

30' PRESCRIPTIVE  
EASEMENT

ROUTE 638

VAUCLUSE ROAD

TRACT 1

84-A-54B  
DONALD E.  
SHANAHAN, JR.  
ZONE: RA  
USE: SALVAGE  
YARD

50'  
479.02'  
L20

50' INGRESS/EGRESS  
EASEMENT

OVERHEAD POWER LINES

DRAINFIELD  
EASEMENT

PROPOSED  
WELL

RESIDUE

84-A-53A  
KEEPING COMPANY, L.C.  
D.B. 841, PG. 1589  
ZONE: RA  
USE: INN

L24  
L26  
L27  
L22  
L21  
L23

50' INGRESS/EGRESS  
EASEMENT  
PROPOSED  
DRAINFIELD

134'  
57'  
113'

527.05'  
817.79'  
649.77'  
591.96'

D.B. 841, PG. 1598

PROPOSED  
DRAINFIELD

TRACT 2

PROPOSED  
WELL

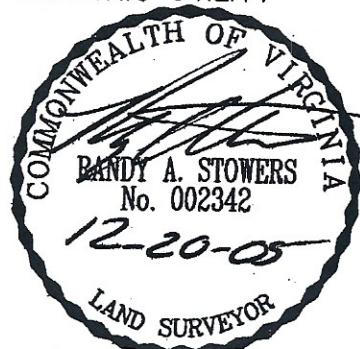
548.38'  
483.62'  
591.09'  
778.84'

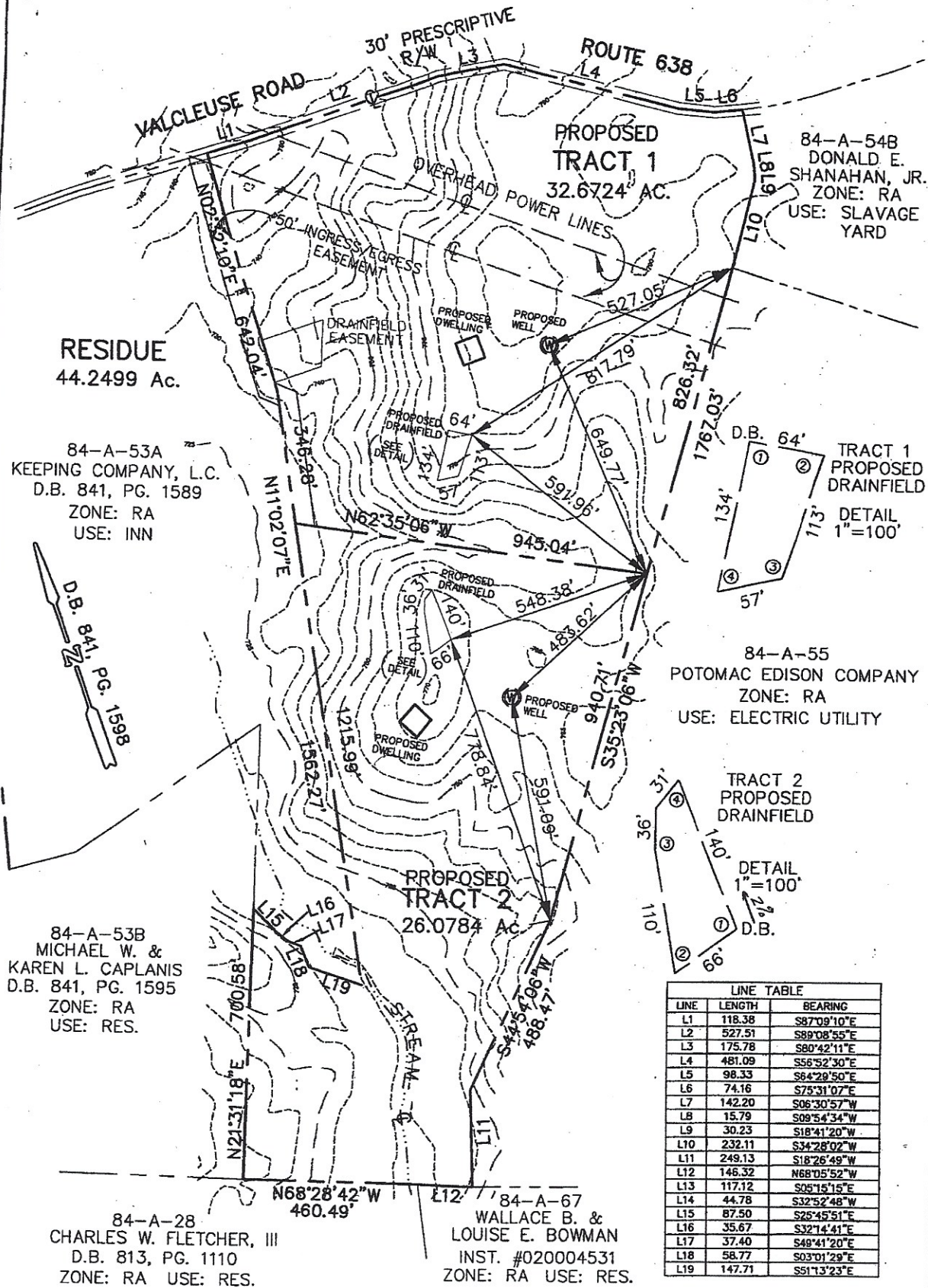
84-A-53B  
MICHAEL W. &  
KAREN L. CAPLANIS  
D.B. 841, PG. 1595  
ZONE: RA  
USE: RES.

N21°31'18"E

STREAM

84-A-55  
POTOMAC EDISON COMPANY  
ZONE: RA  
USE: ELECTRIC UTILITY





LINE TABLE		
LINE	LENGTH	BEARING
L1	118.38	S87°09'10"E
L2	527.51	S89°08'55"E
L3	175.78	S80°42'11"E
L4	481.09	S56°52'30"E
L5	98.33	S64°29'50"E
L6	74.16	S75°31'07"E
L7	142.20	S06°30'57"W
L8	15.79	S09°54'34"W
L9	30.23	S18°41'20"W
L10	232.11	S34°28'02"W
L11	249.13	S18°26'49"W
L12	146.32	N68°05'52"W
L13	117.12	S05°15'15"E
L14	44.78	S32°52'48"W
L15	87.50	S25°45'51"E
L16	35.67	S32°14'41"E
L17	37.40	S48°41'20"E
L18	58.77	S03°01'29"E
L19	147.71	S51°13'23"E

PLAT SHOWING  
 PROPOSED DRAINFIELD,  
 PROPOSED WELL &  
 PROPOSED DWELLING  
 ON THE PROPERTY OF  
**KEEPING COMPANY, L.C.**  
 BACK CREEK MAGISTERIAL DISTRICT  
 FREDERICK COUNTY, VIRGINIA  
 SCALE: 1"=250'  
 DATE: DECEMBER 20, 2005  
 SHEET 1 OF 1

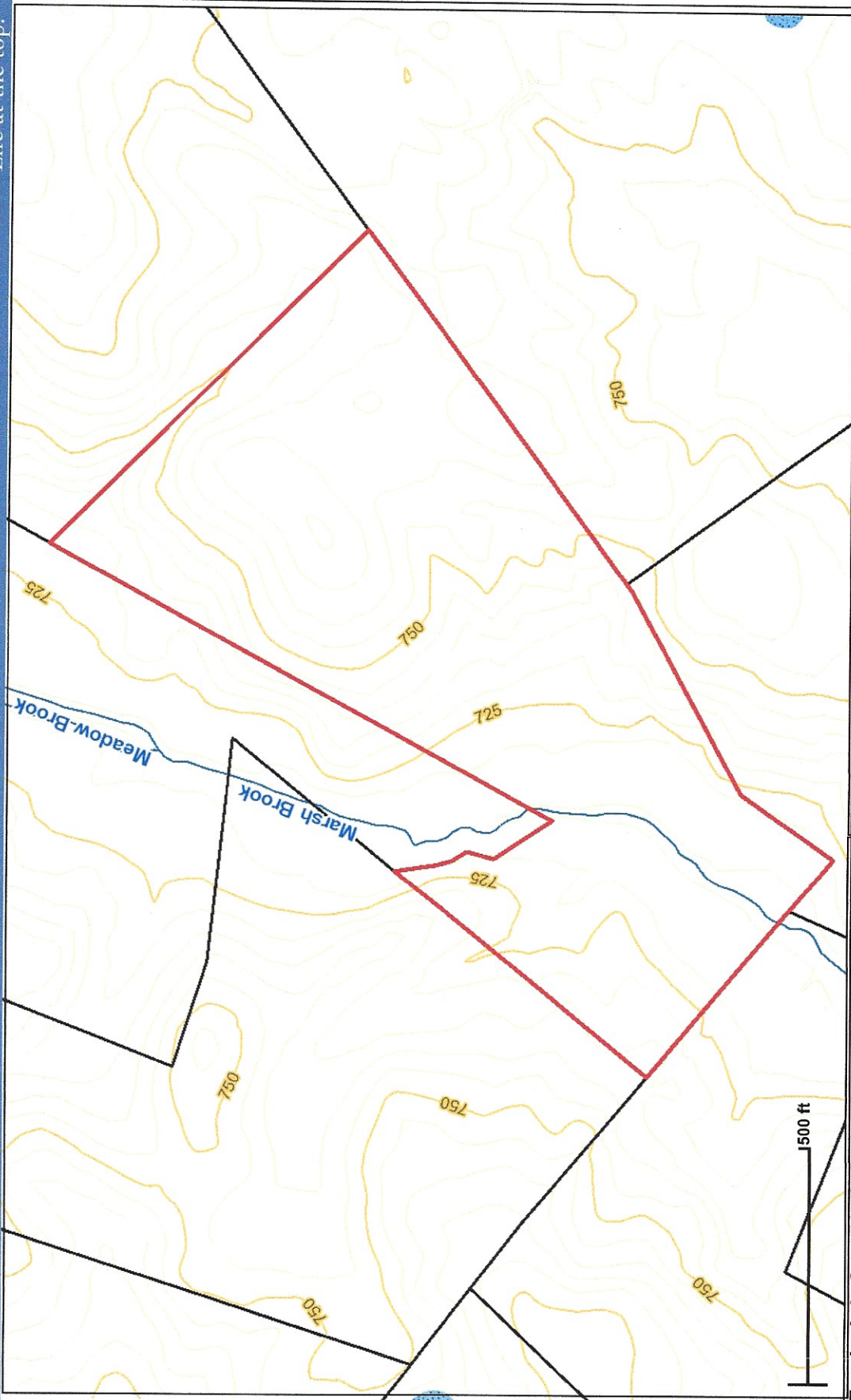
**MONTGOMERY**  
*Engineering Group, Inc.*  
 180-9 Prosperity Dr. (540) 450-3236 VOICE  
 Winchester, VA 22602 www.mcg-meg.com  
 (540) 450-3235 FAX

05-072

# Frederick County

Virginia

Life at the top.



Frederick County Information Technologies,  
GIS Division  
Virginia, United States.  
540-665-5614

Frederick County does not give any expressed or implied warranties, conditions, representations, indemnities of any kind, statutory or otherwise, concerning any or all of the Frederick County GIS data.

# Frederick County

Virginia

Life at the top.



Frederick County Information Technologies,  
GIS Division  
Virginia, United States.  
540-665-5614

Frederick County does not give any expressed or implied warranties, conditions, representations, indemnities of any kind, statutory or otherwise, concerning any or all of the Frederick County GIS data.



**COMMONWEALTH OF VIRGINIA  
VIRGINIA DEPARTMENT OF HEALTH**

Frederick County Health Department  
107 N. Kent St.  
Winchester, VA  
(540) 722-3480  
August 14, 2006

Keeping Company, L.C.  
515 Vacluse Road  
Stephens City, Virginia 22655

Re: Tax Map #84-A-53A Lot 2;

Dear Keeping Company, L.C.:

This letter is issued in lieu of a sewage disposal system construction permit in accordance with §32.1-163, et seq., of the Code of Virginia. 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 an onsite sewage disposal system. The attached plat by Randy A. Stowers, dated 12/20/05, shows the approved area for the sewage disposal system. This letter is valid until a permit for construction is issued and the system is installed, inspected and approved. This letter is void if there is any substantial physical change in the soil or site conditions where the sewage disposal system is to be located.

A permit to construct the sewage disposal system must be issued before construction of the system. If the property owner (current or future) applies for a construction permit within 18 months of the date of this letter, the application fee paid for this letter shall be applied to any state fees for a permit to construct a system. After 18 months, the applicant is responsible for paying all state fees for a permit application.

This letter, and accompanying plat of survey showing the specific location of the sewage disposal system area and well area (if applicable), must be recorded in the land records by the clerk of the circuit court in the jurisdiction where all or part of the site or proposed site of the system is to be located. ***The site shown on the plat is specific and must not be disturbed or encroached upon by any construction***. To do so voids this letter. Upon the sale or transfer of the land that is the subject of this letter, the letter shall be transferred with the title to the property.


Future owners are advised to review the plat for the location of the onsite sewage disposal area to make sure their building plans do not interfere with the area. If they have any questions regarding the location of the area, they should contact the local health department for assistance.

The area evaluated, and certified by this letter, is suitable to accommodate a **4 bedroom house** using a system design of **600 gallons per day**. The property will be served by a **private water supply** as shown on the attached plat.

This letter is an assurance that a sewage disposal system construction permit will be issued (provided there have been no substantial physical changes in the soil or site conditions where the system would be located); however, **it is not a guarantee that a permit for a specific type of system will be issued.** The design of the sewage system will be determined at the time of application for a building permit and sewage system construction permit. The design will be based on the site and soil conditions certified by this letter, structure size and location, water well location (final determination to be made at time of permit issuance), the regulations in effect at the time, and any off-site impacts that may have occurred since the date of the issuance of this letter. In some cases, engineered plans may be required prior to issuance of the construction permit. In accordance with § 32.1-164.1:1 of the Code of Virginia, owners are advised to apply for a sewage disposal construction permit only when ready to begin construction.

This certification letter may be subject to and must comply with any applicable local ordinances.

Sincerely,



Joshua Anderson  
EHSS

Attachment:    Surveyed Plat

pc:

Certificate of Acknowledgment: Tax Map #84-A-53A  
August 14, 2006  
County of Frederick  
Commonwealth of Virginia

I certify the information provided herein is true and accurate to the best of my knowledge and belief.

  
Environmental Health Specialist Senior

The foregoing instrument was acknowledged before me this 14th day of August, 2006.

E. Penny Hooper  
Notary Public

My commission expires: December 31, 2009.

Owner's Signature \_\_\_\_\_  
-----

County of \_\_\_\_\_  
Commonwealth of Virginia

I (we) authorize this certification letter be recorded in the grantee index of the Clerk of the Circuit Court of Frederick County under my (our) name.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_.

# Commonwealth of Virginia

Application for: ☐ Sewage System ☐ Water Supply

Owner Brazzy Myers - Keeping Co. Inc

Mailing Address 515 Vaucluse Road

Stephens City, VA-22655

Agent Same

Mailing Address Same

Site Address Same

Directions to Property: From SC take Rt 113 to 3/4 to property on left

Subdivision \_\_\_\_\_

Tax Map 84-A-53A Other Property Identification \_\_\_\_\_

Section \_\_\_\_\_

Block \_\_\_\_\_

Lot 2

Dimension/Acreage of Property \_\_\_\_\_

VDH Use Only

Health Department ID# \_\_\_\_\_

Due Date JA

Phone \_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_

Phone \_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_

Email \_\_\_\_\_

## 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  
For Existing Construction: ☐ Repair ☐ Modification ☐ Expansion ☐ Replacement

### Proposed Use:

☒ Single Family Home (Number of Bedrooms 4) ☐ Multi-Family Dwelling (Total Number of Bedrooms \_\_\_\_\_)

☐ Other (describe) \_\_\_\_\_

Will there be a basement: Yes/No (circle one). If yes, will there be fixtures in Basement? Yes/No (circle one). Unknown

Are any conditions proposed on this construction permit? Yes/No (circle one). If yes, please check or describe all proposed conditions that apply: ☐ Reduced water flow ☐ Limited occupancy ☐ Intermittent of seasonal use  
☐ Temporary use not to exceed 1 year ☐ Other (describe) P22 FLO

## Water Supply

Will the water supply be Public or Private (circle one). Is the water supply Existing or Proposed (circle one).

If proposed, is this a replacement well? Yes/No (circle one). Will the old well be abandoned? Yes/No (circle one).

Will any buildings within 50' of the proposed well be termite treated? Yes/No (circle one).

## All Applicants

Is this an AOSE/PE application? Yes/No (circle one) If yes, is the AOSE package attached? Yes/No (circle one).

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 \_\_\_\_\_

Date 7/26/06

**MARSH & LEGGE LAND SURVEYORS, P.L.C.**

North Loudoun Street, Winchester, VA 22601 \* 540-667-0468 \* Fax: 540-667-0469

**SOIL EVALUATION FORM**

DATE: 1-5-06

APPLICANT: Barry Myers - Keeping Company, L.C.  
515 Vaocluse Rd  
Stephens City, VA 22655

HEALTH DEPARTMENT: Frederick County

LOCATION: 515 Vaocluse Rd.

TAX MAP: 84-A-53A - Tract 2



**SOIL INFORMATION SUMMARY**


1. Position in landscape satisfactory: **YES**
2. Slope: **2%**
3. Depth to rock/impervious strata: **YES; FRAGIPAN @ 27"**  
**EXPANSIVE CLAYS @ 28"**
4. Depth to seasonal water table (gray mottling): **YES; SWT @ 27"**
5. Free water present: **NO**
6. Soil percolation rate estimated: **YES**  
Texture group: **3 & 4**  
Estimated rate: **100 MIN/INCH**
7. Percolation test performed: **NO**
8. Installation depth: **15"**

NAME AND TITLE: **BRUCE L. LEGGE, VIRGINIA CERTIFIED PROFESSIONAL  
SOIL SCIENTIST (#3401 000005)**

SIGNATURE: \_\_\_\_\_

*Bruce L. Legge*

[illegible]

[illegible]

**MARSH & LEGGE LAND SURVEYORS, P.L.C.**

560 North Loudoun Street, Winchester, VA 22601 \* 540-667-0468 \* Fax: 540-667-0469

**SOIL EVALUATION REPORT (Cont.)**

Job: KEEPING COMPANY, L.C.  
P.I.N. 84-A-53A - Tract 2

**DESIGN BASIS - PURAFLO**

Soil percolation rate estimated: 100 MIN/INCH

Trench bottom square feet required per bedroom (from Puraflo Infiltration Rate Table): 300

Number of bedrooms: 4

**AREA CALCULATIONS**

Slope: 2%

Installation Depth: 15"

Length of trench: 60'

Length of available area: 66'

Width of trench: 2'

Number of trenches: 10

Center-to-center spacing: 6'

Width required: 56' (86' WITH 50% PURAFLO RESERVE)

Width of available area: 100' (DIAGONAL)

Total square footage required: 1200

Square footage in design: 1200

Reserve drainfield: 50% PURAFLO (BELOW proposed drainfield)  
Square footage required: 600  
5-60's (600 square feet in design)  
2' trench, 6' centers, installed at 15"

Proposed well: IIIC (cased: minimum 20'; grouted: minimum 20')



**MARSH & LEGGE LAND SURVEYORS, P.L.C.**

560 North Loudoun Street, Winchester, VA 22601 \* 540-667-0468 \* Fax: 540-667-0469

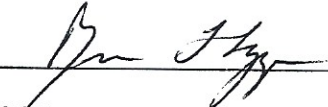
**Date:** 1-5-06

**County:** Frederick

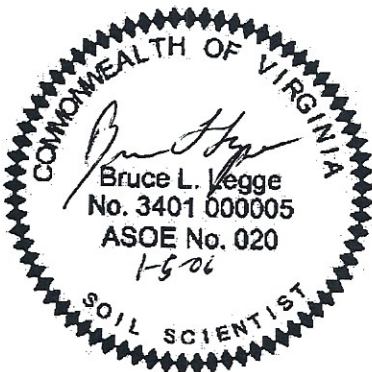
**Property:** KEEPING COMPANY, L.C.  
P.I.N. 84-A-53A - Tract 2

**Submitted by:** Bruce L. Legge

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 subdivision approval be approved.

Bruce L. Legge   
AOSE #020  
CPSS #3401 000005

**Date:** 1-5-06



There are no known exiting wells or springs that will impact the proposed Puraflo drainfield site. There are no known existing drainfields that will impact the proposed well (see HEALTH DEPARTMENT INFORMATION PLAT).