



COMMONWEALTH of VIRGINIA

In Cooperation with the
State Department of Health

Phone (434) 972-6219
Fax (434) 972-4310

Thomas Jefferson Health District

1138 Rose Hill Drive
P. O. Box 7546
Charlottesville, Virginia 22906

ALBEMARLE - CHARLOTTESVILLE
FLUVANNA COUNTY (PALMYRA)
GREENE COUNTY (STANARDSVILLE)
LOUISA COUNTY (LOUISA)
NELSON COUNTY (LOVINGSTON)

December 14, 2018

Tori Kanellopoulos
Department of Community Development
Division of Zoning and Current Development
401 McIntire Road
Charlottesville, Virginia 22902-4596

RE: Review of Proposed Subdivision Plat and attached Soils Information for Individual Onsite Sewage Systems as part of a division of Tax Map 66 Parcel 28 located in Albemarle County, Virginia.

Dear Ms. Kanellopoulos:

On November 27, 2018, the County of Albemarle requested the Virginia Department of Health (via the Albemarle County Health Department) review the proposed subdivision plat identified above. **This letter is to inform you that the above referenced subdivision plat is approved for individual Onsite Sewage Systems in accordance with the provisions of the *Code of Virginia*, the *Sewage Handling and Disposal Regulations*, and local ordinances.**

This request for subdivision review was submitted pursuant to the provisions of § 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. **This subdivision was certified as being in compliance with the Board of Health's Regulations by William J. Loth; Onsite Soil Evaluator Number 1940001316. 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 identified above *unless* that lot is specifically identified on the above referenced plat 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 does pertain to the requirements of local ordinances.

Sincerely,

A handwritten signature in blue ink, appearing to read "Josh Kirtley".

Josh Kirtley
Environmental Health Technical Consultant
Thomas Jefferson Health District



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, Room 227
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

November 27, 2018

Josh Kirtley
Virginia Department of Health
1138 Rose Hill Drive
Charlottesville, VA 22906

RE: SUB-201800124

Dear Mr. Kirtley:

The County of Albemarle has received application for a two-lot subdivision in the Rural Area for Tax Map Parcel 66-28. There is also a Boundary Line Adjustment with Tax Map Parcel 82-4. This project requires Health Department approval before receiving final County approval. The applicant has provided additional soils information, which is attached. Please review the proposal for suitable subsurface drainfields which comply with the provisions of Chapter 18, Sections 4.2.2, 4.2.3, 4.2.4, and Chapter 14, Sections 14-309 and 14-310 of the Albemarle County Code. Should you have any comments please feel free to contact me.

Sincerely,

Tori Kanellopoulos

Tori Kanellopoulos
Planner
Department of Community Development
Voice: (434) 296-5832 ext. 3270
Fax: (434) 972-4035

OSE/PE Report For:

<input type="checkbox"/>	Construction Permit	<input type="checkbox"/>	Repair Permit	<input type="checkbox"/>	Voluntary Upgrade Permit	<input type="checkbox"/>	Certification Letter	<input checked="" type="checkbox"/>	Subdivision Approval	<input type="checkbox"/>	Inspection Report
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Property Identification:
 911 Address: _____ City: _____
 Lot: Residue Section: _____ Subdivision: _____
 GPIN or Tax Map #: 66-28 Health Department ID #: _____
 Latitude: _____ Longitude: _____

Applicant or Client Mailing Address:
 Name: Jeremy Manning-Smith
 Street: P.O. Box 109
 City: Keswick State: VA Zip Code: 22947

Prepared by:
 OSE Name: William J. "Jeff" Loth, IV License Number: 1940001316
 Address: 222 Sycamore Lane
 City: Afton State: Virginia Zip Code: 22920
 PE Name: _____ License Number: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____


Date of Report: 11/16/18 Date of Revision 1: _____
 OSE/PE Job Number: _____ Date of Revision 2: _____

Contents/Index of this report (e.g., Site Evaluation Summary, Soil Profile Descriptions, Site Sketch, Abbreviated Design, etc.)	
<u>Cover Page</u>	_____
<u>Application</u>	_____
<u>Soil Summary Report</u>	_____
<u>Soil Profile & Design Calculations</u>	_____
<u>1" = 100' Sanitary Survey, Well Location, Topography, Boring Locations</u>	_____
<u>Reduced Plat</u>	_____
_____	_____
_____	_____

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

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

I recommend that a (select one): Construction Permit, Certification Letter, Subdivision Approval, Repair Permit, Voluntary Upgrade
 be (select one): Issued, Denied

PE/OSE Signature:  Date: 11/16/18

SUB 2018-00124

<h1 style="margin: 0;">Commonwealth of Virginia</h1>		VDH Use Only Health Department ID# _____ Due Date: _____	
		Application for: <input checked="" type="checkbox"/> Sewage System <input checked="" type="checkbox"/> Water Supply	
Owner:	REW Land LLC & RLP Investments LC	Phone:	() -
Mailing Address:	1212 Friendship Church Rd. Drakes Branch, VA 23837	Phone:	() -
		Fax:	() -
Agent:	Jeremy Manning-Smith	Phone:	() -
Mailing Address:	P.O. Box 109 Keswick, VA 22947	Phone:	() -
		Fax:	() -
Site Address:		Email:	
Directions to Property:		west of Rt. 686, 1.6 miles north of Rt. 600	
Subdivision:	Section:	Block:	Lot: Residue
Tax Map: 66-28	Other Property Identification:	Dimension/Acreage of Property:	151.8588

Sewage System

Type of Approval: Applicants for new construction are advised to apply for a certification letter to determine if land is suitable for a sewage system and to apply for a construction permit (valid for 18 months) only when ready to build.

For New Construction: Certification Letter Construction Permit Subdivision Review

For Existing Construction: Repair Modification Expansion Replacement

Proposed Use:

Single Family Home (Number of Bedrooms 3) Multi-Family Dwelling (Total Number of Bedrooms)

Other (describe)

Will there be a basement: Yes No If yes, will there be fixtures in the Basement? Yes No

Are any conditions proposed on this construction permit? Yes No If yes, please check or describe all proposed

Conditions that apply: Reduced Water Flow Limited Occupancy Intermittent or seasonal use

Temporary use not to exceed 1 year Other (describe)

Water Supply

Will the water supply be Public or Private Is the Water supply Existing or Proposed

If proposed, is this a replacement well? Yes No Will the old well be abandoned Yes No

Have or will any buildings within 50' of the proposed well been or be termite treated? No Yes

All Applicants

Is this an AOSE/PE application? Yes No If yes, is the AOSE/PE package attached? Yes No

In order for VDH to process your application you must attach a site sketch and plat of the property. The site sketch should show your property lines, actual and/or proposed buildings and the desired location of your well and/or sewage system. When the site evaluation is conducted the property lines, building location and the proposed well and sewage system sites must be clearly marked and the property sufficiently visible to see the topography, otherwise this application will be denied.

I give permission to the Virginia Department of Health (VDH) 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 an Authorized Onsite Soil Evaluator (AOSE) or a Professional Engineer (PE) as necessary until the sewage disposal system has been constructed and approved.

Signature of Owner/Agent Jeremy M. Smith Date Nov 21, 2018

Soil Summary Report

General Information	
Date: 11/8/18	Submitted to <u>Albemarle County</u> Health Department
Applicant: Jeremy Manning-Smith	Telephone: () -
Address: P.O. Box 109, Keswick, VA 22947	
Owner: REW Land LLC & RLP Investments LC	Address: 1212 Friendship Church Rd., Drakes Branch, VA 23837
Location: west of Rt. 686, 1.6 miles north of Rt. 600	
Tax Map: 66-28	Subdivision:
Block/Section:	Lot: Residue

Soil Information Summary	
1. Position in landscape satisfactory? Yes <input checked="checked" type="checkbox"/> No <input type="checkbox"/>	
Describe: shoulder & sideslope	
2. Slope 12 %	
3. Depth to Rock or impervious strata: Max. 60+ in.	Min. 56 in.
4. Depth to seasonal water table (gray mottling or gray color):	No <input checked="checked" type="checkbox"/> Yes <input type="checkbox"/> Inches
5. Free water present: No <input checked="checked" type="checkbox"/> Yes <input type="checkbox"/> range in inches	-
6. Soil percolation rate estimated? Yes <input checked="checked" type="checkbox"/> No <input type="checkbox"/>	Texture Group I <input type="checkbox"/> II <input type="checkbox"/> III <input checked="checked" type="checkbox"/> IV <input type="checkbox"/> Estimated rate 75 min/inch
7. Permeability test performed Yes <input type="checkbox"/> No <input checked="checked" type="checkbox"/>	
If yes, note type of test performed and attach	

<input checked="checked" type="checkbox"/> Site Approved <input type="checkbox"/> Site Disapproved	Drainfield to be placed at 30" depth at site designated on sketch.
Reason 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 reserve area 6. <input type="checkbox"/> Proposed system too close to well 7. <input type="checkbox"/> Other Specify	

Tax Map 66-28 Residue
Albemarle County, Virginia

Soil Profile

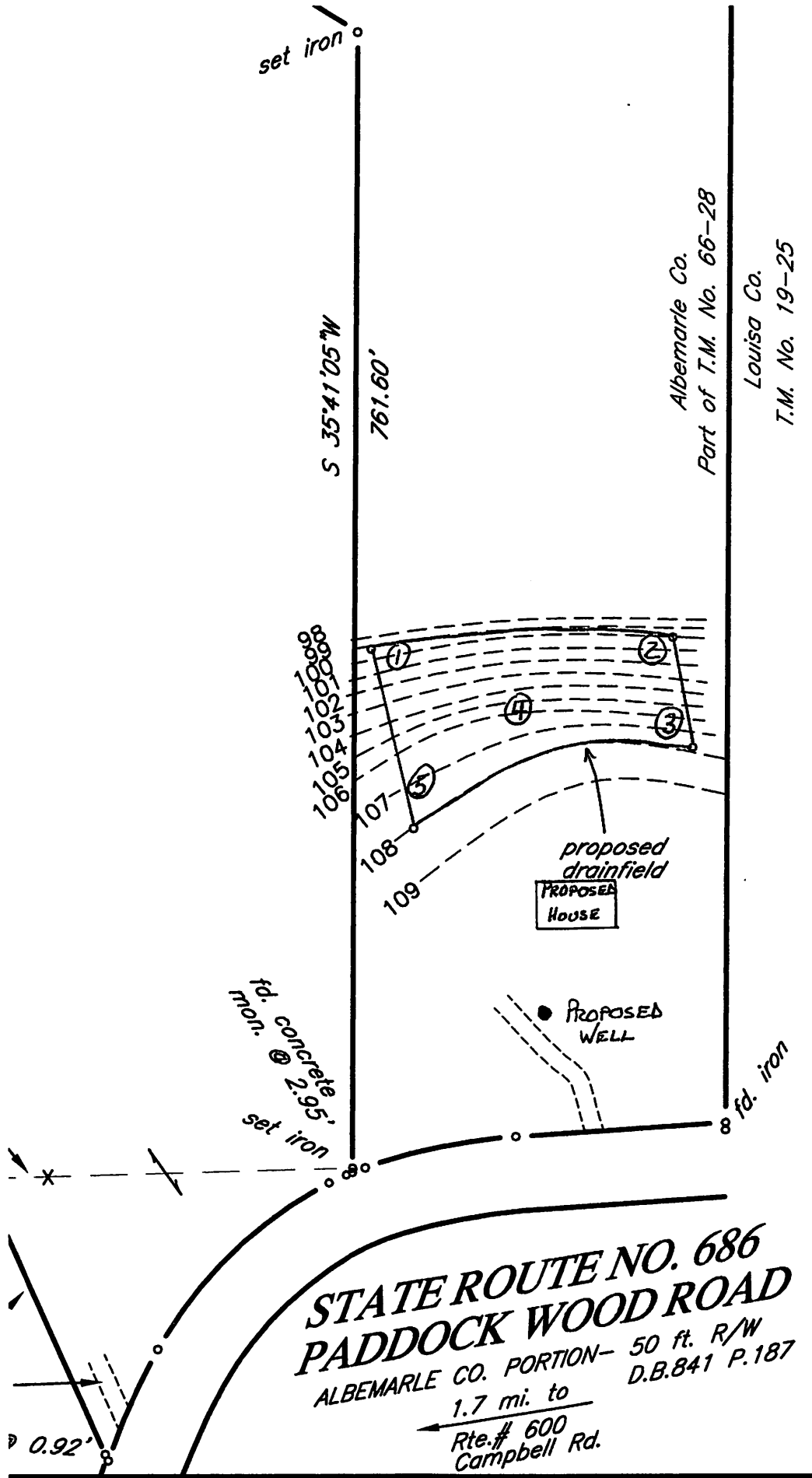
Hole	Horizon	Depth (in)	Material Description	Txt Grp
1	Ap	0-3	10yr3/3 dark brown Loam	2
	B	3-8	7.5yr4/4 brown Clay Loam, weak granular	3
	BtC	8-60	2.5yr5/8 red Clay Loam, weak fine SBK, with common very soft 10yr5/8 yellowish brown Silt Loam, 10yr8/1 white feldspars, very highly weathered schist fragments and quartz fragments	3
2	Ap	0-2	10yr3/3 dark brown Loam	2
	B	2-7	7.5yr4/4 brown Clay Loam, weak granular	3
	BtC	7-60	2.5yr5/8 red Clay Loam, weak fine SBK, with common very soft 10yr5/8 yellowish brown Silt Loam, 10yr8/1 white feldspars, very highly weathered schist fragments and quartz fragments	3
3	Ap	0-2	10yr3/3 dark brown Loam	2
	B	2-5	7.5yr4/4 brown Clay Loam, weak granular	3
	BtC	4-56	2.5yr5/8 red Clay Loam, weak fine SBK, with common very soft 10yr5/8 yellowish brown Silt Loam, 10yr8/1 white feldspars, very highly weathered schist fragments and quartz fragments	3
	R	56	Auger refusal on schist	
4	Ap	0-5	10yr3/3 dark brown Loam	2
	B	5-8	7.5yr4/4 brown Clay Loam, weak granular	3
	BtC	8-60	2.5yr5/8 red Clay Loam, weak fine SBK, with common very soft 10yr5/8 yellowish brown Silt Loam, 10yr8/1 white feldspars, very highly weathered schist fragments and quartz fragments	3
5	Ap	0-5	10yr3/3 dark brown Loam	2
	B	5-11	7.5yr4/4 brown Clay Loam, weak granular	3
	BtC	11-60	2.5yr5/8 red Clay Loam, weak fine SBK, with common very soft 10yr5/8 yellowish brown Silt Loam, 10yr8/1 white feldspars, very highly weathered schist fragments and quartz fragments	3

Design Basis

- A. Estimated Percolation Rate 75 @ 30"
- B. Trench bottom square feet required per bedroom 596
- C. Number of bedrooms 3

Area Calculations

- A. Length of trench (ft.) 100
- B. Length of available area (ft.) 200
- C. Width of trench (ft.) 3
- D. Number of trenches 6
- E. Center-to-center spacing (ft.) 9
- F. Width required (ft.) 48
- G. Width of available area (ft.) 70
- H. Total square footage required 1788
- I. Square footage in design 1800
- J. Is a reserve area required? Yes, 100% Reserve Area provided



Albemarle Co.
Part of T.M. No. 66-28

Louisa Co.
T.M. No. 19-25

STATE ROUTE NO. 686
Paddock Wood Road
 ALBEMARLE CO. PORTION - 50 ft. R/W
 D.B. 841 P. 187
 1.7 mi. to
 Rte. # 600
 Campbell Rd.

100'
SCALE

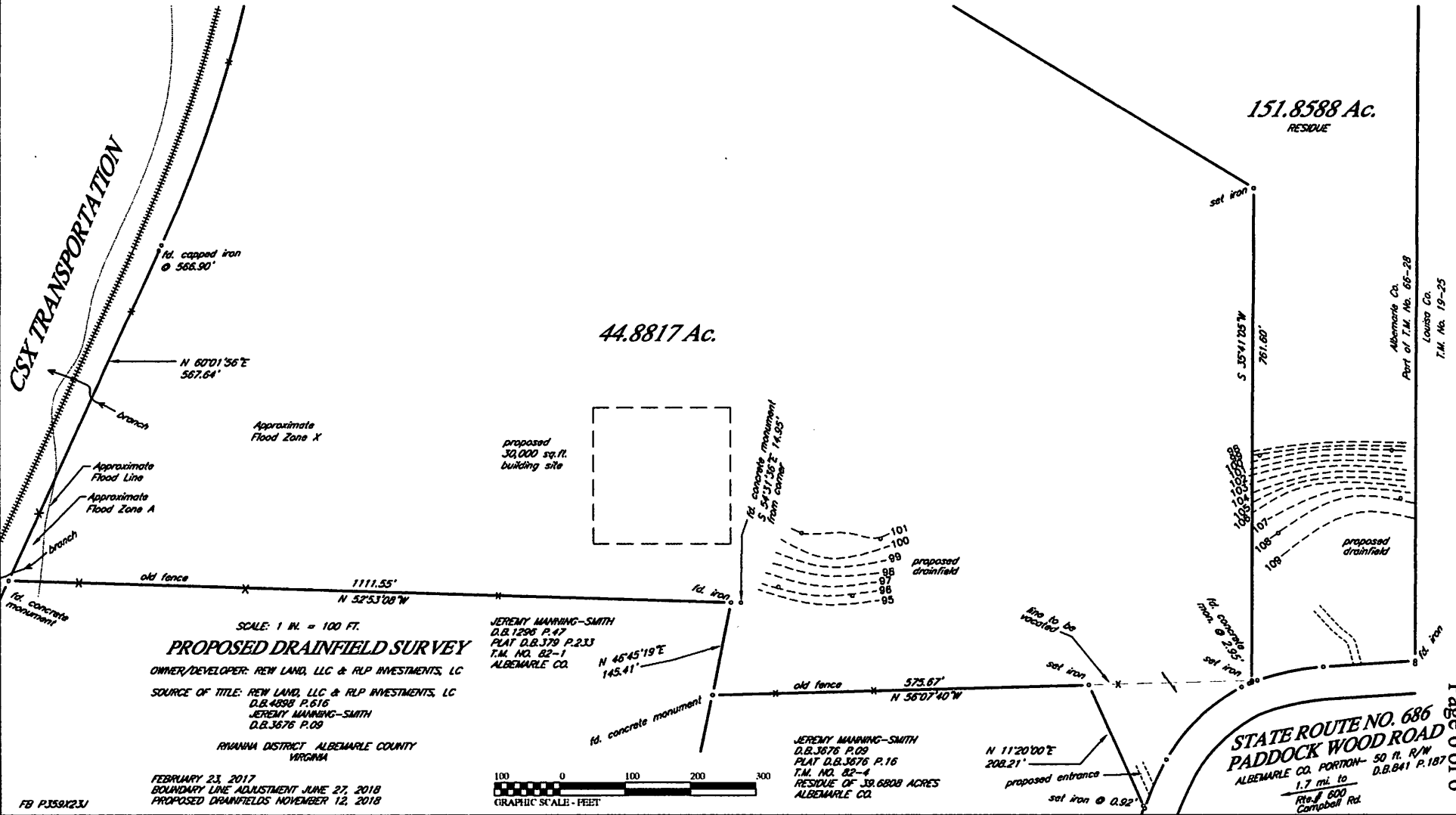
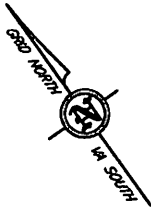
**DRAINFIELD WORKING PLAT
FOR HEALTH DEPT. USE ONLY
NOT TO BE RECORDED**

DICKERSON SURVEYING LLC

500 Court Street P.O. Box 112
Appomattox, Virginia 24522
434-352-8560
Michael Roy Goin
Land Surveyor

proposed
30,000 sq.ft.
building site

- NOTES: 1. ELEVATIONS HAVE ASSUMED DATUM
2. CONTOURS ARE AT 1 FT. INTERVALS
3. PART OF T.M. NO. 66-28 & PART OF T.M. NO. 82-4
4. APPROXIMATE FLOOD ZONES A & X: SCALED FROM F.L.R.M. COMMUNITY PANEL NO. 51003C03250 WITH EFFECTIVE DATED OF FEBRUARY 4, 2005



PROPOSED DRAINFIELD SURVEY

SCALE: 1 IN. = 100 FT.
OWNER/DEVELOPER: REN LAND, LLC & RLP INVESTMENTS, LC
SOURCE OF TITLE: REN LAND, LLC & RLP INVESTMENTS, LC
D.B.4898 P.616
JEREMY MANNING-SMITH
D.B.3676 P.09

RYANNA DISTRICT ALBEMARLE COUNTY VIRGINIA

FEBRUARY 23, 2017
BOUNDARY LINE ADJUSTMENT JUNE 27, 2018
PROPOSED DRAINFIELDS NOVEMBER 12, 2018

JEREMY MANNING-SMITH
D.B.1296 P.47
PLAT D.B.379 P.233
T.M. NO. 82-1
ALBEMARLE CO.

N 45°45'19\"/>

JEREMY MANNING-SMITH
D.B.3676 P.09
PLAT D.B.3676 P.16
T.M. NO. 82-4
RESIDUE OF 38.6808 ACRES
ALBEMARLE CO.

N 11°20'00\"/>

