3.25 USABLE ACRES OF LIGHT INDUSTRIAL LAND

17311 Brandy Road
Culpeper, VA 22701

3.25 acres of usable Light Industrial (LI) land for sale near interchange of US 29 and Brandy Rd. Entire site contains 10 acres. Gateway corridor into Culpeper with immediate access and signage on US 29. Outside storage and parking permitted with screening. 1011' of frontage on US 29. See additional docs for zoning and more information. Part of Tax ID #: 42-68A.

Sales Price: $475,000.

Edward B. Wright, III

WRIGHT REALTY, INC.
est. 1946

9009 Sudley Road
Manassas, Virginia 20110

Phone: 703-368-8136
Fax: 703-368-7238
Email: ebw@wright-realty.com
Website: www.wright-realty.com

Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

OWNER'S CONSENT

NOR DIVISION OF TAX MAP 42–68A AS SHOWN HEREON IS WITH CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE SIGNED OWNER THEREOF.

ID TAX MAP 42–68A HEREBY ADJUSTED HAVING BEEN CONVEYED T HOLDINGS, LLC. BY DEED DATE OCTOBER 5, 2015 AND DED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF CULPEPER Y, VIRGINIA AT LR #15005722.

UNDER MY HAND THIS _____ DAY OF _____, 2023.

FOR: KENT HOLDINGS, LLC.

BY: _____

TITLE: _____

KENT HOLDINGS, LLC.

AOSE CERTIFICATE
DRAINFIELDS DELINEATED AND BY DESIGN

AOSE REGISTRATION NO. DATE

I, _____, HEREBY CERTIFY THAT THE INDIVIDUAL ONSITE PRIVATE SEPTIC SYSTEMS AND PRIVATE WELLS REFLECTED ON THE PRELIMINARY PLAT ARE DESIGNED TO AND DO COMPLY WITH THE BOARD OF HEALTH REGULATIONS AND ALL APPLICABLE REGULATIONS PROMULGATED BY THE CODE OF VIRGINIA AND VIRGINIA ADMINISTRATIVE CODE (12 VAC 5–610 ET SEQ., 12 VAC 5 613 ET SEQ.). FURTHERMORE, THE SOILS FOUND ON–LOT ARE SUITABLE FOR SEWAGE TREATMENTS AND/OR DISCHARGE AS DETERMINED BY PERCOLATION AND SOILS TESTING AND EVALUATION.

COMMONWEALTH OF VIRGINIA

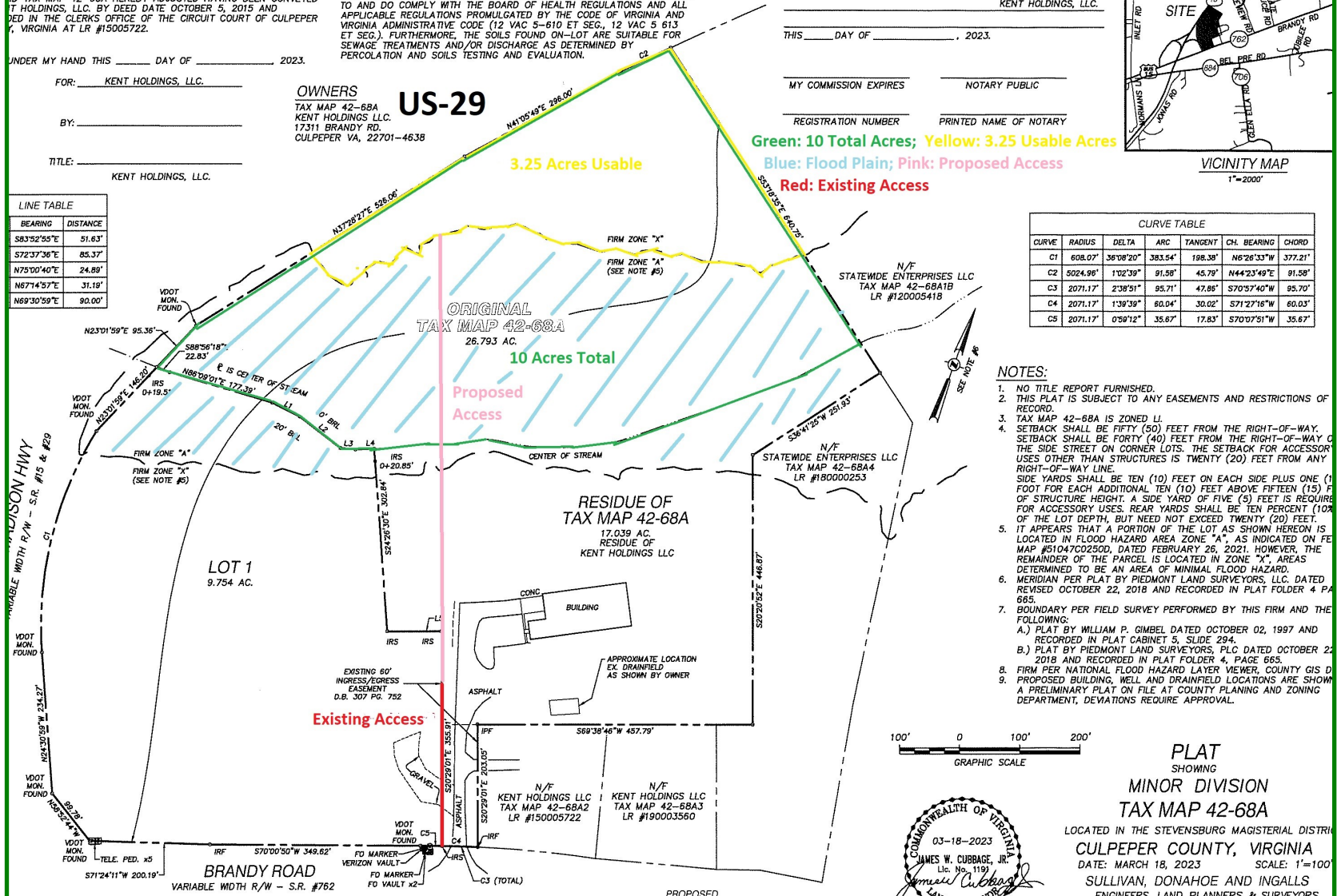
CITY/COUNTY OF _____, TO WIT:

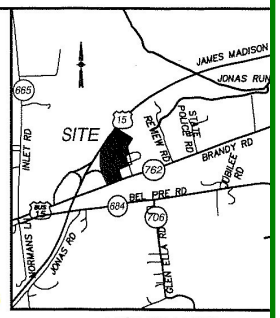
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ KENT HOLDINGS, LLC.

THIS _____ DAY OF _____, 2023.

MY COMMISSION EXPIRES NOTARY PUBLIC

REGISTRATION NUMBER PRINTED NAME OF NOTARY





VICINITY MAP
1"=2000'

LINE TABLE	
BEARING	DISTANCE
S83°52'55"E	51.63'
S72°37'36"E	85.37'
N75°00'40"E	24.89'
N67°14'57"E	31.19'
N69°30'59"E	90.00'

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CH. BEARING	CHORD
C1	608.07'	36°08'20"	383.54'	198.39'	N6°26'33"W	377.21'
C2	5024.96'	1°02'39"	91.58'	45.79'	N44°23'49"E	91.58'
C3	2071.17'	2°38'51"	95.71'	47.86'	S70°57'40"W	95.70'
C4	2071.17'	1°39'39"	60.04'	30.02'	S71°27'16"W	60.03'
C5	2071.17'	0°59'12"	35.67'	17.83'	S70°07'51"W	35.67'

NOTES:

1. NO TITLE REPORT FURNISHED.
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
3. TAX MAP 42–68A IS ZONED LI.
4. SETBACK SHALL BE FIFTY (50) FEET FROM THE RIGHT–OF–WAY. SETBACK SHALL BE FORTY (40) FEET FROM THE RIGHT–OF–WAY O THE SIDE STREET ON CORNER LOTS. THE SETBACK FOR ACCESSOR USES OTHER THAN STRUCTURES IS TWENTY (20) FEET FROM ANY RIGHT–OF–WAY LINE.
   SIDE YARDS SHALL BE TEN (10) FEET ON EACH SIDE PLUS ONE (1 FOOT FOR EACH ADDITIONAL TEN (10) FEET ABOVE FIFTEEN (15) F OF STRUCTURE HEIGHT. A SIDE YARD OF FIVE (5) FEET IS REQUIRE FOR ACCESSORY USES. REAR YARDS SHALL BE TEN PERCENT (10% OF THE LOT DEPTH, BUT NEED NOT EXCEED TWENTY (20) FEET.
5. IT APPEARS THAT A PORTION OF THE LOT AS SHOWN HEREON IS LOCATED IN FLOOD HAZARD AREA ZONE "A", AS INDICATED ON FE MAP #51047C0250D, DATED FEBRUARY 26, 2021. HOWEVER, THE REMAINDER OF THE PARCEL IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE AN AREA OF MINIMAL FLOOD HAZARD.
6. MERIDIAN PER PLAT BY PIEDMONT LAND SURVEYORS, LLC. DATED REVISED OCTOBER 22, 2018 AND RECORDED IN PLAT FOLDER 4 PA 665.
7. BOUNDARY PER FIELD SURVEY PERFORMED BY THIS FIRM AND THE FOLLOWING:
   A.) PLAT BY WILLIAM P. GIMBEL DATED OCTOBER 02, 1997 AND RECORDED IN PLAT CABINET 5, SLIDE 294.
   B.) PLAT BY PIEDMONT LAND SURVEYORS, PLC DATED OCTOBER 22 2018 AND RECORDED IN PLAT FOLDER 4, PAGE 665.
8. FIRM PER NATIONAL FLOOD HAZARD LAYER VIEWER, COUNTY GIS D
9. PROPOSED BUILDING, WELL AND DRAINFIELD LOCATIONS ARE SHOW A PRELIMINARY PLAT ON FILE AT COUNTY PLANING AND ZONING DEPARTMENT, DEVIATIONS REQUIRE APPROVAL.

100' 0 100' 200'
GRAPHIC SCALE

COMMONWEALTH OF VIRGINIA
03–18–2023
JAMES W. CUBBAGE, JR.
Lic. No. 1191
LAND SURVEYOR

PLAT
SHOWING
MINOR DIVISION
TAX MAP 42-68A
LOCATED IN THE STEVENSBURG MAGISTERIAL DISTRI
CULPEPER COUNTY, VIRGINIA
DATE: MARCH 18, 2023 SCALE: 1'=100'

SULLIVAN, DONAHOE AND INGALLS
ENGINEERS, LAND PLANNERS & SURVEYORS
P.O. BOX 614 FREDERICKSBURG, VIRGINIA 22404
PH# (540) 898–5878

AREA MAP

EXISTING
TAX MAP 42–68A ---------- 26.793 AC.

PROPOSED
LOT 1 ---------- 9.754 AC.
REMINDER ---------- 17.039 AC.
TOTAL AREA ---------- 26.793 AC.

SHEET 1

68A
REVIE
ROA
780
40m

ARTICLE 7.1A. - LIGHT INDUSTRY-INDUSTRIAL PARK DISTRICT LI[14]

Footnotes:

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Editor's note— Ord. of 1-4-2011, amended App. A, Art. 7.1A in its entirety to read as herein set out. Former App. A, Art. 7.1A, §§ 7.1A-1—7.1A-10, pertained to the same subject matter, and derived from Ord. of 11-6-1991.

7.1A-1. - Statement of intent.

This district provides for light industry, research and development and related uses in planned park setting and/or at appropriate locations within the community. Related uses include offices, retail, assembly, manufacturing and accessory uses. Activities should be carried out in a planned layout with coordinated use, circulation, access, development staging and infrastructure.

7.1A-2. - Use regulations.

The following regulations shall apply in all LI Districts:

7.1A-2-1 Prohibited uses:

7.1A-2-1.1 Residential structures and uses.

7.1A-2-2 Permitted uses:

7.1A-2-2.1 All principal uses permitted in the CS District, except for residential uses.

7.1A-2-2.2 Assembly of appliances, instruments, devices, radios, machine parts and office machines. Also the manufacture of small parts, such as coils, condensers, transformers, etc.

7.1A-2-2.3 Automobile repair, painting, upholstery, dismantling, assembly.

7.1A-2-2.4 Contractor's equipment storage yards, lumberyards, building materials and plumbing supply storage, all subject to screening and landscaping.

7.1A-2-2.5 Data processing and computing, secure messaging services and customer support.

7.1A-2-2.6 Dry cleaners and laundries.

7.1A-2-2.7 Fabrication of metal products, such as bicycles, toys, jewelry, furniture, instruments, but excluding sheet metal products.

7.1A-2-2.8 Fabrication of wood products such as cabinetry, furniture, toys, boats and woodworking.

7.1A-2-2.9 Indoor sports facility.

7.1A-2-2.10 Manufacture, assembly and processing of products from previously prepared materials including: electrical and electronic components and equipment; musical, scientific, medical, dental and photographic equipment; pharmaceutical, cosmetics, toiletries; frozen foods, beverage, confections, horticultural products; clothing and textiles.

7.1A-2-2.11 Manufacture of pottery and clay or ceramic products using only previously pulverized clay and kilns fired by electricity or natural gas.

7.1A-2-2.12 Office uses.

7.1A-2-2.13 Printing and publishing.

7.1A-2-2.14 Public utilities including power plants and other similar facilities.

7.1A-2-2.15 Radio and television studios and broadcasting facilities.

7.1A-2-2.16 Research and development activities, including laboratories, testing, prototype manufacture, experimental work and related operations.

7.1A-2-2.17 Welding and machine shops, excluding punch presses exceeding 40-ton rated capacity.

7.1A-2-2.18 Wholesale and warehouse operations.

7.1A-2-2.19 Accessory uses including company vehicle service (indoor or screened only), heliport, parking garage, motor, fuel facilities and single night watchman or caretaker facilities that do not exceed fifteen percent (15%) of the total lot area.

7.1A-2-3 Conditional uses:

The following uses may also be permitted subject to securing a special use permit as provided for in Article 17:

7.1A-2-3.1 All conditional uses permitted in the CS District.

7.1A-2-3.2 Airports.

7.1A-2-3.3 Debris, landfill and transfer stations, subject to screening and acceptable soil conditions, state permitting, annual inspection and restriction on any burning. Adequate buffer and demonstration of compatibility with adjacent uses without nuisance is required prior to special permit approval; recycling centers.

7.1A-2-3.4 Processing of extracted minerals and resources and related wholesale operations subject to the screening and landscaping of any outdoor stockpile and storage.

7.1A-2-3.5 Outdoor storage subject to screening and landscaping. Storage of explosive or hazardous materials incidental to production or use.

7.1A-2-3.6 Truck terminal, transfer and dispatch.

7.1A-2-3.7 Amphitheaters, amusement parks, arenas, auditoriums, fairgrounds, race tracks, stadiums or similar public gathering facilities mainly intended for recreational uses. Ancillary and related uses such as associated offices, equipment testing facilities, assembly, food services and the like are also permitted.

7.1A-2-4 Restricted uses:

7.1A-2-4.1 The use of land or structure that may be hazardous, noxious, injurious by reason of production or emission of dust, smoke, refuse, odor, fumes, noise, glare, vibration or similar components is prohibited.

7.1A-2-4.2 Fuels, explosives or flammable liquids shall be stored only in accordance with DPA/SPPC regulations.

7.1A-2-4.3 Noise, glare or vibration that is discernable beyond the property line is prohibited. Lighting shall be diffused and hooded or screened so as to not spread to adjacent properties or roadways.

7.1A-2-4.4 No unneutralized refuse shall be discharged into sewers, ditches, streams or on the land.

7.1A-3. - Minimum lot area.

Minimum lot area shall be one-half (0.5) acre.

7.1A-4. - Lot coverage.

Lot coverage shall be a maximum of fifty percent (50%), a maximum floor area ratio of one-half (0.5) with a minimum of twenty percent (20%) green space.

7.1A-5. - Lot width.

None.

7.1A-6. - Setback.

Setback shall be fifty (50) feet from the right-of-way. Setback shall be forty (40) feet from the right-of-way of the side street on corner lots. The setback for accessory uses other than structures is twenty (20) feet from any right-of-way line.

7.1A-7. - Side yard.

Side yards shall be ten (10) feet on each side plus one (1) foot for each additional ten (10) feet above fifteen (15) feet of structure height. A side yard of five (5) feet is required for accessory uses.

7.1A-8. - Rear yard.

Rear yards shall be ten percent (10%) of the lot depth, but need not exceed twenty (20) feet.

7.1A-9. - Building height.

Building height shall be a maximum of forty-five (45) feet.

7.1A-10. - Special provisions.

7.1A-10-1 Front yard use:

No truck storage, parking, loading or stacking areas are allowed in the front yard.

7.1A-10-2 Environmental impact assessment required:

Environmental assessment of significant impacts may be required.

(Ord. of 1-4-2011)