

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

OSE Report for
Subdivision

Property Identification:

County: Bedford
Subdivision: Minor Subdivision of Tax Parcel 69-(1)-D
Lots: 1-3

Directions to the Property:

US 221 S/US 460 West, Right onto SR 697, Left on Apple Butter Lane, Property is on Right and Left

Applicant and Their Address:

Dr. Stephen Richerson
HopeTree Property Holdings, L.L.C.
860 Mt. Vernon Lane
Salem, VA 24153

Applicants Phone Number:

(540) 389-5468

Date of this report:

11/29/17

Contents of this report:

OSE Cover Page & Certification Statement (Page_1_)
Soil Information Summary (Pages_2, 6, & 10_)
Soil Profile Descriptions (Pages_3, 7, & 11_)
Primary/Reserve Design Specifications (Pages_4, 8, & 12_)
Copy of Plat Showing Drainfield with Boring Locations & Slope (Pages_5, 9, & 13_)

Copy of Subdivision Plat (Pages_14-16_)

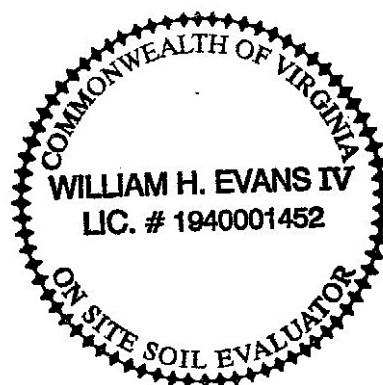
Certification Statement:

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 a **subdivision** be approved.

OSE William H. Evans IV (#1940001452)





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General Information

Date: 11/29/17 Bedford County Health Department
Applicant: Dr. Stephen Richerson Telephone #: (540) 389-5468
Hopetree Property Holdings LLC
Address: 860 Mt. Vernon Lane, Salem, VA 24153
Directions to the Property: US 221 S/US 460 West, Right onto SR 697, Left on Apple Butter Lane, Property is on Right (existing house)
Subdivision: Minor Subdivision of Tax Parcel 69-(1)-D Lot: 1

Soil Information Summary

- 1. Position in landscape satisfactory Yes [x] No [] Describe: Upland
2. Slope 6 %
3. Depth to rock impervious strata: Max. 48" Min. 36" None
4. Depth to seasonal water table (gray mottling or gray color) No [] Yes [x] 27"
5. Free water present No [x] Yes [] range in inches
6. Soil percolation rate estimated Yes [x] Texture group 2
No [] Estimated rate 45 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: Bill Evans PSS/COSE

Signature:

Site Approved: Absorption trenches dispersing TL-2 treated effluent to be placed at 15" depth at site designated. Site provides a total of 900 square feet of absorption area for the main drainfield.

Site Disapproved:

Reason for rejection: (check all that apply)

- 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 to seasonal 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 DESCRIPTION
SOIL EVALUATION REPORT**

Date of Evaluation: 8/21/17

Bedford County Health Department
Identification No.

x See application sketch

See construction permit

Applicant: Dr. Stephen Richerson **Subdivision:** Minor Subdivision of **Lot:** 1
Hopetree Property Holdings LLC Tax Parcel 69-(1)-D

Hole #	Horizon	Depth	Description	Texture Group
Pit 1	Ap	0-6	Brown (10YR 4/3) sandy loam	2
	BE	6-19	Yellowish Brown (10YR 5/4) sandy loam	2
	Bt	19-30	Strong Brown (7.5YR 5/8) sandy loam	2
	BC	30-48	Strong Brown (7.5YR 5/6) very gravelly sandy loam; common Light Reddish Brown (2.5YR 6/4) and Light Gray (10YR 7/2) redox concentrations and depletions	2
Pit 2	Ap	0-6	Brown (10YR 4/3) sandy loam	2
	BA	6-13	Yellowish Brown (10YR 5/4) sandy loam	2
	Bt	13-28	Strong Brown (7.5YR 5/8) sandy loam	2
	BC	28-36	Strong Brown (7.5YR 5/6) very gravelly sandy loam; common Light Reddish Brown (2.5YR 6/4) and Light Gray (10YR 7/2) redox masses and depletions	2
	C	36-42	Yellowish Red (5YR 5/8) common Light Reddish Brown (2.5YR 6/4) and Light Gray (10YR 7/2) redox concentrations and depletions	2
Pit 3	Ap	0-7	Brown (10YR 4/3) gravelly sandy loam	2
	BA	7-16	Brown (7.5YR 5/4) gravelly sandy loam; 25% coarse fragments	2
	Bt	16-30	Strong Brown (7.5YR 5/8) gravelly sandy loam; 25% coarse fragments	2
	C	30-36	Strong Brown (7.5YR 5/8) cobbly sandy loam; 30% coarse fragments; common Light Reddish Brown (2.5YR 6/4) and Light Gray (10YR 7/2) redox concentrations and depletions	2
	Hard	36		
Pit 4	Ap	0-8	Brown (10YR 4/3) gravelly sandy loam	2
	BA	8-15	Brown (7.5YR 5/4) gravelly sandy loam	2
	Bt	15-27	Strong Brown (7.5YR 5/8) gravelly sandy loam	2
	C	27-36	Reddish Yellow (7.5YR 6/8) very cobbly sandy loam; few Light Brownish Gray (10YR 6/2) redox depletions	2
	Hard	36		

Applicant: Dr. Stephen Richerson
Hopetree Property Holdings

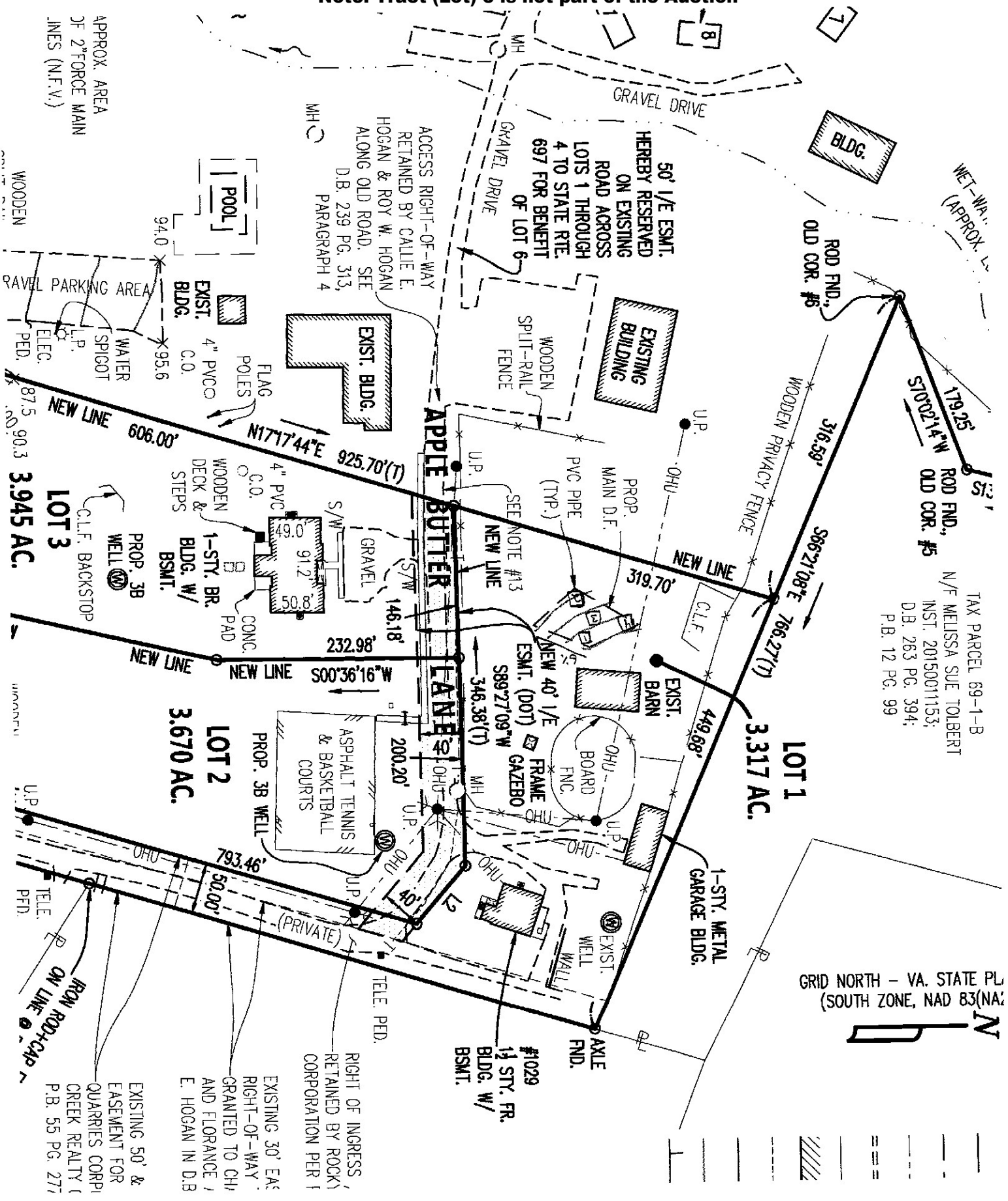
Subdivision: Minor Subdivision of Tax
Parcel 69-(1)-D

Lot: 1

**DRAINFIELD RECOMMENDATIONS, DESIGN BASIS, & AREA CALCULATIONS
AND WELL RECOMMENDATION & SPECIFICATIONS**

Main DF		Reserve DF	
Type of system	TL-2 Pretreatment into Conventional Shallow Placed Lines	Reserve Area Required	No
EPR	45	Type of Reserve	N/A
Slope %	6	EPR	N/A
# Bedrooms	4	Slope %	N/A
Gallons/Day	600	Gallons/Day	N/A
Width of Trench (ft.)	3	Width of Trench (ft.)	N/A
Design Loading Rate (gpd/sqft)	0.67	Total Square Ft. of Trench Bottom Required	N/A
Total Square Ft. of Trench Bottom Required per BR	206	Total Square Ft. of Trench Bottom in Design	N/A
Total Square Ft. of Trench Bottom per BR in Design	225	# Lines of Reserve	N/A
Total Square Ft. of Trench Bottom Required	824	Line Length (ft.)	N/A
Total Square Ft. of Trench Bottom in Design	900	Installed <24" from Rock or Other Impervious Strata	N/A
# Lines Installed	6	Centers (ft.)	N/A
Length of Line Installed (ft.)	50	Width Required (ft.)	N/A
Installed <24" from Rock or Other Impervious Strata	Yes	Width in Design (ft.)	N/A
Centers (ft.)	9	Installation Depth (inches into natural soil)	N/A
Width Required (ft.)	48	Amount of Backfill Required (inches)	N/A
Installation Depth (inches into natural soil)	15		N/A
Amount of Additional Clean Topsoil Backfill Required (inches)	9	Type of Well Recommended	N/A Existing Well
		Amount of Casing & Grout (ft.)	N/A

The current drainfield for this house is located off site.



TAX PARCEL 69-1-B
N/F MELISSA SUE TOLBERT
INST. 20150011153;
D.B. 263 PG. 394;
P.B. 12 PG. 99

GRID NORTH - VA. STATE PL.
(SOUTH ZONE, NAD 83(NA:



APPROX. AREA
OF 2" FORCE MAIN
LINES (N.I.V.)

ACCESS RIGHT-OF-WAY
RETAINED BY CALLE E.
HOGAN & ROY W. HOGAN
ALONG OLD ROAD. SEE
D.B. 239 PG. 313,
PARAGRAPH 4

50' I/E ESMT.
HEREBY RESERVED
ON EXISTING
ROAD ACROSS
LOTS 1 THROUGH
4 TO STATE RTE.
697 FOR BENEFIT
OF LOT 6

EXISTING 30' EAS
RIGHT-OF-WAY
GRANTED TO CH
AND FLORENCE
E. HOGAN IN D.B.
EXISTING 50' &
EASEMENT FOR
QUARRIES CORP
CREEK REALTY
P.B. 55 PG. 271

RIGHT OF INGRESS,
RETAINED BY ROCK
CORPORATION PER I

#1029
1 1/2 STY. FR.
BLDG. W/
BSMT.

1-STY. METAL
GARAGE BLDG.

LOT 1
3.317 AC.

LOT 2
3.670 AC.

LOT 3
3.945 AC.

APPLE BUTTER
LANE

ROD FND., #6
OLD COR.

ROD FND., #5
OLD COR.

TAX PARCEL 69-1-B
N/F MELISSA SUE TOLBERT
INST. 20150011153;
D.B. 263 PG. 394;
P.B. 12 PG. 99

NEW LINE
766.27(T)

NEW 40' I/E
ESMT. (DOT)
S89°27'09"W

NEW LINE
S00°36'16"W

NEW LINE

NEW LINE
606.00'

N17°17'44"E
925.70'(T)

87.5, 90.3

87.5, 90.3

87.5, 90.3

87.5, 90.3

87.5, 90.3

87.5, 90.3

87.5, 90.3

87.5, 90.3



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General Information

Date: 11/29/17 Bedford County Health Department
Applicant: Dr. Stephen Richerson Telephone #: (540) 389-5468
Hopetree Property Holdings LLC
Address: 860 Mt. Vernon Lane, Salem, VA 24153
Directions to the Property: West on 460, Right onto Camp Jaycee Road, Left onto Apple Butter Lane to property located on the left before 1078 Apple Butter Lane
Subdivision: Minor Subdivision of Tax Parcel 69-(1)-D Lot: 2

Soil Information Summary

- 1. Position in landscape satisfactory Yes [x] No [] Describe: Toeslope
2. Slope 5 %
3. Depth to rock/impervious strata: Max. Min. >50" None
4. Depth to seasonal water table (gray mottling or gray color) No [] Yes [x] 25"*
*18" to gray mottles in the reserve
5. Free water present No [x] Yes [] range in inches
6. Soil percolation rate estimated Yes [x] Texture group 2
No [] Estimated rate 45 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: Bill Evans Soil Scientist

Signature:

X Site Approved: Absorption trenches dispersing TL-2 effluent to be placed at 12 (inches) depth at site designated. Site provides a total of 1809 square feet of absorption area for the main and 3000 square feet of absorption area for the reserve. The reserve will require TL-2 pretreatment into drip irrigation.

Site Disapproved:

Reason for rejection: (check all that apply)

- 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 to seasonal 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 DESCRIPTION
SOIL EVALUATION REPORT**

Date of Evaluation: 6/23/17 & 6/29/17

Bedford County Health Department
Identification No.

x See application sketch

See construction permit

Applicant: Dr. Stephen Richerson **Subdivision:** Minor Subdivision of
Hopetree Property Holdings LLC Tax Parcel 69-(1)-D **Lot:** 2

Hole #	Horizon	Depth	Description	Texture Group
6 Pit	Ap	0-12	Dark Yellowish Brown (10YR 4/4) sandy loam	2
	Bt	12-27	Yellowish Brown (10YR 5/8) sandy clay loam	2
	BC	27-35	Yellowish Brown (10YR 5/8) sandy clay loam; common Red (2.5YR 4/8) lithochromic mottles; common Light Brownish Gray (10YR 6/2) redoximorphic depletions	2
	C	35-50	Yellowish Brown (10YR 5/6) gravelly sandy clay loam; many Red (2.5YR 4/8) lithochromic mottles; many Light Brownish Gray (10YR 6/2) redoximorphic depletions	2
8 Pit	Ap	0-11	Dark Yellowish Brown (10YR 4/4) sandy loam	2
	BA	11-27	Yellowish Brown (10YR 5/6) sandy loam	2
	Bt	27-48	Yellowish Brown (10YR 5/8) sandy loam; common Red (2.5YR 4/8) lithochromic mottles; common Light Brownish Gray (10YR 6/2) redoximorphic depletions	2
9 Pit	Ap	0-4	Brown (10YR 5/3) sandy loam	2
	BE	4-12	Brownish Yellow (10YR 6/6) sandy loam	2
	Bt	12-20	Yellowish Brown (10YR 5/8) sandy loam	2
	BC	20-25	Yellowish Brown (10YR 5/8) sandy loam; common Light Yellowish Brown (10YR 6/4) lithochromic mottles	2
	C	25-48	Yellowish Brown (10YR 5/8) cobbly sandy loam; common Red (2.5YR 4/8) lithochromic mottles; common Light Brownish Gray (10YR 6/2) redoximorphic depletions	2
10 Pit Reserve	Ap	0-10	Brown (10YR 5/3) sandy loam	2
	BA	10-17	Yellowish Brown (10YR 5/6) sandy loam	2
	Bt	17-27	Yellowish Brown (10YR 5/8) sandy loam	2
	C	27-50	Yellowish Brown (10YR 5/8) cobbly sandy loam; 25% cobbles; common Red (2.5YR 4/8) lithochromic mottles; few Light Brownish Gray (10YR 6/2) redoximorphic depletions	2
11 Pit Reserve	Ap	0-3	Brown (10YR 5/3) sandy loam	2
	BA	3-11	Yellowish Brown (10YR 5/4) sandy loam	2
	Bt	11-18	Yellowish Brown (10YR 5/8) sandy clay loam	2
	C	18-50	Strong Brown (7.5YR 5/6) sandy loam; common Red (2.5YR 4/8) lithochromic mottles; common Light Brownish Gray (10YR 6/2) redoximorphic depletions	2
12 Pit Reserve	Ap	0-4	Brown (10YR 5/3) sandy loam	2
	BE	4-11	Brownish Yellow (10YR 6/6) sandy loam	2
	Bt1	11-24	Yellowish Brown (10YR 5/8) sandy loam	2
	Bt21	24-50	Yellowish Brown (10YR 5/8) sandy clay loam; common Red (2.5YR 4/8) lithochromic mottles; common Light Brownish Gray (10YR 6/2) redoximorphic depletions	2

Applicant: Dr. Stephen Richerson
Hopetree Property Holdings LLC

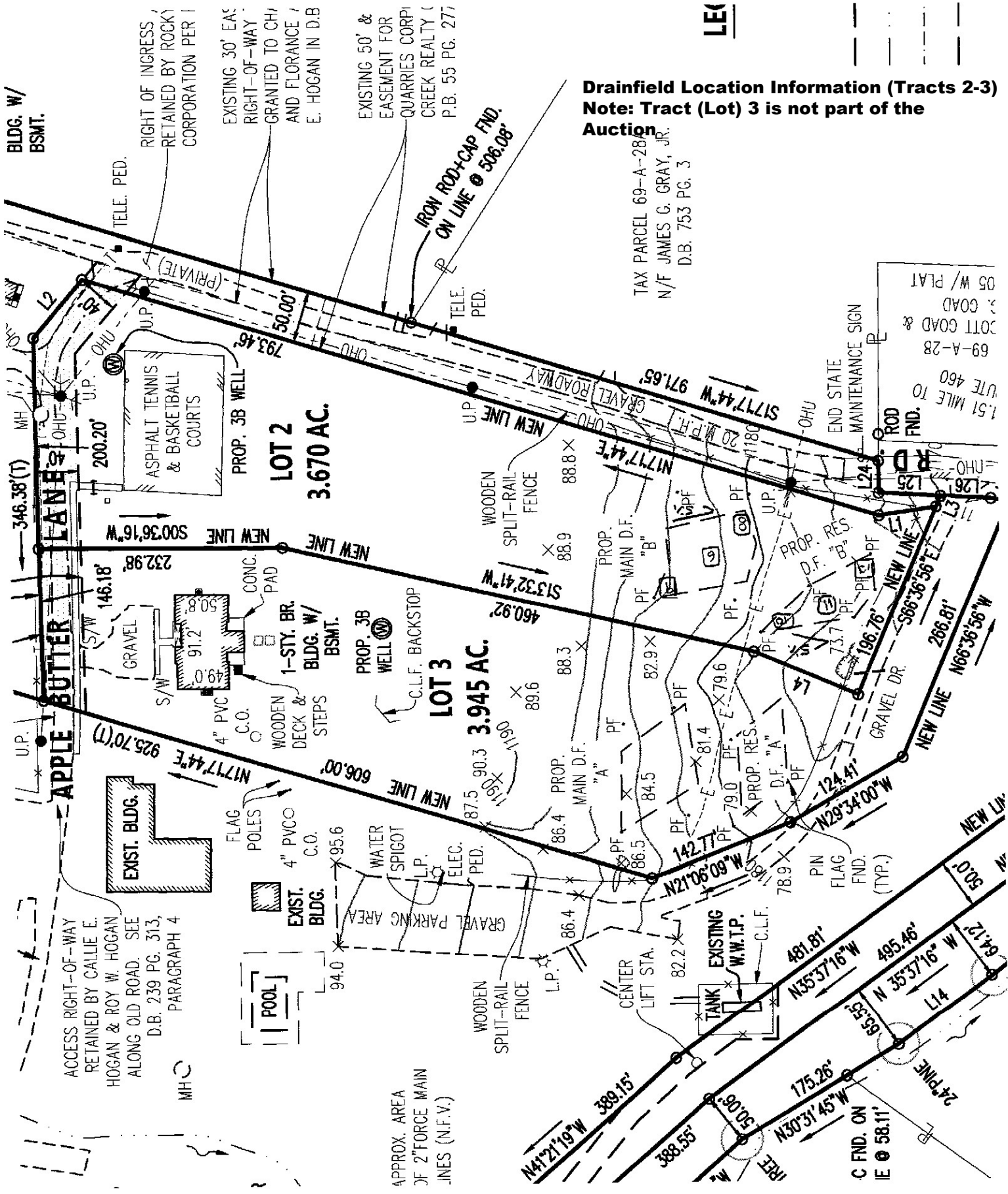
Subdivision: Minor Subdivision of
Tax Parcel 69-(1)-D

Lot: 2

**DRAINFIELD RECOMMENDATIONS, DESIGN BASIS, & AREA CALCULATIONS
AND WELL RECOMMENDATION & SPECIFICATIONS**

Main DF		Reserve DF	
Type of system	TL-2	Reserve Area Required	No
	Pretreatment into Conventional Shallow Placed Lines		
EPR	45	Type of Reserve	TL-2 Pretreatment into Drip Irrigation*
Slope %	5	EPR	45
# Bedrooms	N/A	Slope %	5
Gallons/Day	900	Gallons/Day	450
Width of Trench (ft.)	3	Width of Trench (ft.)	N/A
Design Loading Rate (gals./ft. ²)	0.5	Total Square Ft. Required	1500
Total Square Ft. of Trench Bottom Required per 100 gallons	137	Total Square Ft. in Design	3000
Total Square Ft. of Trench Bottom per 100 gallons in Design	201	# Lines of Reserve	**
Total Square Ft. of Trench Bottom Required	1233	Available Line Length (ft.)	60
Total Square Ft. of Trench Bottom in Design	1809	Installed <24" from Rock or Other Impervious Strata	No
# Lines Installed	9	Centers (ft.)	**
Length of Line Installed (ft.)	67	Available Width (ft.)	50
Installed <24" from Rock or Other Impervious Strata	No	Installation Depth (inches into natural soil)	6
Centers (ft.)	9	Amount of Additional Clean Topsoil Backfill Required (inches)	6
Width Required (ft.)	75		
Installation Depth (inches into natural soil)	12	Type of Well Recommended	3B
Amount of Additional Clean Topsoil Backfill Required (inches)	12	Amount of Casing & Grout (ft.)	50 (min.)

***The reserve, if ever used, will have to be designed by a professional engineer.**



Drainfield Location Information (Tracts 2-3)
Note: Tract (Lot) 3 is not part of the Auction.

TAX PARCEL 69-A-28
 N/F JAMES G. GRAY, JR.
 D.B. 753 PG. 3

LEI

ACCESS RIGHT-OF-WAY
 RETAINED BY CALLIE E.
 HOGAN & ROY W. HOGAN
 ALONG OLD ROAD. SEE
 D.B. 239 PG. 313,
 PARAGRAPH 4

EXISTING 30' EAS.
 RIGHT-OF-WAY
 GRANTED TO CH/
 AND FLORANCE /
 E. HOGAN IN D.B.

EXISTING 50' &
 EASEMENT FOR
 QUARRIES CORP/
 CREEK REALTY (/
 P.B. 55 PG. 277

APPROX. AREA
 OF 2" FORCE MAIN
 LINES (N.F.V.)

C FND. ON
 IE @ 58.11'

1.51 MILE TO
 UTE 460
 69-A-28
 2011 GOAD &
 3 GOAD
 05 W/ PLAT



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General Information

Date: 11/29/17 Bedford County Health Department
Applicant: Dr. Stephen Richerson Telephone #: (540) 389-5468
Hopetree Property Holdings LLC
Address: 860 Mt. Vernon Lane, Salem, VA 24153
Directions to the Property: West on 460, Right onto Camp Jaycee Road, Left onto Apple Butter Lane to property located behind 1078 Apple Butter Lane
Subdivision: Minor Subdivision of Tax Parcel 69-(1)-D Lot: 3

Soil Information Summary

- 1. Position in landscape satisfactory Yes [x] No [] Describe: Toeslope
2. Slope 5 %
3. Depth to rock/impervious strata: Max. >48" Min. 30" None
4. Depth to seasonal water table (gray mottling or gray color) No [] Yes [x] 24"
5. Free water present No [x] Yes [] range in inches
6. Soil percolation rate estimated Yes [x] Texture group 2
No [] Estimated rate 45 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: Bill Evans Soil Scientist

Signature:

X Site Approved: Absorption trenches dispersing TL-2 effluent to be placed at 12 (inches) depth at site designated. Site provides a total of 1800 square feet of absorption area for the main drainfield and 1125 square feet of absorption area for the reserve.

Site Disapproved:

Reason for rejection: (check all that apply)

- 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 to seasonal 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 DESCRIPTION
SOIL EVALUATION REPORT**

Date of Evaluation: 6/23/17 & 6/29/17 Bedford County Health Department
Identification No.

x See application sketch See construction permit

Applicant: Dr. Stephen Richerson **Subdivision:** Minor Subdivision of **Lot:** 3
Hopetree Property Holdings LLC Tax Parcel 69-(1)-D

Hole #	Horizon	Depth	Description	Texture Group
2 Pit	Ap	0-10	Dark Yellowish Brown (10YR 4/4) loam	2
	BA	10-20	Yellowish Brown (10YR 5/6) sandy loam	2
	Bt	20-30	Yellowish Brown (10YR 5/8) sandy clay loam; few Red (2.5YR 4/8) & Yellow (10YR 7/8) lithochromic mottles	2
	Bx	30-48	Yellowish Brown (10YR 5/8) sandy clay loam; common Very Pale Brown (10YR 7/3) lithochromic mottles; few Red (2.5YR 4/8) lithochromic mottles; few Light Gray (10YR 7/2) redoximorphic depletions	2
3 Pit	Ap	0-7	Dark Brown (10YR 3/3) loam	2
	AB	7-12	Dark Yellowish Brown (10YR 4/4) loam	2
	Bt1	12-27	Yellowish Brown (10YR 5/6) sandy clay loam	2
	Bt2	27-48	Yellowish Brown (10YR 5/8) sandy clay loam; common Very Pale Brown (10YR 7/3) lithochromic mottles; few Red (2.5YR 4/8) lithochromic mottles; few Light Gray (10YR 7/2) redoximorphic depletions	2
4 Pit	Ap	0-10	Dark Yellowish Brown (10YR 4/4) loam	2
	Bt1	10-28	Yellowish Brown (10YR 5/6) sandy clay loam	2
	Bt2	28-34	Yellowish Brown (10YR 5/6) gravelly sandy clay loam; few Red (2.5YR 4/8) lithochromic mottles; few Light Gray (10YR 7/2) redoximorphic depletions	2
	Bx	34-48	Yellowish Brown (10YR 5/6) sandy loam; many Red (2.5YR 4/8) lithochromic mottles; many Light Gray (10YR 7/2) redoximorphic depletions	2
5 Pit	Ap	0-13	Brown (10YR 4/3) sandy loam	2
	Bt1	13-27	Yellowish Brown (10YR 5/6) sandy clay loam	2
	Bt2	27-48	Yellowish Brown (10YR 5/6) sandy clay loam; common Very Pale Brown (10YR 7/4) & Red (2.5YR 4/8) lithochromic mottles; few Light Gray (10YR 7/2) redoximorphic depletions	2
13 Pit Reserve	Ap	0-12	Dark Yellowish Brown (10YR 4/4) sandy loam	2
	Bt	12-24	Yellowish Brown (10YR 5/8) sandy clay loam	2
	BC	24-36	Yellowish Brown (10YR 5/8) gravelly sandy loam; 20% coarse fragments; common Red (2.5YR 4/8) lithochromic mottles; common Light Gray (10YR 7/2) redoximorphic depletions	2
	C	36-48	Yellowish Brown (10YR 5/8) gravelly sandy loam; 30% coarse fragments; many Red (2.5YR 4/8) lithochromic mottles; many Light Gray (10YR 7/2) redoximorphic depletions	2
14 Pit Reserve	Ap	0-11	Brown (10YR 4/3) sandy loam	2
	BA	11-24	Yellowish Brown (10YR 5/6) sandy loam	2
	Bt	24-36	Yellowish Brown (10YR 5/6) sandy clay loam; few Light Gray (10YR 7/2) redoximorphic depletions	2
	C	36-48	Yellowish Brown (10YR 5/6) gravelly sandy clay loam; 15% coarse fragments; common Light Gray (10YR 7/2) & Strong Brown (7.5YR 5/8) redoximorphic depletions and concentrations	2
15 Pit Reserve	Ap	0-11	Dark Yellowish Brown (10YR 4/4) sandy loam	2
	Bt	11-20	Yellowish Brown (10YR 5/8) sandy clay loam; strong medium subangular blocky structure	2
	BC	20-28	Yellowish Brown (10YR 5/8) sandy clay loam; weak medium subangular blocky structure	2
	C	28-48	Yellowish Brown (10YR 5/8) sandy clay loam; few Red (2.5YR 4/8) lithochromic mottles; common Light Brownish Gray (10YR 6/2) redoximorphic depletions	2

Note: Tract (Lot) 3 is not part of the Auction

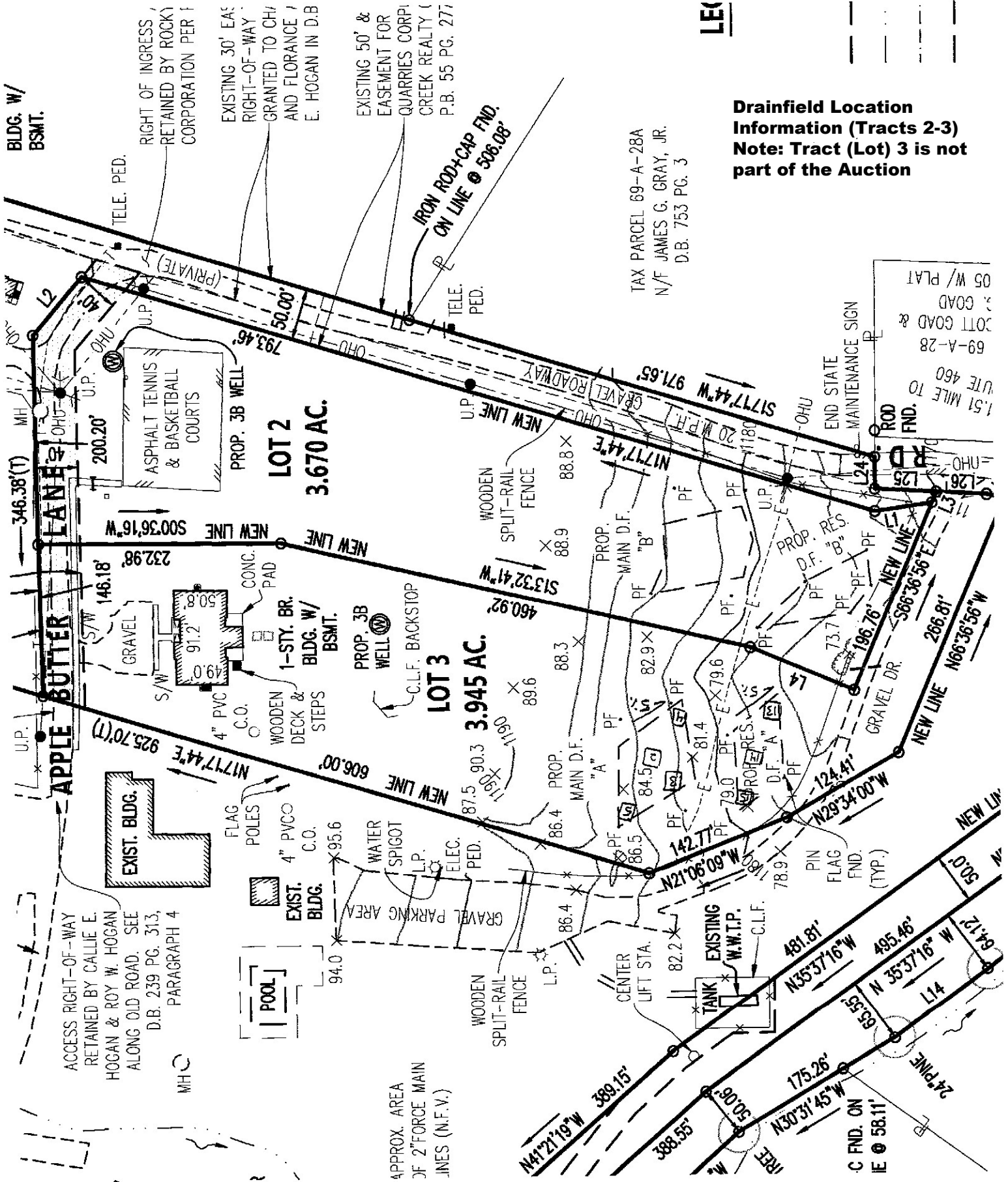
Applicant: Dr. Stephen Richerson
Hopetree Property Holdings LLC

Subdivision: Minor Subdivision of
Tax Parcel 69-(1)-D

Lot: 3

**DRAINFIELD RECOMMENDATIONS, DESIGN BASIS, & AREA CALCULATIONS
AND WELL RECOMMENDATION & SPECIFICATIONS**

Main DF		Reserve DF	
Type of system	TL-2	Reserve Area Required	No
	Pretreatment into Conventional Shallow Placed Lines		
EPR	45	Type of Reserve	TL-2 Pretreatment into Conventional Shallow Placed Lines
Slope %	5	EPR	45
# Bedrooms	N/A	Slope %	5
Gallons/Day	900	Gallons/Day	450
Width of Trench (ft.)	3	Width of Trench (ft.)	3
Design Loading Rate (gals./ft. ²)	0.5	Total Square Ft. of Trench Bottom Required	900
Total Square Ft. of Trench Bottom Required per 100 gallons	137	Total Square Ft. of Trench Bottom in Design	1125
Total Square Ft. of Trench Bottom per 100 gallons in Design	200	# Lines of Reserve	5
Total Square Ft. of Trench Bottom Required	1233	Line Length (ft.)	75
Total Square Ft. of Trench Bottom in Design	1800	Installed <24" from Rock or Other Impervious Strata	No
# Lines Installed	8	Centers (ft.)	9
Length of Line Installed (ft.)	75	Width Required (ft.)	39
Installed <24" from Rock or Other Impervious Strata	Yes	Width in Design (ft.)	39
Centers (ft.)	9	Installation Depth (inches into natural soil)	12
Width Required (ft.)	66	Amount of Additional Clean Topsoil Backfill Required (inches)	12
Installation Depth (inches into natural soil)	12		
Amount of Additional Clean Topsoil Backfill Required (inches)	12	Type of Well Recommended	3B
		Amount of Casing & Grout (ft.)	50 (min.)



Drainfield Location Information (Tracts 2-3)
Note: Tract (Lot) 3 is not part of the Auction

TAX PARCEL 69-A-28A
N/F JAMES G. GRAY, JR.
D.B. 753 PG. 3

1.51 MILE TO
UTE 460
69-A-28
COTT GOAD &
3 GOAD
05 W/ PLAT

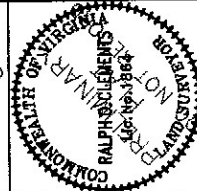
LEI



Email: info@gayandneel.com
 Web: www.gayandneel.com

25 GAY AND NEEL, INC.
 ENGINEERING • LAND PLANNING • SURVEYING

Situated At The Terminus of
 Camp Jaycee Road, Va. Secondary Rte. 697
 Blue Ridge Magisterial District
 Bedford County, Virginia
 Phone: (540) 381-6011
 Fax: (540) 381-2773
 1260 Radford Street
 Christiansburg, Virginia 24073



DATE	PM	ROC
DATE	TECH	KUD
DATE	CREW	SBU
DATE	2773.00	06/23/17
		1 OF 3

CERTIFICATE OF APPROVAL:
 THE SUBDIVISION KNOWN AS "PLAT OF MINOR SUBDIVISION OF TAX PARCEL 69-1-D SITUATED AT THE TERMINUS OF CAMP JAYCEE ROAD, VA. SECONDARY RTE. 697" IS APPROVED BY THE UNDERSIGNER IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD."

DATE _____ HIGHWAY ENGINEER _____
 DATE _____ HEALTH OFFICIAL _____
 DATE _____ AGENT, BEDFORD COUNTY BOARD OF SUPERVISORS _____

BEDFORD COUNTY NOTE:
 PRIOR TO THE IMPROVEMENT OF ANY LOT IN THE COUNTY, THE DESIGN OF PLANNING SHALL BE CONSIDERED CONCERNING, BUT NOT LIMITED TO, WATER SYSTEMS, CURBING ZONING, DRAINAGE SYSTEMS, EROSION CONTROL, AND SOIL CONSERVATION. HEALTH DEPARTMENT RECOMMENDATIONS, EROSION AND SEDIMENT CONTROL REQUIREMENTS, AND PRIVATE STREETS.

STORMWATER NOTE:
 THE MAINTENANCE, REPAIR, AND OPERATION OF ANY STORM WATER MANAGEMENT, IMPROVEMENT, AND CONVEYANCE SYSTEMS OF THIS SUBDIVISION ARE THE PRIVATE RESPONSIBILITY OF THE CURRENT AND FUTURE LANDOWNERS OF THE PROPERTY SHOWN HEREON AND SHALL NOT BECOME A PUBLIC RESPONSIBILITY UNLESS FORMALLY DEDICATED TO, AND EXPRESSLY ACCEPTED BY BEDFORD COUNTY, VIRGINIA OR PUBLIC AGENCY.

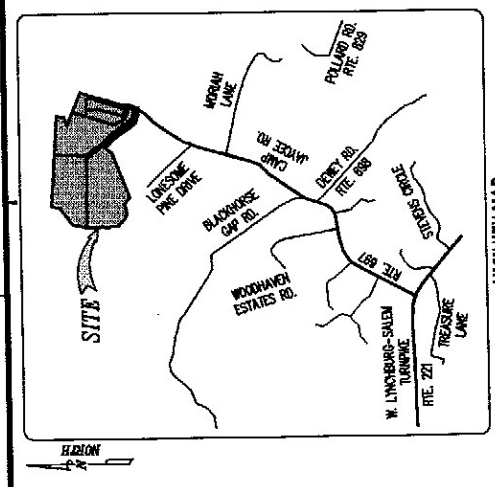
SHEET INDEX:
 SHEET 1 OF 3: SIGNATURES, APPROVALS, NOTES, ETC.
 SHEET 2 OF 3: MINOR SUBDIVISION, LINE TABLE
 SHEET 3 OF 3: MINOR SUBDIVISION, LEGEND, ABBREVIATIONS

STATEMENT OF INTENT:
 THE PURPOSE OF THIS PLAT IS TO CREATE SIX (6) NEW LOTS, AS SHOWN HEREON, FROM THE PARCEL BEING DIVIDED INTO SEVEN (7) LOTS BY THE PROVISIONS OF THE SUBDIVISION ACT AND LOCAL ORDINANCES OF BEDFORD COUNTY, VIRGINIA, AS THEY PERTAIN TO MINOR SUBDIVISIONS.

SOURCE OF TITLE:
 THIS IS TO CERTIFY THAT THE PROPERTY ENCLOSED WITHIN THE LIMITS OF THIS PLAT (DATED 07/25/15) IS A PORTION OF THE PROPERTY WHICH WAS ACQUIRED BY HOPETREE PROPERTY HOLDINGS, L.L.C. BY DEED RECORDED IN INSTRUMENT NO. 2010080089, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY, VIRGINIA, SAID DEED BEING THE LAST INSTRUMENT BY WHICH SAID OWNERS ACQUIRED THEIR INTEREST IN THE SUBJECT PROPERTY.

RALPH O. CLEMENTS, L.S. LIC. #10438
SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF BEDFORD COUNTY, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN MET.

RALPH O. CLEMENTS, L.S. LIC. #10438
 DATE _____



VICINITY MAP:
 SCALE: 1"=2,000'

PRIVATE ACCESS EASEMENT NOTE:
 THE PROPOSED PRIVATE ACCESS EASEMENT SHOWN HEREON DOES NOT MEET STATE STANDARDS, IS NOT INTENDED FOR INCLUSION IN THE STATE OF VIRGINIA, AND WILL NOT BE CONSTRUCTED, MAINTAINED, OR ALLOCATED ANY FUNDS FOR ANY PURPOSES BY EITHER THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR BEDFORD COUNTY. THE MAINTENANCE OF THE PRIVATE ACCESS EASEMENT SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PRIVATE LANDOWNERS WHOSE LOTS ARE SERVED BY SAID PRIVATE ACCESS EASEMENT.

- NOTES:**
1. THIS PLAT WAS PREPARED FOR: HOPETREE PROPERTY HOLDINGS, L.L.C., CURRENT OWNER & LEGAL REPRESENTATIVE.
 2. TAX PARCEL NO. 69-1-D, WEST N.W. 1/4, PARCELS 25B, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT ENURE AS SUCH. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
 4. THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY, USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD. A CAPPED ROD IS SET AT ALL NEW CORNERS UNLESS OTHERWISE SHOWN HEREON.
 5. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FEMA DESIGNATED 100-YEAR FLOOD HAZARD ZONE. THE SUBJECT PROPERTY LIES WITHIN "UNSHADOWED ZONE X - OTHER AREAS", AS DEFINED BY FEMA & AS SHOWN ON FEMA MAP NO. 51083C0410D, EFFECTIVE DATE OF SEPTEMBER 29, 2010. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
 6. THE DRAINFIELD TOPOGRAPHY, AS DEPICTED HEREON, IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED BY GAY AND NEEL, INC. ON 06/23/17.
 7. THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECTION AND RESPONSIBLE CHARGE OF RALPH O. CLEMENTS, L.S. LIC. #10438. FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION AND THAT THIS PLAT, MAP OR DIGITAL GEOGRAPHIC DATA USING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED. ELEVATIONS AS SHOWN HEREON, ARE BASED ON NAVD 83 VERTICAL DATUM, HORIZONTAL DATUM, AS SHOWN HEREON, IS BASED ON GRID NORTH, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(VA0801), EPOCH 2010.00. HORIZONTAL AND VERTICAL UNITS OF MEASUREMENT UTILIZED IS U.S. SURVEY FOOT. CONTOUR INTERVAL=2 FT.
 8. NO KNOWN IDENTIFICATIONS OF GRAVES, OBMENTS, OR STRUCTURES WARDING A PLACE OF HUMAN BURIAL WERE OBSERVED ON THE SUBJECT PROPERTY DURING THE COURSE OF THIS SURVEY.
 9. THE SUBJECT PROPERTY IS ZONED: BEDFORD COUNTY "AP" - AGRICULTURAL/RURAL PRESERVE DISTRICT.
 10. SUBTRACT REQUIREMENTS PER BEDFORD COUNTY:
 FRONT=35'; REAR=25'; SIDE=10';
 REAR BUILDING LINE, BEAR - 3';
 SIDE - 3' IF IN FRONT OF REAR BUILDING LINE OF PRINCIPAL STRUCTURE OR 3' - WHEN PLACED BEHIND THE REAR BUILDING LINE, BEAR - 3'.
 SETBACKS ARE NOT SHOWN FOR CLARITY PURPOSES. GAY AND NEEL, INC. AND THE SURVEYOR WHO'S NAME AND ADDRESS ARE REFERRED HERETO, DOES NOT WARRANT SETBACKS AND ASSUMES NO LIABILITY FOR THE SETBACK INFORMATION SHOWN HEREON. CONSULT THE BEDFORD COUNTY PLANNING DEPARTMENT AND/OR BUILDING INSPECTOR PRIOR TO OBTAINING ANY BUILDING OR CONSTRUCTION PERMITS.
 ACCESS RIGHT-OF-WAY GRANTED TO ACCOMMODATE QUARRIES CORPORATION BY CALLE E. HOGAN & ROY W. HOGAN IN D.B. 259 PG. 313 (PARAGRAPHS 2) AS SHOWN ON PLAT IN D.B. 259 PG. 313. ROCKYDALE QUARRIES CORPORATION OUTLINED ITS RIGHTS TO THIS ROAD TO THE VIRGINIA ADVISEES BY DEED DATED MAY 12, 1970, IN D.B. 361 PG. 80.
 BUILDINGS, ROADS, STREAMS AND POND ARE GRAPHICALLY SHOWN AND HAVE NOT BEEN FIELD SURVEYED THIS DATE.
 LOTS 1, 2 AND 3 TO BE SERVED BY INDIVIDUAL ON-SITE WASTE TREATMENT SYSTEMS. LOT 4 IS SERVED BY EXISTING TREATMENT SYSTEM. LOTS 5 AND 6 ARE CONSIDERED AN "AGRICULTURAL SUBDIVISION AS DEFINED IN THE SUBDIVISION ACT AND LOCAL ORDINANCES". VDOT APPROVED ON-SITE TREATMENT SYSTEMS SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR LOTS 5 AND 6.
 THE DWELLINGS ON LOT 1 AND LOT 3 ARE CURRENTLY USING A TREATMENT PLANT AND DRAIN FIELD THAT ARE LOCATED OFF OF THEIR RESPECTIVE LOTS.
 IN RE REQUIREMENTS BEDFORD COUNTY SUBDIVISION ORDINANCE ONLY TWO (2) LOTS SHALL HAVE RIGHT TO USE THE "40' RIGHT-OF-WAY OF 'APPLE BUTTER LANE". THESE TWO LOTS ARE DESIGNATED LOTS 3 AND 4 HEREON.

OWNER'S STATEMENT:
 THE PLATING OR DIVISION OF THE FOLLOWING DESCRIBED LAND THAT OF MINOR SUBDIVISION OF TAX PARCEL 69-1-D SITUATED AT THE TERMINUS OF CAMP JAYCEE ROAD, VA. SECONDARY RTE. 697 BEING THE PROPERTY OWNED BY HOPETREE PROPERTY HOLDINGS, L.L.C. IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY, AND THAT THE DECISION OF THE 40' WIDE ACCESS/EASEMENT, AS SHOWN HEREON, IS HEREBY MADE.

FOR: HOPETREE PROPERTY HOLDINGS, L.L.C.
 MANAGING MEMBER _____ DATE _____

NOTARY'S STATEMENT:
 FOR A PERSON WHO IS SIGNING ON BEHALF OF A CORPORATION:
 STATE OF: _____ DATE _____
 CITY / COUNTY OF: _____
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ OF _____ BY _____
 OF _____
 MY COMMISSION EXPIRES: _____ REGISTRATION NO. _____

CLERK'S ATTESTATION:
 VIRGINIA, IN THE OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY
 DAY OF _____ 20____ THE FOREGOING INSTRUMENT WAS
 THIS DAY PRESENTED IN SAID OFFICE AND WITH CERTIFICATE AMERGED ADMITTED
 TO RECORD AT _____ O'CLOCK _____ M.
 TESTE:
 CARRY C. HOGAN, CLERK
 BY: _____ DEPUTY CLERK

V.D.H. SUBDIVISION APPROVAL STATEMENT:
 THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ON-SITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-600-10 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 § 32-1-461.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SANI-EVALUATIONS AND DECISIONS FROM AN APPROVED ON-SITE SANI-EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONJUNCTION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE HEALTH 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 WILLIAM H. EVANS, IV, ASSESSOR FIELD TELEPHONE NO. 1-540-381-0358. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO § 30A OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEMS CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ON-SITE 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 ON-SITE SEWAGE SYSTEMS.

THE PROPOSED DRAIN FIELD ON LOT 1, THE PROPOSED MAIN DRAIN FIELD ON LOT 2, AND THE PROPOSED MAIN AND RESERVE DRAIN FIELDS ON LOT 3 ARE DESIGNED FOR TL-2 PRE-TREATMENT INTO SHALLOW PLACED ABSORPTION TRENCHES. THE PROPOSED RESERVE DRAIN FIELD ON LOT 2 IS DESIGNED FOR TL-2 PRE-TREATMENT INTO Drip IRRIGATION.

PROPOSED WELLS ON LOT 2 AND LOT 3 SHALL BE THE CLASS "3B".

VIRGINIA DEPARTMENT OF HEALTH OFFICIAL _____ DATE _____

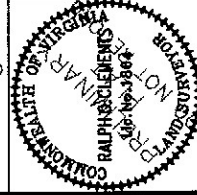
Drainfield Location Information (Tracts 1-3)
Note: Tract (Lot) 3 is not part of the Auction



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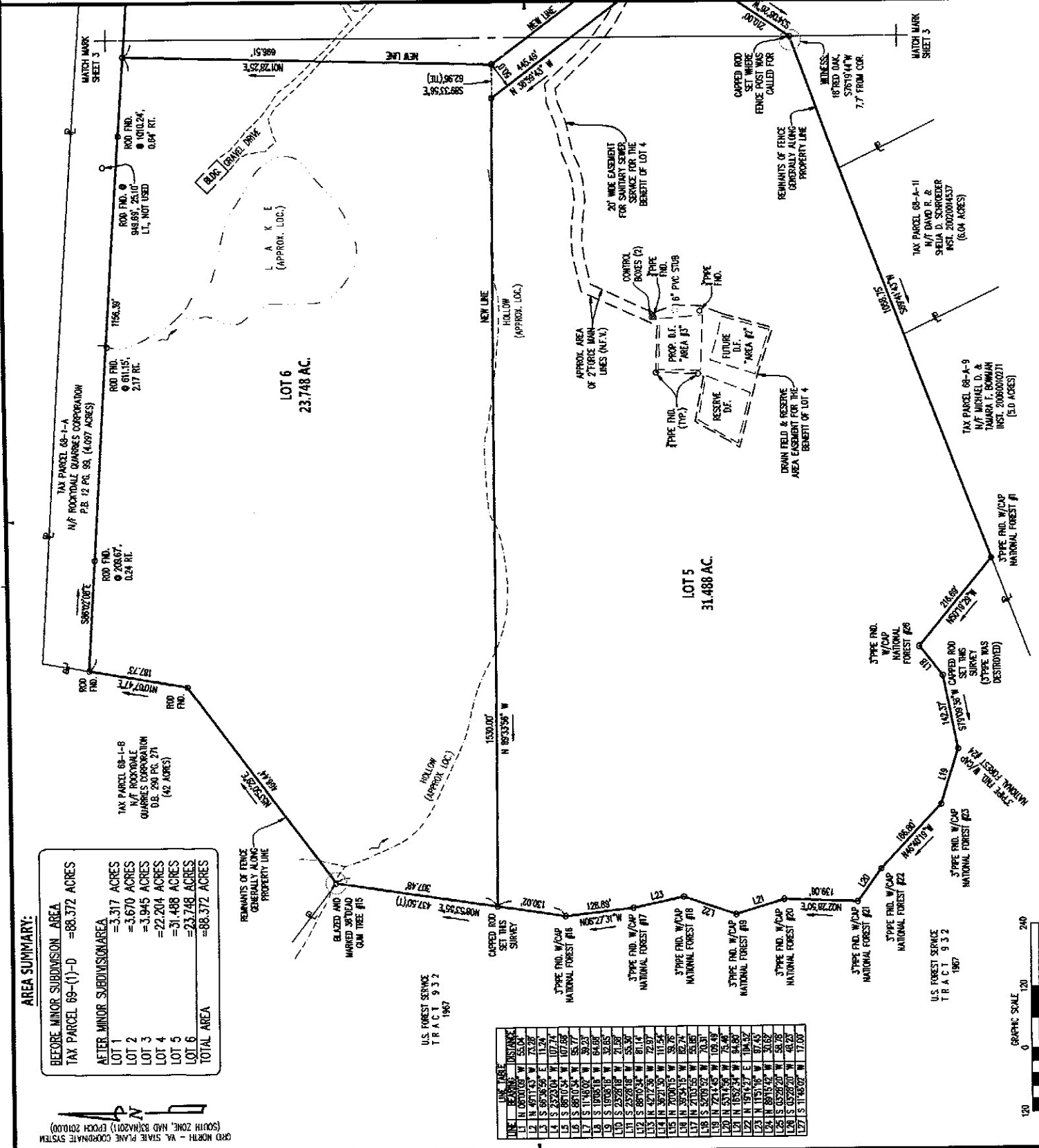
Situated At The Terminus of
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Blue Ridge Magisterial District
Bedford County, Virginia



DATE	27/3/00	09/23/17
BY	27/3/00	09/23/17
PROJECT	27/3/00	09/23/17
NO.	27/3/00	09/23/17
SCALE	27/3/00	09/23/17
DATE	27/3/00	09/23/17
BY	27/3/00	09/23/17
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ENGINEERING & LAND PLANNING & SURVEYING

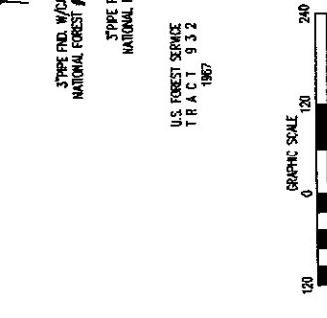
Plat of Minor Subdivision of
Tax Parcel 69-1-D



AREA SUMMARY:

BEFORE MINOR SUBDIVISION AREA	TAX PARCEL 69-(1)-D	= 88.372 ACRES
AFTER MINOR SUBDIVISION AREA	LOT 1	= 3.317 ACRES
	LOT 2	= 3.670 ACRES
	LOT 3	= 3.945 ACRES
	LOT 4	= 22.204 ACRES
	LOT 5	= 31.488 ACRES
	LOT 6	= 23.748 ACRES
TOTAL AREA		= 88.372 ACRES

LINE	BEARING	DISTANCE
L1	N 07°10'00" W	50.00
L2	N 89°11'45" W	17.00
L3	S 89°28'30" W	17.00
L4	S 22°02'34" W	107.74
L5	S 88°10'34" W	107.69
L6	S 88°10'34" W	55.77
L7	N 11°49'00" W	39.21
L8	N 11°49'00" W	64.68
L9	S 10°08'18" W	50.85
L10	S 25°28'00" W	21.88
L11	S 25°28'00" W	55.50
L12	S 88°10'34" W	81.14
L13	N 42°17'36" W	22.87
L14	N 36°01'30" W	111.54
L15	N 70°00'15" W	39.76
L16	N 35°24'15" W	82.74
L17	N 21°03'55" W	53.80
L18	S 20°09'07" W	70.31
L19	N 72°14'45" W	109.49
L20	N 53°14'30" W	75.46
L21	N 16°57'54" W	64.80
L22	N 19°14'27" E	104.52
L23	N 15°15'16" W	97.45
L24	N 89°15'42" W	20.62
L25	S 05°29'20" W	59.78
L26	S 05°29'20" W	49.25
L27	S 11°45'02" W	17.00



Drainfield Location Information (Tracts 1-3)
Note: Tract (Lot) 3 is not part of the Auction

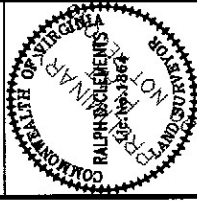


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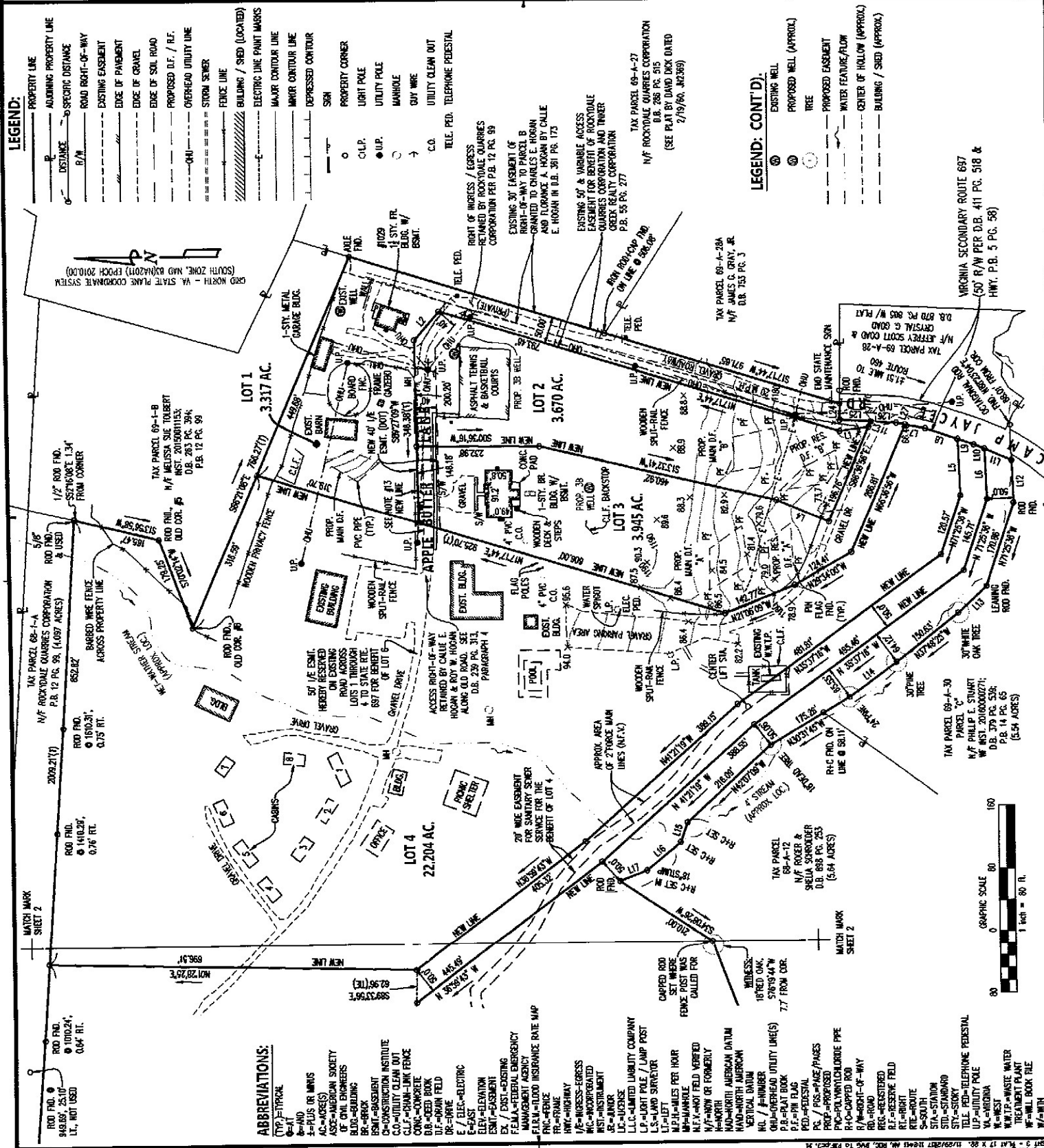
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DATE	2773.D	06/23/17
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SCALE	AS SHOWN	
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