

# Fall Line Soils & Septic, LLC

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**September 17, 2024**

**Bell Land Surveys, LLC  
PO Box 116  
Louisa, VA 23093**

Dear Sirs;

In September, 2024 our firm conducted preliminary soil evaluations on several parcels of land on Shannon Hill Road and Ambler Road in Louisa County, VA. The combined acreage of these parcels totals approximately 1600 acres and they are recorded in Louisa County tax records as parcel numbers 80-52, 71-91, 70-57, and 70-56. We were given a map with proposed divisions of these parcels, marked as potential Tracts 1-15. The purpose of our visit was to determine the soil and landscape potential to install subsurface septic tank and drainfield systems on each of these potential tracts. This report will further reference that map, referring to Tracts 1-15.

## **General Comments:**

On the basis of the field investigation, soils were found to be generally consistent overall. Majority of soils encountered are moderately well drained soils commonly found in the Piedmont Physiographic Province. These soil types are generally suitable for use in conventional type septic fields. The most common limitation encountered on this property is insufficient depth to bedrock. On certain slopes and elevations, there is insufficient depth to bedrock for installation of conventional in ground trenches.

## **Tracts 1-15:**

Tract 1 is primarily a long ridge sloping down to the South Anna River. Building on Tract 1 will most likely require a shallow treated alternative type septic field. All borings we were able complete on Tract 1 had insufficient depth to bedrock for conventional type in ground septic trenches. It should be noted that we were not able to evaluate the totality of the soils and landscape potential on Lot 1 due to extremely thick vegetation encountered there in the regrowth cutover pines.

Our evaluation encountered sufficient areas of soil suitable for conventional type septic fields on Tracts 2-15. Specific siting for each Tract will vary and certain areas of slope & elevation may be shallow to rock but there are significant areas that exceed minimum requirements on each Tract 2-15.

If you should have any further questions concerning this property, please feel free to contact me.

Sincerely,



Reuben R. Lakin  
OSE# 1940-001385