



Chapel Green Road

Building Lot for Sale



Presented by:

David K. Blackwood

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COMMERCIAL REAL ESTATE BROKERAGE

“Creating Value Through Service Excellence”

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The following information has been obtained from sources deemed to be reliable. No representation is made as to the accuracy of the information, and is submitted subject to changes of price information, prior sale, or withdrawal without notice. Broker makes no representation as to the location of any sewer or water lines, sewer laterals, water lines or the suitability of drain fields or wells and suitability of well water. The Broker accepts no responsibility or liability for inconsistencies or for defects which may be discovered through purchasers' investigations.



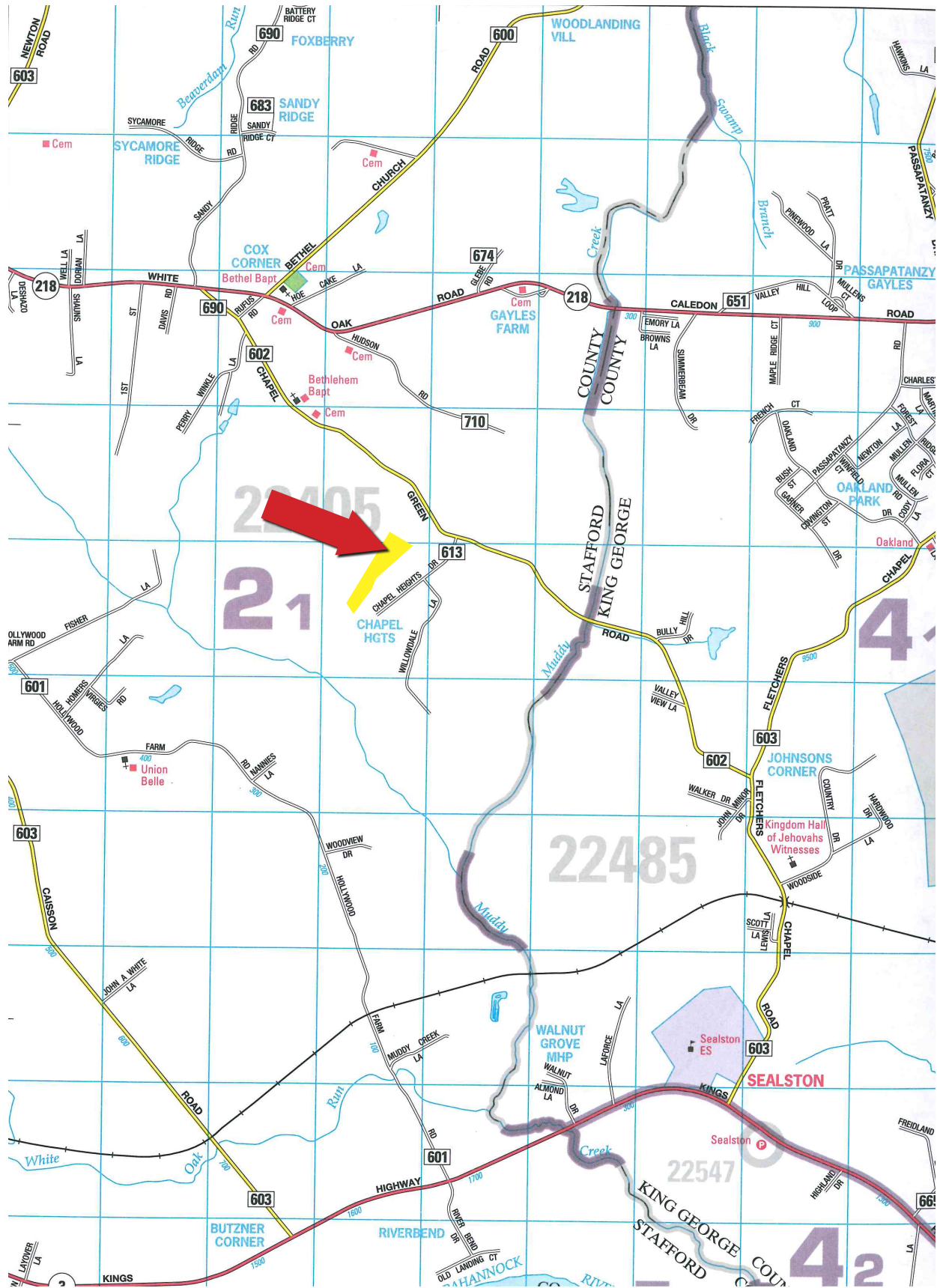
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Chapel Green Road

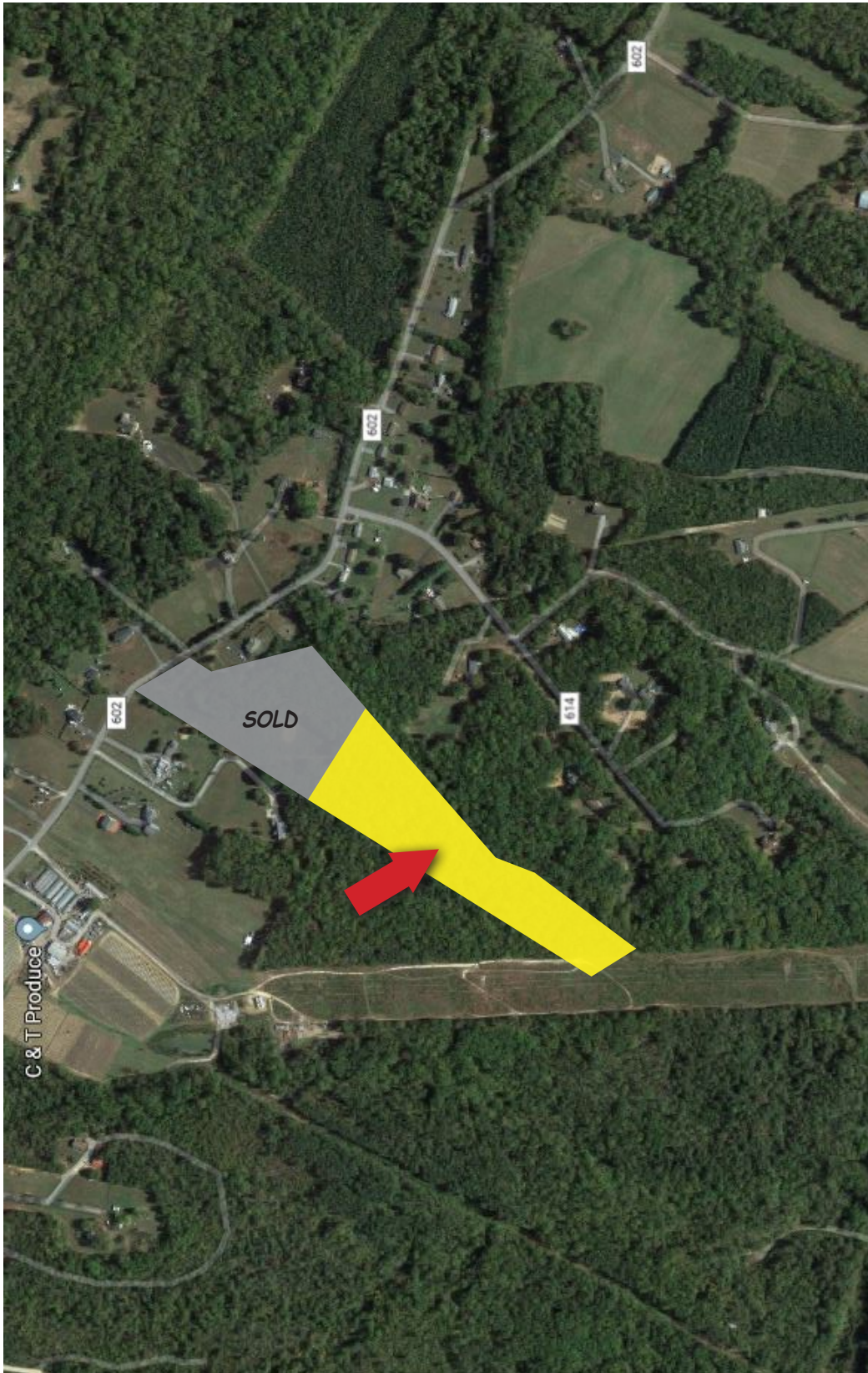
Building Lot for Sale

- Project:** This property fronting on Chapel Green Road has two building lots both with non-conventional drain fields. This gently rolling landscape comprised of woods and fields is a wonderful bucolic setting for someone who wants to be both close to shopping and the city, but far enough away to be in a rural setting.
- Location:** Located on the south side of Chapel Green Road (Route 602) not far from the Stafford County/King George County line. The property lies in the George Washington Magisterial District.
- Property:** Two building lots, one 7.7065 acres in size that fronts on Chapel Green Road and one 10.7702 acre lot (referred to as Parcel 1) that is accessed by a fifty foot wide easement.
- Price:** ~~Lot one is \$120,000.00 (7.7065 acres)~~ **SOLD**
Lot two is \$149,900.00 (10.7702 acres)
- Soils:** The 10.7702 acre, lot B is approved for a 4 bedroom non-conventional drain field. The 7.7065 acre lot is referred to in the soils work as site A and the 10.7702 acre lot is referred to as site B. Please note that the lots on the survey refer to the 10.7702 lot as Lot 1, and the 7.7065 lot as Residue. The survey is referring to the lot and the soils work is referring to the drain field.
- Terms:** Cash
- Schools:** Ferry Farm Elementary School
Dixon Smith Middle School
Stafford High School
- Utilities:** The property will need to be developed utilizing well water and sanitary septic. Electric and Telephone can also be made available to the property.
- Zoning:** This property is zoned A1 according to the Stafford County zoning map.
- Subdivision:** In the first week of September, 2020 the property received subdivision approval from Stafford County.

Area Map Location



Area Map Location



Plat Map

SURVEYOR'S CERTIFICATE & CERTIFICATE OF TITLE

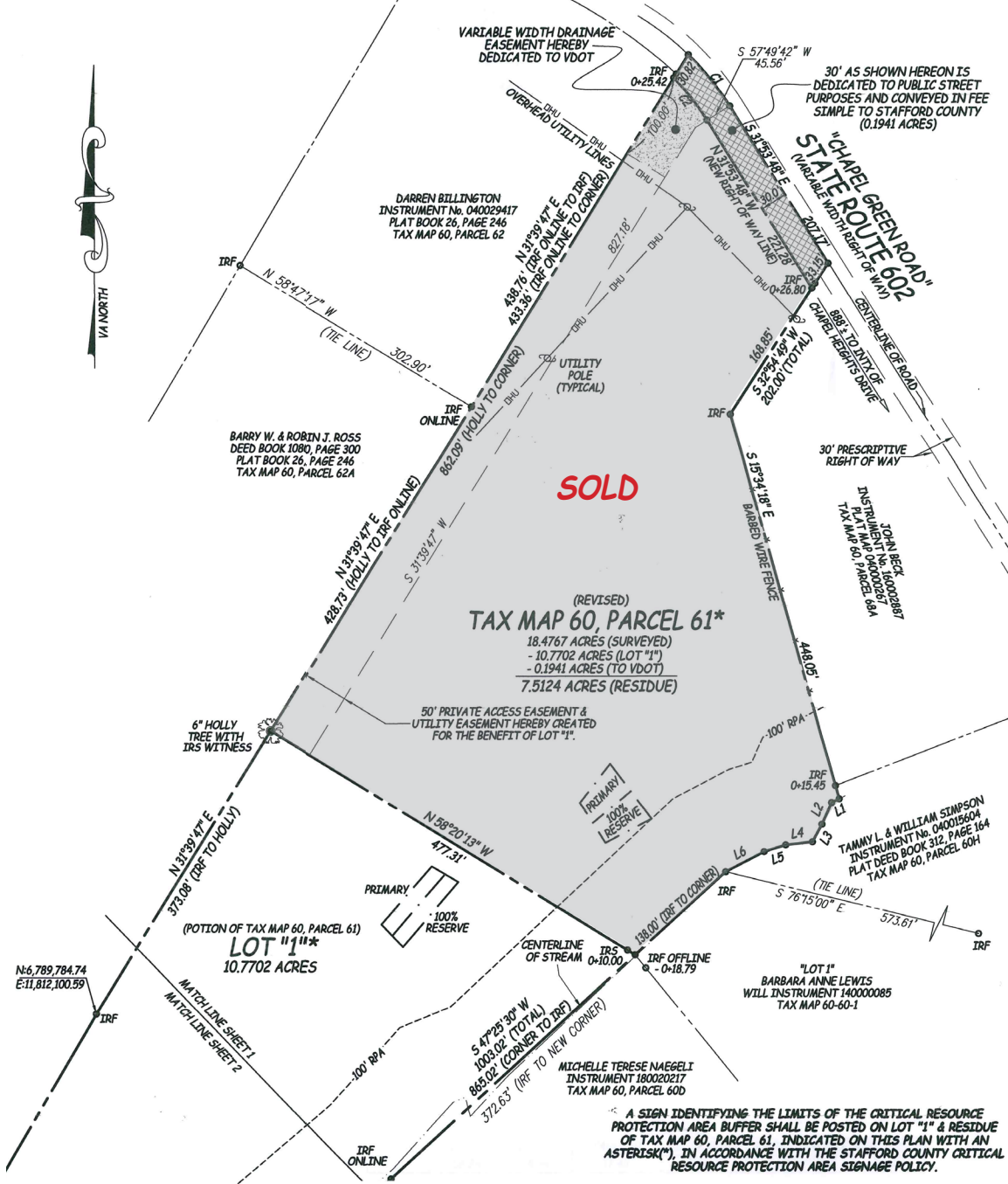
I, REXFORD L. OSTRANDER, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTIES DELINEATED ON THIS PLAT CURRENTLY STAND IN THE NAME OF TOYCE W. STERNE & RICHARD S. MARSH, AS ACQUIRED IN INSTRUMENT No. 200002395 (TAX MAP 60, PARCEL 61), AS BEING RECORDED AMONG THE LAND RECORDS FOR STAFFORD COUNTY VIRGINIA. I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF STAFFORD, VIRGINIA, REGARDING THE PLATTING OF MINOR SUBDIVISION WITHIN THE COUNTY HAVE BEEN MET, AND THAT THE LAND HEREBY BEING SUBDIVIDED IS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-5, SUBSECTION (a), MINOR SUBDIVISION, OF THE SUBDIVISION ORDINANCE OF STAFFORD COUNTY, VIRGINIA. I FURTHER STATE IRON RODS WILL BE SET AT ALL LOT CORNERS UNDER DIRECT SUPERVISION OF A LAND SURVEYOR, LICENSED BY THE COMMONWEALTH OF VIRGINIA FOR LOT "1".

Rexford L. Ostrander 7-10-20
 REXFORD L. OSTRANDER, L.S. # 1930 DATE:

PROPERTY CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CRD LENGTH
C1	308.24'	74.54'	37.45'	13°51'21"	S 38°49'29" E	74.36'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 63°28'24" W	9.57'
L2	S 24°10'33" W	26.91'
L3	S 28°21'37" W	22.30'
L4	S 83°27'24" W	30.16'
L5	S 72°24'49" W	25.46'
L6	S 62°16'46" W	48.59'
L7	S 26°51'15" W	20.81'

LEGEND:
 IPF - IRON PIPE FOUND
 IRF - IRON ROD FOUND
 IRS - IRON ROD SET



SOLD

(REVISED)
TAX MAP 60, PARCEL 61*
 18.4767 ACRES (SURVEYED)
 - 10.7702 ACRES (LOT "1")
 - 0.1941 ACRES (TO VDOT)
 7.5124 ACRES (RESIDUE)

* A SIGN IDENTIFYING THE LIMITS OF THE CRITICAL RESOURCE PROTECTION AREA BUFFER SHALL BE POSTED ON LOT "1" & RESIDUE OF TAX MAP 60, PARCEL 61, INDICATED ON THIS PLAN WITH AN ASTERISK(*), IN ACCORDANCE WITH THE STAFFORD COUNTY CRITICAL RESOURCE PROTECTION AREA SIGNAGE POLICY.

Plat Map



OSE/PE Report For:

- Construction Permit
- Repair Permit
- Voluntary Upgrade Permit
- Certification Letter
- Subdivision Approval

Property Location:
 911 Address: _____ City: _____
 Lot Site B Section _____ Subdivision _____
 GPIN or Tax Map # 60-61 Health Dept ID # _____
 Latitude _____ Longitude _____

Applicant or Client Mailing Address:
 Name: Joyce W. Sterne
 Street: 38 Locust Street
 City: Fredericksburg State Virginia Zip Code 22405-5517

Prepared by:
 OSE Name Philip B. Helm License # 1940001237
 Address 11700 Lord willing Drive
 City Culpeper State Virginia Zip Code 22701
 PE Name _____ License # _____
 Address _____
 City _____ State _____ Zip Code _____

Date of Report May 20, 2020 Date of Revision #1 _____
 OSE/PE Job # _____ Date of Revision #2 _____


Contents/Index of this report (e.g., Site Evaluation Summary, Soil Profile Descriptions, Site Sketch, Abbreviated Design, etc.)

Pg. 2 Soil Summary	Pg. 3 Soil Notes; Pg. 4 Site Sketch
Pg. 5-6 Abbreviated Design	

Certification Statement
 I hereby certify that the evaluations and/or designs contained herein were conducted in accordance with the applicable provisions of the Sewage Handling and Disposal Regulations (12 VAC5-610), the Private Well Regulations (12 VAC5-630), the Regulations for Alternative Onsite Sewage Systems (12VAC5-613) and all other applicable laws, regulations and policies implemented by the Virginia Department of Health. I further certify that I currently possess any professional license required by the laws and regulations of the Commonwealth that have been duly issued by the applicable agency charged with licensure to perform the work contained herein. The potential for both conventional and alternative onsite sewage systems has been discussed with the owner/applicant.

The work attached to this cover page has been conducted under an exemption to the practice of engineering, specifically the exemption in Code of Virginia Section 54.1-402.A.11

I recommend that a (select one): construction permit certification letter subdivision approval be (select one) Issued
 repair permit voluntary upgrade Denied

OSE/PE Signature  Date May 21, 2020

**Appendix 2
Soil Summary Report
General Information**

Date: April 14, 2020 Submitted to: Stafford County Health Department
Applicant: Blackwood Telephone: 540-710-8800
Address: 10950 Pierson Drive #600 Fredericksburg, Virginia 22408
Owner: Sterne Address: same
Directions:
Tax Map: 60-61 Subdivision: _____ Section: _____ Lot: Site B

Soil Information Summary

1. Position in Landscape satisfactory Yes No
Describe : wooded -sideslope.
2. Slope 23 %
3. Depth to rock or impervious strata: Max _____ Min. >160 None _____
4. Depth to seasonal water table (gray mottling or gray color) No Yes 23-79"
5. Free water present No Yes N/A range in inches
6. Soil Percolation rate estimated Yes Texture group: I (II) III IV
 No Estimated rate 30 in Install (min/inch)
30 in Reserve
7. Permeability test performed Yes
 No

If yes, note type of test performed and attach

Site Approved: Drainfield to be placed at 115-130" French Drain Required
115-130" Reserve

Site Disapproved:

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 (specify): _____.

The Helm Group, LLC
Philip B. Helm VLPSS #3401000375, VA OSE #1940 001237
(Office) 540-727-0006 (Mobile) 540-905-9485

**Profile Description
Soil Evaluation Report**

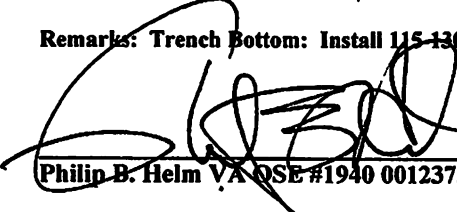
Date: April 14, 2020Subdivision/Owner(s): Joyce W. SterneLot: Site BCounty: StaffordTax Map: 60-61

Health Department I.D.: _____

Hole#	Horizon	Depth	Description: Texture, color, etc.	Texture Group
1	A	0-3	10YR 4/4 dark yellow brown organic loam	Ila
	E	3-10	10YR5/4 yellowish brown sandy loam	Ila
	Bt1	10-26	7.5YR4/6 strong brown sandy loam-firm in place; few fine faint 10YR7/2 light gray redoxymorphic features @ 24"	Ilb
	Bt2	26-72	5YR4/6 yellowish red, multicolored very firm sandy clay loam w/ 10YR7/2 light gray redoxymorphic features through out	Ilb
	C1	72-102	7.5YR6/6 reddish yellow, 5YR5/8 yellowish red sandy loam with frequent 7.5YR4/6 strong brown flows on ped faces	Ilb
	C2	102-166	5YR6/8 reddish yellow very fine, looser and friable sandy loam	Ila
2	A	0-3	10YR 4/4 dark yellow brown organic loam	Ila
	E	3-10	10YR5/4 yellowish brown sandy loam	Ila
	Bt1	10-24	7.5YR4/6 strong brown sandy loam-firm in place; few fine faint 10YR7/2 light gray redoxymorphic features @ 20"	Ilb
	Bt2	24-79	5YR4/6 yellowish red, multicolored very firm sandy clay loam w/ 10YR7/2 light gray redoxymorphic features through out	Ilb
	C1	79-91	7.5YR6/6 reddish yellow, 5YR5/8 yellowish red sandy loam with frequent 7.5YR4/6 strong brown flows on ped faces	Ilb
	C2	91-160	5YR6/8 reddish yellow very fine, looser and friable sandy loam	Ila
3	A	0-3	10YR 4/4 dark yellow brown organic loam	Ila
	E	3-10	10YR5/4 yellowish brown sandy loam	Ila
	Bt1	10-22	7.5YR4/6 strong brown sandy loam-firm in place; few fine faint 10YR7/2 light gray redoxymorphic features @ 21"	Ilb
	Bt2	22-68	5YR4/6 yellowish red, multicolored very firm sandy clay loam w/ 10YR7/2 light gray redoxymorphic features through out	Ilb
	C1	68-100	7.5YR6/6 reddish yellow, 5YR5/8 yellowish red sandy loam with frequent 7.5YR4/6 strong brown flows on ped faces	Ilb
	C2	100-163	5YR6/8 reddish yellow very fine, looser and friable sandy loam	Ila

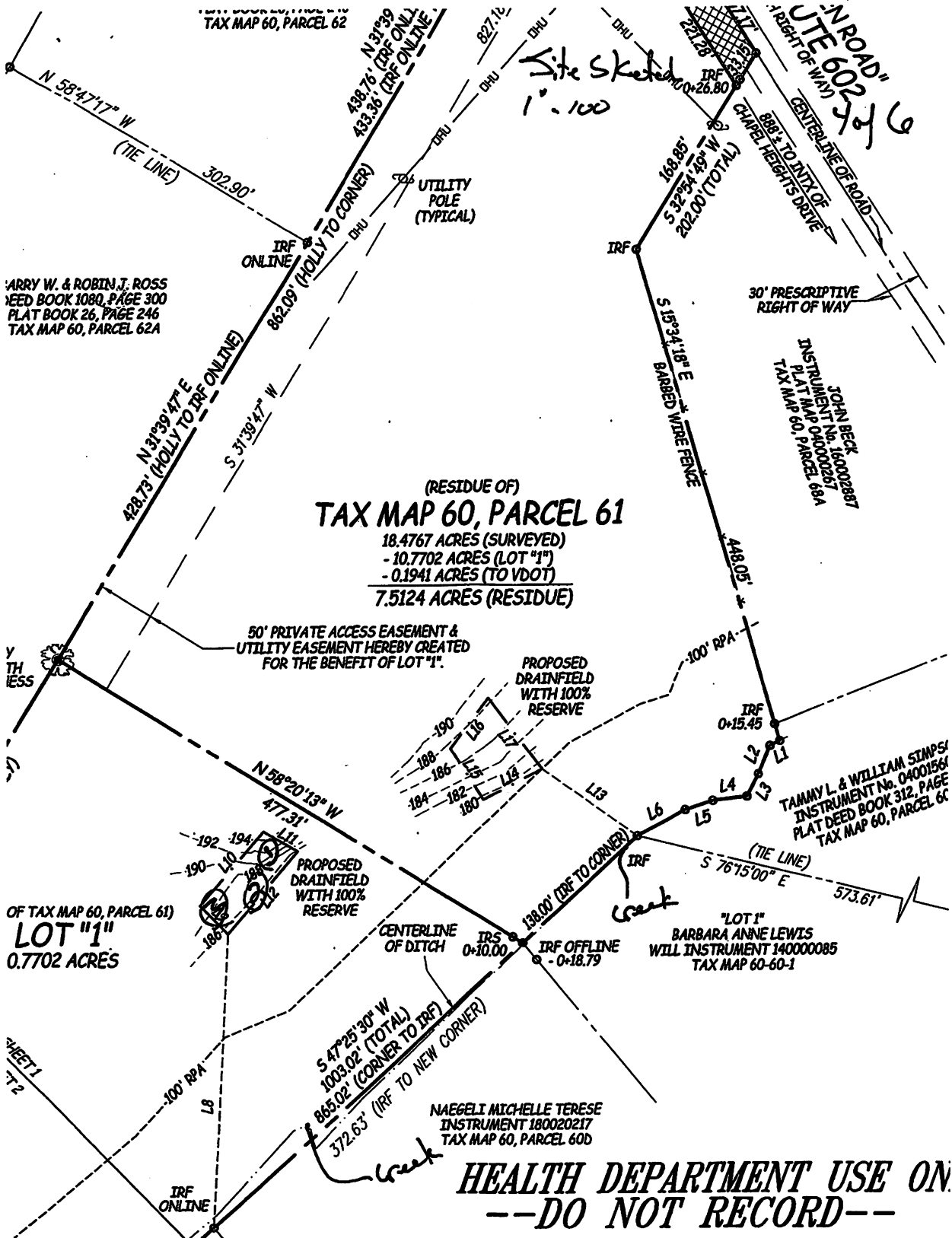
Remarks: Trench Bottom: Install 115-130"; Reserve 115-130" French Drain Required

Est.: 30



Seal

Philip B. Helm VA OSE #1940 001237, VLPSS #3401000375



MARRY W. & ROBIN J. ROSS
DEED BOOK 1080, PAGE 300
PLAT BOOK 26, PAGE 246
TAX MAP 60, PARCEL 62A

(RESIDUE OF)
TAX MAP 60, PARCEL 61
18.4767 ACRES (SURVEYED)
- 10.7702 ACRES (LOT "1")
- 0.1941 ACRES (TO VDOT)
7.5124 ACRES (RESIDUE)

OF TAX MAP 60, PARCEL 61)
LOT "1"
0.7702 ACRES

"LOT 1"
BARBARA ANNE LEWIS
WILL INSTRUMENT 14000085
TAX MAP 60-60-1

NAEGELI MICHELLE TERESE
INSTRUMENT 180020217
TAX MAP 60, PARCEL 60D

JOHN BECK
INSTRUMENT No. 160022887
PLAT MAP 60-000261
TAX MAP 60, PARCEL 68A

TAMMY L. & WILLIAM SIMPS
INSTRUMENT No. 04001561
PLAT DEED BOOK 312, PAGE
TAX MAP 60, PARCEL 6C

Site Sketched
1" = 100'

HEALTH DEPARTMENT USE ONLY
--DO NOT RECORD--

Abbreviated Design Form

This form is for use with gravity, pump to gravity, enhanced flow, and low pressure distribution (LPD) sewage system designs and when applying for a certification letter or subdivision approval.

This abbreviated design is for (check one):

Primary and Reserve _____, Primary Only X, Reserve Only _____.

Note: If reserve area is physically separated or utilizes a different treatment and/or disposal method, fill out separate forms for each of primary and reserve system.

Design Basis

Total length of available area: 86.17. Total width of available area: 34.35

Estimate Perc. Rate: 30 at 115-130 in. (depth) Number of bedrooms (or GPD): 4

Conveyance Method: gravity. Distribution method (specify): gravity.

Dispersal system basis AOSS regulations. LGMI required? no (Yes/No)

Effluent quality required: TL-3 (Primary, TL-2, TL-3)

**Square feet per bedroom: 106.4. Total trench bottom area required: 425.53.
600gpd/1.41**

Area Calculations

Number of trenches: 2 (Note if a pad is used) Length of pad or trenches: 85'.

Width of pad or trenches: 3'. Center to center spacing: 10'.

Reserve required?: yes. Percent reserve area required: 100%.

Total width of absorption area required: 13' Total trench bottom area provided: 510.

Subdivision: Section Site B
Stafford Tax Map # 60-61

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(Office) 540-727-0006 (Mobile) 540-905-9485

Abbreviated Design Form

This form is for use with gravity, pump to gravity, enhanced flow, and low pressure distribution (LPD) sewage system designs and when applying for a certification letter or subdivision approval.

This abbreviated design is for (check one):

Primary and Reserve ____ . **Primary Only** ____ . **Reserve Only** X .

Note: If reserve area is physically separated or utilizes a different treatment and/or disposal method, fill out separate forms for each of primary and reserve system.

_____.

Design Basis

Total length of available area: 86.17 ____ . **Total width of available area:** 21.35

Estimate Perc. Rate: 30 ____ at 115-130 in. (depth) **Number of bedrooms (or GPD):** 4

Conveyance Method: gravity . **Distribution method (specify):** gravity .

Dispersal system basis AOSS regulations . **LGMI required?** no ____ (Yes/No)

Effluent quality required: TL-3 (Primary, TL-2, TL-3)

Square feet per bedroom: 106.4 ____ . **Total trench bottom area required:** 425.53 .
600gpd/1.41

_____.

Area Calculations

Number of trenches: 2 ____ (Note if a pad is used) **Length of pad or trenches:** 85' .

Width of pad or trenches: 3' . **Center to center spacing:** 10' .

Reserve required?: no . **Percent reserve area required:** n/a .

Total width of absorption area required: 13' **Total trench bottom area provided:** 510 .

Subdivision: Section Site B
Stafford Tax Map # 60-61

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Sec. 28-35. - Table of uses and standards.

Table 3.1, District Uses and Standards, sets forth the uses and standards for each zoning district in Stafford County. No land or structure shall be used, occupied or developed except in accordance with the standards set forth therein.

(Ord. No. 094-29, § 28-305, 8-9-94; Ord. No. 005-21, 3-15-05)

Table 3.1. District Uses and Standards

A-1 Agricultural.

The purpose of the A-1 district is to reserve areas for traditional agricultural activities and to provide for their continuation as well as preservation of areas of rural character.

(a) *Uses permitted by right:*

Accessory dwelling.

Agricultural service establishment on lots greater than or equal to five (5) acres.

Agriculture.

Aquaculture.

Automobile avocation.

Bed and breakfast inn.

Boat sales.

Campground.

Cemetery.

Club/lodge/fraternal organization.

Community use.

Equestrian use and bridle path.

Farmers market (in accordance with subsection 28-39(v)).

Feed lot.

Forestry.

Golf course.

Group family day care home (in accordance with subsection 28-39(g)).

Home business I.

Home occupation.

Manufactured home qualifying as a single-family home under Virginia Code.

Noncommercial kennel.

Park and playground.

Parking and storage of commercial vehicles.

Place of worship.

Plant and tree nursery/greenhouse.

Public facilities/utilities but not including generating facilities, substations, switching stations, and wastewater treatment facilities which are permitted as a conditional use permit, and not including propane and heating fuel distribution facilities.

- Public works excluding wastewater treatment facilities.
- Recreational enterprise.
- Recreational facility.
- Sawmill and ancillary products.
- Secondary dwelling fifty (50) or more years in age upon referral of the Stafford County Historic Commission.
- Single-family dwelling.
- Slaughter and animal processing incidental to agricultural intensive use.
- Small family day care.
- Veterinary clinic.
- Wayside stand.
- Wetland mitigation bank.

(b) *Conditional use permit:*

- Airport, private.
- Child care center.
- Commercial kennel.
- Commercial tree stump grinding and mulch sale.
- Communication facility.
- Horsereading.
- Hotel/motel.
- Indoor flea market.
- Marina.
- Nursing home.
- Outdoor flea market.
- Public facilities/utilities for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to a wastewater treatment facilities existing prior to October 17, 2006).
- School.
- Test lane facility.
- Travel trailer/RV park.
- Turkey shoot.

(c) *Special exception:*

- Agricultural service establishment on lots less than five (5) acres.
- Home business II.
- Parking and storage of commercial vehicles on lot(s) less than three (3) acres in size.
- Rural home business.

(d) *Requirements:*

(1) *Intensity:*

Open space ratio for public works, cemetery, club, lodge, fraternal organization, schools, and places of worship 0.50

Open space ratio, other uses 0.80 ratio

(2) *Minimum lot area (acres):*

Conventional subdivision 3

(3) Maximum density with TDR's : 2.25 du/acre

(TDR developments limited to single-family detached dwellings)

(4) *Minimum yards: (Feet)*

Conventional subdivision:

Front 50

Side 20

Rear 35

(5) *Maximum height (in feet)..... 35*

(6) *Minimum lot width (in feet):*

Conventional subdivision 200

(7) Cluster designed subdivisions are permitted on parcels within the boundary established on the map entitled "Cluster Subdivision Areas." [See section 28-41.]

(8) For cluster designed subdivisions refer to table 3.1(b).

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 095-41, 5-16-95; Ord. No. 095-49, 6-20-95; Ord. No. 096-05, 1-2-96; Ord. No. 096-09, 2-6-96; Ord. No. 097-13, 1-21-97; Ord. No. 097-19, 2-18-97; Ord. No. 097-35, 5-6-97; Ord. No. 000-28, 5-16-00; Ord. No. 000-73, 9-12-00; Ord. No. 001-27, 5-1-01; Ord. No. 002-08, 3-19-02; Ord. No. 002-17, 6-18-02; Ord. No. 003-29, 6-17-03; Ord. No. 005-21, 3-15-05; Ord. No. 006-83, 10-17-06; Ord. No. 007-66, 9-4-07; Ord. No. 009-13, 6-16-09; Ord. No. 010-12, 3-2-10; Ord. No. 012-04, 3-20-12; Ord. No. 012-07, 6-19-12; Ord. No. 012-17, 6-19-12; Ord. No. 012-29, 12-4-12; Ord. No. 013-04, 2-19-13; Ord. No. 013-21, 2-19-13; Ord. No. 013-09, 3-19-13; Ord. No. 013-38, 9-17-13; Ord. No. 014-04, 2-4-14; Ord. No. 018-13, 3-20-18; Ord. No. 018-16, 7-10-18; Ord. No. 018-06, 12-11-18; Ord. No. 019-02, 1-22-19)

A-2 Rural Residential.

The purpose of the A-2 district is to provide a transition between rural and urban areas, where public water and sewer utilities may be provided.

(a) *Uses permitted by right:*

Accessory dwelling.

Agriculture.

Aquaculture.

Automobile avocation.

Bed and breakfast inn.

Community use.

Equestrian use and bridle path.

Farmers market (in accordance with subsection 28-39(v)).

Golf course.

Group family day care home (in accordance with subsection 28-39(g)).

Home business I.

Home occupation.

Manufactured home.