

**Middle Peninsula Planning District Commission
Onsite Sewage System Evaluation and Design
SWAP Project #2023-MPPDC-06S
Address: 345 Airport Rd, Mattaponi, VA 23110**

The Middle Peninsula Planning District Commission (MPPDC) staff, 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 345 Airport Rd, Mattaponi, VA 23110. This project, identified by SWAP Project Number 2023-MPPDC-06S, 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 the tasks outlined in the attached Scope of Work, which includes conducting a thorough onsite sewage system evaluation and submitting a comprehensive system design. The project must comply with 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 assessing the existing septic tank condition and verifying the suitability of the soil for a proposed system design.

This project has previously been bid, with an Alternative Onsite Soil Evaluator (AOSE) awarded. The AOSE has determined that a Professional Engineer (PE) will be required to design the system. The contractor must collaborate with the PE for the final design submission and obtain approval from the local health department.

The selected contractor will also be responsible for coordinating the pumping of the existing septic tank, performing a property boundary survey (partial or full depending on the property size), and securing the necessary onsite sewage system repair permit from the local health department. Please note that the homeowners are eligible for a permit fee waiver, so there will be no cost associated with obtaining the repair permit.

The project is fully funded by the VDH grant, covering 100% of the approved costs. The contractor will submit payment requests after the issuance of the VDH permit, and payment will be processed by MPPDC upon receipt of all required documentation. It is essential that the contractor completes the work in a timely manner, as all invoices, receipts, and paperwork must be submitted by September 1, 2025, to qualify for reimbursement.

To assist contractors in preparing their bids, MPPDC has provided a bid sheet, a detailed scope of work, and relevant permits and reports. Contractors are expected to complete and submit the required documents 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.

Contractors must be licensed in accordance with the Department of Professional and Occupational Regulation (DPOR) and provide a Master Alternative Onsite Soil Evaluator and PE license as part of their bid submission. Contractors are also encouraged to review the provided documents and may request an optional site visit to better understand the project and any potential challenges that may arise.

For additional information or to request a site visit, please contact Taylor Ovide, Coastal Resilience Planner, at tovide@mppdc.com. All bids must be submitted by April 4, 2025.

Onsite Sewage System Evaluation and PE Design Project (2023-MPPDC-6D) Address: 345 Airport Rd, Mattaponi, VA 23110

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:	\$
Itemized Included in Line 1:	
	Itemized Bid Cost
A) Conduct onsite sewage system site evaluations and submit onsite sewage system designs pursuant to all applicable laws and regulations:	\$
B) Costs of Septic Pump-out by a licensed sewage hauler to appropriately evaluate the system (prior to all site and soil evaluations):	\$
C) Provide or subcontract with a licensed Surveyor and mark the boundaries for all subject properties(this is only required if you find the attached survey inadequate):	\$
D) Obtain an onsite sewage system repair permit for each of the subject properties from the applicable local health department (no LHD fee for the repair permit):	\$
Additional Itemized Costs <u>NOT</u> Included In Line 1:	
Additional costs not included in line item 1:	\$

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) Shall comply with all requirements of DPOR (PE Required) for contracting and executing the contract with the MPPDC.	_____
Must submit invoice to tovide@mppdc.com once Local Health Department has issued the Repair Permit.:	_____

Project #: 2023-MPPDC-06D

Project Title: SWAP LP

Scope of Work – Onsite Sewage System Evaluation and PE Design

The contractor shall furnish all labor, supervision, equipment, tools, parts, supplies, and materials, as necessary, to perform the services as described herein:

A) Conduct onsite sewage system site evaluations and submit onsite sewage system 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 property:

- 345 Airport Rd, Mattaponi, VA 23110 (2023-MPPDC-06S)

Site evaluations and designs shall include property marking of all utilities, and review of all relevant records for neighboring parcels. Designs shall fully comply with the Regulations and AOSS Regulations; designs cannot rely upon the issuance of treatment or pressure dosing waivers for permitting.

Note: This project has previously been out to bid, with an Alternative Onsite Soil Evaluator (AOSE) being awarded. The AOSE has determined that a Professional Engineer (PE) will be needed to design the project.

B) Prior to all site and soil evaluations, the contractor shall have the contents of the existing septic tank serving the subject properties pumped by a properly licensed sewer hauler to allow for a complete malfunction assessment.

C) Provide or subcontract with a licensed surveyor to survey and mark the boundaries for all subject properties. Partial property boundary surveys of only the boundary closest to the proposed repair site are allowable for properties greater than 3 acres in size.

D) Obtain an onsite sewage system repair permit for each of the subject properties from the applicable local health department. Please note that all homeowners have already been determined to be fiscally eligible for a permit fee waiver, so there will not be a cost associated with acquiring the repair permit.

E) Comply with all requirements of the Department of Professional and Occupational Regulations (DPOR) for contracting and executing the contract with the Virginia Department of Health. Must provide a copy of a Master Alternative Onsite Soil Evaluator and PE license from DPOR.

Optional site visit: Available upon request.

Notes: A past survey, photo, and LHD documentation are attached. Site visit is encouraged as the site is compact with some potential design challenges that a previous AOSE determined

would need a PE design. The LHD notes in their Construction Permit denial “Insufficient depth of suitable soil to seasonal water table,” and “Insufficient area of acceptable soil for a conventional drainfield.” "Contact Private Sector to design proposed repair."

Additional questions:

Contact Taylor Ovide via email: tovide@mppdc.com



THREE RIVERS HEALTH DISTRICT
P.O. BOX 415
SALUDA, VIRGINIA 23149

June 27, 2023

██████████
345 Airport Road
Mattaponi, VA 23110

Certified Mail 7021-0950-0001-4539-2006

RE: Tax Map/GPIN:1623-165X-107
HDID:149-23-035

LOCATION ADDRESS: 345 Airport Road Mattaponi, VA 23110

Dear Gloria Chandler:

This letter is to inform you that the King & Queen County Health Department has evaluated your application for a sewage disposal system/water supply permit or certification letter filed on May 18, 2023.

Unfortunately, we are not able to issue a Construction Permit.

The reason for denial is:

- Insufficient depth of suitable soil to seasonal water table
- Insufficient area of acceptable soil for conventional drainfield

*****Contact Private Sector to design proposed repair*****

This decision is based on the information filed with your application. Site and soil evaluations were made in accordance with the *Sewage Handling and Disposal Regulations*, the *Private Well Regulations*, the *Alternative Onsite Sewage System Regulations*, as well as current agency policy.

In accordance with 12 VAC 5-610-230 of the *Sewage Handling and Disposal Regulations* you have the right to appeal this decision. Your written request for appeal must be received within **thirty (30) days** from the date you receive this letter. Please include any facts or other data that would support your appeal. You may also request a refund of the state portion of your application fee if all of the following apply:

- 1) You are the owner of the property AND
- 2) You intend to use it as your principle place of residence AND
- 3) You do not intend to appeal this denial.

Address your request to Richard Williams, MD, Director of Three Rivers Health District at the above address. Refunds are not available under any other conditions. Please include your social security number with your request.

It is also acceptable to re-apply within 90 days of receipt of this letter without paying a second state fee. After 90 days, a new application fee will be required. When denied for any reason, re-application without a state fee within 90 days may include any change up to and including a new site. Please be certain that the re-application documents are complete and follow all applicable regulations and policies to avoid another denial.

If you have any questions or if this office may be of further service, please let us know.

Sincerely,



Laura K. Jones
Environmental Health Specialist Sr.
Three Rivers Health District

CC: D. Mantell- MPPDC

Site and Soil Evaluation Report

VDH Use Only
HDIN: 149-23-035

General Information

Date: 06/26/2023 King & Queen County Health Department
 Owner: [REDACTED] Phone: [REDACTED]
 Owner Address: 345 Airport Road Mattaponi, VA 23110
 Property Address: 345 Airport Road Mattaponi, VA 23110
 Tax Map/GPIN #: 1623-165X-107
 Subdivision: Airville Section: A Block: Lot: 24-26

Soil Information Summary

1. Position in landscape satisfactory: Yes No Describe landscape position: Broad Flat
 2. Slope: 0-1 %
 3. Depth to rock/impervious strata: Max. in. Min. 30 in. Not observed
 4. Free Water Present: Yes No Range in inches:
 5. Depth to seasonal water table (gray mottling or gray color): 0-6 inches Not observed
 6. Soil percolation rate estimated: Yes No Estimated rate: min/in at 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: Laura K. Jones, EHSS
 Signature: *Laura K. Jones* # 1940001549

Site approved: (describe dispersal area, e.g. absorption trenches) dispersing
 (proposed level of treatment at time of evaluation) to be placed at (inches) depth at
 site designated on permit. Site provides a total of square feet of absorption area for primary and
 reserve (if applicable).

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)

345 Airport Road
 Mataponi, VA 23110

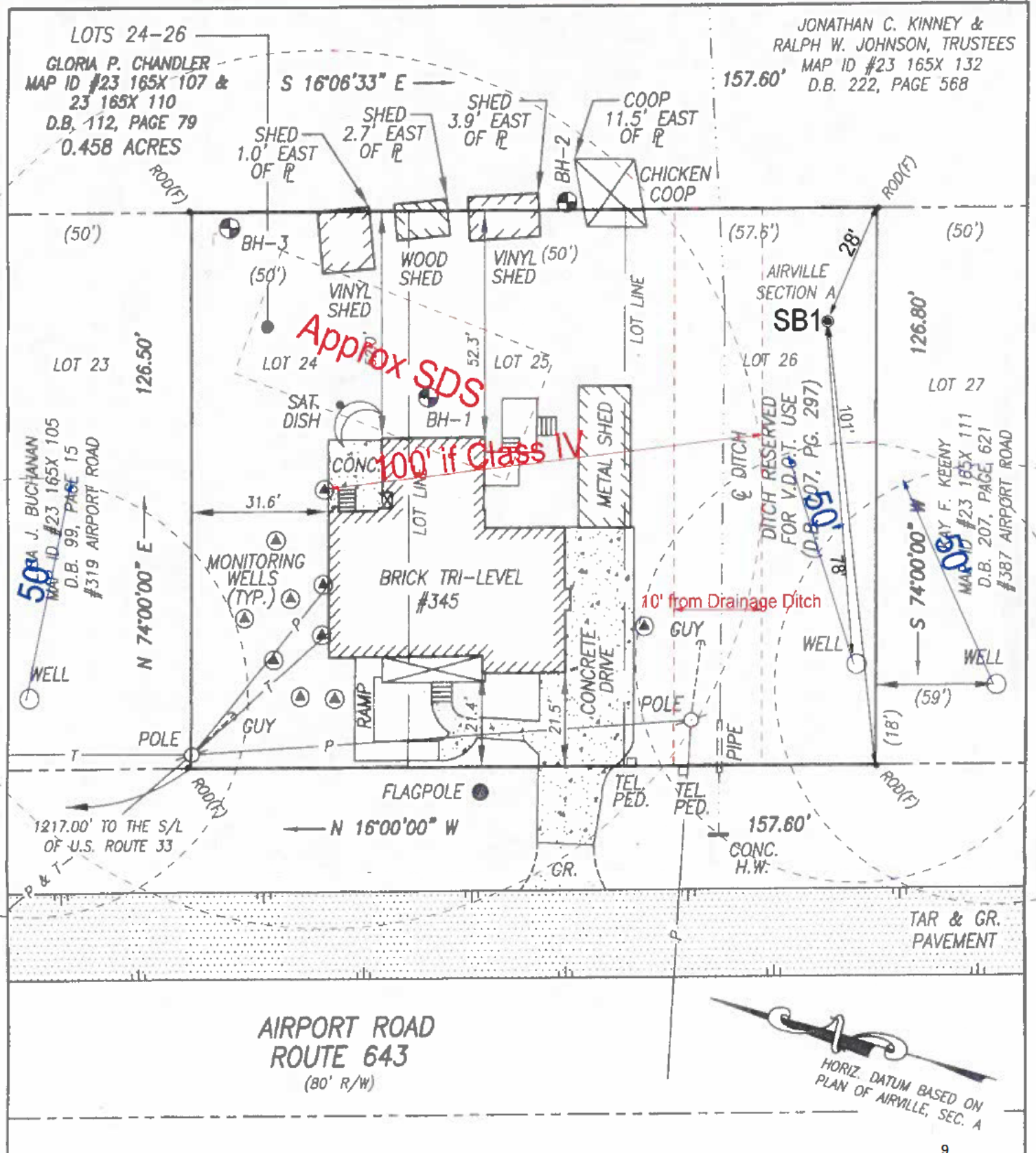
SCALE

1"=30'

HDID: 149-23-035
 Tax Map: 1623-165X-107

DENIAL REASONS:

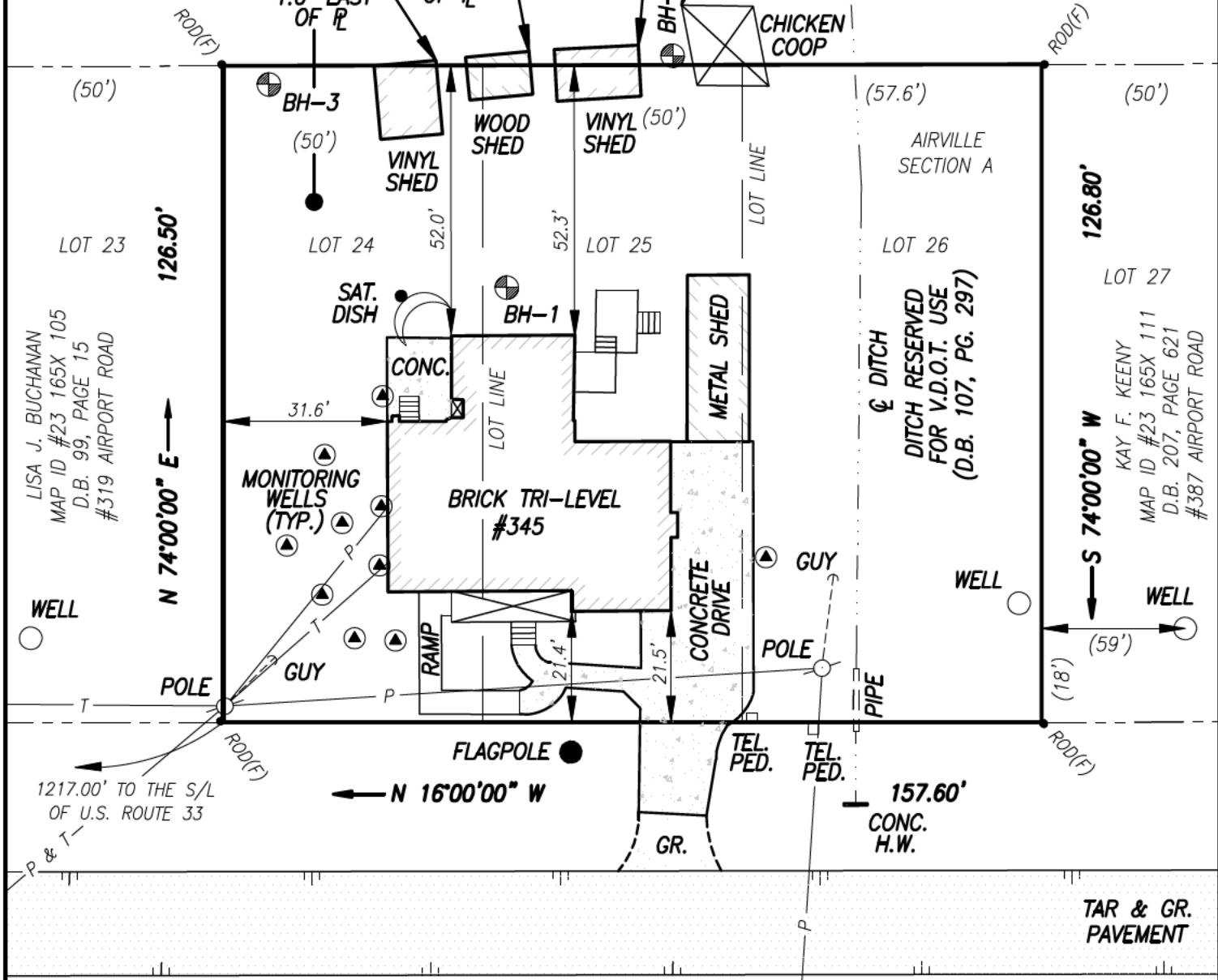
- Insufficient depth of suitable soil to seasonal water table.
- Insufficient area of acceptable soil required for conventional drainfield
- Application states 4 bedrooms
- Original has 2 Bedrooms 300 gpd (1964)
- Conditional lists 3 Bedrooms, no increase in flow (300gpd) in 1974



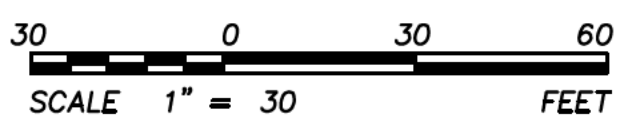


LOTS 24-26
 MAP ID #23 165X 107 &
 23 165X 110
 D.B. 112, PAGE 79
 0.458 ACRES

JONATHAN C. KINNEY &
 RALPH W. JOHNSON, TRUSTEES
 MAP ID #23 165X 132
 D.B. 222, PAGE 568

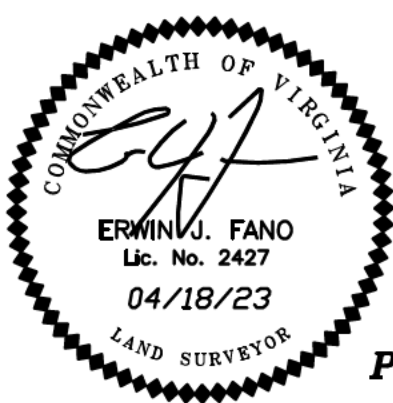


AIRPORT ROAD
 ROUTE 643
 (80' R/W)



THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

PHYSICAL LOCATION SURVEY OF LOTS 24-26, SECTION A, AIRVILLE, BUENA VISTA DISTRICT, KING AND QUEEN COUNTY, VIRGINIA



NOTE: THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X AS SCALED FROM FEMA COMMUNITY PANEL NO. 51097C0267D (EFFECTIVE DATE: OCTOBER 21, 2021)

This is to certify that on APRIL 18, 2023, I made an accurate Field Survey of the premises shown hereon; that all improvements and easements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises, other than as shown hereon.

POTTS, MINTER and ASSOCIATES, P.C.
 Engineers, Land Surveyors, Land Planners
 3520 Courthouse Road
 Richmond, Virginia 23236
 (804) 745-2876

Date: 04/18/23
 Scale: 1" = 30'
 J.N. 2304-01

CHECKED: WKT