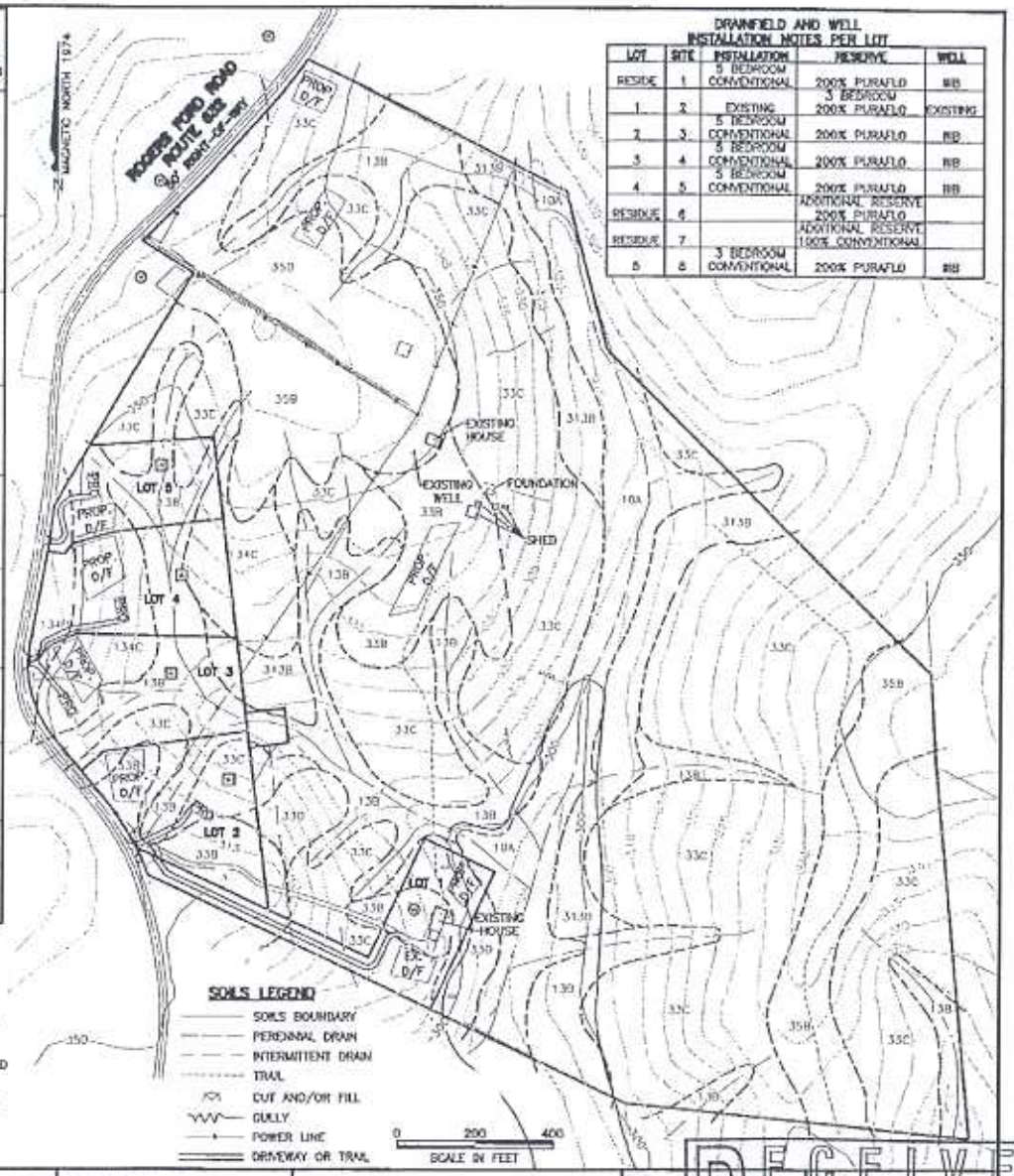
MAP UNIT SYMBOL / SOIL NAME / SLOPE	SOIL CHARACTERISTICS	EROSION HAZARD / K FACTOR (SURFACE/SUBSOIL) / HYDROLOGIC GROUP	SEATING CAPACITY / SHRINK-SWELL POTENTIAL	USE POTENTIAL & PROBLEMS FOR DEVELOPMENT USING CONVENTIONAL SEPTIC TANK AND DRAINFIELDS
10A MONGLE LOAM 0-3%	VERY DEEP, SOMEWHAT POORLY DRAINED, YELLOWISH BROWN LOAMY SOILS WITH HIGH WATER TABLES IN CONCAVE LANDSCAPES, ALONG SMALL DRAINAGEWAYS AND ON ALLUVIAL FANS; DEVELOPED IN RECENT COLLUVIUM/ALLUVIUM WASHED FROM BASIC AND ACIDIC ROCKS; MAY HAVE HYDRIC SOIL INCLUSIONS.	SLIGHT 0.43/0.43 C	LOW MODERATE	NOT SUITED HIGH WATER TABLE
13B SUMERDUCK LOAM 3-8%	VERY DEEP, MODERATELY WELL TO SOMEWHAT POORLY DRAINED, STRONG BROWN LOAMY SOILS IN DRAINAGEWAYS; DEVELOPED IN ALLUVIUM AND COLLUVIUM FROM ADJACENT UPLANDS.	MODERATE 0.43/0.28 C	MODERATE LOW	NOT SUITED HIGH WATER TABLE LANDSCAPE POSITION
33B BRINKLOW SILT LOAM 2-7%	MODERATELY DEEP, WELL DRAINED, YELLOWISH-RED SILTY SOILS ON GENTLY SLOPING SIDESLOPES AND CONVEX RIDGETOPS; DEVELOPED IN RESIDUUM FROM SERICITE AND BIOTITE SCHIST; GNEISS AND PHYLLITES.	MODERATE 0.32/0.28 B	MODERATE LOW	POOR SHALLOW TO ROCK
33C BRINKLOW SILT LOAM 7-15%	MODERATELY DEEP, WELL DRAINED, YELLOWISH-RED SILTY SOILS ON STRONGLY SLOPING SIDESLOPES; DEVELOPED IN RESIDUUM FROM SERICITE AND BIOTITE SCHIST; GNEISS AND PHYLLITES.	MODERATE 0.32/0.32 C	MODERATE LOW	POOR SHALLOW TO ROCK
33D BRINKLOW SILT LOAM 15-25%	MODERATELY DEEP, WELL DRAINED, YELLOWISH-RED SILTY SOILS ON MODERATELY STEEP BACKSLOPES; DEVELOPED IN RESIDUUM FROM SERICITE AND BIOTITE SCHIST; GNEISS AND PHYLLITES.	HIGH 0.32/0.32 C	MODERATE LOW	POOR SHALLOW TO ROCK STEEP SLOPES
35B PENNOCK SILT LOAM 2-8%	VERY DEEP, WELL DRAINED, RED CLAYEY SOILS ON SUMMITS AND GENTLY SLOPING BACKSLOPES IN DISSECTED UPLANDS; DEVELOPED IN RESIDUUM FROM SERICITE SCHIST, PHYLLONITE, AND PHYLLITE.	MODERATE 0.43/0.28 B	MODERATE MODERATE	MARGINAL PERCS SLOWLY
134B BUFFSTAT VARIANT LOAM 3-8%	VERY DEEP, WELL DRAINED, BROWNISH-YELLOW LOAMY SOILS ON STRONGLY SLOPING BACKSLOPES; DEVELOPED IN RESIDUUM FROM PHYLLITE AND METAMONZANITE GRANITE.	MODERATE 0.43/0.28 B	MODERATE LOW	GOOD
134C BUFFSTAT VARIANT LOAM 8-15%	VERY DEEP, WELL DRAINED, BROWNISH-YELLOW LOAMY SOILS ON STRONGLY SLOPING BACKSLOPES; DEVELOPED IN RESIDUUM FROM PHYLLITE AND METAMONZANITE GRANITE.	MODERATE 0.43/0.28 B	MODERATE LOW	GOOD
313B SUMERDUCK VARIANT SILT LOAM 3-8%	VERY DEEP, MODERATELY WELL DRAINED, YELLOWISH-BROWN LOAMY SOILS ON TRIBSLOPES, HEADS OF DRAINAGEWAYS AND BENCHES; DEVELOPED IN LOCAL WASH AND RESIDUUM FROM SERICITE AND BIOTITE SCHIST AND GNEISS.	MODERATE 0.43/0.28 B	MODERATE LOW	POOR HIGH WATER TABLE

SOILS NOTES

1. PRELIMINARY SOILS INFORMATION VIA A TYPE I SOIL MAP (ORIGINAL SCALE 1"=400") AND REPORT FROM FAUQUIER COUNTY SOIL SCIENTIST OFFICE DATED AUGUST 25, 2002.
2. THE COUNTY RECOMMENDS THAT NO BELOW GRADE BASEMENT BE CONSTRUCTED ON SOIL MAPPING UNITS 10A, 13B, AND 313B DUE TO WETNESS, UNLESS THE FOUNDATION DRAINAGE SYSTEM OF THE STRUCTURE IS DESIGNED BY A VIRGINA LICENSED PROFESSIONAL ENGINEER. THE FOUNDATION DRAINLINES SHOULD BE DAYLIGHTED FOR GRAVITY FLOW ON ALL STRUCTURES.
3. THE COUNTY RECOMMENDS THAT BEFORE ROAD OR HOME CONSTRUCTION BEGINS IN SOIL MAPPING UNITS 33B, C, & D, A SITE SPECIFIC EVALUATION BE CONDUCTED SO THAT SHALLOW TO BEDROCK AREAS ARE IDENTIFIED.
4. BEFORE A HOME IS STARTED THE BUILDER NEEDS TO MARK THE DRAINFIELD AREAS OFF AND NOT DISTURB IT DURING CONSTRUCTION.
5. THE ONLY SOIL MAPPING UNIT THAT MAY CONTAIN HYDRIC SOILS AND WETLANDS IS MAPPING UNIT 10A AS SHOWN ON THIS PLAN. THERE WILL BE NO LAND DISTURBANCE IN OR CLOSE TO THIS SOILS TYPE.

LEGEND

- EXISTING WELL
- PROPOSED WELL
- EXISTING DRAINFIELD
- PROPOSED DRAINFIELD
- PROPOSED HOUSE
- EXISTING STRUCTURE
- CEMETARY



DRAINFIELD AND WELL INSTALLATION NOTES PER LOT

LOT	SITE	INSTALLATION	RESERVE	WELL
RESIDE	1	5 BEDROOM CONVENTIONAL	200% PURAFLO	NB
1	2	EXISTING	3 BEDROOM 200% PURAFLO	EXISTING
2	3	5 BEDROOM CONVENTIONAL	200% PURAFLO	NB
3	4	5 BEDROOM CONVENTIONAL	200% PURAFLO	NB
4	5	5 BEDROOM CONVENTIONAL	200% PURAFLO	NB
RESIDUE	6		ADDITIONAL RESERVE 200% PURAFLO	
RESIDUE	7		ADDITIONAL RESERVE 100% CONVENTIONAL	
5	8	3 BEDROOM CONVENTIONAL	200% PURAFLO	NB

PM&A

SOILS MAP

FOR PROPERTY STANDING IN THE NAME OF

THOMAS A. MORAN & GALIA OFER

AS RECORDED IN DEED BOOK 870 PAGE 1498
OF THE LEE MAGISTERIAL DISTRICT OF
FAUQUIER COUNTY, VIRGINA
JANUARY 17, 2003
REVISED APRIL 7, 2003

REVISIONS:

NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	2-14-03
2	COUNTY COMMENTS	4-7-03

JOB #: 00132-A-1
SHEET #: 5 OF 5
DATE: JANUARY 17, 2003
DRAWN: SLP
CHECKED: AMM

PATTON, MARTIN, & ASSOCIATES
163 CREEKSIDE LANE
WINCHESTER, VIRGINIA, 22602
1-540-723-0545
CIVIL ENGINEERING • LAND SURVEYING

RECEIVED
MAY - 5 2003
COMMUNITY DEVELOPMENT
FAUQUIER COUNTY, VA