 7.5YR6/3 7.5YR5/8 7.5YR6/6	SiL-III SL-II SCL-II L-II SL-II		26" RZ channery loam Weathered sap, fractured shale (5YR5/4)

**Remarks:** Forest, Berks channery loam, soil description true to type, 20-27% slopes, channery colluvium over yellow sandy clay to silty clay loam.

Soil over permeable shale does not show water table indicators, or other redoximorphic indicator at less than 45" depth; recommend 14" depth to trench bottom. Calculations based upon measured kSat1 at depth of 12-18" >80 cm/day, kSat2 >10cm/day @ 29-35".

Water mounding calculations demonstrate water will not intrude into 12" vertical standoff beneath field lines at loading rates of >0.85 gallons/square foot/day.  
Site is not subject to flooding.

**Key:** SL Sandy Loam, L Loam, SIL Silt Loam, SCL = Sandy ClayLoam, SiCL = Silty Clay Loam, CL = Clay Loam, C =Clay sap.= Saprolitic, g= granular, ABK = angular blocky, SBK = sub-angular blocky, RCS=rock controlled structure; f=few, c= common, m = many; (xxxx/x) = mottle colors, 1=weak, 2=moderate 3=strong (structure) skins = clay films (argillans), illuv=illuvial cells, ss/p = slightly sticky & plastic, s/p = sticky plastic, mic = micaceous, qtz= quartzite, frag = fragments, G=1-3"gravel, CB=cobbles (stone occurrence or x%), litho = lithochromic variegation i.e. color banding., Mn=Manganese concretions

## Sewage Disposal Construction Specifications

### General Information

Owner: **MAHER JONATHAN R & JILL M**  
 Telephone No. **(757) 375-0525**  
 Address: **3004 WAKEFIELD DR, BLACKSBURG VA 24060**  
 Design: **Jeff T. Walker, AOSE (540) 239 9131**

Tax Map/GPIN #: **092-7-8, 0.711 +/- Acre**

Property Address: **3533 FERNCLIFF RD** Subdivision: **n/a**

For a Type **II** Sewage disposal system w/ TL-III effluent & pump dosing

Actual or established water use **600 est.** Number of bedrooms: **4BR**

Design	Notes
<b>Water supply:</b> EXISTING well.	<b>Existing</b>
<b>Building Sewer:</b> <u>3</u> inch I.D., cleanout @ or w/in drip line & maximum of 60' intervals. Slope: 1.25"/10' minimum <u>Other:</u> No 90° fittings or reducers past drip line of home.	
<b>Septic tank(s):</b> (1) mid-seam <u>900</u> gallons (min.), level; w/ inspection port. <u>Other:</u> surface access man-way w/child safe cover over outlet filter & pump riser, as shown on site plan.	<b>Existing</b>
<b>Inlet-outlet structure:</b> PVC Sch. 40, 4-inch tees or equivalent. Inlet 6-8" below & 8-10" above water line. Outlet 17-20" below & 8-10" above water line. 1" to 2" fall from inlet to outlet structure invert.	<b><u>Effluent filter</u></b>
<b>Treatment works:</b> <u>Oreco NDW-ATX-RT-VA-4, w/ denitrification loop. Timed controls, dosing pump w/ 1/4" force main to D-box</u>	<b><u>see specifications</u></b>
<b>Pump and pump station:</b> <u>600</u> gallon time dose/day; <u>PF100511, 1/2 hp pump; (110 volt 13A) or PF100512 (230v 7.5A); time dose MVP controls &amp; 2 SETS OF (3) floats (timer enable, override, alarm).</u>	<b><u>see specifications, &amp; pressure testing</u></b>
<b>Sample point:</b> <u>1/2"</u> sample port on force main w/in treatment unit.	
<b>Pump tank:</b> <u>SNYDER SII-42405, 1000</u> gallons with riser <b>Dimensions:</b> <u>127" L x 60" W x 51" H, w/ pressure bulkhead fitment</u>	<b><u>per manufacture specifications</u></b>
<b>Gravity mains:</b> <u>3" SCH40 w/ DWV fittings, 6" fall/100' minimum; all lines to be bedded in undisturbed soil or gravel, compacted backfill to cover, 18" minimum cover.</u>	
<b>Distribution box:</b> concrete <u>8</u> effluent ports. Inlet 4" SCH40PVC. Vent with 2" minimum SCH40 gooseneck	
<b>Header lines:</b> Material- 4-inch I.D., 1500 lb. crush strength Sch. 30 DWV (thin-wall PVC) distribution box to 2' into absorption trench w/ reliable mechanical connection to perf. pipe. <u>6"/2'</u> minimum drop.	
<b>Percolation lines:</b> Gravity 4 inch perforated pipe, plastic 1000 lb./sq foot bearing load or equivalent. Slope 2-4 inch per 100'.	
<b>Absorption trenches:</b> <u>720 square feet, 13" depth of 1/2 to 1 1/2" aggregate (VDOT#57), installed at 12-14" w/ 6" beneath and 2" over the 4" diameter leachbed; w/ minimum 6" depth of soil cover.</u> Trenches <u>4 (3'x 60')</u> @ <u>11' o.c.</u> 50% Reserve area w/ same specifications	<b><u>Pre-installation conference required.</u></b>

**CONVEYANCE SYSTEM:** TO BE LOCATED AND INSTALLED BY CONTRACTOR IN ACCORDANCE WITH VDH REGULATIONS AND SITE PLAN. ANY DISTANCES AND ELEVATIONS SHOWN APPROXIMATE, TO BE CONFIRMED BY CONTRACTOR.

ENSURE ADEQUATE VEHICULAR ACCESS FOR MAINTENANCE AND PUMPING OF TANK. EXISTING TANK SITE AS SPECIFIED ON SITE PLAN, TO BE MINIMUM OF 10' FROM NEW FOUNDATION; DIVERT SITE RUNOFF AWAY FROM TANK, TREATMENT SYSTEM AND LEACHFIELD. IF CONDITION OR HOUSE SITING DIFFERS FROM PLAN & REQUIREMENTS TANK REPLACEMENT IS PERMITTED.

**\*\*\*AVOID CONSTRUCTING SYSTEM DURING WET CONDITIONS\*\***  
NOTIFY AOSE PRIOR TO INSTALLATION; PLEASE PROVIDE 2 WORKDAY NOTICE OF INTENT TO BEGIN CONSTRUCTION, AND FOR INSPECTION. JEFF T. WALKER; AOSE; (540 239 9131)

**DRAINFIELD:** INSTALLATION DEPTH SHALL BE MEASURED ON THE DOWNHILL SIDE OF TRENCH. **4(60'+) LINES**, 12-14" DEEP, 3' WIDE; 11' ON CENTERS, 6" OF SOIL COVER. EZ-FLOW POLYSTYRENE or QUICK-4 *MAY BE SUBSTITUTED WITHOUT AREA REDUCTION. IF QUICK-4 4" DEPTH #57 GRAVEL TO BE PLACED AT INLET OF CHAMBER FOR INFLUENT DISPERSAL AND ENERGY BREAK.*

**CONVEYANCE SYSTEM:** 1¼" SCH40 PVC PIPE & PRESSURE FITTINGS TO 4' LENGTH OF 4" SCH 40 PVC AND DWV FITTINGS INTO DBOX, USE THINWALL PIPE & FITTINGS (SCH30) FROM BOX THROUGH HEADER TRENCH TO LEACHBED. NOTICE: 1¼" PIPING INSTALLED W/IN 50' OF WATER WELL TO BE WET TESTED TO PUMP DEADHEAD PRESSURE CAPACITY CONTRACTOR TO INSTALL SUITABLE EQUIPMENT FOR BENCH OR FIELD TESTING.

SEPTIC TANK TO HAVE: PASSING INSPECTION BY CONTRACTOR, INLET SCH40 T, CHILDPROOF SURFACE ACCESS 24" MINIMUM DIAMETER RISER & LID, ORENCO EFFLUENT FILTER

AX20RT-4-1B-VA TO INCLUDE: ALL COMPONENTS PER MANUFACTURER'S SPECIFICATION, ELECTRICAL CONDUCTORS MUST BE HOUSED IN CONDUIT OR BOX. THE CONTROL PANEL SHALL BE SECURELY MOUNTED NO LESS THAN 32" ABOVE GROUND LEVEL, A NEMA 4X ENCLOSURE, INSTALLED IN ACCORDANCE WITH MFG SPEC. ALL SPLICES SHALL BE MADE W/IN JUNCTION BOX. OWNER PROVIDES 2 ELECTRICAL CIRCUITS (120V or 240V, 20 AMPS)

ALL TREATMENT COMPONENTS TO BE SET & CONNECTED BY LICENSED CONTRACTOR, LINE ELEVATION AND SLOPE IN & OUT AS SPECIFIED EXCAVATE ADEQUATE VOLUME & REPLACE W/ CLEAN FILL OR GRAVEL PUMP DISTRIBUTION TO DBOX WITHIN SPECIFICATIONS ALL LINES & COMPONENTS TO BE MEASURED & STAKED PRIOR TO EXCAVATION, ANY QUESTIONS TO BE REFERED TO AOSE.

FINAL GRADE FIT AND FINISH TO MEET LOCAL STANDARDS OF PRACTICE.

**DOSING PUMP CALCULATIONS:**

160' of 1¼" pipe run; w/ 23.6' of fitting friction loss (adapter, check, QD, ball valve, 3-90°, bell)

~75 GALLONS @ ~10 gpm through 1.25" SCH40 PVC (2.2'/second).

7.5 minutes design run; 172.5 minutes rest time. (8 doses/day, w/ ~25 gal/inch)

30' elevation head, + 3.2' friction = ~33.2+/- feet of  
**TOTAL DYNAMIC HEAD**

Pump curve to meet these parameters; elevations and distances to be confirmed by licensed contractor:

ORENCO PF100511, 1/2 hp pump; (110v 12.7A) or PF100512 (220v, 6.3A) with simplex standard time dosing controls meets these requirements. Conductors sized by contractor, minimum of 10 AWG. Substitution only with OSE approval.

Installation sequence requires: pump, check valve, union/QD, ball valve, floats (2), controls and alarm, follow manufacturer's instructions. All wire to be contained/terminate in conduit, or junction box w/ liquid tight seals and sealing compound to prevent vapor intrusion.

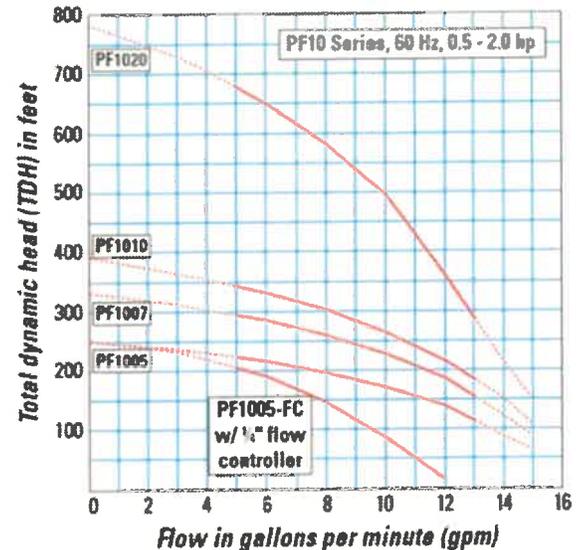
Notice: 1¼" force main to transition via 4" bell and 90° bend >4' from D-Box ensuring non-turbulent flow into box. Effluent flow may require throttling at the valve to achieve 10gpm rate of delivery.

All pressure piping to be joined with solvent primer & cement conforming to ASTM D 2564. • PVC Schedule 40 pressure fittings must be used. Pressure fittings will have straight angular turns. • Do NOT use fittings with gradual sanitary turns for pressure systems.

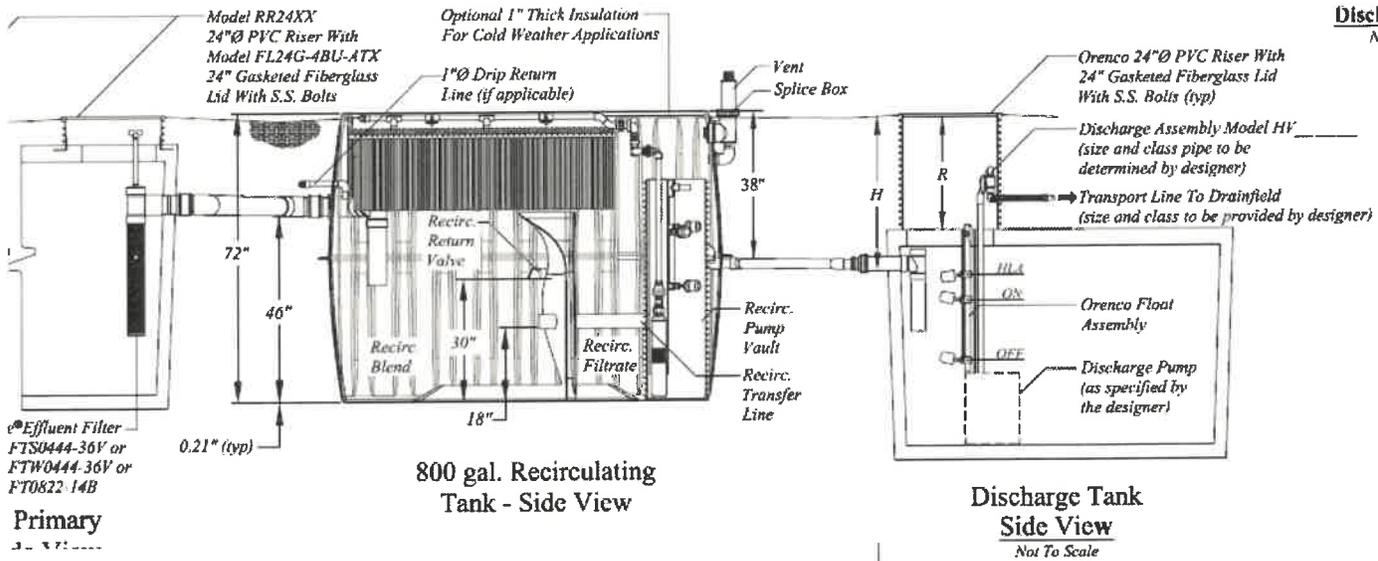
Forcemain within 50' arc of well is to be wet pressure tested to pump dead head limit 108psi (250' of water column) with applicable test methods. Contact VDH regarding compliance with 12VAC5-610-880.A.4. It is the responsibility of the contractor to establish appropriate health & safety protections prior to testing.

ORENCO MVP panel to be weather tight NEMA 4, greater than 30" off ground on minimum 4x4" pressure treated post or building.

Any substituting equipment must meet site requirement & design standards, w/ AOSE approval prior to installation.

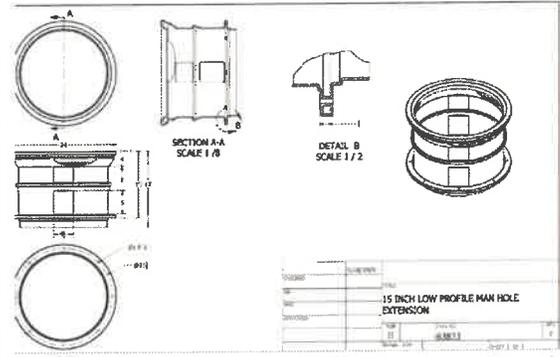
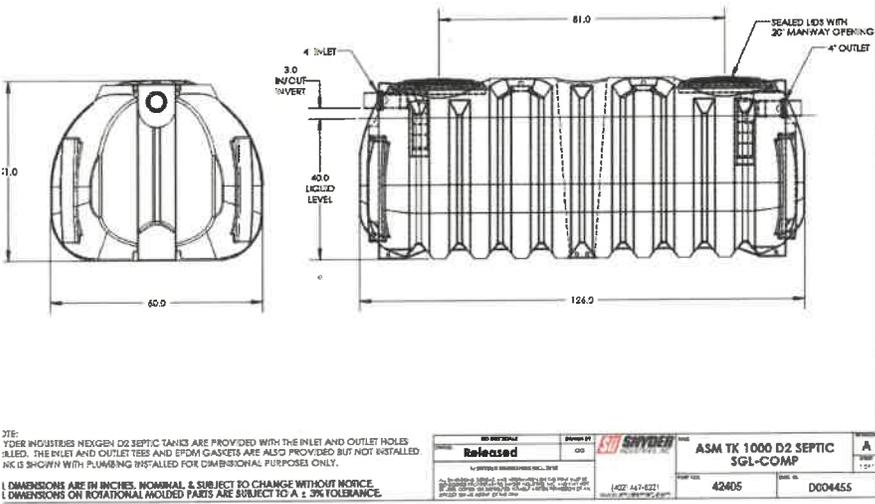


**Sampling point:** intermediate compliance point 1/2" pressure rated sample valve installed on force-main T within the Discharge Tank may be grab sampled, for purposes of verifying performance constituent concentrations (e.g., BOD5, TSS). Diagnostic sampling at discretion of licensed operator.



800 gal. Recirculating Tank - Side View

Discharge Tank Side View  
Not To Scale



**Timer enable float at 24", override at 36", alarm at 38" (>1/4 day storage), provisions for venting tank through minimum 2" SCH40 gooseneck and via AX20RT are acceptable.**

**Flow schematic as shown on site plan, w/ specifications of configuration. specifications are on file w/ VDH OEHS and manufacturers.**

Manufacturers' plans and specifications are included with product documentation, this page excerpted for illustration.

**MAHER, FERNCLIFF RD**  
**AX20RT-VA-4; pump dosed**  
**4(3x60') 12-14" depth on contour**

Residential system with permanent record easement  
 producing secondary effluent with time dose  
 pump and storage to trenches



**Jeff T. Walker**  
 Certified Professional Soil Scientist &  
 Agriculturist C-6-414 Soil Scientist

Blue Ridge Site & Soil, LLC  
 778 Dobbins Farm Road  
 Floyd, VA 24091  
 walker@srva.net

(540) 745-3920

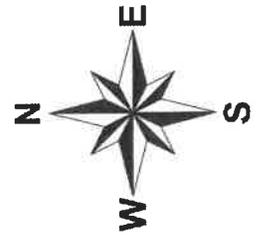
Blue Ridge Site & Soil, LLC

Jeff T. Walker, AOSE

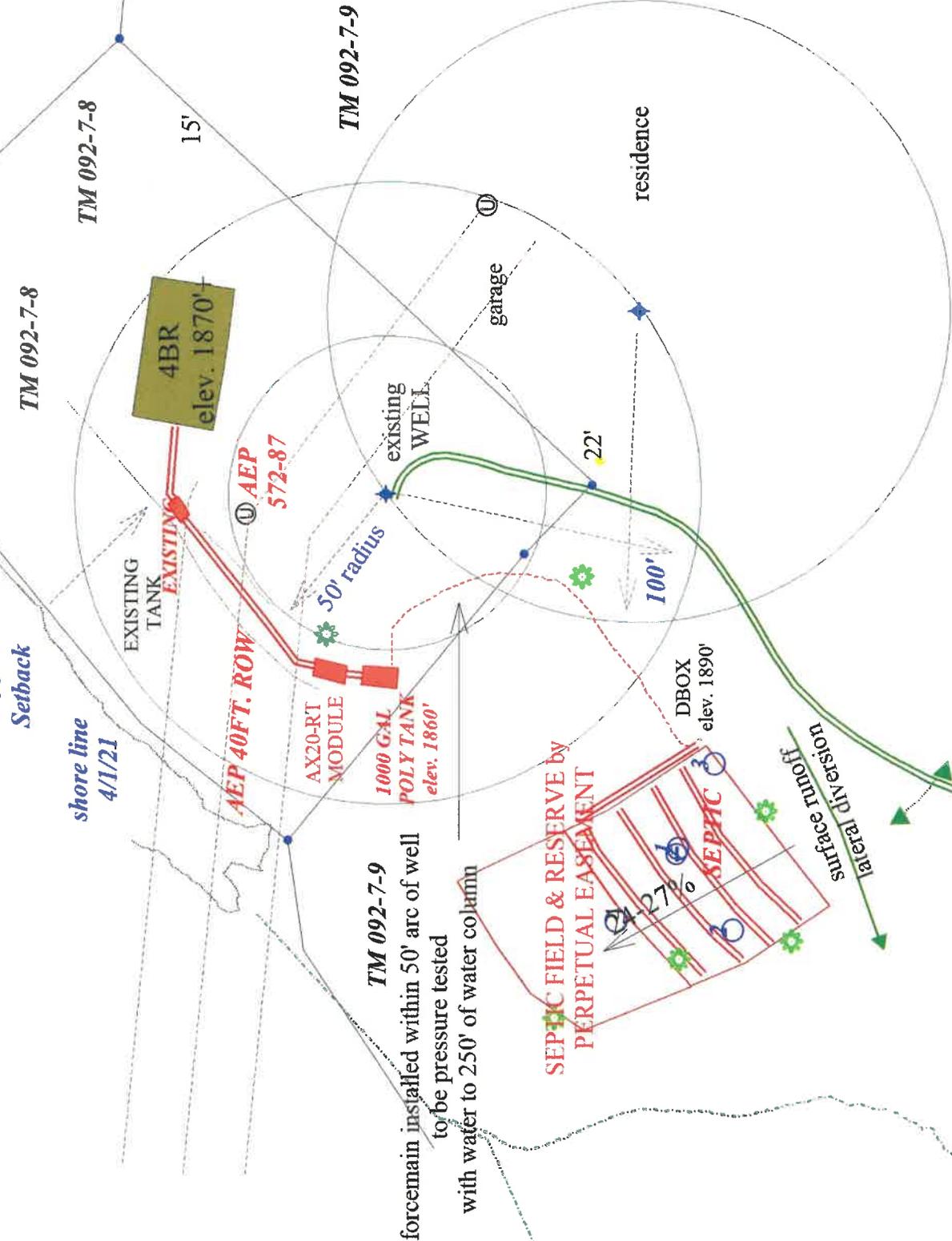
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Pg. 8 of 9

- ipf
- ◆ well
- ⊕ aep
- ⊗ maple
- ⊗ chest oak
- augr
- ⊗ ksat
- ➔ diversion
- - - ditch
- - - line
- == trench
- - - force m
- == driveway
- - - dry branch
- standoff
- home proposed
- septic
- lot



06-18-2021



Scale = 1 : 50.00 (In : US Feet)



**VIRGINIA LAND RECORD COVER SHEET  
FORM A – COVER SHEET CONTENT**

INSTRUMENT 202103399  
RECORDED IN THE CLERK'S OFFICE OF  
PULASKI COUNTY CIRCUIT COURT ON  
AUGUST 12, 2021 AT 02:53 PM  
MAETTA H CREWE, CLERK  
RECORDED BY: ARD

Instrument Date: **08/06/2021**  
Instrument Type: **DE**  
Number of Parcels: **2** Number of Pages: **4**  
 City  County

**PULASKI**

TAX EXEMPT? **VIRGINIA/FEDERAL LAW**  
 Grantor:  
 Grantee:  
Consideration: **\$0.00**  
Existing Debt: **\$0.00**  
Actual Value/Assumed: **\$0.00**  
**PRIOR INSTRUMENT UNDER § 58.1-803(D)**  
Original Principal: **\$0.00**  
Fair Market Value Increase: **\$0.00**  
Original Book Number: Original Page Number: Original Instrument Number:

*(Area Above Reserved For Deed Stamp Only)*

Prior Recording At:  City  County

**PULASKI**

Percentage In This Jurisdiction: **100%**

**BUSINESS / NAME**

**1**  Grantor: **MAGNUM CAELUM, LLC, MONTANA LIMITED LIABILITY COMPANY**  
 Grantor:  
**1**  grantee: **JONATHAN R. MAHER**  
**2**  grantee: **JILL M. MAHER**

**GRANTEE ADDRESS:**

Name: **Jonathan R. Maher**  
Address: **3004 Wakefield Drive**  
City: **Blacksburg** State: **VA** Zip Code: **24060**  
Book Number: Page Number: Instrument Number:  
Parcel Identification Number (PIN): Tax Map Number: **092-7-9; 092-7-8**  
Short Property Description: **5.560 acres, Pulaski County, VA; .711 acre Pulaski County, VA**

**Current Property Address:**

City: **Pulaski** State: **VA** Zip Code: **24301**  
Instrument Prepared By: **Spicer Olin & Associates, PC** Recording Paid By: **Spicer Olin & Associates, PC**  
Recording Returned To: **Spicer Olin & Associates, PC**  
Address: **504 S. Main Street**  
City: **Blacksburg** State: **VA** Zip Code: **24060**

Prepared By:  
Title Insurance:  
Tax Map No.  
Grantee Address:

John N. Spicer, VSB No. 68845  
Unknown  
092-7-9  
3004 Wakefield Drive, Blacksburg, VA 24060

## DEED OF EASEMENT

**THIS DEED OF EASEMENT** is made and entered into on this 15<sup>th</sup> day of June, 2021, by and between **MAGNUM CAELUM, LLC**, a Montana limited liability company, Grantor, and **JONATHAN R. MAHER** and **JILL M. MAHER**, husband and wife, Grantees.

### WITNESSETH:

**WHEREAS**, Magnum Caelum, LLC, is the fee simple owner of that certain lot, tract or parcel of real property with all improvements thereon and all appurtenances thereunto belonging, situate lying and being in Pulaski County, Virginia, and more particularly described as:

ALL of that 5.560 acres parcel (Revised Tax Map 92(7)9) as shown on a plat entitled "Plat of Lot Line Revision of Tax Maps 92(7)2, 92(7)9, & 92(7)10 and Subdivision Creating New Parcels A & B for Circle T. Enterprises, L.L.C., and Claytor Lake Properties, LLC", made by Charles H. Forbes, IV., L.S. of Thompson & Litton, Radford, Virginia, and recorded April 27, 2009 in the Clerk's Office of the Circuit Court for Pulaski, Virginia as Instrument No. 090001548.

**Tax Map No. 092-7-9;**

**Commonly known as 3537 Ferncliff Road, Pulaski, Virginia 24301;**

Being all of that same property conveyed to Magnum Caelum, LLC, a Montana limited liability company, from Chandra L. Hanson by Deed dated the 1<sup>st</sup> day of April, 2021, which deed is recorded in the Clerk's Office of the Circuit Court of Pulaski County, Virginia as Instrument Number 202101286; and

**WHEREAS**, Jonathan R. Maher and Jill M. Maher are the fee simple owners of that

certain adjacent lot, tract or parcel of real property with all improvements thereon and all appurtenances thereunto belonging, situate lying and being in Pulaski County, Virginia, and more particularly described as:

BEING that parcel containing 0.711 acre, more or less, as shown and described on a map entitled "Boundary Plat of Tax Map 092-7-8 in Pulaski County VA containing 0.711 acres," prepared by Charles H. Forbes, IV, Land Surveyor dated August 14, 2020, which plat of survey is recorded in the Office of the Circuit Court Clerk of Pulaski County, Virginia, as Exhibit "A" to Instrument Number 2020002648.

**Tax Map No. 092-7-8;**

**Commonly known as 3533 Ferncliff Road, Pulaski, Virginia 24301;**

BEING the same property conveyed to Jonathan R. Maher and Jill M. Maher from Common Ground Properties, LLC, a Virginia limited liability company, by Deed dated August 17, 2020, recorded in the aforesaid Clerk's Office as Instrument Number 2020002648; and

**WHEREAS**, Magnum Caelum, LLC, as the owner of Tax Map No. 092-7-9, desires to grant, assign and convey unto Jonathan R. Maher and Jill M. Maher, as the owner of Tax Map No. 092-7-8, their successors and assigns, an easement for private septic drain field on and across the property of Magnum Caelum, LLC, designated as Tax Map No. 092-7-9, for the benefit of the property of Jonathan R. Maher and Jill M. Maher, designated as Tax Map No. 092-7-8, in an area as generally shown on that drawing designating the septic drain field location and septic drain line connection area attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE** in consideration of the premises and the sum of TEN DOLLAR (\$10.00) cash in hand paid by Jonathan R. Maher and Jill M. Maher, as the owners of Tax Map No. 092-7-8 and as a Grantees, unto Magnum Caelum, LLC, as the owner of Tax Map No. 092-7-9, as the Grantor, and other good and valuable consideration, the receipt all of which is hereby expressly acknowledged by the Grantor, the Grantor, Magnum Caelum, LLC, as the

owner of Tax Map No. 092-7-9, does hereby grant, assign and convey, with **General Warranty and Modern English Covenants of Title**, unto the said Grantee, Jonathan R. Maher and Jill M. Maher, as the owners of Tax Map No. 092-7-8, their successors and assigns, the following described easement, to-wit:

An private septic system drain field easement attendant to the septic tank and system located on the property of Jonathan R. Maher and Jill M. Maher, as the owners of Tax Map No. 092-7-8, including an easement for ingress and egress to the property of Magnum Caelum, LLC, as the owner of Tax Map No. 092-7-9, for the installation, maintenance, use, and service of conduits and lines of the sanitary drain field sewer lines situate, located and lying on the property of Magnum Caelum, LLC, designated as Tax Map No. 092-7-9 as shown and depicted on that certain drawing attached hereto and made a part hereof as Exhibit "A".

TOGETHER with the right, privilege and authority of the Grantees, their successors, assigns, lessees and tenants, to construct, erect, install, place, operate, maintain, inspect, repair, renew, remove, add to the number of, and relocate at will underground conduits, ducts, pipes, fixtures, and appurtenances in, on, along, through, across and under the above referred to area of deeded easement; the right to disturb the surface of said premises and to excavate thereon, and to cut down, trim, clear, and/or otherwise control the area of the easement to protect and prevent intrusion or disturbance of the sanitary sewer line; and the right of ingress and egress to and over said above referred to area of deeded easement, for the purpose of exercising and enjoying the rights herein granted, and doing anything necessary or useful or convenient in connection therewith.

It is understood and agreed that Grantees shall have the obligation to repair and return any surface area disturbed in the installation or maintenance as set for the herein to a condition which existed prior to such installation or maintenance.

The Grantor intends that its property be bound by and subject to the herein contained easement for private septic drain field and ingress and egress and binds itself and its successors and/or assigns as owners of the servient estate and acknowledges that such easement shall bind and run with the land of Grantor for the benefit of the dominant estate of Grantees.

It is further understood and agreed between the parties hereto, that the Grantors reserve the right to use said lands in any way not inconsistent with the rights herein granted.

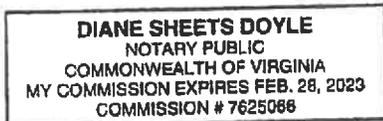
WITNESS the following signature and seal:

MAGNUM CAELUM, LLC  
a Montana limited liability company

By: Magnum Caelum, LLC (SEAL)

Name: Chandra L. Hanson

Title: Owner  
Chandra L. Hanson



STATE / COMMONWEALTH OF Virginia  
CITY / COUNTY OF Pulaski to-wit:

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of August, 2021, by Chandra Hanson the Owner / Manager and authorized agent and representative of Magum Caelum, a Montana limited liability company, for and on behalf of said company.

Diane Sheets Doyle  
Notary Public  
My commission expires: Feb 28<sup>th</sup> 2023  
My registration number: 7425066

# Completion Statement

Commonwealth of Virginia  
State Department of Health

Health Department

Identification Number: 21-155-STS-12754

PULASKI

Health Department

Name of Company/Corporation/Individual: Blue Ridge Site & Soil LLC

Address: 778 DOBBINS FARM RD NE, FLOYD VA

Telephone: 540 239 9131

Property Owner's Name: MAHER JONATHAN R & JILL M

Property Owner's Address: 3004 WAKEFIELD DR, BLACKSBURG VA 24060

Location of Installation: Subdivision: TM 92-7-8 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Property Address: 3533 FERNCLIFF RD

I hereby certify that the onsite sewage disposal system has been installed and completed in accordance with the construction permit issued (date) 6/28/2023 and is in compliance with Part V (12VACS-610-660 et seq.) of the Sewage Handling and Disposal Regulations and when appropriate the plans and specifications for the project.

November 27, 2023

Date

Signature and License Number

1944001584

# AOSE/PE Inspection Report and Completion Statement

Commonwealth of Virginia  
State Department of Health

PULASKI County Health Department: 21-155-STS-12754  
0.711 Acre  
TM 92-7-8

DPOR Certification Number: 1940001060

Telephone: (540) 239 9131

DPOR OSSI License: 1944001584

Contractor's Name: **BLUE RIDGE SITE & SOIL, LLC**

Address: **778 Dobbins Farm Rd, Floyd, VA 24091**

Name of AOSE/PE: **Jeff T. Walker, AOSE**

**MAHER JONATHAN R & JILL M**

**3004 WAKEFIELD DR, BLACKSBURG VA 24060**

**3533 FERNCLIFF RD**

## Inspection Report

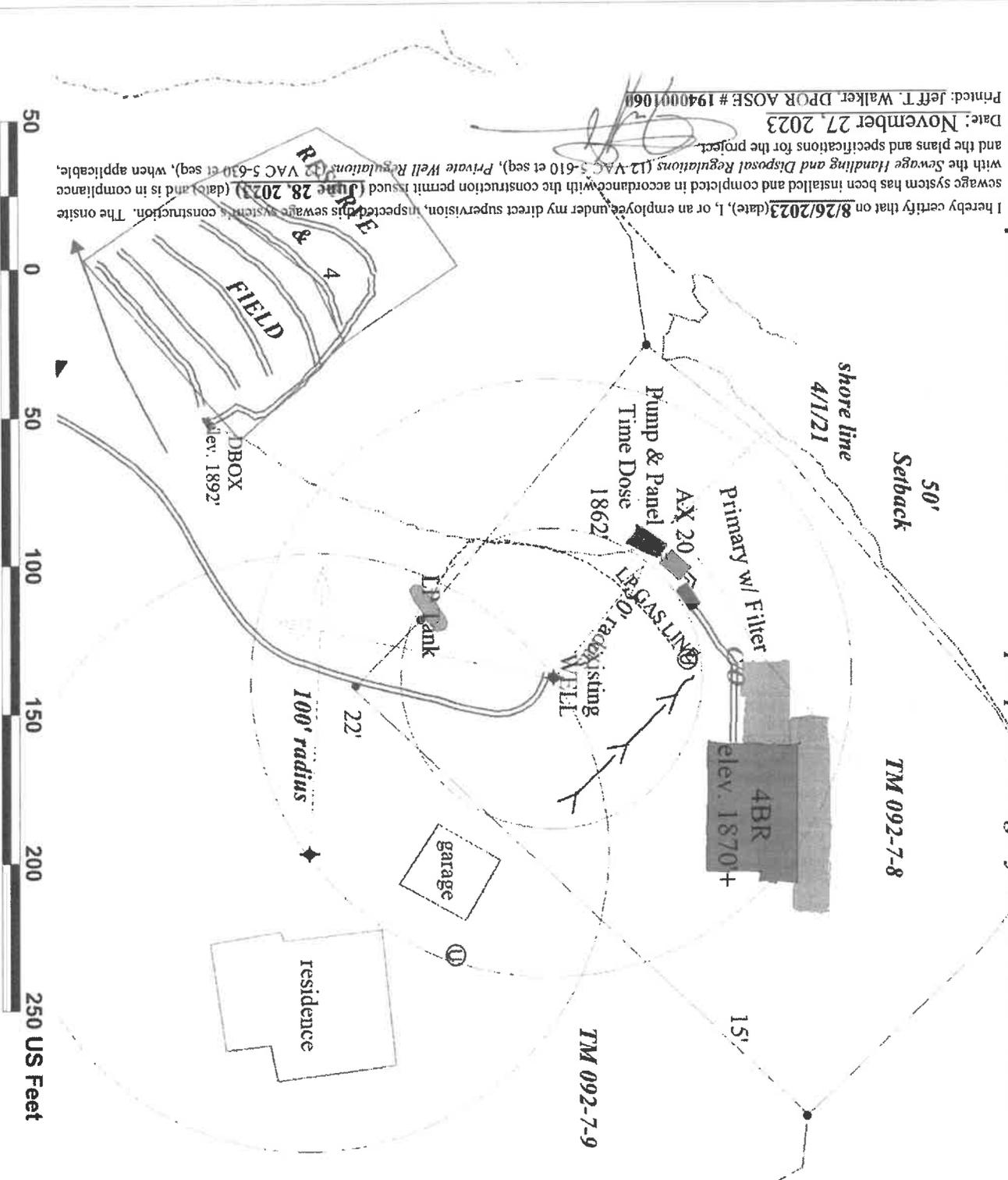
Date Approved	Comments, Materials, Etc. Deficiencies Observed, Date Deficiencies Observed Corrective Action Required	Component
N/A	Private water supply, existing well	Water Supply Location and Construction
8/28/23	4" Sch 40 PVC as shown, w/cleanouts @ dripline.	Building Sewer
8/28/23	JAMISON 1000 gallon as shown w/ 4" SCH40 SDR INLET & 6 X 1/8" MESH OUTLET-T FILTER, 24" RISER & LID	Septic Tank
8/28/23	ORENCO AX20RT flowing to 1000 gallon dosing tank w/ 24" RISER & LID	Treatment works
8/28/23	ORENCO MVF panel (time dosed) MOUNTED ON POSTS, pump & force main pressure tested	Pump and Pump Station
8/28/23	1-1/4" BLACK POLY PIPE (200PSI)	Conveyance Method
8/28/23	CONCRETE 8-PORT JAMISON BOX, VENTED	Distribution Box
8/28/23	1 1/4" poly-ethylene pipe rated 200psi w/ approved fittings, pressure tested, tracer wire installed	Header, Conveyance, Return, etc. Lines
8/28/23	4" PVC SDS LEACHED & VDOT #57 GRAVEL	Percolation Lines, Drip, Chambers, etc.
8/28/23	AS DESIGNED (4) 3x60' and (2) 3x60' RESERVE TRENCHES, REGULATED @ D-BOX	Absorption Trenches and Dispersal Field
	FINAL GRADE, SEED & STRAW	(Other Components: treatment unit, etc.)
		Note: see drawing

Attach observed deficiencies and corrective actions taken on a separate completion statement as necessary.

**MAHER, FERNCLIFF RD**  
**Record plat TM 92-7-8 & 92-7-9**

*Residential system with recorded easement  
 dispersing secondary effluent through time dosed  
 pump and storage system to shallow trenches.*

I hereby certify that on 8/26/2023 (date), I, or an employee under my direct supervision, inspected this sewage system's construction. The onsite sewage system has been installed and completed in accordance with the construction permit issued (June 28, 2023) (date) and is in compliance with the plans and specifications for the project.  
 Date: November 27, 2023  
 Printed: Jeff T. Walker, DPOR AOSE # 1940001066



**Jeff T. Walker**  
 Certified Professional Soil Engineer &  
 Authorized On-site Soil Examiner  
 Blue Ridge Site & Soil, LLC  
 776 Dobbins Farm Road  
 Floyd, VA 24091  
 walker@arrs.net  
 (540) 744-3920

AOS/PE Completion Statement: As-Built Drawing

- ipf
- well
- ⊕ aep
- == trench AB
- ip
- force main
- diversion
- ∨ culv
- ditch
- line
- driveway
- dry branch
- tank
- home
- porch
- BLDG
- field
- standoff
- lot
- 037080A7.TIF

Commonwealth of Virginia State Department of Health Identification Number: 21-155-STS-12754

