



**Westmoreland County
Planning Commission
AGENDA**

Lewis Thompson
James Coates
Allen Hickman
Ben Hudson
Kyle J Schick

George D. English, Sr.
Memorial Building
111 Polk Street
Montross, VA 22520
Board Room

Monday, February 2, 2026

1. Call to Order
2. Roll Call
3. Approval of Prior Minutes:
 - A. January 2026 Minutes
4. Commission Concerns
5. Public Comment
6. Public Hearings
 - A. **Case # 2602-ZA-01** – John B. & Alice K. Salamone, P.O. Box 7, Mount Holly, VA 22524 request a Zoning Amendment with county-wide impacts to development. The proposed amendment would eliminate Article 4, Sec. 4-6.3.2(A)3 of the Westmoreland County Zoning Ordinance, which requires a 50' wellhead protection radius to be contained within the boundary lines of the parcel where a new well is to be placed. If the standard is not met, then it requires neighbors to record civil agreements in the courthouse.
7. Other Matters
 8. Adjournment

A regular meeting of the Westmoreland County Planning Commission was held on January 5, 2026 in the George D. English Sr. Memorial Building, Montross, VA. Those members present were Allen Hickman, Ben Hudson, Kyle Schick and James Coates. Zoning Administrator Richard Stuart Jr. and Assistant Planning Director Kelly De Jesus were also present.

CALL TO ORDER

Richard Stuart Jr read a statement of Planning Commission members physically present and the meeting began at 1:30 p.m. The roll was called and a quorum declared.

The Election of Officers was announced, Mr. Schick motioned for James Coates to be the chairman, Mr. Hudson seconded the motion, and Mr. Coates was elected as the chairman of the Planning Commission by unanimous vote.

Mr. Hickman motioned for Kyle Schick to be vice chairman, Mr. Hudson seconded the motion, and Mr. Schick was elected as the vice chairman of the Planning Commission by unanimous vote.

PRIOR MINUTES

Chairman Coates asked if the members received and reviewed the minutes for the December work session and if there were any changes to be made. There being none, Mr. Schick moved to approve the minutes for the December 2025 work session as submitted. Mr. Hickman seconded the motion, and the motion passed with a 3:0:1 vote. 3 members voting aye, 0 members voting nay, and 1 member, Mr. Hudson abstaining from the vote as he was not a member of the Planning Commission at the time of the Work Session.

COMMISSION'S CONCERNS

Mr. Coates mentioned that the west turn at Longfield and Pomona Road is a dangerous turn.

CASE# 2512-CA-03 - Proposed text amendment to include and define Event Venue as a permitted use by right in the B-1, B-2, and B-3 Zoning district; and permitted by special exception in the AC, RC, and A-1 Zoning districts. Proposed text amendment to include amendments to Article 2 Base Districts, Article 4 Supplemental Use Regulations, Article 5 Parking, Article 12 Definitions, and Appendix Table of Uses of the Westmorland County Zoning Ordinance.

Ms. DeJesus presented the facts of the case.

Mr. Coates opened the floor for public comment. There being no public comment, Mr. Schick motioned to approve CASE # 2512-CA-03. Mr. Hickman seconded the motion, and CASE # 2512-CA-03.

OTHER MATTERS

Richard Stuart Jr. reviewed the By-Laws to be adopted by the Planning Commission. Mr. Schick motioned to adopt the by-laws as presented. Mr. Hickman seconded the motion, and the By-Laws were adopted for the Planning Commission with a unanimous vote.

Mr. Stuart reviewed the regular meeting date for the Planning Commission to be the 1st Monday of each month at 1:30 PM. Mr. Hudson motioned to approve the regular meeting date, Mr. Hickman seconded the motion, and the regular meeting date was set with unanimous vote.

Mr. Stuart reviewed the Real Estate Holdings Form and Financial Disclosure forms to be completed and turned in no later than February 1, 2026.

Mr. Stuart reviewed the upcoming Certified Planning Commissioner Program.

ADJOURNMENT

There being no other business to come before the Commission, Mr. Schick moved that they adjourn. Mr. Hickman seconded, and the motion carried by unanimous vote with the meeting adjourning at 2:07 p.m.

_____Chairman



Westmoreland County, Virginia
LAND USE ADMINISTRATION
PO Box 1000
Montross, VA 22520
804-493-0120

Building Official
Zoning Official
Planning Commission
Board of Zoning Appeals
Board of Building Appeals
Wetlands Board

**Request for Proposed
Zoning Amendment
Staff Report**

Date: January 28th, 2026
From: Kelly V. De Jesus, *Assistant Planning Director*
Case Number: 2602-ZA-01
Site Location: County-Wide Impacts to Development
Project Description: Request for a public hearing for a proposed text amendment, eliminating Sec. 4-6.3.2(A)3 of the Westmoreland County Zoning Ordinance, which requires a 50' wellhead protection radius to be contained entirely within the boundary lines of a given parcel of new development. If not, then an easement must be granted by the affected neighbor and recorded in the courthouse before the applicant may proceed.
Public Meeting: Monday, February 2nd, 2026 (1:30 p.m.)

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Background

Title 12 of the Virginia Administrative Code expressly charges the Virginia Department of Health with “Prescribing standards for the location, construction, and abandonment of private wells. § 32.1-176.4 of the Code of Virginia.” As of November 6, 2024, new standards for wellhead protection radii were passed by the Commonwealth, reducing some setbacks as low as 10’.

Sec. 4-6.3.2(A)3 of the Westmoreland County Zoning Ordinance states, “The applicant for a Zoning Permit for the well shall provide a potable water supply as required by the Virginia Department of Health showing the required wellhead protection radius of 50 feet. The entire wellhead protection radius shall be contained within the area of the applicant’s property, a existing public or private road right-of-way dedicated for public access, a waterbody, and/or a recorded easement or easements with all landowners encumbered under the wellhead protection radius.”

Replacement wells are not held to this standard, regardless of their adjacency to neighboring parcels. Important to consider, throughout the entire Commonwealth, Westmoreland County alone supersedes VDH regulations and requires its citizens to enter into civil agreements.

Current County-Wide Impacts

Several property owners, developers, and/or applicants have been forced to request Variances from the Board of Zoning Appeals to allow the implementation of that which the Health Department had already permitted. Others entered into civil agreements, as currently required by the Zoning Ordinance, with their neighbors, either granting or benefitting from the easements. If the easement *is* granted by the neighboring property owners, this section prohibits them from placing sheds, or any other personal effects, on their own land if it falls within the easement they granted their neighbor, regardless of the fact that the majority of the current Virginia setback requirements no longer require such a distance. However, some property owners weren't as fortunate and were essentially forced to sell their parcels, as their neighbors refused to grant the easement.

Without potable water, the parcels become unbuildable. Without building and/or properly utilizing the land as intended when originally subdivided, there's no point in continuing to pay taxes on the parcel(s). Today's applicant brought the request as a result of his experiences with the code section. The wellhead protection radius, as currently codified, would impact two neighboring parcels, forcing the applicant to receive and record two easements.

Staff Recommendation

The Westmoreland County Planning & Community Development staff for the Westmoreland County Planning Commission to forward case #2602-ZA-01 to the Board of Supervisors with a recommendation of approval.

Attachments:

Virginia Administrative Code -12VAC5-630-380. Well location.
12VAC5. Agency Summary.
Zoning Ordinance Strikethrough
Virginia Department of Health Well Permit & OSE/PE Report
Application Packet
Site Plans

Planning Commission Vote IRT the Proposed Zoning Amendment:

Recommendation: _____

Motioned: _____ Seconded: _____

Mr. Coates: _____ Mr. Schick: _____ Mr. Thompson: _____ Mr. Hickman: _____ Mr. Hudson: _____

Additional Comments:

****This case is scheduled for the Board of Supervisor's Public Meeting on Monday February 9th, 2026****



Westmoreland County, Virginia
Land Use Administration

P. O. Box 1000
Montross, VA 22520
Phone 804-493-0120 FAX 804-493-0604

Building Official
Zoning Official
Planning Commission
Board of Zoning Appeals
Board of Building Appeals
Wetlands Board

2025-20782

ORDINANCE AMENDMENT
REQUEST

(Last revised August 30, 2024)

Case No: 2602-ZA-01

Date Received: Dec 19, 2025

Fee \$500: Paid Check #: 2370 (submit with application, nonrefundable)
The fee for deferral shall be 50% of the original fee. Make checks payable to 'Treasurer of Westmoreland County.'

Assigned Date for: Planning Commission: February 2nd, 2026
Board of Supervisors: February 9th, 2026

PROPERLY COMPLETED APPLICATION, SUPPORT MATERIALS, AND FEE MUST BE RECEIVED BY THE APPROPRIATE DEADLINE FOR CONSIDERATION AT THE NEXT AVAILABLE MEETING.

Applicant(s): John and Alice Salamon
Address: 334 Blue Crab Loop
City: Montross State: VA Zip: 22520
Phone #: 703-819-1919 Phone #: _____
Email Address: JOHN@SALAMON&ASSOCIATESLLC.COM

Agent/2nd Applicant (if applicable): N/A
Address: _____
City: _____ State: _____ Zip: _____
Phone #: _____ Phone #: _____
Email Address: _____

I/we respectfully request the consideration of an **ORDINANCE AMENDMENT** in accordance with the zoning code requirements found in Article 10, Section 3, Subsection 9.

The requested amendment(s) would impact the Well head (Zoning or Subdivision)
Ordinance, specifically sections 4-6, 3.2(A) 2
Well head protection radius and easement
requirements

An application for an ordinance amendment shall include a brief description of the text amendment request, including the ordinance citation and the desired change(s).

Please provide this description below or on an attached page if necessary.

Remove aforementioned Zoning ordinance Section
for State code Section 12VACS-630-380.

SUBMITTAL DOCUMENTS

Prior to accepting this application, there shall be a Pre-Application meeting with the Zoning Administrator or their designated staff.

The following documents shall accompany this application for consideration:

1. Twelve (12) copies of all documents, plus one digital copy for staff.
2. Portion of the current code that has been marked up with the proposed changes and/or written draft of amendment being proposed.
3. Estimation of both the impacts of the proposed amendment and the properties and/or stakeholders that would be impacted.
4. Other documentation that you feel important for your case.

I/we further understand that upon the review of the documents submitted, should it be determined that they do not meet the requirements, the application shall not be forwarded to the Commission until the issue(s) have been resolved.

Applicant Signature:

[Signature]
[Signature]

Date: 12/18/2025

Date: 12/19/2025

Agent Signature:

Date: _____

ABBREVIATION LIST

(NOT ALL USED THIS PLAN)
~ = APPROXIMATE
Ac = ACRE
AC = AIR CONDITIONING UNIT
BM = BENCHMARK
BMP = BEST MANAGEMENT PRACTICE
BRM = BEDROOM
CBPA = CHESAPEAKE BAY PRESERVATION ACT
CF = CUBIC FEET
CULV = CULVERT
C/L = CENTERLINE
CONC = CONCRETE
DB = DEED BOOK
DS = DOWNSPOUT
ELEC = ELECTRIC
FF = FINISHED FLOOR
H.D. = HEALTH DEPARTMENT
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
MHW = MEAN HIGH WATER
MLW = MEAN LOW WATER
OHE = OVERHEAD ELEC. LINE
PED = TELEPHONE PEDESTAL
PP = POWER POLE
PVC = PVC PIPE FOUND
RPA = RESOURCE PROTECTION AREA
R/W = RIGHT OF WAY
SF = SQUARE FEET
SPF = SURVEY PIN FOUND
SR = STATE ROUTE
ST = SEPTIC TANK
STY = STORY
TYP = TYPICAL
TRANS = ELECTRIC TRANSFORMER
W/ = WITH

EROSION & SEDIMENT CONTROL NOTES

STRUCTURAL PRACTICES

SF - SILT FENCE BARRIER - 3.05

CE - CONSTRUCTION ENTRANCE - 3.02

VEGETATIVE PRACTICES

THIS SITE IS LOCATED IN THE TIDEWATER GEOGRAPHIC REGION, WHERE VEGETATIVE PRACTICES ARE TO BE APPLIED, SOILS HAVING PH VALUES LESS THAN 6 WILL HAVE LIME ADDED IN ACCORDANCE WITH VIRGINIA EROSION AND SEDIMENT CONTROL (VESC) HANDBOOK.

TS - TEMPORARY SEEDING - 3.31

ALL DENUDEED AREAS THAT WILL BE LEFT DORMANT FOR MORE THAN 30 DAYS SHALL BE SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING. SELECTION OF THE SEED MIXTURE, AND MULCHING, WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED AND BE IN ACCORDANCE WITH THE VESC HANDBOOK.

PS - PERMANENT SEEDING - 3.32

THE SITE SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINAL GRADING OR IF LEFT DORMANT OVER 1 YEAR. SEEDING SHALL BE DONE ACCORDING TO APPROPRIATE VESC TABLE. FERTILIZER AND LIME SHALL BE APPLIED PER THE EROSION & SEDIMENT CONTROL TECHNICAL BULLETIN NO. 4.

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MAINTENANCE

DURING CONSTRUCTION, THE CONTRACTOR WHO HOLDS THE RESPONSIBLE LAND DISTURBER (RLD) CERTIFICATE (LISTED ON THE LAND DISTURBANCE PERMIT) SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES DAILY AND AFTER EACH SIGNIFICANT RAINFALL. ANY REPAIRS OR CLEANUP NECESSARY TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY. THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:

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- WETLANDS LINE & OTHER SITE FEATURES FROM MEASUREMENTS BY BAYSHORE DESIGN.
- CONTRACTOR SHALL CONTACT "MISS UTILITY", #811 OR 1-800-552-7001, AND VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
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OWNER INFORMATION

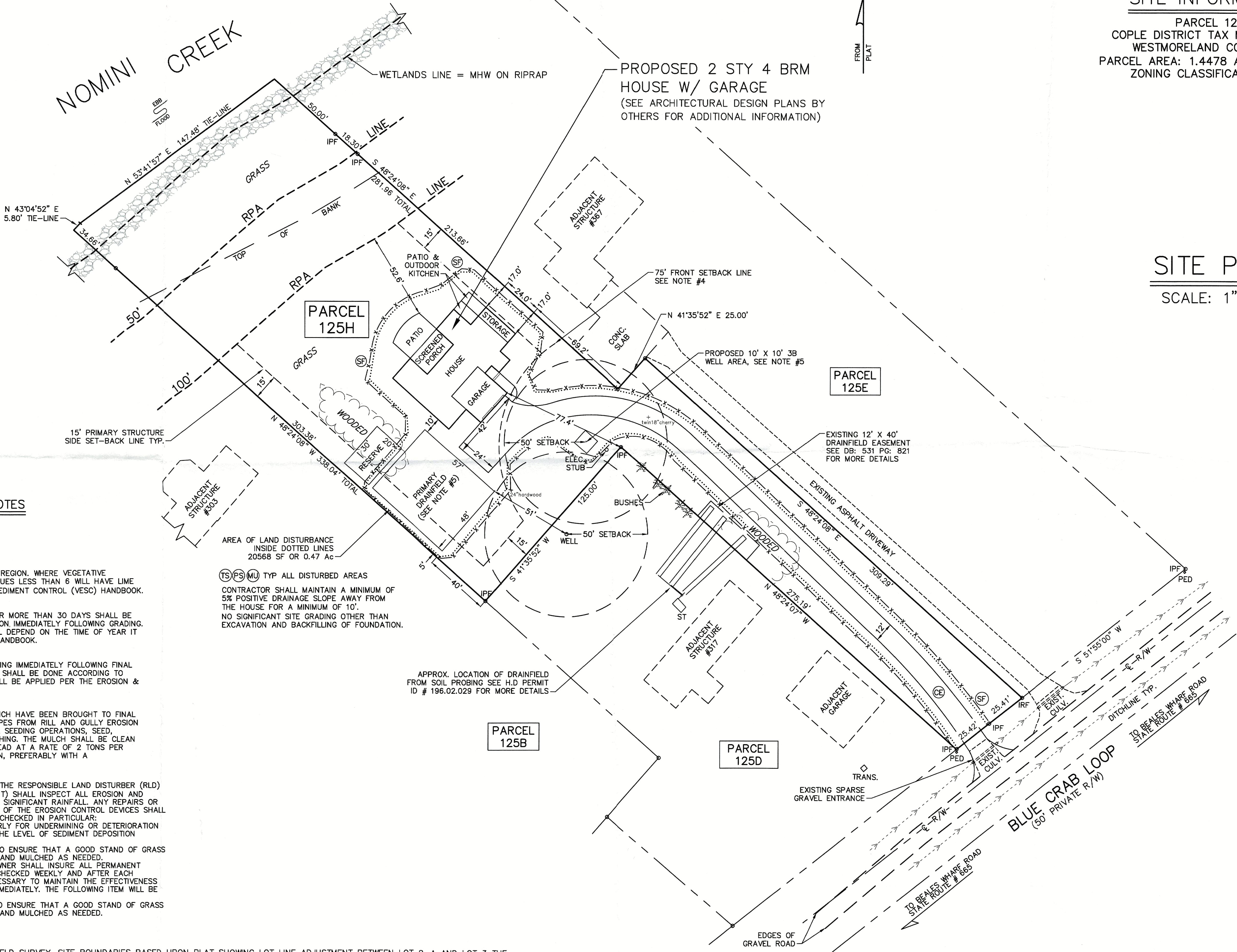
ALICE & JOHN SALAMONE
P.O BOX 7
MOUNT HOLLY, VA 22524

SITE INFORMATION

PARCEL 125H
COPLE DISTRICT TAX MAP 36-125H
WESTMORELAND COUNTY, VA
PARCEL AREA: 1.4478 Ac (FROM PLAT)
ZONING CLASSIFICATION: A-1

SITE PLAN

SCALE: 1" = 30'



PROJECT: NEW HOME
CLIENT: ALICE & JOHN SALAMONE

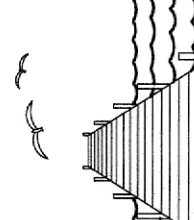
JOB #
D 1366

DATE
09/11/24

DRAWN BY
CW

SCALE
AS NOTED

BAYSHORE DESIGN, LLC
8518 COPLE HIGHWAY HAGUE, VA. 22469 PH. 804/412-4439



SHEET
1 of 1

ABBREVIATION LIST

(NOT ALL USED THIS PLAN)

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OWNER INFORMATION

ALICE & JOHN SALAMONE
P.O BOX 7
MOUNT HOLLY, VA 22524

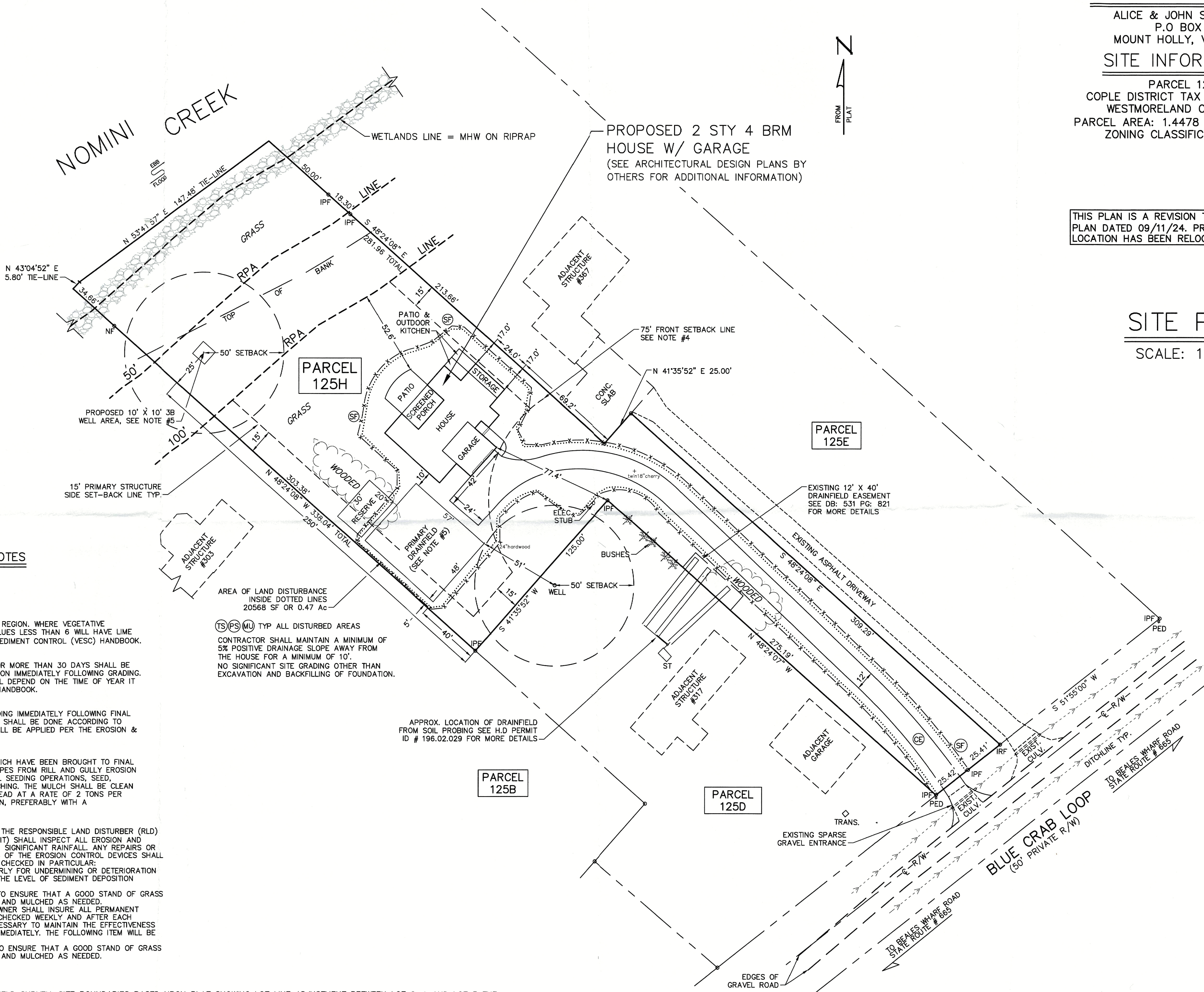
SITE INFORMATION

PARCEL 125H
COPLÉ DISTRICT TAX MAP 36-125H
WESTMORELAND COUNTY, VA
PARCEL AREA: 1.4478 Ac (FROM PLAT)
ZONING CLASSIFICATION: A-1

THIS PLAN IS A REVISION TO A PREVIOUS
PLAN DATED 09/11/24. PROPOSED WELL
LOCATION HAS BEEN RELOCATED.

SITE PLAN

SCALE: 1"= 30'



PROJECT: NEW HOME
CLIENT: ALICE & JOHN SALAMONE

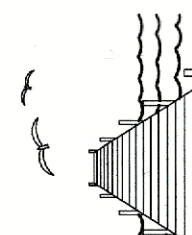
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11/13/24

DRAWN BY
CW

SCALE
AS NOTED

BAYSHORE DESIGN, LLC
8518 COPLÉ HIGHWAY HAGUE, VA. 22469 PH. 804/472-4439



SHEET
1 of 1

Residential COSS Operation Permit

Property Owner

John Salamone
303 Blue Crab Loop
Montross, VA 22520
Phone:

Property Location

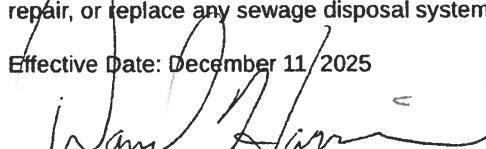
Property Address: 334 Blue Crab Loop
Montross, VA 22520
Permit ID: 196-24-0149
Tax Map: 36-125H
Locality: WESTMORELAND
Subdivision: Walnut Farm Lot:

John Salamone is hereby granted permission to operate a Residential Conventional Onsite Sewage System at the above referenced location, under the following parameters:

Daily Flow: 600.00 gallons
Number of Bedrooms: 4
Treatment Level: Septic
Conditions:

This permit is issued in accordance with the provisions of Title 32.1, Chapter 6 of the Code of Virginia as Amended, and Section 12VAC 5-610-340 of the Sewage Handling and Disposal Regulations of the Virginia Department of Health. The issuance of an operation permit does not denote or imply any guarantee by the department that the sewage disposal system will function for any specified period of time. It shall be the responsibility of the owner or any subsequent owner to maintain, repair, or replace any sewage disposal system that ceases to operate in accordance with the regulations.

Effective Date: December 11, 2025



David Harrison, EHSS

Private Well Inspection Statement

December 11, 2025

Permit ID: 196-24-0149

Tax Map: 36-125H

Locality: WESTMORELAND

Property Owner

Name: John Salamone

Mailing Address: 303 Blue Crab Loop, Montross, VA 22520

Phone: (703) 819-1919

Property Location

Property Address: 334 Blue Crab Loop, Montross, VA 22520

Subdivision: Walnut Farm,

John Salamone is hereby granted permission to operate a Private Well at the above referenced location, under the following parameters:

Class: IIIB

Well Type: Drinking/Domestic Use

Facility Type: Residential

Casing Depth: 210 feet

Grout Depth: 50 feet

Yield: 30 GPM

This approval is issued in accordance with the provisions of Title 32.1, Chapter 12 of the Code of Virginia as Amended, and Sections 12VAC 5-630-310, -320, -370, -430, and -440 of the Private Well Regulations of the Virginia Department of Health. The issuance of an inspection statement does not denote or imply any guarantee by the department that the private well will function for any specified period of time. It shall be the responsibility of the owner or any subsequent owner to maintain, repair, replace or to comply with the requirements to abandon any private well.

Construction Completion Date: 08/07/2025

Effective Date: 12/11/2025

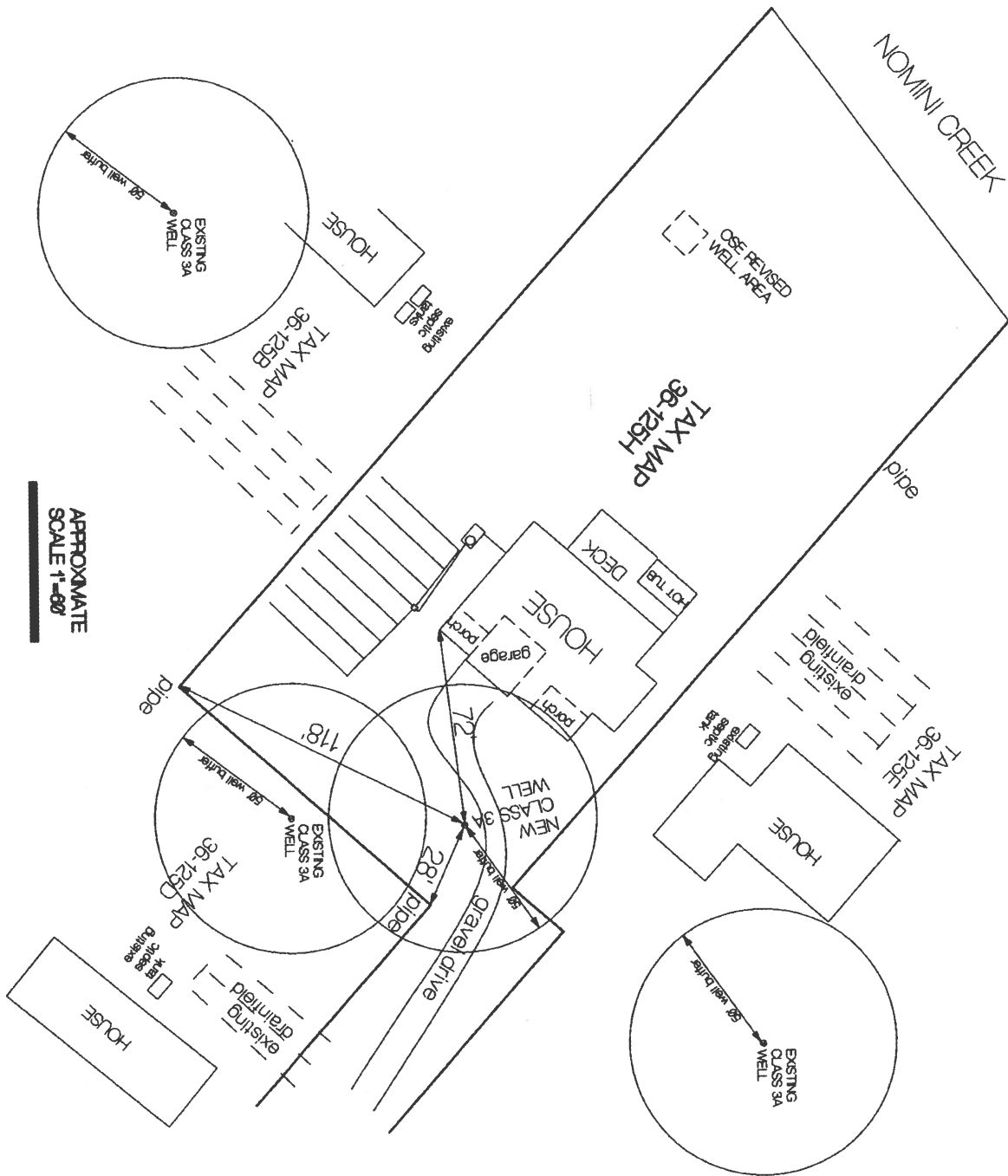
Sincerely,



David Harrison, EHSS

Westmoreland County Health Department

12/4/2025 SEPTIC/WELL AS BUILT DRAWING



Private Sector Construction Permit 32.1-163.5

October 08, 2024

OSE Onsite Sewage System and Private Well Construction Permit

John Salamone
303 Blue Crab Loop
Montross, VA 22520

RE: 000 Blue Crab Loop Montross, VA 22520
Tax Map: 36-125H
County: WESTMORELAND/193
Permit ID: 196-24-0149
Reserve: 100% reserve area provided
System Capacity: Residential, 4 Bedrooms, 600 gallons per day

Dear John Salamone:

This letter and the attached drawings, specifications, and calculations (13 pages) dated 09/16/2024, constitute your permit to install a sewage disposal system and well on the property referenced above. Your application for a permit was submitted pursuant to §32.1-163.5 of the Code of Virginia, which requires the Virginia Department of Health to accept private soil evaluations and designs from an Onsite Soil Evaluator (OSE) or Professional Engineer (PE). VDH is not required to perform a field check to verify the private evaluations of OSEs or PEs and such a field check may not have been conducted for the issuance of this permit.

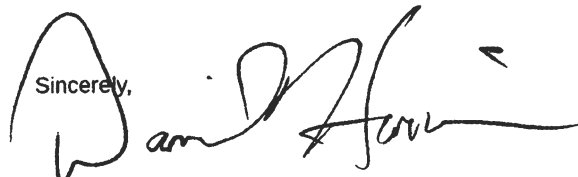
The soil absorption area ("site"), sewage system design, and the well location and construction were certified by Alwyn Davis Private OSE as substantially complying with the Board of Health's regulations. This permit is issued in reliance upon that certification. VDH hereby recognizes that the soil and site conditions acknowledged by this permit are suitable for the installation of an onsite sewage system. The attached plat shows the approved area for the sewage disposal system; there are additional records on file with the Westmoreland County Health Department pertaining to this permit, including the Site and Soil Evaluation Report. This construction permit is null and void if any substantial physical change in the soil or site conditions occurs where a sewage disposal system is to be located.

If modifications or revisions are necessary between now and when you construct your dwelling, please contact the OSE/PE who performed the evaluation and design on which this permit is based. Should revisions be necessary during construction, your contractor should consult with the OSE/PE that submitted the site evaluation or site evaluation and design. The OSE/PE is authorized to make minor adjustments in the location or design of the system at the time of construction provided adequate documentation is provided to the Westmoreland County Health Department. The OSE/PE that submitted the certified design for this permit is required to conduct a final inspection of this sewage system when it is installed and to submit an inspection report and completion statement. As the owner, you are responsible for giving reasonable notice to the OSE/PE of the need for a final inspection. No part of this installation shall be covered until it has been inspected by the OSE/PE as noted herein. The sewage system may not be placed into operation until you have obtained an Operation Permit from the Westmoreland County Health Department.

This Construction Permit is null and void if conditions are changed from those shown on your application or if conditions are changed from those shown on the Site and Soil Evaluation Report and the attached construction drawings, specifications, and calculations. VDH may revoke or modify any permit if, at a later date, it finds that the site and soil conditions and/or design do not substantially comply with the Sewage Handling and Disposal Regulations, 12 VAC 5-610-20 et seq., or if the system would threaten public health or the environment.

This permit 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. This construction permit is transferrable until expired or deemed null and void. A permit transfer form may be found on the VDH website at <http://www.vdh.virginia.gov/environmental-health/gmp-2015-01-forms/>. If you have any questions, please contact me.

This permit expires: 04/08/2026.

Sincerely,

David Harrison, EHSS

CC: Alwyn Davis Private OSE

Well and Sewage Contractors: Please notify Health Department and OSE or PE 48 hours prior to installation to arrange for inspection.

WHAT YOU WILL NEED TO GET YOUR SEPTIC SYSTEM OPERATION PERMIT

Your system must have a satisfactory inspection at the time of installation. This will be done by either a private OSE or a PE, depending on the designer of your permitted system. Your OSE or PE must submit a copy of the inspection results, complete with an as-built diagram, to the Health Department.

Please ensure that your contractor turns in a Completion Statement to the local Health Department after installation.

IF YOUR PERMIT IS FOR BOTH A SEPTIC SYSTEM AND WELL YOU WILL ALSO NEED

Your well must have satisfactory inspection results after installation. Please give the Health Department several days notice to schedule this inspection before your Operation Permit will be requested.

The Health Department must receive a copy of your water sample test result being negative/satisfactory for coliform bacteria. You are responsible for performing this test and ensuring the results are received at the Health Department

Please ensure that your Well Driller submits a Uniform Water Well Completion Statement or GW-2 to the Health Department, including documentation of a proper well abandonment if required by permit

Allow 5 business days after the last piece of documentation is received for the Operation Permit to be issued. To avoid delays, clearly label each piece of documentation with the property Tax Map/GPIN number and HDID number shown above and on your construction permit. Please note that due to the individual circumstances of your permit there may be additional required items not covered by this checklist.

If you have any questions about any of the items on this list, please do not hesitate to contact the Westmoreland County Health Department.

9/25/24 \$ 525.00
282990 CK2310

PAGE 1 OF 13

OSE/PE Report For:



Construction
Permit



Repair
Permit



Voluntary Upgrade
Permit



Certification
Letter



Subdivision Approval

Property Location:

911 Address: Blue Crab Loop City: Montross
Lot 2A Section Subdivision Walnut Farm
GPIN or Tax Map # 36-125H Health Dept ID # 196-24-0149
Latitude 38°06'20.3"N Longitude 76°42'41.8"W

Applicant or Client Mailing Address:

Name John Salamone
Address 303 Blue Crab Loop
City Montross State: VA Zip Code 22520

Prepared by:

OSE Name Davis Onsite Soil Evaluations L.L.C. License # 1940001136 Phone (804) 366-1137
Address P.O. Box 3133 E-mail awdavis272@gmail.com
City Tappahannock State: VA Zip Code 22560
PE Name License #
Address
City State: Zip Code

Date of Report 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.)

<u>Application</u>	<u>200' Sanitary Survey</u>
<u>Construction/System/Well Specifications</u>	<u>Abbreviated Design Reports</u>
<u>Soil Summary Report</u>	<u>Construction Drawings</u>
<u>Soil Profile Descriptions</u>	<u> </u>
<u>Soil Boring Locations</u>	<u> </u>

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  #1940001136 Date: 09-16-24

Commonwealth of VirginiaApplication for: ☒ Sewage System ☒ Water Supply

VDH Use Only
Health Department ID# 196-24-0149
Due Date _____

Owner	<u>John Salamone</u>	Phone	<u>(703) 819-1919</u>
Mailing Address	<u>303 Blue Crab Loop</u>	Phone	_____
	<u>Montross, VA 22520</u>	Email	<u>john@salamoneassociatesLLC.com</u>
Agent	<u>Davis Onsite Soil Evaluations L.L.C.</u>	Phone	<u>(804) 366-1137</u>
Mailing Address	<u>P.O. Box 3133</u>	Phone	_____
	<u>Tappahannock, VA 22560</u>	Fax	_____
Site Address	<u>Blue Crab Loop</u>	Email	<u>awdavis272@gmail.com</u>
	<u>Montross, VA 22520</u>		
Directions to Property	<u>L/3; L/202; L/621; L/665; L/Blue Crab Loop; on Right after "367"</u>		
Subdivision	<u>Walnut Farm</u>	Section	_____ Block _____ Lot <u>2A</u>
Tax Map	<u>36-125H</u>	Other Property ID	_____ Acreage <u>1.4478 acres</u>

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 ☐ Voluntary Upgrade ☐ 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

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 _____

Date 09-16-24

Well SpecificationsVDH Use Only
HDIN: 196-24-0149**Applicant Information**Name: John SalamoneAddress: 303 Blue Crab LoopPhone: (703) 819-1919Montross, VA 22520**Location Information**Tax Map/GPN #: 36-125HProperty Address: Blue Crab LoopSubdivision: Walnut Farm

Section: _____

Block: _____

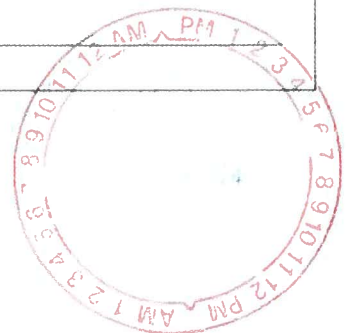
Lot: 2ADirections: L/3; L/202; L/621; L/665; L/Blue Crab Loop; on Right after "367"**General Information**

Well Purpose (select all that apply):

☒ Domestic Drinking Water☐ Agricultural☐ Irrigation☐ Industrial/Commercial☐ GeothermalWell Class: IIIBMinimum Casing Depth: 50 ft.Estimated Water Usage: 600gpdMinimum Grout Depth: 50 ft.**Horizontal Setbacks**Distance from Building Sewer: 50+ ft.Distance from Pretreatment Unit(s): 50+ ft.Distance from Conveyance System: 50+ ft.Distance from Absorption Area: 50+ ft.Distance from Property Line: 15+ ft.Distance from foundations: 50+ ft.Distance from other source(s) of contamination: 50+ ft.

List other source(s): _____

Note: _____

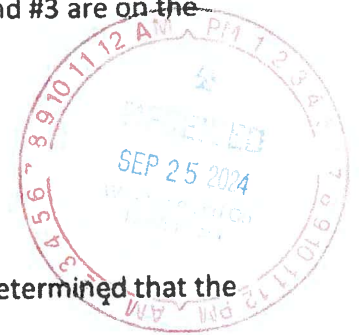
_____

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

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

The proposed well site shown herein,

- ☐ 1. Is located a minimum of 50 feet from all property lines.
- ☒ 2. Is located 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.
- ☒ ii. Other confirmation that land use is not an agricultural operation, please describe:
Property is located within 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.



System Specifications

VDH Use Only
HDIN: 196-24-0149

Application Information	
Name: <u>John Salamone</u>	Address: <u>303 Blue Crab Loop</u>
Phone: <u>(703) 819-1919</u>	<u>Montross, VA 22520</u>
Location Information	
Tax Map/GPN #: <u>36-125H</u>	Property Address: <u>Blue Crab Loop</u>
Subdivision: <u>Walnut Farm</u>	Section: _____ Block: _____ Lot: <u>2A</u>
Directions: <u>L/3; L/202; L/621; L/665; L/Blue Crab Loop; on Right after "367"</u>	
General Information	
Property Type (e.g. residential): <u>Residential</u>	Number of Bedrooms: <u>4</u>
Daily Flow: <u>600</u> gpd	Conditions: _____
Notes: _____	
Sewer Line	
Diameter: <u>4</u> in.	Material: <u>Schedule 40 PVC</u> (or equivalent) Notes: _____
Pretreatment Unit(s)	
Treatment Level: <u>Septic Tank Effluent</u>	Septic Tank Capacity: <u>1200</u> gallons
Number of Septic Tanks: <u>1</u>	Size of Septic Tank(s): <u>1250</u> gallons
Per the Sewage Handling and Disposal Regulations, check which option(s) chosen:	
☐ Septic tank with inspection port ☒ Septic tank with effluent filter ☐ Reduced maintenance septic tank	
Secondary treatment device(s), if applicable: _____	
Notes: <u>Install Zabel effluent filter with access riser on outlet side of tank</u>	
Conveyance Line	Distribution Method and Header Lines
Conveyance Method: <u>Gravity</u>	Distribution Method: <u>Gravity Distribution</u>
If pumping, include pump specifications sheet.	No. of Boxes: <u>1</u> No. of outlets: <u>10-12</u>
Material: _____ Diameter: _____	Surge or splitter box required: ☐ Yes ☒ No
Notes: _____	Header Line Material: <u>4" 3000 lb crush strength</u>
Percolation Lines/Absorption Area	
Dispersal Method (e.g. laterals, pad, mound): <u>Laterals</u>	
If using pressure dispersal (e.g. drip), include pressure dispersal specifications sheet.	
No. of laterals/pads: <u>8</u>	Length of lateral(s)/pad(s): <u>40</u> ft. Width of lateral(s)/pad(s): <u>36</u> in.
Center to center spacing: <u>9</u> ft.	Installation depth: <u>48</u> in. Aggregate depth: <u>13</u> in.
Size/Type of Aggregate: <u>Clean #57 Stone</u>	Lateral/pad slope: <u>2-4</u> in. per <u>100</u> ft.
Reserve Area Provided: <u>100</u> %	Notes: <u>TL-3</u>
Please Note: CONTRACTOR TO CONTACT Alwyn W. Davis Jr. AT 804-366-1137 TO SCHEDULE AN INSPECTION. NO PART OF THIS SYSTEM IS TO BE COVERED UNTIL INSPECTED AND APPROVED. CALL IN ADVANCE TO INSURE THAT I WILL BE AVAILABLE. CONTRACTOR IS RESPONSIBLE FOR INSPECTION FEE.	

CONSTRUCTION NOTES

Install (1) 1250 gallon septic tank a minimum of 10' from house foundation. Contractor is responsible for ensuring that all tanks are properly sealed and watertight.

Install Zabel effluent filter in outlet side of septic tank.

Install access riser on outlet side of septic tank.

All PVC from dwelling to Distribution Box to be Sch. 40 PVC Primed & Glued.

Use 3000 lb Crush Strength PVC for Header Lines.

Install 8 lines 40' long and 3' wide, at 48" depth on contour, 9' center-to-center spacing. Corners have been set with laser level and flagged in field. 5'+ from all property lines which have been recently surveyed.

Install Class IIIB Well, Cased 50'+, Grout 50'+, 50'+ from all potential sources of contamination, i.e. termite treated foundation.

Water line to be a minimum of 10' from all parts of septic system.

KEEP ALL PARTS OF SYSTEM 10'+ FROM UNDERGROUND UTILITIES.

Install System In Dry Conditions Only!

See Additional Construction Notes Attached

COMPLY WITH ALL LOCAL, STATE AND OSHA REGULATIONS.

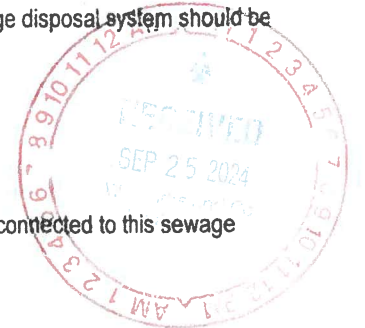
Contact Alwyn W. Davis Jr. at (804) 366-1137 prior to installation to schedule a construction inspection. No part of this system is to be covered prior to inspection. Recommend calling in advance to insure that I will be available.

INSPECTION FEE SCHEDULE AS FOLLOWS: To be paid by contractor at time of inspection
48 Hours Notice, \$300.00 Per Inspection



Davis Onsite Soil Evaluations, L.L.C.**Important Septic System Construction Notes**
To be Read Carefully by Applicants and Installers

- Installations shall be in accordance with the most current Virginia Department of Health Sewage Handling and Disposal Regulations.
- No buried utility lines shall be closer than 10' to any component of this system.
- Do not install this sewage disposal system or clear the proposed area during periods of wet weather or when soil conditions are wet. Installers are encouraged to review **State Health Regulation 12 VAC 5-610-700 Site Preparation and Alteration** to determine suitability of soil before installing this system.
- All hydrophilic trees (Weeping Willow, Maple, Gum, Sycamore, Cottonwood, Locust, etc) within 10' of this sewage disposal system should be removed. Grind all tree stumps when proposed system is installed at a depth of less than 24 inches.
- Land clearing resulting in a significant change of the original grade or soil continuity will void this permit.
- Drainfield trenches should be placed on contour; pads should be level.
- Roof drains, basement sump discharges (non-sewage), floor drains, footing drains, etc. are not permitted to be connected to this sewage disposal system.
- Divert all roof drainage and all other surface water runoff away from the primary and reserve drainfield areas.
- CAP AND CROWN: The minimum cover or fill over aggregate is 12 inches. Soil cover must be crowned in a way that promotes surface water drainage away from the drainfield area and prevents ponding of water on or around the drainfield area.
- Immediate seeding and straw application is required over and around the drainfield area to prevent erosion.
- Keep structures, equipment, vehicles, lawn irrigation systems, etc. off of the primary and reserve drainfield areas.
- This sewage disposal system and/or water supply system is to be constructed as specified on this permit, drawing, and specifications. Alwyn W. Davis, Jr., AOSE #194000136, must be notified prior to any necessary changes to the design of this system (804) 366-1137.
- Alwyn W. Davis, Jr., AOSE #194000136, must be notified at least 2 business days prior to final inspection. Voicemail messages must be confirmed in order to establish an inspection appointment. Please call (804) 366-1137 to arrange an inspection appointment.
- All conventional drainfield designs which require a pump to convey effluent to a distribution box and drainfield will require a pump drawdown inspection. Contractors please make arrangements to have the complete system ready for inspection.
- Completion and Inspection Statements will not be released until payment is received for the system inspection and/or design.
- Please contact Alwyn W. Davis, Jr., AOSE #194000136, when using any type of substitute system for AOSE approval. Size reductions for trenches are not recommended.
- The performance of any alternative system used in any permit design is not guaranteed by Davis Onsite Soil Evaluations, L.L.C. Only alternative treatment systems approved by the Virginia Department of Health can be used for onsite septic system designs. Davis Onsite Soil Evaluations L.L.C. assumes their performance based on this approval.
- It is the property owner's responsibility to ensure that the proposed well, primary drainfield, and reserve drainfield area is designed and installed on the applicants property and does not interfere with utilities and easements.



Site and Soil Evaluation Report

VDH Use Only
HDIN: 196-24-0149

General Information

Date: June 18, 2024 Westmoreland County Health Department
Owner: John Salamone Phone: (703) 819-1919
Owner Address: 303 Blue Crab Loop, Montross, VA 22520
Property Address: Blue Crab Loop, Montross, VA 22520
Tax Map/GPIN #: 36-125H
Subdivision: Walnut Farm Section: _____ Block: _____ Lot: 2A

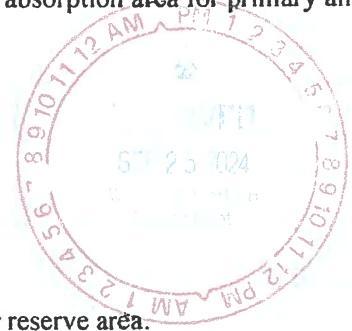
Soil Information Summary

1. Position in landscape satisfactory: ☒ Yes ☐ No Describe landscape position: Gentle slope
2. Slope: 1-2 % River Terrace
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): 74 inches ☐ Not observed
6. Soil percolation rate estimated: ☒ Yes ☐ No Estimated rate: 25 min/in at 48 inches depth
Texture Group: ☐ I ☒ IIa ☐ III ☐ IV
7. Percolation test performed: ☐ Yes ☒ No If yes, provide additional data on percolation test results.
Name and title of evaluator: Alwyn W. Davis Jr., AOSE #1940001136
Signature: *Alwyn W. Davis Jr.*

☒ Site Approved: Absorption trenches (describe dispersal area, e.g. absorption trenches) dispersing
Septic Tank Effluent (proposed level of treatment at time of evaluation) to be placed at 48 (inches) depth
at site designated on permit. Site provides a total of 1485 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) _____



Date of Evaluation: June 18, 2024 Profile Description

SOIL EVALUATION REPORT

Property ID: Westmoreland TM#: 36-125H

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 200 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.

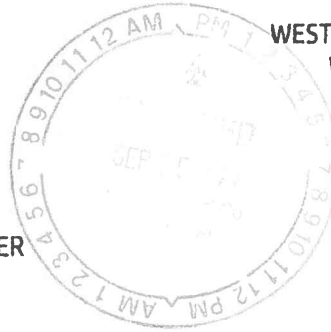
☐ See application sketch ☐ See Construction Permit ☒ See sketch on reverse side or page attached to this form.

[illegible]

REMARKS: 4 bdrm, 25mpi, 948sf required. Primary 8 x 40' = 960sf design.
TL-3 Bed Reserve, 452sf required. 15' x 35' = 525sf design.

SDS/WELL CONSTRUCTION DRAWING
200' SANITARY SURVEY
SOIL BORING LOCATIONS
JUNE 18, 2024

JOHN SALAMONE
WESTMORELAND TM#: 36-125H
WALNUT FARM S/D, LOT 2A
BLUE CRAB LOOP

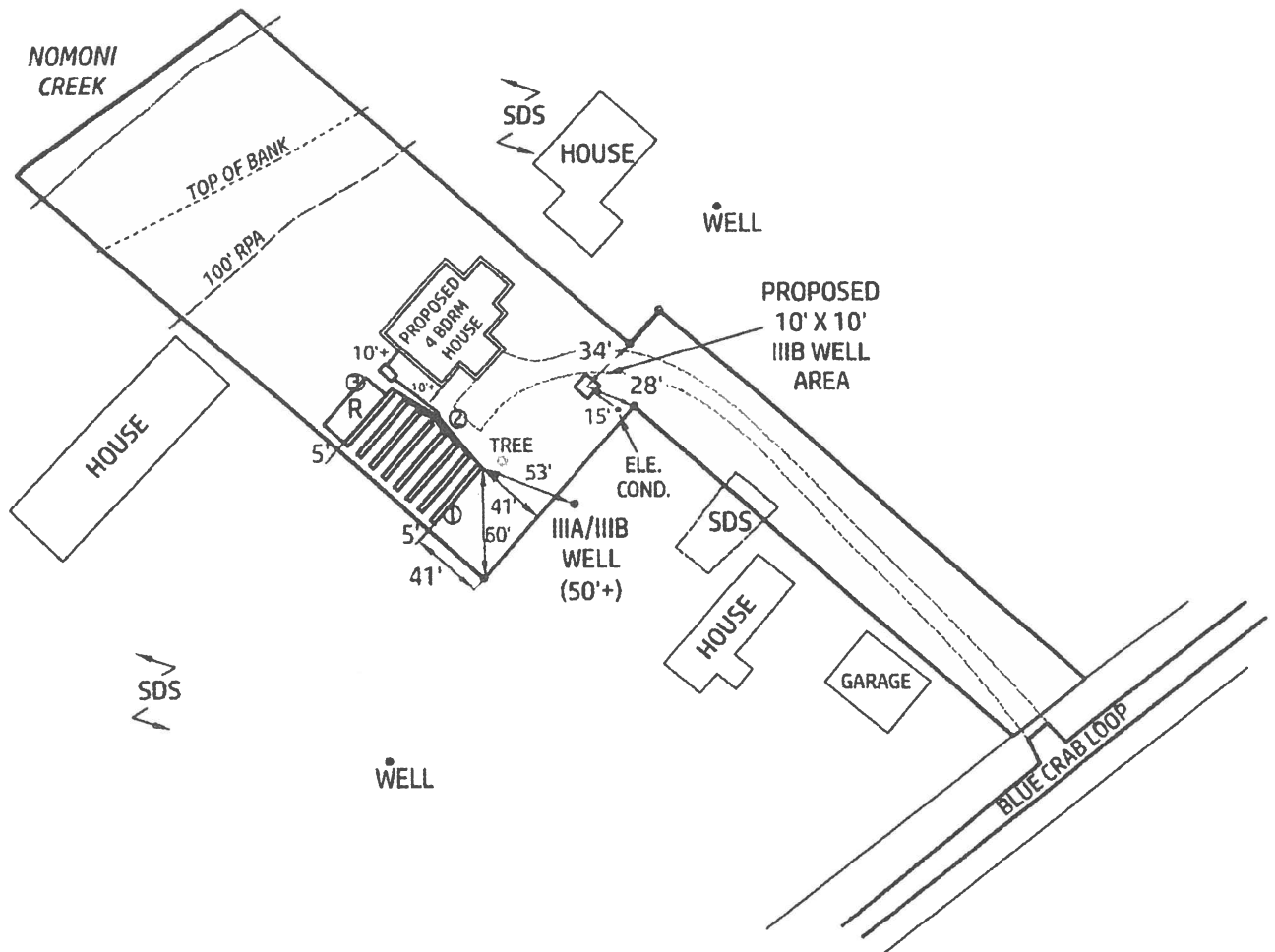


13/13

*1250 GALLON SEPTIC TANK WITH EFFLUENT FILTER AND ACCESS RISER

*8 X 40' LINES, 3' WIDE, 9' C-C, 48" DEPTH

*15' X 35' TL-3 RESERVE AREA



NO OTHER KNOWN SDS/WELLS WITHIN 200' OF PROPOSED SDS/WELL.

Alwyn W. Davis Jr.

Alwyn W. Davis Jr.

AOSE #1940001136

1" = 100'

4-6.3.2 Administration, Review, and Enforcement Procedures for water supply systems

Potable water supplies may be permitted in accordance with the following provisions and subject also to the applicable provisions of Article 2:

A. Private Wells

- (1) A private well is permitted following review and approval of a Zoning Permit.
- (2) Zoning Permit fees will not be charged for a replacement well.
- (3) ~~The applicant for a Zoning Permit for the well shall provide a potable water supply as required by the Virginia Department of Health showing the required wellhead protection radius of 50 feet. The entire wellhead protection radius shall be contained within the area of the applicant's property, a existing public or private road right-of-way dedicated for public access, a waterbody, and/or a recorded easement or easements with all landowners encumbered under the wellhead protection radius.~~ *This section to be removed in its entirety*
- (4) (3) A private well may be used to provide water to no more than three residential connections among lots or parcels when a privately owned and operated community waterworks is not available. Pools or irrigation shall not be included in determining the number of connections.
- (5) (4) All unused, discontinued or abandoned wells shall be properly abandoned in accordance with the requirements of the Virginia Department of Health.

Virginia Administrative Code
Title 12. Health
Agency 5. Department of Health
Preface

12VAC5. Agency Summary.

VAC AGENCY NO. 5

DEPARTMENT OF HEALTH

AGENCY SUMMARY

The State Board of Health and the State Health Commissioner, assisted by the Department of Health, are authorized to administer and provide a comprehensive program of preventive, curative, restorative, and environmental health services; educate the citizenry in health and environmental matters; develop and implement health resource plans; collect and preserve vital records and health statistics; provide medicolegal investigation and postmortem examinations of deaths that occur suddenly, unexpectedly, violently, or in an otherwise suspicious manner; assist in research; investigate outbreaks of disease; and abate hazards and nuisances to the public health and to the environment, emergency and otherwise. § [32.1-2](#) of the Code of Virginia.

The Virginia Health Planning Board was abolished and its regulations transferred to the Board of Health by [Chapter 83 of the 2002 Acts of Assembly](#). The planning board's regulations remain in force unless they are amended, modified, or repealed by the Board of Health.

The department operates under the supervision of the Secretary of Health and Human Resources. Regulations are available at the Office of the State Health Commissioner, 109 Governor Street, Richmond, VA 23219. Internet address: <http://www.vdh.virginia.gov/>. Many local health departments may also have copies of departmental regulations.

Regulatory activities are noted herein as vested in the department, without distinction among those vested in the State Board of Health or the State Health Commissioner. In furtherance of its mission to promote and protect the health of all Virginians, the department administers numerous programs and engages in many regulatory and other activities that are administered by the offices indicated below. These regulatory activities include:

OFFICE OF EMERGENCY MEDICAL SERVICES

Establishing a comprehensive statewide emergency medical care system, incorporating facilities, transportation, manpower, communications, and other components as integral parts of a unified system that improve the delivery of emergency medical services and thereby decrease morbidity, hospitalization, disability, and mortality and establishing poison control centers that meet national certification standards promulgated by the American Association of Poison Control Centers. §§ [32.1-111.3](#) and [32.1-111.15](#) of the Code of Virginia.

OFFICE OF EPIDEMIOLOGY

Compiling a list of human diseases, including diseases caused by exposure to any toxic substance

or by exposure to an agent or substance that has the potential for use as a weapon, that are required to be reported to the department and prescribing the manner and time of such reporting; compiling a list of dangerous microbes and pathogens to be reported by laboratories; providing for the surveillance of and investigation into all preventable diseases and epidemics in the Commonwealth and into the means for the prevention of such diseases and epidemics; issuing orders to combat epidemics and communicable disease and to address other public health emergencies so that disease may be controlled and investigated epidemiologically; and requiring the immunization of children in order to prevent certain diseases. §§ [32.1-35](#) and [32.1-39](#) of the Code of Virginia.

OFFICE OF THE COMMISSIONER

Establishing standards and requirements for research on human participants conducted or authorized by the department or any facility or other entity operated, funded, or licensed by the department. § [32.1-12.1](#) of the Code of Virginia.

Establishing regulations for public participation in the formation and development of regulations. § 2.2-4007.02 of the Code of Virginia.

COMMUNITY HEALTH SERVICES

Defining the income limitations within which a person is deemed to be medically indigent so that such persons may receive the medical care services of the department without charge and prescribing a scale of charges, based on ability to pay, for departmental patients who are not deemed to be medically indigent. § [32.1-11](#) of the Code of Virginia.

OFFICE OF FAMILY HEALTH SERVICES

Establishing and maintaining a system of screening tests for newborn infants that detects various inborn disorders, consistent with the uniform condition panel recommended by the U.S. Secretary of Health and Human Services and the Secretary's Advisory Committee on Heritable Disorders in Newborns and Children. § [32.1-65](#) of the Code of Virginia.

Providing services for infants identified with any condition for which newborn screening is conducted. § [32.1-67](#) of the Code of Virginia.

Performing on-site data collection of the records of patients who have malignant tumors or cancers at consenting hospitals, clinics, independent pathology laboratories, and physician offices in order to ensure the completeness and accuracy of the statewide cancer registry. § [32.1-70.2](#) of the Code of Virginia.

Administering the Supplemental Nutrition Program for Women, Infants, and Children (WIC) and entering into agreements with the Department of Education and the Department of Medical Assistance Services to identify children who are eligible for free or reduced-price school lunches or services through the WIC program. § [32.1-351.2](#) of the Code of Virginia.

Establishing the training, education, and other requirements for use of the title "state-certified doula" and standards for approval as a certifying body or training entity. § [32.1-77.1](#) of the Code of Virginia.

Establishing the training, education, and other requirements for use of the title "certified community health worker" and standards for approval as a certifying body or training entity. § [32.1-15.1](#) of the Code of Virginia.

OFFICE OF LICENSURE AND CERTIFICATION

Establishing procedures and fees for the review of applications for certificates of public need and, upon finding public need for the construction of or specified modifications to medical care facilities, issuing such certificates, conditioned upon an agreement to provide medical care to indigents or other specifically noted populations where warranted, as well as providing for limitations on the time for completion and on capital expenditures. § [32.1-102.3](#) of Code of Virginia.

Licensing, prescribing minimal standards of construction, maintenance, and operation for, and inspecting hospitals, nursing facilities, hospices, abortion facilities, and other medical care facilities, and licensing and prescribing minimal standards governing the activities and services provided by home care organizations. §§ [32.1-125](#) , [32.1-126](#) , [32.1-162.9](#) , and [32.1-162.3](#) of the Code of Virginia.

Inspecting licensed facilities as necessary to carry out the various obligations imposed on the agency by state and federal law and regulations. § [32.1-125.1](#) of the Code of Virginia.

Establishing minimum qualifications for private review agents, procedures governing such agents, guidelines regarding access to and confidentiality of medical records, and fees. § [32.1-138.7](#) of the Code of Virginia.

Prescribing standards that ensure the quality of managed health care insurance plans offered by entities that are licensed by the State Corporation Commission and issuing certificates of quality assurance to such licensees. § [32.1-137.2](#) of the Code of Virginia.

Designating health planning regions and regional health planning agencies, establishing the composition and method of appointment of members to the regional health planning boards, requiring each regional health planning board to report and maintain a record of its membership for publication, and establishing a program for disbursing and administering funds for regional health planning. § [32.1-122.05](#) of the Code of Virginia.

Establishing the application procedures and active monitoring and supervision requirements for cooperative agreements among hospitals for the sharing, allocation, consolidation by merger or other combination of assets, or referral of patients, personnel, instructional programs, support services, and facilities or medical, diagnostic, or laboratory facilities or procedures or other services traditionally offered by hospitals. § [15.2-5384.1](#) of the Code of Virginia.

OFFICE OF ENVIRONMENTAL HEALTH SERVICES

Licensing restaurants, hotels and other lodging facilities, summer camps, campgrounds, and migrant labor camps and inspecting these establishments, along with public swimming pools, for compliance with sanitary requirements. §§ [32.1-211](#) , [35.1-5](#) , [35.1-13](#) , and [35.1-18](#) of the Code of Virginia.

Establishing regulations governing toilet facilities, sewage disposal facilities, and water supply facilities at public gathering places. § [32.1-200](#) of the Code of Virginia.

Establish standards for the use of harvested rainwater and gray water, including rainwater harvesting systems. § [32.1-248.2](#) of the Code of Virginia.

Supervising the safe and sanitary collection, conveyance, transportation, treatment, and disposal of sewage; regulating the construction and operation of sewage disposal and treatment facilities; setting standards for and approving residential sewage disposal systems; and prescribing requirements for the disposal of sewage at marinas. § [32.1-164](#) of the Code of Virginia.

Prescribing standards for the location, construction, and abandonment of private wells. § [32.1-176.4](#) of the Code of Virginia.

Prescribing standards, examinations, analyses, and inspections that control the taking and marketing from a health standpoint of crustacea, finfish, and shellfish; conducting inspections of the establishments in which crustacea, finfish, and shellfish are handled and the sanitary conditions surrounding the establishment; and establishing the boundaries of and condemning growing areas in which crustacea, finfish, or shellfish are unfit for market. §§ [28.2-803](#) , [28.2-806](#) , and [28.2-807](#) of the Code of Virginia.

Notifying the public whenever there is a higher risk of illness when swimming in public beach water. §§ [32.1-2](#) , [32.1-12](#) , and [32.1-23](#) of the Code of Virginia.

Serving as the state toxic substances information agency and promulgating regulations pertaining to chemical exposures posing a threat to public health or the environment. § [32.1-240](#) of the Code of Virginia.

OFFICE OF RADIOLOGICAL HEALTH

Regulating and controlling sources of radiation; licensing the use, production, and possession of radioactive materials; establishing fee schedules for the licensure and inspection of radioactive materials; adopting regulations for the imposition of civil penalties for violations of law, regulation, or licensure conditions by persons licensed for the use or possession of radioactive materials; and requiring the registration, inspection, and certification of diagnostic and therapeutic x-ray machines used in the healing arts. §§ [32.1-229](#) and [32.1-229.3](#) of the Code of Virginia.

OFFICE OF DRINKING WATER

Issuing permits for and regulating the design and operation of public water systems and establishing standards for protecting the quality and safety of the drinking water produced by such systems. § [32.1-170](#) of the Code of Virginia.

Regulating waterworks, water supplies, and pure water to protect the public health and promote the public welfare, including establishing criteria and procedures to accomplish these purposes. § [32.1-170](#) of the Code of Virginia.

OFFICE OF THE CHIEF MEDICAL OFFICER

Providing instruction to Virginia Commonwealth University, the University of Virginia, the Eastern Virginia Medical School, and other institutions of higher education in health science or law for teaching legal medicine and other subjects related to the duties of the Chief Medical Examiner and the Chief Medical Examiner's assistants. § [32.1-279](#) of the Code of Virginia.

Performing an autopsy if, in the opinion of the medical examiner investigating the death or of the Chief Medical Examiner, it is advisable and in the public interest that an autopsy be made or if an autopsy is requested by the attorney for the Commonwealth or by a judge of the circuit court of the county or city wherein such body is or where death occurred or wherein any injury contributing to or causing death was sustained. § [32.1-285](#) of the Code of Virginia.

Entering into an agreement setting forth protocols and procedures to govern relations between the parties when an anatomical gift of a part from a decedent under the jurisdiction of the medical examiner has been or might be made. § [32.1-291.23](#) of the Code of Virginia.

Establishing and maintaining surveillance programs and statewide fatality review teams, including the State Child Fatality Review Team, Adult Fatality Review Team, and the Maternal Mortality Review Team. §§ [32.1-283.1](#) , [32.1-283.5](#) , and [32.1-283.8](#) of the Code of Virginia.

OFFICE OF HEALTH EQUITY

Establishing criteria to identify medically underserved areas within the Commonwealth. § [32.1-122.5](#) of the Code of Virginia.

Granting conditional scholarships for the training of certain physicians, physician assistants, nurses, dentists, and dental hygienists and defining the obligations scholarship recipients must fulfill, including practice in areas underserved by medical and dental professionals as such areas are delineated by the department. §§ [32.1-122.6:01](#) , [32.1-122.6:02](#) , [32.1-122.6:03](#) , [32.1-122.9](#) , and [32.1-122.10](#) of the Code of Virginia.

OFFICE OF INFORMATION MANAGEMENT

Establishing a methodology for the review and measurement of the efficiency and productivity of health care institutions and administering a patient-level data system and all payer claims database for consumers, employers, providers, and purchasers of health care to improve the quality, appropriateness, and accessibility of health care and to provide information useful in making decisions relating to health care. §§ [32.1-276.6](#) and [32.1-276.7:1](#) of the Code of Virginia.

OFFICE OF VITAL RECORDS

Uniformly administering the statewide system for maintaining vital records, including birth, adoption, marriage, divorce, death, and fetal death records, and for allowing access and necessary changes to these records. § [32.1-252](#) of the Code of Virginia.

OFFICE OF EMERGENCY PREPAREDNESS

Effectively responding to any emergency impacting public health through preparation, collaboration, education, and rapid intervention. This involves state, regional, and local emergency response partners collaborating to enhance readiness to respond to all hazards, including bioterrorism, infectious disease outbreaks, and other public health emergencies.

Rev. 07/2024

Statutory Authority

Historical Notes

Part III. Design and Construction Criteria

Article 2. General Provisions

12VAC5-630-380. Well location.

A. The private well shall be sited for the protection of public health and the aquifer, with appropriate consideration given to distance from potential contamination sources; vulnerability to known or suspected natural risks (e.g., flooding); potential for interference with utilities; accessibility for drilling machinery and support equipment; and safety of the public and well construction personnel.

B. Sanitary survey. Obvious sources of potentially toxic or dangerous substances within 200 feet of the proposed private well shall be investigated as part of the sanitary survey. Sources of contamination may include items listed in Table 1; abandoned wells; pesticide treated soils; petroleum or chemical storage tanks, drums, totes, or other storage containers (aboveground and underground); and other sources of physical, chemical, or biological contamination. If the source of contamination could affect the well adversely, and preventive measures are not available to protect the groundwater, the well shall be prohibited. The minimum separation distance between a private well and structures, topographic features, or sources of pollution shall comply with the minimum distances shown in Table 1.

TABLE 1 SEPARATION DISTANCES (IN FEET) BETWEEN A WELL AND A STRUCTURE OR TOPOGRAPHIC FEATURE					
Feature	Minimum Separation Distance				Exceptions
	Class III A/B	Class III C	Class IV A/B	Class IV C	
1. Building foundation	15	15	15	15	10 feet if structure is treated with borate based termite treatment
2. House sewer line a. Constructed of cast iron pipe with water-tight caulked	10	10	10	10	None

joints; mechanical joints using neoprene gaskets; or solvent welded Schedule 40 or better PVC pipe – provided the well is cased and grouted to water bearing formation					
b. Other or unknown construction; or if well is not cased and grouted to water bearing formation	50	50	50	50	None
3. Sewer main, including force main a. Constructed of ductile iron pipe with water-tight joints; solvent welded Schedule 40 or better PVC (SDR-35 plastic PVC with neoprene gaskets) – provided the well is cased and grouted to water bearing formation	35	35	35	35	None
b. Other or unknown construction; or if well is not cased and grouted to water bearing formation	50	50	50	50	None
4. Sewerage system	50	50	50	50	None
5. Active or permitted pretreatment system (e.g., septic tank or aerobic unit)	50	50	50	50	None
6. Active or permitted drainfield (including reserve drainfield).	50	10 0	50	10 0	None
7. Other contamination source (e.g., petroleum storage	50	10 0	50	10 0	Tanks containing propane or other liquified

tank, drum, tote or other container aboveground or underground, barnyard, landfill, animal lot, fertilizer or pesticide storage)					petroleum gases are not deemed sources of contamination. However, the National Fire Protection Association Liquified Petroleum Gas Code (NFPA-58) recommends a minimum of 10 feet from sources of ignition.
8. Permanently abandoned sewage disposal systems	25	25	25	25	None
9. Reclaimed water distribution pipeline	50	50	50	50	35 feet if RWDP is constructed of water pipe material in accordance with 9VAC25-740-110.
10. Biosolids application fields (as field is defined in 9VAC25-32-10)	100	100	100	100	No separation distance applies if biosolids have not been applied within the 12 months preceding well construction.
11. Bioretention pond	50	50	50	50	
a. Unlined					
b. Lined	10	10	10	10	
12. Cemetery	50	100	50	100	None
13. Sewage dump station	50	100	50	100	None
14. Property line	5	5	5	5	None
a. All properties					

except as described in subdivision 14 b of this table					
b. With an adjacent property of three acres or larger used for an agricultural operation as defined in § 3.2-300 of the Code of Virginia.	50	50	50	50	Exemption for reduced distance applies if the adjacent property owner grants written permission for construction within 50 feet of the property line, or if it is certified that no other site on the property complies with the regulations for construction of a private well.

C. Downslope siting of wells from potential sources of pollution. Special precaution shall be taken when locating a well within a 60 degree arc directly downslope an existing or intended onsite sewage disposal system or other known source of pollution identified in subsection B of this section, including Table 1. The minimum separation distance shall be (i) increased by 25 feet for every 5.0% of slope or (ii) an increase shall be made to the minimum depth of grout and casing in the amount of five feet for every 5.0% of slope.

D. Sites in areas subject to flooding. No private well covered by this chapter shall be located in areas subject to the collection of pollutants such as swampy areas, low areas, or areas subject to flooding. Wells located in flood plains shall be adequately constructed so as to preclude the entrance of surface water during flood conditions. At a minimum, such construction will include extending the well terminus 18 inches above the annual flood level and grading to provide positive drainage in all directions. Other requirements may be made as determined on a case-by-case basis by the division.

E. Property lines. The owner is responsible for establishing a separation distance from property lines such that the construction and location of the well will be on the owner's property and comply with any local ordinances. No private well shall be constructed within five feet of a property line. If the proposed private well is on a property adjoining properties of three acres or larger used for an agricultural operation, no private well shall be constructed within 50 feet of the property line except as exempted by the following:

1. A notarized letter from the adjacent property owner that grants permission to construct a well within 50 feet of the property line. The statement shall be recorded and indexed in the land records of the circuit court having jurisdiction over the property where the well is to be

located; or

2. A certification statement from a licensed onsite soil evaluator, professional engineer, or licensed water well systems provider confirms that no other well location on the property complies with this chapter. Reasons that a well location on a property may not comply with this chapter include:

- a. The property is not large enough to allow a location of a well 50 feet or more from the property line. In this case, the well should be located at the greatest distance from the property line consistent with this chapter.
- b. The location of a well 50 feet or more from the property line prevents separation distance requirements identified in 12VAC5-630-380 B being achieved on the property, provided that required separation distances can be achieved if the well is located fewer than 50 feet from the property line. In this case, the well should be located at the greatest distance from the property line consistent with this chapter. Well owners shall not be obligated to undertake otherwise optional actions, such as substitution of an alternative onsite sewage system in place of a conventional system where a conventional system is suitable, solely to comply with the requirement to maintain a 50-foot separation distance from an adjoining property of three acres or larger used for an agricultural operation.
- c. The location is inaccessible to well drilling equipment as a result of topography, surface water, structures, existing onsite sewage system components, overhead or buried utilities, or other obstacle.
- d. Other reasons that a well located greater than 50 feet from the property line may not comply with this chapter may be considered by the division on a case-by-case basis.

F. Utility lines. There is no minimum separation distance between a private well and subsurface utility lines (electric, gas, water, cable, etc.). The minimum separation distance may, however, be established by the individual utility company or local ordinance. Clearance distance from overhead electrical utilities relative to drilling equipment is subject to an Occupational Safety and Health Administration or related safety standard, and this factor shall be considered in determination of well location. No private well shall be constructed within a utility easement without documentation of permission from the utility.

G. Permanently abandoned sewage disposal systems.

1. No private well shall be constructed within 25 feet of a permanently abandoned sewage disposal system. The following criteria is to determine if a sewage disposal system is permanently abandoned.

- a. The drainfield is no longer connected to a structure or other sewage source.
- b. The drainfield has been inactive for at least 24 consecutive months.
- c. The septic tank and distribution box have been pumped, limed, crushed, and either filled with an inert material or removed from the site.

2. Documentation of disconnection may include:

- a. A statement from the owner of the drainfield.
- b. A notification of onsite sewage system abandonment recorded and indexed in the grantor index of the land records of the circuit court having jurisdiction over the site where the sewage system is located.
- c. A contractor invoice or other record documenting system disconnection, including disposition of septic tank and distribution box.
- d. Record from a public sewer operator indicating date of connection.

3. Abandoned sewage disposal systems that do not meet the requirements of this subsection shall be treated as active systems with respect to determining the minimum separation distance to sources of contamination listed in Table 1.

H. Reclaimed water distribution pipeline. No private well shall be placed closer than 50 feet from a reclaimed water distribution pipeline. This separation distance can be reduced to 35 feet provided that the reclaimed water distribution pipeline is constructed from a water pipe material in accordance with American Water Works Association (AWWA) specifications and pressure tested in place without leakage prior to backfilling. The hydrostatic test shall be conducted in accordance with the AWWA standard (ANSI/AWWA C-600-05) for the pipe material, with a minimum test pressure of 30 psi. A Class IV well located closer than 35 feet from a reclaimed water distribution pipeline shall not be converted to a Class III well.

I. Biosolids application field. No private well shall be placed closer than 100 feet from a field, as defined in 9VAC25-32-10, on which biosolids are being applied or have been applied within the previous 12 months.

J. Bioretention pond. No private well shall be placed closer than 50 feet from an unlined bioretention pond or 10 feet from a lined bioretention pond. A Class IV well shall not be converted to a Class III well if the Class III well separation distance is not met.

K. Exception for closed-loop ground-source heat pump wells. Closed-loop ground-source heat pump wells, depending upon construction, may not have to comply with the minimum separation distances for Class IV wells listed in Table 1. If the well is grouted 20 feet, the minimum separation distances must comply with those listed for Class IV wells. If the well is grouted a minimum of 50 feet, the separation distances shall be those listed for Class IIIA or IIIB wells. If the well is grouted the entire depth of the well, the well does not have to comply with the minimum separation distances contained in Table 1.

Statutory Authority

§§32.1-12 and 32.1-176.4 and 32.1-176.5:2 of the Code of Virginia.

Historical Notes

Derived from VR355-34-100 § 3.4, eff. April 1, 1992; amended, Virginia Register Volume 41, Issue 4, eff. November 6, 2024.