

# Fall Line Soils & Septic, LLC

P.O. Box 874  
Bowling Green, VA 22427  
Phone: (540)-735-8729

**May 11, 2025**

**Lee Prock  
7901 Melton Lane  
Spotsylvania, VA 22551**

Dear Mr. Prock;

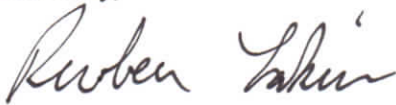
On March 29, 2024, our firm conducted a site evaluation of a parcel of land along Melton Lane in Spotsylvania County, VA. The property was a portion of Snow Hill Farm and is now further identified in the Spotsylvania County tax records as parcel number 47-13-A and 47-13-A2. The purpose of this visit was to determine the soil and landscape potential to divide the property and install 2 subsurface septic tank and drainfield systems to service 2 different dwellings(one on each of the now existing parcels).

## **General Comments:**

On the basis of the field investigation, this parcel can support 2 single family dwellings. We were able to delineate 2 separate areas, which would each be suitable for 3 bedroom occupancy. Each site has a corresponding 100% reserve area associated with it. Both of the sites were delineated with sufficient area for conventional type septic effluent dispersal. The sites were both staked in the field and both located towards the front of the property. These sites were staked referencing the best available data but there were no field markings for property boundaries, wetlands, or resource protection areas. A final survey location is necessary to confirm all required setbacks are met.

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

Sincerely,



Reuben R. Lakin  
OSE# 1940-001385