



# NORTHUMBERLAND COUNTY LAND USE APPLICATION

Answer all questions. Refer to Appendix A for the checklist to make sure that you have all required information. Please type or print all information in blue or black ink.

**1. Owner/Applicant Information:**

Owners Name: <i>Neill Office Complex LLC</i> <b>DANIEL CORDER</b>		Address: <b>2744 HARRY HOGAN RD</b>
Telephone (H):	Telephone (W): <b>571-233-1663</b>	Email: <b>CAPT. DAN. CORDER @ G.MAIL.COM</b>

Applicants Name: <b>JACK KNAPP (&amp; DANIEL)</b>		Address: <b>M. DOTHAN VA 23113-2504</b> <b>1503 BLACK HEATH RD</b>
Telephone (H):	Telephone (W): <b>804 400 1341</b>	Email: <b>JACKRKNAPP @ G.MAIL.COM</b>

Plan Preparer/Authorized Agent: <b>SELF</b>		Address:
Telephone (H):	Telephone (W):	Email:

**2. Property Information:**

Tax Parcel #: <b>8-11-145-A1</b> <b>145 A+B + LAND</b>		Parcel Physical Address (If applicable): <b>226 Village Green Dr.</b>	
Current Zoning: <input type="checkbox"/> C-1 <input checked="" type="checkbox"/> A-1 <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> B-1 <input type="checkbox"/> M-1	Acreage: <b>70+/-</b>	Magisterial District: <b>LOTSBURG</b>	Date Property Purchased: <b>6/25/2020</b>
Are there any structures on the property? <input checked="" type="checkbox"/> Yes (If yes, please describe) <b>CLUB HOUSE</b> <input type="checkbox"/> No: <b>SITED OPENWEDDING PORCH</b>		Deed Book Page #: <b>20-2001324</b>	
Board of Supervisor Representative: <b>MR. BRANN</b>		What is the road name or route number on which your property is located? <b>360</b>	
Directions to Property: <b>Corner of 360 + 360 in CALLAO</b>			

<b>Office Use Only:</b>		<b>Application #: 23-CU-020</b>	
DATE RECEIVED: <b>10-13-23</b>	BOARD ACTION: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn Meeting Date <b>11-9-23</b>	PAID STAMP: <b>OCT 19 2023</b> <b>ELLEN B. KIRBY, TREAS.</b> <b>NORTHUMBERLAND COUNTY</b>	TYPE OF APPLICATION / FEE: <input type="checkbox"/> Appeal Decision of Zoning Administrator <input checked="" type="checkbox"/> Conditional Use - \$150 <input checked="" type="checkbox"/> Conditional Use Boathouse - \$150 <input type="checkbox"/> Exception to the Bay Act - \$300 <input type="checkbox"/> Subdivision Variance - \$300 <input type="checkbox"/> Zoning Variance - \$300

3. Description of Request:

Type of Request (check one):	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Exception to the Bay Act <input type="checkbox"/> Subdivision Variance
<input type="checkbox"/> Zoning Variance	
What is the current use? (Use another sheet of paper if more space is needed):	
OPEN SPACE, UNUSED GOLF COURSE, CAMPGROUND RIVAH CELEBRATION CENTER	
Describe the proposed use/project (Use another sheet of paper if more space is needed):	
HIGH END RV PARK FOR SELF CONTAINED RV'S. FULL HOOK UP AT EVERY SITE SEE ATTACHED DRAWINGS, & INFORMATION	
Have you discussed this request with any State and/or Federal agencies that may require a permit? (Health Department, Virginia Department of Transportation, etc.)	
<input type="checkbox"/> Yes (If yes, please explain)	
<input checked="" type="checkbox"/> No	
Have you previously applied to or obtained a permit from Northumberland County for any portion of this request or relating to this request?	
<input checked="" type="checkbox"/> Yes (If yes, please explain) <b>CAMP GROUND APPROVED</b>	
<input type="checkbox"/> No	
Has any portion of this request for which you are seeking a permit been completed or commenced?	
<input type="checkbox"/> Yes (If yes, please explain)	
<input checked="" type="checkbox"/> No	

## ADJOINING PROPERTY OWNERS

Megan Lee Jackson or  
Andrew Aaron Donovan  
P. O. Box 232  
Lively, VA 22507

Whitnye Megan Jones  
108 Village Green Drive  
Callao, VA 22435

Melissa L. King  
c/o Melissa Lynne Richardson  
162 Village Green Drive  
Callao, VA 22435

S & O handling Corporation  
P. O. Box 560  
Lottsburg, VA 22511

Antonino or Jennifer Randazzo  
P. O. Box 121  
Callao, VA 22435

Shore Office, LLC  
P. O. Box 369  
Callao, VA 22435

R E B Properties, LLC  
2248 Hampton Hall Road  
Callao, VA 22435

Page J. Hill  
P. O. Box 296  
Callao, VA 22435

George R. Sisson, III or  
Elizabeth Gawen Sisson  
c/o Rachel M. Payne  
112 Cedar Lane  
Callao, VA 22435

Nancy Prescott  
194 Cedar Lane  
Callao, VA 22435

Kenneth W. Prescott and  
Ladonna S. Harrison  
84 Village Green Drive  
Callao, VA 22435

Ryan C. Carter  
134 Village Green Drive  
Callao, VA 22435

Falcon LLC  
P. O. Box 426  
Kilmarnock, VA 22482

Marion E. Lawrence or  
Douglas A. Daiss  
3183 Harryhogan Road  
Callao, VA 22435

Callao Hometown Community  
P. O. Box 17  
Callao, VA 22435

Bank of Northumberland, INC  
P. O. Box 6030  
Glen Allen, VA 23058

J. Caskey Olverson &  
Mary Ann Palmer Robins  
1453 Melrose Road  
Lottsburg, VA 22511

W. C. Lowrey, Inc.  
P. O. Box 748  
Callao, VA 22435

Ronald Lee Allen  
118 Cedar Lane  
Callao, VA 22435

David L. Deitz  
P. O. Box 760  
Dayton, VA 22821

Wilbur E. Kent, Jr.  
c/o Timothy M. Beron  
17626 Richmond Road  
Callao, VA 22435

Eastern Virginia Farms, LLC  
P. O. Box 27  
Callao, VA 22435

GJB Callao VA LLC  
750 Oakleigh Drive  
Bloomfield Hills, MI 48302

David and Butler and  
Lakeisha N. Butler  
129 Liles Court  
Tappahannock, VA 22560

Riverside Tappahannock Hospital, INC.  
618 Hospital Road  
Tappahannock, VA 22560

Matthew or Amanda Creasey  
3801Terjo Lane  
Chester, VA 23831

Joyce Shaffer or Carlton Fisher or  
Jimmy Williams  
c/o Carlton Fisher  
218 Pointe Circle  
Rock Hill SC 29732

Gerald V. Garrettson, Sr or  
Diane M K Garrettson  
P. O. Box 634  
Callao, VA 22435

Lucille Porter &  
Shirley P. Newton  
P. O. Box 333  
Callao, VA 22435

Daniel Corder  
2814 Harryhogan Road  
Callao, VA 22435

5. Signature Page:

This application is submitted true and correct. Applicant agrees that when the permit herein applied for is issued, that all work will be completed as stated and as required by all Northumberland County Ordinances, Virginia State laws, and any other applicable regulations. Failure to comply with any part or terms of this application shall be sufficient cause to revoke any permit issued. This application allows duly authorized representatives of the County to enter upon the premises of the project site at reasonable times for the purpose of inspection.

Signature of Owner(s)  Daniel Corder Date 10/12/23

Printed Name(s) Daniel Corder

Signature of Applicant(s)  Jack Knapp Date 10/12/23

Printed Name(s) Jack Knapp

Signature of Agent \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

### APPENDIX B Conditional Use Additional Information

Please submit this appendix with your application.

1, Please provide the following setbacks for all proposed structures:

Primary Structure: <u>N/A</u>	
Road/Right-of-way _____	Rear Yard _____
Left Side Line _____	Right Side Line _____
Height of Structure _____	
Secondary Structure: <u>N/A</u>	
Road/Right-of-way _____	Rear Yard _____
Left Side Line _____	Right Side Line _____
Height of Structure _____	

2. Additional Information

Will there be parking on the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please indicate the number of spaces being provided. <u>130 RV SITES</u>
Will there be any fencing or landscaping? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please explain. <u>8' PRIVACY FENCE ALONG CURRENTLY VISABLE PROPERTIES + BARB WIRE FENCE ON REMAINING W/ "NO TRESPASSING" SIGNS</u>
Will there be any lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please indicate the type and number of lights being used.
Will there be any signs associated with the request? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please indicate the size and number of signs. <u>SMALL AT ENTRANCE. WITHIN COMPLIANCE</u>
All permits will need to be obtained from the Office of Building & Zoning for signage.

<b>Office Use Only:</b>
Part of application #: <u>23-CU-020</u>
Date Received: <u>10-13-23</u>

## Conditions for RV Park:

Callao, VA

In order to maintain our high standards and to continue the reputation that has made *the Park* a pleasant place to stay, the following conditions shall be enforced during the duration of your stay. All sites in the Park are for RVs only.

*An RV (as defined by the state of Virginia) is a Self-contained camping unit with a toilet, and may contain a lavatory, shower and kitchen sink, all of which are connected as an integral part of the structure to water storage and sewage holding tanks located within the unit.*

1. Park shall abide by VA Code LIS Chapter 450
2. Right of Refusal: Guests of the Park are provided a license to stay in the Park and shall not be considered tenants under Virginia law. The Park reserves the right to revoke license at any time and for any reason. Guests may be removed from the Park in the event of inappropriate behavior or infraction of the Rules and Regulations set forth herein, on the Park website or posted within the Park.
3. The Park Quiet Hours are 10:00 pm to 7:00 am (please respect your neighbor).
  - a. Excessive noise even during non-"quiet hours", nuisance, public intoxication, illegal drug use (sale or exchange), public nudity, foul or offensive language, explosives and fireworks are not permitted in the Park at any time.
    - If neighbors can see it or hear it, it shall abide by these rules. This includes (but is not limited to) conversations, outdoor tv viewing, barking dogs, music, etc.
  - b. See Northumberland County, VA Code Chapter 99 linked below:
    - <https://ecode360.com/7759648>
4. Visitor occupancy is limited to two (2) visitors per RV site at any one time.
  - a. Visitors shall comply with the Park Rules and Regulations.
  - b. Visitors shall be registered with the Park.
5. No business, trade or profession of any type requiring clients to come to the Park shall be conducted within the Park without the prior written consent of the Park. (i.e.: hair/nail salon, attorney, notary, etc.)
6. Fires:
  - a. Shall comply with State Forestry Laws and Restrictions:
    - <https://dof.virginia.gov/wildland-prescribed-fire/fire-laws/>
  - b. Firewood from out of state is STRICTLY PROHIBITED. By transporting firewood, you could be spreading diseases and invasive insects that can quickly kill large numbers of trees. <https://www.dontmovefirewood.org/map/virginia/>. Firewood can be purchased from the local Tractor Supply located at 4238 Richmond Rd., Warsaw, VA 22572
7. Sites shall be kept neat and clean at all times and never used as a storage area.
  - a. Household trash removal: Trash shall be placed at the end of the RV site in a sealed plastic bag between 8-10 am daily. Staff will pick up the sealed trash bags daily.
    - If you are unable to have trash out during designated pick-up times, please dispose of it in the Park provided dumpsters.
  - b. Each guest is responsible for insect and rodent control of their site.
  - c. Items such as buckets, storage boxes, mops, trash cans, freezers, etc. may not be kept outside of the RV.
8. Permanent structures shall not be constructed on individual sites, including but not limited to decks, porches, sheds, etc.

9. An airtight sewer connection is required at all times. Leaks in a sewage system shall be repaired or replaced immediately. If not, the Park will remedy at Guest's expense.
10. Only one RV per site. There are no tent sites.
11. Well-maintained and Clean RVs and Vehicles:
  - a. Shall be clean (free of mold and mildew) and in good condition.
  - b. All RVs shall be in road worthy condition
12. Length of stay shall be limited to 8 months: at that time the RV must move off property for a minimum of 24 hours and go through the registration process again.

**Thank you for your interest in our RV Park. We look forward to seeing you soon.**



## Rules and Regulations:

Callao, VA

In order to maintain our high standards and to continue the reputation that has made *the Park* a pleasant place to stay, the following Rules and Regulations for the **RV Park** (*Rules and Regulations*) shall be enforced during the duration of your stay. All sites in the Park are for RVs only.

*An RV (as defined by the state of Virginia) is a Self-contained camping unit with a toilet, and may contain a lavatory, shower and kitchen sink, all of which are connected as an integral part of the structure to water storage and sewage holding tanks located within the unit.*

Right of Refusal: Guests of the Park are provided a license to stay in the Park and shall not be considered tenants under Virginia law. The Park reserves the right to revoke license at any time and for any reason. Guests may be removed from the Park in the event of inappropriate behavior or infraction of the Rules and Regulations set forth herein, on the Park website or posted within the Park.

### **GENERAL PARK RULES:**

1. The Park Quiet Hours are 10:00 pm to 7:00 am (please respect your neighbor).
  - a. Excessive noise even during non-"quiet hours", nuisance, public intoxication, illegal drug use (sale or exchange), public nudity, foul or offensive language, explosives and fireworks are not permitted in the Park at any time.
    - If neighbors can see it or hear it, it shall abide by these rules. This includes (but is not limited to) conversations, outdoor tv viewing, barking dogs, music, etc.
  - b. Children (*anyone under 18 years of age*) are to be at their site during quiet hours.
  - c. See Northumberland County, VA Code Chapter 99 linked below:  
<https://ecode360.com/7759648>
2. Minimum Guest Age: Each RV shall have at least one occupant who is 21 or older.  
*Guest is defined as any person staying overnight. They are provided a license to stay and are not considered tenants under Virginia law.*
3. No mail or packages shall be delivered to the Park for Guests or Visitors.  
*Visitors are defined as anyone not registered as a Guest.*
4. Current email address shall be kept on file in the event of an emergency.
5. Visitor occupancy is limited to two (2) visitors per RV site at any one time.
  - a. Visitors shall comply with the Park Rules and Regulations.
  - b. Visitors shall be registered with the Park.
6. Loss or damage: The use of all recreational facilities shall at all times be governed by the Park Rules and Regulations provided to each guest upon registration or on the Park website or posted within the Park. The Park tries to operate a safe environment, but we are not responsible for accidents, injuries or losses from any cause. All guests and their visitors use the facilities and premises at their own risk and liability.
7. Parents are responsible for their children's safety and behavior and are liable for their actions.
8. No business, trade or profession of any type requiring clients to come to the Park shall be conducted within the Park without the prior written consent of the Park. (i.e.: hair/nail salon, attorney, notary, etc.)
9. No Smoking / Vaping, etc. in any public interior common area including the offices, bathrooms, laundry room and pavilion. Tossing cigarette/cigar, etc. filters on the ground is prohibited.

10. Fires:

- a. Shall comply with State Forestry Laws and Restrictions:  
<https://dof.virginia.gov/wildland-prescribed-fire/fire-laws/>
- b. Firewood from out of state is STRICTLY PROHIBITED. By transporting firewood, you could be spreading diseases and invasive insects that can quickly kill large numbers of trees. <https://www.dontmovefirewood.org/map/virginia/>. Firewood can be purchased from the local Tractor Supply located at 4238 Richmond Rd., Warsaw, VA 22572

11. The American Flag and U.S. Military Flags are the only flags permitted to be flown on any site.

- American Flag etiquette shall be followed according to <https://www.usa.gov/flag>

**SITES:**

1. Sites shall be kept neat and clean at all times and never used as a storage area.
  - a. Household trash removal: Trash shall be placed at the end of the RV site in a sealed plastic bag between 8-10 am daily. Staff will pick up the sealed trash bags daily.
    - If you are unable to have trash out during designated pick-up times, please dispose of it in the Park provided dumpsters.
  - b. Each guest is responsible for insect and rodent control of their site.
  - c. Clotheslines are not permitted.
    - Do not hang any laundry, clothing, etc. outside of RV.
  - d. Items such as buckets, storage boxes, mops, trash cans, freezers, etc. may not be kept outside of the RV.
2. Permanent structures shall not be constructed on individual sites, including but not limited to decks, porches, sheds, etc.
3. An airtight sewer connection is required at all times. Leaks in a sewage system shall be repaired or replaced immediately. If not, the Park will remedy at Guest's expense.
4. Hanging or attaching anything to a pedestal (other than electric cord) is prohibited. Only one electric cable is permitted per pedestal, other than EV sites.
5. As all sites provided are relatively flat, RVs shall be at ground level (other than for leveling). No cinder blocks allowed.
6. Respect your neighbors' privacy by not walking through their site.
7. Only one RV per site.

**RVs AND VEHICLES:**

1. Well-maintained and Clean RVs and Vehicles:
  - a. Shall be clean (free of mold and mildew) and in good condition.
    - If RV is not clean, the Park may require the cleaning of an RV at the guest's expense. If that is the case, the guest will be given a 30 day written notice to comply.
  - b. RVs should be no more than ten years old, although we do make exceptions for older ones that are well maintained. No matter the age of the RV, they shall be clean and in road worthy condition.
  - c. Window AC units are allowed.
  - d. On-site repairs, while not prohibited, are discouraged as RVs and vehicles shall be operational and remain operational.
    - i. Major repairs are prohibited. Major repairs are defined as taking more than 24 hours to complete.
    - ii. RVs and Vehicles shall be in road worthy condition at all times (other than for the above repair exception).

- e. Any oil spills or leaking vehicles shall be cleaned up by the guest immediately or the Park will clean up at the guest's expense.
2. Parking:
  - a. Guests are limited to two (2) vehicles at no additional charge.
  - b. All vehicles shall fit on the site's gravel pad
    - i. Parking on the grass, roadway or another site is prohibited.
    - ii. If additional parking is desired, please make arrangements with the Park. There may be an additional charge for extra vehicle parking.
  - c. All vehicles shall be in good operational condition, with current license, insurance, registration and inspections (if applicable).
  - d. No boats, utility trailers, etc. shall be kept on individual sites. Contact the Park for storage in the on-site Storage Area.
3. On-site RV Storage may be used, if space is available. If no RV Storage space is available, vacant RVs shall be removed from the Park.
4. RVs for weekend use only shall not be kept continuously on individual sites.
5. See Dinwiddie County Code Sec.15-4 (c, d & f) linked below:  
[https://library.municode.com/VA/Dinwiddie%20County/CODES/Code\\_of\\_Ordinances?nodeId=COCO\\_CH15OFIS\\_ARTIINGE\\_S15-4REKEINVEETREPE](https://library.municode.com/VA/Dinwiddie%20County/CODES/Code_of_Ordinances?nodeId=COCO_CH15OFIS_ARTIINGE_S15-4REKEINVEETREPE)

**PET POLICY:**

1. Household pets are welcome
2. Guests are required to follow Dinwiddie County Pet Requirements:  
<https://www.dinwiddieva.us/392/Licenses-Permits>
3. ALL pets shall be registered during check-in or within 24 hours of acquiring.
4. Owners are liable and responsible for their pets and their pets actions.
5. Attaching a pet to anything longer than a 12-foot leash in hand is prohibited.
6. Pets shall not be left unattended outside at any time.
7. Owners are responsible for immediately picking up their pet(s) waste.
8. Noisy or aggressive pets shall not be permitted to remain at the Park.
9. ALL pets shall be non-aggressive and hand leashed at all times outside of RV (except in dog run area)

**RESTROOMS and SHOWER FACILITIES:**

Appliances, restrooms, shower facilities, etc. (if provided by the Park) are used at guest's risk.

## NORTHUMBERLAND COUNTY, VIRGINIA

*Office of Building & Zoning*

72 Monument Place, P. O. Box 129, Heathsville, VA 22473  
(804) 580-8910 or (804) 580-7921 FAX (804) 580-8082

July 20, 2021

Daniel Corder  
2814 Harryhogan Road  
Callao, Va. 22435

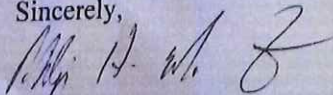
Dear Mr. Corder,

At its public hearing on Thursday, July 15, 2021, the Northumberland County Board of Supervisors approved your request for a Conditional Use Permit to allow a campground on property zoned A-1, Agricultural, located at 226 Village Green Drive, Tax Map Parcel 8-B(1)-145-A1, subject to the following conditions:

1. All necessary permits and/or licenses shall be obtained from all appropriate regulatory agencies, including but not limited to the Virginia Department of Health.
2. There shall be no parking on the right of way, Village Green Drive.
3. A central dump site shall be installed and connected to the sewer system.
4. The campground shall be limited to 20 campsites.
5. There shall be no campsites located on Tax Map Parcel 8-B(1)-153, which is the rear 10 acres.
6. Quiet hours shall be established from 11pm to 6am.
7. Water shall be provided to the campsite prior to occupancy of the site.
8. Guests shall be limited to 9 days of camping in a 45 day period.
9. There shall be no tent camping until a bathhouse is constructed for the use of campers.
10. An Emergency Response Plan shall be prepared and approved by the Director of Emergency Services and the Fire Chief prior to occupancy of any campsites.
11. Emergency phone numbers shall be posted in a central location.
12. Liability insurance shall be maintained on the property and a copy of the policy shall be given to the County annually.
13. This permit shall be non-transferable.

Please contact me if you have any questions.

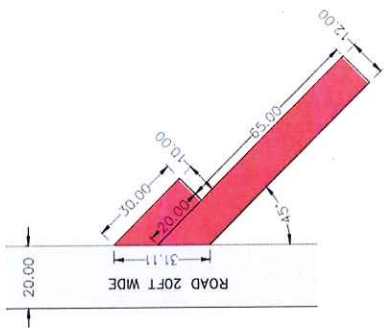
Sincerely,



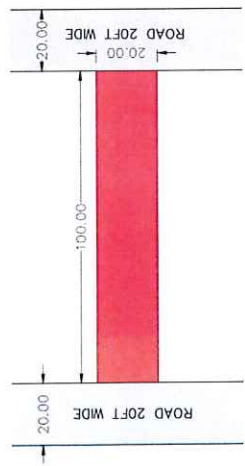
Philip H. Marston  
Zoning Administrator

PLAN DETAILS

Line #/Curve #	Length	Bearing/Point
L1	42.50	S35° 32' 15.12"W
L2	18.29	S00° 44' 26.07"W
L3	138.43	S00° 44' 26.27"W
L4	123.57	S40° 28' 35.28"E
L5	129.48	S40° 28' 35.51"E
L6	148.48	S40° 28' 35.01"E
L7	139.86	S45° 11' 08.14"E
L8	66.59	S05° 37' 16.00"W
L9	130.39	S05° 32' 15.51"W
L10	108.54	S35° 25' 32.81"W
L11	42.71	N54° 55' 16.02"W
L12	118.04	N37° 50' 42.59"E
L13	166.52	N05° 21' 37.55"W
L14	53.13	S45° 01' 18.22"W
L15	39.21	S05° 50' 38.38"E
L16	157.50	S02° 41' 45.94"W
L17	96.19	S06° 55' 44.98"E
L18	33.61	S7° 06' 33.67"E
L19	102.49	S06° 10' 38.42"E
L20	12.14	N05° 47' 31.25"W
L21	95.92	S02° 52' 19.37"W
L22	56.36	S07° 50' 19.50"W
L23	42.46	S07° 50' 19.50"W
L24	61.13	S07° 50' 19.50"W
L25	54.54	S07° 50' 19.50"W
L26	19.83	S02° 52' 17.65"W
L27	10.19	S07° 50' 24.29"W
L28	33.42	S07° 50' 18.40"W
L29	37.60	S07° 50' 19.10"W
L30	109.54	N45° 43' 07.53"E
L31	118.26	N44° 10' 47.00"E
L32	96.78	N37° 26' 19.70"E
L33	408.49	N08° 23' 46.60"W
L34	22.26	N44° 18' 16.80"E
L35	107.77	N07° 50' 19.31"W
L36	131.70	N37° 50' 16.00"W
L37	52.76	N07° 15' 37.70"E
L38	21.75	N07° 15' 36.40"E
L39	30.86	N05° 48' 03.70"E
L40	70.35	N5° 15' 17.80"E
L41	102.75	N07° 57' 13.71"E
L42	329.73	N07° 50' 25.70"W
L43	8.99	N44° 53' 32.84"E
L44	294.61	N44° 53' 32.84"E
L45	25.81	N07° 30' 50.80"E
L46	4.89	N09° 19' 17.80"E
L47	136.66	N09° 02' 11.81"E
L48	68.07	N23° 01' 46.15"E
L49	622.76	S18° 25' 29.28"E
L50	270.39	S49° 37' 34.15"E
L51	37.31	S00° 44' 10.80"E
L52	83.21	S02° 36' 05.10"E
L53	100.07	S41° 43' 52.84"E
L54	52.26	S30° 36' 42.60"E
L55	41.85	S31° 00' 40.49"E
L56	91.56	S38° 30' 17.27"E
L57	88.16	S09° 26' 50.97"E
L58	75.16	S07° 36' 03.61"E
L59	66.96	S07° 30' 32.27"E
L60	54.35	S81° 34' 06.17"E
L61	136.83	N33° 09' 40.81"E
L62	770.79	S37° 41' 24.20"E
L63	88.72	S07° 07' 24.78"W
L64	7.04	S07° 57' 18.15"W
L65	28.11	S37° 36' 29.69"W
L66	41.08	S54° 35' 07.47"W
L67		



1 BACK-IN SITES  
SCALE 1"=20'



2 ADA PULL-THRU SITES  
SCALE 1"=20'

REVISION DATE

PROJECT  
2201  
MADAGE GREEN DR.  
CALLAO, VA 22435

PROPOSED  
CALLAO RV  
PARK SITE  
PLAN

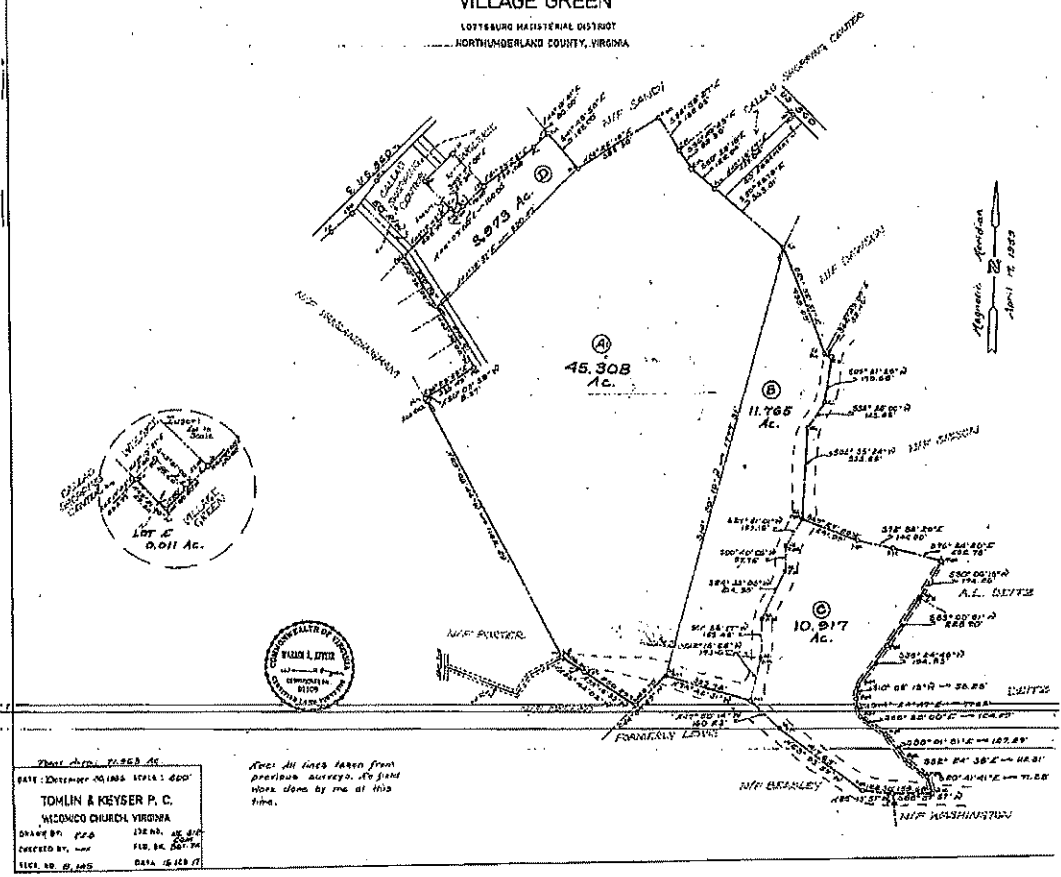
SCALE 1"=100'  
SHEET 220417N

C-2

COMPOSITE BOUNDARY SURVEY

VILLAGE GREEN

LOTTSBURG MATRIENAL DISTRICT  
NORTHAMHERLAND COUNTY, VIRGINIA



Total Area 76.985 Ac.  
DATE: December 26, 1958 SCALE: 500'  
**TOMLIN & KEYSER P. C.**  
WILSONIC CHURCH, VIRGINIA  
DRAWN BY: J.S.S. CHECKED BY: J.S.S. DATE: 12/26/58  
FILE NO. 204734  
SHEET NO. 6 OF 6 DATA 12/26/58

Notes: All lines taken from previous surveys. No field notes done by me at this time.







**Northumberland County Sanitary District**  
**PO Box 129**  
**Heathsville, Virginia 22473**

Property: 226 Village Green, Callao, Va 224356

Mr. Knapp,

Below are some answers and questions to your email dated September 6, 2023.

1A. Connection fee cost for and new E-ONE WH-101, which is our normal pump station on the Callao sewer system. (100-gallon capacity and can handle 700 GPD)

Normally, (no road crossing) includes up to 100 feet of discharge piping.

\$9,372.00

Road crossing (if needed). Includes up to 100 feet of discharge piping.

\$12,590.00

1B. There is currently only one E-ONE Pump Station on the property. It is located at the old restaurant building. Left front of the building.

2. We will need to investigate this more. Since we do not have a rate structure for Camp Sites.

3. Same answer and question for #2.

4.  $150 \text{ sites} \times 100\text{GPD} = 15,000$  gallons per day in flow. Yes, we can handle this additional flow.

5. Not sure about that information provided to you. I had advised the owner, if the current E-ONE pump station was going to be used as a dumping station. Then the following would need to happen:

A holding tank would need to be installed ahead of the E-ONE pumping station to slow flows down and not allow any debris/etc. to enter the E-ONE pumping station. He was supposed to design a holding tank/system and have me approve it.

Thanks, David B. Woolard

## 12VAC5-610-670. Sewage flows.

Subsurface soil absorption systems shall be designed on the basis of the sewage flows tabulated in Table 5.1.

Table 5.1. Sewage Flows.						
Discharge Facility	Design Unit	Flow (gpd)	BOD (#/day)	S.S. (#/day)	Flow Duration (Hour)	
Dwelling <sup>1</sup>	per person total	75	0.2	0.2	24	
Food preparation	--	15	--	--	--	
Toilet facilities	--	20	--	--	--	
Bathing facilities	--	20	--	--	--	
Handwashing facilities	--	5	--	--	--	
Laundering	--	15	--	--	--	
Schools with shower and cafeteria	per person	16	0.04	0.04	8	
Schools without showers and with or without cafeteria	per person	10	0.025	0.025	8	
Boarding schools	per person	75	0.2	0.2	16	
Motels at 65 gals/ person (rooms only)	per person	130	0.26	0.26	24	

Trailer courts	per person	75	0.2	0.2	24
Restaurants	per seat	50	0.2	0.2	16
Interstate or through highway restaurants	per seat	100-180	0.7	0.7	16
Interstate rest areas	per person	5	0.01	0.01	24
Service stations	per vehicle served	10	0.01	0.01	16
Factories & office buildings	per person per 8-hr shift	15-35	0.03-0.07	0.03-0.07	operating period
Shopping centers	per 1,000 ft. of ultimate floor space	200-300	0.1	0.1	12
Hospitals	per bed	300	0.6	0.6	24
Nursing homes	per bed	200	0.3	0.3	24
Homes for the aged	per bed	100	0.2	0.2	24
Doctor's office in medical center	per 1,000 sq. ft.	500	0.1	0.1	12
Laundromats, 9 to 12# machines	per machine	500	0.3	0.03	16
Community colleges	per student and faculty	15	0.03	0.03	12
Swimming pools	per swimmer	10	0.001	0.001	12
Theaters, drive-in type	per car	5	0.01	0.01	4
Theaters, auditorium type	per seat	5	0.01	0.01	12
Picnic areas	per person	5	0.01	0.01	12
Camps, resort day and night with limited plumbing	per campsite	50	0.05	0.05	24
Luxury camps with flush toilets	per campsite	100	0.1	0.1	24

Dump station	per campsite	50	0.05	0.05	24
<sup>1</sup> For all dwelling units the design shall be based on two persons per bedroom.					

**Statutory Authority**

§§ 32.1-12 and 32.1-164 of the Code of Virginia.

**Historical Notes**

Derived from VR355-34-02 § 4.2, eff. February 5, 1986; amended, eff. May 11, 1988; Virginia Register Volume 16, Issue 16, eff. July 1, 2000.

Website addresses provided in the Virginia Administrative Code to documents incorporated by reference are for the reader's convenience only, may not necessarily be active or current, and should not be relied upon. To ensure the information incorporated by reference is accurate, the reader is encouraged to use the source document described in the regulation.

As a service to the public, the Virginia Administrative Code is provided online by the Virginia General Assembly. We are unable to answer legal questions or respond to requests for legal advice, including application of law to specific fact. To understand and protect your legal rights, you should consult an attorney. 9/11/202

