

Agenda

Well & Septic Appeals Board

3:00 PM

May 11, 2026

- I. Call to Order
- II. Adoption of the Agenda
- III. Adoption of Meeting Minutes from November 5, 2025
- IV. Public Hearings:

WS2026-09-01 – A request for a variance from Warren County Code §179-8D to allow for a proposed drainfield to be located 20.5 feet from a wet-weather drain way. The subject property is located at an unassigned lot on High Top Road and is identified on tax map 23C as section 2, block 2, lot 69. The property is zoned Residential One (R-1) and is located in the Shenandoah Magisterial District.

V. Motion to Adjourn Meeting

Additional information is available for public inspection by appointment in the Warren County Planning and Zoning Department, during regular business hours, Monday through Friday 9:00 AM to 5:00 PM. The Warren County Planning Department is located at 220 North Commerce Avenue, Suite 400.

Well and Septic Board Appeals Meeting

At a regular meeting of the Well and Septic Appeals Board of Warren County held in the Warren County Government Center on November 5th, 2025, at 10:00AM.

Present: Ralph Rinaldi, citizen member; Jim Davis, Warren County Health Department; Dr. Richard Jamieson, Board of Supervisor for the North River District; Kelly Wahl, Planner; Allison Mutter, Clerk to the Well & Septic Appeals Board.

Call to Order:

Chairman Jamieson called the meeting to order at 10:00AM.

Adoption of Agenda:

Mr. Davis moved the Adoption of Agenda meeting as presented; Mr. Renaldi seconded the motion which passed by the following vote 3-0:

Ayes: Jamieson, Davis and Rinaldi

Adoption of Regular Meeting Minutes of August :

Mr. Renaldi moved the Adoption of Minutes of August 21st, 2025 meeting as presented; Mr. Davis seconded the motion which passed by the following vote 3-0:

Ayes: Jamieson, Davis and Rinaldi

Public Hearing:

WS2025-09-01 – A request for a variance from Warren County Code §179-9B to allow for a proposed drainfield to be located 74.5 feet from a proposed drilled well (approved via Certification Letter) located on neighboring lot 9 in lieu of the required 100 feet of separation. The subject property is located at 32 Walters Lane and is identified on tax map 36A as lot 3. The property is zoned Village Residential (VR) and is located in the South River Magisterial District.

Mrs. Wahl stated that there is a request for a variance from Warren County Code §179-9B to allow for a new drainfield to be located 74.5' from the approved well (via certification letter) located on neighboring lot 9 in lieu of the required 100 feet of separation. The subject property is located at 32 Walters Lane and is identified on tax map 36A as lot 3. The property is zoned Village Residential (VR) and is located in the South River Magisterial District. This request is for the construction of a new single-family dwelling to replace the existing dwelling on the subject property.

Included in the meeting packet are the variance application, statement of justification, denial letter from the Health Department, Onsite Soil Evaluator's site plan, and property location map.

Warren County Code §179-12A states, *"Variances may be granted if a thorough investigation reveals that the hardship, which may be economic, imposed by this article outweighs the benefits*

Well and Septic Board Appeals Meeting

that may be received by the public, provided that the granting of such variance shall not subject any member of the public to unreasonable health risks or jeopardize groundwater resources."

Warren County Code §179-12C states, *"The Board shall act on any variance request within 60 calendar days of receipt of the request. In the evaluation of a variance application, the Board shall consider the following factors: (1) The effect and cost and other economic considerations in granting a variance as opposed to not granting a variance; (2) The effect such variance would have on protection of the public health; (3) The effect that such a variance would have on protection of groundwater resources; and (4) Such other factors as the Board may deem appropriate."*

A letter of concern was provided to the Planning and Zoning department.

Dr. Jamieson opened the public hearing and invited the applicant to speak.

Anthony Butler, 32 Walters Lane

Mr. Butler stated that based on the size of his lot and the quality of the soil, meeting the required setbacks would render the lot unbuildable. He stated that the most adjacent well is uphill, thus negating the migration of affluent into an adjacent well.

Mr. Davis stated that the proposed well site is five feet from the property line adjacent to Route 674 (Limeton Church Road), but there has not been an identification of any potential drainfields that are located to the northwest of the property.

Mr. Butler stated that there had been an old cistern and tank identified in their survey. The location is well over one hundred feet, but was not demonstrated on the survey.

Mr. Davis stated that he has concerns about the cistern not showing up on the survey because it could cause problems if there is an approval without a drainfield being located beforehand.

Margaret Garner, 63 Walters Lane

Mrs. Garner stated that there is too much development in their area and it is causing peoples wells to fail.

Paul and Katerina Poletes, 21 Walters Lane

Mr. Poletes also expressed concern about failing wells and the possibility of further contamination of future wells.

Mr. Butler stated that development could help improve the water flow such that the water is moving to the ditch where it is supposed to be.

Dr. Jamieson closed the public hearing and stated that the application is lacking documentation.

Well and Septic Board Appeals Meeting

Mr. Davis stated that whatever is located in the lot across Limeton Church Road may require an additional variance.

Mr. Butler stated that he would be willing to provide that information.

Mr. Davis stated that it requires a physical measurement.

Dr. Jamieson asked Mrs. Garner if her concern was the installation of an additional well?

Mrs. Garner agreed.

Mrs. Poletes stated that she had concerns about flooding.

Mr. Butler stated that during the flooding this year, there was no flooding into the drainfield.

Mr. Davis that the measurements from the floodway should be included as well as any sewage dispersal area needs to be fifty feet from any impounded water or streams. Any information about the water levels in relation to the dispersal area would be useful.

Mrs. Wahl stated that the 60 day deadline is approaching and a decision needs to be made.

Dr. Jamieson stated that the health and safety a decision needs to be made.

Mr. Davis asked if the new home be able to be built in the same footprint?

Mr. Butler stated that the home would meet the County standards.

Mr. Davis stated that if he would not be able to build on the same footprint, that would need to be provided as well to demonstrate how the new footprint would impact the drainfield as well.

Mrs. Wahl stated that the property has three front setbacks of 25 feet based on the fact that the property abuts a right of way on three sides. There would also be two side setbacks of 15 feet off of the remaining property lines.

Mr. Butler stated that he believed that only Walters Lane would need the 25 foot front setback.

Mr. Rinaldi stated that, in his view, there isn't enough information for him to make a decision and would like further information to be provided. He then recommended that the applicant reapply with more information.

Well and Septic Board Appeals Meeting

Mr. Davis stated that he believes that there are too many unresolved variables to approve the application.

Mr. Rinaldi withdrew his previous motion and suggested they table it.

Mrs. Wahl stated that the Board would have to meet within 23 days.

Mr. Davis stated that based on the County's limitations, they should deny.

Mrs. Wahl stated that the Code stated that "The Board shall have the following powers and duties: To hear and determine appeals from any order, requirement, decision or determination made by any person in the administration or enforcement of this article. Such appeals shall be made only within 60 days from the date of such order, decision or determination."

Dr. Jamieson stated that while he could make another meeting in the time frame, but agreed with Mr. Davis that there were other constraints that could be considered. He then stated that there is data missing for the adjourning well and the footprint of the house and it would not be fair to the applicant to have them supply the requested information and then deny. If there is an inclination to deny based on the available documents, then the Board should deny.

Mr. Rinaldi asked if the request was denied, then the applicant would have to reapply?

Mrs. Wahl stated that the applicant would have to reapply.

On a motion made by Mr. Davis, and seconded by Mr. Renaldi, and by the following vote, the Well and Septic Board of Appeals moved to deny the variance request of WS2025-09-01.

Ayes: Jamieson, Davis and Rinaldi

WS2025-10-01 – A request for a variance from Warren County Code §179-9B to allow for a proposed drainfield to be located 83 feet from the existing well located on neighboring lot 327A and 94 feet from the existing well located on neighboring lot 329A in lieu of the required 100 feet of separation. The subject property is located on Drummer Hill Road and is identified on tax map 15E, section 4, block 4, as lot 349. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District.

Mrs. Wahl stated that there is a request for a variance from Warren County Code §179-9B to allow for a proposed drainfield to be located 83 feet from the existing well located on neighboring lot 327A and 94 feet from the existing well located on neighboring lot

Well and Septic Board Appeals Meeting

329A in lieu of the required 100 feet of separation. The subject property is located on Drummer Hill Road and is identified on tax map 15E, section 4, block 4, as lot 349. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. This request is for the construction of a new single-family dwelling on the subject property.

Included in the meeting packet are the variance application, statement of justification, denial letter from the Health Department, Onsite Soil Evaluator's site plan, and property location map.

Warren County Code §179-12A states, "*Variances may be granted if a thorough investigation reveals that the hardship, which may be economic, imposed by this article outweighs the benefits that may be received by the public, provided that the granting of such variance shall not subject any member of the public to unreasonable health risks or jeopardize groundwater resources.*"

Warren County Code §179-12C states, "*The Board shall act on any variance request within 60 calendar days of receipt of the request. In the evaluation of a variance application, the Board shall consider the following factors: (1) The effect and cost and other economic considerations in granting a variance as opposed to not granting a variance; (2) The effect such variance would have on protection of the public health; (3) The effect that such a variance would have on protection of groundwater resources; and (4) Such other factors as the Board may deem appropriate.*"

Dr. Jamieson opened the public hearing.

Robert Seer, 1100 Drummer Hill Road

Mr. Seer stated that he has concerns because the code is there for a reason and would not like to have a well that close to him.

Dr. Jamieson asked if their lot is downhill from the applicant?

Mr. Davis stated that consultant is showing that their well is upslope of the drainfield and, ultimately, all wells are downslope of any drainfield. He then stated that there would be a four foot encroachment. He then stated that state regulations require a fifty foot separation for a Class 3B well and that more distance for the setback with 327A.

Mr. Rinaldi asked if there was a hundred foot setback?

Mr. Davis stated that based on the proposal for a one bedroom house would meet it, but with the expansion into a two bedroom, a variance of about fifteen feet would be needed.

Dr. Jamieson closed the public hearing.

Well and Septic Board Appeals Meeting

On a motion made by Mr. Davis, and seconded by Mr. Renaldi, and by the following vote, the Well and Septic Board of Appeals moved to approve the variance request of WS2025-10-01.

Ayes: Jamieson, Davis

Nay: Rinaldi

Adjournment:

Dr. Jamieson asked for a motion to close the meeting.

Mr. Renaldi moved to close the meeting with Mr. Davis seconding.

Dr. Jamieson adjourned the meeting 10:50AM.

Interim Planning Director
Zoning Administrator



COUNTY OF WARREN, VIRGINIA

WELL & SEPTIC APPEALS BOARD AGENDA ITEM

DATE 05/11/2026	ITEM I.	SUBJECT: Well & Septic Variance WS2026-04-02 (0) High Top Road (TM #23C--2-2--69) <i>29.5' variance from Drainfield-to-Drainageway</i>
<u>EXPLANATION & SUMMARY:</u> Attached you will find a request for a variance from Warren County Code §179-8D to allow for a proposed drainfield to be located 20.5 feet from the wet-weather drainway located on the same parcel in lieu of the required 50 feet of separation. The subject property is located on High Top Road and is identified on tax map 23C, section 2, block 2, as lot 69. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. This request is for the construction of a new single-family dwelling on the subject property. Included in the meeting packet are the variance application, statement of justification, denial letter from the Health Department, and the Onsite Soil Evaluator's report. Warren County Code §179-12A states, "<i>Variances may be granted if a thorough investigation reveals that the hardship, which may be economic, imposed by this article outweighs the benefits that may be received by the public, provided that the granting of such variance shall not subject any member of the public to unreasonable health risks or jeopardize groundwater resources.</i>" Warren County Code §179-12C states, "<i>The Board shall act on any variance request within 60 calendar days of receipt of the request. In the evaluation of a variance application, the Board shall consider the following factors: (1) The effect and cost and other economic considerations in granting a variance as opposed to not granting a variance; (2) The effect such variance would have on protection of the public health; (3) The effect that such a variance would have on protection of groundwater resources; and (4) Such other factors as the Board may deem appropriate.</i>"		
<u>PROPOSED OR SUGGESTED MOTION:</u> I move that the Well and Septic Appeals Board approve variance request WS2026-04-02 to grant a variance from Warren County Code §179-8D to allow for a new drainfield to be located 20.5 feet from the drainageway in lieu of the required 50 feet of separation. OR I move that the Well and Septic Appeals Board deny variance request WS2026-04-02.		
SUBMITTED BY: Kelly A Wahl, <i>Interim Planning Director</i>	DISPOSITION OF BOARD: ☐ APPROVED ☐ OTHER (Describe)	PROCESSED BY:



County of Warren

2026-04-02 BZA Variance

P:\Arcdata\ArcMap\Maps\Location Maps\HumphreysP_23C--2-2--69_BZA.pdf

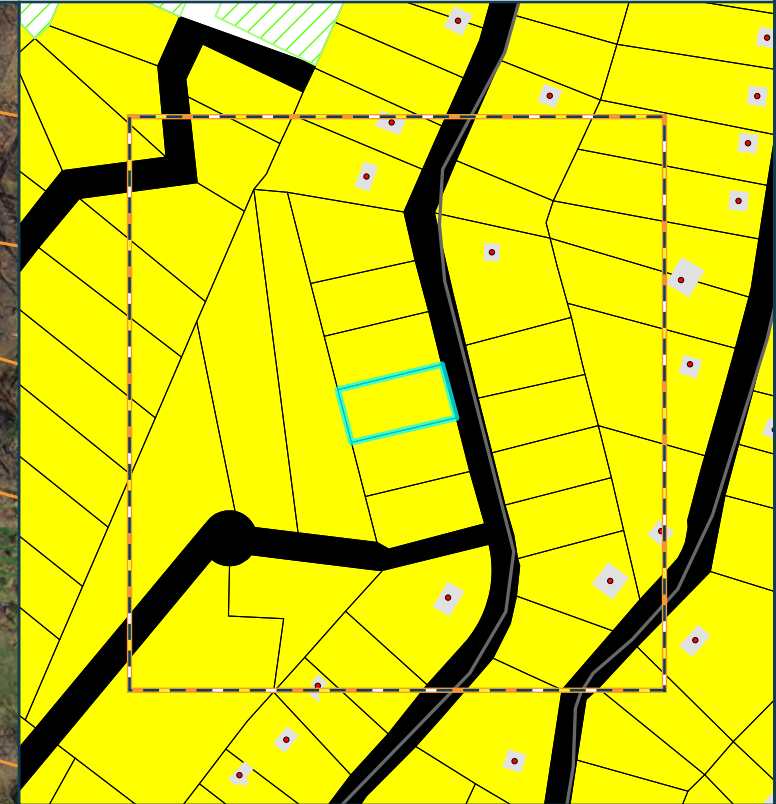


Tax Map #
23C--2-2--69

Address
(0) High Top Road

Applicant
Preston Humphreys
Zoning
Residential One

Parcel/s of Interest



County Zoning

Agricultural	Rural Residential
Commercial	State
Federal	Suburban Residential
Industrial	Town
ROW	Village Residential
Residential One	Water
Residential Two	Virginia Outdoors Foundation
	Warren County

**WARREN COUNTY
WELL & SEPTIC APPEAL/VARIANCE
APPLICATION**

E. Gov Number: VAR-66-2026 Application Number: WS2026-04-02
Date Received: 3/31 Date Paid: 3/31
Fee Amount: \$ 200 Check#: 4776

Applicant Information:

Preston M. Humphreys
Applicant(s) Name

[REDACTED]

Address City State Zip

Lot 69 High Top Road
Property location for Well & Septic Appeal/Variance if different than applicant's address

[REDACTED]

Primary Contact Number Email

Property Owner(s) (if same as applicant, leave blank)

Address City State Zip

Primary Contact Number Email

A. Property Information:

- (1) Magisterial District: Shenandoah
(2) Tax Map Number: 23C-2-2-69
(3) Subdivision Name: Shenandoah Farms
(4) Total Area of Property (acres): 0.4591
(5) Present Zoning: R1

- B. Describe the variance sought in terms of distance and type (For example: "A 25' variance from well to drainfield resulting in a 75' separation.")

a 29.5' variance from Drainfield to wet-weather drainway
resulting in 20.5' separation from drainfield to drainway.
Please see page 7 of soil evaluation package.

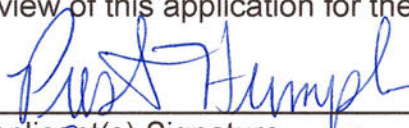
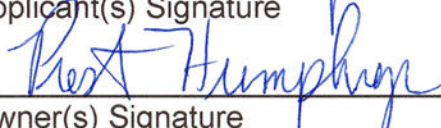
- C. List any suggested conditions that might be imposed on the granting of a variance that would limit the detrimental impact on the public health and welfare or groundwater resources:

no detrimental impact is expected.
This variance will meet or exceed the State Health Dept. requirements

- D. Other information, if any, deemed relevant for the variance application:

additional documents attached

I/we the undersigned, do hereby respectfully agree to comply with and conditions required by the Well & Septic Appeal/Variance Board of the County of Warren, Virginia, and authorize the County personnel to go upon the property for the purpose of making site inspections. Expenses incurred in securing professional assistance in connection with the review of this application for the Appeal/Variance, shall be charged to the applicant.

	
Applicant(s) Signature	Date
	3/23/26
	3/23/26
Owner(s) Signature	Date

PLEASE NOTE: If the required documents are not provided and/or the application is incomplete your application will not be accepted.

**The following documents and/or information are required
to be submitted with the application:**

☒ **An application fee.**

Make checks payable to the Warren County Treasurer. A non-refundable fee will be required at the time of submittal.

☒ **A Statement of Justification**

This printed or typed statement is to summarize your proposed use and highlight any aspects of the request which are not addressed in the application form. Please note, the statement is required to be on 8 ½ x 11 size paper.

☒ **A Site Plan/Survey.**

Your site plan should show the property boundaries, existing or proposed structure(s), adjacent roads, and any other pertinent information which would help outline your proposed request. A recent survey with the proposed uses/structures located on it will serve as a site plan for the purposes of this application.

☒ **Sewage Disposal and Well Site.**

Location of the existing or proposed septic system & drainfield and the well site are to be indicated on the survey or central/public connection location.

☒ **A copy of the deed to the property verifying the current ownership.**

A copy may be obtained at the Warren County Courthouse, Circuit Clerk's Office.

☒ **A statement verifying that real estate taxes have been paid.**

This may be obtained from the Treasurer's Office in Suite 800 of the Warren County Government Center.

☒ **Warren County Health Department documents.**

Health Department denial letter, Soil Analysis, etc.

☒ **Location Map**

A map clearly legible, showing the location of the proposed project in relation to surrounding publicly maintained roads and showing the use of surrounding properties. County staff can assist in obtaining this information.

☒ **Directions to your property from the Warren County Government Center.**

take 522 south to route 55 east toward Linden
make a left on freeze land road make left on
high top road proceed to house #1745 continue
another 200' and lot 69 is on the right.

Notes:

Denial of Application with Supporting Private Sector Recommendation

Pg. 1 of 2

March 20, 2026

Preston Humphreys
1300 Fox Drive
Front Royal, VA 22630

RE: Tax Parcel: 23C-2-2-69
Application ID: LR-10585
HDID: 187-26-094
High Top Rd., Front Royal, VA 22630

Mr. Humphreys:

This letter is to inform you that the Warren County Health Department has evaluated your application for a sewage disposal system and/or private water well construction permit filed on March 3, 2026.

This application contained site evaluation and/or design work related to the referenced application pursuant to § 32.1-163.5 and 164 H. of the Code of Virginia, which requires the Health Department to accept private soil evaluations and designs from a licensed Onsite Soil Evaluator (OSE) or a Professional Engineer working in consultation with an OSE for residential development.

Based upon the site and soil evaluation certified by **Stephen J. White**, Private OSE, on March 2, 2026, the area evaluated does not meet the minimum criteria established by the Sewage Handling and Disposal Regulations for a sewage treatment and disposal system. As such, this agency is unable to issue a Certification Letter.

This decision is based on the information filed with your application. Agency site and soil evaluations (if performed) 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.

Tax Map/GPIN: 23C-2-2-69
EHD ID: LR-10585
HDID: 187-26-094

Page 2 of 2

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 in this office at 465 W 15th Street, Suite 200, Front Royal, VA 22630 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 Tara Blackley, Director of Lord Fairfax 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.

Reviewed by,



Greg Smith
Environmental Health Technical Specialist
Warren County Health Department

Attachment: OSE Evaluation Report

CC: Stephen White, Private OSE
WCHD file

Commonwealth of Virginia

Application for: ☒ Sewage System ☐ Water Supply

Owner Preston Humphreys

Mailing Address 1300 Fox Drive
Front Royal, VA 22630

Agent Stephen White, AOSE

Mailing Address 151 Windy Hill Lane
Winchester, VA 22657

Site Address High Top Rd

VDH Use only
Health Department ID# 187.26.094
Due Date _____

Phone 540-683-1215

Phone pioneerlandsurveys@gmail.com

Fax _____

Phone 540-662-4185 (office)

Phone 540-974-9111 (cell)

Fax 540-722-9528

Email sjwhite@greenwayeng.com

Directions to Property: From Linden, take 55E, left on Freezeland Rd, right on High Top Rd, left on Crossway Ln, right on High Top Rd, property on the left

Subdivision Shenandoah Farms Section 2 Block _____ Lot 69

Tax Map 23C-2-2-69 Other Property Identification _____ Dimension/Acreage of Property .45 Ac.

Sewage System

Type of Approval: Applicants for new construction are advised to apply for a certification letter to determine if land is suitable for a sewage system and to apply for a construction permit (valid for 18 months) **only when ready to build.**

☒ Certification Letter ☐ Construction Permit ☐ Voluntary Upgrade ☐ Repair Permit ☐ Minor Modification

Proposed Use:

Single Family Home (Number of Bedrooms 2) 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.

OSE/PE Report For:

☐ Construction Permit
 ☐ Repair Permit
 ☐ Voluntary Upgrade Permit
 ☒ Certification Letter
 ☐ Subdivision Approval

Property Location:

911 Address: High Top Rd City: Front Royal
 Lot 69 Section 2 Subdivision Shenandoah Farms
 GPIN or Tax Map # 23C-2-2-69 Health Dept ID # _____
 Latitude 38.9463 Longitude -78.0626

Applicant or Client Mailing Address:

Name: Preston Humphreys
 Street: 1300 Fox Drive
 City: Front Royal State VA Zip Code 22630

Prepared by:

OSE Name Stephen White License # 1940001103
 Address 151 Windy Hill Lane
 City Winchester State Va Zip Code 22602
 PE Name _____ License # _____
 Address _____
 City _____ State _____ Zip Code _____

Date of Report 2/24/2026 Date of Revision #1 _____
 OSE/PE Job # A63PRH Date of Revision #2 _____

Contents/Index of this report (e.g., Site Evaluation Summary, Soil Profile Descriptions, Site Sketch, Abbreviated Design, etc.)

Pg. 1 - OSE Certification Statement
 Pgs. 2-3 - Abbreviated Design Sheets
 Pgs. 4-5 - Soils Report
 Pg. 6 - Site Sketch
 Pg. 7 - Sanitary Survey

Attach - Plat

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. This also complies with the Warren County code.

☒ The work attached to this cover page has been conducted under an exemption to the practice of engineering, specifically

Abbreviated Design Form

Tax Map or Pin #: 23C-2-2-69

Abbreviated Design for: Primary ☒ Reserve ☐ Both ☐

Number of Bedrooms: 2

Design Gallons Per Day: 300

Distribution Method: Gravel Trenches ☒ Gravelless Trenches ☐ Drip Disposal ☐ Other:

LGMI Required: No

Conveyance Method: Pump

Dispersal System Basis: AOSS Table 1

Effluent Quality Required: TL3

Total Length of Available Area: 55'

Total Width of Available Area: 21'

Total Square Footage Required: 469 sq ft of trench bottom

Estimated Percolation Rate: 60

Loading Rate (GPD per Sq. Ft): 0.64

$300/0.64 = 469$ sq ft of trench bottom required for install.

Area Calculations

If Trenches:

Number of Trenches: 3

Length of Trenches: 55'

Center to Center Spacing: 9'

Width of Trench: 3'

Total Width Required: 21'

Installation Depth: 12"

Total Square Footage Provided for Primary: 495 sq ft of trench bottom

Total Square Footage Provided for Reserve: See page 3

Percent Reserve: 100%

If Drip:

Installation Depth:

Total Square Footage Provided for Primary:

Total Square Footage Provided for Reserve:

Percent Reserve:

Abbreviated Design Form

Tax Map or Pin #: 23C-2-2-69

Abbreviated Design for: Primary ☐ Reserve ☒ Both ☐

Number of Bedrooms: 2

Design Gallons Per Day: 300

Distribution Method: Gravel Trenches ☐ Gravelless Trenches ☐ Drip Disposal ☒ Other:

LGMI Required: No

Conveyance Method: Pump

Dispersal System Basis: AOSS Table 1

Effluent Quality Required: TL3

Total Length of Available Area: 35'

Total Width of Available Area: 46'

Total Square Footage Required: 1000 sq. ft.

Estimated Percolation Rate: 60

Loading Rate (GPD per Sq. Ft): 0.30

$300/30 = 1000$ sq ft required.

Area Calculations

If Trenches:

Number of Trenches:

Length of Trenches:

Center to Center Spacing:

Width of Trench:

Total Width Required:

Installation Depth:

Total Square Footage Provided for Primary:

Total Square Footage Provided for Reserve:

Percent Reserve:

If Drip:

Installation Depth: 4"

Total Square Footage Provided for Primary: See Page 2

Total Square Footage Provided for Reserve: 1610 Sq. Ft.

Percent Reserve: 100%

Site and Soil Evaluation Report

VDH Use Only

HDIN: _____

General Information

Date: 2/18/2026 Warren County Health Department
 Owner: Preston Humphreys Phone: 540-683-1215
 Owner Address: 1300 Fox Drive Front Royal, VA 22630
 Property Address: High Top Rd
 Tax Map/GPIN #: 23C-2-2-69
 Subdivision: Shenandoah Farms Section: 2 Block: _____ Lot: 69

Soil Information Summary

1. Position in landscape satisfactory: ☒ Yes ☐ No Describe landscape position: side slope
 2. Slope: 18 %
 3. Depth to rock/imperious strata: Max. _____ in. Min. _____ in. ☒ Not observed
 4. Free Water Present: ☐ Yes ☒ No Range in inches: _____
 5. Depth to seasonal water table (gray mottling or gray color): _____ inches ☒ Not observed
 6. Soil percolation rate estimated: ☐ Yes ☐ No Estimated rate: 60 min/in at 12 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: Stephen White, AOSE,
 Signature: _____

☒ Site approved: Absorption Trenches (describe dispersal area, e.g. absorption trenches) dispersing
TL3 (proposed level of treatment at time of evaluation) to be placed at 12 (inches) depth at
 site designated on permit. Site provides a total of 495 (trench btm) square feet of absorption area for primary and
 reserve (if applicable). (1610 sq. ft. of TL3 Reserve drip area provided)

☐ 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: 2/18/2026

Profile Description

SOIL EVALUATION REPORT

Property ID: 23C-2-2-69

Where the local health department conducts the soil evaluation the location of profile holes may be shown on the schematic drawing on the construction permit or the sketch submitted with the application. If soil evaluations are conducted by a private Onsite Soil Evaluator or Professional Engineer, location of profile holes and sketch of the area investigated including all structural features (i.e. sewage disposal systems, wells, etc.) within 100 feet of the site and reserve site shall be shown on the reverse side of this page or prepared on a separate page and attached to this form.

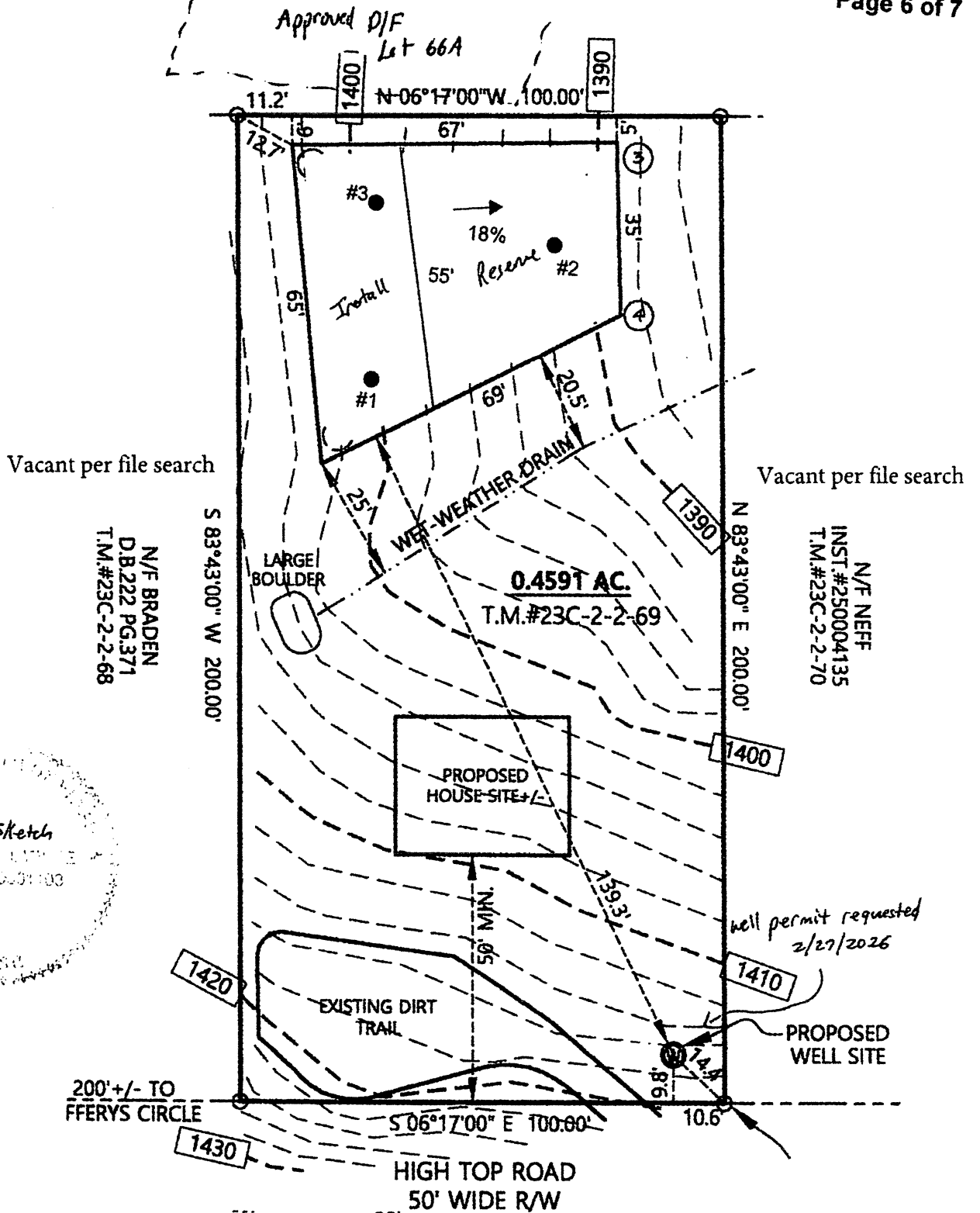
☐ See application sketch ☐ See Construction Permit ☒ See sketch on reverse side or page attached to this form.

[illegible]

REMARKS: Sporadic greenstone surface rock throughout

Site Sketch

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Sanitary Survey Statement

**Shenandoah Farms – Lot 69
High Top Rd.**

Tax Map # 23C-2-2-69

The proposed drainfield is 139' to the proposed well (well permit request previously submitted on 2/27/2026), greater than 170'+ to lot 118 staked well, and greater than 200' to any other known wells.

The proposed drainfield is 20' to a drainway. This meets the minimum requirements as outlined in the VDH SHDR, but does not meet the 50' minimum from drainfield to drainage way as outlined in Warren County Chapter 179 Ordinance. A denial is requested to start the variance process.