

Certification Letter

May 05, 2025

Brandon Conklin
12251 W Louisiana Avenue
Lakewood, CO 80228

Subject: Certification Letter
Permit ID: LR-7525 HDID #: 25-100-0136
Tax Map #: 5A4-1-1897
Subdivision: CAPTAIN'S COVE Section: 4 Block: Lot: 1897
Lot 1897 Buccaneer Blvd Greenbackville, VA 23356

Dear Brandon Conklin:

This letter is issued in lieu of a sewage disposal system construction permit in accordance with Â§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 area for the sewage disposal system. This letter is valid until a permit for construction is issued and the system is installed, inspected and approved. This letter is void if there is any substantial physical change in the soil or site conditions where the sewage disposal system is to be located.

A permit to construct the sewage disposal system must be issued before construction of the system. If the property owner (current or future) applies for a construction permit within 18 months of the date of this letter, the application fee paid for this letter shall be applied to any state fees for a permit to construct a system. After 18 months, the applicant is responsible for paying all state fees for a permit application. If a private well is to be constructed, the appropriate well application fee(s) must be paid whether or not 18 months have elapsed since this letter was issued.

This letter, and accompanying plat of survey showing the specific location of the sewage disposal system area and well area (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 site or proposed site of the system is to be located. The site shown on the plat is specific and must not be disturbed or encroached upon by any construction. To do so voids this letter. Upon the sale or transfer of the land that is the subject of this letter; the letter shall be transferred with the title to the property. Future owners are advised to review the plat for the location of the onsite sewage disposal area to make sure their building plans do not interfere with the area. If they have any questions regarding the location of the area, they should contact the local health department for assistance.

The area evaluated by Hunter Cooper, Private OSE and certified by this letter, is suitable to accommodate a 3 bedroom house using a system design of 450.00 gallons per day. The property will be served by a Public water supply as shown on the attached plat. This letter is an assurance that a sewage disposal system construction permit will be issued (provided there have been no substantial physical changes in the soil or site conditions where the system would be located); however, it is not a guarantee that a permit for a specific type of system will be issued. The design of the sewage system will be determined at the time of application for a building permit and sewage system construction permit. The design will be based on the site and soil conditions certified by this letter, structure size and location, water well location (final determination to be made at time of permit issuance), the regulations in effect at the time, and any off-site impacts that may have occurred since the date of the issuance of this letter. In some cases, engineered plans may be required prior to issuance of the construction permit. In accordance with Â§ 32.1-164.1:1 of the Code of Virginia owners are advised to apply for a sewage disposal construction permit only when ready to begin construction. This certification letter may be subject to and must comply with any applicable local ordinances.

Sincerely,



Larry J. Hutchens EHS

Attachment pc: Hunter Cooper AOSE

pd 37000
ck 3631
Rec 36298

Commonwealth of Virginia

Application for: ☒ Sewage System ☐ Water Supply

Owner Brandon Conklin

Mailing Address 12251 W Louisiana Ave.
Lakewood, CO 80228

Agent Savage Onsite Solutions, LLC

Mailing Address P.O. Box 24
Painter, VA 23420

Site Address See Below

2 / 11
VDH Use only
Health Department ID# 25-100-0136
Due Date 4/16/25

Phone 571-288-5050

Phone _____

Fax _____

Phone 757-710-2681

Phone 757-709-4259

Fax N/A

Email stork74@gmail.com

Directions to Property: Greenbackville, VA--Lot 1897 Buccaneer Blvd.

Subdivision Captain's Cove Section 4 Block _____ Lot 1897

Tax Map 5A4-1-1897 Other Property Identification _____ Dimension/Acreage of Property 14,000SF

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 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.) Captain's Cove Public Water 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 Hunter S. Cooper

3/21/2025

This form contains personal information subject to disclosure under the Freedom of Information Act.

HUNTER S. COOPER

Lic. No. 1940001607

3/21/2025

RECEIVED
COMACK COUNTY

Revised 7/1/2019

APR 16 2025

HEALTH DEPARTMENT

LR-7528

25-100-0136

OSE/PE Report For:

☐Construction
Permit☐Repair
Permit☐Voluntary Upgrade
Permit☒Certification
Letter☐Subdivision
Approval

Property Location:

911 Address: N/A--Not Yet Assigned City: Greenbackville
 Lot 1897 Section 4 Subdivision Captain's Cove
 GPIN or Tax Map # 5A4-1-1897 Health Dept ID # _____
 Latitude _____ Longitude _____

Applicant or Client Mailing Address:

Name: Brandon Conklin
 Street: 12251 W Louisiana Ave.
 City: Lakewood State CO Zip Code 80228

Prepared by:

OSE Name Hunter S. Cooper License # 1940001607
 Address P.O. Box 24
 City Painter State VA Zip Code 23420
 PE Name _____ License # _____
 Address _____ Lic. No. 1940001607
 City _____ State _____ Zip Code _____

Date of Report 3/21/2025 Date of Revision #1 _____
 OSE/PE Job # Conklin_2025 Date of Revision #2 _____

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

VDH Application

Site Plan

AOSE Soil Evaluation Report

Abbreviated Design

Certification Letter Drawing

Deed

Survey Plat

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 ☐

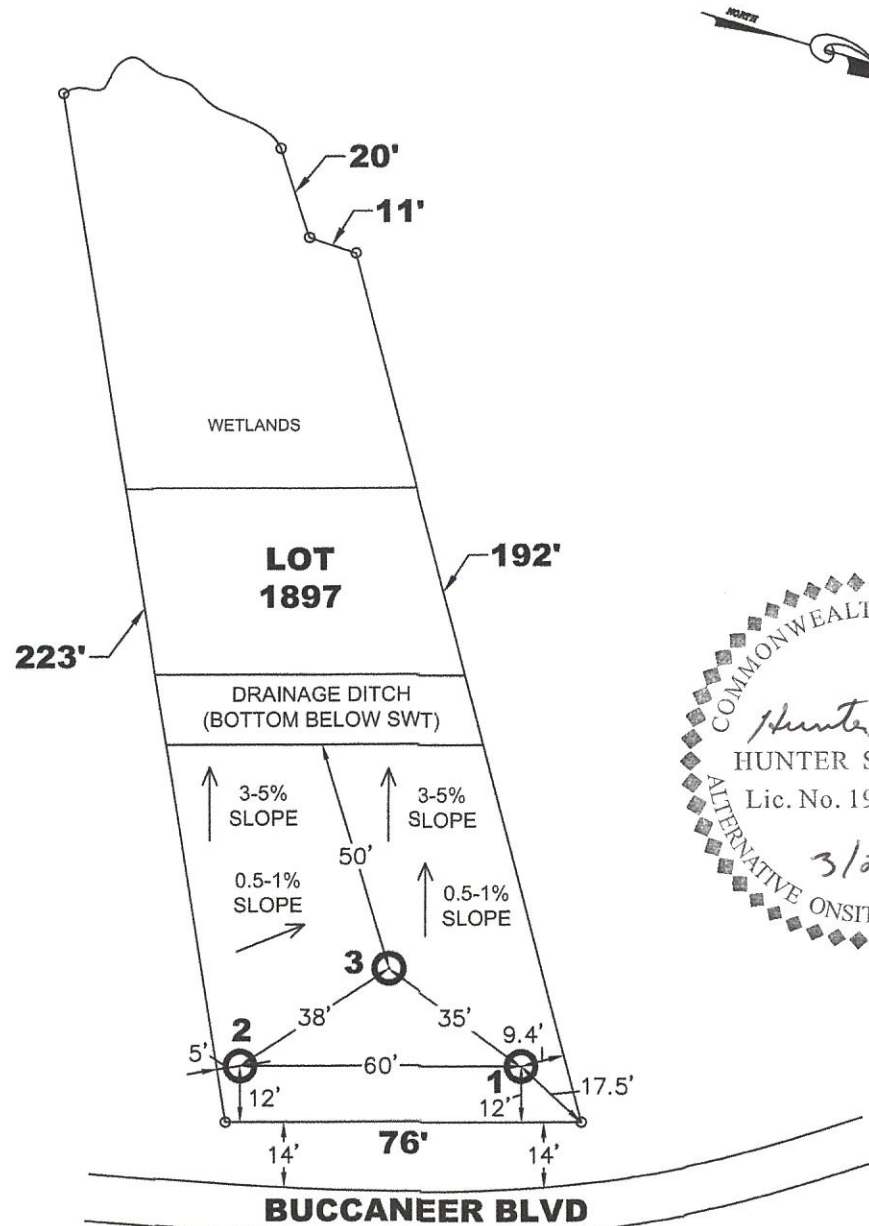
OSE/PE Signature Hunter S. Cooper Date 3/21/2025

LR-7825

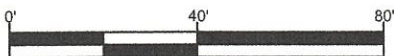
SITE PLAN

H.D.I. #

25-100-0136



SCALE: 1" = 40'



SOS

Savage Onsite Solutions

Drafter: IDV

Site and Soil Evaluation Report

VDH Use Only

HDIN: _____

General Information

Date: 3/13/2025 Accomack County Health Department
 Owner: Brandon Conklin Phone: 571-288-5050
 Owner Address: 12251 W Louisiana Ave., Lakewood, CO 80228
 Property Address: Greenbackville, VA--Lot 1897 Buccaneer Blvd.
 Tax Map/GPIN #: 5A4-1-1897
 Subdivision: Captain's Cove Section: 4 Block: _____ Lot: 1897

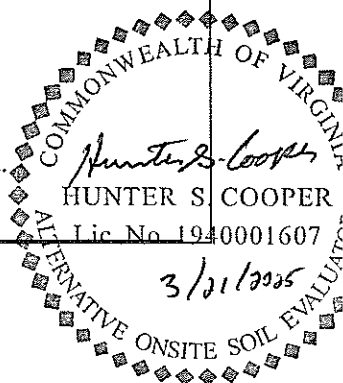
Soil Information Summary

1. Position in landscape satisfactory: ☒ Yes ☐ No Describe landscape position: Sideslope
 2. Slope: .5-1 %
 3. Depth to rock/impervious strata: Max. _____ in. Min. _____ in. ☒ Not observed
 4. Free Water Present: ☐ Yes ☒ No Range in inches: _____
 5. Depth to seasonal water table (gray mottling or gray color): _____ inches ☒ Not observed
 6. Soil percolation rate estimated: ☒ Yes ☐ No Estimated rate: 15 min/in at 52 inches depth
 Texture Group: ☒ I ☐ II ☐ III ☐ IV
 7. Percolation test performed: ☐ Yes ☒ No If yes, provide additional data on percolation test results.
- Name and title of evaluator: Hunter S. Cooper, Master AOSE
 Signature: Hunter S. Cooper

☒ Site approved: Absorption Trenches (describe dispersal area, e.g. absorption trenches) dispersing
 STE _____ (proposed level of treatment at time of evaluation) to be placed at 52 (inches) depth at
 site designated on permit. Site provides a total of 450 square feet of absorption area for primary and
 reserve (if applicable).

☐ Site disapproved: Reasons 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 absorption area, and/or reserve area.
6. ☐ Proposed system too close to well.
7. ☐ Other (specify)



Date of Evaluation: 3/13/2025

Profile Description

SOIL EVALUATION REPORT

Property ID: 5A4-1-1897

Where the local health department conducts the soil evaluation the location of profile holes may be shown on the schematic drawing on the construction permit or the sketch submitted with the application. If soil evaluations are conducted by a private Onsite Soil Evaluator or Professional Engineer, location of profile holes and sketch of the area investigated including all structural features (i.e. sewage disposal systems, wells, etc.) within 200 feet of the site and reserve site shall be shown on the reverse side of this page or prepared on a separate page and attached to this form.

☐ See application sketch ☐ See Construction Permit ☐ See sketch on reverse side or page attached to this form.

Hole #	Horizon	Depth (Inches)	Description of color, texture, etc.	Texture Group
1	A	0-3"	10YR 4/3 Brown Loamy Sand	I
	AB	3"-16"	10YR 6/4 Light Yellowish Brown Loamy Sand	I
	Bt1	16"-22"	10YR 7/4 Very Pale Brown Loamy Sand	I
	Bt2	22"-32"	10YR 5/6 Yellowish Brown Sandy Loam	Ila
	CB	32"-38"	10YR 5/6 Yellowish Brown Loamy Sand	I
	C1	38"-42"	10YR 5/6 Yellowish Brown Sand	I
	C2	42"-52"	10YR 6/6 Brownish Yellow Sand	I
	C3	52"-70"	10YR 8/6 Yellow Sand	I
2	A	0-3"	10YR 4/3 Brown Loamy Sand	I
	AB	3"-16"	10YR 6/3 Pale Brown Loamy Sand	I
	Bt1	16"-32"	10YR 7/4 Very Pale Brown Loamy Sand	I
	Bt2	32"-40"	10YR 5/6 Yellowish Brown Sandy Loam	Ila
	CB	40"-46"	10YR 5/6 Yellowish Brown Loamy Sand	I
	C1	46"-54"	10YR 5/6 Yellowish Brown Sand	I
	C2	54"-70"	10YR 8/4 Very Pale Brown Sand	I
3	A	0-4"	10YR 4/3 Brown Loamy Sand	I
	Bt1	4"-16"	10YR 6/3 Pale Brown Sandy Loam	Ila
	Bt2	16"-24"	10YR 5/4 Yellowish Brown Sandy Loam	Ila
	Bt3	24"-34"	10YR 6/6 Brownish Yellow Sandy Loam	Ila
	CB	34"-40"	10YR 6/6 Brownish Yellow Loamy Sand	I
	C1	40"-48"	10YR 6/6 Brownish Yellow Sand	I
	C2	48"-56"	10YR 7/6 Yellow Sand	I
	C3	56"-70"	10YR 8/4 Very Pale Brown Sand	I

REMARKS:

HUNTER S. COOPER

Lic. No. 1940001607

3/16/2025

Commonwealth of Virginia Abbreviated Design

Health Department ID# _____ (VDH Use)

PROPERTY IDENTIFICATION

Name of property / site: Brandon Conklin

Subdivision Captain's Cove Section 4 Block _____ Lot 1897

Other Property Identification 14,000 SF Tax Map No. 5A4-1-1897

DESIGN BASIS

A. Estimated percolation rate: 15 mpi

B. Trench bottom square footage required: (based on X Gravity or _____ LPD)

Per bedroom: 149*

Per 100-gallons: _____

C. Number of bedrooms: 3 (at 150 gallons/bedroom) Total flow from bedrooms: 450 gpd

Other: _____ (at _____ gpd) Total flows from other sources: 0 gpd

_____ (at _____ gpd) Total Sewage Flows = 450 gpd

_____ (at _____ gpd)

AREA CALCULATIONS

D. Length of trenches: 50 ft (length of available area 50 ft)

E. Width of trenches: 3 ft

F. Number of trenches: 3

G. Center-to-center spacing: 9 ft

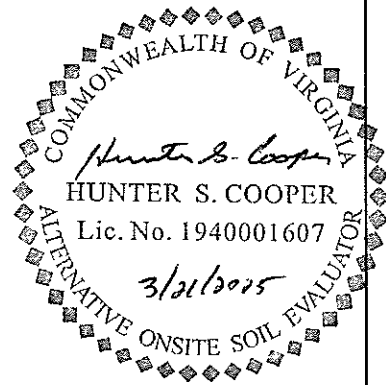
H. Required width of drainfield: 21 ft (width of available area 21 ft)

I. Total area required: 447 sf

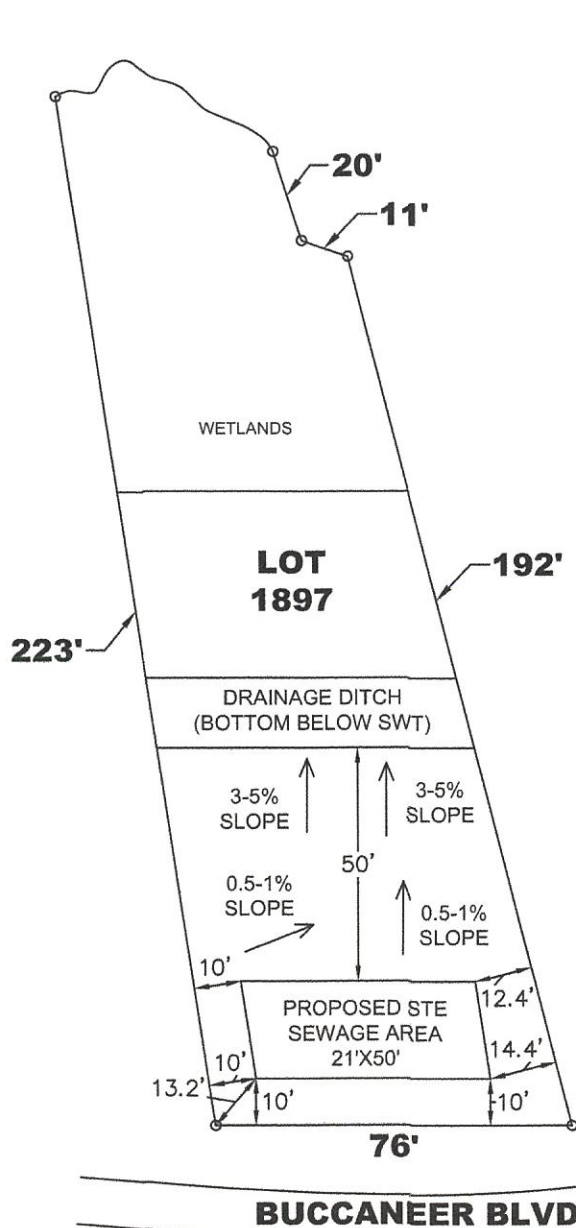
J. Square footage in design: 450 sf

K. Is a reserve area required? _____ Yes X No: _____

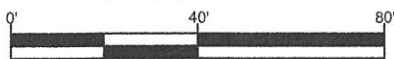
Size: _____ % Area provided: _____

Type: septic tank and conventional gravity drainfield


*Gravelless drainfield product reduction taken -- See GMP # 2016-01, Table 1 (VDH-Approved Gravelless Drainfield Product)



SCALE: 1" = 40'



SOS

Savage Onsite Solutions

NOTE:

- 1) SEWAGE DISPOSAL SYSTEM TO BE DESIGNED FOR A 3-BEDROOM RESIDENCE.
- 2) ENHANCED FLOW REQUIRED IN ORDER, TO MEET SETBACK REQUIREMENT OFF OF DRAINAGE DITCH.
- 3) LIMITED BUILDING AREA AVAILABLE.
- 4) PARCEL MEASUREMENTS WERE OBTAINED FROM ACCOMAPS.
- 5) THIS DRAWING IS NOT A SURVEY PLAT AND IS NOT INTENDED TO BE USED FOR SUCH.

Drafter: IDV

BK 0641 PG 00770

1986

DEED

THIS DEED, made this 24th day of February, 1993, is executed pursuant to a property settlement by and between SANDRA G. CONKLIN and DAVID C. CONKLIN, wife and husband who are divorced, and DONNA LEE CONKLIN, current wife of DAVID C. CONKLIN, GRANTORS and SANDRA G. CONKLIN, GRANTEE.

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Grantee, in fee simple with GENERAL WARRANTY of title, as hereinafter set forth, all that certain lot or parcel of ground, with the improvements and appurtenances, located in the County of Accomack, Virginia and more particularly described as follows:

Lot 1897, Section 4, CAPTAIN'S COVE, as the same appears duly dedicated, platted and recorded among the Land Records of Accomack County, Virginia in Deed Book 285 at Page 94, and in Plat Book 15 at Page 83.

THIS CONVEYANCE is made pursuant to a property settlement agreement, without benefit of a title examination and subject to restrictive covenants, easements and rights of way of record; further, subject to any and all deeds of trust of record, the balance or balances of which the Grantee assumes and agrees to pay as part of the consideration hereof.

TO HAVE AND TO HOLD the said property and all appurtenances thereunto belonging unto SANDRA G. CONKLIN, Grantee, free from any liability whatsoever from the debts of, and claims against, any present or future spouses of the Grantee, and free from any spousal or curtesy rights, or inchoate spousal or curtesy of any present or future spouse of the Grantors, with full and complete authority in and to the Grantee to alienate, convey, encumber or otherwise dispose of said property. DAVID C. CONKLIN and DONNA LEE CONKLIN hereby convey any and all interest whatsoever which he or she may have had or may have in the premises, including record ownership, title, interest under § 64.1 of the Code of Virginia, 1950, as amended, (pertaining to the augmented estate), interest by curtesy, or otherwise.

GRANTEE'S ADDRESS: 20 W. LUCERN CIRCLE
APT 205
ORLANDO, FL 32801

NO CONSIDERATION
Tax Exempt
VA Code § 58.1-410.3

This Deed Prepared
Without a Title
Search.

Return to: Judith L. Mathis, Attorney at Law
3431 Haines Way, Suite 101
Falls Church, VA 22041

9 / 11

25-100-0136

BK 0641 PG 00771

The said Grantors covenant that they have the right to convey the above-described property to the said Grantee; that they have done no acts to encumber the same, except as hereinabove set forth; that the Grantee shall have quiet and peaceable possession thereof, free from the claims of all persons whomsoever except as aforesaid; and that they, the Grantors, will execute such further assurances of title thereto as may be requisite and necessary.

WITNESS the following signatures and seals.

Sandra G. Conklin
SANDRA G. CONKLIN

David C. Conklin
DAVID C. CONKLIN

Donna Lee Conklin
DONNA LEE CONKLIN

STATE OF FLORIDA
COUNTY OF

I, the undersigned notary public, in and for the State and County aforesaid, do hereby certify that SANDRA G. CONKLIN, whose name is signed to the foregoing deed, bearing the date of the 26th of FEBRUARY, 1993, has acknowledged the same before me, in my State and County aforesaid, this 24th day of APRIL, 1993.

Tara Leigh Dennen
NOTARY PUBLIC



OFFICIAL SEAL
Tara Leigh Dennen
My Commission Expires
Feb. 18, 1997
Comm. No. CC 259009

My commission expires:

25-100-0136

BK 0641 PG 00772

STATE OF VIRGINIA
COUNTY OF

I, the undersigned notary public, in and for the State and County aforesaid, do hereby certify that DAVID C. CONKLIN, whose name is signed to the foregoing deed, bearing the date of the 26th of February, 1993, has acknowledged the same before me, in my State and County aforesaid, this 26th day of February, 1993.

Quanita S. Mayhew
NOTARY PUBLIC

My commission expires: 10.31.94

STATE OF VIRGINIA
COUNTY OF

I, the undersigned notary public, in and for the State and County aforesaid, do hereby certify that DONNA LEE CONKLIN, whose name is signed to the foregoing deed, bearing the date of the 26th of February, 1993, has acknowledged the same before me, in my State and County aforesaid, this 26th day of February, 1993.

Quanita S. Mayhew
NOTARY PUBLIC

My commission expires: 10.31.94

State Tax 039	\$ 5.00	VIRGINIA: In the Clerk's office of the
County Tax 213	7.50	Circuit Court of Accomack County, VA
Transfer Tax 212	1.00	Booked <u>12</u> , 19 <u>93</u> this being the
Clerk's Fee 231	1.00	date of recording <u>9.25</u> O'clock
State Tax 039	5.00	P. M. and the Tax Inspector's Fee
County Tax 213	7.50	\$11.25 of the fee to the Auditor
Transfer Tax 212	1.00	7.50 of the fee to the Clerk of
Total	24.00	the Court. Received by Clerk

By *Quanita S. Mayhew* Notary

