

AOSE 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: STEPHEN DALTON AOSE #1940001068, PHONE (276)728-4200. 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 CONSTRUCTED PERMITS ARE ISSUED.

HEALTH DEPARTMENT NOTES:

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR TRADITIONAL SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. REFERENCE SHALL BE MADE TO SOIL REPORTS, DRAIN FIELD, WELL SITES, PLANS, AND PERMITS ON FILE OR THAT WILL BE FILED WITH THE CARROLL COUNTY DEPARTMENT OF HEALTH AND COMPLIANCE BE ADHERED TO BEFORE ANY CONSTRUCTION AND/OR INSTALLATION OF ANY WATER SUPPLY OR ON-SITE SEWAGE DISPOSAL SYSTEMS ARE COMMENCED. ON-SITE SEWAGE, WASTEWATER DISPOSAL SYSTEMS, AND WATER SUPPLY SYSTEMS SHALL BE CONSTRUCTED AND/OR INSTALLED IN ACCORDANCE WITH THE PLANS AND PERMITS APPROVED BY THE HEALTH DEPARTMENT.

SEPTIC SYSTEM SIZED FOR 3 BEDROOM CONVENTIONAL SYSTEMS.

SOIL OF BUILDING SITE OR OTHER SITES SHALL NOT BE TREATED FOR TERMITES UNLESS THE WELL CAN BE LOCATED 50' OR MORE FROM THE BUILDING SITE OR AREAS TO BE TREATED.

BASEMENT PLUMBING FIXTURES WERE NOT CONSIDERED IN THIS SEPTIC SYSTEM LAYOUT.

NO BUILDING OR CONSTRUCTION OF ANY KIND SHALL BE COMPLETED ON THE SEPTIC DRAIN FIELD OR RESERVE AREA.

TITLE REFERENCE:

PLAT SHOWING "13.723 AC. TOTAL" IS ALL OF THAT PROPERTY ACQUIRED BY PRIME BUILDERS, INC., AS DESCRIBED IN DEED BOOK 1254, PAGE 427, ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CARROLL COUNTY, VIRGINIA, IN WHICH THE ABOVE REFERRED TO DEED IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID LAND.

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

VDOT STATEMENT:

THE STREETS IN THIS SUBDIVISION DO NOT MEET THE STANDARDS NECESSARY FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR THE COUNTY APPROVING THE SUBDIVISION AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.

OWNER'S STATEMENT:

THIS IS TO CERTIFY THAT THE SUBDIVIDED PROPERTY AS SHOWN HEREON HAS BEEN SUBDIVIDED IN STRICT ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS THEREOF, AND FURTHER, IN STRICT ACCORDANCE AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE.

PRIME BUILDERS, INC.,

DATE

NOTARY'S STATEMENT:

STATE OF _____, to wit: COUNTY OF _____

I, _____, A NOTARY PUBLIC OF AND FOR THE AFOREMENTIONED STATE AND COUNTY, DO HEREBY STATE THAT PRIME BUILDERS, INC., DID APPEAR BEFORE ME THIS _____ DAY OF _____, 2025, AND ACKNOWLEDGED THE FOREGOING DOCUMENT BY EXECUTING THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE REQUIREMENTS OF THE BOARD OF SUPERVISORS, ORDINANCES AND REGULATIONS, REGARDING THE PLATTING OF SUBDIVISIONS, WITHIN THE COUNTY OF CARROLL, VIRGINIA, GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2025.

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

CERTIFICATE OF APPROVAL:

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

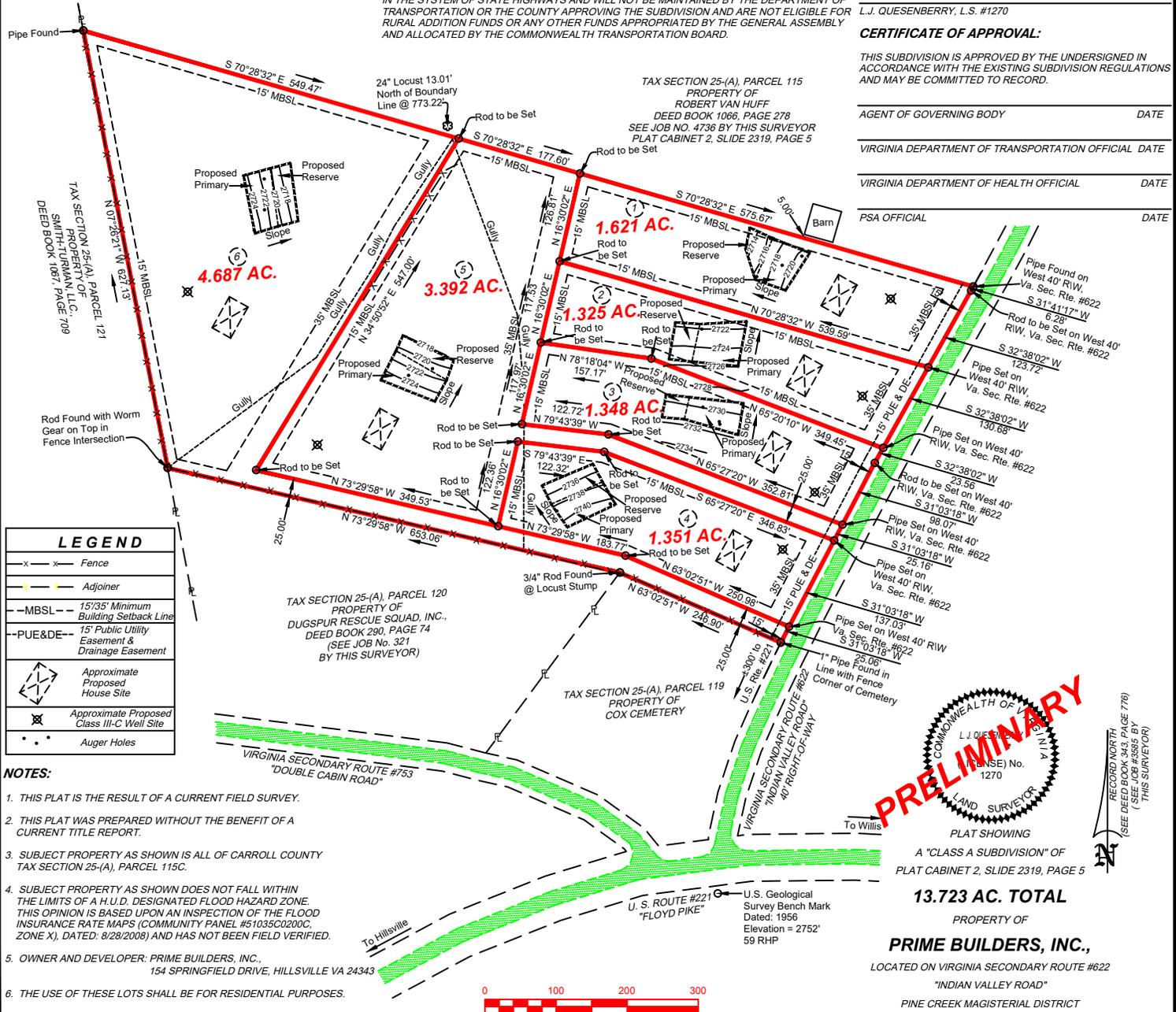
AGENT OF GOVERNING BODY

DATE

VIRGINIA DEPARTMENT OF TRANSPORTATION OFFICIAL DATE

VIRGINIA DEPARTMENT OF HEALTH OFFICIAL DATE

PSA OFFICIAL DATE



LEGEND

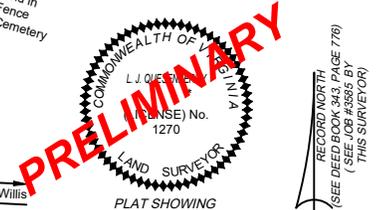
- x-x- Fence
- o-o- Adjoiner
- - MBSL - 15'/35' Minimum Building Setback Line
- - PUE & DE - 15' Public Utility Easement & Drainage Easement
- Approximate Proposed House Site
- Approximate Proposed Class III-C Well Site
- Auger Holes

- NOTES:**
- THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 - SUBJECT PROPERTY AS SHOWN IS ALL OF CARROLL COUNTY TAX SECTION 25-(A), PARCEL 115C.
 - SUBJECT PROPERTY AS SHOWN DOES NOT 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 #51035C02000, ZONE X), DATED: 8/28/2008) AND HAS NOT BEEN FIELD VERIFIED.
 - OWNER AND DEVELOPER: PRIME BUILDERS, INC., 154 SPRINGFIELD DRIVE, HILLSVILLE VA 24343
 - THE USE OF THESE LOTS SHALL BE FOR RESIDENTIAL PURPOSES.
 - 35' MINIMUM BUILDING LINE FROM RIGHT-OF-WAYS AND 15' FROM SIDE AND REAR LINES.
 - 15' PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT LINE FROM NORTHWEST 40' RIW OF VIRGINIA SECONDARY ROUTE #622.
 - EACH PROPERTY OWNER MUST OBTAIN A VDOT LAND USE PERMIT FOR A PRIVATE ENTRANCE.



VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CARROLL COUNTY, 2025 A.M., THIS MAP RECEIVED IN OFFICE AND ADMITTED TO RECORD.

CLERK / DEPUTY CLERK



PRELIMINARY

PLAT SHOWING
A "CLASS A SUBDIVISION" OF
PLAT CABINET 2, SLIDE 2319, PAGE 5

13.723 AC. TOTAL
PROPERTY OF
PRIME BUILDERS, INC.,
LOCATED ON VIRGINIA SECONDARY ROUTE #622
"INDIAN VALLEY ROAD"
PINE CREEK MAGISTERIAL DISTRICT
CARROLL COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: 27 MARCH 2025
L. J. QUESENBERRY, LICENSED LAND SURVEYOR
521 SOUTH MAIN STREET HILLSVILLE VIRGINIA 24343
PHONE & FAX: (276)-728-7471 * E-MAIL: queseberrysurveying@gmail.com