



Caroline County Health
Department
PO BOX 6
Bowling Green, VA
22427
(804) 633-6237
(804) 633-6349 Fax

July 29, 2020

Jennie Sue Dodd, Trustee
33356 Richmond Turnpike
Hanover, VA 23069

RE: Tax Map: 108-A-19
HDID: 033-20-0124-SL

Dear Jennie Sue Dodd, Trustee:

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 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.

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 site for an individual onsite sewage system was certified as being in compliance with the Board of Health's regulations by: **Alwyn W. Davis, Jr., private OSE**. This letter is issued in reliance upon that certification.

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 (**January 29, 2022**), the applicant is responsible for paying all state fees for a permit application. *A state well application fee shall be paid at time of submittal for a Sewage Disposal System and/or Water Supply Construction Permit.*

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, and certified by this letter, is suitable to accommodate a **3 bedroom** house using a system design of **450 gallons per day**. A **reserve area of 100%** is provided. The property will be served by a **Private water supply** as shown on the attached site sketch. Owners are further advised that when connection to a public water system is proposed and the public water system has reached its permitted capacity, a permit for construction may not be issued until such time that a connection is approved and available for use.

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 § 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.

Sincerely,



Vickie Vaughn
Environmental Health Specialist, Sr.

cc: Alwyn W. Davis, Jr., OSE

Level I & II Review Form

Tax Map/GPIN #: 108-A-19
 HDID: 033-20-0124-SL
 Reviewer: Vickie Vaughn
 July 29, 2020

Print Form Date:

Level I Review

Date of Level I Review:	IN ¹	OUT ²	N. O. ³	N. A. ⁴	Comments
Location					
Site features affecting well & septic system location identified	x				
Landscape position indicated	x				
Absorption Area	x				
House site located	x				
Other:					
Separation distance adequate	x				
Adequate triangulation / scale	x				
Depth					
Limiting factors (or lack of) noted	x				
Depth adequate for slope	x				
Depth adequate for limiting factors	x				
Timed-Dosing specified (if required)				x	
Capacity					
Absorption area adequately evaluated (number and location of borings / pits)	x				
Design flow adequate for intended use	x				
Adequate trench area, based on flow & estimate / measured perc rate	x				
Adequate footprint area (including reserve area, if required)	x				
Treatment					
Treatment level specified	x				
Treatment level adequate for specified absorption area depth	x				
Treatment capacity adequate for design flow	x				

Level II Review

Date of Level II Review:	IN	OUT	N. O.	N. A.	Comments
Location					
Site features affecting location adequately identified					
Separation distances adequate					
Landscape position identified & adequate					
Slope adequately identified					
Depth					
Depth to limiting factors adequate (A)					
Capacity					
Estimated per rate adequate (A)					
Treatment					
Correct level of treatment indicated					

¹ In substantial agreement; ² Not in substantial agreement; ³ Not observed; ⁴ Not applicable

(A) If one boring indicates disagreement, reviewer should complete a second boring before concluding that there is overall disagreement.

Additional comments, if any:

Davis Onsite Soil Evaluations, L.L.C.
Alwyn W. Davis Jr. (AOSE # 1940001136)

2.54 Acres Trm# 108-A-19
AOSE Report For: HDID# 03-20-0124-SL

SEWAGE DISPOSAL SYSTEM & PRIVATE WELL SUBDIVISION APPROVAL

Location of Property:	Caroline	County	
	Subdivision: Jennie Sue Dodd, Trustee	Section: _____	Lot: 2
	Tax Map Number: 108 A-19		

Receipt # 23062888
CK# 1140

Applicant or Client and Address:	Prepared by AOSE/PE
Jennie Sue Dodd, Trustee	Davis Onsite Soil Evaluations L.L.C.
33356 Richmond Turnpike	P.O. Box 3133
Hanover, VA 23069	Tappahannock, VA 22560
	Phone (804) 366-1137
	Email: awdavis272@gmail.com

Date of Report: 03-17-2020	AOSE/PE Job Number: _____
Revision Date: _____	Health Dept. ID Number: _____

Contents/Index of this Report²

Application	Soil Summary Report	
Site Sketch/Drainfield Layout	Soil Profile Descriptions	
Abbreviated Design (Primary)	Soil Boring Locations with 200' Sanitary Survey	
Abbreviated Design (Reserve)	Addendum to AOSE/PE Certification	
	Statement for Private Well Location	

Certification Statement(s)

I hereby certify that the evaluations and/or designs contained herein were conducted in accordance with the Sewage Handling and Disposal Regulations (12 VAC5-610), the Private Well Regulations (12 VAC5-615), and other applicable policies of the Virginia Department of Health. Furthermore, I certify that my evaluation and/or design contained herein complies with all applicable laws, regulations, and policies implemented by the Virginia Department of Health.

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

ALWYN W. DAVIS JR.
VA. AOSE # 1940001136

Alwyn W. Davis Jr.
03-17-2020

I recommend a Subdivision Approval be Approved ⁵

CERTIFICATION LETTER

JUL 21 2020

BY: _____

Commonwealth of Virginia

Application for: Sewage System ☒ Water Supply ☒

Owner Jennie Sue Dodd, Trustee Phone (804) 338-4115
 Mailing Address 33356 Richmond Turnpike Phone _____
Hanover, VA 23069 Fax _____
 Agent Davis Onsite Soil Evaluations L.L.C. Phone (804) 366-1137
 Mailing Address P.O. Box 3133 Phone _____
Tappahannock, VA 22560
 Site Address Caroline Tax Map # 108 A-19 Email awdavis272@gmail.com
 Directions to Property: From Intersection of Route 301 & 30, Route 301 South to # 33080 Richmond Turnpike.

Subdivision Jennie Sue Dodd, Trustee Section _____ Block _____ Lot 2
 Tax Map 108 A-19 Other Property Identification _____ Dimension/Acreage of Property 2.54 Ac.

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.

For New Construction: Subdivision Approval ☒ Construction Permit
 For Existing Construction: Repair Modification Expansion Replacement

Proposed Use:

X Single Family Home: Number of Bedrooms 3 Multi-Family Dwelling: Total Number of Bedrooms _____
 Other (describe) _____

Will there be a basement? Yes ☒ No If yes, will there be fixtures in the basement? Yes No

Are any conditions proposed on this construction permit? Yes No ☒ If yes, please check or describe all proposed conditions that apply:
☐ Reduced Water Flow ☐ Limited Occupancy ☐ Intermittent or seasonal use
☐ Temporary use not to exceed one year ☐ Other (describe) _____

Water Supply

Will the water supply be Public ☒ Private Is the water supply Existing ☒ Proposed Class IIIB
 If proposed, is this a replacement well? Yes No Will the old well be abandoned? Yes No
 Have any buildings within 100' of the proposed well been termite treated? Yes No

All Applicants

Is this an AOSE/PE application? ☒ Yes ☐ No If yes, is the AOSE package attached? ☒ Yes ☐ No

In order for VDH to process your application you must attach a site sketch and plat of the property. 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 system sites must be clearly marked and the property sufficiently visible to see the topography, otherwise this application will be denied.

I give permission to the Virginia Department of Health (VDH) 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 an Authorized Onsite Soil Evaluator (AOSE) or a Professional Engineer (PE) as necessary until the sewage disposal system has been constructed and approved.


 Signature of Owner/Agent

03/17/20
 Date

SOIL SUMMARY REPORT

General Information			
Date:	02-08-2020	Caroline	County Health Department
Applicant:	Davis Onsite Soil Evaluations L.L.C.		
Telephone Number:	804-366-1137		
Address:	P.O. Box 3133 Tappahannock, VA 22560		
Owner:	Jennie Sue Dodd, Trustee	Address	33356 Richmond Turnpike, Hanover, VA 23069
Location:	33080 Richmond Turnpike, Hanover, VA 23069		
Subdivision:	J.S. Dodd, Trustee	Block/Section:	Map 108 A-19 Lot: 2
Soil Information Summary			
1. Position in landscape satisfactory:	Yes X No	Describe: Upland Topography, Knoll to Side Slope	
2. Slope:	3 %		
3. Depth to rock/impervious strata:	Max:	Min:	None: X
4. Depth to seasonal water table (gray mottling or gray color):	N/A		
5. Free water present:	No X Yes	Range in inches: n/a	
6. Soil percolation rate estimated:	Yes X	Texture Group:	I IIa III IV
	No	Estimated Rate:	25 mpi,
7. Percolation test performed:	Yes		
	No X		
If yes, note type of test performed and attach:			
Department Use			
X Site Approved:	Drainfield trench bottoms to be placed at <u>40"</u> (inches) depth at site designated on permit.		
Site Disapproved:			
Reasons for rejection: (check all that apply)			
1.	<input type="checkbox"/>	Position in landscape subject to flooding or periodic saturation.	
2.	<input type="checkbox"/>	Insufficient depth of suitable soil over hard rock.	
3.	<input type="checkbox"/>	Insufficient depth of suitable soil to seasonal water table.	
4.	<input type="checkbox"/>	Rates of absorption too slow.	
5.	<input type="checkbox"/>	Insufficient area of acceptable soil for required drainfield, and/or Reserve Area.	
6.	<input type="checkbox"/>	Proposed system too close to well.	

SOIL PROFILE DESCRIPTION REPORT

Date of Evaluation: 02-08-2020		Caroline County Tax Map 108A-19 (Parcel 2)		
Hole #	Horizon	Depth (inches)	Description of color, texture, etc.	Texture Group
1	O	00-02	Organic Matter, Wooded Site	Ila
	A	02-12	10YR 4/3 Brown, SL, 5% fine gravel	Ila
	E	12-24	10YR 5/6 Yellowish Brown, Gravelly, FSCL, 50% fine gravel, 20-25 mpi	Ila
	B	24-60	10YR 5/8 Yellowish Brown; SL, 50-60% gravel, very well drained horizon	Ila
			20-25 mpi	
2	O	00-02	Organic Matter, Wooded Site	Ila
	A	02-12	10YR 4/3 Brown, SL, 5% fine gravel	Ila
	E	12-40	10YR 5/6 Yellowish Brown, Gravelly, FSCL, 50% fine gravel, 20 mpi	Ila
	B	40-60	7.5YR5/8 Strong Brown, FSCL, 25 mpi, 10-15 % fine gravel	Ila
3	O	00-02	Organic Matter, Wooded Site	Ila
	A	02-12	10YR 4/3 Brown, SL, 5% fine gravel	Ila
	E	12-40	10YR 5/6 Yellowish Brown, Gravelly, FSCL, 50% fine gravel, 20 mpi	Ila
	B	40-60	7.5YR5/8 Strong Brown, FSCL, 25 mpi, 10-15 % fine gravel	Ila
Notes: Well drained soils, excellent landscape position, Bed design utilized due to limited area of future home site.				

ABBREVIATED DESIGN FORM FOR GMP-147 SYSTEMS
(Primary & Reserve)

Treatment Unit Must Meet TL-3

Caroline Map 108 A-19 Parcel 2

A.	Estimated Percolation Rate (Minutes Per Inch)	<u>25 mpi</u>
B.	Loading Rate (Gallons Per Square Ft.) Using bed from Table 1, TL-3 Effluent	<u>2.0 gpd/ft²</u>
C.	Number of Bedrooms	<u>3</u>
D.	Estimated Daily Flow to bed	<u>450 gpd</u>
E.	trench Area Required (Square Feet) (D/B)	<u>225 s.f.</u>
F.	Length of Proposed Bed	<u>30 ft</u>
G.	Width of Proposed Bed	<u>16 ft</u>
H.	Area of Proposed System (Square Feet)	<u>480 ft²</u>
I.	Maximum Elevation Change in Proposed Bed	<u>8"</u>
J.	Proposed Installation Depth	<u>40 inches</u>

Remarks:

Addendum to AOSE/PE Certification Statement
For Private Well Construction Permit

Instructions: Please check one box in 1-3 below. Statement templates for items #2 and #3 are on the following pages.

The proposed well site shown herein,

☒ XX. Is located a minimum of 50 feet from all property lines that are bordering agricultural lands.

☐

2. Is located a within 50 feet of the adjacent property line(s) but I have determined that the adjacent property is not used for an agricultural operation.

☐ i. Written affirmation from the adjacent property owner(s) that their property is not used for an agricultural operation.

☒ ~~XX~~ ii. Other confirmation that land use is not an agricultural operation, please describe:
LOT IS LOCATED INSIDE A RESIDENTIAL SUBDIVISION

☐

3. Is located within 50 feet of an adjacent property line where the property is used for an agricultural operation. For confirmations, I have attached the appropriate documentation pursuant to § 32.1-176.5:2 of the *Code of Virginia*. (check one below)

☐ i. Written permission from the adjacent property owner(s) for the well construction.

☐ ii. I certify that no other site on the property complies with the Board's Regulations for the construction of a private well.

Site sketch, Soil Boring Locations, 200' Sanitary Survey.

Pg. 7 of 17

*There are no other known wells or
springs within 200' of proposed well
sites.

QJX 34,49' N0, 108.2-18
GIVEN H. EDWARDS
D.B. 835 P. 802

03-17-2020
VA-0654194000176

FOUND V.S.H.C. MARKER
TIE LINE
N1°58'05"E
38.59'

N14°39'58"W
01.85'

314.172

ROD SET 0.98' WEST
OF FOUND POST

LOT 1

2.54 AC.

R-2905.00'
A-268.18'
CH-S7°28'31"E 208.14'

QJX 34,49' N0, 107.3-6
GIVEN H. EDWARDS
D.B. 1298 P. 116

N6°49'32"W
232.90'

N3°07'33"W
27.38'

N3°07'33"W
27.38'

N3°07'33"W
27.38'

N3°07'33"W
27.38'

N3°07'33"W
27.38'

N3°07'33"W
27.38'

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N3°07'33"W
27.38'

N3°07'33"W
27.38'

N3°07'33"W
27.38'

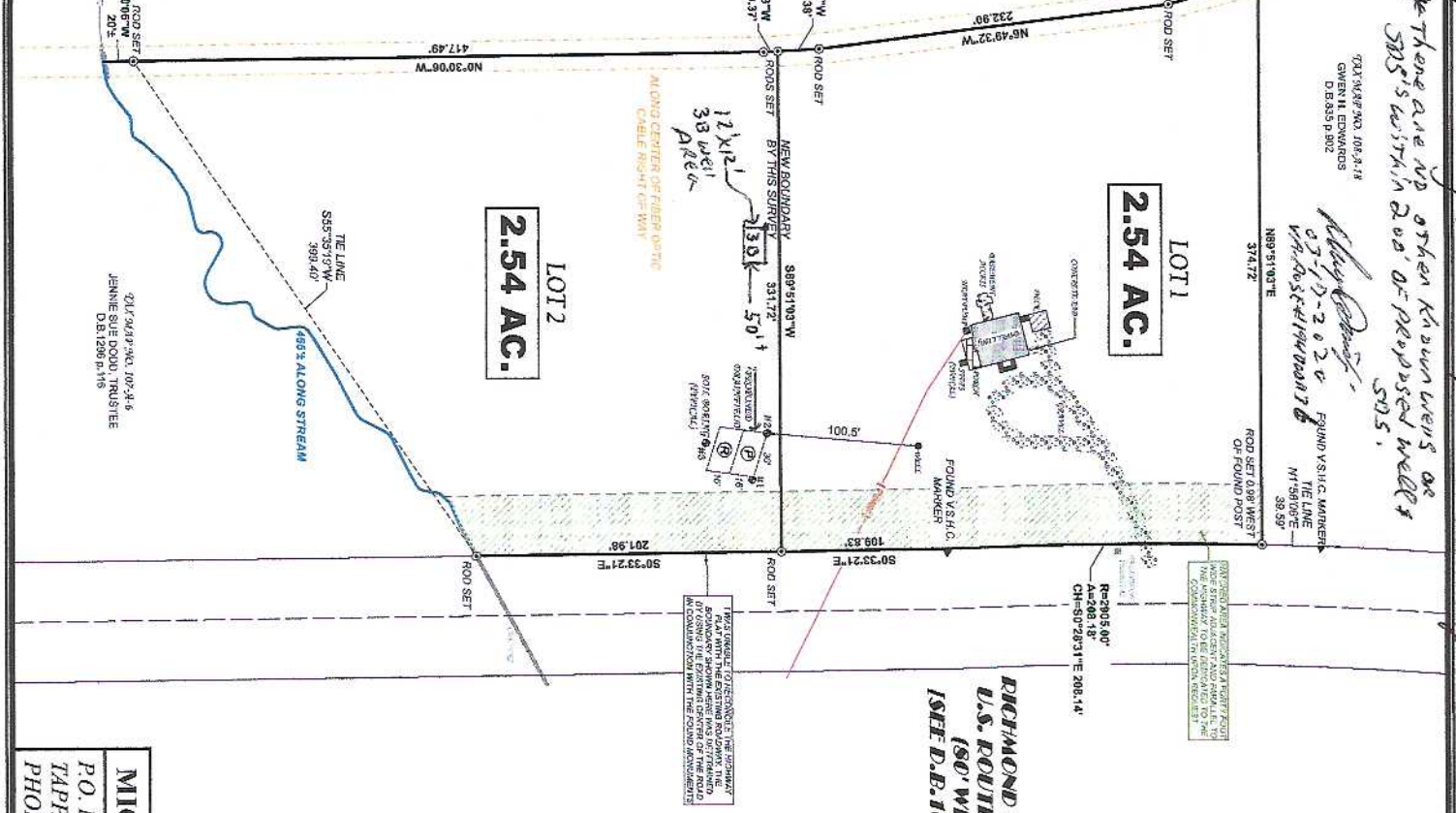
N3°07'33"W
27.38'

N3°07'33"W
27.38'

N3°07'33"W
27.38'

N3°07'33"W
27.38'

N3°07'33"W
27.38'



RICHMOND TURNPIKE
U.S. ROUTES 301 & 2
(80' WIDTH)
[SEE D.B. 102 P. 222]

FAMILY SUBDIVISION SURVEY FOR JENNIE SUE DODD, TRUSTEE REEDY CHURCH MAGISTERIAL DISTRICT CAROLINE COUNTY, VIRGINIA

NOTES:

- 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2) CURRENT OWNER: JENNIE SUE DODD, TRUSTEE
D.B. 1298 P. 116
- 3) PROPERTY ADDRESS IS: 33380 RICHMOND TURNPIKE.
- 4) LOT 1 IS TO BE RETAINED BY JENNIE SUE DODD, LOT 2 IS TO BE CONVEYED TO HER SON, PARK DODD.

FAMILY SUBDIVISION NOTES

1. The grantee is an immediate family member of the owner(s) who are immediate family members, as defined by the ordinance.
2. No previous transfer under this provision has been granted to the grantee in this County.
3. The fee will not be voluntarily transferred to a non-immediate family member for at least five (5) years except in accordance with paragraph (1) of the subdivision ordinance. Nothing in this section shall prohibit the subsequent or simultaneous conveyance of a portion of the subdivided land to a non-immediate family member.
4. When creating more than two (2) lots, a deed must contain a statement on perpetuity must be executed between the property owners with the statement that the owners will not request to be included in the Virginia Department of Transportation Rural Addition Program.
5. The grantee is 18 years of age and able to hold real property under the laws of Virginia.
6. The purpose of the transfer is to provide for the housing needs of the grantee.
7. The transfer is not for the purpose of circumvention of the Subdivision Ordinance.

OWNERS' CONSENT AND DEDICATION

Know all men by these presents, that the subdivision of land as shown on this plat, containing 2.54 acres, more or less, is hereby dedicated to the public use of the County of Caroline, Virginia, and that the grantee, JENNIE SUE DODD, TRUSTEE, does hereby dedicate to the public use, and all lots within the subdivision are subject to certain restrictions, reservations, stipulations, and covenants as contained in a writing executed by the undersigned under date of _____, 2020 and recorded in the Clerk's Office of Caroline County, Deed Book _____, Page _____. The said 2.54 acres of land hereby subdivided having been conveyed to Jennie Sue Dodd, Trustee by deed dated January 10, 2010 and recorded in the Clerk's Office of the Circuit Court of Caroline County, Virginia in Deed Book 1298 at page 116.

(Seal)

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, all the requirements of Caroline County, Virginia, regarding the platting of subdivisions, have been complied with and the source of title of the owners of the land subdivided and the place of record of the last instrument in the chain of title is as follows: Deed Book 1298, page 116. I further certify that the plat of which this certificate is a part is of land acquired from only one source of title or in the event this plat is of land acquired from more than one source of title, the outlines of the several tracts are indicated on this plat. Given under my hand this nineteenth day of February, 2020.

Certified Land Surveyor



MICHAEL A. WIND, CERTIFIED LAND SURVEYOR	
P.O. BOX 1597 TAPPAHANNOCK, VA. 22560 PHONE 804-443-6426	DATE: JANUARY 27, 2020 JOB NO: 74-18 TAX MAP NO: 108-A-19
	SCALE: 60 Ft/in DISK NO: 131-4 TPC NO: 20-9