

Give this checklist to your soil consultant.

Spotsylvania County Planning Department
Soil Report Checklist

Plat No. _____
Name _____

Note: The following information is needed to verify that the requirements of the Chesapeake Bay Preservation Ordinance and the Reservoir Protection Overlay District that relate to parcel divisions and property line adjustments have been met. Soil reports in this format may be used to apply with the Health Department for a septic system construction permit or certification letter.

- ____ 1. Name, title, and signature of person preparing the report.
- ____ 2. Address, phone number, and fax number (if available) of contact person.
- ____ 3. Soil profiles for all proposed drainfields and reserve areas.
- ____ 4. Statement indicating capacity of drainfield (in number of bedrooms), and percentage reserve available.
- ____ 5. Scaled sketch showing the following:
 - ____ a. Property lines and dimensions of existing and proposed parcels.
 - ____ b. North arrow.
 - ____ c. Tax map parcel number.
 - ____ d. Bodies of water, including ponds, lakes, streams, drainage ways, etc.
 - ____ e. Resource Protection Areas.
 - ____ f. 250' septic setback line from mean high water line of existing or proposed reservoirs; 100' septic setback line from flood easement.
 - ____ g. Primary drainfield and reserve areas, including existing ones within 200' on adjacent parcels.
 - ____ h. Footprints of existing and proposed buildings, with distance between dwelling(s) and drainfields indicated.
 - ____ i. Distance between drainfields/reserve areas and property lines (5' minimum setback).
 - ____ j. Existing or proposed driveways.
 - ____ k. Existing or proposed utility easements, underground and aboveground (10' minimum setback for drainfields/reserve areas, or written permission for encroachment obtained from utility holding the easement).
 - ____ l. Proposed wells.
 - ____ m. Existing wells and springs within 200' of the proposed building and drainfield/reserve area, including those on adjacent parcels.
- ____ 6. If a parcel is vacant and less than or equal to 25 acres, primary drainfield and 100% reserve area are required and must be located.
- ____ 7. If a parcel has a dwelling with an existing septic system, and is less than or equal to 25 acres, 100% reserve area is recommended.

See VDH Level 1 Subdivision Review Checklist