

MAOSE REPORT FOR SUBDIVISION SITE CERTIFICATION

JULY 7, 2022/DOCUMENTS UPDATED SEPTEMBER 4, 2024

Location of Property:

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.

County of: Culpeper

Tax Map # 6-33 Residue Parcel

65.6653 acre parcel

Owner or Applicant and information:

Printz Brothers LC 46448 Montgomery Place Sterling, VA 20165

cell phone David Printz: (703)-969-8255

email: dprintz@bciva.com

Prepared by MAOSE:

Ann B. Walker, MAOSE # 1940 0001045 Cedar Mountain Soils, LLC

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Certification Statement:

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.

A SU 2024





SOIL SUMMARY REPORT "Drainfield Site E" Residue Parcel **General Information** Culpeper County Health Department Date: March 22, 2022 Owner: Printz Brothers LC c/o David Printz Owner's Address: 46448 Montgomery Place, Sterling, VA 20165 Location: Holly Springs Road approximately ½ 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 x No Description and vegetation: upland convex backslope, mixed species and sizes of trees and undergrowth, white quartz on ground. Slope 12 1/2%. Depth to rock or impervious strata: Max._____ Min.__46" None____. 3. No <u>x</u> Yes _____ Depth to seasonal or perched water table 4. 5. Free water present No_x Yes _____ range in inches Soil percolation rate estimated No _____ Yes x ___ Texture group IIB/III ___ Estimated rate mpi _50-55 _. 6. Permeability test performed No x Yes 7. Observation Methods: SP & BA Name, title and signature of evaluator: Ceday Mountain Soils, L.L.C. 11189 Winston Road, Culpeper, VA 22701 (540)-825-4706 Ann B. Walker, MAOSE, LPSS 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: Position in landscape subject to flooding or periodic saturation 1. Insufficient depth of suitable soil over hard rock 2. Insufficient depth of suitable soil to seasonal water table 3. Rates of absorption too slow 4. _____ Insufficient area of acceptable soil for required drainfield, and/or reserve area 5. _____Proposed system too close to well 7. Other

SOIL PROFILE DESCRIPTION REPORT

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Date of evaluation: March 22, 2022 Drainfield Site E on Residue Parcel

Tax Map#/Location: tm # 6-33, 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	7.5YR 4/4 brown loam	IIB
	Bt	3-22	2.5YR 4/8 red clay loam	Ш
· · · · · · · · · · · · · · · · · · ·	С	22-48	10YR 3/6 dark yellowish brown fine sandy loam, some slightly dense areas, with	IIB
ř			red clay flows throughout, few channers	
	Cr	48-64	Dense dark yellowish brown parent material with black manganese coatings on	
			channers, red clay in seams	
2	A	0-7	10YR 4/4 brown loam	IIB
		200 890		III
	Bt	7-27	2.5YR 5/6 red clay loam, slightly firm, moderate, medium subangular blocky	111
			structure, few very fine mica flakes	THD
MACCOUNT	С	27-65	10YR 4/6 dark yellowish brown fine sandy loam, common fine mica flakes, and	IIB
			2.5YR 5/6 red clay films throughout	
3	A	0-5	7.5YR 4/4 brown loam	IIB
	Bt	5-21	5YR 5/6 yellowish red clay loam, few very fine mica flakes	Ш
	С	21-46	7.5YR 4/4 brown loam with 5YR 5/6 yellowish red clay films, common very fine	IIB
			mica flakes	
	Cr	46-56	dark yellowish brown dense sandy loam, some very hard areas on pit walls and	
			some large blocks of parent material	
4	A	0-7	7.5YR 5/4 brown sandy loam, many fine, medium, course and very course roots	IIB
	Bt	7-23	7.5YR 5/6 strong brown clay loam with few very fine mica, common white angular	III
			quartz fragments, common medium, course and very course roots	
	C	23-46	Black, white (mineral/parent), and 10YR 3/6 dark yellowish brown fine sandy loam,	IIB
			few medium and course roots	1
	Cr	46+	Many hard channers, black manganese and strong brown clay flows in rock seams,	
			medium and course roots in rock seams	

SOIL PROFILE DESCRIPTION REPORT, continued

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Texture Group
IIB
ocky structure, III
lay films and IIB
wish brown, IIB
vellow),
tly firm.
IIB
III
caceous fine IIB
roughout
IIB
III
parent colors, IIB
sh brown IIB
IIB
III
TR 4/6 IIB



DESIGN CALCULATIONS - Conventional, tax map # 6-33 Page 4 of 6

	50-55
A.a. Estimated Percolation Rate (minutes per inch)	24"
b Recommended trench bottom (inches)	46"
c. Depth to <u>restrictive feature</u> or to limit of evaluation if none encountered	18"
d. Minimum separation distance required	22"
e. Separation distance in inches provided in design (Ac-Ab) f. Minimum trench bottom due to slope	20"
1 100/0	yes
1 24 1 1 410	no
i. If yes to Ah, add 1 foot to the minimum center to center spacing beginning at 20% slope and continue	n/a
for each 10% slope increase above 20%	+1' for 10 foot
If no to Ah, and 1 ft. to the minimum center-to-center spacing beginning at 10% slope and continue	minimum centers
for each 10% slope increase above 10%. (Report the value, in feet, of the increase in center to center spacing above the minimum)	
spacing above the minimum)	376-412 X 4BR
B. Trench bottom sq. feet required: (designed for 4 bedroom house)	1504-1648 sq ft
Per bedroom (or 100 gals.) from Table 4.6 based on gravity chart from Regs	
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
	75'
E. Length of trench.	75'+
Length of available area	3'
F. Width of trench	
	7
G. Number of trenches.	
	10' minimum
H. Center-to-center spacing	63'
	03
I. a. Width required (H(G-1) + F)	
b. Width of available area.	63'+
b. Width of available area	1575 sq ft
J. Square footage in design (E * F * G)	
J. Square rootage in design (D 1 G)	
K. Soil texture group:	1000/
Is a reserve area required? Yes No Percent required:	100%
Percent available	100%
Pretreatment required? yes 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: Install in lower half of drainfield site (Reserve will be in upper half)



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