



**MAOSE REPORT FOR  
SUBDIVISION SITE CERTIFICATION  
JULY 7, 2022**

<b>Location of Property:</b> Take Route 229 N to left on Black Hill Rd. Go 8/10 mile to right on Quail Ridge Dr. Follow to end, turn left onto Holly Springs Road. Go 5/10 mile and property is on left just before Holly Dr.	<b>County of :</b> Culpeper <b>Tax Map #</b> Lot 1 (off tm 6-33)  <b>Proposed</b> 5.0446 acre parcel <b>Drainfield</b> Site B
--	---

<b>Owner or Applicant and information:</b>  Printz Brothers LC 46448 Montgomery Place Sterling, VA 20165  cell phone David Printz: (703)-969-8255 email: dprintz@bciva.com	<b>Prepared by MAOSE:</b>  Ann B. Walker, MAOSE # 1940 0001045 Cedar Mountain Soils, LLC 11189 Winston Road Culpeper, VA 22701  office phone: (540)-825-4706 email: cedarmountainsoils@vabb.com
---	---

<p style="text-align: center;"><b><u>Contents/Index of this report</u></b></p> <p>Pg. 1 Soil Summary Report          Pg. 2 Soil Profile Description Report          Pg. 3 Design Calculations          Pg. 4 Site Sketch/Sanitary Survey          Pg. 5 Survey Plat</p>	
<p><b>Certification Statement:</b></p> <p>I hereby certify that the evaluations and/or designs contained herein were conducted in accordance with the Sewage Handling and Disposal Regulations (12 VAC5-610), the Private Well Regulations (12 VAC5-630-10), and other applicable policies of the Virginia Department of Health. Furthermore, I certify that my evaluation and/or design contained herein complies with all applicable laws, regulations, and policies implemented by the Virginia Department of Health.</p> <p>I recommend a lot division or site certification be approved.</p>	



Cedar Mountain Soils, LLC  
 11189 Winston Road  
 Culpeper, VA 22701  
 (540)-825-4706

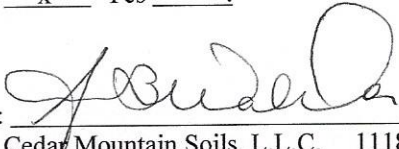
**SOIL SUMMARY REPORT "Drainfield Site B"**

**General Information**

Date: March 21, 2022 Culpeper County Health Department  
 Owner: Printz Brothers LC c/o David Printz  
 Owner's Address: 46448 Montgomery Place, Sterling, VA 20165  
 Phone #: (703)-969-8255 Email: dprintz@bciva.com  
 Location: Holly Springs Road approximately 1/2 mile past intersection with Quail Ridge Drive  
 Tax Map: (Lot 1 divided off 6-33) Subdivision: \_\_\_\_\_ Block/Sec: \_\_\_\_\_ Lot: 1 Acreage: 5.0446

**SOIL INFORMATION SUMMARY**

1. Position in landscape satisfactory Yes  No \_\_\_\_  
 Description and vegetation: upland ridgetop and convex backslope, mixed species and size of trees, some undergrowth
2. Slope 5 1/2%
3. Depth to rock or impervious strata: Max. \_\_\_\_\_ Min. \_\_\_\_\_ None
4. Depth to seasonal or perched water table No  Yes \_\_\_\_\_ Inches
5. Free water present No  Yes \_\_\_\_\_ range in inches
6. Soil percolation rate estimated No \_\_\_\_\_ Yes  Texture group III Estimated rate mpi 50
7. Permeability test performed No  Yes \_\_\_\_\_
8. Observation Methods: SP

Name, title and signature of evaluator:   
 Ann B. Walker, MAOSE, LPSS Cedar Mountain Soils, L.L.C. 11189 Winston Road, Culpeper, VA 22701 (540)-825-4706

Site approved: This site to be used at 36" deep.  
 Site disapproved

Reasons for rejection:

1. \_\_\_\_\_ Position in landscape subject to flooding or periodic saturation
2. \_\_\_\_\_ Insufficient depth of suitable soil over hard rock
3. \_\_\_\_\_ Insufficient depth of suitable soil to seasonal water table
4. \_\_\_\_\_ Rates of absorption too slow
5. \_\_\_\_\_ Insufficient area of acceptable soil for required drainfield, and/or reserve area
6. \_\_\_\_\_ Proposed system too close to well
7. \_\_\_\_\_ Other \_\_\_\_\_



## SOIL PROFILE DESCRIPTION REPORT *(Lot 1 off tm 6-33)* Pg 2 of 5

Date of evaluation: March 21, 2022

Tax Map#/Location: T.M. # , Holly Springs Road approximately ½ mile past intersection w/ Quail Ridge Dr

Ann B. Walker, MAOSE, LPSS, Cedar Mountain Soils, L.L.C. 11189 Winston Road Culpeper, VA 22701 (540)-825-4706

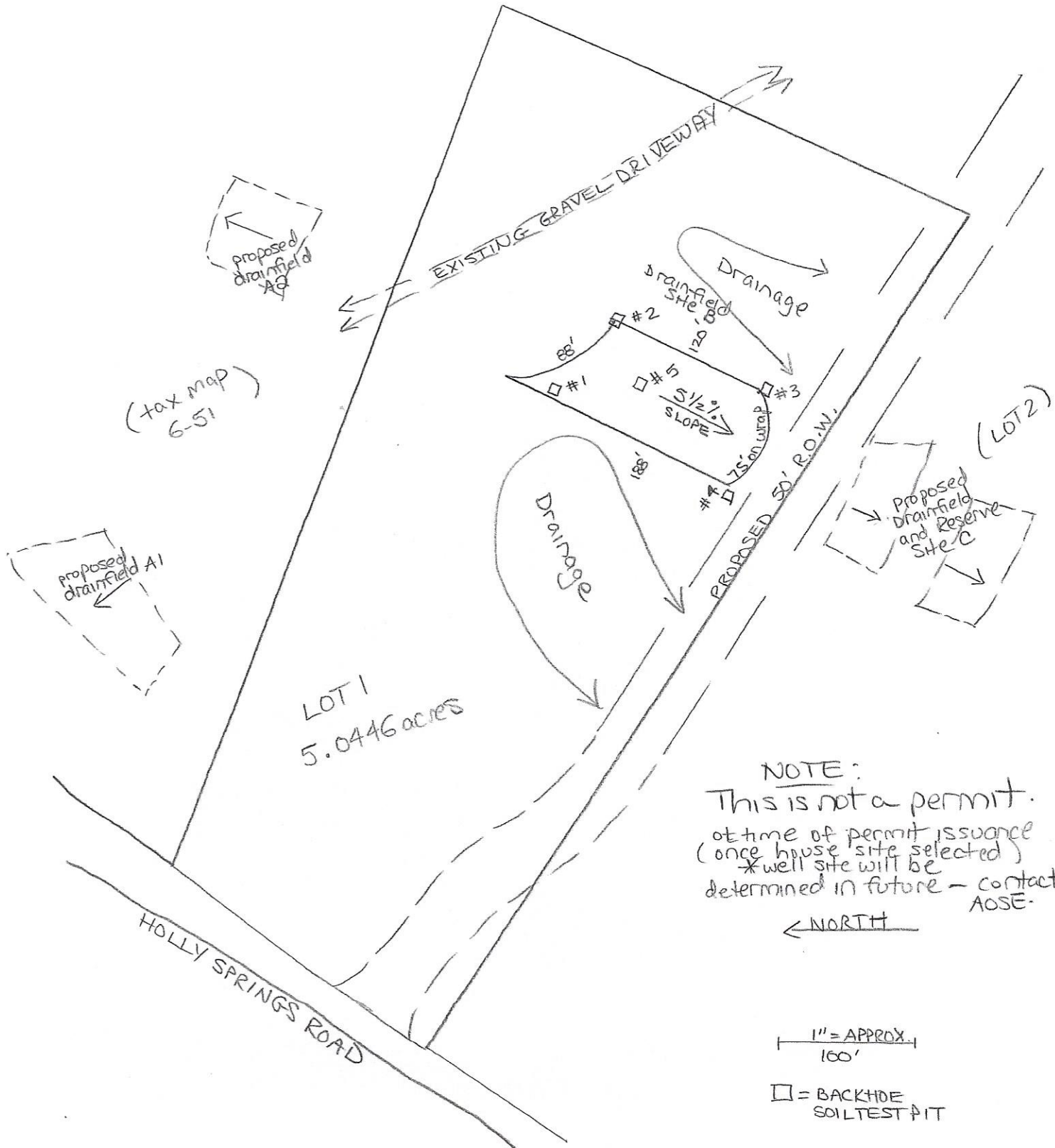
Hole	Horizon	Depth Inches	Description of color, texture, etc.	Texture Group
1	A	0-3	10YR 3/4 dark yellowish brown loam, few 1"-3" angular quartz fragments	IIB
	AB	3-7	10YR 5/4 yellowish brown heavy loam, few angular quartz fragments 1"-3" size	IIB
	Bt1	7-37	2.5YR 4/8 red clay loam	III
	Bt2	37-46	2.5YR 4/8 red sandy clay loam, few very fine mica, common 2.5Y 6/6 olive yellow	IIB
			parent colors	
	C	46-66	Multi-colored loose sandy loam: 2.5YR 4/8 red, 2.5Y 6/6 olive yellow, 10YR 5/3 brown, 2.5Y 5/2 grayish brown (lithochromic)	IIB
2	A	0-3	10YR 3/4 dark yellowish brown loam, many fine, medium, course, very course roots	IIB
	AB	3-8	10YR 5/4 yellowish brown heavy loam, many fine, med, course, very course roots	IIB
	Bt	8-26	2.5YR 4/6 red clay loam	III
	C1	26-45	2.5YR 4/6 red sandy clay loam, few parent colors: 5YR 6/8 reddish yellow, 10YR 6/6 brownish yellow, 2.5Y 3/3 dark olive brown, 2.5Y 6/6 olive yellow	IIB
	C2	45-70	Multi-colored loose, course sandy loam: 5YR 6/8, 10YR 6/6, 2.5Y 3/3, 2.5Y 6/6	IIB
3	A	0-6	10YR 3/4 dark yellowish brown loam	IIB
	Bt1	6-27	5YR 5/6 yellowish red light clay loam, few angular quartz fragments	III
	Bt2	27-40	2.5YR 4/8 red sandy clay loam, few fine quartz fragments	IIB
	C	40-72	Multi-colored course, loose sandy loam with few fine mica: 5YR 5/8 yellowish red 10YR 6/6 brownish yellow, 2.5Y 7/8 yellow, 2.5Y 3/3 dark olive brown, few red clay films throughout	IIB
4	A	0-4	10YR 3/2 very dark grayish brown sandy loam	IIB
	E	4-11	10YR 5/4 yellowish brown sandy loam	IIB
	Bt1	11-23	7.5YR 5/8 strong brown sandy clay loam	III
	Bt2	23-47	2.5YR 4/8 red light clay loam, few 5YR 6/6 and 6/8 reddish yellow parent colors	III
	C	47-62	Multi-colored sandy loam, few red clay flows: 10YR 6/6 brownish yellows, whites, 5YR 6/6 & 6/8 reddish yellows, 10YR 3/3 dark browns, 2.5Y 3/3 dark olive browns (white, olives are lithochromic or mineral related)	IIB
5	A	0-6	10YR 3/6 dark yellowish brown loam with few angular white quartz fragments	IIB
	Bt1	6-30	2.5YR 4/8 red clay loam	III
	Bt2	30-40	2.5YR 4/8 red sandy clay loam with 7.5YR 6/8 reddish yellow parent colors	IIB
	C	40-61	2.5YR 4/8 red, 5YR 5/8 yellowish red, 5YR 6/6 and 6/8 reddish yellow, 10YR 6/6 brownish yellow, course, loose sandy loam, few red clay films throughout	IIB

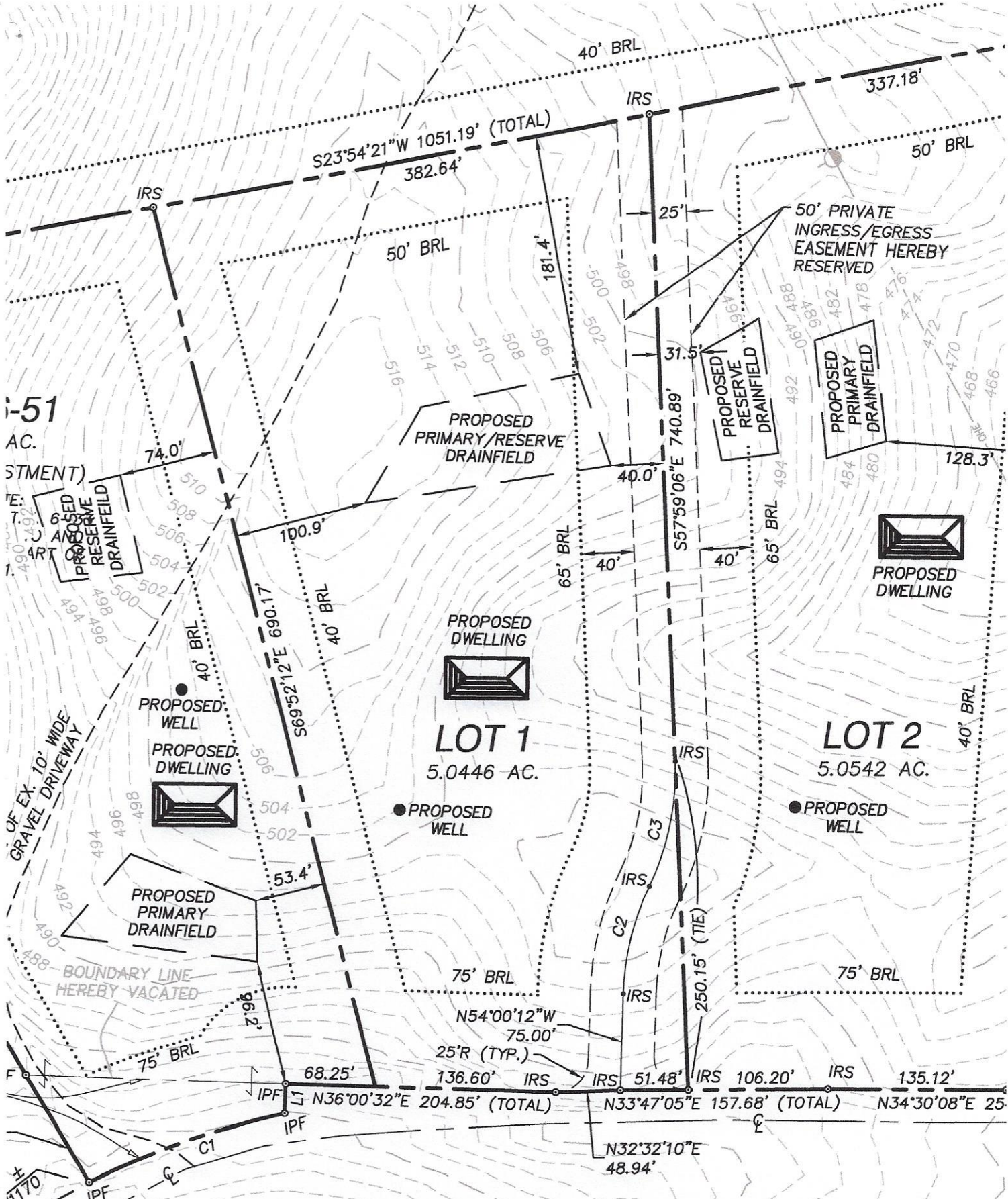


A.a. Estimated Percolation Rate (minutes per inch).....	50 mpi
b Recommended trench bottom (inches).....	36"
c. Depth to restrictive feature or to <u>limit of evaluation</u> if none encountered.....	61+"
d. Minimum separation distance required.....	18"
e. Separation distance in inches provided in design (Ac-Ab).....	25+"
f. Minimum trench bottom due to slope.....	18"
g. Is the slope greater than 10% in primary installation area?.....	n/a
h. If Ag is Yes, does greater than 24 inches to rock exist below Ab?.....	n/a
i. If yes to Ah, add 1 foot to the minimum center to center spacing beginning at 20% slope and continue for each 10% slope increase above 20%.....	n/a
If no to Ah, add 1 ft. to the minimum center-to-center spacing beginning at 10% slope and continue for each 10% slope increase above 10%. (Report the value, in feet, of the increase in center to center spacing above the minimum).....	n/a
B. Trench bottom sq. feet required: (designed for 4 bedroom system) <u>Per bedroom</u> (or 100 gals.) from Table 4.6 based on <input checked="" type="checkbox"/> gravity chart from Regs.....	376 sqft X 4BR= 1504 square feet
C. Maximum daily flow in gallons per day (gpd) usage proposed.....	600 gpd
D. Sq. footage reduction allowed when using Gravelless Absorption System per GMP # 135	N/A
E. Length of trench.....	75'
Length of available area.....	75'
F. Width of trench.....	3'
G. Number of trenches.....	7
H. Center-to-center spacing .....	9'
I. a. Width required (H(G-1) + F).....	57'
b.Width of available area.....	57'
J. Square footage in design (E * F * G).....	1575 sq ft
K. Soil texture group: <input type="checkbox"/> I <input type="checkbox"/> IIA <input checked="" type="checkbox"/> IIB <input checked="" type="checkbox"/> III <input type="checkbox"/> IV Is a reserve area required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                      Percent required: .....	100%
Pretreatment required? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no                      Percent available.....	100%
Type of use.....	residential
Number of septic tanks.....	1
Minimum size of septic tank required (600 gallons per day x 2 days).....	1200 minimum
Class of well.....	IIIB

NOTES: 100% Reserve area remains within site footprint

Site Sketch/Sanitary Survey





**HOLLY SPRINGS ROAD**  
 S.R. #639 - VARIABLE WIDTH R/W