

Subdivision Approval Letter

March 27, 2025

Northumberland County Subdivision Officer

Re: Review of Proposed Subdivision Plat for Individual Onsite Sewage Systems
TM# 44(1)32 Lot 2
HDID# 166-25-058
Owner: Henry M. Loughran
Dated February 20, 2025

Dear Northumberland County Subdivision Officer:

On March 7, 2025, the County of Northumberland requested that the Virginia Department of Health, via the Northumberland County Health Department, review the proposed subdivision plat identified above. This letter is to inform you that the above referenced subdivision plat is approved for individual onsite systems in accordance with the provisions of the Code of Virginia, the Sewage Handling and Disposal Regulations (12 VAC 5-610-10 et seq.), and the Alternative Onsite Sewage System Regulations (12 VAC 5-613 et seq.).

This request for subdivision review was submitted pursuant to the provisions of Section 32.1-163.5 of the Code of Virginia, which authorizes 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. This subdivision was certified as being in compliance with the Board of Health's regulations by David R. Miles, Private OSE. This subdivision approval is issued in reliance upon that certification. Pursuant to Section 360 of the Regulations, this approval is not an assurance that Sewage Disposal System Construction Permits will be issued for any lot in the subdivision identified above unless that lot is specifically identified on the above referenced plat as having an approved site for an onsite sewage disposal system, and unless all conditions and circumstances are present at the time of application for a permit as are present at the time of this approval. This subdivision may contain lots that do not have approved sites for onsite sewage systems.

This subdivision 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 at (804)-580-3731.

Sincerely,



Hank Becker,
Environmental Health Specialist, Sr.

OSE/PE Report For:

- Construction Permit
- Repair Permit
- Voluntary Upgrade Permit
- Certification Letter
- Subdivision Approval

Property Location:
 911 Address: 428 Harvey's Neck Road City: Heathsville
 Lot 2 Section _____ Subdivision _____
 GPIN or Tax Map # 44 ((1)) 32 (Part) Health Dept ID # 166-25-0058
 Latitude _____ Longitude _____

Applicant or Client Mailing Address:
 Name: Henry M. Loughran
 Street: 1098 Essex Avenue
 City: Richmond State VA Zip Code 23229

Prepared by:
 OSE Name David Miles License # 1940001111
 Address P.O. Box 2270
 City Kilmarnock State VA Zip Code 22482
 PE Name _____ License # _____
 Address _____
 City _____ State _____ Zip Code _____

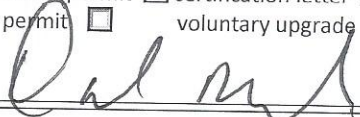
Date of Report 2/20/2025 Date of Revision #1 _____
 OSE/PE Job # _____ Date of Revision #2 _____

Contents/Index of this report (e.g., Site Evaluation Summary, Soil Profile Descriptions, Site Sketch, Abbreviated Design, etc.)
 1) OSE/PE Report _____
 2) Application _____ 6) 200' Sanitary Survey & Boring Locations _____
 3) Site Sketch _____ 7) Design Checklist _____
 4-5) Soil Summary Report & Soil Profile Descriptions _____

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  Date 2/20/2025

P-207

Commonwealth of Virginia

Application for: Sewage System Water Supply

VDH Use only
Health Department ID# 166-85-0058
Due Date _____

Owner Henry M. Loughran

Phone 804/ 694-9574 (David Miles)

Mailing Address 1098 Essex Avenue

Phone _____

Richmond, VA 23229

Fax _____

Agent Soil Evaluation Services, Inc.

Phone 804-577-4100

Mailing Address P.O. Box 2270

Phone _____

Kilmarnock, VA 22482

Fax _____

Site Address 428 Harvey's Neck Road

Email _____

Heathsville, VA 22473

Directions to Property: 428 Harvey's Neck Road

Subdivision _____ Section _____ Block _____ Lot 2

Tax Map 44 ((1)) 32 (Part) Other Property Identification _____ Dimension/Acreage of Property 1.55 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.**

Certification Letter Construction Permit SUBD REVIEW Repair Permit Minor Modification

Proposed Use:

Single Family Home (Number of Bedrooms 4) 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.) Domestic use

All Applicants

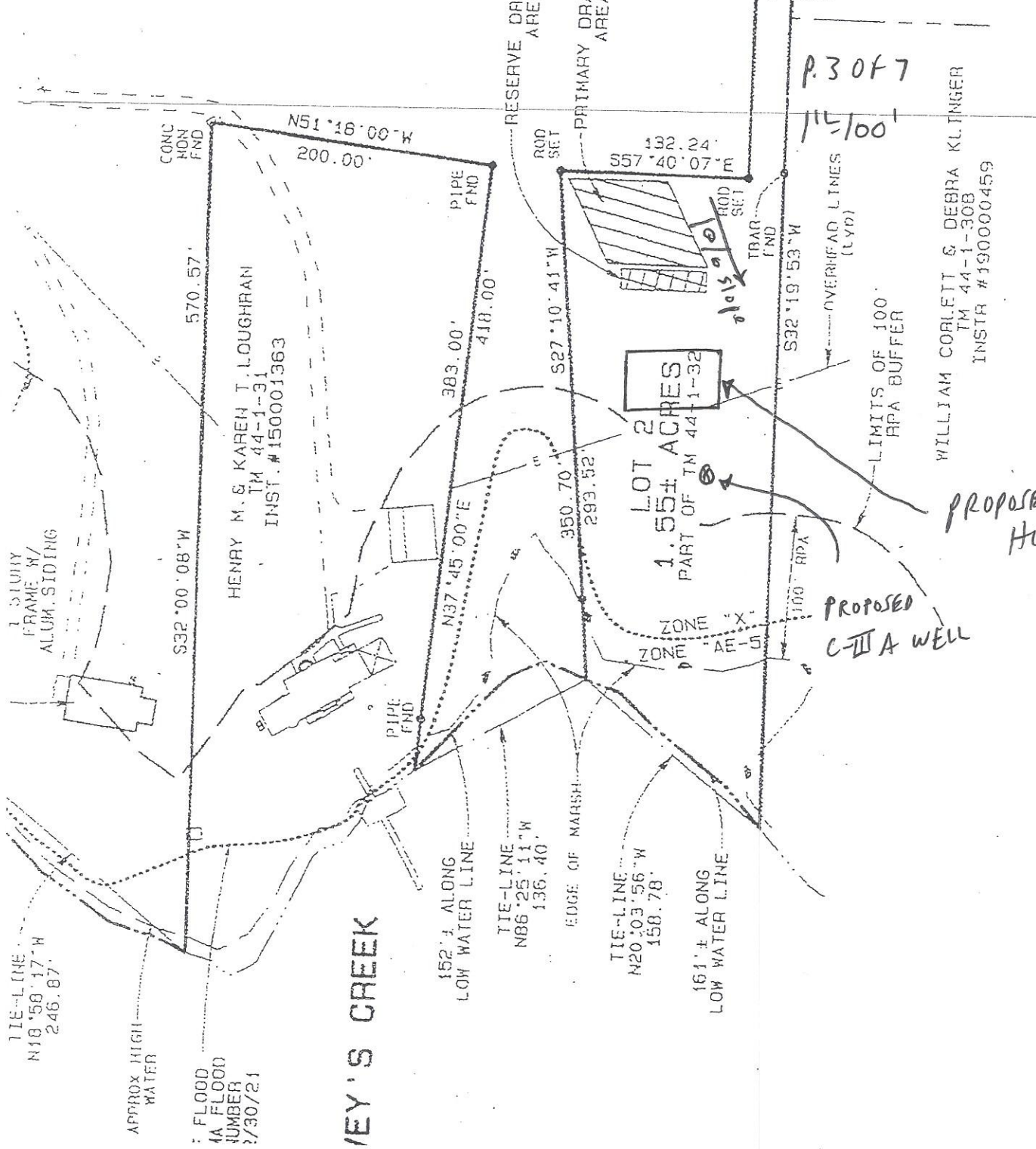
Is this property intended to serve as your (owners) principal place of residence? Yes No

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 attached 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 

2/20/2025
Date



Site and Soil Evaluation Report

VDH Use Only
HDIN: 166-25-0058

General Information

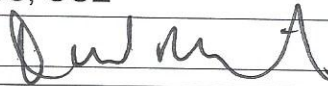
Date: 2/20/2025 _____ Northumberland _____ County Health Department
 Owner: Henry M. Loughran Phone: 804/ 694-9574 (David Miles)
 Owner Address: 1098 Essex Avenue, Richmond, VA 23229
 Property Address: 428 Harvey's Neck Road, Heathsville, VA 22473
 Tax Map/GPIN #: 44 ((1)) 32 (Part)
 Subdivision: e Section: _____ Block: _____ Lot: 2

Soil Information Summary

1. Position in landscape satisfactory: Yes No Describe landscape position: Wooded/Gently Sloping
2. Slope: 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: 45 min/in at 42 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: David R. Miles, CPSS, OSE

Signature: _____



Site approved: Gravel Trenches Only! (describe dispersal area, e.g. absorption trenches) dispersing
TL-1 (proposed level of treatment at time of evaluation) to be placed at 42 (inches) depth at
 site designated on permit. Site provides a total of 1470 square feet of absorption area for primary and
 reserve (if applicable). 4BOR x 344 SF = 1376 SF REQUIRED!

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: 1/20/2025

Profile Description

SOIL EVALUATION REPORT

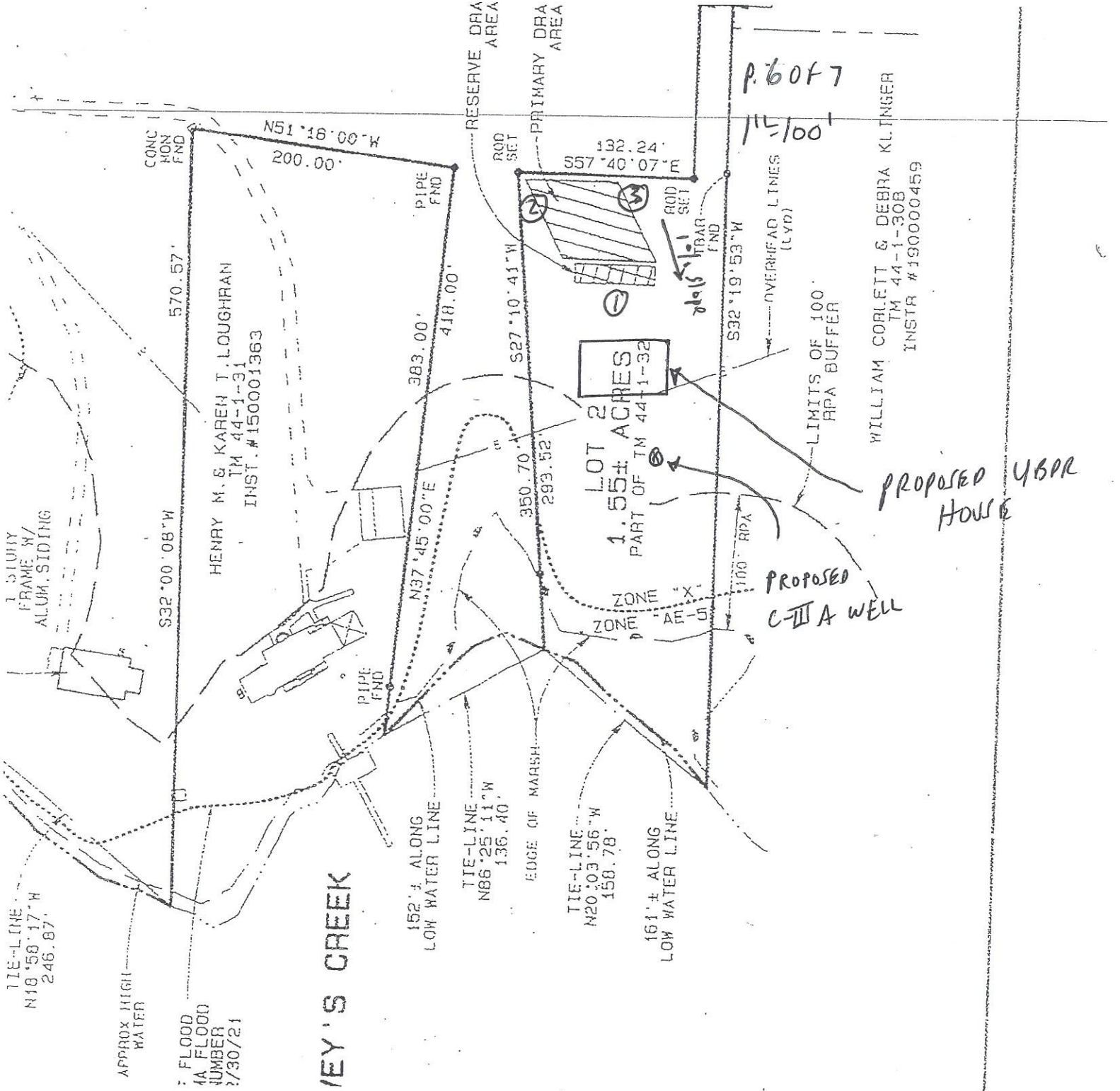
Property ID: 44 ((1)) 32 (Part)

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 100 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	0-10	10YR 4/3-5/3 SL (Fine)	II
	E	10-20	10YR 6/4 SL (Fine)	II
	B	20-40	10YR 5/6 mottled 10YR 6/4 SCL	II
	C	40-48	10YR 7/4-8/4 mottled 10YR 6/6 SL-LS (Coarse)	II-I
	C	48-60	10YR 5/6-6/6 mottled 10YR 6/4,7/4 SCL	II
2	A	0-08	10YR 4/3-5/3 SL (Fine)	II
	E	08-12	10YR 6/4 SL (Fine)	II
	B	12-36	10YR 5/6 SCL (Heavy)	II
	C	36-42	10YR 6/6 SL (Coarse)	II
	C	42-48	10YR 6/6 mottled 7.5YR 5/8, 10YR 7/3,8/3 SL	II
	C	48-60	10YR 8/3-8/4 LS with 10YR 6/8 SL	I-II
3	A	0-06	10YR 4/3-5/3 SL (Fine)	II
	E	06-14	10YR 6/4 SL (Fine)	II
	B	14-28	10YR 5/6 SCL (Heavy)	II
	C	28-36	10YR 6/6 mottled 10YR 8/4 SL (Coarse)	II
	C	36-48	10YR 6/6,7/4,6/8 LS (Coarse)	I
	C	48-60	10YR 8/3 mottled 10YR 6/6 LS (Coarse)	I

REMARKS: _____



TIE-LINE
N16°58'17"W
246.87'

TIE-LINE
N16°58'17"W
246.87'

APPROX HIGH
WATER

FLOOD
4A FLOOD
NUMBER
2/30/21

MEY'S CREEK

152' ± ALONG
LOW WATER LINE

TIE-LINE
N86°25'11"W
136.40'

EDGE OF MARSH

TIE-LINE
N20°03'56"W
158.78'

161' ± ALONG
LOW WATER LINE

HENRY M. & KAREN T. LOUGHRAN
TM 44-1-31
INST. #150001363

CONC
MON
FND

570.57'

N51°18'00"W
200.00'

383.00'

418.00'

S27°10'41"W

350.70'

293.52'

LOT 2
1.55± ACRES
PART OF TM 44-1-32

ZONE "X"
ZONE "AE-5"

RESERVE DRA
AREA

PRIMARY DRA
AREA

ROD
SET

ROD
SET

ROD
SET

TRAP
FND

532°19'53"W

P. 6017

115/100'

OVERHEAD LINES
(LYD)

LIMITS OF 100'
RPA BUFFER

WILLIAM CORLETT & DEBRA KLINGER
TM 44-1-308
INST. #190000459

PROPOSED 48PR
HOUSE

PROPOSED
C-III A WELL

"MicroFAST" Design Checklist

City/County: Northumberland
Client: Henry M. Loughran
Tax Map#: 44 ((1)) 32 (Part)
Subdivision: _____
Lot #: 2

Residential use Commercial use
Number of Bedrooms: 4 Design Flow: 600 gpd
Basement
Slope over disposal field area: 1 %
Fall across pad: 2 inches
Estimated percolation rate: 45 mpi
Design percolation rate: 45 mpi
Depth to seasonal high water table: N/A restrictive layer: N/A
Wooded: Cleared Open:

Pad size: 14'x60' Trenches:
Installation depth: 40-42"
Location of reserve: Adjacent to Primary!

Installation notes:

Required – $600 \text{ gpd} \div 0.74 \text{ gal/ft}^2 = 811 \text{ ft}^2$
Provided – 14'x60' Pad – 840 Sqft