

Spotsylvania Health Department
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October 16, 2017

S. Michael Lynn
SES Mid Atlantic, LLC
9251 Industrial Court, Suite 101
Manassas, VA 20109

RE: The Towns at Point Seanna proposed mass drainfield

Dear Mike:

This Certification Letter is issued in lieu of a sewage disposal system construction permit in accordance with §32.1-163, et seq., of the Code of Virginia. The Board of Health hereby recognizes that the soil and site conditions acknowledged by this correspondence, and documented by additional records on file at the local health department, are suitable for the installation of an onsite sewage disposal system. The attached plat shows the approved areas for the sewage disposal system. This letter is valid until a permit for construction is issued and the system is installed, inspected and approved. This letter is void if there is any substantial physical change in the soil or site conditions where the sewage disposal system is to be located.

The application for a certification letter was submitted 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 Onsite Soil Evaluator (OSE) or a Professional Engineer working in consultation with an OSE for residential development. The sites for the large onsite sewage system (mass drainfield) were certified as being in compliance with the Board of Health's regulations by Peter M. Brooks, PE. This letter is issued in reliance upon that certification. The preliminary design has been submitted under Code of Virginia 32.1-163.6.

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

This letter, and accompanying plat of survey showing the specific location of the sewage disposal system areas and well areas (if applicable), may be recorded in the land records by the clerk of the circuit court in the jurisdiction where all or part of the sites or proposed sites of the system is to be located. The plat titled "Overall Layout - The Towns at Point Seanna" that is attached to this certification letter is signed and sealed by David T. McElhaney of Urban and dated August 1, 2017. The sites shown on the plat are specific and must not be disturbed or encroached upon by any construction. To do so voids this letter. Upon the sale or transfer of the land that is the subject of this letter, the letter shall be transferred with the title to the property.

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

The area evaluated, and certified by this letter, is suitable to accommodate 85 townhome units consisting of 3 to 4 bedrooms each with 280 gallons per day flow, providing a design of 23,800 gallons per day plus an area reserved for commercial use providing 5627 gallons per day for a grand total of 29,427 gallons of TL-3 treated effluent and TN effluent limitations. The proposed system is planned to utilize MMBR technology and drip dispersal at 12 inches below the natural soil surface. A reserve area of 100% is provided. The property will be served by a community water supply utilizing 2 wells as shown on the attached plat. Attached to this certification letter is documentation dated April 14, 2017 which is the soil and site work prepared by M & M Consultants and a memo dated August 21, 2017 from Michael Lynn of SES Mid-Atlantic, LLC which was in response to VDH comments dated June 19, 2017.

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

This certification letter approval has been issued in accordance with applicable regulations based on the information and materials provided at the time of application. There may be other local, state, or federal laws or regulations that apply to the proposed construction of this onsite sewage system. The owner is responsible at all times for complying with all applicable local, state, and federal laws and regulations. If you have any questions, please contact me.

Issued by:



Steven K. Thomas, LPSS, MAOSE
Environmental Health Supervisor
Spotsylvania County Health Department

Att: Site Plan of Drainfield Area
April 14, 2017 Soil and Site evaluation documentation
August 21, 2017 memo of response