

**FAUQUIER COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT**



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**PLANNING**  
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**SOIL REPORT FACT SHEET**

When a Preliminary Plat is submitted, one of the following shall be a part of the submittal package (as required per section 9-5-c of the Fauquier County Subdivision Ordinance) or it will not be accepted for review:

**A. Preliminary Soil Report; or**

**B. Type I Soil Map; or**

**C. Waiver of preliminary soil report approved at Pre-Application Meeting.**

A. The following shall be included as part of the **Preliminary Soil Report** which is to be shown on the same plat sheet as the soil map:

**1. LPSS Qualifications**—The soil scientist performing the soil work **shall** be a Virginia Licensed Professional Soil Scientist (CPSS) and **shall** have experience mapping to the National Cooperative Soil Survey standards set forth by the USDA-Natural Resource Conservation Service. LPSS **shall** have a working knowledge of the most recent Fauquier County Soil Survey information.

**2. Field Methods and Site Description**—A brief description of the field methods and procedures used in preparing the report **shall** be included as well as a brief description of the site terrain, bedrock geology and surficial materials.

3. **Signature block and professional seal**—The plat **shall** contain the following signature block and the LPSS **shall** provide their professional seal:

This report has been written by a LPSS as required in Section 9-5 of the Subdivision Ordinance of Fauquier County. The Fauquier County Office of Community Development shall be notified in writing of any changes (amendments) to this report.

\_\_\_\_\_  
Va. Licensed Professional Soil Scientist  
# \_\_\_\_\_

\_\_\_\_\_  
DATE

4. **Mapping unit symbols, drainageways, and spot symbols** –Soil map **shall** include all soil mapping unit symbols, and any applicable spot symbols (drainageways, rock outcrops, springs, etc...)

5. **Symbols legend**—The soil map **shall** have a symbols legend if spot symbols are used (drainageways, rock outcrops, springs, etc...) describing each symbol shown on soil map.

6. **Soil Map scale**—The field soil mapping **shall** be at the same scale of proposed preliminary plat.

7. **Interpretive information**—Summary of soil characteristics and use potential **shall** be stated from the most recent *Interpretive Guide to the Soils of Fauquier County, Virginia*, for all mapping unit symbols shown on soil map. State source (i.e. “*Interpretive Guide to the Soils of Fauquier County, Virginia, 6<sup>th</sup> Edition--2008*”).

8. **Soil map and lot layout are on same sheet**—The soil map **shall** be overlain with the lot layout and all infrastructure.

9. **Drainfield and well locations**—If not sewerred or on public water, drainfields and well locations **shall** be described as proposed or approved and type of drainfield and well described.

10. **Recommendation**—The LPSS may make a general recommendation highlighting the major soil limitations that were identified on this parcel. This may include future testing that will be required in order to achieve proper design for infrastructure.

B. The following **shall** be included as part of the Preliminary Plat using the **Type I Soil Map and Report**:

1. **Mapping unit symbols, drainageways, and spot symbols** –Soil map **shall** include all soil mapping unit symbols, and any applicable spot symbols (drainageways, rock outcrops, springs, etc...)

2. **Symbols legend**—The soil map **shall** have a symbols legend if spot symbols are used (drainageways, rock outcrops, springs, etc...) describing each symbol shown on soil map.

3. **Source is stated**—The source of the soils map and interpretive information **shall** be clearly stated on same sheet as soil map. “Preliminary soils information via a Type I Soil

Map (original scale 1" = 400') and Report from Fauquier County Soil Scientist Office dated \_\_\_\_\_."

**4. Interpretive information**—Soil characteristics and use potential **shall** be taken from the Type I Soil Map and Report for all mapping unit symbols shown on the Type I Soil Map. The interpretive information shall be shown on the same sheet as the soil map.

**5. Soil map and lot layout are on same sheet**—The soil map **shall** be overlain onto the proposed project with all infrastructure shown.

**6. Drainfield and well locations**—If not sewerd or on public water, drainfields and well locations **shall** be described as proposed or approved and type of drainfield and well described.

C. The following **shall** accompany the preliminary plat when the preliminary soil report has been waived at the Pre-Application Meeting:

**1. County Soil Survey Map**—The County Soil Survey map showing all soil mapping units, drainageways, and spot symbols on parcel. The Soil Survey Map is available from the Geographic Information Systems (GIS) office on 3<sup>rd</sup> floor.

**2. Symbols legend**—The soil map **shall** have a symbols legend if spot symbols are used (drainageways, rock outcrops, springs, etc...) describing each symbol shown on soil map.

**3. Source is stated**—The source of the soils map **shall** be clearly stated on same sheet as soil map. "Preliminary soils information via Fauquier County Soil Survey (original scale 1" = 1000')."

**4. Interpretive information**—Summary of soil characteristics and use potential **shall** be stated from the most recent Interpretive Guide to the Soils of Fauquier County, Virginia, for all mapping unit symbols shown on soil map. State source (i.e. "*Interpretive Guide to the Soils of Fauquier County, Virginia, 6<sup>th</sup> Edition--2008*").

**5. Soil map and lot layout are on same sheet**—The soil map **shall** be overlain with the lot layout and all infrastructure.

**6. Drainfield and well locations**—If not sewerd or on public water, drainfields and well locations **shall** be described as proposed or approved and type of drainfield and well described.

**Upon approval of the Preliminary Plat, the Construction Plan shall include a final soil report meeting all of the requirements of Subdivision Ordinance Section 10-6.F.**