

Department of Planning & Community Development



Franklin County Planning Commission Agenda August 11, 2020

I. Call to Order

- A. Welcome to new member

II. Roll Call

III. Consent Agenda

- A) Approval of Minutes from July 14, 2020 meeting

IV. New Business:

- A. Resolution of Appreciation- Earl Webb

V. Public Hearings:

- A. **APPLICATION for SPECIAL USE PERMIT-** Application of Deborah MacDonald, Applicant, and Richard DeForest, Owner, requesting a special use permit, with possible conditions, to allow for the short term tourist rental of a dwelling on a property that is approximately 12.04 acres, currently zoned A-1, Agricultural, and located at 450 Holyfield Lane in the Gills Creek District of Franklin County and further identified by Franklin County Real Estate Records as Tax Map/Parcel # 0330003609. Short term tourist rental of a dwelling is a permitted use by issuance of a special use permit by the Franklin County Board of Supervisors. The property has a future land use designation of low density residential (Case # 07-20-16626).

- 1) Staff Presentation (Steven Sandy)
- 2) Applicant Presentation
- 3) Public Comment

VI. Citizen Comment

VII. Old Business:

- a. Short Term Rentals

VIII. Adjourn

**** The Planning Commission's next site visits are scheduled for September 9, 2020

Department of Planning & Community Development



A meeting of the Franklin County Planning Commission was held on July 14, 2020 in the Board of Supervisors meeting room located in the Franklin County Government Center.

THOSE PRESENT:

Sherrie Mitchell- Snow Creek District
Jim Colby- Gills Creek District
Angie McGhee- Boone District
Debbie Crawford- Union Hall District
David Clements- Rocky Mount District
C.W. Doss, Jr.- Blue Ridge District

THOSE ABSENT:

David Pendleton- Blackwater District

OTHERS PRESENT:

Steven Sandy- Director of Planning & Community Development
Lisa Cooper- Principal Planner
Hannah Powell- Clerk

The meeting was called to order by Steven Sandy at 6:00 p.m. The first order of business was the roll call. The next order of business was the election of a Chairman and Vice-Chairman.

Mrs. McGhee made a motion to nominate Mrs. Mitchell. Mrs. Crawford seconded the motion. The motion was approved. Voting on the motion was as follows:

AYES: Doss, Crawford, McGhee, Clements, Mitchell, Colby
NAYES: None
ABSENT: Pendleton
ABSTAIN: None

Mr. Clements made a motion to nominate Mrs. Crawford for Vice-Chairman. Mr. Doss seconded the motion. The motion was approved. Voting on the motion was as follows:

AYES: Doss, Crawford, McGhee, Clements, Mitchell, Colby
NAYES: None
ABSENT: Pendleton
ABSTAIN: None

Chairwoman Mitchell introduced the next item on the agenda and asked for the staff report.

APPLICATION for SPECIAL USE PERMIT – Application of George I. Vogel, III, Applicant, and Westlake Pointe Property Owners Association, Inc., Owners, requesting a Special Use Permit with possible conditions, to allow for a boat storage yard on an approximate 12.00 acre property, currently zoned RPD, Residential Planned Unit Development District, located on Morewood Road in the Gills Creek District of Franklin County and further identified by Franklin County Real Estate Records as Tax Map/Parcel # 0150003309. Boat storage yards are a permitted use by Special Use Permit in RPD, Residential Planned Unit Development, zoning districts. The property is located in the Westlake Hales Ford Designated Growth Area with a future land use designation of Suburban Residential two (2) units per acre.

Mr. Sandy began by explaining that the requested Special Use Permit is to bring the property into conformance with the County Code. The property owners have been allowing boats, trailers, and recreational vehicles to be stored on the property. After receiving a complaint about the storage yard, the property owners were contacted by County staff and informed that a boat storage yard in RPD Districts require a special use permit issued by the Board of

Supervisors. Since applying for a special use permit, the property owners have initiated a clean up of the property by removing several boats, trailers, and a recreational vehicle.

Mr. Sandy went on to say that the requested special use permit for this particular property would be consistent with the policies of the suburban residential and intent of the comprehensive plan. This special use permit would not be substantial detrimental to the surrounding properties or community as long as the property is protected with conditions as suggested below. He added that Public Safety will need to ensure their ability to ingress and egress the property in the event of a fire as well as the property owner's ability to contain and prevent leakage of any hazardous waste materials.

Mr. Sandy concluded that staff recommends that the Planning Commission consider and approve the Special Use Permit for a "Boat Storage Yard" with the following five (5) conditions:

1. Usage of the property shall be limited to 1.5 acres of the total 12 acre property and for use by only the Westlake Pointe Home Owners Association. Expansion will require the issuance of a new special use permit by the Board of Supervisors.
2. Storage on the property shall be limited to only boats, personal watercraft, and trailers and all boats/personal watercraft/trailers stored on the property are to be in operable condition.
3. No storage shall be allowed within yards or setback areas required by the Zoning Ordinance.
4. Storage area shall be fenced along Morewood Road and gated. Access shall be provided to Franklin County Public Safety. Storage area shall be screened from Morewood Road by a single row of Southern Wax Myrtle trees that are 4-6 feet tall at time of planting and spaced 10 feet apart.
5. A minor site plan of the boat storage yard must be submitted to Franklin County Zoning Administrator for review and approval within sixty (60) days of approval of the special use permit.

Mr. Sandy offered to answer any questions.

Mr. Colby asked about the delineation of the 1.5 acres being the only portion being used for the boat storage.

Mr. Sandy answered that condition #1 was meant to keep the boat storage to only 1.5 acres of the property.

Mrs. Crawford asked if building boat storage units in the future would be allowed.

Mr. Sandy answered that another special use permit would need to be issued for that use.

Mr. Doss asked if the storage was meant only for the homeowners' association or if the general public could use it.

Mr. Sandy answered that it was only for the members of the homeowners' association.

Chairwoman Mitchell asked if there were any more questions for staff; there was not. Chairwoman Mitchell then asked to hear from the applicant.

George I. Vogel, III, representative of the applicant, began by saying that that the homeowner's association had been very responsive to the complaint received by the County. He went on to say that he was sure the applicants would be fine with a condition allowing only members of the homeowner's association to use the boat storage area. The applicants do not foresee any expansion of the boat storage area.

Mr. Vogel stated that they did have two requests regarding the conditions recommended by staff. He asked that the green giant arborvitae trees be substituted by the southern wax myrtle tree due to existing vegetation.

Mr. Vogel continued by saying that the property is currently fenced along the road and the remaining three sides of the property are heavily wooded and do not need a fence. The applicants asked that the fencing condition be limited to along Morewood Road in its current location.

Mr. Vogel concluded by asking that the special use permit be granted. He offered to answer any questions.

Mrs. Crawford asked how tall the southern wax myrtle trees would get.

Mr. Vogel answered about the height of a dogwood tree but fuller. He added they are also evergreen.

Chairwoman Mitchell asked if anyone had questions for Mr. Vogel; No one did. Chairwoman Mitchell then opened the public hearing and asked if there was anyone present that would like to speak.

Mr. Dewirt stated that he was an adjoining property only and just wanted to make sure that his property was protected.

Chairwoman Mitchell then closed the public hearing and the members had discussion among themselves.

Mr. Colby made a motion to approve, stating that he found that he find that such use will not be of substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purpose and intent of the County Code with the uses permitted by right in the zoning district, and with the public health, safety and general welfare to the community. Therefore, I move to recommend approval of the petitioner's request for a Special Use Permit for a "Boat Storage Yard" in accordance with Sec. 25-295 of the Zoning Ordinance, with the conditions as recommended in the staff memorandum.

Mr. Doss seconded the motion. The motion to approve was approved. Voting on the motion was as follows:

AYES: Doss, McGhee, Clements, Colby, Crawford, Mitchell
NAYES: None
ABSENT: Pendleton
ABSTAIN: None

Chairwoman Mitchell said the next item on the agenda was citizen comment and asked if there was anyone present that would like to speak on any topic; there was not.

Chairwoman Mitchell announced the next item on the agenda as a work session on short term rentals and asked to hear from staff.

Mr. Sandy began by explaining that citizens have asked that the County consider additional regulations concerning short-term rental. The Board of Supervisors considered the proposals at their June meeting. Requested Planning Commission to consider possible lot size and setbacks for short term rentals. The Planning Commission is to discuss possible additional zoning regulations and send recommendations to the Board of Supervisors. If the Board accepts the proposals, this process will require a public hearing before both the Planning Commission and Board of Supervisors before additional zoning regulations can become effective.

Mr. Sandy added that the potential setback requirements are to create a minimum distance between structures (e.g., 200 feet) and a minimum lot size (e.g. 1 acre).

The members of the Planning Commission along with Mr. Sandy discussed their thoughts and ideas on the proposed regulations. The Planning Commission agreed to hold another work session the following month when all of the members would be present.

With no other business, the meeting was adjourned at 7:40 p.m.

_____, Clerk
Franklin County Planning Commission

Date

MEMORANDUM
Case # SPEC-07-20-16626



To: Franklin County Planning Commission
From: Steven M. Sandy, Planning Director
Date: July 27, 2020
Tax #s: 0330003609
District: Gills Creek District
Applicant: Deborah MacDonald
Owners: Richard DeForest

REQUEST:

APPLICATION for SPECIAL USE PERMIT- Application of Deborah MacDonald, Applicant, and Richard DeForest, Owner, requesting a special use permit, with possible conditions, to allow for the short term tourist rental of a dwelling on a property that is approximately 12.04 acres, currently zoned A-1, Agricultural, and located at 450 Holyfield Lane in the Gills Creek District of Franklin County and further identified by Franklin County Real Estate Records as Tax Map/Parcel # 0330003609. Short term tourist rental of a dwelling is a permitted use by issuance of a special use permit by the Franklin County Board of Supervisors. The property has a future land use designation of low density residential.

RECOMMENDATION:

The Planning Commission recommends that the Board of Supervisors approve the request for a Special Use Permit to allow for the short term tourist rental of a dwelling with the following four (4) conditions:

- 1. This special use permit authorizing the short term rental dwelling on tax parcel # 0330003609 shall only apply to the existing dwelling on the property. No future dwelling on the property shall be used for short term rental unless this special use permit shall be revised by the Board of Supervisors after review and recommendation of the Planning Commission.*
- 2. The owner shall always comply with the supplementary regulations for short term rentals found in Section 25-138 of the Franklin County Code*
- 3. The County Building Official and Fire Marshall shall inspect the proposed short term rental use within 30 days of the approval of the special use permit for the short term rental. No short term rental of the property shall be authorized until these inspections take place, and the property is found to be compliant with the applicable county building and fire codes.*
- 4. Prior to using the property as a short term rental use, the property owner shall provide documentation from the Virginia Department of Health and Franklin County Building Official that the home and septic system is approved for a four bedroom home.*



BACKGROUND:

The applicant requests a Special Use Permit to allow for the “Short Term Tourist Rental of a Dwelling” on an approximate 12.04 acre property located at 450 Holyfield Lane in the Gills Creek District, currently zoned A-1, Agricultural District. The property is currently used for residential purposes and is for sale by the owner. The sale of the property is not contingent on the applicant’s request for a special use permit being granted.

The property has a substantial amount of acreage which includes a pond, lake access, and a pool. The residence is made up of four (4) bedrooms, four and a half (4.5) bathrooms, full basement, an attached and detached garage, and sits back off the road in a private setting.

The applicant currently resides in Blacksburg, Virginia and intends to purchase the property as a second home. The granting of the special use permit would allow the applicant to rent out the home when it is not being used by their family. The applicant will be close enough to address and resolve any issues or problems that could arise while being rented. The applicant also has experience in the operation of short term rentals as they have other rental properties in Blacksburg and Hawaii. The applicant will be personally managing the rental reservations and will ensure that each guest is vetted and informed of all rules and regulations that must be followed.

In order to allow for the “Short Term Tourist Rental of a Dwelling” a Special Use Permit is required to be issued by the Board of Supervisors under Section 25-179 of the County Code.

The application was advertised, site posted, and notifications sent to all adjacent property owners. As of the date of this report, staff has received no inquiries about the property. Additional comments and concerns may be raised as a result of the public hearings.

SITE STATISTICS:

- Location:* 450 Holyfield Lane, Gills Creek District
- Size:* 12.04 acres
- Existing Land Use:* Residential
- Adjoining Zoning:* A-1, Agricultural District
R-1, Residential Suburban Subdivision District
- Adjoining Land Uses:* Residential
- Adj. Future Land Uses:* Low Density Residential

COMPREHENSIVE PLAN:

The Future Land Use designates the property located at 450 Holyfield Lane as Low Density Residential according to the 2007 Franklin County Comprehensive Plan adopted by the Board of Supervisors in May of 2007. The property requesting the special use permit for short-term rentals is located on 12.04 acres of land at the end of a private road and is heavily wooded at the back of the property with the house, garage, and pool located in the middle of the lot. The home is



located at the back of a cove on Smith Mountain Lake with minimal lake access and no dock. The other residences of the area are located a distance away from this property with the closest property being approximately 810 feet away, and most of the land surrounding the property is vacant at this time. Due to the size of the lot, dwelling unit, and other structures being located in the center of the lot this short term rental is not expected to adversely impact surrounding properties. The comprehensive plan states as an objective to promote and expand the tourism industry within Franklin County with a strategy to encourage development of infrastructure that supports tourism like lodging, restaurants, etc. The comprehensive plan would support the special use permit for this property to be used as a short term rental dwelling unit with conditions staff is requesting.

Please find below the description of Low Density Residential and the policies for this future land use category:

LOW DENSITY RESIDENTIAL

Low Density Residential Areas are intended to allow gross densities of one to two dwelling units per acre and minimum lot sizes of 20,000 - 30,000 square feet in general proximity to residential support services such as schools, playgrounds, and churches. These areas should either be located in or near existing Towns, Villages, or Rural Neighborhood Centers. It is envisioned that public water and/or sewer will someday serve these areas, meeting all local and state standards and requirements. They should be served by new public roads built by the developer to State standards and dedicated to the State. Recreational facilities and other amenities should be provided. While low density residential areas are typically comprised of traditional neighborhood developments they may also include manufactured housing, free standing townhomes, patio homes and other similar building types.

POLICIES FOR LOW DENSITY RESIDENTIAL

1. All roads should be built to state standards and offered by the developer for inclusion in the state system for maintenance.
2. Lots in new subdivisions abutting County arterial or major collector roads should be provided access onto service or interior roads so as to prevent the stacking of driveways.
3. On site centralized treatment plants to provide public sewer for each subdivision should be encouraged.
4. The density of all new subdivisions to be served by wells and/or septic systems should be determined by the long term carrying capacity of the land. All new lots should have adequate reserve areas in the event of septic system failures.
5. Centralized water systems should be required to provide water to all new subdivisions.
6. All new subdivisions located in prime farmland areas should include adequate buffers to separate residential uses from agricultural operations.
7. Encourage interconnection of residential and commercial developments in order to lessen the traffic loads on arterial roads and provide pedestrian and bicycle linkages.
8. Streets within subdivisions shall be designed to provide interconnections to adjacent vacant land for future subdivision access and circulation.



ZONING ORDINANCE:

Special Uses for the A-1 District are set forth in Sec. 25-179. The requested use is referenced as “Short Term Tourist Rental of a Dwelling”.

Sec. 25-638 of the Zoning Ordinance sets forth the County’s authority to issue special use permits for certain uses. The ordinance states that, in order to issue a special use permit, the Board of Supervisors must find that *“such use will not be of substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purpose and intent of this chapter, with the uses permitted by-right in the zoning district, with additional regulations provided in sections 25-111 through 25-137, supplemental regulations, and amendments, of this chapter, and with the public health, safety, and general welfare.”*

Sec. 25-640 of the Zoning Ordinance sets forth the County’s authority to impose conditions for the issuance of special use permits. The ordinance states that the Board of Supervisors *“may impose upon any such permit such conditions relating to the use for which such permit is granted as it may deem necessary in the public interest...”* Conditions associated with a special use permit must be related to the particular land use which required the permit, and must be related to some impact generated by or associated with such land use.

Sec. 25-641 of the Zoning Ordinance states that a special use permit shall expire eighteen (18) months from the date of issuance if *“no commencement of use, structure or activity has taken place.”* The ordinance states that “commencement” shall consist of “extensive obligations or substantial expenditures in relation to the project,” including engineering, architectural design, land clearing, and/or construction.

ANALYSIS:

In accordance with Section 25-638 of the Zoning Ordinance, the proposed special use permit is being evaluated to determine if these uses will be substantial detriment to adjacent properties, whether the character of the zoning district will be changed thereby, and that such uses will be in harmony with the purpose and intent of this chapter, with the uses permitted by-right in the zoning district, with additional regulations provided in sections 25-111 through 25-137, supplemental regulations, and amendments, of this chapter, and with the public health, safety, and general welfare. Review of the proposed use does identify potential impacts in the following areas to be addressed:

TRANSPORTATION:

The existing entrance to the property is located on Holyfield Lane which is a private road that is not maintained by VDOT. VDOT has reviewed this request and had no comments given the location of property. Traffic is expected to be light from this proposed use.

WATER AND SEWER:

Water is provided to the property by a private well and sewage is managed by a septic system. Real estate records show this house as a three (3) bedroom, however, there is apparently a two (2)



bedroom system currently serving the home. Contingent on the sale of the property, the owner has agreed to expand the existing two (2) bedroom septic system to a four (4) bedroom septic system as required for a four (4) bedroom house. The permits have already been approved and the work is scheduled for August 3, 2020, per the applicant. (See attached documentation). Prior to using the house as a short term rental use, the applicant must provide the County with a report that certifies that the system has been expanded, is functioning properly, and can meet the demands of a four (4) bedroom home. In addition, the owner must obtain a building permit for an alteration and obtain a new certificate of occupancy.

EROSION AND SEDIMENT CONTROL AND STORM WATER MANAGEMENT

The proposed use of the property will not require review and approval under the erosion and sediment control and storm water management regulations. Any additional disturbance of soil may require permitting (See attached email from Ronald Wilson, Development Review Coordinator)

PUBLIC SAFETY

Franklin County Public Safety and the Fire Marshal have reviewed this request and have no concerns provided upon approval of the requested SUP, the Building Official's office and the Fire Marshal will inspect the structure proposed for short term rental use to ensure that the structure complies with building and fire code requirements for short term rental use (See attached emails from William Ferguson, Director of Public Safety and Jay Mason, Fire Marshal).

The Virginia Department of Health has reviewed the request and will require the applicant to supply additional information to VDH and/or the County regarding the location of the drainfield on the property (See attached email from Brent Williams, Environmental Health Supervisor).

NOISE

Staff anticipates minimal noise impacts related to this site due to the location of the home and proximity to other residences.

RECOMMENDATION

Staff recommends that the Planning Commission consider and approve the Special Use Permit to allow for the short term tourist rental of a dwelling with the following four (4) conditions:

1. This special use permit authorizing the short term rental dwelling on tax parcel # 0330003609 shall only apply to the existing dwelling on the property. No future dwelling on the property shall be used for short term rental unless this special use permit shall be revised by the Board of Supervisors after review and recommendation of the Planning Commission.
2. The owner shall always comply with the supplementary regulations for short term rentals found in Section 25-138 of the Franklin County Code



3. The County Building Official and Fire Marshall shall inspect the proposed short term rental use within 30 days of the approval of the special use permit for the short term rental. No short term rental of the property shall be authorized until these inspections take place, and the property is found to be compliant with the applicable county building and fire codes.
4. Prior to using the property as a short term rental use, the property owner shall provide documentation from the Virginia Department of Health and Franklin County Building Official that the home and septic system is approved for a four bedroom home.

SUGGESTED MOTIONS:

The following suggested motions are sample motions that may be used. They include language found in Section 15.2-2283, Purpose of zoning ordinances of the Code of Virginia of 1950, as amended.

- 1) (APPROVE) I find that such use will not be of substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purpose and intent of the County Code with the uses permitted by right in the zoning district, and with the public health, safety and general welfare to the community. Therefore, I move to recommend approval of the applicant's request for a Special Use Permit to allow for the short term tourist rental of a dwelling in accordance with Sec. 25-179 of the Zoning Ordinance, with the conditions as recommended in the staff memorandum.

OR

- 2) (DENY) I find that such use will be of substantial detriment to adjacent property, that the character of the zoning district will be changed thereby, and that such use will not be in harmony with the purpose and intent of the County Code with the uses permitted by right in the zoning district, and with the public health, safety and general welfare to the community. Therefore, I move to recommend to deny the request for the Special Use Permit.

OR

- 3) (DELAY ACTION) I find that the required information for the submitted petition is incomplete. Therefore I move to delay action until all necessary materials are submitted to the Planning Commission.



Franklin County

1255 Franklin Street, Suite 103
Rocky Mount, VA 24151
Phone: (540)483-3047 Fax: (540)483-6665

Permit

Permit NO. **ZONE-07-2020-58438**

Permit Type: Zoning Form
Work Classification: <None>
Permit Status: Applied For

Issue Date: Not Issued

Expiration:

Owner Information RICHARD DEFOREST	Address 450 HOLYFIELD LANE MONETA, VA 24121	Phone	Cell
Project Address 450 HOLYFIELD LN MONETA, VA 24121	Zoning A1	Parcel Number 0330003609	Applicant RICHARD DEFOREST
	District Gills Creek	Lot/Tract/Section # RT 616	Subdivision

Directions:			
Mechanics Lien Agent	Address	Phone	Fax

Type of Construction	Use Group	Code	Year
Req. Setback Front	Req. Setback Rear	Req. Setback Right	Prop. Setback Left

Description of Work: SEPTIC FOR 4 BEDROOM SINGLE FAMILY DWELLING (upgrading 2 bedroom to 4 bedroom)

Valuation: \$ 0.00
Total Sq Feet: 0

Inspection Requests:
(540) 483-3047

Available Inspections:	Inspection Type: I/R
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Commonwealth of Virginia

Application for: Sewage System Water Supply

Owner Richard DeForest
Mailing Address 450 Holyfield Lane
Moneta, Va. 24121
Agent Christopher S. Frith
Mailing Address 2767 Wagon Trail Road
Ridgeway, VA. 24148
Site Address 450 Holyfield Lane
Moneta, VA. 24121

VDH Use only
Health Department ID# _____
Due Date _____

Phone (540) 537-5770
Phone _____
Fax _____
Phone (540) 597-0330
Phone _____
Fax _____
Email _____

Directions to Property: 40 East, L-122 North, R-Scruggs Road, R-Emmitt Ln., L-Holyfield Lane to the end
Subdivision N/A Section N/A Block N/A Lot Tract #7
Tax Map 0330003609 Other Property Identification _____ Dimension/Acreage of Property 12.04

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.

Certification Letter Construction Permit Voluntary Upgrade Repair Permit Minor Modification

Proposed Use:

Single Family Home (Number of Bedrooms 4) Multi-Family Dwelling (Total Number of Bedrooms _____)

Other (describe) _____

Basement? Yes No Walk-out Basement? Yes No Fixtures in Basement? Yes No

Conditional permit desired? Yes No If yes, which conditions do you want? _____

Reduced water flow Limited Occupancy Intermittent or seasonal use Temporary use not to exceed 1 year

Do you wish to apply for a betterment loan eligibility letter? Yes No *There is a \$50 fee for determination of eligibility.

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 If yes, will the old well be abandoned? Yes No

Will any buildings within 50' of the proposed well be termite treated? Yes No

Well Type (e.g. domestic use, agricultural, irrigation, etc.) Existing Supply

All Applicants

Is this property intended to serve as your (owners) principal place of residence? Yes No

All applications must be accompanied by private sector evaluations and designs, unless a petition for VDH services is approved. Is a Petition for Service form attached? Yes No

In order for VDH to process your application for a sewage system you must attach a plat of the property and a site sketch. For water supplies, a plat of the property is recommended and a site sketch is required. 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 sites must be clearly marked and the property sufficiently visible to see the topography. I give permission to the Virginia Department of Health 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 a private sector Onsite Soil Evaluator or Professional Engineer as necessary until the sewage disposal system and/or private water supply has been constructed and approved.


Signature of Owner/Agent

7-14-2020
Date

OSE/PE Report For:

- Construction Permit
 Repair Permit
 Voluntary Upgrade Permit
 Certification Letter
 Subdivision Approval

Property Location:
 911 Address: 450 Holyfield Lane City: Moneta
 Lot Tract 7 Section N/A Subdivision N/A
 GPIN or Tax Map # 0330003609 Health Dept ID # _____
 Latitude _____ Longitude _____

Applicant or Client Mailing Address:
 Name: Richard DeForest
 Street: 450 Holyfield Lane
 City: Moneta State VA. Zip Code 24121

Prepared by:
 OSE Name Christopher S. Frith, AOSE License # 1940001328
 Address 2767 Wagon Trail Road
 City Ridgeway State VA. Zip Code 24148
 PE Name _____ License # _____
 Address _____
 City _____ State _____ Zip Code _____

Date of Report 7-14-2020 Date of Revision #1 _____
 OSE/PE Job # _____ Date of Revision #2 _____

Contents/Index of this report (e.g., Site Evaluation Summary, Soil Profile Descriptions, Site Sketch, Abbreviated Design, etc.)

<u>APPLICATION</u>	<u>(4) Plant/Site Sketch</u>
<u>(1) OSE/PE Report</u>	<u>(5) System Specifications</u>
<u>(2) Site & Soil Summary</u>	<u>(6) Abbreviated Design</u>
<u>(3) Profile Descriptions</u>	<u>(7) Owner/Contractor Specifications</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 VACS-610), the Private Well Regulations (12 VACS-630), the Regulations for Alternative Onsite Sewage Systems (12VACS-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 potential for both conventional and alternative onsite sewage systems has been discussed with the owner/applicant.

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 be (select one) issued repair permit voluntary upgrade Denied

OSE/PE Signature  Date 7-14-2020

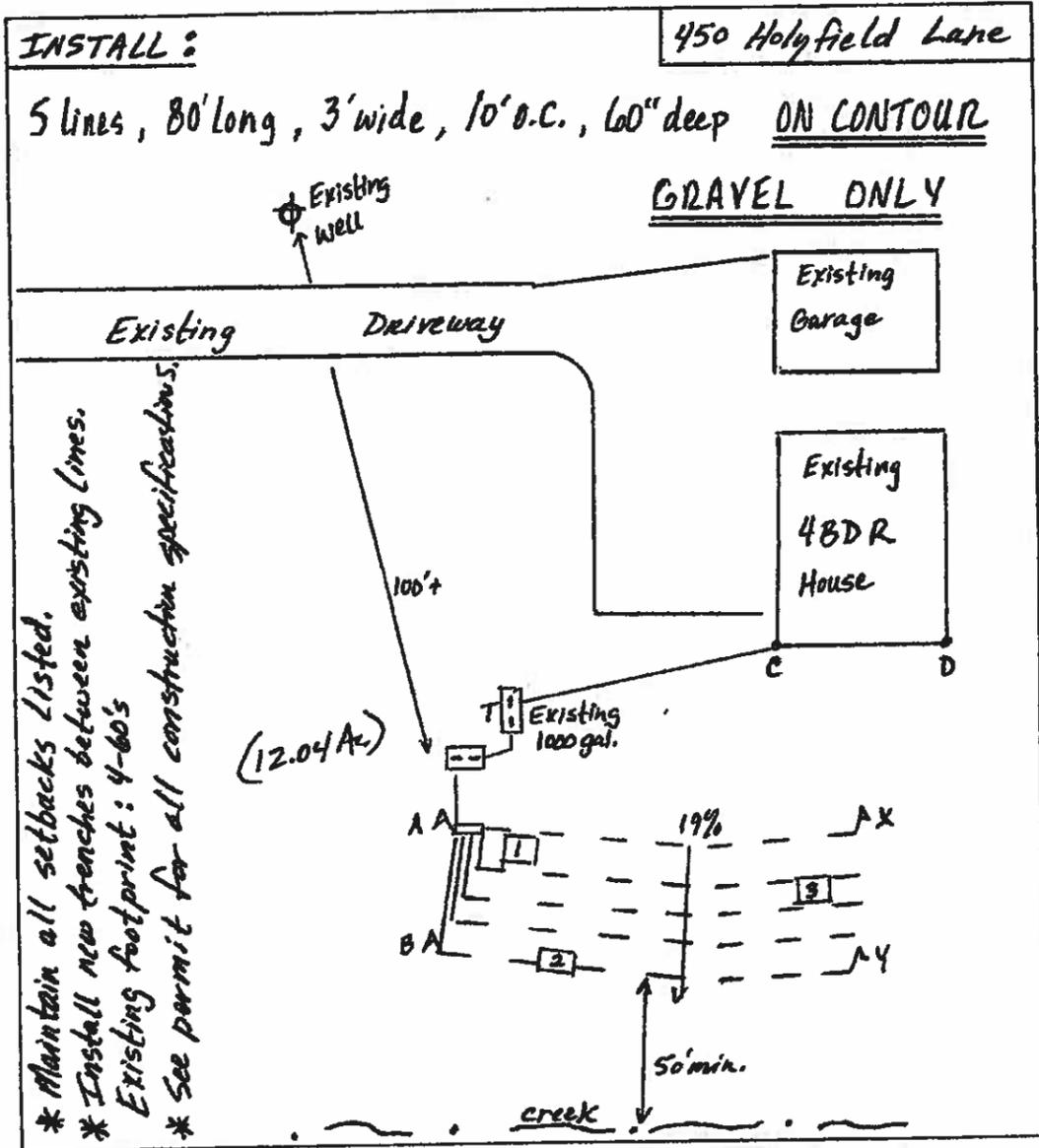
Site and Soil Evaluation Report

VDH Use Only
HDIN: _____

General Information	
Date: <u>7-14-2020</u>	Franklin County Health Department
Owner: <u>Richard DeForest</u>	Phone: <u>(540) 537-5770</u>
Owner Address: <u>450 Holyfield Lane Moneta, VA. 24121</u>	
Property Address: <u>450 Holyfield Lane Moneta, VA. 24121</u>	
Tax Map/GPIN #: <u>0330003609</u>	
Subdivision: <u>N/A</u>	Section: <u>N/A</u> Block: _____ Lot: <u>Tract 7</u>
Soil Information Summary	
1. Position in landscape satisfactory: <input type="checkbox"/> Yes <input type="checkbox"/> No Describe landscape position: <u>Sideslope</u>	
2. Slope: <u>19</u> %	
3. Depth to rock/impervious strata: Max. _____ in. Min. _____ in. <input checked="" type="checkbox"/> Not observed	
4. Free Water Present: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Range in inches: _____	
5. Depth to seasonal water table (gray mottling or gray color): _____ inches <input checked="" type="checkbox"/> Not observed	
6. Soil percolation rate estimated: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated rate: <u>35-40</u> min/in at <u>60</u> inches depth	
Texture Group: <input type="checkbox"/> I <input checked="" type="checkbox"/> II <input type="checkbox"/> III <input type="checkbox"/> IV	
7. Percolation test performed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide additional data on percolation test results.	
Name and title of evaluator: <u>Christopher S. Frith, AOSE #1940001328</u>	
Signature: 	
<input checked="" type="checkbox"/> Site approved: <u>Absorption trenches</u> (describe dispersal area, e.g. absorption trenches) dispersing <u>Primary</u> (proposed level of treatment at time of evaluation) to be placed at <u>60</u> (inches) depth at site designated on permit. Site provides a total of <u>1200</u> square feet of absorption area for primary and reserve (if applicable).	
<input type="checkbox"/> Site disapproved: Reasons for rejection (check all that apply)	
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 absorption area, and/or reserve area.	
6. <input type="checkbox"/> Proposed system too close to well.	
7. <input type="checkbox"/> Other (specify)	

Construction Drawings

Property ID: 0330003809



* Maintain all setbacks listed.
 * Install new trenches between existing lines.
 Existing footprint: 4-60's
 * See permit for all construction specifications.

- AT-
- AB-1
- AC-1
- AD-
- BC-1
- BD-
- CX-
- DX-
- CY-
- DY-

Schematic drawing of sewage disposal system and topographic features. Show the lot lines of the building lot and building site, sketch of property showing any topographic features which may impact on the design of the system, all existing and/or proposed structures including sewage disposal systems and wells within 200 feet of sewage disposal system and reserve area. The scale drawing of the sewage disposal system shall show sewer lines, pretreatment unit, pump station, conveyance system, and subsurface soil absorption system, reserve area, etc. When a nonpublic drinking water supply is to be located on the same lot, show all sources of pollution within 200 feet.

System Specifications

VDH Use Only
HDIN: _____

Application Information	
Name: <u>Richard DeForest</u>	Address: <u>450 Holyfield Lane</u>
Phone: <u>(540) 537-5770</u>	<u>Moneta, VA, 24121</u>
Location Information	
Tax Map/GPIN #: <u>033003909</u>	Property Address: <u>450 Holyfield Lane Moneta, VA, 24121</u>
Subdivision: <u>N/A</u>	Section: <u>N/A</u> Block: _____ Lot: <u>Tract 7</u>
Directions: _____	
General Information	
Property Type (e.g. residential): <u>residential</u>	Number of Bedrooms: <u>4</u>
Daily Flow: <u>600</u> gpd	Conditions: _____
Notes: _____	
Sewer Line	
Diameter: <u>4</u> in. Material: <u>Sch. 40 PVC</u> (or equivalent) Notes: _____	
Pretreatment Unit(s)	
Treatment Level: <u>Primary</u>	Septic Tank Capacity: <u>2000</u> gallons
Number of Septic Tanks <u>2</u>	Size of Septic Tank(s) <u>2000 -- (2) 1000's</u> gallons
Per the Sewage Handling and Disposal Regulations, check which option(s) chosen:	
<input checked="" type="checkbox"/> Septic tank with inspection port <input type="checkbox"/> Septic tank with effluent filter <input type="checkbox"/> Reduced maintenance septic tank	
Secondary treatment device(s), if applicable: _____	
Notes: <u>Existing 1000 gallon & new 1000 gallon</u>	
Conveyance Line	Distribution Method and Header Lines
Conveyance Method: <u>Gravity</u>	Distribution Method: <u>Distribution box</u>
If pumping, include pump specifications sheet.	No. of boxes: <u>1</u> No. of outlets: <u>10</u>
Material: <u>Sch. 40 PVC</u> Diameter: <u>3"</u>	Surge or splitter box required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Notes: <u>6" per 100' of fall on the line</u>	Header Line Material: <u>4" Sch. 40 or Corrugated 1500lb. crush</u>
Percolation Lines/Absorption Area	
Dispersal Method (e.g. laterals, pad, mound): <u>Laterals</u>	
If using pressure dispersal (e.g. drip), include pressure dispersal specifications sheet.	
No. of laterals/pads: <u>5</u> Length of lateral(s)/pad(s): <u>80</u> ft. Width of lateral(s)/pad(s): <u>36</u> in.	
Center to center spacing: <u>10</u> ft. Installation depth: <u>80</u> in. Aggregate depth: <u>13</u> in.	
Size/Type of Aggregate: <u>0.5" - 1.5" crushed stone</u> Lateral/pad slope: <u>2-4</u> in. per <u>100</u> ft.	
Reserve Area Provided: <u>N/A</u> % Notes: <u>GRAVEL DESIGN ONLY</u>	
Please Note: _____	

Appendix 6
Abbreviated Design Form

Tract 7

For use with gravity and pump drainfields, enhanced flow systems and low pressure distribution systems when applying for a certification letter or subdivision approval.

Design Basis

- A. Estimated Percolation Rate 35-40
- B. Trench bottom square feet required per bedroom Table 5.4 based on Gravity LPD 300
- C. Number of bedrooms 4

Area Calculations

- D. Length of trench 80' Length of available area 80'
- E. Width of trench 3'
- F. Number of trenches 5
- G. Center-to-center spacing 10'
- H. Width required 43' Width of available area 43'
G(F-1) + E
- I. Total square footage required (line B times line C) 1,200
- J. Square footage in design (D*E*F) 1,200
- K. Is a reserve area required? Yes No
50%

NOTICE TO ALL CONTRACTORS & PROPERTY OWNERS:

- All Federal Law & State Regulations must be followed when installing this system. Installation must follow OSHA Guidelines.
- **IT IS THE OWNER'S RESPONSIBILITY TO HIRE A DPOR Licensed installer contractor that is required through ALL construction.**
- **DO NOT INSTALL DRAINFIELD's or provide clearing services during periods of wet soil conditions.** DPOR system installers should review state health regulation **12 VAC 5-610-700** Site Preparation & Alteration to determine suitability prior to installation. Divert all roof drains & surface water away from the D/F area.
- Original grade of the property altered may result in null & void of previous approval to install a sewage disposal system. See Sewage Disposal System location & all specifications.
- Garbage disposals or water softeners are not recommended for onsite sewage disposal systems. These will cause premature failure of the sewage disposal system.
- **Land Clearing resulting in a major change of topography determined by the AOSE could result in a Null & Void of a previously approved site. All hydrophilic trees & shrubs should be removed in & within 10'min. of the D/F area.**
- Divert all surface water and roof drains away from the drainfield area.
- Maintain the proper setback distance with driveways and structures off of the drainfield and reserve areas.
- **All private Well's are to be drilled prior to Drainfield installation. Otherwise subject to an additional \$300 inspection fee**
- **ALL FINAL INSPECTIONS OF DRAINFIELDS REQUIRE 72 hrs. NOTICE (business days)**
- All Sewage Disposal Systems are required to be inspected at the time of install and all trenches are to be left open for inspection prior to covering or the existing permit of approval can be deemed **NULL & VOID or REVOKED.**
- The Completion Statement for a Sewage Disposal System will not be **RELEASED until FULL PAYMENT is received.**
- **ANY site or soil conditions of this property that change CAN Null & Void the Permit of approval.**
- **ANY GRAVEL-LESS proposals must be approved by Christopher S. Frith, AOSE (1940001328) prior to being installed.**
- **It is the owner's and contractor's responsibility to ensure that the private well, sewage disposal system, and reserve area are designed & installed on the applicant's property and do not interfere with P.U.E.'s and Easements of any kind.**

Powell, Hannah

From: Wilson, Ronald
Sent: Thursday, July 9, 2020 11:22 AM
To: Powell, Hannah
Subject: RE: DRT Meeting

Hannah,

I do not have any issues with either one of these two applications.

Thanks,
Ronnie

From: Powell, Hannah <Hannah.Powell@franklincountyva.gov>
Sent: Wednesday, July 8, 2020 8:55 AM
To: aaron.shearer@westernvawater.org; Burnette, Michael <Michael.Burnette@franklincountyva.gov>; Catlett, Charles <Charles.Catlett@franklincountyva.gov>; Cooper, Lisa <Lisa.Cooper@franklincountyva.gov>; darrin.doss@vdh.virginia.gov; Ferguson, William <William.Ferguson@franklincountyva.gov>; Harrington, Terry <Terry.Harrington@franklincountyva.gov>; Mason, Jay <Jay.Mason@franklincountyva.gov>; Broughton, John <John.Broughton@franklincountyva.gov>; lisa.lewis@vdot.virginia.gov; nholthouser@aep.com; Pat Regan <pat.regan@franklincountyva.gov>; Phillips, Jessica <jessica.phillips@vdh.virginia.gov>; Sandy, Steve <Steve.Sandy@franklincountyva.gov>; Schmidt, Eric <Eric.Schmidt@franklincountyva.gov>; simon.leray@vdh.virginia.gov; Smith, Don <don.smith@franklincountyva.gov>; Whitlow, Christopher <Christopher.Whitlow@franklincountyva.gov>; brent.williams@vdh.virginia.gov; Wilson, Ronald <Ronald.Wilson@franklincountyva.gov>
Subject: DRT Meeting

Good morning!

Again this month we will not be holding the DRT meeting in the office. Please review the attached applications and send any comments you may have to me, preferably before Friday, July 17th. Thanks!!!

Hannah L. Powell
Administrative Assistant II
Franklin County Planning & Community Development
1255 Franklin Street, Suite 103
Rocky Mount, VA, 24151
540 483 3027 Ext: 2304
hannah.powell@franklincountyva.gov

Powell, Hannah

From: Ferguson, William
Sent: Wednesday, July 8, 2020 1:14 PM
To: Powell, Hannah
Cc: Mason, Jay
Subject: RE: DRT Meeting

Hannah:

I have no issues with either provided that the short term rental will be inspected by FMO.

Chief Mason:

Thoughts?

Thanks

Billy

William Ferguson
Director
Franklin County Public Safety
1488 Franklin Street
Rocky Mount, VA 24151
540-483-3091

From: Powell, Hannah <Hannah.Powell@franklincountyva.gov>
Sent: Wednesday, July 8, 2020 8:55 AM
To: aaron.shearer@westernvawater.org; Burnette, Michael <Michael.Burnette@franklincountyva.gov>; Catlett, Charles <Charles.Catlett@franklincountyva.gov>; Cooper, Lisa <Lisa.Cooper@franklincountyva.gov>; darrin.doss@vdh.virginia.gov; Ferguson, William <William.Ferguson@franklincountyva.gov>; Harrington, Terry <Terry.Harrington@franklincountyva.gov>; Mason, Jay <Jay.Mason@franklincountyva.gov>; Broughton, John <John.Broughton@franklincountyva.gov>; lisa.lewis@vdot.virginia.gov; nholthouser@aep.com; Pat Regan <pat.regan@franklincountyva.gov>; Phillips, Jessica <jessica.phillips@vdh.virginia.gov>; Sandy, Steve <Steve.Sandy@franklincountyva.gov>; Schmidt, Eric <Eric.Schmidt@franklincountyva.gov>; simon.leray@vdh.virginia.gov; Smith, Don <don.smith@franklincountyva.gov>; Whitlow, Christopher <Christopher.Whitlow@franklincountyva.gov>; brent.williams@vdh.virginia.gov; Wilson, Ronald <Ronald.Wilson@franklincountyva.gov>
Subject: DRT Meeting

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Hannah L. Powell
Administrative Assistant II

Powell, Hannah

From: Mason, Jay
Sent: Thursday, July 9, 2020 10:46 AM
To: Powell, Hannah; aaron.shearer@westernvawater.org; Burnette, Michael; Catlett, Charles; Cooper, Lisa; darrin.doss@vdh.virginia.gov; Ferguson, William; Harrington, Terry; Broughton, John; lisa.lewis@vdot.virginia.gov; nholthouser@aep.com; Pat Regan; Phillips, Jessica; Sandy, Steve; Schmidt, Eric; simon.leray@vdh.virginia.gov; Smith, Don; Whitlow, Christopher; brent.williams@vdh.virginia.gov; Wilson, Ronald
Subject: RE: DRT Meeting

Hannah,

I see no issues with the application for the Carter application.

On the MacDonald Application on short term rental, I would only add they be in compliance with the initial inspection and annual safety inspections by the Building Official and Fire Official as established by the Board of Supervisors.

Thank You,

J. E. Mason

Deputy Chief - Fire Marshal

Franklin County Public Safety
1488 Franklin Street
Rocky Mount, VA 24151
Ofc: 540-483-3091
Email: Jay.Mason@franklincountyva.gov
Agency Website: www.fcpublicsafety.com



MEMBER
INTERNATIONAL ASSOCIATION OF FIRE CHIEFS
www.iafc.org

From: Powell, Hannah <Hannah.Powell@franklincountyva.gov>
Sent: Wednesday, July 8, 2020 8:55 AM
To: aaron.shearer@westernvawater.org; Burnette, Michael <Michael.Burnette@franklincountyva.gov>; Catlett, Charles <Charles.Catlett@franklincountyva.gov>; Cooper, Lisa <Lisa.Cooper@franklincountyva.gov>; darrin.doss@vdh.virginia.gov; Ferguson, William <William.Ferguson@franklincountyva.gov>; Harrington, Terry <Terry.Harrington@franklincountyva.gov>; Mason, Jay <Jay.Mason@franklincountyva.gov>; Broughton, John <John.Broughton@franklincountyva.gov>; lisa.lewis@vdot.virginia.gov; nholthouser@aep.com; Pat Regan <pat.regan@franklincountyva.gov>; Phillips, Jessica <jessica.phillips@vdh.virginia.gov>; Sandy, Steve <Steve.Sandy@franklincountyva.gov>; Schmidt, Eric <Eric.Schmidt@franklincountyva.gov>; simon.leray@vdh.virginia.gov; Smith, Don <don.smith@franklincountyva.gov>; Whitlow, Christopher <Christopher.Whitlow@franklincountyva.gov>; brent.williams@vdh.virginia.gov; Wilson, Ronald

Powell, Hannah

From: Williams, Brent <brent.williams@vdh.virginia.gov>
Sent: Wednesday, July 22, 2020 10:33 AM
To: Powell, Hannah; Franklin, Tina; Broughton, John; Harrington, Terry
Subject: Re: DRT Meeting
Attachments: 133 20 0143 OSE permit.pdf

==== CAUTION: This email is from outside Franklin County Government. Total security is not guaranteed. Remember to use safe practices when using email and other technologies. ====

Sorry for the delay

Carter- they have a permit to relocate their drainfield to another lot- see attached

Deforest- we were not able to find drainfield information listed for the two names in GIS - we would need additional information to locate it in our records or have the owner provide the information to your office

Brent Williams

Environmental Health Supervisor
West Piedmont Health District
(o) 540-484-0292 ext. 209
(f) 540-483-1483

On Wed, Jul 8, 2020 at 8:55 AM Powell, Hannah <Hannah.Powell@franklincountyva.gov> wrote:

-

Good morning!

-

Again this month we will not be holding the DRT meeting in the office. Please review the attached applications and send any comments you may have to me, preferably before Friday, July 17th. Thanks!!!

-

-

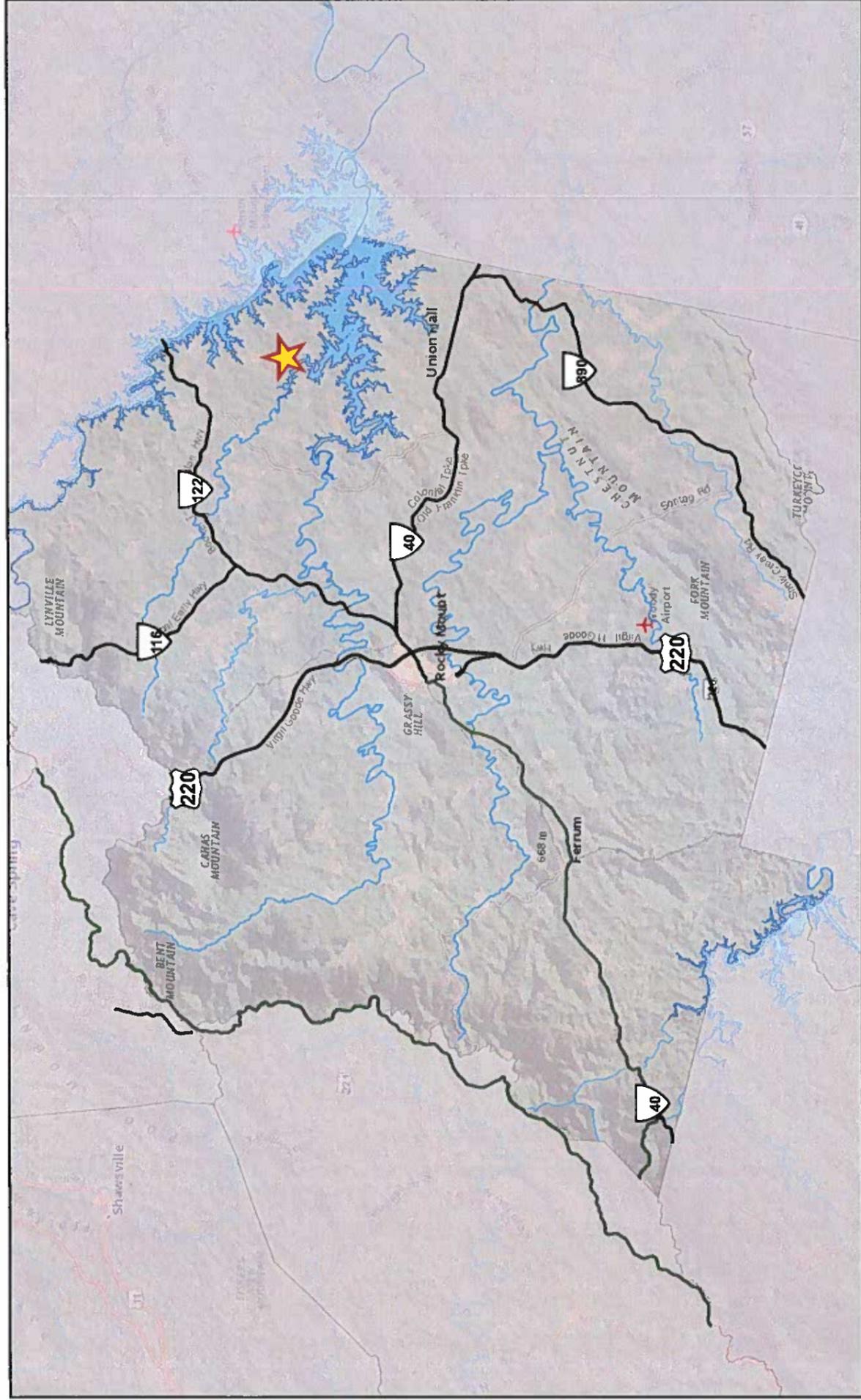
Hannah L. Powell

Administrative Assistant II

Franklin County Planning & Community Development

1255 Franklin Street, Suite 103

Rocky Mount, VA, 24151



Subject Property Location

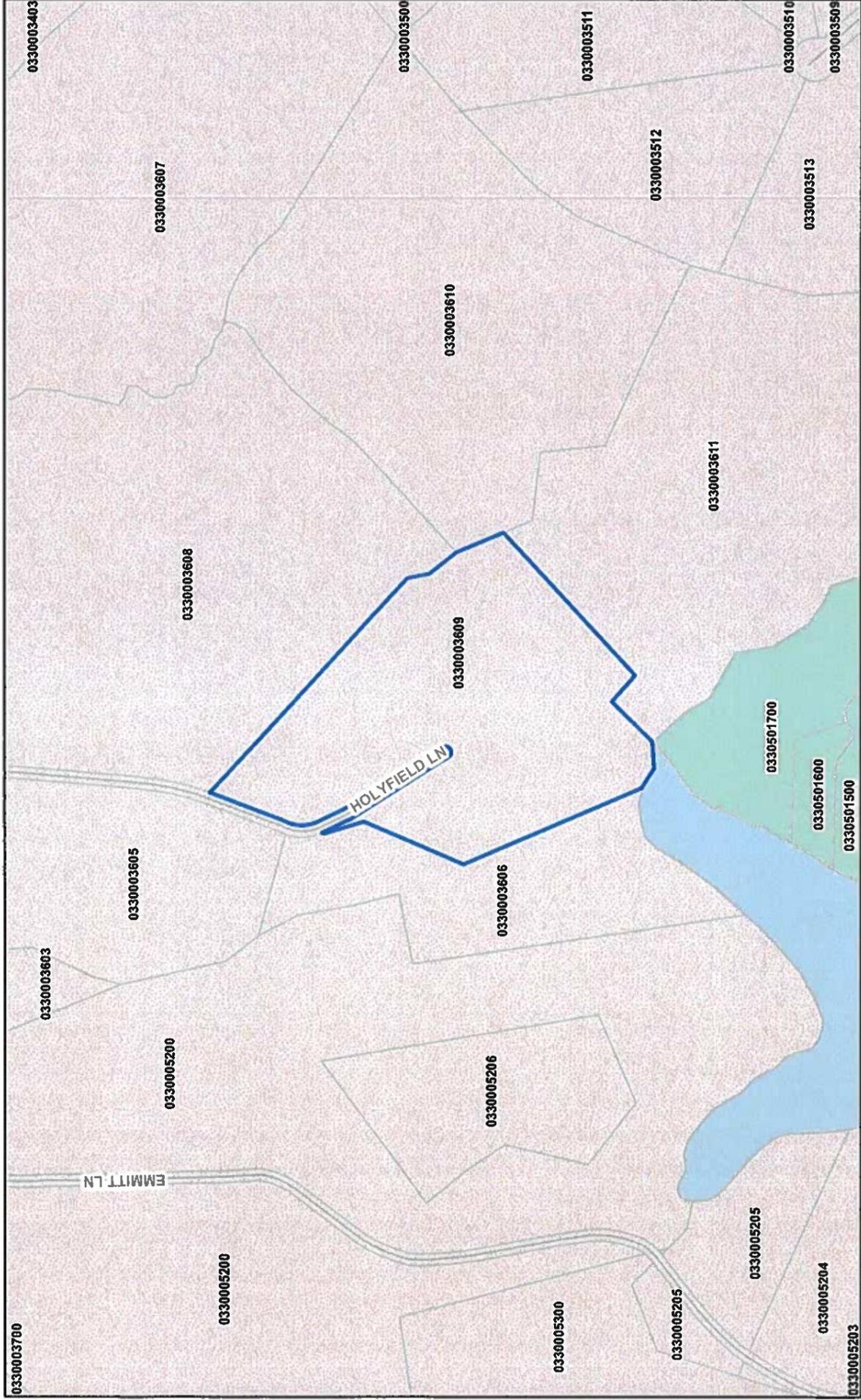
Tax Map # 0330003609
SPEC-07-20-16626
Deborah McDonald



Date: 7/23/2020



Franklin Co GIS



Tax Map # 0330003609
 SPEC-07-20-16626
 Deborah McDonald

- Legend**
-  Parcels
 -  Smith Mtn Lake
 -  Zoning Classifications
 -  A1 - Agricultural
 -  R1 - Residential Suburban Subdivision



Date: 7/23/2020



Franklin Co GIS



Tax Map # 0330003609
 SPEC-07-20-16626
 Deborah McDonald

Legend

- Subject Parcel
- Tax Parcels

2017 Pictometry Imagery



Date: 7/23/2020



Franklin Co GIS

7/1/20

To Whom It May Concern,

My proposed use for my special use
Permit is to utilize my home located at:
450 Holyfield Lane, Moneta, VA 42121
for short term ~~rentals~~.

Thank You,

Deborah MacDonald

~~Deborah MacDonald~~

(810) 766-2682

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

(Type or Print)

I/We, DEBORAH MACDONALD as Owner(s), Contract Purchaser(s) or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Supervisors for a special use permit on the property as described below:

Petitioner's Name: DEBORAH MACDONALD
Petitioner's Address: 450 HOLYFIELD LN, Moneta, VA 24121
Petitioner's Phone Number: (310) 766-2682
Petitioner's E-mail: KRISTIEL4U@YAHOO.COM
Property Owner's Name: RICHARD DEFOREST
Property Owner's Address: 450 HOLYFIELD LN, Moneta, VA 24121
Property Owner's Phone Number: 540 721 2300
Property Owner's E-mail: N/A

Directions to Property from Rocky Mount: NORTHWEST ON FRANKLIN, Right on Main Street, LEFT on PELL, LEFT on RTE 655, LEFT ONTO RTE 834, Right onto SCUGGS, LEFT onto Emn
Tax Map and Parcel Number: - 0330003609 *continue on HOLYFIELD*

Magisterial District: Gills Creek

Property Information:

- A. Size 12.04 Acres of _____ Property:
- B. Existing Zoning: A1
- C. Existing Residential Land Use:
- D. Is property located within any of the following overlay zoning districts: NO
____ Corridor District ____ Westlake Overlay District ____ Smith Mountain Lake Surface District
- E. Is any land submerged under water or part of a lake? Yes No If yes, explain.

Proposed Special Use Permit Information:

- A. Proposed SHORT TERM RENTALS Land Use:

B. Size of Proposed Use: 2,199 sq ft

C. Other Details of Proposed Use: _____

Checklist for completed items:

- _____ Application Form
- _____ Letter of Application
- _____ Concept Plan
- _____ Application Fee

****I certify that this application for a special use permit and the information submitted herein is correct and accurate.**

Petitioner's Name (Print): DEBORAH MacDONALD

Signature of Petitioner: *Deborah MacDonall*

Date: 6/27/20

Mailing Address: 105 SUNSET BLVD
BLACKSBURG, VA 24060

Telephone: 316-766-2682

Email Address: KRISTIEL4U@YAHOO.COM

Owner's consent, if petitioner is not property owner:

Owner's Name (Print): Richard DeForest

Signature of Owner: *Richard DeForest*

Date: 6/29/20

Date Received by Planning Staff _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____

1985 MAGNETIC NORTH
JOB NO. 4939

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
3. SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A H.U.D. DESIGNATED FLOOD HAZARD ZONE. THIS DETERMINATION IS BASED ON THE FLOOD HAZARD MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
4. THIS PLAT IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
5. PIPE SET ON ALL TRACT CORNERS UNLESS OTHERWISE NOTED.
6. A 15' PUBLIC UTILITY EASEMENT IS GRANTED ALONG ALL TRACT LINES AND ALL ROAD RIGHTS-OF-WAY (7.5' EACH SIDE OF ALL INTERIOR TRACT LINES).
7. TRACTS 3 & 7 HAVE EXISTING WATER AND SEWERAGE SYSTEMS.

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 5-610-10 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).

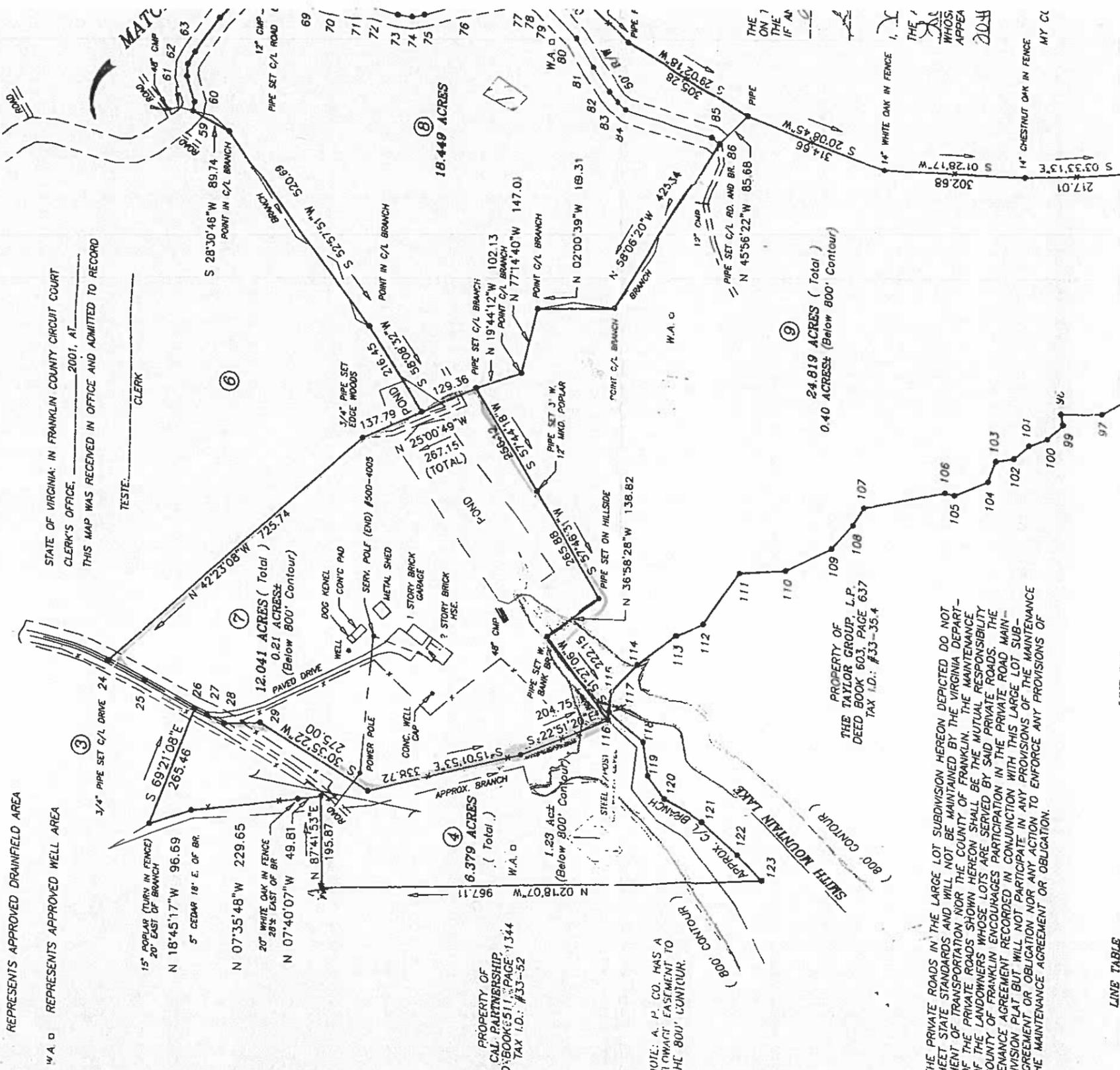
THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ON-SITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH 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 D. DAALTON, AOSE #169, TELEPHONE #540) 637-5686. 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 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.

THIS 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.

REPRESENTS APPROVED DRAINFIELD AREA

W.A.O. REPRESENTS APPROVED WELL AREA



LINE TABLE

NOTE: ALL STATIONS EQUAL (POINT IN C/L OF A 10' PAVED DRIVE) UNLESS OTHERWISE NOTED.

STATION NO.	BEARING	DISTANCE
24 - 25	S 26°15'35"W	89.11
25 - 26	S 27°25'48"W	125.69
26 - 27	S 23°11'56"W	29.35
27 - 28	S 26°27'11"W	42.07
28 - 29	S 02°48'32"E	75.61

LINE TABLE

NOTE: ALL STATIONS EQUAL (POINT IN C/L OF A 50' R/W ROAD) UNLESS OTHERWISE NOTED.

STATION NO.	BEARING	DISTANCE
59 - 60	S 83°46'49"E	21.00
60 - 61	N 71°44'06"E	57.96
61 - 62	S 86°40'46"E	26.03
62 - 63	S 59°55'22"E	29.92
63 - 64	S 55°27'02"E	89.64
64 - 65	S 47°01'03"E	55.67
65 - 66	S 41°37'36"E	56.00
66 - 67	S 30°11'47"E	19.38
67 - 68	S 04°00'14"W	18.43
68 - 69	S 24°59'27"W	80.68
69 - 70	S 14°45'02"W	47.86
70 - 71	S 08°03'56"W	57.25
71 - 72	S 00°53'41"E	39.93
72 - 73	S 16°39'05"W	51.13
73 - 74	S 07°52'57"W	30.20
74 - 75	S 10°04'17"E	27.72
75 - 76	S 16°00'08"E	81.44
76 - 77	S 10°53'45"E	127.22

LINE TABLE

NOTE: ALL STATIONS EQUAL (POINT IN C/L OF A BRANCH) UNLESS OTHERWISE NOTED.

STATION NO.	BEARING	DISTANCE
87 - 88	N 78°37'30"W	121.63
88 - 89	N 85°04'55"W	51.95
89 - 90	N 15°18'09"W	35.00
90 - 91	N 52°38'52"W	91.85
91 - 92	N 31°56'39"W	128.74
92 - 93	S 61°25'34"W	47.39
93 - 94	S 88°56'00"W	86.97
94 - 95	N 47°10'04"W	61.30
95 - 96	N 15°18'57"W	68.29
96 - 97	N 28°31'24"W	62.45
97 - 98	N 00°48'52"W	85.98
98 - 99	S 79°30'18"W	24.17
99 - 100	N 45°08'15"W	44.46
100 - 101	N 20°56'38"W	42.63
101 - 102	N 40°53'25"W	43.05
102 - 103	N 10°38'28"W	38.04
103 - 104	N 71°20'42"W	46.19
104 - 105	N 23°11'13"W	78.42
105 - 106	N 13°22'50"E	20.66
106 - 107	N 12°00'17"W	178.88
107 - 108	N 59°30'08"W	43.68
108 - 109	N 48°51'58"W	68.05
109 - 110	N 27°11'04"W	107.97
110 - 111	N 04°39'35"W	99.71
111 - 112	N 55°09'23"W	133.62
112 - 113	N 23°59'05"W	65.47
113 - 114	N 26°22'11"W	65.47

THE PRIVATE ROADS IN THE LARGE LOT SUBDIVISION HEREON DEPICTED DO NOT MEET STATE STANDARDS AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION NOR THE COUNTY OF FRANKLIN. THE MAINTENANCE OF THE PRIVATE ROADS SHOWN HEREON SHALL BE THE MUTUAL RESPONSIBILITY OF THE LANDOWNERS WHOSE LOTS ARE SERVED BY SAID PRIVATE ROADS. THE COUNTY OF FRANKLIN ENCOURAGES PARTICIPATION IN THE PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED IN CONJUNCTION WITH THIS LARGE LOT SUBDIVISION PLAT BUT WILL NOT PARTICIPATE IN ANY PROVISIONS OF THE MAINTENANCE AGREEMENT OR OBLIGATION NOR ANY ACTION TO ENFORCE ANY PROVISIONS OF THE MAINTENANCE AGREEMENT OR OBLIGATION.

NOTE: A. P. CO. HAS A FLOWAGE EASEMENT TO THE 800' CONTOUR.

PROPERTY OF CAL PARTNERSHIP
DEED BOOK 511, PAGE 1344
TAX I.D.: #33-52

PROPERTY OF THE TAYLOR GROUP, L.P.
DEED BOOK 603, PAGE 637
TAX I.D.: #33-35.4

STATE OF VIRGINIA: IN FRANKLIN COUNTY CIRCUIT COURT
CLERK'S OFFICE, _____ 2001, AT _____
THIS MAP WAS RECEIVED IN OFFICE AND ADMITTED TO RECORD

TESTE: _____
CLERK

APPROVED

Franklin County
Planning & Zoning
by: _____
date: 9/20/02 JAW

