

# 4.497-ACRE BUILDING LOT POWHATAN COUNTY, VA

---

**ASKING PRICE - \$74,000**



REPRESENTED BY:

**JEFFREY HUFF**  
**ALC, FORESTER**  
804-750-1207

# TABLE OF CONTENTS

---

- I. PROPERTY DESCRIPTION
- II. PHOTOGRAPHS
- III. PLAT
- IV. TAX MAP
- V. AERIAL PHOTOGRAPH
- VI. TOPOGRAPHIC MAP
- VII. LOCATION MAP
- VIII. NRCS SOILS MAP — SEPTIC  
ABSORPTION RATE
- IX. ZONING MAP
- X. ZONING ORDINANCE —  
AGRICULTURAL-10 (A-10) DISTRICT

# PROPERTY DESCRIPTION

---

The subject property is shown on Powhatan County Tax Map records as parcel number 017-40. According to the new plat, the subject property contains 4.497 acres. The deed is recorded in Deed Book 695 on Page 491. A review of the Powhatan County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
017-40	4.497	\$89,000 Land

The subject property is currently zoned Agricultural (A-10). There is 164.93 feet of road frontage on Huguenot Trail (State Route 711). There is an existing driveway into the lot off of the road to the location of the old homesite. An old shallow well is all that remains from the old homesite, and this old well is being offered “As-Is, Where-Is”.

The lot is completely wooded with natural mixed hardwoods and scattered natural pines. There is an intermittent creek that meanders along the back property line.

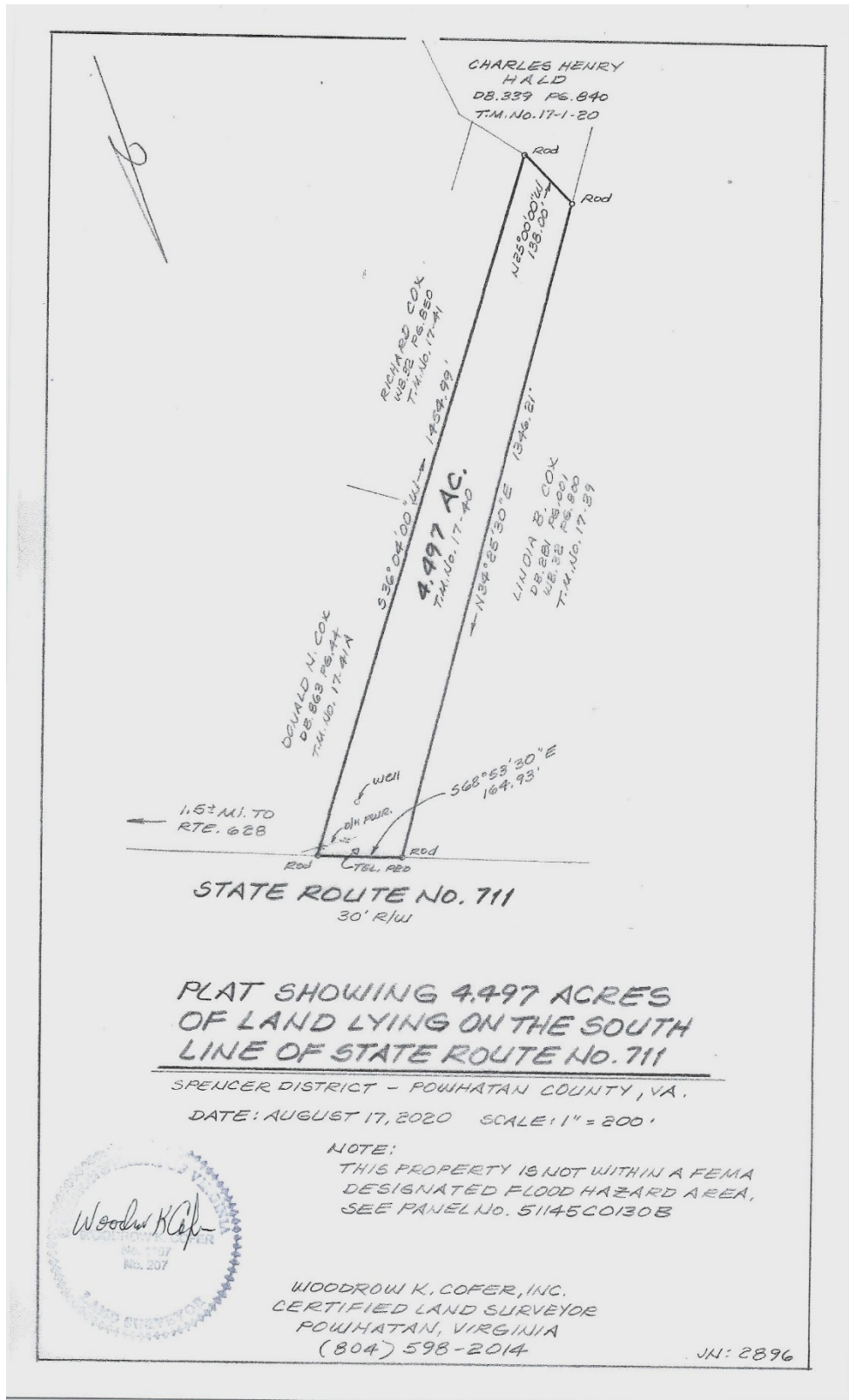
# PHOTOGRAPHS

---

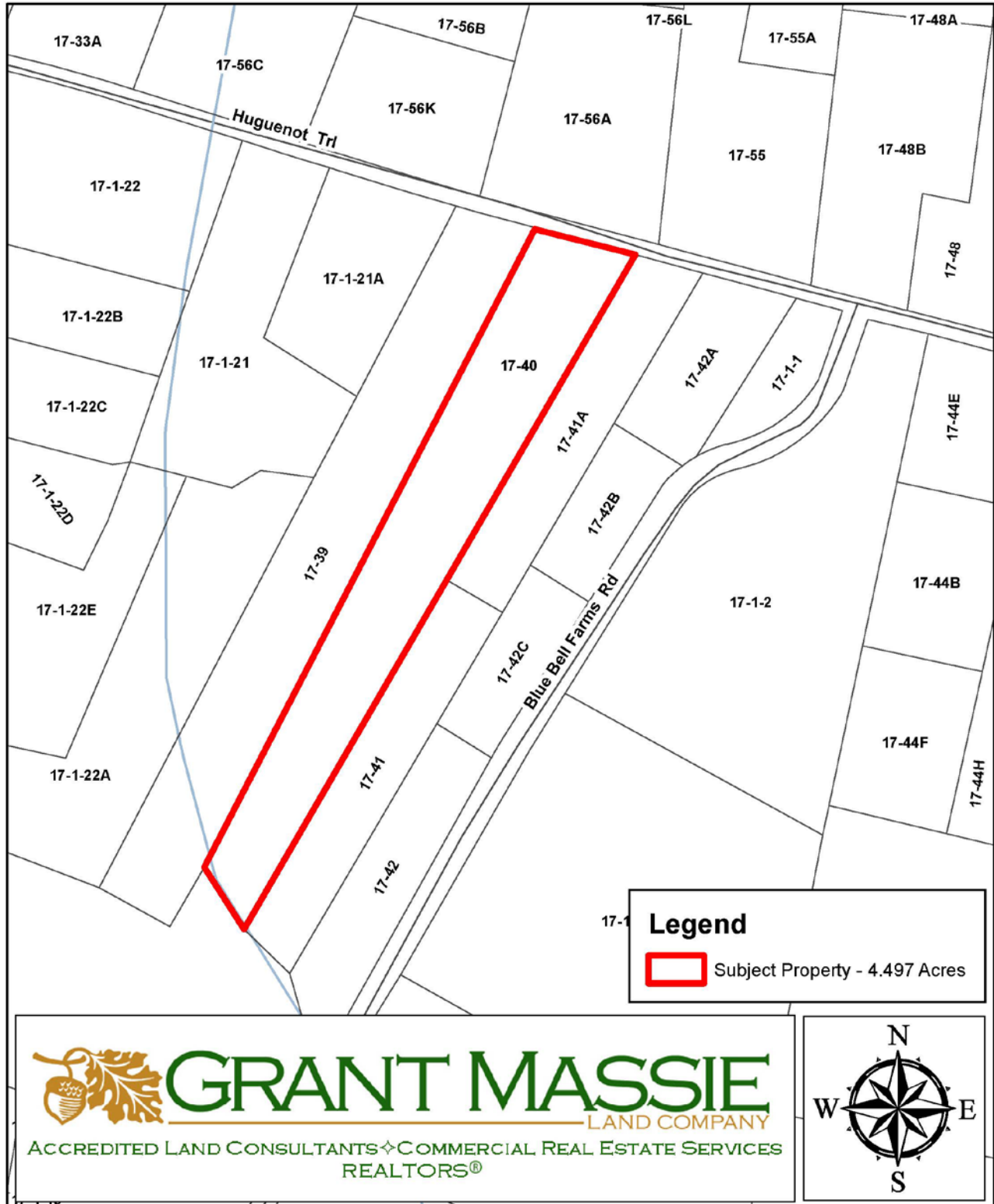




# PLAT

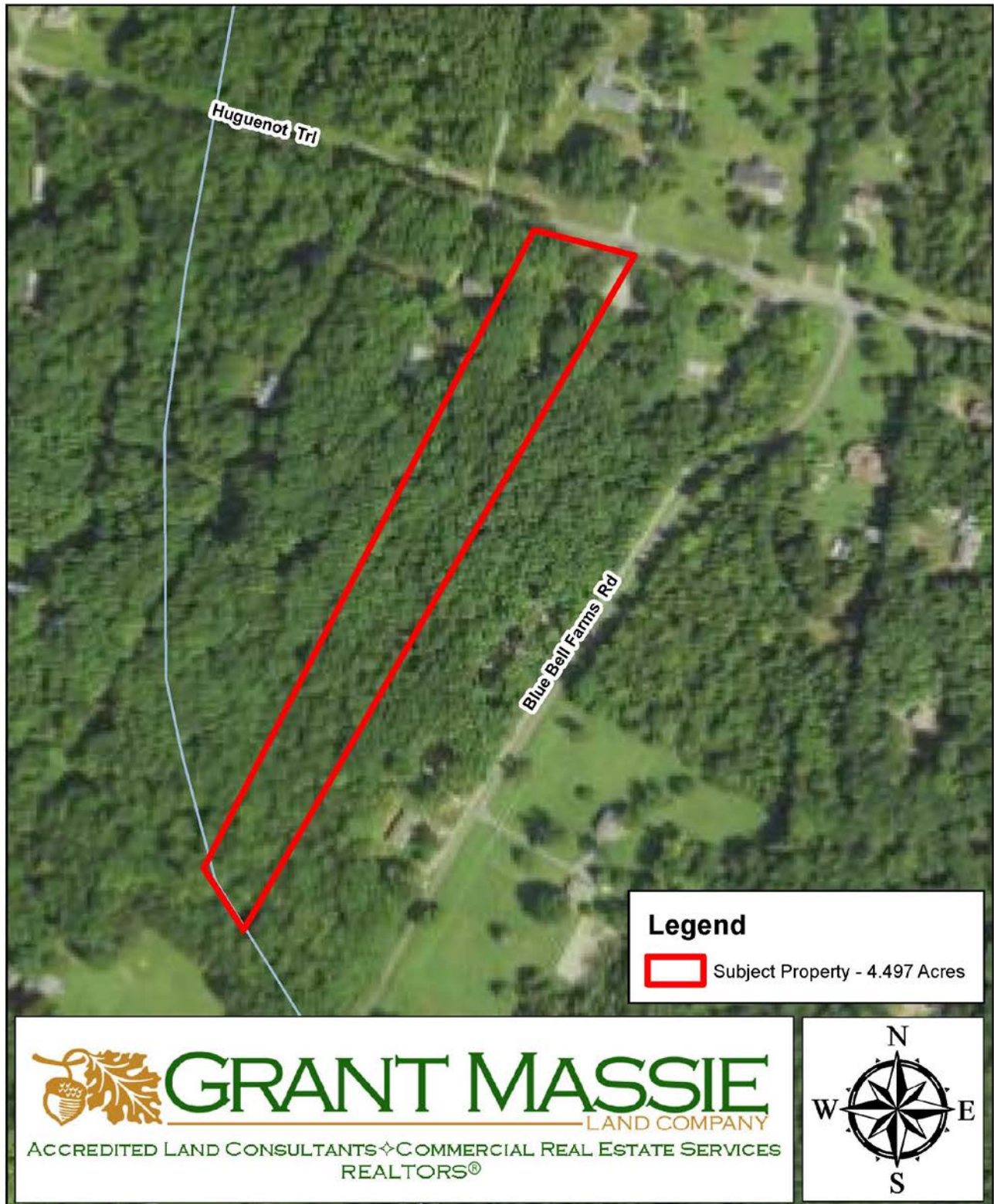


# TAX MAP



# AERIAL PHOTOGRAPH

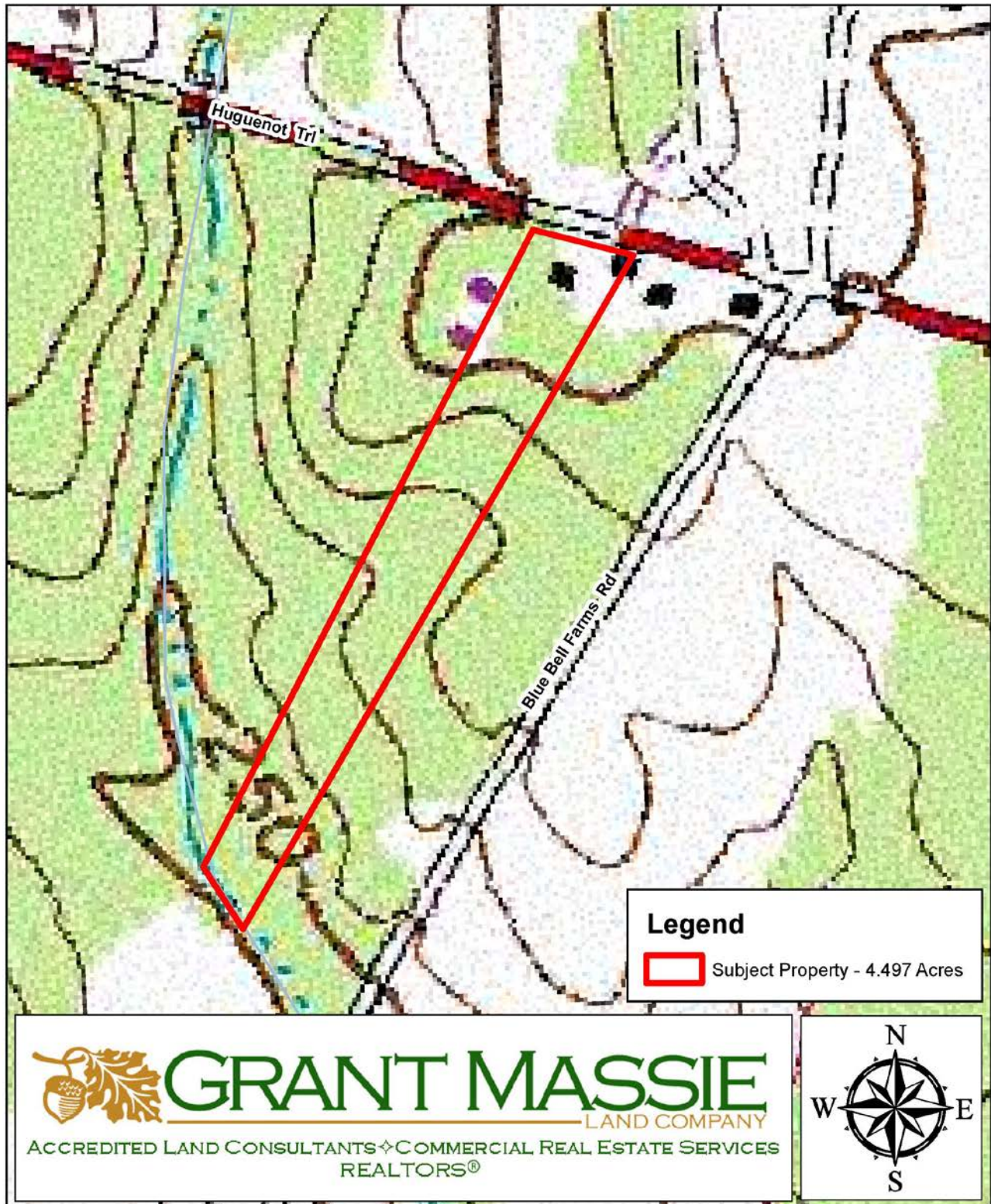
---





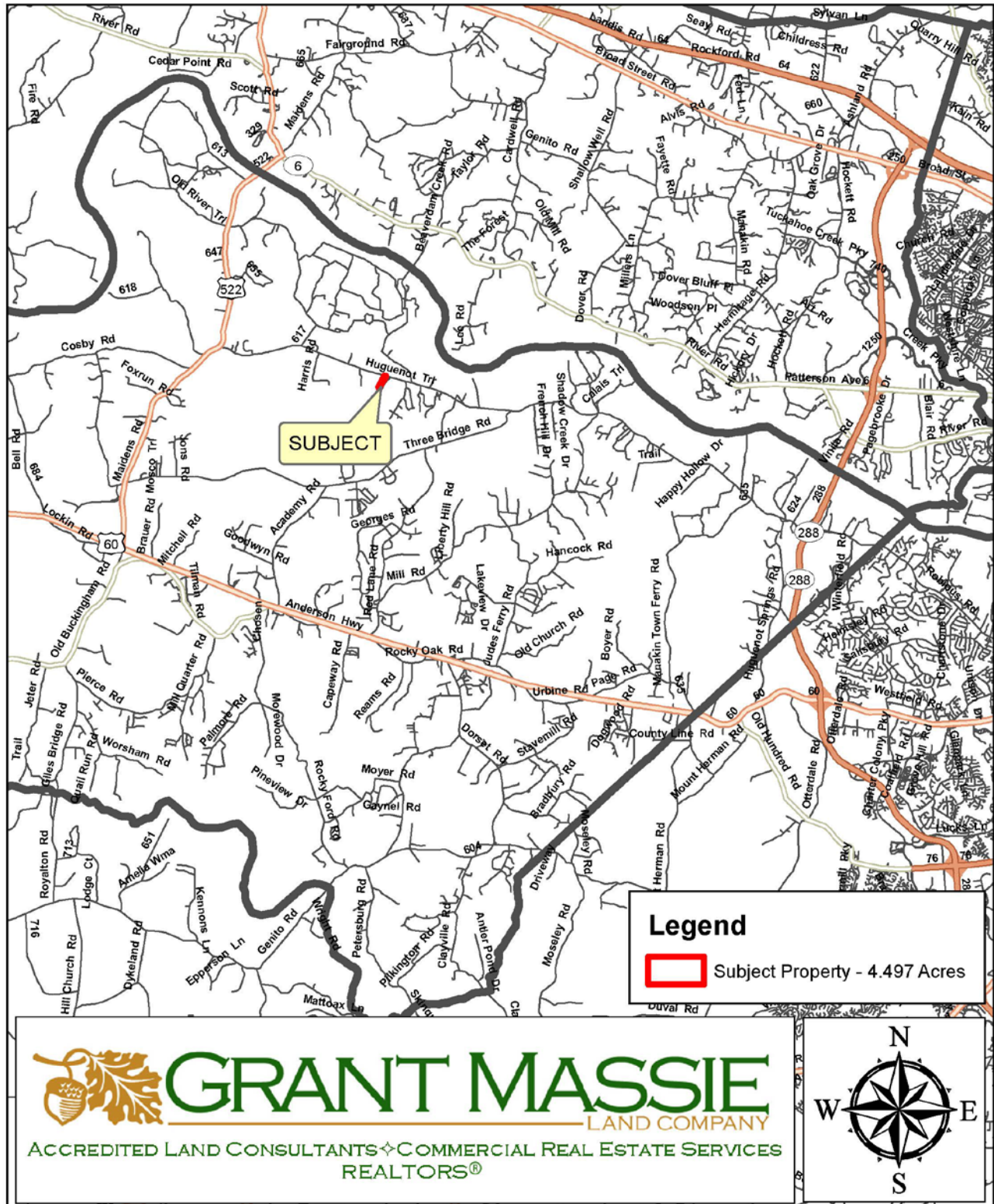
# TOPOGRAPHIC MAP

---



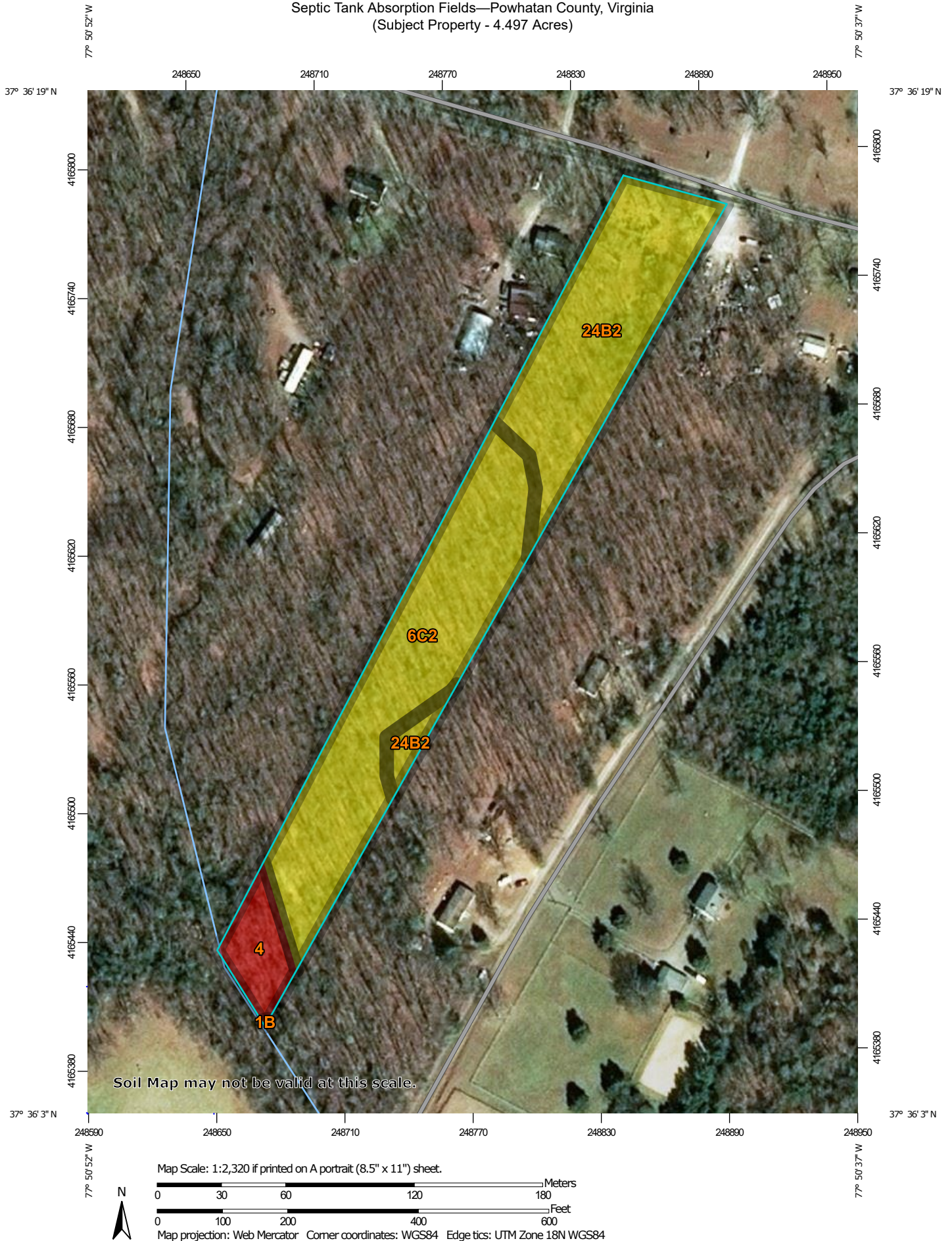


# LOCATION MAP






Septic Tank Absorption Fields—Powhatan County, Virginia  
(Subject Property - 4.497 Acres)




Septic Tank Absorption Fields—Powhatan County, Virginia  
(Subject Property - 4.497 Acres)

## MAP LEGEND

### Area of Interest (AOI)





 Area of Interest (AOI)

### Background





 Aerial Photography

### Soils





#### Soil Rating Polygons

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available


#### Soil Rating Lines

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available






#### Soil Rating Points

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

### Water Features

 Streams and Canals

### Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Powhatan County, Virginia  
Survey Area Data: Version 14, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 8, 2018—Jun 15, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
1B	Abell fine sandy loam, 2 to 7 percent slopes	Very limited	Abell (75%)	Depth to saturated zone (1.00)	0.0	0.0%
				Seepage, bottom layer (1.00)		
				Slow water movement (0.50)		
			Chewacla (3%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Slow water movement (0.50)		
			Partlow (3%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
				Slow water movement (0.50)		
4	Augusta silt loam	Very limited	Augusta (85%)	Depth to saturated zone (1.00)	0.4	7.8%
				Slow water movement (0.50)		
6C2	Cecil fine sandy loam, 7 to 15 percent slopes, eroded	Somewhat limited	Cecil (80%)	Slow water movement (0.50)	2.3	50.9%
				Slope (0.37)		
24B2	Turbeville fine sandy loam, 2 to 7 percent slopes, eroded	Somewhat limited	Turbeville (80%)	Slow water movement (0.50)	1.9	41.3%
<b>Totals for Area of Interest</b>					<b>4.5</b>	<b>100.0%</b>

Rating	Acres in AOI	Percent of AOI
Somewhat limited	4.1	92.2%

Rating	Acres in AOI	Percent of AOI
Very limited	0.4	7.8%
<b>Totals for Area of Interest</b>	<b>4.5</b>	<b>100.0%</b>

## Description

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.



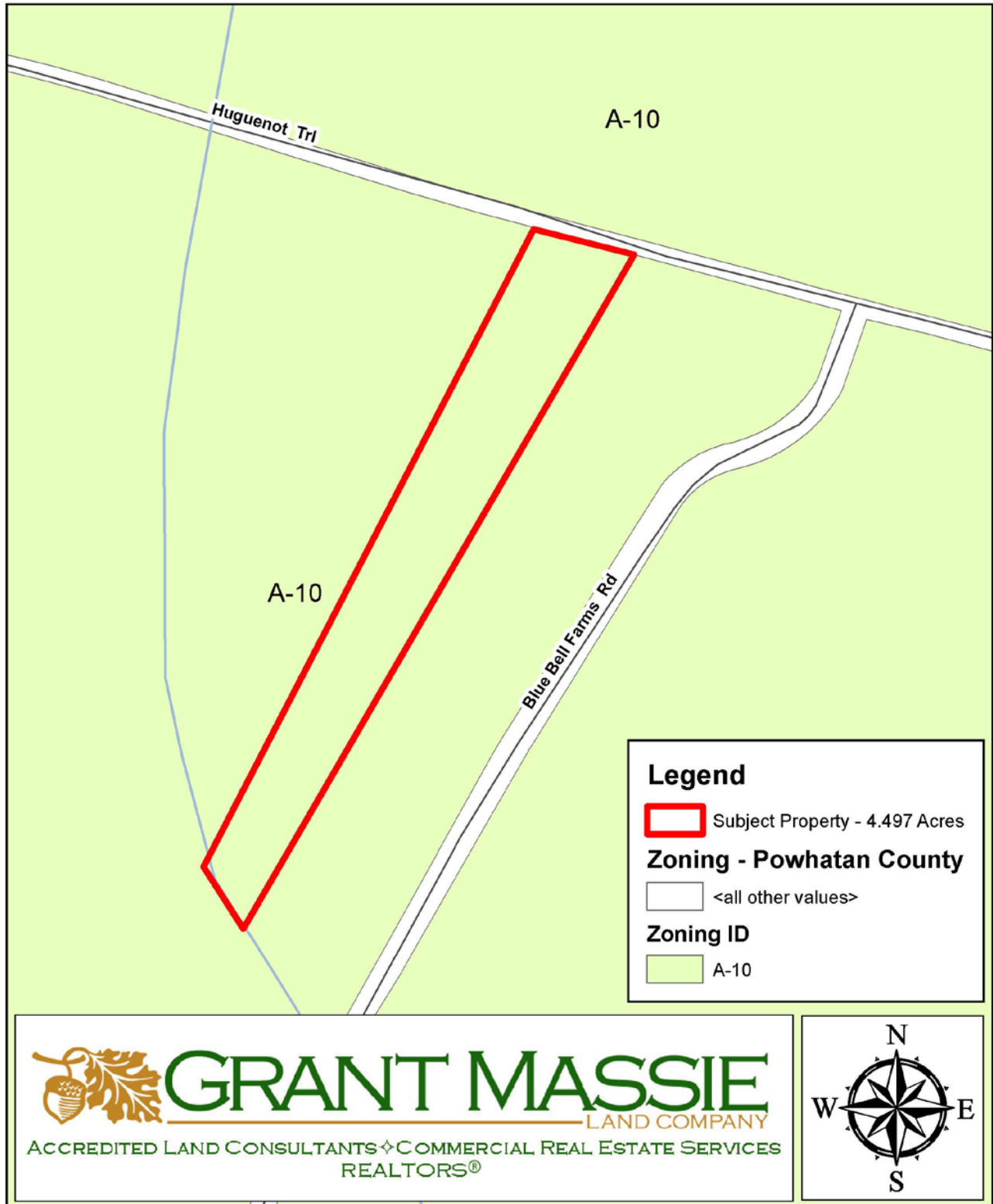
## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

# ZONING MAP





(b) *Permitted with temporary business permit.* The following uses are allowable as temporary uses of limited duration in the A-20 District, only on approval of a temporary business permit, and subject to compliance with any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Estate sale/auction;
  - (2) Farmer's market (as a temporary use);
  - (3) Outdoor seasonal sales;
  - (4) Temporary business (other than outdoor seasonal sales).
- (Ord. No. O-2013-06, 9-16-13)

**Secs. 83-155—83-159. Reserved.**

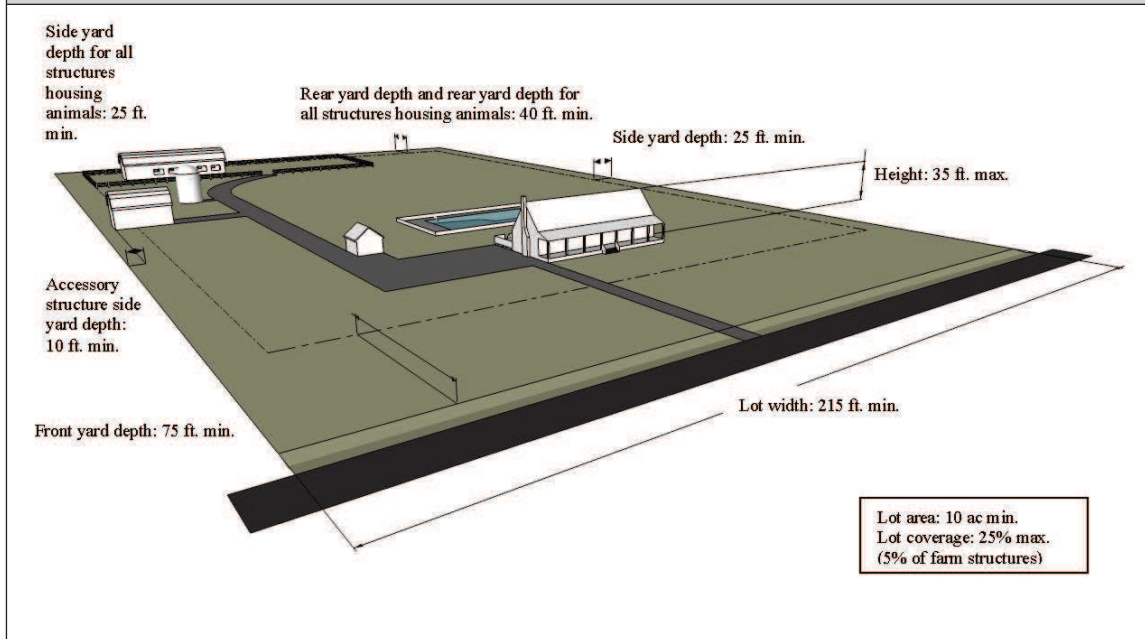
**Sec. 83-160. Agricultural-10 (A-10) District.**

A. Purpose.		Typical Development Form	
The purpose of the Agricultural-10 (A-10) District is to maintain the agrarian and low-density rural character of the county that optimizes economic use of the county's prime farmland and forest land resources and defines the countryside appearance and rural character of areas designated as rural preservation areas in the comprehensive plan. Specifically, the district is intended to accommodate and encourage agriculture, agri-business, agricultural and rural tourism, silviculture, and related uses and development. It is also intended to accommodate limited low-density single-family detached homes on lots of ten or more acres—primarily in the form of conservation subdivisions that conserve substantial open space and natural resources.			
B. Use Standards.			
See use table and use-specific standards in Article VII (Use Standards).			
C. Intensity and Dimensional Standards. <sup>1, 2</sup>			
Lot area, minimum		10 ac <sup>3</sup>	
Lot width, minimum		215 ft. <sup>4</sup>	
Density, maximum		1 du/10 ac <sup>5</sup>	
Lot coverage, maximum		25% <sup>6</sup>	
Structure height, maximum		Lesser of 3 stories or 35 ft.	
Front yard depth, minimum	Along limited access/arterial roads	100 ft. <sup>7</sup>	
	Along collector and local roads	75 ft. <sup>7</sup>	
		Typical Lot Layout	



Side yard depth, minimum	25 ft. <sup>8, 9</sup>	
Rear yard depth, minimum	40 ft. <sup>9, 10</sup>	
Corner lot yard depth, minimum	40 ft.	
Notes: ac = acre(s) ft. = feet 1. See measurement rules and allowed exceptions/variations in Article XII (Interpretations). 2. For conservation subdivisions, see Powhatan County Code Chapter 68 (Subdivisions) for applicable lot area, lot width, lot coverage, and yard depth standards. 3. See chapter 68 (Subdivisions) for variations applicable to charitable subdivisions and family divisions. 4. One hundred fifty ft. for family divisions. 5. For conservation subdivisions, see chapter 68 (Subdivisions) for applicable density bonus for additional open space. 6. Five percent for farm structures and accessory structures. 7. Thirty-five ft. for flag lots. 8. Twenty-five ft. for principal structures, accessory dwelling units, or accessory structures housing animals. 9. Ten ft. for accessory structures (other than those housing animals). 10. Forty ft. for principal structures, accessory dwelling units, or accessory structures housing animals.		
<b>D. Development Standards.</b>		
See development standards in Article VIII (Development Standards).		

#### Typical Development Configuration



(Ord. No. 2013-09, 2-3-14; Ord. No. 2014-23, 9-15-14; Ord. No. O-2017-26, 9-25-17; Ord. No. O-2018-08, 3-26-18)

**Sec. 83-161. Permitted uses.**

The following uses are allowable as principal uses by right in the A-10 District, subject to compliance with any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Animal production (other than an animal confinement facility);
- (2) Crop production;
- (3) Dairy (other than an animal confinement facility);
- (4) Forestry and logging;
- (5) Greenhouse, nursery, and floriculture production;
- (6) Agricultural support (direct);
- (7) Agricultural support (indirect);
- (8) Farm winery;
- (9) Horse boarding and equestrian training;
- (10) Dwelling, manufactured home;
- (11) Dwelling, single-family detached;
- (12) Telecommunications facility, collocated;
- (13) Library;
- (14) Adult day care center;
- (15) Child day care center;
- (16) Public school;
- (17) Courthouse facility;
- (18) Fire or EMS station;
- (19) Government administrative offices;
- (20) Government maintenance, storage, or distribution facility;
- (21) Law enforcement facility;
- (22) Post office;
- (23) Community garden;
- (24) Park or greenway;
- (25) Place of worship;
- (26) Utility use, minor;
- (27) Kennel, private, two acres or more;
- (28) Marina, noncommercial;

- (29) Recreation facility, public;
  - (30) Taxidermy shop.
- (Ord. No. O-2013-09, 2-3-14)

**Sec. 83-162. Conditional uses.**

The following uses are allowable as principal uses in the A-10 District only on approval of a conditional use permit and subject to any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Farm winery, special impact;
- (2) Horse racetrack or show grounds;
- (3) Livestock market;
- (4) Sawmill, commercial;
- (5) Farm worker housing;
- (6) Manufactured home park;
- (7) Assisted living facility;
- (8) Continuing care retirement community;
- (9) Hospice facility;
- (10) Rooming or boarding house;
- (11) Telecommunications tower;
- (12) Community center;
- (13) Museum;
- (14) College or university;
- (15) Private school;
- (16) Vocational or trade school;
- (17) Correctional facility;
- (18) Fire training facility;
- (19) Nursing home;
- (20) Cemetery;
- (21) Club or lodge;
- (22) Halfway house;
- (23) Shelter for victims of domestic violence;
- (24) Airport;
- (25) Helicopter landing facility;



- (26) Solar energy farm;
  - (27) Utility use, major;
  - (28) Animal grooming;
  - (29) Animal shelter;
  - (30) Pound;
  - (31) Kennel, commercial;
  - (32) Kennel, private, less than two acres;
  - (33) Veterinary clinic;
  - (34) Conference or training center;
  - (35) Country club;
  - (36) Fairground;
  - (37) Golf course;
  - (38) Marina, commercial;
  - (39) Recreation facility, commercial indoor;
  - (40) Recreation facility, commercial outdoor;
  - (41) Recreation facility, nonprofit;
  - (42) Shooting range, commercial;
  - (43) Antique store;
  - (44) Art gallery;
  - (45) Auction facility;
  - (46) Farmers' market;
  - (47) Flea market;
  - (48) Campground/recreational vehicle park;
  - (49) Country inn;
  - (50) Commercial landscaping operation;
  - (51) Asphalt or concrete plant;
  - (52) Brewery or distillery;
  - (53) Micro brewery or micro distillery;
  - (54) Winery;
  - (55) Convenience center, county;
  - (56) Heavy vehicle/equipment repair and servicing.
- (Ord. No. O-2013-09, 2-3-14; O-2016-29, 8-22-16)

**Sec. 83-163. Accessory uses.**

(a) *Permitted accessory uses.* The following uses are allowable as accessory uses that are incidental and customarily subordinate to principal uses in the A-10 District, subject to compliance with any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Accessory apartment;
- (2) Accessory dwelling unit (detached), up to 50 percent of square footage of the main dwelling;
- (3) Airstrip;
- (4) Amateur radio antenna;
- (5) Bed and breakfast inn;
- (6) Clubhouse;
- (7) Eating establishment (as accessory to an agricultural use);
- (8) Electric vehicle (EV) level 1 or 2 charging station;
- (9) Electric vehicle (EV) level 3 charging station;
- (10) Family day care home;
- (11) Fuel oil or bottled gas distribution or storage, limited;
- (12) Home garden;
- (13) Home occupation;
- (14) Home-based landscaping business;
- (15) Kennel, private;
- (16) Office (as accessory to P multifamily dwelling or commercial use);
- (17) Open space, park, playground, or recreational facility;
- (18) Outdoor storage (as an accessory use);
- (19) Parking or storage of major recreational equipment on residential lots;
- (20) Parking or storage of large vehicles;
- (21) Rainwater cistern;
- (22) Residential care facility;
- (23) Private recycling bins;
- (24) Retail sales (as accessory to an agricultural use);
- (25) Roadside stand;
- (26) Satellite dish;
- (27) Shipping containers as storage;

- (28) Shooting range, non-commercial;
- (29) Small wind energy system;
- (30) Solar energy collection system;
- (31) Swimming pool, spa, or hot tub;
- (32) Television or radio antenna.

(b) *Conditional accessory uses.* The following uses are allowable as accessory uses that are incidental and customarily subordinate to principal uses in the A-10 District only on approval of a conditional use permit and subject to any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Accessory dwelling unit (detached) greater than 50 percent of the square footage of the main dwelling;
  - (2) Home-based business;
  - (3) Home-based truck hauler business.
- (Ord. No. O-2013-09, 2-3-14)

**Sec. 83-164. Temporary uses.**

(a) *Permitted temporary uses.* The following uses are allowable as temporary uses of limited duration, in the A-10 District, subject to compliance with any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Garage or yard sale;
- (2) Manufactured home used pending construction of conventional dwelling as primary residence;
- (3) Model sales home/unit;
- (4) Portable sawmill;
- (5) Post-disaster temporary dwelling;
- (6) Temporary construction-related structure or facility;
- (7) Temporary family health care structure.

(b) *Permitted with temporary business permit.* The following uses are allowable as temporary uses of limited duration in the A-10 District, only on approval of a temporary business permit, and subject to compliance with any referenced use-specific standards and all other applicable regulations of this chapter:



- (1) Estate sale/auction;
- (2) Farmers' market (as a temporary use);
- (3) Outdoor seasonal sales;
- (4) Temporary business (other than outdoor seasonal sales).

(c) *Permitted with condition use permit.* The following uses are allowable as temporary uses of limited duration, in the A-10 District, only on approval of a conditional use permit and subject to compliance with any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Temporary second dwelling for an elderly or infirm family member.  
(Ord. No. O-2013-09, 2-3-14)

**Secs. 83-165—83-169. Reserved.**

**Sec. 83-170. Agricultural/Animal Confinement (A-C) District.**

A. Purpose.	Typical Development Form
The purpose of the Agricultural/Animal Confinement (A-C) District is to accommodate intensive agricultural operations involving the keeping or raising of livestock, dairy cattle, swine, and poultry in confined areas or facilities—subject to standards to mitigate the potential adverse impacts of such operations on adjacent properties. The district is also intended to accommodate other animal production, crop production, and other agricultural uses.	
<b>B. Use Standards.</b>	
See use-specific standards in Article VII (Use Standards).	
<b>C. Intensity and Dimensional Standards.</b>	
Setbacks for Structures Associated with New Poultry House Facilities <sup>1</sup>	
From a well, spring, stream, or water course	
From any property line	
From a public roadway	
From an existing dwelling on an adjacent property	
From a school or place of worship	
From an adjoining zone district	
Setbacks for Structures Associated with all other New Animal Confinement Facilities	
From a well, spring, stream, or water course	
From any property line	
From a public roadway	
From an existing dwelling on an adjacent property	
From a school or place of worship	
From an adjoining zone district	
Notes: ft. = feet 1. May be reduced by up to 50% through a written and recorded agreement between the owner of the animal confinement facility and the owner of the affected adjacent property.	
<b>D. Development Standards.</b>	<b>Typical Lot Layout</b>
See development standards in Article VIII (Development Standards) for any standards not addressed above.	
Typical Development Configuration	