

Strategic Site Evaluation

Danna Revis, MAOSE, MAOSSO

Disclaimer:

The opinions expressed in this presentation are my own opinions and do not represent the opinions of VOWRA or NOWRA.



VIRGINIA REALTORS®
CONTRACT FOR PURCHASE OF UNIMPROVED PROPERTY

(This is a legally binding contract. If you do not understand any part of it, please seek competent advice before signing.)



This CONTRACT FOR PURCHASE OF UNIMPROVED PROPERTY made as of _____, 20____, between _____ (the "Seller," whether one or more), whose address is _____

and _____ (the "Purchaser", whether one or more), whose address is _____

provides: The Listing Company (who represents Seller) is _____

and the Selling Company (who does OR does not represent Purchaser) is _____

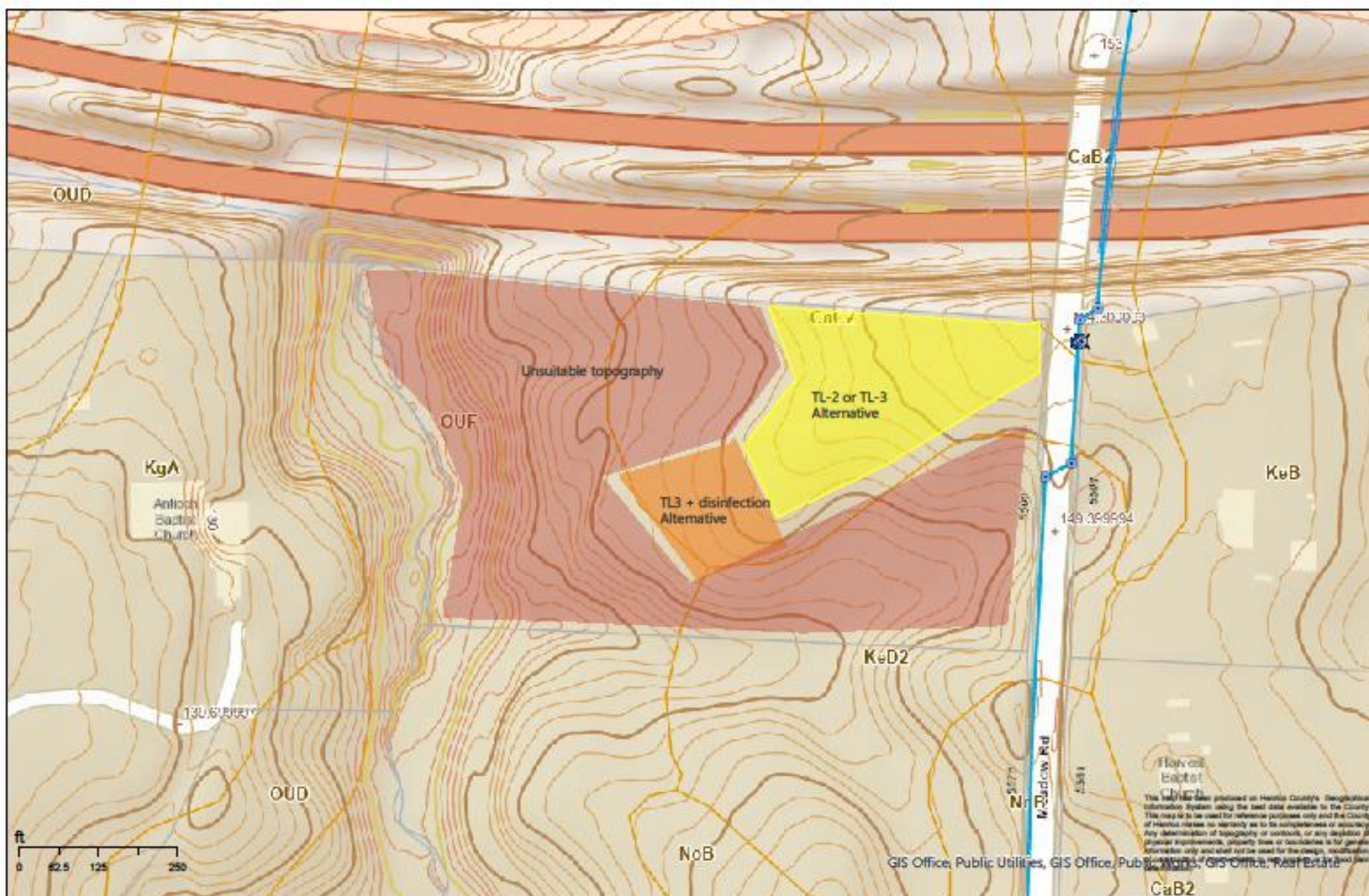
- REAL PROPERTY:** Purchaser agrees to buy and Seller agrees to sell the land and all improvements thereon located in the County or City of _____, Virginia and described as (legal description):

and more commonly known as: _____ (the "Property").

- PURCHASE PRICE:** The Purchase Price (the "Purchase Price") of the Property is _____.

This sale shall be in gross, and the Purchase Price shown above shall be the exact sales price.





Author:

5500 Meadow Rd. Onsite Sewage Feasibility

Date: 6/23/2022

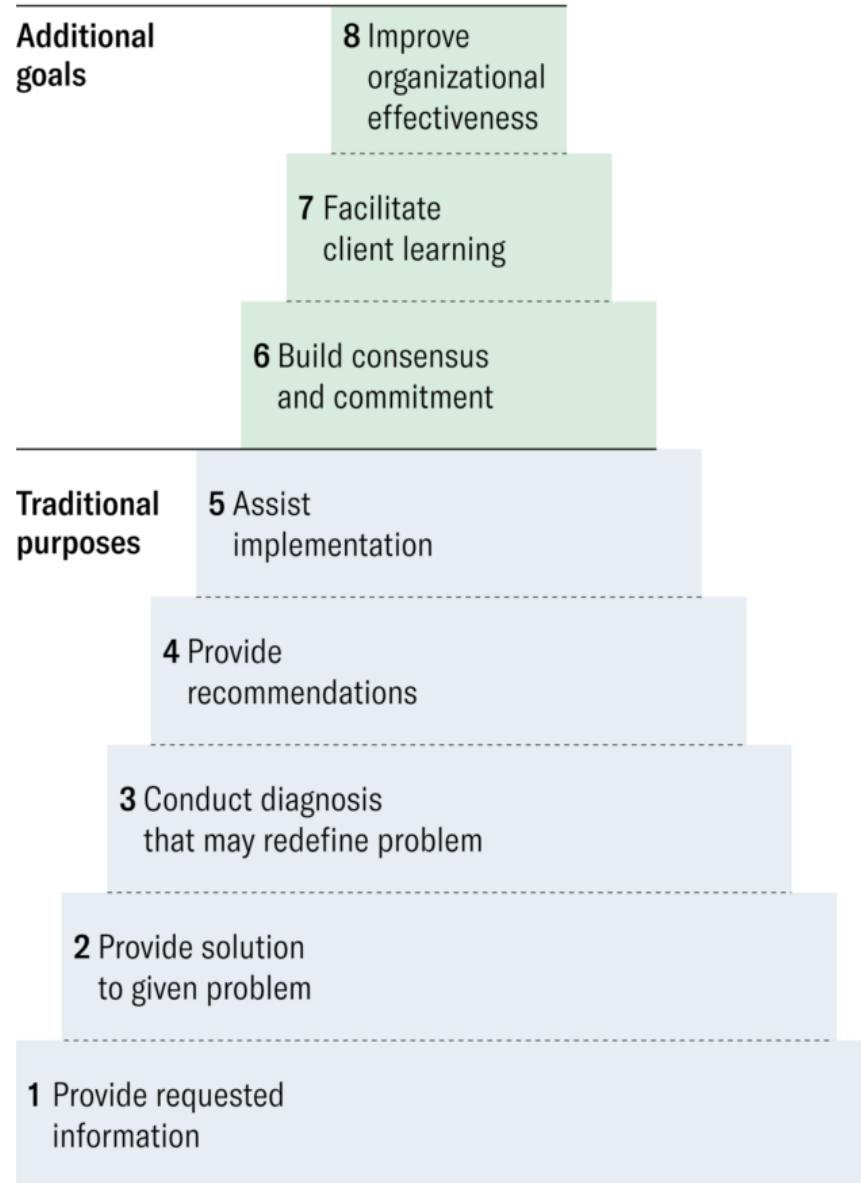




Consulting's Eight Fundamental Objectives

1. Providing information to a client.
2. Solving a client's problems.
3. Making a diagnosis, which may necessitate redefinition of the problem.
4. Making recommendations based on the diagnosis.
5. Assisting with implementation of recommended solutions.
6. Building a consensus and commitment around corrective action.
7. Facilitating client learning—that is, teaching clients how to resolve similar problems in the future.
8. Permanently improving organizational effectiveness.

A Hierarchy of Consulting Purposes



Repeat customers

Every job

Site and Soil Evaluation

Collect data objectively.

- Treatment level.
- Size and configuration of dispersal area.

Steps for a site and soil evaluation.

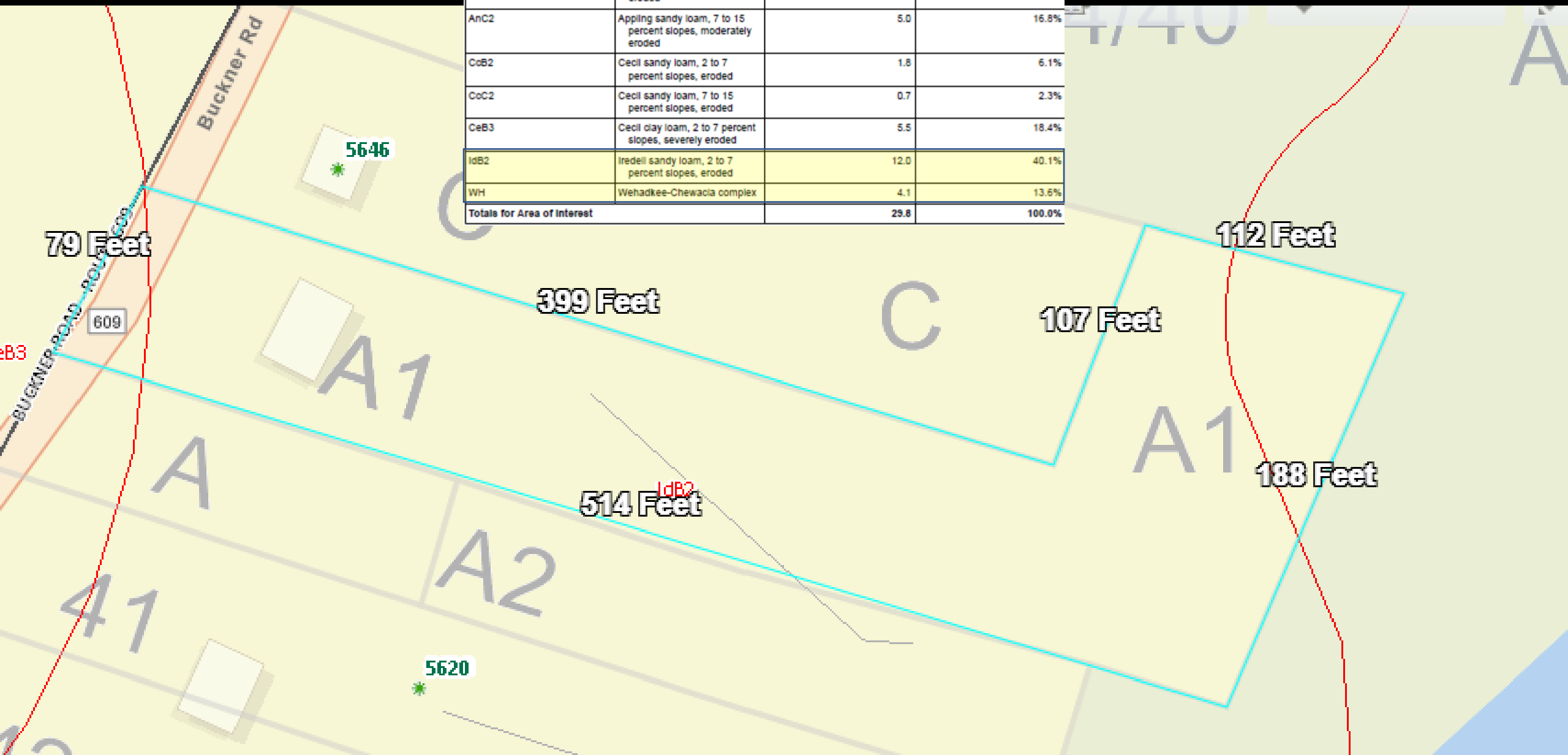
1. State the goal.
2. Research the property
3. Eliminate the drainageways, identify the possible landscape positions.
4. Evaluate the soil.
5. Do more soil evaluation and layout as necessary.
6. Show the final dispersal site.

The Scientific Method

1. Define the problem.
2. Research the problem.
3. Form an hypothesis.
4. Test the hypothesis.
5. Iterate as necessary.
6. Form a conclusion.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
AnB2	Appling sandy loam, 2 to 7 percent slopes, moderately eroded	0.8	2.6%
AnC2	Appling sandy loam, 7 to 15 percent slopes, moderately eroded	5.0	16.8%
CoB2	Cecil sandy loam, 2 to 7 percent slopes, eroded	1.8	6.1%
CoC2	Cecil sandy loam, 7 to 15 percent slopes, eroded	0.7	2.3%
CeB3	Cecil clay loam, 2 to 7 percent slopes, severely eroded	5.5	18.4%
IdB2	Iredell sandy loam, 2 to 7 percent slopes, eroded	12.0	40.1%
WH	Wehadkee-Chewacla complex	4.1	13.6%
Totals for Area of Interest		29.8	100.0%





Long View Ln

OV

W Point Rd

611

Harbor Dr

Mariner Ct

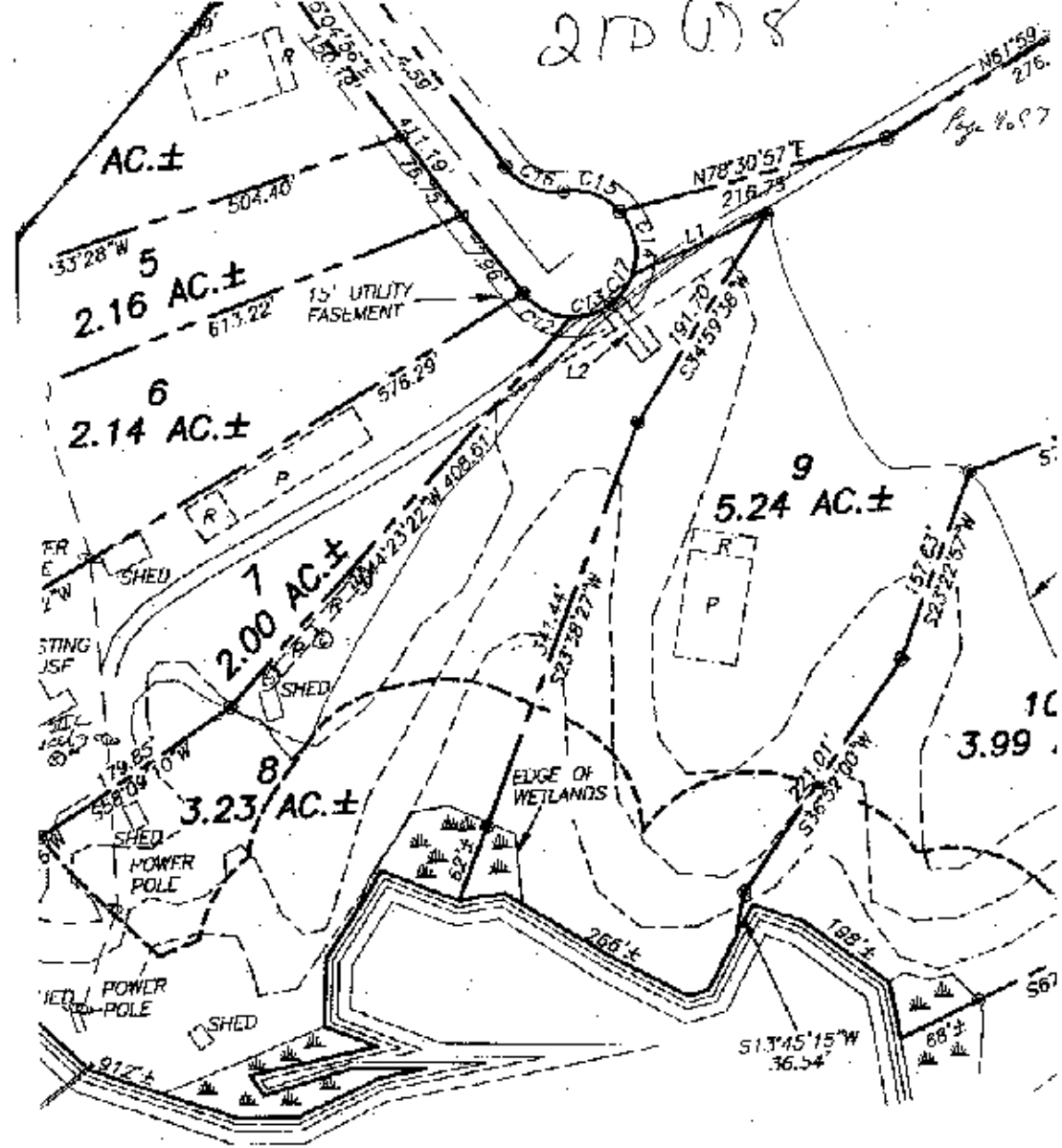
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Page No. 97

WESTERN BRANCH OF
E CORROTOMAN RIVER

Surveying Survey
11-03

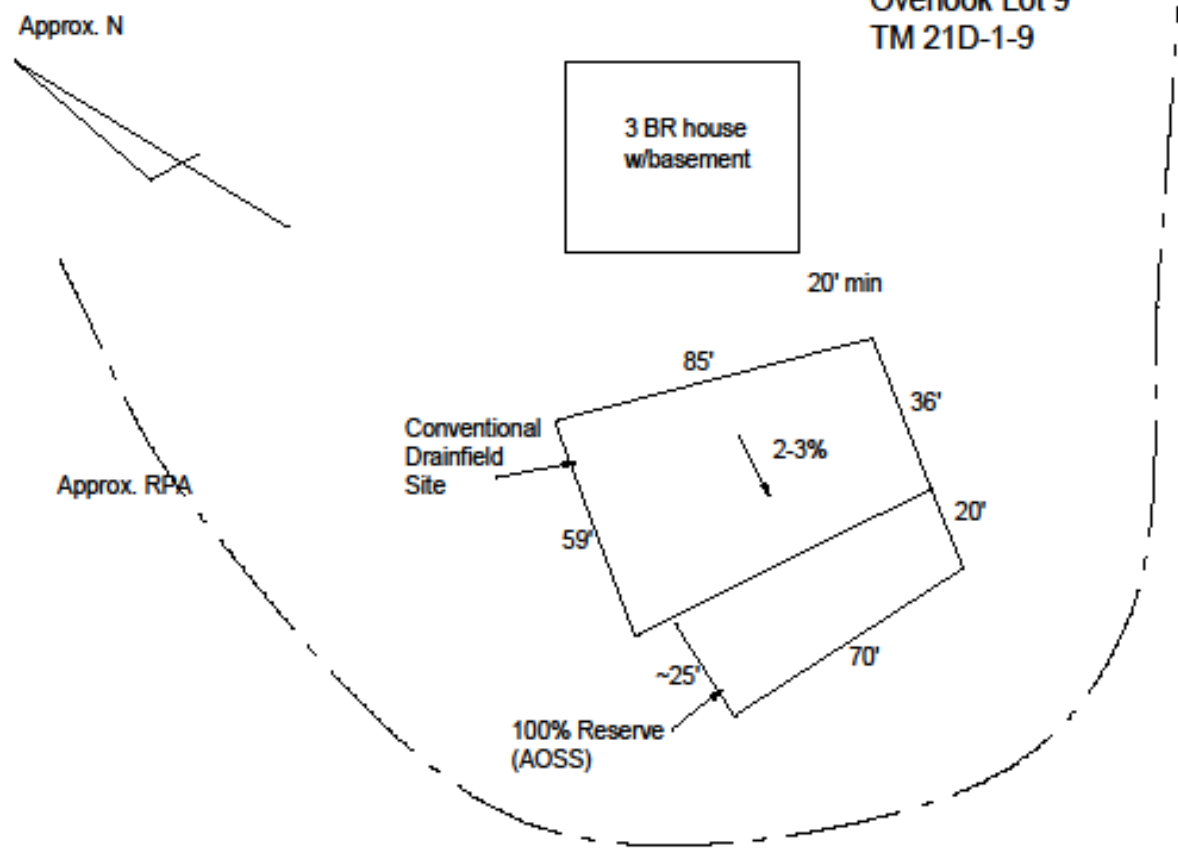


GRAPHIC SCALE

Sketch for Surveyor

1 BR house

Overlook Lot 9
TM 21D-1-9



Not to scale

Old Dominion Onsite, Inc.
116 Sylvia Rd, Suite A
Ashland, VA 23005
www.olddominiononsite.com
o. 804-746-7794; f. 888-501-7518

Danna Revis
Master AOSE #1940001250
Master AOSSO #1942001508
c. 804-263-5177
danna.revis@olddominiononsite.com



CCB MAPPING PORTAL

Help / FAQ

Layers

Bald Eagle

VA Eagle Nest Locator

Zoom to Extents

Most recent data CCB has on bald eagle nest locations in Virginia. Data is largely from two annual aerial flights conducted in winter and spring of all tributaries of the lower Chesapeake Bay and other prominent bodies of water. Reported ground survey data is also included.

[More info](#)

VA Eagle Nest Buffers

Eagle Roosts

Eagle Roost Polygons

Eagle Roost Buffers

Eagle Roosts by Topoquad

Waterbirds

Shorebird Roost Registry

Colonial Waterbirds 2018

Colonial Waterbirds 2013

Chesapeake Bay Herons 2013

Colonial Waterbirds 2008

Colonial Waterbirds 2003

Toggle Draw Tools

Generate Link

Print Report

Search

3 km

1 mi



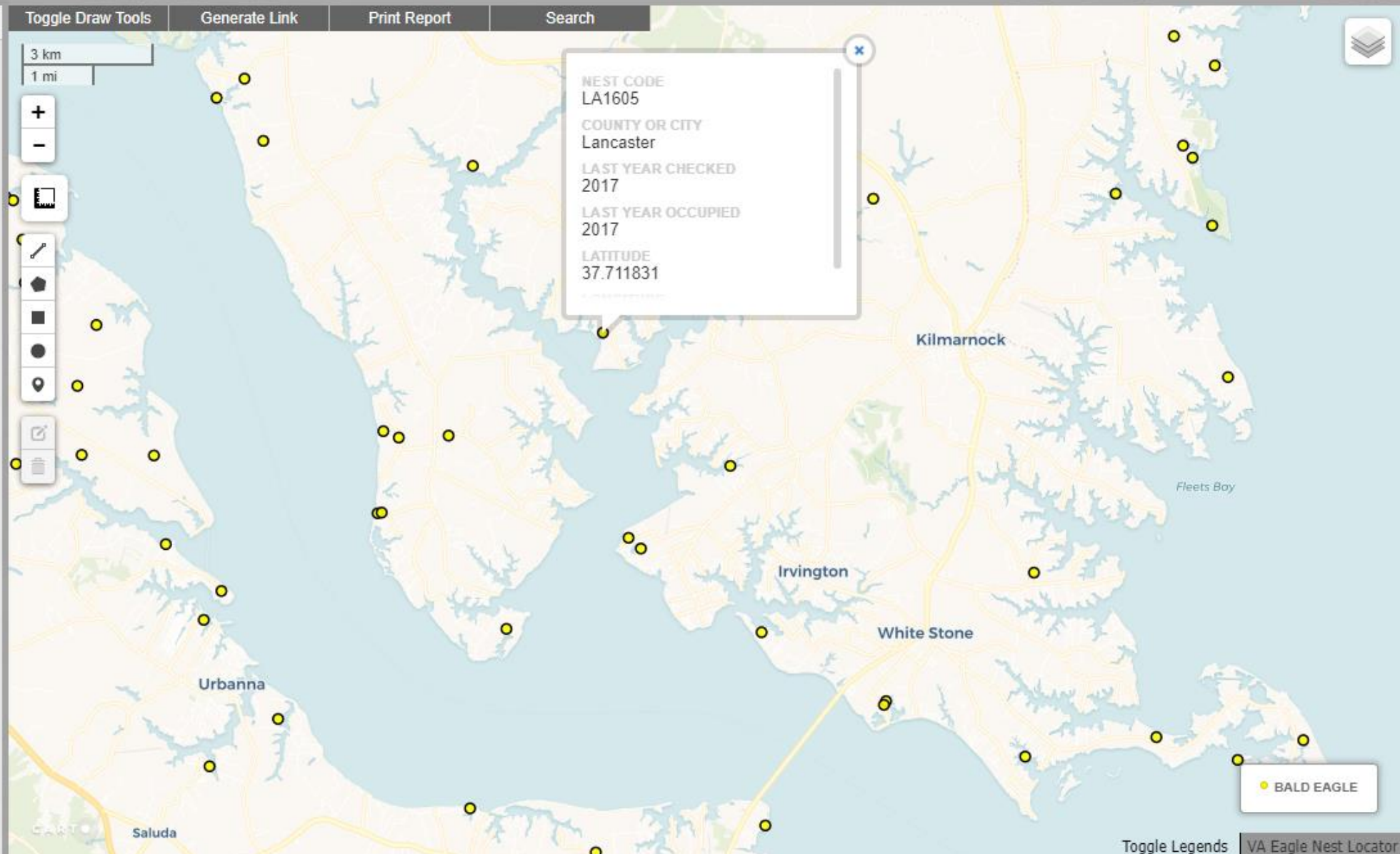
NEST CODE
LA1605

COUNTY OR CITY
Lancaster

LAST YEAR CHECKED
2017

LAST YEAR OCCUPIED
2017

LATITUDE
37.711831

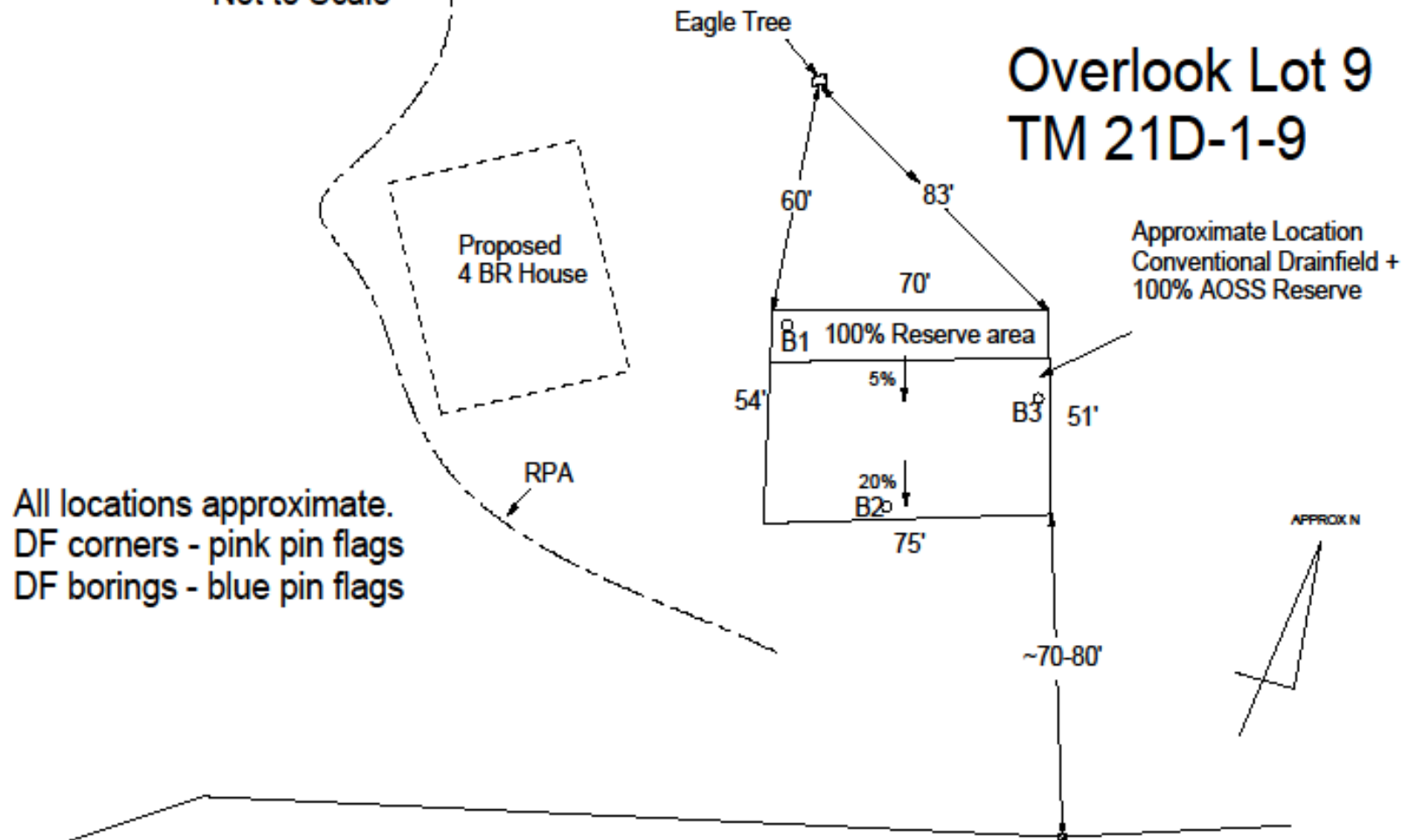


BALD EAGLE





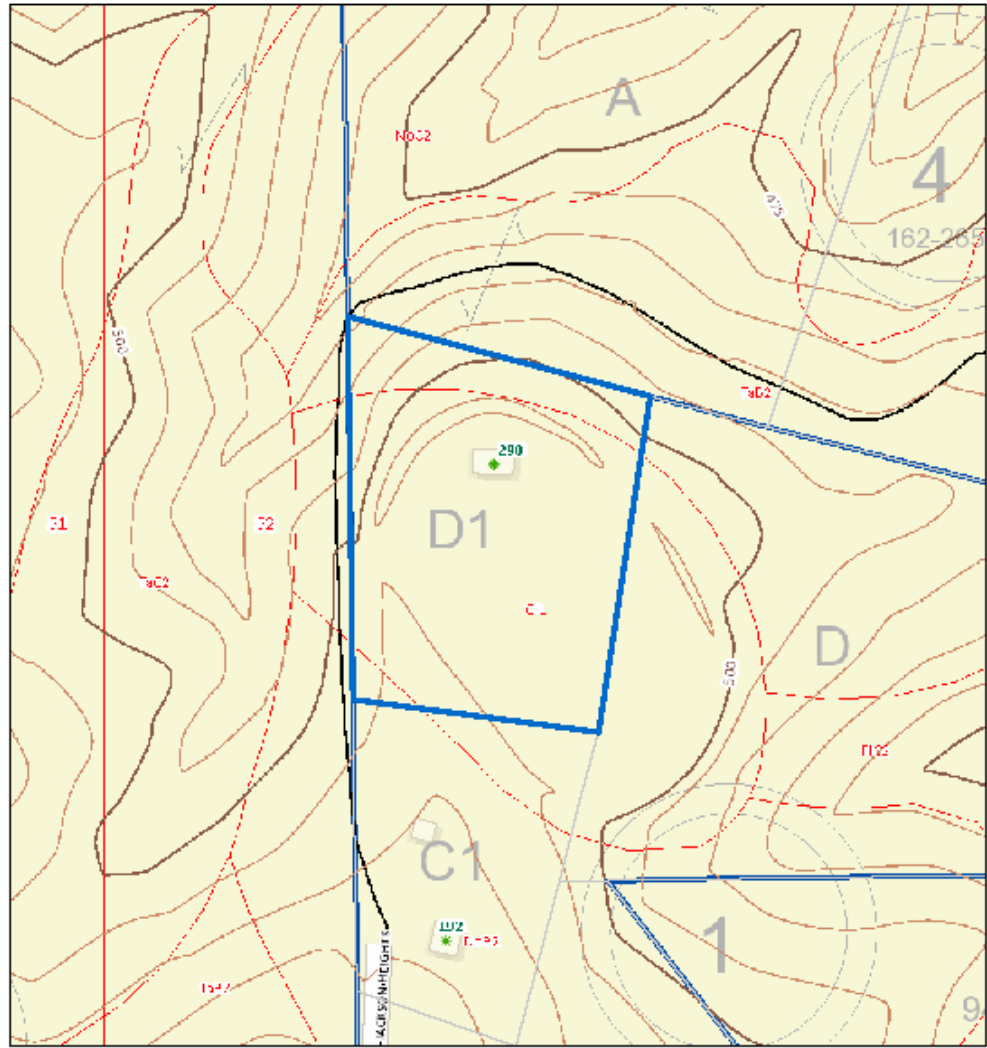
Sketch for Surveyor
Not to Scale



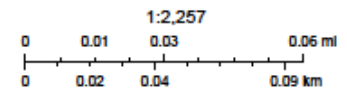
All locations approximate.
DF corners - pink pin flags
DF borings - blue pin flags

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Ashland, VA 23005
www.olddominiononsite.com
o. 804-746-7794; f. 888-501-7518

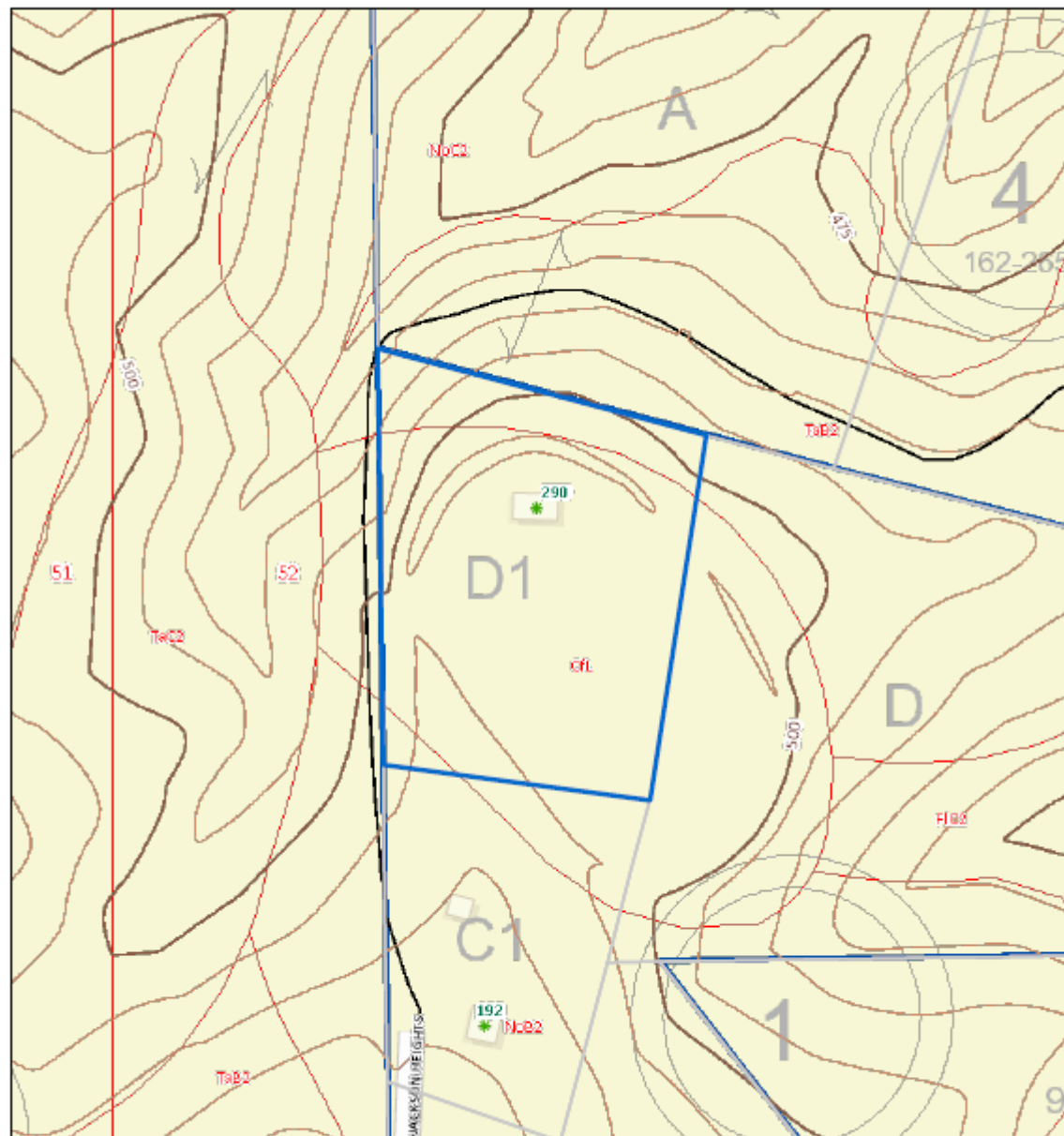
Danna Revis
Master AOSE #1940001250
Master AOSSO #1942001508
c. 804-263-5177
danna.revis@olddominiononsite.com



May 3, 2022

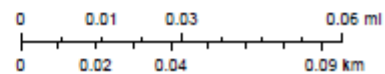


Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



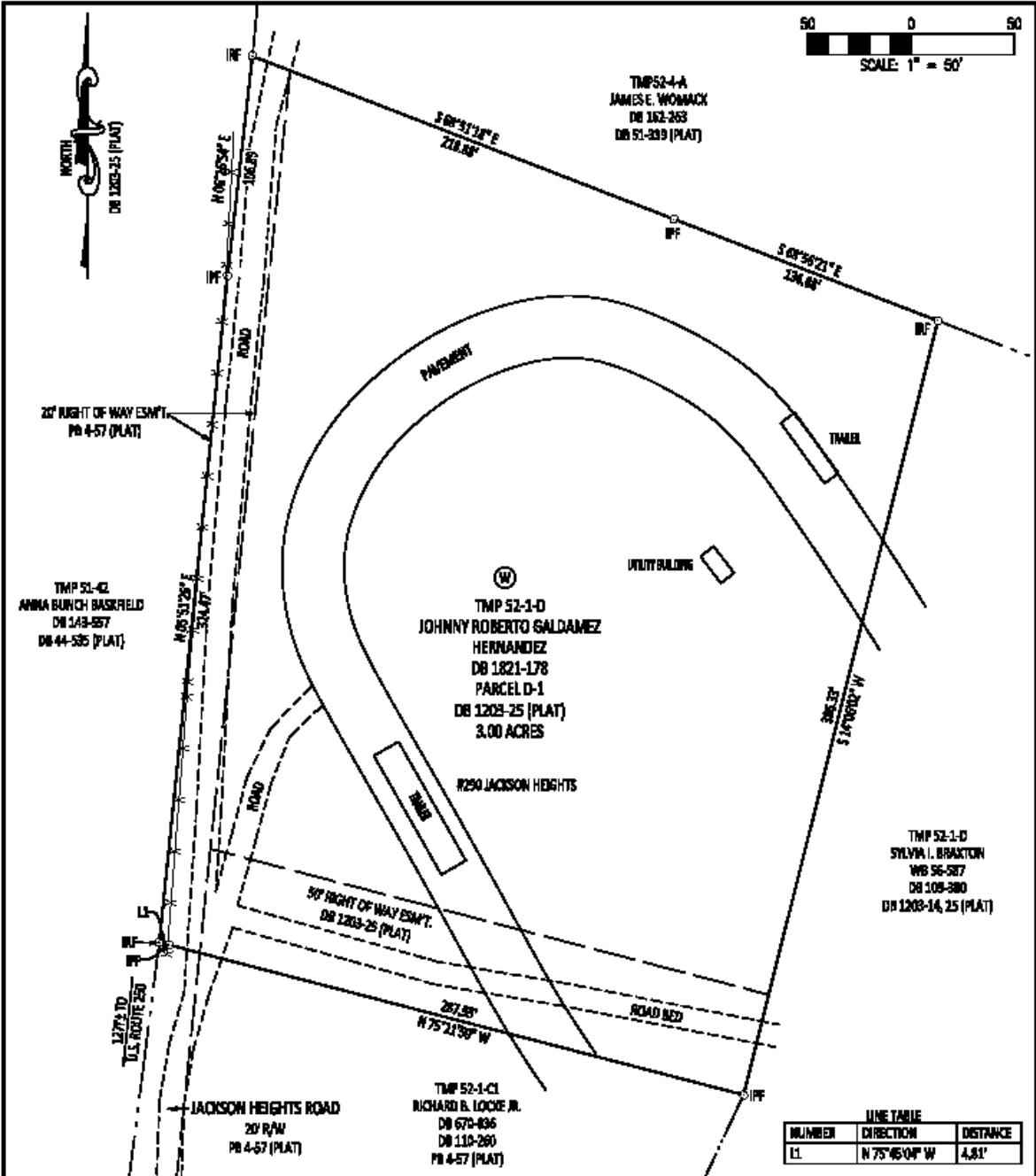
May 3, 2022

1:2,257



Map Unit Legend

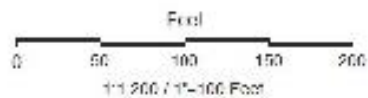
Map Unit Symbol	Map Unit Name	Aores In AOI	Percent of AOI
CfL	Cut and fill land	5.0	10.9%
FIC2	Fluvanna fine sandy loam, 7 to 15 percent slopes, eroded	4.8	10.3%
LgB	Lignum loam, 2 to 7 percent slopes	2.4	5.2%
MnE	Manteo channery silt loam, 25 to 45 percent slopes	0.0	0.0%
NoB2	Nason silt loam, 2 to 7 percent slopes, eroded	11.8	25.6%
NoC2	Nason silt loam, 7 to 15 percent slopes, eroded	6.6	14.3%
TaB2	Tatum silt loam, 2 to 7 percent slopes, eroded	11.0	23.9%
TaC2	Tatum silt loam, 7 to 15 percent slopes, eroded	4.5	9.8%
WH	Wehadkee-Chewacla complex	0.0	0.1%
Totals for Area of Interest		48.2	100.0%



County of Goochland, Virginia

Legend

-  Census Boundary - 2019
-  Address Points
-  Parcel Tax Map Labels
-  Parcels
-  Contour Lines 2007 (4' Intervals)
-  Road Labels



Title:










Date: 3/24/2021

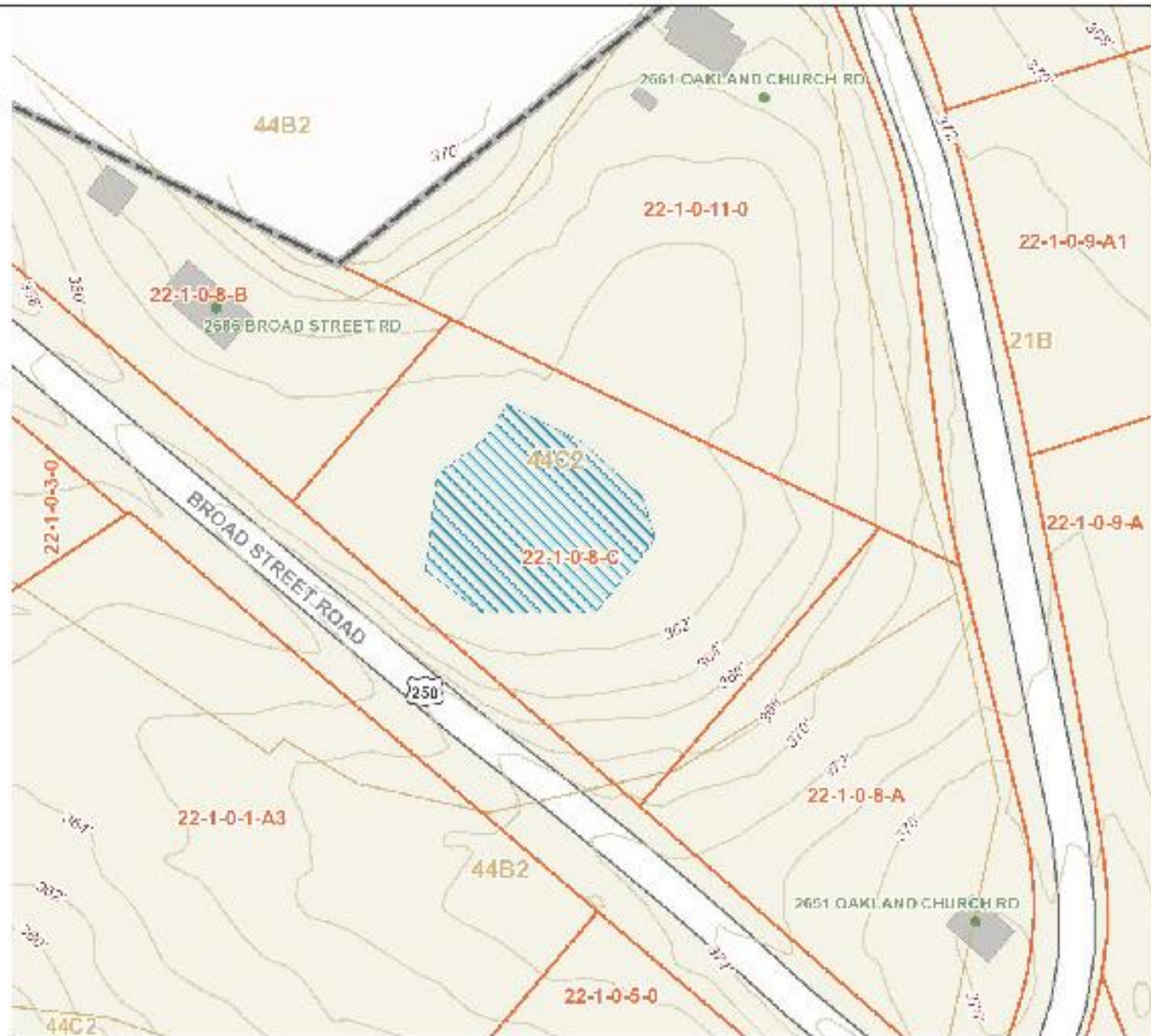
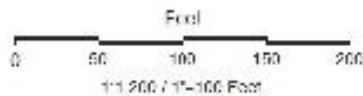
DISCLAIMER: This map depicts data derived from public records and presented "as is." It is not a legal representation of any feature depicted. Determinations of topography or contours, and depictions of physical improvements and property lines are for general information only and cannot be used for the design, modification, or construction of improvements to real property or for flood plain determinations. Goochland County disclaims all warranties, express or implied, including implied warranties of merchantability and fitness for a particular purpose. Goochland County assumes no responsibility or liability for any errors, omissions, or inaccuracies. Contact (804) 556-5832 with questions.



County of Goochland, Virginia

Legend

-  Census Boundary - 2019
-  Address Labels
-  Address Points
-  Parcel Tax Map Labels
-  Parcels
-  Wetland Areas
-  Surface Water Bodies USGS NHD 2014
-  Surface Water Lines USGS NHD 2014
-  Soils
-  Contour Lines 2021 (2' Intervals)
-  Road Labels



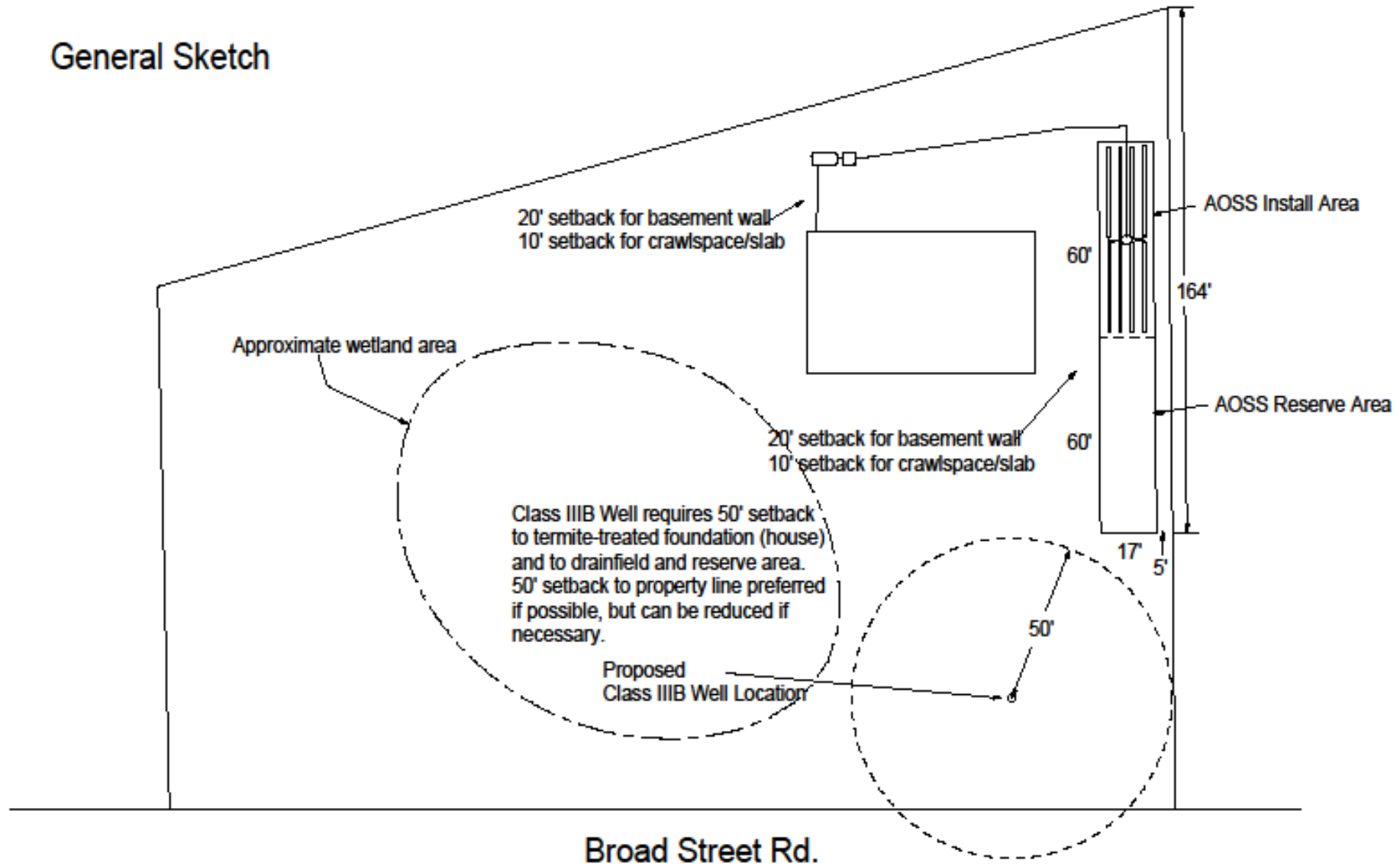
Title:

Date: 1/18/2022

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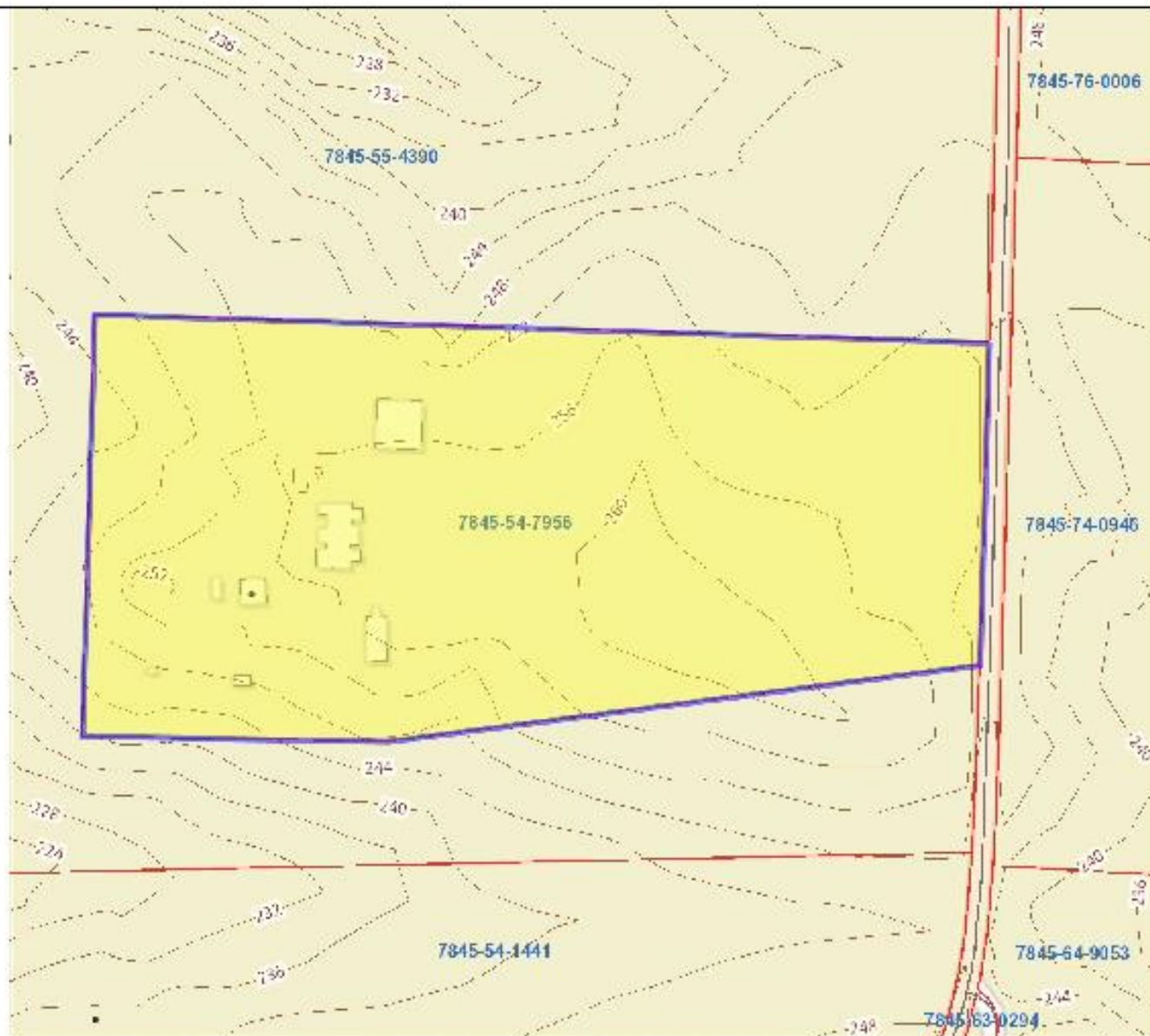
General Sketch



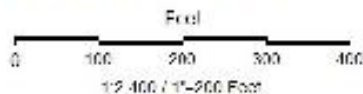
County of Hanover, Virginia

Legend

-  Ashland Town Boundary
-  Tax Parcels
-  Building Addresses
-  Streets
-  Interstate
-  Major Collector
-  Secondary Collector
-  County Roads
-  Buildings
-  Topography (4' Contours)
-  County Boundary



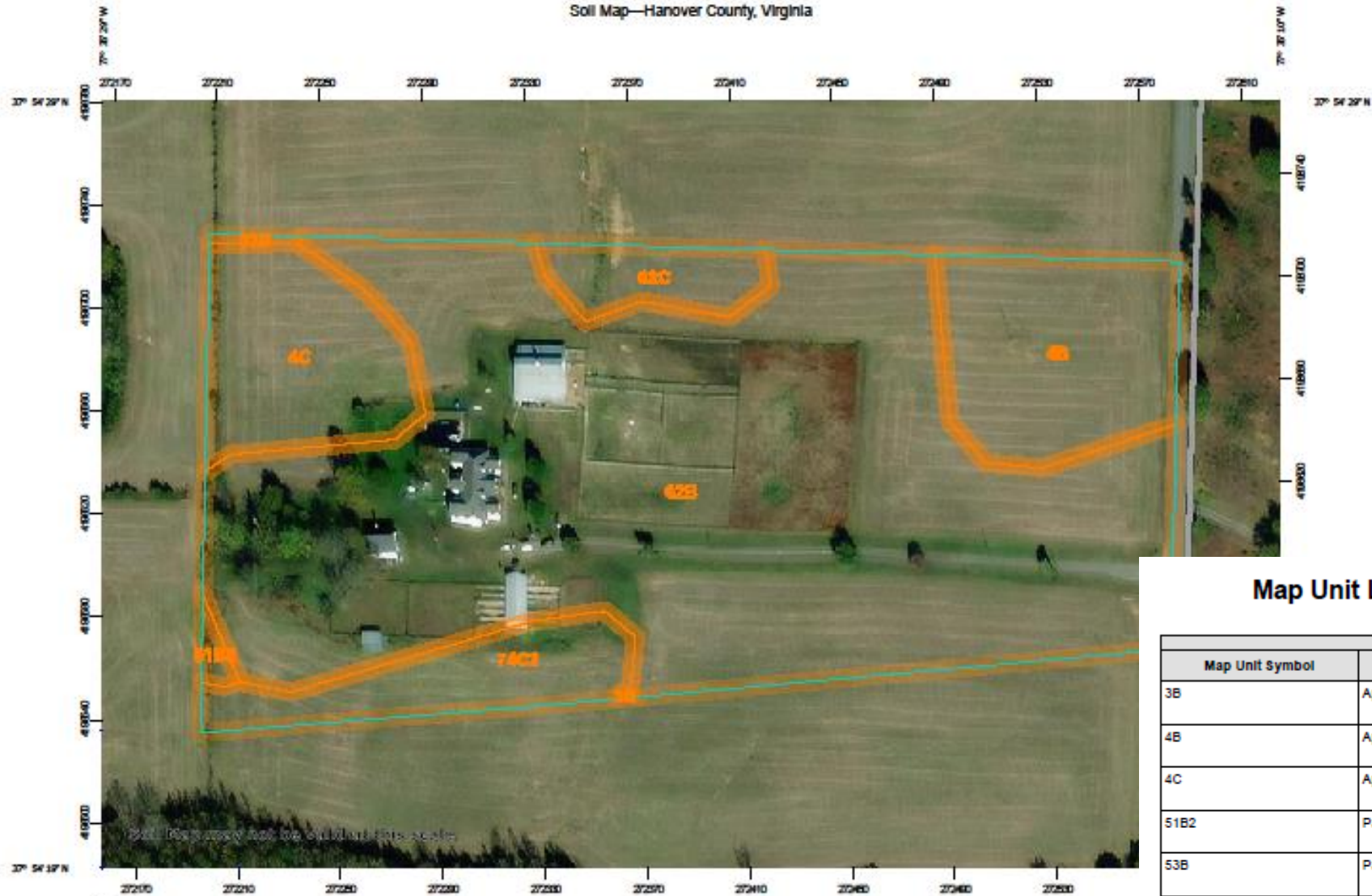
Map printed from Hanover
<https://parcelmap.hanovercounty.gov/>



Title:

Date: 2/14/2022

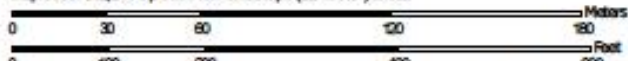
Soil Map—Hanover County, Virginia



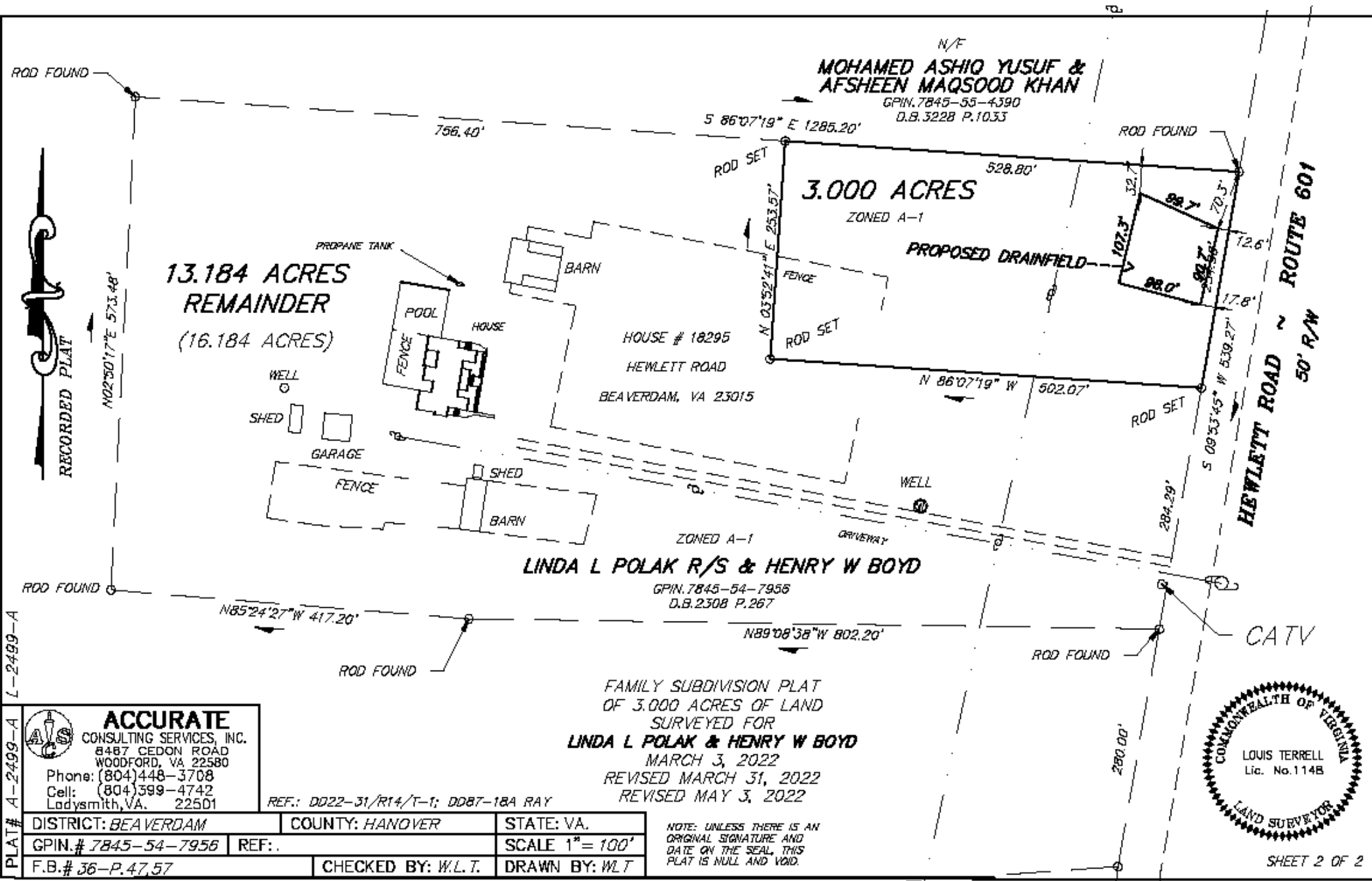
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
3B	Appling fine sandy loam, 2 to 7 percent slopes	0.0	0.0%
4B	Appling gravelly sandy loam, 2 to 7 percent slopes	1.7	10.4%
4C	Appling gravelly sandy loam, 7 to 15 percent slopes	1.4	8.7%
51B2	Pacolet fine sandy loam, 2 to 7 percent slopes, eroded	0.1	0.4%
53B	Pacolet-Cecil gravelly sandy loams, 2 to 7 percent slopes	0.0	0.2%
62B	Spotsylvania-Bourne fine sandy loams, 2 to 7 percent slopes	11.5	71.0%
62C	Spotsylvania-Bourne fine sandy loams, 7 to 15 percent slopes	0.5	3.1%
74C2	Wedowee fine sandy loam, 7 to 15 percent slopes, eroded	1.0	6.2%
Totals for Area of Interest		16.2	100.0%

Map Scale: 1:2,100 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



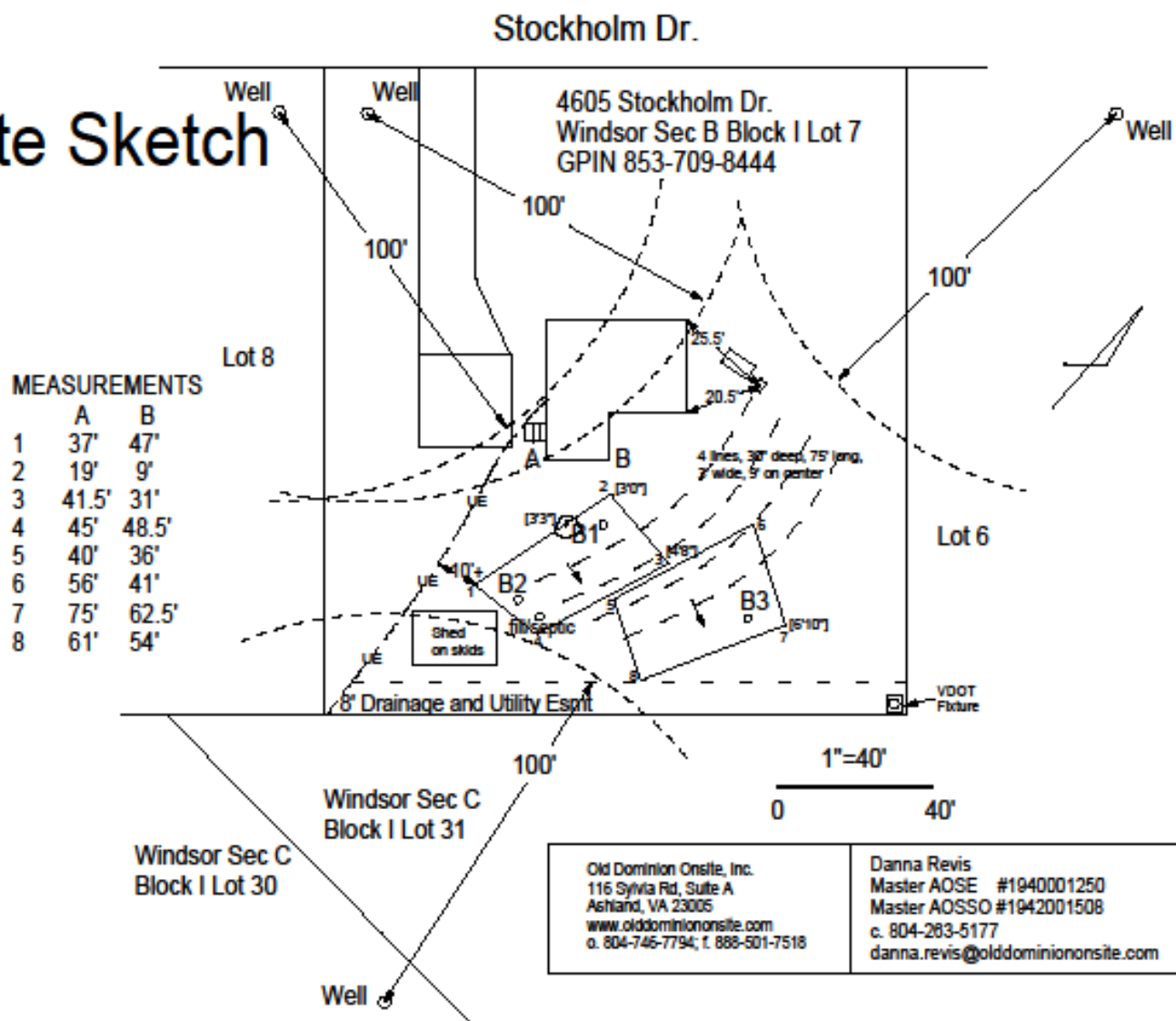
ACCURATE
 CONSULTING SERVICES, INC.
 8487 CEDON ROAD
 WOODFORD, VA 22580
 Phone: (804) 448-3708
 Cell: (804) 399-4742
 Ladysmith, VA. 22501

REF.: DD22-31/R14/T-1; DD87-18A RAY

DISTRICT: BEAVERDAM	COUNTY: HANOVER	STATE: VA.
GPIN.# 7845-54-7956	REF.:	SCALE 1" = 100'
F.B.# 36-P.47,57	CHECKED BY: W.L.T.	DRAWN BY: WLT

NOTE: UNLESS THERE IS AN ORIGINAL SIGNATURE AND DATE ON THE SEAL, THIS PLAT IS NULL AND VOID.

Site Sketch



HEIGHT	DIRECTION	DISTANCE
11	S57°27'14"W	26.07'
N4	N00°00'00"E	14.00'
S4	S00°00'00"E	14.00'
E1	E00°00'00"E	14.00'

1. LINE PER PLAN BY GRAN C. JORDAN & ASSOC. DATED JANUARY 1, 2000 RECORDED IN P.C. 2, PAGE 150-F

2. LINE PER PLAN BY GRAN C. JORDAN & ASSOC. DATED SEPTEMBER 17, 2000 IN THE POSSESSION OF DR. ROBINSON

CERTIFICATION

1. THIS PLAN WAS PREPARED PURSUANT TO THE REQUEST OF A TITLE SEARCH AND DOES NOT NECESSARILY SHOW ALL EASEMENTS, ENCUMBRANCES AND CONVEYANCES OF RECORD.
2. PROPERTY ADDRESS IS SHOWN ON THE PLAN.

STATE ROUTE 559
 N.M. 1, INSTALL
 C.B. 197, PG. 1
 P.C. 2, PAGE 165-A

R=175.30'
 S=30'00" E
 L=110.40'
 T=57.11'
 C=108.80'
 CB=58°14'08"W

R=406.00'
 S=00°00'00" E
 L=406.00'
 T=488.00'
 C=98.42'
 CB=88°20'54"W

150'
 S74°37'00"W

CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS MADE ON A CURRENT FIELD SURVEY.



**PLAT SHOWING
 BOUNDARY LINE AGREEMENT
 ENCOMPASSING 7.9532 ACRES,
 SITUATED ALONG
 STATE RT. 14 AND STATE RT. 559
 LOCATED IN THE STEVENSVILLE DISTRICT OF
 KING AND QUEEN COUNTY, VIRGINIA
 SCALE: 1"=400' DATE: OCTOBER 17, 2000
 REVISED: NOVEMBER 28, 2000**

OWNER'S CONSENT & DEDICATION

THE PLATING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND IS WITH THE FREE CONSENT AND IS ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY:

(1) 5.6702 ACRES, ENCOMPASSED AS LAL # 1024-504-020 BOUNDED ON THE SOUTH BY STATE ROUTE 559 AND 14, STEVENSVILLE MUNICIPAL DISTRICT, KING AND QUEEN COUNTY, VIRGINIA.
 BY Dr. Robinson
 DR. ROBINSON, OWNER
 STATE OF VIRGINIA
 COUNTY OF Stafford TO WIT:

I, Shawn N. Lewis, a NOTARY PUBLIC, DO CERTIFY THAT DR. ROBINSON, WHOSE NAME IS SHOWN TO THE FOREGOING ABOVE HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY OF Stafford THIS 28th DAY OF November 2000.
 BY Shawn N. Lewis
 NOTARY PUBLIC
 REGISTRATION # 11,534

THE PLATING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND IS WITH THE FREE CONSENT AND IS ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY:

(2) 2.2830 ACRES, ENCOMPASSED AS LAL # 1024-504-020 BOUNDED ON THE SOUTH BY STATE ROUTE 559, STEVENSVILLE MUNICIPAL DISTRICT, KING AND QUEEN COUNTY, VIRGINIA.
 BY Robert J. Robinson
 ROBERT J. ROBINSON, OWNER
 STATE OF VIRGINIA
 COUNTY OF Stafford TO WIT:

I, Shawn N. Lewis, a NOTARY PUBLIC, DO CERTIFY THAT DR. ROBINSON, WHOSE NAME IS SHOWN TO THE FOREGOING ABOVE HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY OF Stafford THIS 28th DAY OF November 2000.
 BY Shawn N. Lewis
 NOTARY PUBLIC
 REGISTRATION # 11,534

PROPERTY	OWNER	ACRES

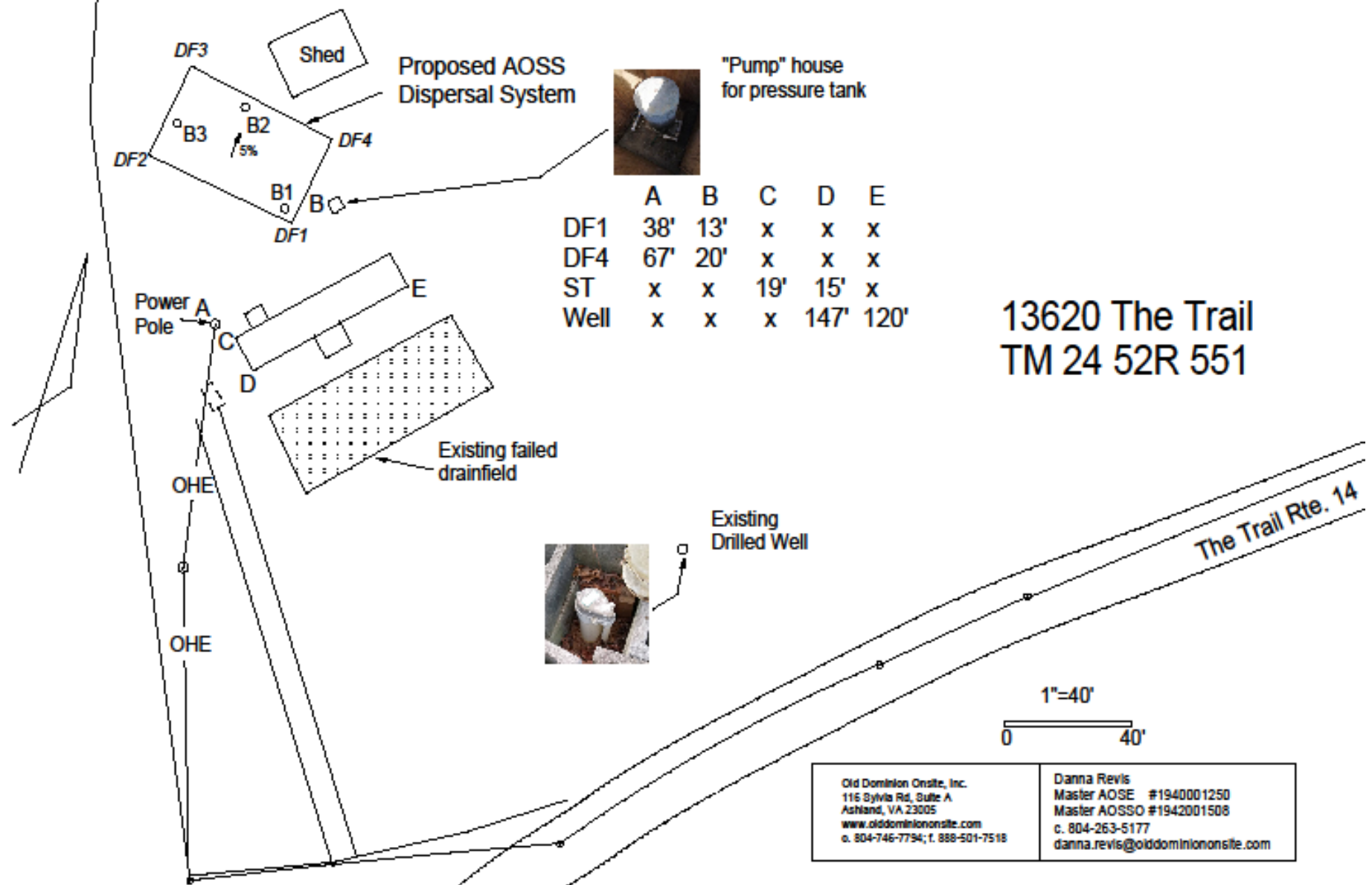






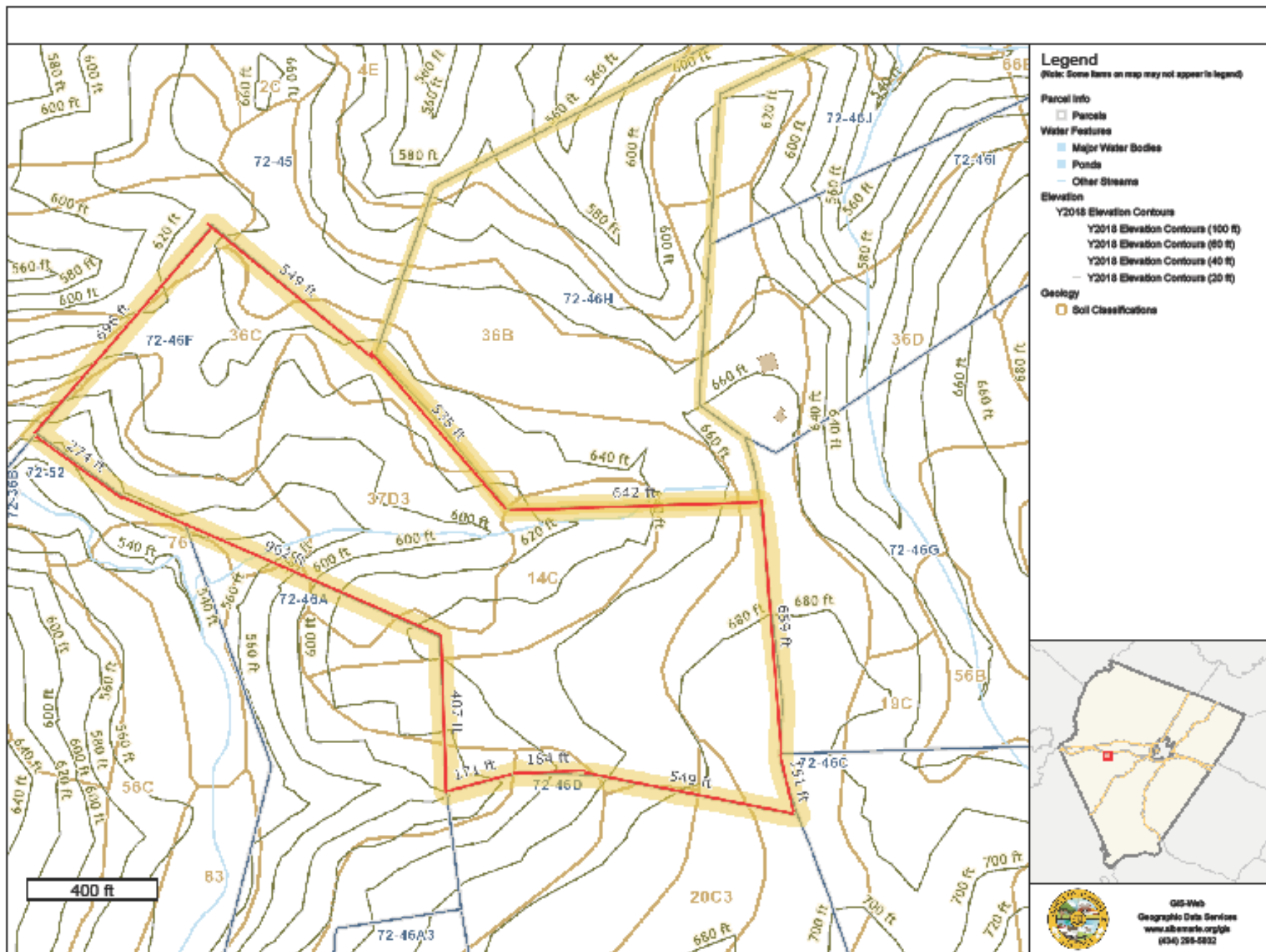


Site Sketch

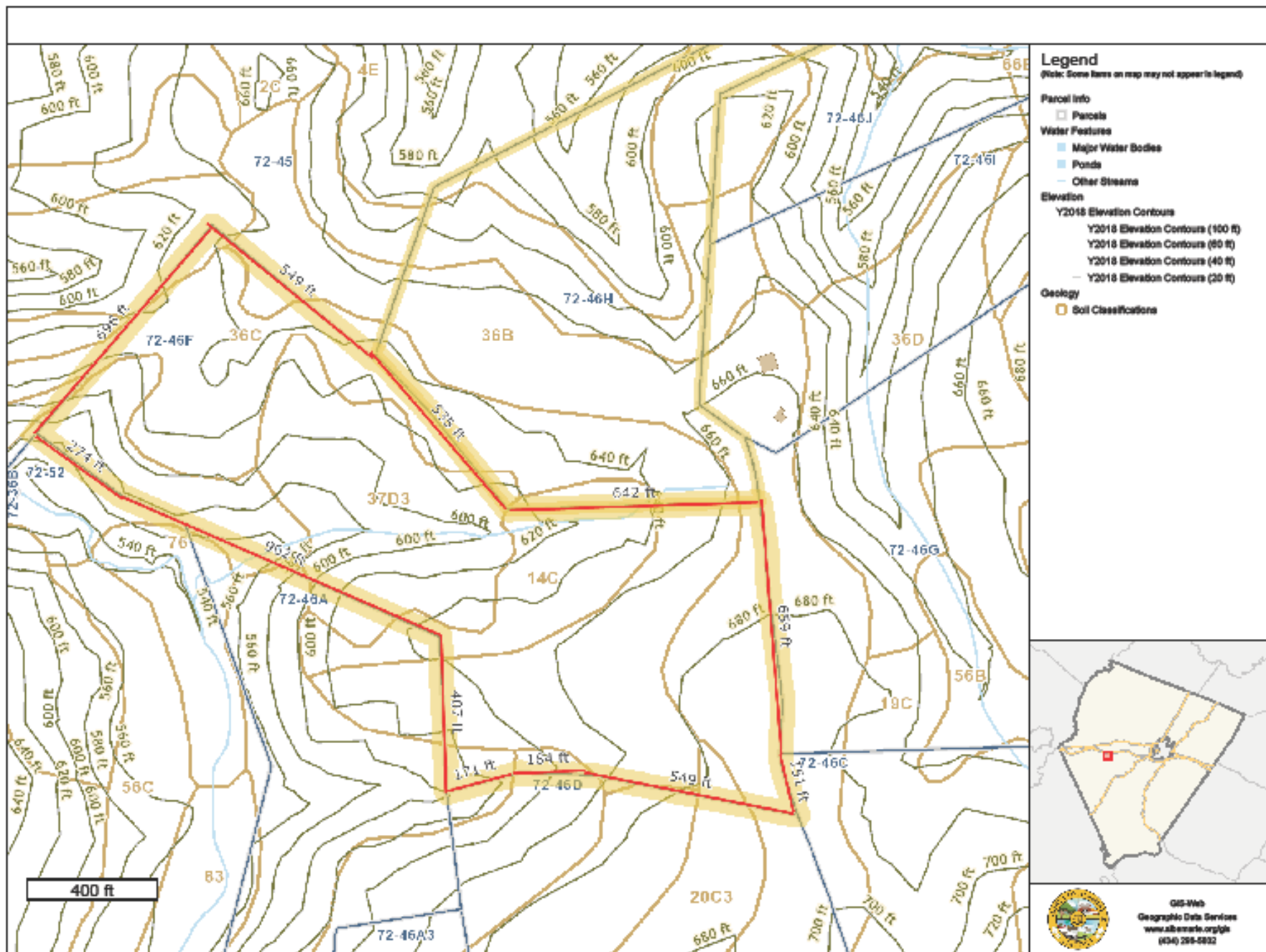


13620 The Trail
TM 24 52R 551

<p>Old Dominion Onsite, Inc. 116 Sylvia Rd, Suite A Ashland, VA 23005 www.oddindependentsite.com o. 804-746-7794; f. 888-501-7518</p>	<p>Danna Revis Master AOSE #1940001250 Master AOSSO #1942001508 c. 804-263-5177 danna.revis@oddindependentsite.com</p>
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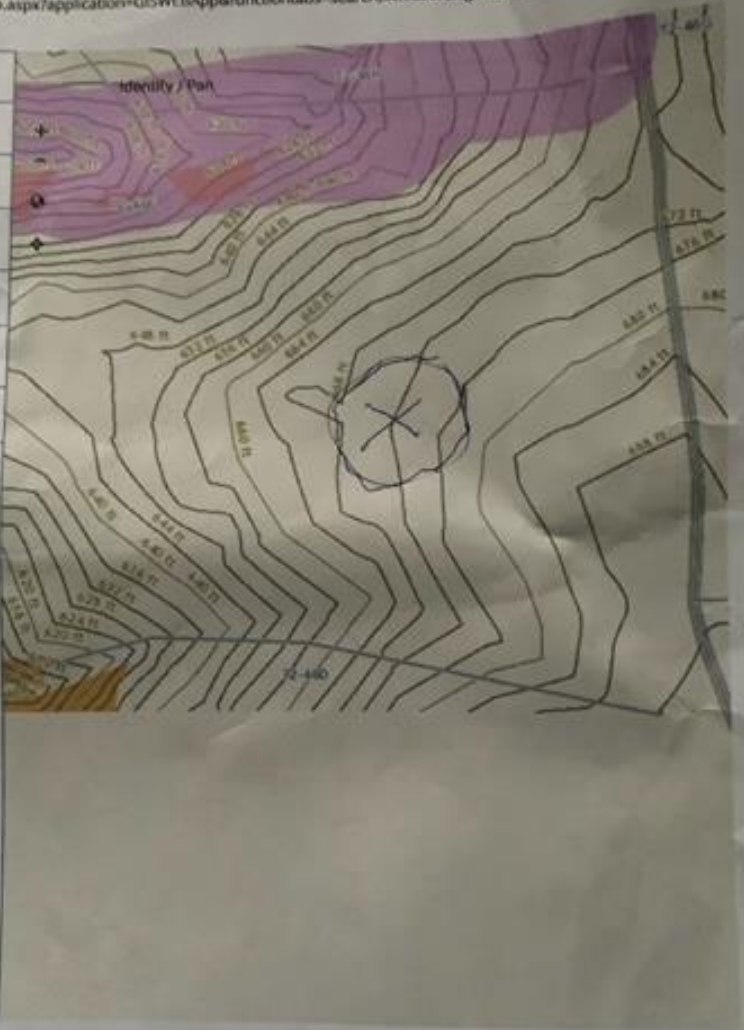


Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination. Map elements may scale larger than GIS data measured in the map or as provided on the data download page due to the projection used. Map Projection: WGS84 Web Mercator (Auxiliary Sphere) (EPSG 3857)



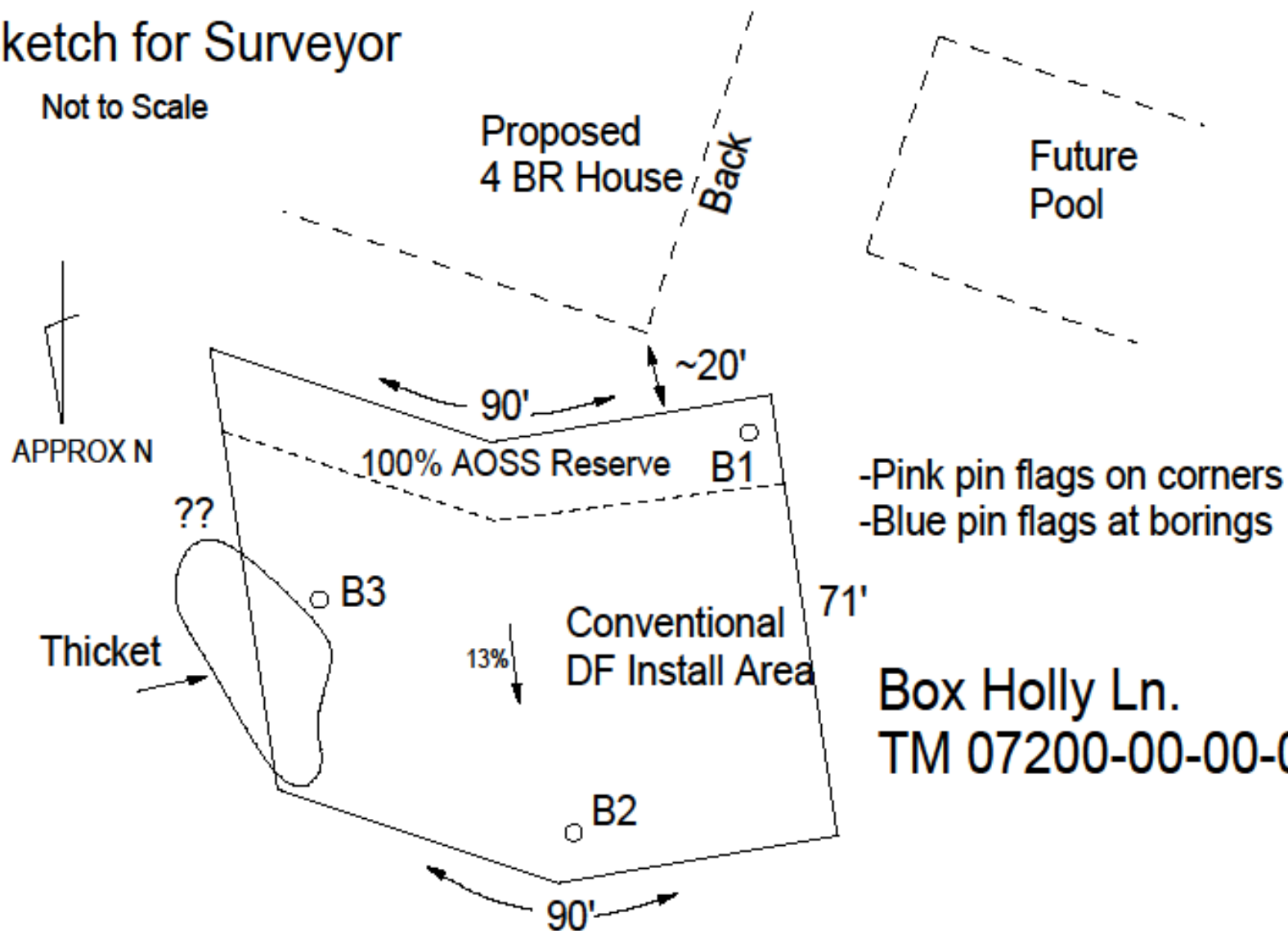
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination. Map elements may scale larger than GIS data measured in the map or as provided on the data download page due to the projection used. Map Projection: WGS84 Web Mercator (Auxiliary Sphere) (EPSG 3857)

- ☰
- 🔍 Search
- 👉 Selection
- 🗺 Maps
- 📍 Location
- ✂ Draw
- 🔗 Share



Sketch for Surveyor

Not to Scale

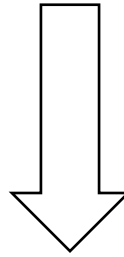


- Pink pin flags on corners
- Blue pin flags at borings

Box Holly Ln.
TM 07200-00-00-046F0

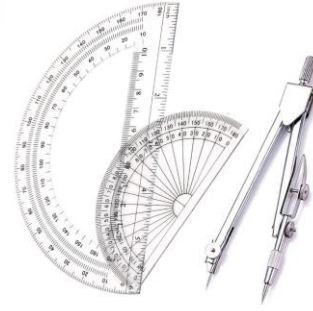
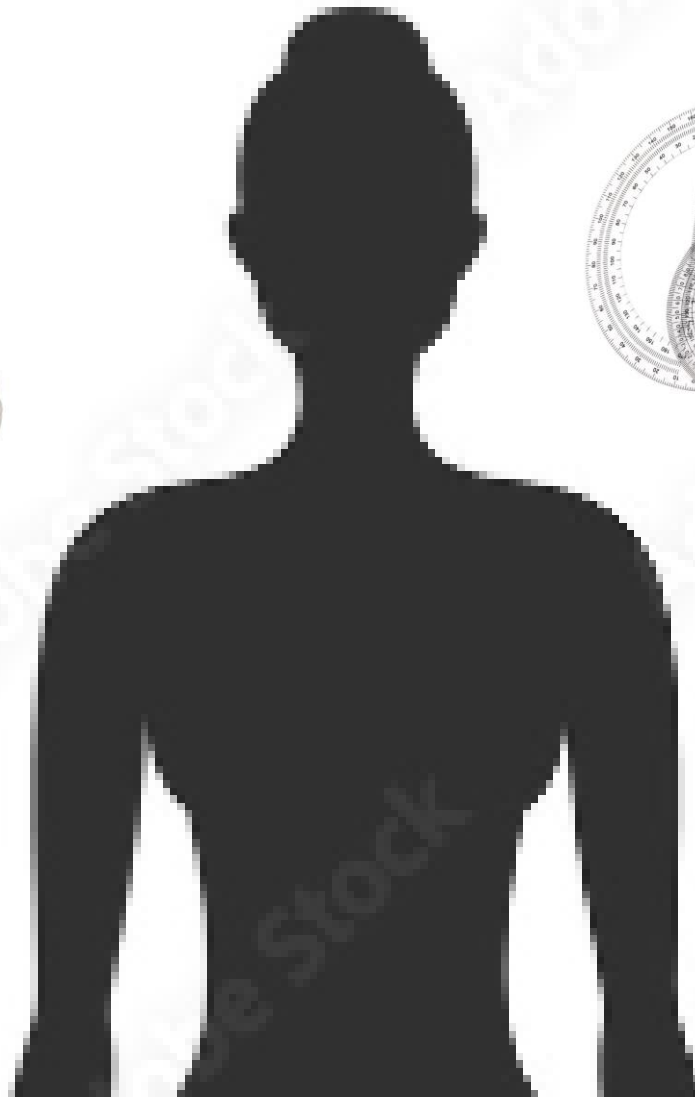
<p>Old Dominion Onsite, Inc. 10966 Richardson Rd., Suite E Ashland, VA 23005 www.olddominiononsite.com o. 804-746-7794; f. 888-501-7518</p>	<p>Danna Revis Master AOSE #1940001250 Master AOSSO #1942001508 c. 804-263-5177 danna.revis@olddominiononsite.com</p>
---	---

Topo vs soil profile



- Treatment level
- Size
- Configuration

Collecting data



Size and
configuration

REPORT

**LAND DEVELOPMENT
PROJECT**

September 2022

—
Consulting Corp

Consulting's Eight Fundamental Objectives

1. Providing information to a client.
2. Solving a client's problems.
3. Making a diagnosis, which may necessitate redefinition of the problem.
4. Making recommendations based on the diagnosis.
5. Assisting with implementation of recommended solutions.
6. Building a consensus and commitment around corrective action.
7. Facilitating client learning—that is, teaching clients how to resolve similar problems in the future.
8. Permanently improving organizational effectiveness.

Steps for a site and soil evaluation.

1. State the goal.
2. Research the property
3. Eliminate the drainageways, identify the possible landscape positions.
4. Evaluate the soil.
5. Do more soil evaluation and layout as necessary.
6. Show the final dispersal site.

The Scientific Method

1. Define the problem.
2. Research the problem.
3. Form an hypothesis.
4. Test the hypothesis.
5. Iterate as necessary.
6. Form a conclusion.





Danna Revis

Danna.Revis@olddominiononsite.com

804-994-1231