



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

<p><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.</p>	<p>County of : Culpeper      Tax Map # (lot 2 off tm 6-33) Proposed 5.0542 acre parcel    Drainfield Site C</p>
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<p><b>Owner or Applicant and information:</b></p> <p>Printz Brothers LC 46448 Montgomery Place Sterling, VA 20165</p> <p>cell phone David Printz: (703)-969-8255 email: dprintz@bciva.com</p>	<p><b>Prepared by MAOSE:</b></p> <p>Ann B. Walker, MAOSE # 1940 0001045 Cedar Mountain Soils, LLC 11189 Winston Road Culpeper, VA 22701</p> <p>office phone: (540)-825-4706 email: cedarmountainsoils@vabb.com</p>
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<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 Soil Profile Description Report, continued Pg. 4 Design Calculations Upper Half of Site Pg. 5 Design Calculations Lower Half of Site Pg. 6 Sanitary Site Sketch Pg. 7 Survey Plat</p>	
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<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 land division or site certification be approved.</p>	
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Cedar Mountain Soils, LLC  
 11189 Winston Road  
 Culpeper, VA 22701  
 (540)-825-4706

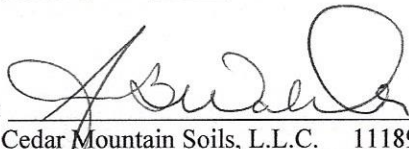
**SOIL SUMMARY REPORT "Drainfield Site C" (Lot 2)**

**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 2 off tm 6-33 Subdivision: \_\_\_\_\_ Block/Sec: \_\_\_\_\_ Lot: 2 Acreage: 5.0542

**SOIL INFORMATION SUMMARY**

1. Position in landscape satisfactory Yes  No \_\_\_\_\_  
 Description and vegetation: upland slightly convex backslope, mixed species and sizes of trees, some undergrowth
2. Slope \*13 % on upper half of site (reserve area), \*21% on lower half of site (primary install area).
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 IIB Estimated rate mpi 40-45
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: Both upper half (reserve) and lower half (primary) of site to be used at 24" deep \*dry weather tree clearing  
 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** *(upper half/reserve)* Pg 2 of 7

Date of evaluation: March 21, 2022      **LOT 2, DRAINFIELD SITE C**  
 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 3/2 very dark grayish brown sandy loam	IIB
	E	3-11	10YR 4/4 dark yellowish brown sandy loam	IIB
	Bt	11-31	7.5YR 4/6 strong brown heavy, gritty loam with few 2.5YR 4/6 red clay films	IIB
	C	31-64	2.5YR 4/6 red sandy loam with red clay films throughout, few 7.5YR 6/1 gray,	IIB
			10YR 6/4 light yellowish brown, and 10YR 7/6 yellow channers, few intermittent slightly dense areas-discontinuous	
2	A	0-3	7.5YR 3/2 dark brown loam, many fine, medium, course and very course roots	IIB
	E	3-8	7.5YR 5/3 brown loam, many variable sized roots, few fine quartz gravels	IIB
	BA	8-17	7.5YR 5/6 strong brown heavy loam, few fine, medium and course roots	IIB
	Bt	17-31	2.5YR 5/8 red gritty heavy loam, few fine quartz gravels, few fine & medium roots	IIB
	C1	31-46	Multi-colored heavy sandy loam: 2.5YR 6/8 light red, 2.5YR 5/8 red, 10YR 6/6 and 6/8 brownish yellow, 10YR 7/8 yellow, few red clay flows, fine quartz gravels throughout	IIB
	C2	46-67	Multi-colored sandy loam, few discontinuous slightly dense pockets, 10YR 6/4 light yellowish brown, 10YR 5/4 yellowish brown, 10YR 6/8 brownish yellow, white (mineral), few red clay films, few medium roots, few fine quartz gravels	IIB
3	A	0-4	10YR 3/3 dark brown loam, many fine, medium, course and very course roots	IIB
	BA	4-16	10YR 5/6 yellowish brown gritty loam with fine quartz gravels, common medium, course and very course roots	IIB
	Bt	16-34	7.5YR 5/6 strong brown light sandy clay loam, common fine quartz gravels, few very fine mica flakes, few fine, medium and course roots	IIB
	C	34-61	Multi-colored loose sandy loam, many very fine mica flakes, few fine, medium and course roots to depth, few fine and medium subangular quartz gravels, parent colors: 7.5YR 4/6 and 5/6 strong brown, 7.5YR 7/6 reddish yellow, 10YR 4/2 dark grayish brown (few channers also), 5YR 7/6 reddish yellow and few 5YR 4/6 yellowish red clay films	IIB
			(Note: All Gray colors are parent/lithochromic)	







A.a. Estimated Percolation Rate (minutes per inch).....	40-45
b Recommended trench bottom (inches).....	24"
c. Depth to restrictive feature or to <u>limit of evaluation</u> if none encountered.....	60"
d. Minimum separation distance required .....	18"
e. Separation distance in inches provided in design (Ac-Ab).....	36"
f. Minimum trench bottom due to slope (for primary installation area/lower half).....	24"
g. Is the slope greater than 10% in primary installation area/lower half of site?.....	yes
h. If Ag is Yes, does greater than 24 inches to rock exist below Ab?.....	yes
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%.....	+1' required, +2' recommended
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) <b>Per bedroom</b> (or 100 gals.) from Table 4.6 based on <input checked="" type="checkbox"/> gravity chart from Regs.....	314-344 sq ft per bedroom X 4BR 1256-1376 sq ft
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.....	90'
Length of available area.....	90'
F. Width of trench.....	3'
G. Number of trenches.....	5
H. Center-to-center spacing .....	11 feet
I. a. Width required (H(G-1) + F).....	47'
b. Width of available area.....	48'
J. Square footage in design (E * F * G).....	1350 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: ..... Percent available.....
Pretreatment required? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no	100%
Type of use.....	100% with upper half of site
Number of septic tanks.....	residential
Minimum size of septic tank required (600 gallons per day x 2 days).....	1
Class of well.....	1200 minimum
	IIIB

NOTES:



A.a. Estimated Percolation Rate (minutes per inch).....	40-45
b Recommended trench bottom (inches).....	24"
c. Depth to restrictive feature or to <u>limit of evaluation</u> if none encountered.....	63"
d. Minimum separation distance required .....	18"
e. Separation distance in inches provided in design (Ac-Ab).....	39"
f. Minimum trench bottom due to slope (for reserve area/upper half of site).....	20"
g. Is the slope greater than 10% in reserve area/upper half of site?.....	yes
h. If Ag is Yes, does greater than 24 inches to rock exist below Ab?.....	yes
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 house) <b>Per bedroom</b> (or 100 gals.) from Table 4.6 based on <input checked="" type="checkbox"/> gravity chart from Regs.....	314-344 sq ft per bedroom X 4BR 1256-1376 sq ft
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.....	85'
Length of available area.....	85'
F. Width of trench.....	3'
G. Number of trenches.....	5
H. Center-to-center spacing .....	9 feet
I. a. Width required (H(G-1) + F).....	39'
b.Width of available area.....	46'
J. Square footage in design (E * F * G).....	1275 sq ft
K. Soil texture group: <input type="checkbox"/> I <input type="checkbox"/> IIA <input checked="" type="checkbox"/> IIB <input type="checkbox"/> III <input type="checkbox"/> IV	100%
Is a reserve area required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	100%
Pretreatment required? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no	
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:



**Site Sketch/Sanitary Survey**

