

Onsite Soil Consulting, LLC
 Authorized Onsite Soil Evaluator

Soil Evaluation Report

Project number: 04070

Date:

7/19/2005

Health Department:

Madison

Project name:

J. Randolph Parks, Tr. Property

Applicant:

Broadlands Management, LLC
 125 East Davis Street
 Culpeper, VA 22701
 540-825-5331

Owner:

Lot:

FE

Site:

unified

Location: From Madison take Route 29N across the Robinson River. Turn R on SR 629 Lonnie Burke Road. Turn R on SR 607 Lillards Ford Road. Bear R past SR 732 Tom's Drive. Proceed to SR 702 Larkins Mill Lane. The property fronts on the south side of SR 607 and both sides of 702.

Position in Landscape: sideslope

Slope: 11%

Depth to rock or impervious strata, in.: Yes maximum: _____ minimum: 54

Depth to seasonal water table (gray mottling or color), in.: None

Free water present: No Range in inches: _____

Percolation rate estimated: Yes

Texture class: III

Estimated rate average at depth: 70

Estimated rate slowest hole: 70

Percolation test preformed: No

Number of percolation test holes: _____

Depth of percolation test holes: _____

Average percolation rate: _____

Comments:

backhoe evaluation

Name and title of evaluator:

D. Vaughan Mairs, AOSE #182
 1670 Merrifields Lane
 Ruckersville, Virginia 22968
 Tel: 434-973-0273, Fax: 434-964-1501



Abbreviated Drainfield Design

Estimated Perc. Rate, min./in.	<input type="text" value="70"/>	Project number	<input type="text" value="04070"/>
Number of Bedrooms	<input type="text" value="3"/>	Lot	<input type="text" value="F"/>
Design Flow, gpd	<input type="text" value="490"/>	Site	<input type="text" value="unified"/>
Trench Length, ft.	<input type="text" value="100"/>		
Trench Width, ft.	<input type="text" value="3"/>		
Number of Trenches	<input type="text" value="14"/>		
On-Center Spacing, ft.	<input type="text" value="9"/>		
Usable Width of Area, ft.	<input type="text" value="133"/>		
Square Footage Required, sq. ft.	<input type="text" value="3560"/>		
Square Footage Available, sq. ft.	<input type="text" value="4200"/>		
Installation Depth, in.	<input type="text" value="36"/>		
Reserve Area Included in Layout	<input type="text" value="100%"/>		



Other features

- Primary and reserve areas included in this layout
- Pump system required
- Low pressure system required
- Secondary treatment required
- Secondary treatment recommended
- 3C well (100' minimum from any drainfield)
- 3B well (50' minimum from any drainfield)
- Regrading of erosion features, etc. required
- Ground control not on site at time of evaluation
- Thick vegetation on site at time of evaluation
- Deeper installation may be possible with backhoe review

Other considerations

The design flow will accomodate 4 bedrooms if a conditional permit, based on reduced flow, is issued.

Onsite Soil Consulting, LLC

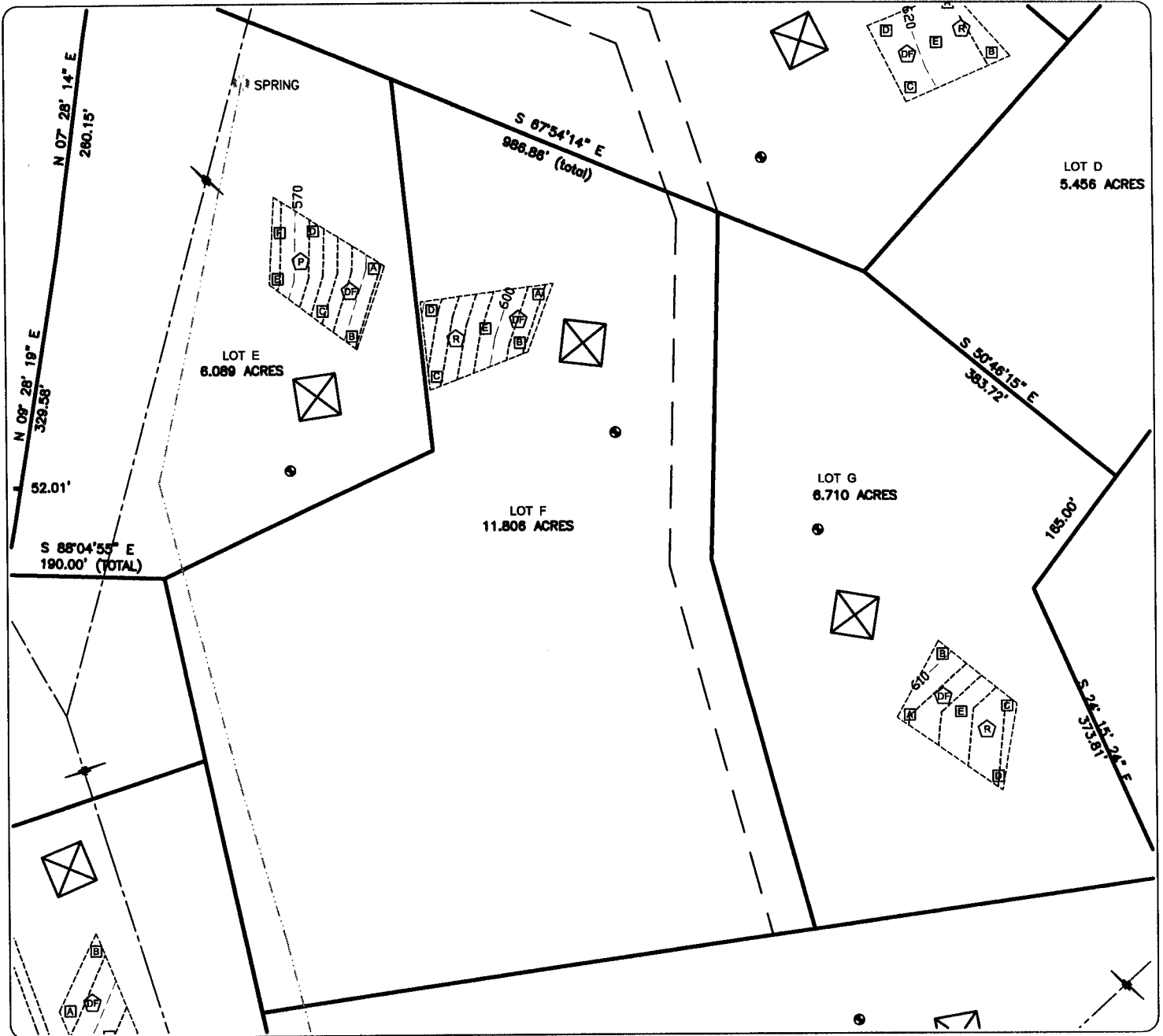
Approved Onsite Soil Evaluator

1670 Merriefields Lane, Ruckersville, Virginia 22968

Phone: 434-973-0273 Fax: 434-964-1501

Sketch of:
Lot "F"









being a portion of
Tax Map 41, Parcel 18C
showing proposed
Drainfield & House Site



Scale: 1" = 200'



Legend

- | | | | |
|---|--------------|---|----------------------|
|  | = House Site |  | = Drainfield |
|  | = Bore Hole |  | = Reserve Drainfield |
|  | = Test Pit |  | = Puraflo Drainfield |
|  | = Well, 3C |  | = Well, 3B |

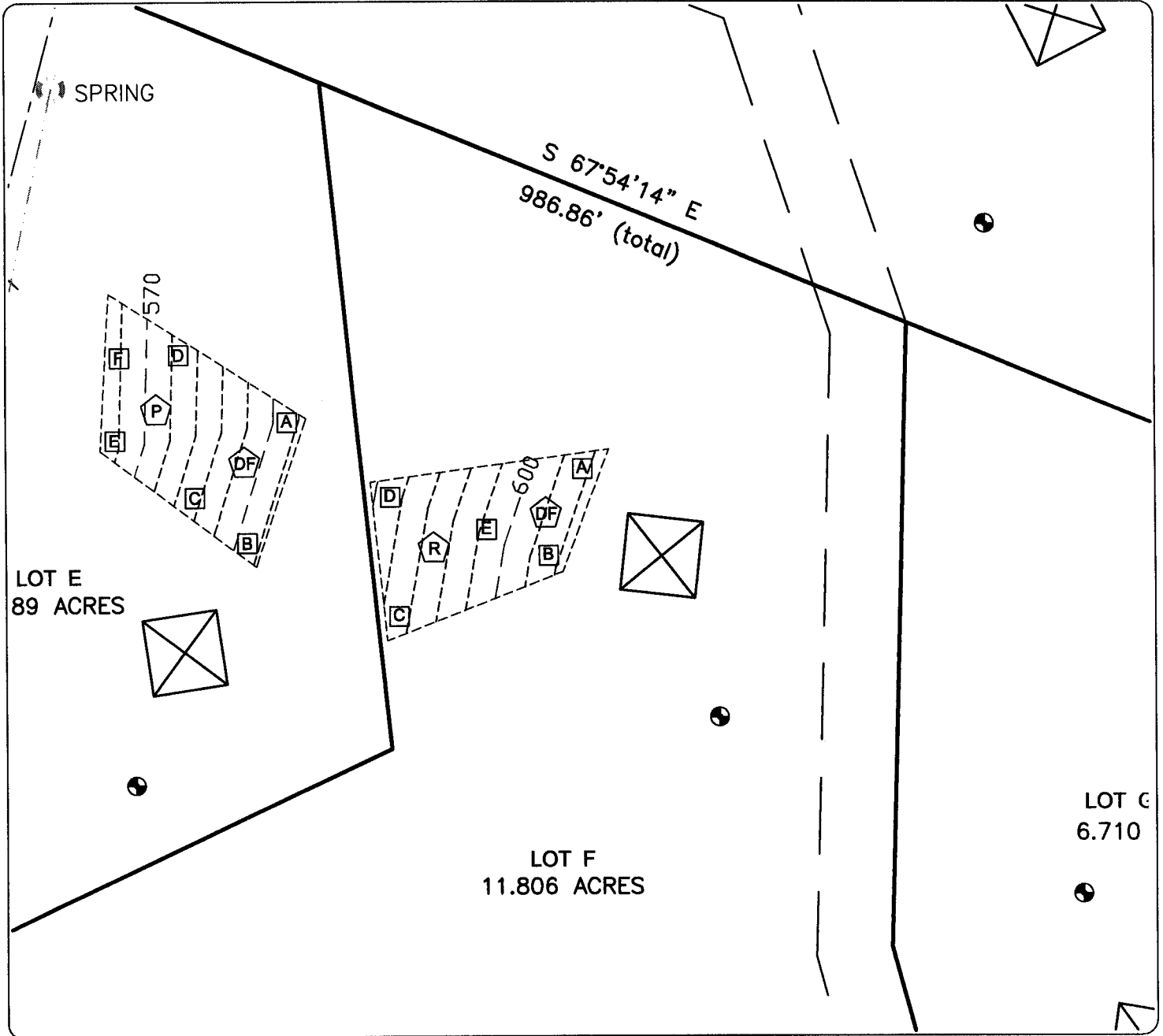
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Sketch of:
Lot "F"









being a portion of
Tax Map 41, Parcel 18C
showing proposed
Drainfield & House Site



Scale: 1" = 100'



Legend

- | | | | |
|---|--------------|---|----------------------|
|  | = House Site |  | = Drainfield |
|  | = Bore Hole |  | = Reserve Drainfield |
|  | = Test Pit |  | = Puraflo Drainfield |
|  | = Well, 3C |  | = Well, 3B |

Onsite Soil Consulting, LLC

Approved Onsite Soil Evaluator

**Soil Profile
Descriptions**

Date of evaluation 4/14/2005

Project # 04070 Project name J. Randolph Parks, Tr. Property

Lot F

Site unified

Horizon	Depth	Description	Texture Class
Hole ID:A			Estimated rate, (min/in): 70@36 inches
Ap	0-10	yellowish brown (10YR5/4) loam	II
BC	10-48	red (2.5YR4/6), reddish brown (5YR5/4) silty clay loam and light silty clay loam; common benign low chroma (10YR4/1) parent seams	III
CB	48-58	reddish brown (5YR5/4), yellowish red (5YR5/6), dark yellowish brown (10YR4/4) loam to silt loam; common fine mica flakes	II
Hole ID:B			Estimated rate, (min/in): 70@36 inches
Ap	0-10	brown (7.5YR5/4) loam; few quartz fragments	II
Bt	10-26	red (2.5YR4/6) clay loam; few fine mica flakes	III
BC	26-58	red (2.5YR4/6), strong brown (7.5YR4/6) clay loam and fine sandy clay loam; few fine mica flakes	III
Hole ID:C			Estimated rate, (min/in): 70@36 inches
Ap	0-6	brown (7.5YR5/4) loam; few quartz fragments	II
Bt	6-24	red (2.5YR4/6) clay loam; few fine mica flakes	III
BC	24-56	red (2.5YR4/6), strong brown (7.5YR4/6) clay loam; common loam to silt loam seams, common fine mica flakes	III
Cr	56"+	paralithic saprolite	
Hole ID:D			Estimated rate, (min/in): 70@36 inches
Ap	0-6	reddish brown (5YR5/4) fine sandy clay loam	II
Bt	6-54	red (2.5YR4/6) clay loam to light clay loam	III
Cr	54"+	paralithic saprolite	
Hole ID:E			Estimated rate, (min/in): 70@36 inches
Ap	0-12	yellowish brown (10YR5/4) loam	II
Bt	12-48	red (2.5YR4/6) clay loam	III
BC	48-60	red (2.5YR4/6) light clay loam; few fine mica flakes	III



Certification Statement

Date: 7/19/2005

Project number: 04070

County: Madison

Site Identification: J. Randolph Parks, Tr. Property, Lot F unified

Submitted by: Onsite Soil Consulting, LLC

This is to certify according to §32.1-12 and 32.1-164 of the *Code of Virginia* that work submitted for the referred property is in accordance to and complies with the *Sewage Handling and Disposal Regulations* of the Va. Department of Health. I recommend a subdivision approval be approved.

Name and title of evaluator: D. Vaughan Mairs, AOSE #182

COPY

Signature: _____

