

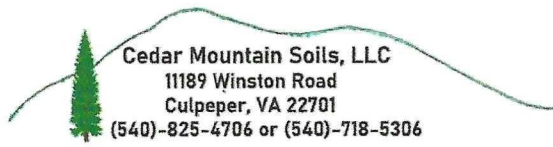
**MAOSE REPORT FOR  
 SUBDIVISION SITE CERTIFICATION**  
 JULY 7, 2022/DOCUMENTS UPDATED SEPTEMBER 4, 2024

<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> 6-33 Residue Parcel  65.6653 acre parcel
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<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  cell phone: (540)-718-5306 office phone: (540)-825-4706 email: cedarmountainsoils@gmail.com
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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          Pg. 5 Sanitary Site Sketch          Pg. 6 Portion of Survey Plat</p>	
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<b>Certification Statement:</b>  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.  I recommend a site certification be approved.	
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**SOIL SUMMARY REPORT "Drainfield Site E" Residue Parcel**

**General Information**

Date: March 22, 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: 6-33 (Residue) Subdivision: \_\_\_\_\_ Block/Sec: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: 65.6653

**SOIL INFORMATION SUMMARY**

1. Position in landscape satisfactory Yes  No \_\_\_\_  
Description and vegetation: upland convex backslope, mixed species and sizes of trees and undergrowth, white quartz on ground.
2. Slope 12 1/2%
3. Depth to rock or impervious strata: Max. \_\_\_\_\_ Min. 46" 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/III Estimated rate mpi 50-55
7. Permeability test performed No  Yes \_\_\_\_\_

8. Observation Methods: SP & BA

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 24" deep-install in lower half of drainfield (reserve will be upper half).  
 Site disapproved

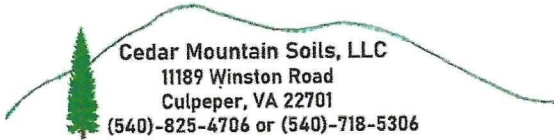
Reasons for rejection:

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 \_\_\_\_\_







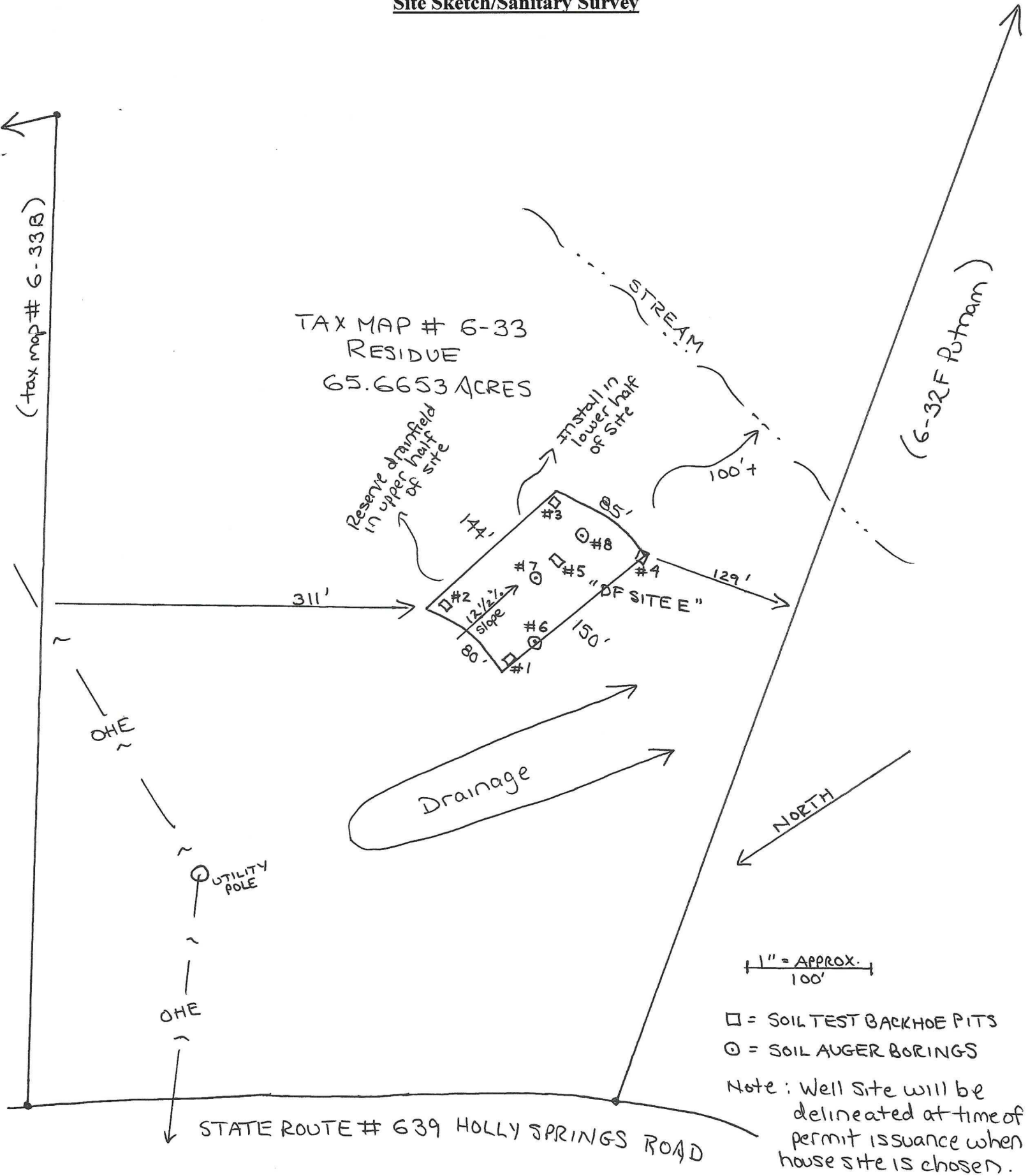


Cedar Mountain Soils, LLC  
 11189 Winston Road  
 Culpeper, VA 22701  
 (540)-825-4706 or (540)-718-5306

A.a. Estimated Percolation Rate (minutes per inch).....	50-55
b Recommended trench bottom (inches).....	24"
c. Depth to <b>restrictive feature</b> or to limit of evaluation if none encountered.....	46"
d. Minimum separation distance required.....	18"
e. Separation distance in inches provided in design (Ac-Ab).....	22"
f. Minimum trench bottom due to slope.....	20"
g. Is the slope greater than 10%?.....	yes
h. If Ag is Yes, does greater than 24 inches to rock exist below Ab?.....	no
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%..... 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.....	+1' for 10 foot minimum centers
C. Maximum daily flow in gallons per day (gpd) usage proposed.....	376-412 X 4BR 1504-1648 sq ft
D. Sq. footage reduction allowed when using Gravelless Absorption System per GMP # 135	600 gpd
E. Length of trench..... Length of available area.....	N/A
F. Width of trench.....	75'
G. Number of trenches.....	75'+
H. Center-to-center spacing .....	3'
I. a. Width required (H(G-1) + F).....	7
b. Width of available area.....	10' minimum
J. Square footage in design (E * F * G).....	63'
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: .....	63'+
Pretreatment required? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Percent available:.....	1575 sq ft
Type of use.....	
Number of septic tanks.....	100%
Minimum size of septic tank required (600 gallons per day x 2 days).....	100%
Class of well.....	residential
	1
	1200 minimum
	IIB

NOTES: *Install in lower half of drainfield site* (Reserve will be in upper half)

Site Sketch/Sanitary Survey





# TAX MAP 6-33

80.5902 AC.

PROPOSED  
PRIMARY/RESERVE  
DRAINFIELD  
"SITE E"

PROPOSED  
DWELLING



# TAX MAP 6-33

65.6653 AC.

(REMAINDER AREA BY SUBTRACTION)

PRINTZ-BROTHERS, LC

LR #110006387

PROPOSED  
WELL

N/F  
WALTER T. PUTNAM E.  
TAX MAP 6-32F  
LR #060009260

COMMONWEALTH OF  
08-12-2  
JAMES W. CUBB  
Lic. No. 1

