



**KOONTZ BRYANT  
JOHNSON WILLIAMS**

**AOSE/PE Report For:  
Proposed Parcel Subdivision**

**Location of Property:** Eastham Road, Bumpass, VA - Louisa County  
**Lot 3** -4.960 Acres; A Portion of Parcel ID: 63 111

**Applicant or Client Address:**  
Rural Land Tracts LLC  
160 Hancock Hill  
Scottsville, VA 24590

**Prepared by AOSE**  
Shannon D. Hill, #1380  
7511 Whitepine Road  
N. Chesterfield, VA 23237

**Date of Report:** June 4, 2021  
**Revision Date:**

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

**Contents/Index of this Report:**

- Page 1: Cover Page as Required by VDH
- Page 2: General Information
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**Certification Statement:**

I hereby certify that the evaluations and/or designs contained herein were conducted in accordance with the Sewage Handling and Disposal Regulations (12 VAC5-610), the Private Well Regulations (12 VAC5-615), and other applicable policies of the Virginia Department of Health. Furthermore, I certify that my evaluation and/or design contained herein complies with all applicable laws, regulations, and policies implemented by the Virginia Department of Health.

This design has been completed by the licensed AOSE under the engineering exemption contained in Section 54.1-402.A.11 of the Code of Virginia.

I recommend a Subdivision be approved.

AOSE: Shannon D. Hill, #1380 Date: 6/4/2021



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Louisa County Health Department  
Health Department ID Number: \_\_\_\_\_

**Date:** 6/4/2021

**Owner/Agent:** Rural Land Tracts LLC  
160 Hancock Hill Road  
Scottsville, VA 24590

**Property & Location Information:** Eastham Road, Bumpass, VA – Louisa County  
A Portion of Parcel ID: 63 111

**Lot:** 3; 4.960 Acres

**Water Supply:** Proposed IIIC - Deep Drilled Well

**General Information:**

Type of Use: Residential  
Daily Flow: 600 gpd (4 Bedroom)  
System Type: Type I – Conventional Septic System

**Site & Soil Information:**

Parent Material: formed in residuum, weathered from felsic, metamorphic or igneous rock high in mica content. Soils consist of sandy loams and clay loams of the Piedmont Physiographic Province.

Description of landscape: Sideslope  
Slope 3-5%  
Depth to Rock: 60”+  
Depth to Impervious Strata: 60”+  
Depth to Redox Mottles: 60”+                      Depth to Chroma II mottles: 60”+  
Free Water Present: From    to    None X  
Soil Percolation Rate: 50 min/in (estimated)                      Texture Group: IIb  
Site Evaluated By: Shannon D. Hill, AOSE #1380  
Date of Evaluation: April 27, 2021





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**ABBREVIATED DESIGN FORM: Lot 3 – Eastham Road, Bumpass, VA  
A Portion of Parcel ID: 63 111; 3.214 Ac.**

**Primary: Type I – Conventional Septic System with Gravity Conveyance**

Design Basis:

Estimated Percolation Rate: 50 mpi  
Number of Bedrooms: 4  
Daily Flow: 600 GPD  
Total Square Footage Required: 1504

Design Calculations:

Length of area required: 85'  
Length of area available: 88'  
Width of area required: 48'  
Width of area available: 48'  
Total square footage required: 1504'  
Total square footage available: 1530'  
Depth of Install: 42"

Area Documented (Total Primary Footprint): 85'x48'  
Area Required (Total Primary Footprint): 85'x48'

**Reserve: TI-2 Pretreated Alternative system with trench dispersal and gravity conveyance**

Design Basis:

Estimated Percolation Rate: 50 mpi  
Hydraulic Loading Rate: 0.62  
Number of Bedrooms: 4  
Daily Flow: 600 GPD  
Total Square Footage Required:  $600\text{GPD}/0.62 \text{ HLR} = \underline{968 \text{ sq. ft.}}$

Design Calculations:

Length of area required: 85'  
Length of area available: 85'  
Width of area required: 30'  
Width of area available: 30'  
Total square footage required: 968'  
Total square footage available: 1020'  
Depth of Install: 42"

Area Documented (Total Reserve Footprint): 85'x30'  
Area Required (Total Reserve Footprint): 85'x30'

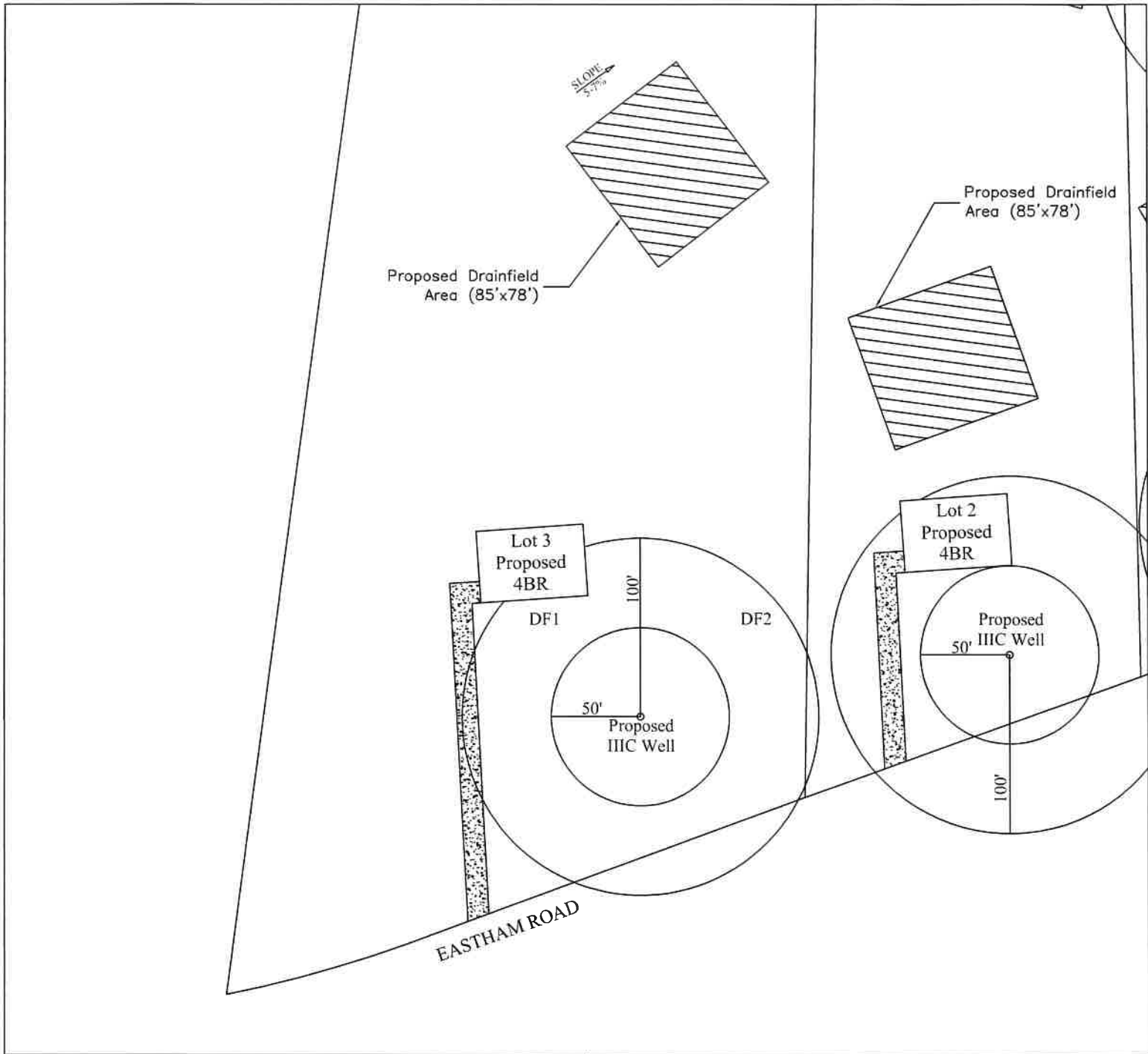




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Date of Evaluation: 4/27/21 - Lot 3 Eastham Rd – A Portion of Parcel ID: 63 111				
Soil Profile Description				
Hole #	Horizon	Depth (in)	Description of color, texture, etc.	Texture Group
BH-1	A	0-6	10YR 3/3 dark brown, sandy loam, friable	Ila
	Bt	6-36	7.5YR 5/6 strong brown, clay loam, medium subangular blocky structure	III
	BC	36-60	7.5YR 5/6 strong brown, with 5YR 5/6 yellowish red, parent mottles, gritty loam, friable	Ilb
BH-2	A	0-6	10YR 4/3 brown, sandy loam, friable	Ila
	Bt	6-36	7.5YR 6/6 reddish yellow, clay loam, medium subangular blocky structure	III
	BC	36-60	5YR 5/6 yellowish, with 2.5YR 5/6 red, parent mottles, gritty loam, friable	Ilb
BH-3	A	0-6	10YR 4/3 brown, sandy loam, friable	Ila
	Bt	6-34	7.5YR 6/6 reddish yellow, clay loam, weak subangular blocky structure	III
	BC	34-60	7.5YR 6/6 reddish yellow, with 2.5YR 5/6 red, parent mottles, gritty loam, friable	Ilb





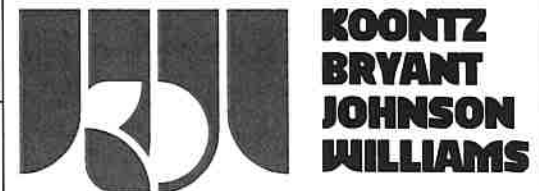
**NOTES:**

This site sketch includes existing and/or proposed property lines, primary and reserve drainfield locations, building location, driveway, well, and soil evaluation borings. A sanitary survey of all property within 200' of the septic and well components has been completed. Any pertinent features found are illustrated on this sketch.

**Site Sketch**  
 Lot 3, Eastham Road Subdivision  
 Louisa County, VA

Date:  
 6/7/2021

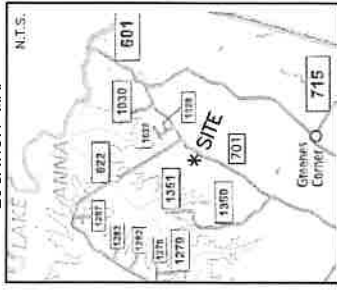
Scale:  
 1"=80'



11901 Old Stage Road  
 Chester, VA 23836

**DICKERSON SURVEYING LLC**

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



**HEALTH DEPARTMENT STATEMENT**

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SECTION 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 AN AOSE (SEE AOSE CERTIFICATION STATEMENT ON THIS PLAT). THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 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 PRESUMED AT THE TIME OF THIS APPROVAL. A PERMIT WILL NOT BE ISSUED FOR ANY LOT LATER REVERTED AS BEING INCORRECTLY CERTIFIED. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THE HEALTH DEPARTMENT'S DATE OF SIGNATURE ON THIS PLAT REPRESENTS VERIFICATION THAT ON THIS DATE THE SITE AND SOIL EVALUATOR (SEE AOSE CERTIFICATION STATEMENT) IS CERTIFIED BY THE VIRGINIA DEPARTMENT OF HEALTH AS AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE).

AGENT, VIRGINIA DEPARTMENT OF HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

**EASTHAM ROAD  
 SUBDIVISION**  
 SCALE: 1 IN. = 100 FT.  
**11.092 ACRES**

SURVEYED FOR: RURAL LAND TRACTS, LLC  
 & BHL GROUP, LLC

SOURCE OF TITLE: RURAL LAND TRACTS, LLC  
 & BHL GROUP, LLC  
 D.B.1749 P.127

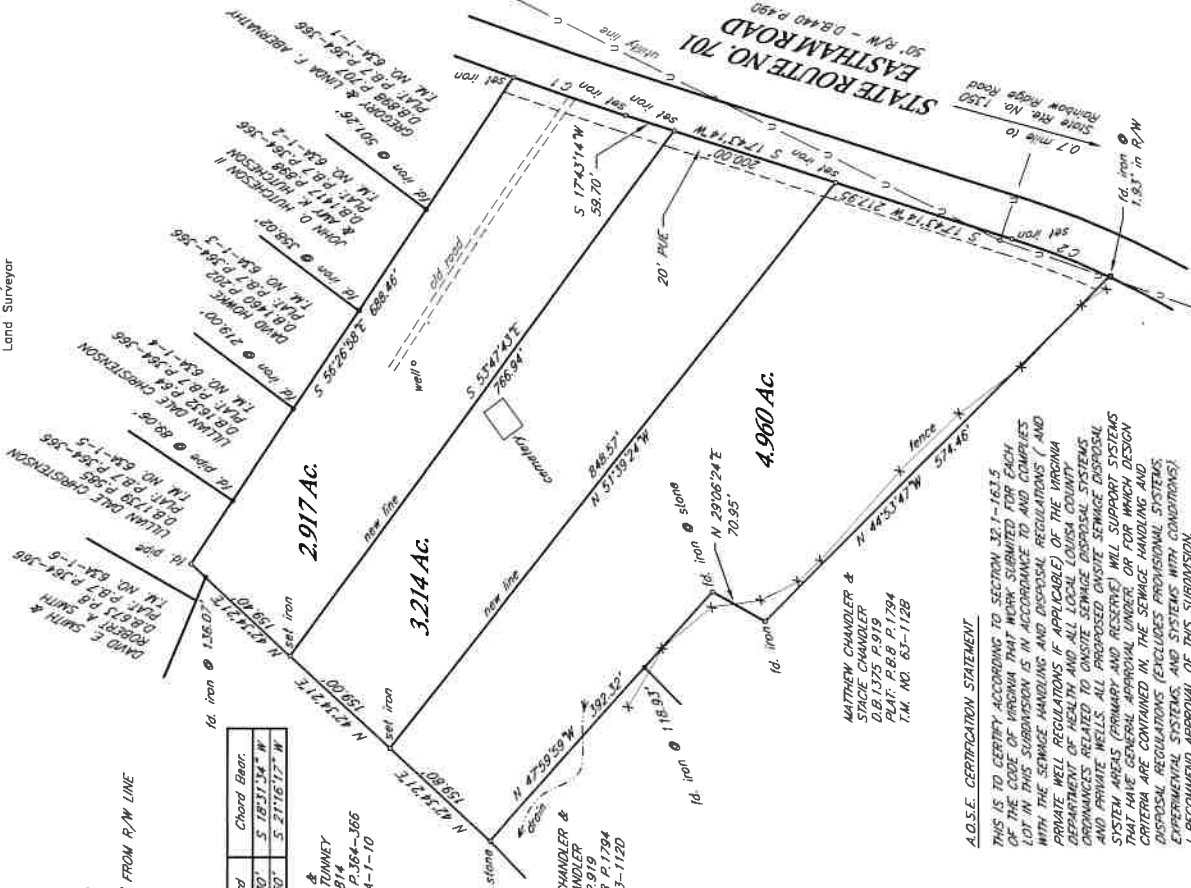
JACKSON DISTRICT, LOUISIANA COUNTY  
 VIRGINIA

MAY 14, 2021  
 REVISED MAY 27, 2021



**REDUCED COPY**

SUBDIVISION AGENT-LOUISIANA COUNTY DATE \_\_\_\_\_  
 HEALTH DEPARTMENT OFFICIAL DATE \_\_\_\_\_  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE \_\_\_\_\_



Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	4990.00'	140.30'	1°36'40"	140.30'	S 18°31'34" W
C2	5997.00'	123.58'	7°08'07"	123.50'	S 21°16'17" W

KEWNEITH J. &  
 SHARON M. TUNNEY  
 D.B.1267 P.814  
 PLAT: P.B.7 P.364-366  
 T.M. NO. 634-1-10

MATTHEW CHANDLER &  
 STACIE CHANDLER  
 D.B.1375 P.919  
 PLAT: P.B.8 P.1794  
 T.M. NO. 63-1128

**A.O.S.E. CERTIFICATION STATEMENT**

THIS IS TO CERTIFY ACCORDING TO SECTION 32-1-163.5 OF THE CODE OF VIRGINIA THAT WORK SUBMITTED FOR EACH LOT IN THIS SUBDIVISION IS IN ACCORDANCE TO AND COMPLIES WITH THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (AND PRIVATE WELL REGULATIONS IF APPLICABLE) OF THE VIRGINIA DEPARTMENT OF HEALTH AND ALL LOCAL LOCAL GOVERNMENT ORDINANCES RELATED TO ONSITE SEWAGE DISPOSAL AND PRIVATE WELLS (PRIMARY AND RESERVE) WILL SUPPORT SYSTEMS THAT HAVE GENERAL APPROVAL UNDER OR FOR WHICH DESIGN CRITERIA ARE CONTAINED IN THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (EXCLUDES PROFESSIONAL SYSTEMS, EXPERIMENTAL SYSTEMS, AND SYSTEMS WITH CONDITIONS). I RECOMMEND APPROVAL OF THIS SUBDIVISION.

SOIL EVALUATOR, AOSE NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

- NOTES: 1. ALL EASEMENTS, ENCROACHMENTS, AND/OR IMPROVEMENTS MAY NOT BE SHOWN
2. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MARKED ON THE GROUND WITH THE PHYSICAL MONUMENTS INDICATED
4. T.M. NO. 63-111
5. REFERENCE PLAT: P.B.7 P.366
6. APPROXIMATE FLOOD ZONE X, SCALED FROM F.L.M. COMMUNITY MAP NO. S110820355C WITH EFFECTIVE DATE OF JULY 22, 2020
7. ZONED U2; BUILDING SETBACK- FRONT= 60' FROM R.W. LINE; SIDE=20' MINIMUM; REAR= 35' MINIMUM
8. 4.960 AC. TO RETAIN 2 DIVISION RIGHTS
- 3.214 AC. TO RETAIN 1 DIVISION RIGHT
- 2.917 AC. TO RETAIN 0 DIVISION RIGHT
9. P.U.E.= PROPOSED PUBLIC UTILITY EASEMENT

THE PLATING OR DEDICATION OF THIS LAND IS WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF \_\_\_\_\_  
 CITY/COUNTY OF \_\_\_\_\_  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY \_\_\_\_\_

NOTARY PUBLIC  
 REGISTRATION NO. \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

THE PLATING OR DEDICATION OF THIS LAND IS WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF \_\_\_\_\_  
 CITY/COUNTY OF \_\_\_\_\_  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY \_\_\_\_\_

NOTARY PUBLIC  
 REGISTRATION NO. \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

SOIL EVALUATOR, AOSE NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

FB R4273CB



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**IMPORTANT NOTES FOR PROPERTY OWNER**

Property Owner Please Note:

Care must be used during the clearing of the drainfield area. Work shall be performed in the drainfield area only during dry weather and soil conditions. The reserve area does not need to be cleared at this time. During the clearing of the drainfield, do not rut or compact the soil. Do not allow construction traffic to travel over the drainfield. Do not alter the topography of the drainfield area in any manner.

This Certification Letter may be void if the house location interferes with the proposed well or drainfield/reserve locations. Do not allow underground utilities to cross the drainfield or reserve area or to be buried within 10' of the drainfield or reserve areas. Damage, changes to, or encroachments on the drainfield area may lead to this Certification Letter being Null and Void

