

Middle Peninsula Planning District Commission
Onsite Sewage System Evaluation and Design
for a Direct Discharge System

SWAP Project number: 2022-ER-99D

Address: 940 Indian Creek Rd. Chesapeake, VA 23322

The Middle Peninsula Planning District Commission (MPPDC), through the Septic and Well Assistance Program (SWAP), is pleased to announce the solicitation of bids for the **Onsite Sewage System Evaluation and Design** project located at **940 Indian Creek Rd., Chesapeake, VA 23322**. This project, identified by SWAP Project Number 2022-ER-99D, is supported by a grant funded by the Virginia Department of Health (VDH) and administered by MPPDC. The selected contractor will be responsible for completing a comprehensive set of tasks to evaluate and design an onsite sewage system in compliance with the relevant state and local regulations.

The scope of work for this project includes a thorough **onsite sewage system evaluation** and the development of a system design that adheres to the Sewage Handling and Disposal Regulations (12VAC5-610-10 et seq.) and the Regulations for Alternative Onsite Sewage Systems (12VAC5-613-10 et seq.). The contractor will also be tasked with inspecting the existing septic tank and verifying the condition of the soil. Prior to conducting the site and soil evaluations, the contractor will coordinate with a licensed sewer hauler to pump the contents of the existing septic tank. Additionally, the contractor will be required to perform a **property boundary survey**, either full or partial, depending on the size of the property, and obtain the necessary **onsite sewage system repair permit** from the local health department. A direct discharge system is anticipated. The project also involves obtaining final approval of the system design by the health department.

The project is fully funded by the VDH grant, which will cover 100% of the approved project costs. The contractor will submit their payment request only after the issuance of the VDH permit, and payment will be processed by MPPDC once all required documentation is submitted. It is crucial that the contractor completes all work in a timely manner, as the program has a firm deadline for the submission of all invoices, receipts, and associated paperwork. Invoices and receipts must be dated before **September 1, 2025**, and must be received by MPPDC no later than that date to qualify for reimbursement under the grant.

To assist contractors in preparing their bids, MPPDC has included several documents with this announcement, including a **bid sheet**, a detailed **scope of work**, and relevant **permits and reports**. The bid sheet provides an itemized breakdown of costs and ensures that all required elements of the proposal are captured. Contractors will be expected to review and complete all necessary forms and submit them as part of their bid package. Upon receiving the bids, MPPDC will review the proposals and issue a **Notice to Proceed** to the selected contractor.

In addition, the contractor must be licensed in accordance with the Department of Professional and Occupational Regulation (DPOR) and comply with all requirements set forth for contracting

with MPPDC. A Master Alternative Onsite Soil Evaluator license from DPOR must be provided as part of the bid submission.

Contractors interested in bidding on this project are encouraged to review the provided documents and may request an optional site visit for a more thorough understanding of the property and potential challenges that may arise during the design process. The local health department has already provided a **soil evaluation report** noting numerous auger refusals, which should be reviewed prior to submitting a bid.

If you have any questions or require further clarification on the bid process or the project requirements, please contact Taylor Ovide, Coastal Resilience Planner at tovide@mppdc.com. All bids must be submitted by April 4, 2025.

Onsite Direct Discharge System (2022-ER-99D)
Address: 940 Indian Creek Rd. Chesapeake, VA 23322

Cost for Line Item #1 (include total cost for items A-L) These are known factors. Vendors must invoice for actual cost incurred as described in the attached scope of work and permits.

Total	
	Line 1 Total Bid Cost
Line Item # 1; The contractor shall furnish all labor, supervision, equipment, tools, parts, supplies and materials, as necessary, to perform the services as described in the scope of work to design a Direct Discharge System:	\$
Itemized Included in Line 1:	
	Itemized Bid Cost
A) Conduct a site evaluation, including property marking of all utilities and review of relevant records for neighboring parcels.	\$
B) Perform septic tank inspection and coordinate pump-out of the existing septic tank by a licensed sewage hauler (required before site and soil evaluations) and perform soil work VERIFICATION(See Attachements)	\$
C) Provide or subcontract with a licensed surveyor to survey and mark the boundaries of the subject properties (if required, based on property size or if determined to be needed)	\$
D) Obtain an onsite sewage system repair permit from the applicable local health department (no LHD fee for the repair permit)	\$
E) Ensure compliance with DPOR licensing requirements and submit a copy of required licenses	\$
F) Payment for design services to be requested once VDH permit is issued	\$
G) Perform final inspection of the installed onsite sewage system to ensure compliance with design and regulations	\$
Additional Itemized Costs <u>NOT</u> Included In Line 1:	
Wetland Delineation: If the site evaluation reveals wetlands or potential environmental restrictions impacting the system design	\$
Topographic Survey: If required for accurate design, particularly if the property has complex terrain requiring detailed elevation data	\$
Soil Evaluation: If a verification is determined to be insufficient, Price for a soil evaluation.	
Other, additional costs (please identify any anticipated additional costs):	\$

Signature: _____ Date _____

Bid is good for _____ days

The following are required. Please initial in agreement to perform the following and that any costs to perform these tasks are included in Line Item 1:	
	Initial on the lines below;
I) Bidders shall comply with all requirements of DPOR for contracting and executing the contract with the MPPDC. Documentation of appropriate Licenses provided to the MPPDC.:	_____
Must submit invoice to tovide@mppdc.com once Local Health Department has issued the Repair Permit, (*No costs can be reimbursed without a repair permit being issued):	_____

Scope of Work

Onsite Sewage System Evaluation and Design by licensed Professional Engineer (PE)/ Master Alternative Onsite Soil Evaluator for a Direct Discharge System

SWAP Project number: 2022-ER-99D

Address: 940 Indian Creek Rd. Chesapeake, VA 23322

The contractor shall furnish all labor, supervision, equipment, tools, parts, supplies, and materials, as necessary, to perform the services as described herein. A direct discharge system is anticipated to be necessary. Awarded contractors' services must provide the most cost effective acceptable solution:

A) Onsite Sewage System Evaluation and Design

The contractor shall perform onsite sewage system site evaluations and submit designs pursuant to the Sewage Handling and Disposal Regulations (12VAC5-610-10 et seq., the Regulations) and the Regulations for Alternative Onsite Sewage Systems (12VAC5-613-10 et seq., the AOSS Regulations), and all other applicable state and local laws, regulations, and ordinances for repair of existing onsite sewage systems. Site evaluations and designs shall be submitted to the applicable local health department for the following properties:

Property: 940 Indian Creek Rd. Chesapeake, VA 23322 (2022-ER-99D)

Scope of Evaluation and Design

- The evaluation will include property marking of all utilities, and review of relevant records for neighboring parcels.
- The design shall comply fully with the Regulations and AOSS Regulations. The evaluation will determine if an alternative onsite sewage system (AOSS) or direct discharge system is needed and provide a design for the most cost effective permitted solution.

B) Septic Tank Inspection and Soil Work Verification

Prior to all site and soil evaluations, the contractor shall coordinate with a licensed sewer hauler to pump the contents of the existing septic tank. This will ensure a complete malfunction assessment can be made, which is critical for the design and evaluation process. Perform soil work verification.

C) Property Boundary Survey

The contractor shall provide or subcontract with a licensed surveyor to survey and mark the boundaries of the subject properties.

- **Full Property Survey:** Required for properties smaller than 3 acres.
- **Partial Property Survey:** For properties greater than 3 acres, only the boundary closest to the proposed repair site will need to be surveyed.

D) Permitting and Compliance

The contractor shall obtain an onsite sewage system repair permit from the applicable local health department for each of the subject properties. Homeowners have already been determined to be fiscally eligible for a permit fee waiver, so there will be no cost associated with acquiring the repair permit.

E) DPOR Licensing Compliance

The contractor must comply with all requirements set by the Department of Professional and Occupational Regulations (DPOR) for contracting and executing the contract with the Virginia Department of Health. The contractor must provide a copy of a Master Alternative Onsite Soil Evaluator license from DPOR.

F) Payment for Design Services

Payment for design services can only be requested upon the issuance of the VDH permit for the project. The contractor will submit the payment request after the permit has been issued.

G) Final Inspection

A final inspection of the installed onsite sewage system will be required by the designer once the system has been installed. The inspection will ensure that the system is installed according to the design specifications and all relevant regulations. The installation may be awarded to another contractor, and the designer must inspect the work once completed.

H) Line-Item Estimate for Possible Additional Services

Based on the results of the site evaluation, the following additional services may be required. If

determined necessary, a separate cost estimate for each of these items will be provided. These additional costs must receive written approval from MPPDC SWAP Staff:

1. **Wetland Delineation**

- If site evaluation reveals wetlands or potential environmental restrictions that may impact the system design.

2. **Topographic Survey**

- If required for accurate design, particularly if the property has complex terrain that requires detailed elevation data.

3. **Soil Evaluation:** A soil evaluation is attached, a verification is preferred but please provide a cost for a soil evaluation if it is determined to be necessary,

Optional Site Visit

A site visit is available upon request and is encouraged prior to bidding due to the nature of the site and potential design challenges. The local health department has provided a Soil Evaluation that notes numerous:

“Auger Refusal.” See the attachments for more detail.

Note: The contractor will only bill for the services provided, based on the outcomes of the evaluation and the necessity of these additional services. No work will begin until approval is received from MPPDC SWAP staff for any additional services.



Chesapeake Health Department

748 Battlefield Blvd., North
Chesapeake, VA. 23320

January 31, 2018

NOTICE OF ALLEGED VIOLATION

██████████
940 Indian Creek Road
Chesapeake, VA 23322

CERTIFIED MAIL # 7017 0530 0000 2668 7020

Re: 940 Indian Creek Road
108000000240

Dear ██████████

This Notice of Alleged Violation (NOAV) is to inform you the Chesapeake Health Department (CHD) observed certain conditions at your property which may constitute threats to public health and the environment. Observations forming the basis of this NOAV include:

1. On January 23, 2018, Kellie Hoyt with the Chesapeake Department of Development and Permits, Code Compliance Division, notified the Environmental Health Division at the Chesapeake Health Department (CHD), a complaint had been received regarding concerns about the discharge of raw or partially treated sewage on the ground surface at 940 Indian Creek Road.
2. On January 26, 2018, Cynthia Jackson, Environmental Health Specialist Supervisor (EHSS) with CHD and Kellie Hoyt, Code Compliance Inspector visited the affected properties to investigate. During their visit, they observed a hose attached to a pump over the septic tank of the onsite sewage system serving the properties and discharged raw or partially treated effluent onto the ground surface and ponding around the trees on the front right side of the property. The septic tank lid had been removed and a piece of plywood placed over the tank. A portion of the side of the tank was observed due to soil erosion. The side yard contained many cypress tree stumps/roots flush with the ground surface.

These observations, if verified, constitute real or potential threats to the health and safety of the public, the environment, and to the ground and surface waters of the Commonwealth.

This NOAV serves to remind you it is your responsibility, as owner of 940 Indian Creek Road, to operate the onsite sewage system according to the applicable laws and regulations of the State Board of Health (Board), pursuant to authority granted by Virginia Code §32.1-12 (Regulations, variances and exemptions.) and; 32.1-164 (Powers and duties of Board; regulations; fees; onsite soil evaluators; letters in lieu of permits; inspections; civil penalties). The Board's 12VAC5-610 et seq., Sewage Handling and Disposal Regulations contain the following provisions, in part:

Please feel free to contact me at (757) 382-8661 or by email at Cynthia.Jackson@vdh.virginia.gov if you have any questions or concerns.

Sincerely,



Cynthia A. Jackson
Environmental Health Supervisor, REHS/RS, MAOSE

Cc: Department of Development and Permits, Code Compliance Inspector Kellie Hoyt

I hereby certify that the plan shown and described hereon is a true and correct survey of the accuracy required and that the monuments have been placed as shown hereon in accordance with the requirements of the Chesapeake Subdivision Regulations.

Signed: [Redacted] Date: AUG. 28, 1981

The property embraced within the limits of this subdivision was conveyed by [Redacted] by deed duly recorded in the Clerks Office of the Circuit Court of Chesapeake, Virginia, in Deed Book 173 at page 501.

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum lines and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

Signed: [Redacted]

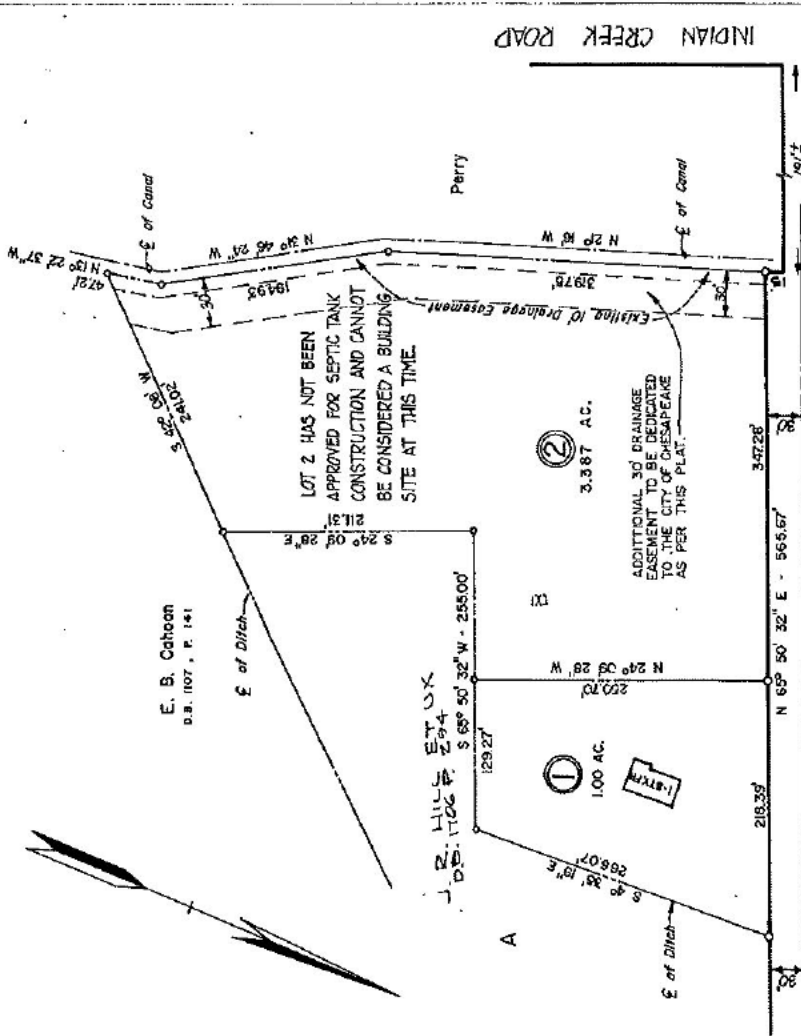
State of Virginia
City of Chesapeake, in wit
I, James C. Humphreys, Notary Public in and for the city and state aforesaid, do hereby certify that the owners whose names are signed to the foregoing writing bearing date of Sept 11, 1981, having acknowledged the same before me in my city and state aforesaid. Given unto my hand this 11 day of Sept 1981. My commission expires Feb. 25 - 1985.

Signed: James C. Humphreys, Notary Public

We hereby certify that the subdivision shown hereon has been approved in accordance with the Subdivision Regulations of the City of Chesapeake.

Signed: J.E. Newbern (F.O.E.) Date: SEPT. 18, 1981
Director of Planning, City of Chesapeake, VA

Signed: [Redacted] Date: 9-14-1981
Agent, Chesapeake Realty Dept.



John Etheridge Road

MAP 71 P 699

H. C. Warrick

SUBDIVISION OF PARCEL B
"SUBDIVISION OF PROPERTY OF [Redacted] BUTTS ROAD BROUGH CHESAPEAKE, VIRGINIA

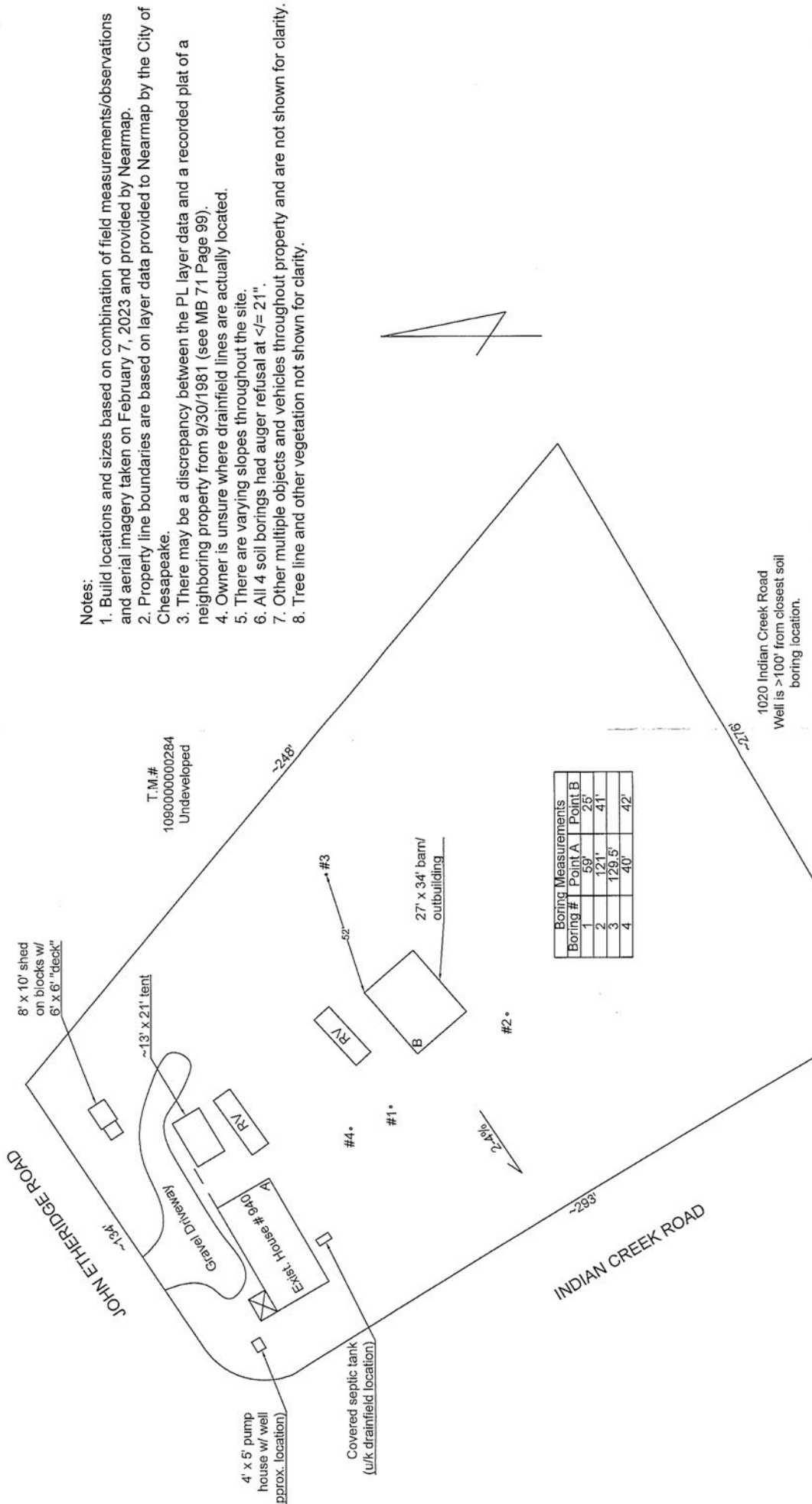
CITY OF CHESAPEAKE, VIRGINIA
DATE: SEPT. 18, 1981
MAP BOOK: 173 PAGE 99
BY: J. E. NEWBERN, CLK.
SEE: D. B. 173 PAGE 123

SCALE: 1" = 100'

AUGUST 28, 1981

HAROLD C. WARREN, JR.
LAND SURVEYOR
CHESAPEAKE, VIRGINIA

S-81-90



Notes:

1. Build locations and sizes based on combination of field measurements/observations and aerial imagery taken on February 7, 2023 and provided by Nearmap.
2. Property line boundaries are based on layer data provided to Nearmap by the City of Chesapeake.
3. There may be a discrepancy between the PL layer data and a recorded plat of a neighboring property from 9/30/1981 (see MB 71 Page 99).
4. Owner is unsure where drainfield lines are actually located.
5. There are varying slopes throughout the site.
6. All 4 soil borings had auger refusal at $\leq 21"$.
7. Other multiple objects and vehicles throughout property and are not shown for clarity.
8. Tree line and other vegetation not shown for clarity.

Date: 6/8/2023
 Drawn by: Adam M. Feris
 EHTS, MAOSE
 Scale: 1"=40'

Soil Evaluation Site Sketch
 940 Indian Creek Road, Chesapeake, VA 23322
 T.M.#: 108000000240
 HDID#: 234-23-127


Soil Evaluation Form

PAGE 1 OF 3

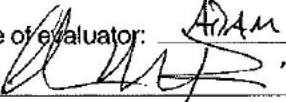
Commonwealth of Virginia
Department of Health

Health Department
Identification Number 234-23-127
Tax Map Number M3 108 LOT 24

General Information

Date 6/8/23 CHESAPEAKE Health Department
Applicant  Telephone No. _____
Address 790 INDIAN CREEK RD
Owner SAME Address SAME
Location SAME
Subdivision N/A Block/Section 108 Lot 24

Soil Information Summary

1. Position in landscape satisfactory Yes No Describe MOSTLY FLAT, SOME SLOPING AREAS
2. Slope 0.4 %
3. Depth to rock/impervious strata Max. 21" Min. 7" None _____
4. Depth to seasonal water table (gray mottling or gray color) No Yes _____ inches
5. Free water present No Yes _____ range in inches
6. Soil percolation rate estimated Yes No Texture group I II III IV
Estimated rate _____ min/inch
7. Percolation test performed Yes No Number of percolation test holes _____
Depth of percolation test holes _____
Average percolation rate _____
- Name and title of evaluator: ADAM M. FERIS, CHES, MAOSE #1940001125
- Signature: 

Department Use

- Site Approved: Drainfield to be placed at _____ depth at site designated on permit.
- Site Disapproved:

Reasons for rejection:

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 drainfield, and/or Reserve Area.
6. Proposed system too close to well.
7. Other Specify FILL MATERIAL, INCOMPLETE SOIL EVALUATION

