

JIMMY SHRIEVER

SEPTIC TANK • DRIVEWAYS
BACK HOE AND EXCAVATING

Road Grader, Ditch & High Lift Work • Stone & Shale Hauling

ROUTE 2

HEDGESVILLE, W. VA. 25427 9-4-73 19

Peak Tool

JIMMY SHRIEVER

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Road Grader, Ditch & High Lift Work • Stone & Shale Hauling

ROUTE 2

HEDGESVILLE, W. VA. 25427 9-4-7-73 19

P V P

Peak Tool

No 22	1 ftuo - 30 min	15'
No 23	7 ftuo - 40 min	77'
No 24	8 ftuo - 5 min	81'
No 25	7 ftuo - 30 min	75'
No 26	6 ftuo - 48 min	68'
No 27	8 ftuo - 0 min	80'
No 28	6 ftuo - 12 min	62'
No 29	6 ftuo - 40 min	67'
No 30	5 ftuo - 33 min	53'
No 31	7 ftuo - 14 min	72'
No 32	6 ftuo - 04 min	61'
No 33	6 ftuo - 30 min	51'
No 34	3 ftuo - 33 min	37'
No 35	6 ftuo - 19 min	63'
No 36	5 ftuo - 55 min	59'
No 37	5 ftuo - 33 min	55'
No 38	7 ftuo - 21 min	71'
No 39	7 ftuo - 58 min	79'
No 40	10 ftuo - 14 min	114'

6 inch Drop

All Accounts not settled within 30 days will be charged 1 1/2% per Month

No 1	6 ftuo - 52 min	62'
No 2	6 ftuo - 47 min	68'
No 3	37 ftuo - 12 min	114'
No 4	32 ftuo - 40 min	114'
No 5	19 ftuo - 40 min	114'
No 6	21 ftuo - 12 min	114'
No 7	15 ftuo - 30 min	114'
No 8	12 ftuo - 13 min	114'
No 9	8 ftuo - 5 min	81'
No 10	6 ftuo - 0 min	60'
No 11	5 ftuo - 10 min	52'
No 12	7 ftuo - 37 min	76'
No 13	4 ftuo - 20 min	48'
No 14	4 ftuo - 80 min	45'
No 15	4 ftuo - 49 min	48'
No 16	7 ftuo - 9 min	71'
No 17	7 ftuo - 50 min	78'
No 18	14 ftuo - 13 1/2 min	114'
No 19	8 ftuo - 11 min	82'
No 20	3 ftuo - 19 min	32'
No 21	1 ftuo - 0 min	10'

6 inch Drop

All Accounts not settled within 30 days will be charged 1 1/2% per Month

Service Charge. Per Annum Rate 1 1/2%

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ROUTE 2

HEDGESVILLE, W. VA. 25427 9-4-73 19

P.U.P.

Test

76 42	9 mo - 13 min	{	6 mm Drop
70 43	8 mo - 20 min		75'
70 44	7 mo - 15 min		72'
70 45	7 mo - 30 min		75'



Potomac Valley Properties, Inc.

Post Office Box 5, Hedgesville, West Virginia 25427 Tele. [304] 754-3211

RECORDS CENTER:

September 18, 1973

P. O. Box 644
Reston, Virginia 22070
(703) 471-1533

Mr. G. O. Fortney, Chief
Engineering Section
Division of Sanitary Engineering
State Department of Health
Charleston, West Virginia

Dear Mr. Fortney:

Potomac Valley Properties, Inc. hereby requests a waiver of Section 7.1 of West Va. Dept. of Health Small Sewage and Excreta Disposal Systems Regulations, as applicable to our "Montevallo Hills" subdivision which lies along West Va. Route 9/3 and 3/2 approximately 1 1/2 miles North of Route 9 on the Cherry Run Road in Hedgesville District, Berkeley County, West Virginia.

"Montevallo Hills" encompassess 327.25 acres which PVP, INC. proposes to divide into approximately 70 tracts with an average size of 4.675 acres and a minimum size of 4.0 acres. As shown on the attached proposed plat with 20' contour lines superimposed in color, the lots are being laid out in such manner that each tract has a suitable building site for our type of vacation cabin and for a private well and septic system.

As with all of our recent subdivisions, Potomac Valley Properties, Inc. will build out the lots prior to conveying title, and will verify with local health authorities that each lots is suitable for individual well and septic system.

Restrictive covenants filed in the deed of dedication shall contain provisions allowing only one single family residence per lot, prohibiting further resubdivision, and requiring that a septic system permit be obtained from the Berkeley County Health Department prior to the installation of any septic system.

Attached also is a report from Jimmy Shriver (with whose qualifications you are already familiar) relative to 45 percolation tests he performed in widely scattered locations on the property. On Monday, Mr. Shriver toured the property with Mr. A.M. Sanghavi from your regional office describing the results of his percolation testing and showing the soils conditions encountered.

While the percolation results are only average, it is Mr. Shriver's opinion and our own that the soils are more than satisfactory for the seasonal use and the density of development proposed. Some individual perc holes were unsatisfactory, but no large areas were found in which successful septic systems could not be installed. If, during final lot layout, such areas are discovered, two or more lots will be merged to avoid the creation of any unbuildable lots.

Vacation homes—recreational properties

Mr. G. O. Fortney
State Department of Health

Page 2

Potomac Valley Properties, Inc. has had considerable experience in the Montevallo soils group, and the experience has been uniformly good. Prior to the adoption of your current regulations we divided the Mongan Farm which borders the proposed subdivision on the South. Last year we developed the Cherry Run subdivision under a waiver from your office, which subdivision borders Montevallo Hills on the North. Nearby, but not adjacent to Montevallo Hills, we have developed and completely built out the Potomac Woods subdivision (in 2 acre lots) and Woodhaven Knolls subdivision (in 3-4 acre lots) under waivers. All of these subdivisions are in the same soils group (See attached soils map from Berkeley County soils report with location identifiers.)

Enclosed are: (1) ASCS Soils Report (2) ~~Mr. Sanghavi's comments relative to the proposed subdivision~~ (3) A location map showing the relation of Montevallo Hills to other nearby subdivisions we have developed in the same soils group (4) Proposed plat of Montevallo Hills with contour lines superimposed in color.

If we can be of further information, please contact us.

Sincerely,



Ray S. Johnston, President
Potomac Valley Properties, Inc.

Memorandum

TO: *AMS* G. O. Fortney, Chief, Sewage Program
Division of Sanitary Engineering

DATE: September 21, 1973

FROM: Ashok M. Sanghavi, Regional Engineer *AMS*

RE: Monevello Hills Subdivision, Berkeley County

The above subdivision was visited with Mr. Johnston, Mr. Bernstein, owners of Potomac Valley Properties Inc., and Mr. Shriver, who has done all the percolation tests on the property.

The minimum size of lot will be 4.0 acres. You will notice on percolation test results two or three lots run more than an hour. The roads are laid on ridges so far as practical. No lot may be resubdivided and cabins for summer or weekend use will be built by the owners.

It is recommended that favorable declaratory ruling be granted to the Monevello Subdivision.

It is also recommended that the copy of plat survey and other papers be sent to this office.

AMS/bec

RECEIVED
SEP 24 1973

Berkeley

N. H. DYER, M.D., M.P.H.
STATE DIRECTOR OF HEALTH



State of West Virginia

DEPARTMENT OF HEALTH

CHARLESTON 25305

October 29, 1973

Potomac Valley Properties, Inc.
P. O. Box 5
Hedgesville, West Virginia 25427

Re: Montevallo Hills Subdivision, Berkeley County

Gentlemen:

In our review of your request of September 20, 1973 for a declaratory ruling on the subject subdivision, it was noted that the percolation test information submitted did not agree with statements made in your cover letter nor with the field report of our regional engineer.

Mr. Sanghavi, our regional engineer, was contacted concerning this percolation test and he shall contact your office to discuss the percolation test results.

Very truly yours,

A handwritten signature in cursive script, reading "W. W. Bradford".

W. W. Bradford, Engineer
Division of Sanitary Engineering

WWB/plp

CC: Berkeley County Health Department
Regional Office, Martinsburg



State of West Virginia

DEPARTMENT OF HEALTH

CHARLESTON 25305

December 20, 1973

Mr. Ray S. Johnston, President
Potomac Valley Properties, Inc.
P. O. Box 5
Hedgesville, West Virginia 25427

Re: Montevallo Hills Subdivision, Berkeley County

Dear Mr. Johnston:

Reference is made to your letter of September 18, 1973 in which you requested a favorable declaratory ruling exempting the above referenced subdivision from the provisions of Section 7.0 of the Small Sewage and Excreta Disposal Systems Regulations adopted July 1, 1970 by the West Virginia State Board of Health.

Information submitted with your letter consisted of the following:

1. A plat of Montevallo Hills Subdivision dated September 18, 1973 on which is shown the topography and the layout of the proposed lots.
2. The plat shows that the subdivision consists of sixty-nine lots varying from 4.0 to 6.0 acres in size.
3. Percolation tests made within the subdivision.
4. A general location map of the subdivision.
5. A Soil Conservation Report concerning the soils within the subdivision.

Please be advised that your letter of September 18, 1973 and the accompanying information has been reviewed by this office and a favorable declaratory ruling exempting Montevallo Hills Subdivision from the requirements of Section 7.0 of the Regulations is herewith granted. This favorable declaratory ruling is based upon the following:

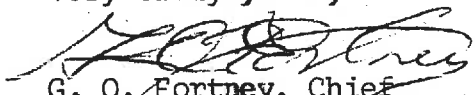
1. The average size lot is 4.675 acres with a minimum size of 4.0 acres and a maximum size of 6.0 acres. The installation of a central sewage system to serve the entire

December 20, 1973

subdivision is not considered feasible due to the sizes of the lots.

2. The percolation tests as supplied were, in general, not too satisfactory. The Soil Conservation Report, however, indicated that large lots may have inclusions of deeper, favorable soil conditions.
3. A favorable report on the subdivision based upon a field investigation by Mr. Ashok Sanghavi, Regional Engineer.
4. The recreational nature of the subdivision proposed together with the statements included in your letter of September 18, 1973 concerning restrictive covenants which shall allow only one single family residence per lot and prohibiting further resubdivision.
5. Due to the topography, lots 5, 9, 10, 12, 13 and 18 of the twenty-eight lots proposed, which lie northwest of the junction of West Virginia Route 9/3 and West Virginia Route 3/2, should be resubdivided and combined with adjacent lots in order to provide more suitable areas for installation of septic tank, soil-absorption systems and construction of recreational cabins.
6. Due to topography, lots 11 and 12 of the section of fourteen lots lying southwesterly of the intersection of West Virginia Route 9/3 and West Virginia Route 3/2 should be resubdivided and added to adjacent lots in order to furnish sufficient room for a septic tank, soil-absorption system and a site for a recreational structure.
7. Prior to the construction of any building upon any of the lots, the location of the individual wells and the location of the septic tank, soil-absorption system should be established and a permit to install said septic tank, soil-absorption system shall be obtained from the Berkeley County Health Department.

Very truly yours,


G. O. Fortney, Chief
Engineering Section
Division of Sanitary Engineering

GOF/WWB/plp

CC: Ashok Sanghavi, Martinsburg

Berkeley County Health Department

August 27, 1974

Mr. Irving Freedman
Potomac Valley Properties, Inc.
P.O. Box 5
Hedgesville, W. Va. 25427

Dear Mr. Freedman:

This is in reference to your letter dated August 20, 1974, regarding Montevallo Hills Subdivision.

We understand that you are asking a variance from the previous favorable declaratory ruling given to you on December 20, 1973.

The declaratory ruling stated on Page 2, Paragraph 4, that the subdivision would be of recreational nature. By your letter we understand that it is your intention to have a mixture of single family residences and recreational structures in Montevallo Hills Subdivision.

We hereby amend the previous declaratory ruling granting you approval to have a combination of residential and recreational structures in the above subdivision based upon large size lots. All other provisions of the previous declaratory ruling remain in effect.

Sincerely yours,
Original Signed By:

Ashok M. Sanghavi
Ashok M. Sanghavi,
Regional Engineer
Environmental Health Services
125 West King Street
Martinsburg, W. Va. 25401

AHS/bec

cc: Mr. William W. Bradford, Engineer
Berkeley County Health Department ✓