

OSE/PE Report For:

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

Property Location:
 911 Address: TBD Bent Mountain Road State /City: Bent Mountain, VA
 Lot A Section II Subdivision Stonerige At Bent Mountain
 GPIN or Tax Map # 111.0-01-36.00 Health Dept ID # _____
 Latitude _____ Longitude _____

Applicant or Client Mailing Address:
 Name: Stoneridge At Bent Mountain , LLC C/O John Atkinson Jr Phone: _____ Email: _____
 Street: 1228 Pembroke Jones Dr
 City: Wilmington State NC Zip Code 28405

Prepared by:
 OSE Name Stephen D. Dalton License # 1940001068
 Address 305 Oak Street
 City Hillsville State VA Zip Code 24343
 PE Name _____ License # _____
 Address _____
 City _____ State _____ Zip Code _____

Date of Report 5/29/25 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.)

<input checked="" type="checkbox"/> OSE Report	<input type="checkbox"/> System Specs	<input checked="" type="checkbox"/> Abbreviated Design
<input checked="" type="checkbox"/> Application	<input type="checkbox"/> Construction Drawing	<input type="checkbox"/> Site Sketch
<input checked="" type="checkbox"/> Site Report	<input checked="" type="checkbox"/> Well Specs	<input checked="" type="checkbox"/> Map
<input checked="" type="checkbox"/> Soil Report	<input type="checkbox"/> Pump Specs	<input checked="" type="checkbox"/> Reserve

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 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 5/29/25

Commonwealth of Virginia

Application for: Sewage System Water Supply

VDH Use only	
Health Department ID#	_____
Due Date	_____

Owner Stoneridge At Bent Mountain , LLC C/O John Atkinson Jr
 Mailing Address 1228 Pembroke Jones Dr
Wilmington NC 28405
 Agent Southwest Soils, Inc.
 Mailing Address 305 Oak St.
Hillsville VA 24343
 Site Address TBD Bent Mountain Road
Bent Mountain, VA

Phone _____
 Phone _____
 Fax _____
 Phone 276-728-3222
 Phone _____
 Fax _____
 Email _____

Directions to Property: Near 10431 Bent Mountain Rd
 Subdivision Stoneridge At Bent Mountain Section II Block _____ Lot A
 Tax Map 111.0-01-36.00 Other Property Identification _____ Dimension/Acreage of Property _____ 25.906 acres

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 3) Multi-Family Dwelling (Total Number of Bedrooms _____)

Other (describe)

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

Conditional permit 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.) Domestic Use

All Applicants

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

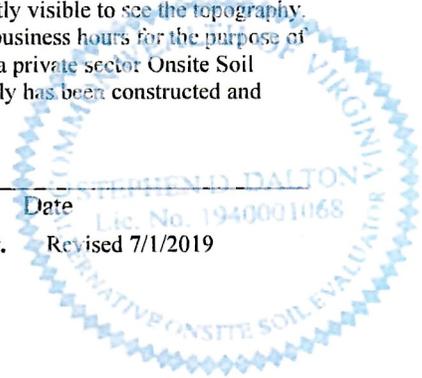
All applications must be accompanied by private sector evaluations and designs, unless a petition for VDH services is approved. Is a Petition for Service form attached? Yes No

In order for VDH to process your application for a sewage system you must attached 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]
 Signature of Owner/ Agent

5/29/25
 Date

Date



Site and Soil Evaluation Report

VDH Use Only
HDIN: _____

General Information

Date: 5/29/25
 Owner: Stoneridge At Bent Mountain, LLC C/O John Atkinson Jr Phone: _____
 Owner Address: 1228 Pembroke Jones Dr Wilmington NC 28405
 Property Address: TBD Bent Mountain Road Bent Mountain, VA
 Tax Map/GPIN #: 111.0-01-36.00
 Subdivision: Stoneridge At Bent Mountain Section: II Block: Lot: A

Soil Information Summary

- Position in landscape satisfactory: Yes No Describe landscape position: sideslope
- Slope: 22 %
- Depth to rock/imperious strata: Max. 52 in. Min. 49 in. Not observed
- Free Water Present: Yes No Range in inches: _____
- Depth to seasonal water table (gray mottling or gray color): _____ inches Not observed
- Soil percolation rate estimated: Yes No Estimated rate: 60 min/in at 26 inches depth
 Texture Group: I II III IV
- Percolation test performed: Yes No If yes, provide additional data on percolation test results.

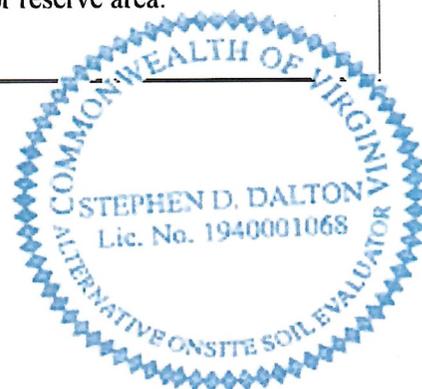
Name and title of evaluator: Stephen Dalton OSE

Signature: 

Site approved: Absorption Trenches (describe dispersal area, e.g. absorption trenches) dispersing Septic Effluent (proposed level of treatment at time of evaluation) to be placed at 26 (inches) depth at site designated on permit. Site provides a total of 1932 square feet of absorption area for primary and reserve (if applicable).

Site disapproved: Reasons for rejection (check all that apply)

- Position in landscape subject to flooding or periodic saturation.
- Insufficient depth of suitable soil over hard rock.
- Insufficient depth of suitable soil to seasonal water table.
- Rates of absorption too slow.
- Insufficient area of acceptable soil for required absorption area, and/or reserve area.
- Proposed system too close to well.
- Other (specify)



System Specifications

VDH Use Only
HDIN: _____

Application Information

Name: Stoneridge At Bent Mountain, LLC C/O John Atkinson Jr Address: 1228 Pembroke Jones Dr
Phone: _____ Wilmington NC 28405

Location Information

Tax Map/GPIN #: 111.0-01-36.00 Property Address: TBD Bent Mountain Road Bent Mountain, VA
Subdivision: Stoneridge At Bent Mountain Section: II Block: _____ Lot: A
Directions: _____

General Information

Property Type (e.g. residential): Residential Number of Bedrooms: 3
Daily Flow: 450 gpd Conditions: _____
Notes: _____

Sewer Line

Diameter: 4 in. Material: SCH 40 PVC (or equivalent) Notes: cleanouts every 50'

Pretreatment Unit(s)

Treatment Level: _____ Septic Tank Capacity: 1,000 gallons
Number of Septic Tanks 1 Size of Septic Tank(s) 1,000 gallons

Per the Sewage Handling and Disposal Regulations, check which option(s) chosen:

Septic tank with inspection port Septic tank with effluent filter Reduced maintenance septic tank

Secondary treatment device(s), if applicable: _____

Notes: _____

Conveyance Line

Conveyance Method: Gravity
If pumping, include pump specifications sheet.
Material: SCH 40 PVC Diameter: _____
Notes: 6" fall per 100'

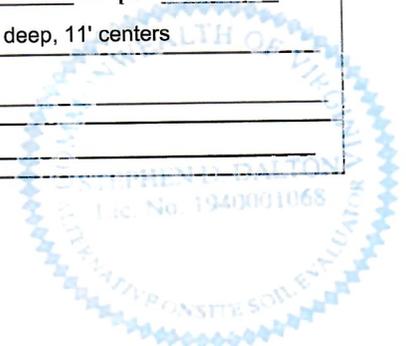
Distribution Method and Header Lines

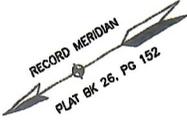
Distribution Method: 4" SCH 40 PVC
No. of boxes: 1 No. of outlets: 8+
Surge or splitter box required: Yes No
Header Line Material: SCH 40 PVC

Percolation Lines/Absorption Area

Dispersal Method (e.g. laterals, pad, mound): laterals
If using pressure dispersal (e.g. drip), include pressure dispersal specifications sheet.
No. of laterals/pads: 5 Length of lateral(s)/pad(s): 92 ft. Width of lateral(s)/pad(s): 36 in.
Center to center spacing: 11 ft. Installation depth: 26 in. Aggregate depth: 13 in.
Size/Type of Aggregate: 1/2"-1-1/2" free of fines Lateral/pad slope: 2"-4" in. per 100 ft.
Reserve Area Provided: 50 % Notes: TL-2 Trenches,(2)- 92' trenches, 3' wide, 26" deep, 11' centers

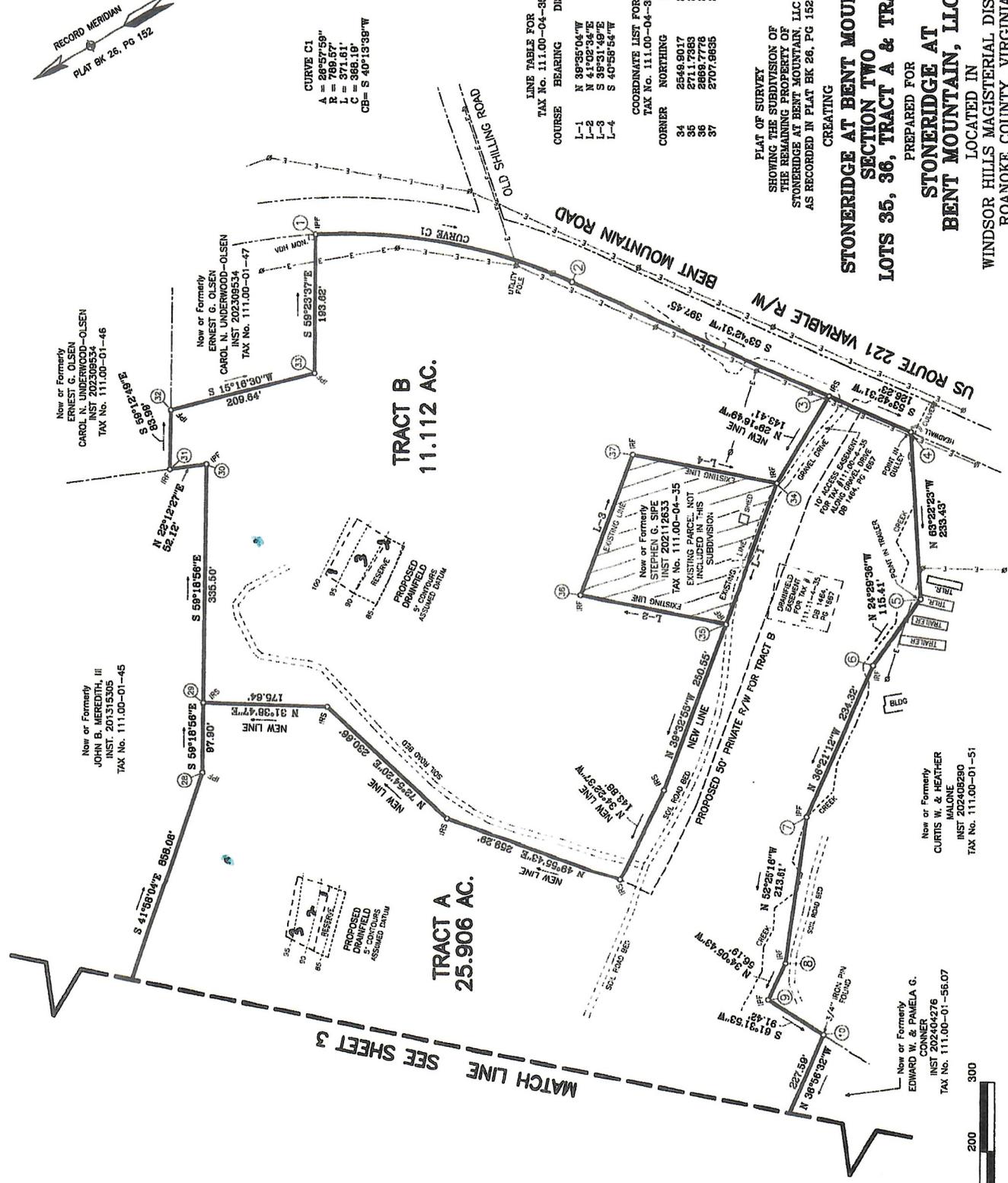
Please Note: 12" of suitable cover required over trenches





Now or Formerly
ERNEST G. OLSEN
CAROL N. UNDERWOOD-OLSEN
INST 202306534
TAX No. 111.00-01-46

Now or Formerly
JOHN B. MEREDITH, III
INST. 201315305
TAX No. 111.00-01-45



CURVE C1
A = 26°57'59"
I = 379.81'
C = 368.19'
CB = S 40°13'39"W

LINE TABLE FOR
TAX No. 111.00-04-36

COURSE	BEARING	DISTANCE
L-1	N 38°35'04"W	208.99'
L-2	N 4°02'34"E	208.54'
L-3	S 38°51'49"E	208.80'
L-4	S 40°56'54"W	208.36'

CORNER	NORTHING	EASTING
34	2549.9017	2778.0021
35	2711.7363	2844.1828
36	2869.7778	2781.7818
37	2707.9635	2915.3141

COORDINATE LIST FOR
TAX No. 111.00-04-36

PLAT OF SURVEY
SHOWING THE SUBDIVISION OF
THE REMAINING PROPERTY OF
STONERIDGE AT BENT MOUNTAIN, LLC
AS RECORDED IN PLAT BK 26, PG 152
CREATING

**STONERIDGE AT BENT MOUNTAIN
SECTION TWO
LOTS 35, 36, TRACT A & TRACT B
PREPARED FOR
STONERIDGE AT
BENT MOUNTAIN, LLC**

LOCATED IN
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

MAY 5, 2025
SCALE 1" = 100'

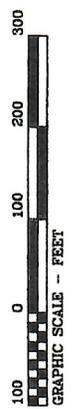
MATCH LINE SEE SHEET 3

TRACT A
25.906 AC.

TRACT B
11.112 AC.



LEGEND
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD SET



CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P. O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
240-468-3590

Now or Formerly
CURTIS W. & HEATHER
MALONE
INST 202408290
TAX No. 111.00-01-51

Now or Formerly
EDWARD W. & PAMELA G.
CONNER
INST 202404276
TAX No. 111.00-01-56.07

Now or Formerly
STEPHEN G. SIRE
INST 20212653
TAX No. 111.00-04-35
EXISTING PARCEL, NOT
INCLUDED IN THIS
SUBDIVISION

PROPOSED
DRAINAGE
CONDUITS
ASSIGNED DATUM

PROPOSED
DRAINAGE
CONDUITS
ASSIGNED DATUM

PROPOSED 50' PRIVATE R/W FOR TRACT B

US ROUTE 221 VARIABLE R/W

BENT MOUNTAIN ROAD

OLD MILL CREEK ROAD

Now or Formerly
ERNEST G. OLSEN
CAROL N. UNDERWOOD-OLSEN
INST 202306534
TAX No. 111.00-01-47

PROPOSED
DRAINAGE
CONDUITS
ASSIGNED DATUM

Well Specifications

VDH Use Only
HDIN: _____

Applicant Information	
Name: <u>Stoneridge At Bent Mountain , LLC C/O John Atkinson Jr</u>	Address: <u>1228 Pembroke Jones Dr</u>
Phone: _____	<u>Wilmington</u> <u>NC</u> <u>28405</u>
Location Information	
Tax Map/GPIN #: <u>111.0-01-36.00</u>	Property Address: <u>TBD Bent Mountain Road</u> <small>Bent Mountain</small>
Subdivision: <u>Stonerige At Bent Mountain</u>	Section: <u>11</u> Block: _____ Lot: <u>A</u>
Directions: _____	
General Information	
Well Purpose (select all that apply): <input checked="" type="checkbox"/> Domestic Drinking Water <input type="checkbox"/> Agricultural	
<input type="checkbox"/> Irrigation <input type="checkbox"/> Industrial/Commercial <input type="checkbox"/> Geothermal	
Well Class: <u>III-B</u>	Minimum Casing Depth: <u>50</u> ft.
Estimated Water Usage: <u>450 GPD</u>	Minimum Grout Depth: <u>50</u> ft.
Horizontal Setbacks	
Distance from Building Sewer: <u>50</u> ft.	Distance from Pretreatment Unit(s): _____ ft.
Distance from Conveyance System: <u>50</u> ft.	Distance from Absorption Area: <u>>50</u> ft.
Distance from Property Line: <u>>50</u> ft.	Distance from foundations: <u>>15</u> ft.
Distance from other source(s) of contamination: _____ ft.	
List other source(s): _____	
Note: _____	

