



DATE: April 21, 2016  
TO: Agricultural & Forestal District Advisory Committee  
FROM: Sheri Wood, Community Development  
RE: **AFD-006-16**, Addition to the **Diascund Creek** AFD

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### **REQUEST**

The applicant, R. Edgar Walls, II, has applied to add approximately 85 acres to the **Diascund Creek** Agricultural and Forestal District (AFD). The **Diascund Creek** AFD currently consists of 113 parcels totally approximately 3,884 acres and expires August 31, 2020.

### **PUBLIC HEARINGS (Tentative)**

Planning Commission: June 20, 2016  
Board of Supervisors: July 11, 2016

### **PROPERTY INFORMATION**

Tax Map Parcel: 45-19, 45-80 & 45-81  
GPIN #: E25-3490-2440, E26-0484-2147 & E26-1692-1890  
Total Acreage: 85.75  
Dwellings on Parcel: 45-81 has a house & shed  
Zoning: A1  
Future Land Use Designation: RURAL LANDS  
Current assessed value: \$735,000.00  
Public Utilities: No, Private

### **LAND USE**

Acres Devoted to Pasture: 0  
Acres Devoted to Marsh/Wetlands: 0  
Acres Devoted to Tilled Cropland: 0  
Acres Devoted to Timber: 85+/-

### **LOCATION**

The Diascund Creek District is located in the Southeastern portion of the County and borders James City County. It is roughly a mile North of Route 60 and 2 miles South of Interstate 64.

### **COMPREHENSIVE PLAN**

The Comprehensive Plan designates this area for RURAL LANDS. The Comprehensive Plan provides the following definition for Rural Lands:

***Rural lands** – The designation of Rural Lands is the most extensive designation on the Land Use map, representing the majority of land contained within the County. Rural Lands incorporate traditional rural development patterns including agriculture and silviculture. Rural lands contain historic sites, including historic commercial sites such as general stores, mills, etc. and the preservation and perpetuation of these sites and activities is allowed and encouraged. Rural Lands are also intended to include very low density housing in cluster or open space developments or on very large lots. The intensity of development in Rural Lands as a whole is to be kept at low levels; however, the spot intensity of a particular development in a specific location may be greater than in other areas because of density trades or the use of open space development techniques. Rural Lands are not intended to be served by public utilities and the existence of utilities along a corridor is not to be viewed as sufficient reason for increasing the intensity of use.*

By placing this property into the AFD program, the property could not be developed into a more intense use and would promote consistency with the intent of the rural lands future land use designation in that "the intensity of development in Rural Lands as a whole is to be kept at low levels."

#### **COUNTY CODE REQUIREMENTS**

The use of Agricultural and Forestal Districts by counties is authorized by the Code of Virginia as a way of preserving agriculture and forest production for commercial and environmental purposes. They provide landowners with certain tax benefits and restrictions on public utility and government actions to protect the agricultural use of the land. Typically, landowners agree not to subdivide their land to a more intensive non-agricultural use during the term of the district. In return, the government agrees to provide various protections from non-agricultural interference and development pressure.

According to law, a district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district if the nearest boundary of the parcel is within one mile of the boundary of the core (or if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core).

Land being considered for inclusion in a district may be evaluated by the following factors:

- a) The Agricultural and Forestal significance of the land within the District and area adjacent thereto;
- b) The presence of any significant Agricultural lands or significant Forestal lands within the District and in areas adjacent thereto that are not now in active Agricultural Forestal production;
- c) The nature and extent of land uses other than active farming or forestry within the District and in areas adjacent thereto;
- d) Local development patterns and needs;
- e) The Comprehensive Plan and, if applicable, the Zoning Ordinance;

- f) The environmental benefits of retaining the lands in the District for Agricultural Forestal uses, and;
- g) Any other matter which may be relevant.

**RECOMMENDATION**

The request appears to comply with the requirements of State and County codes regulating AFDs. The request does promote land use patterns that are consistent with the Comprehensive Plan. Staff finds that adding the subject property into the AFD program would conserve and protect commercially-viable forestal lands, staff therefore offers a favorable recommendation for application **AFD-006-16**.

**SUGGESTED MOTIONS**

\_\_\_\_I move to forward a favorable recommendation to the Planning Commission and Board of Supervisors to approve application **AFD-006-16**, a request by the applicant to add following parcel to the **DIASCUND CREEK** AFD:

Tax Map Parcel Number 45-19, GPIN E25-3490-2440

Tax Map Parcel Number 45-80, GPIN E26-0484-2147

Tax Map Parcel Number 45-81, GPIN E26-1692-1890

or

\_\_\_\_I move to send an unfavorable recommendation to the Planning Commission and Board of Supervisors for the approval of application **AFD-006-16** for the following reasons:

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Charles Moss, Chairman  
AFD Advisory Committee

Date

Cc: File

**TO BE COMPLETED BY PROPERTY OWNER**

**PROPERTY OWNER (S) – Please use additional page if necessary**

Name (s): R. EDGAR WALLS II  
 Address: 3111 AUGUSTUS ROAD  
 City: LANEXA State: VA Zip: 23089  
 Phone: (270) 313-4549 Fax: N/A  
 Email: wallsedncheryl@yahoo.com

**EXISTING DISTRICT INFORMATION**

Name of Existing District to be extended: Diascund Creek  
 Acreage of Existing District: 45.5  
 Existing District Renewal Date: August 31, 2020

**PROPOSED DISTRICT INFORMATION**

Proposed District Name (name of nearest named body of water or swamp): Diascund Reservoir  
 Proposed District Acreage: 45.5 N/A  
 Proposed District Renewal Date: \_\_\_\_\_

**PROPERTY INFORMATION**

Tax assessor's Map and Parcel No.: 45-19 Acreage: 45.5  
 GPIN: E25-3490-2440  
 Deed Book/Plat Book Reference No.: WB 10/86 Deed Book 90/399  
 Number of Dwellings on Parcel: 0 NONE  
 Number and types of other improvements on parcel: NONE 0

Current Assessed Value: 293,900.00  
 Acres Devoted to Pasture: 0  
 Acres Devoted to Crop Production: 0  
 Acres Devoted to Animal Production: 0  
 Acres Devoted to Timber: 45.5 *See Forest Report*  
 Acres Devoted to Marsh/Wetlands: 0

**(Above information is available from the Commissioner of Revenue)**

Current Zoning: A-1  
 Comprehensive Plan Designation: Rural Land

**(Available from the Planning Department)**

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

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**Property Owner Signature**

The name and original signature of each property owner applying for the creation of a district or an addition to an existing district must be submitted with the application. The application cannot be accepted without the original signatures of ALL property owners.

All property owners hereby certify that this application and any attachments are true and correct:

|  |                          |  |
|--|--------------------------|--|
| <br>Signature of Property Owner | <u>2/24/2016</u><br>Date | <u>R. Edgar Walls II</u><br>Printed Name of Property Owner |
|--|--------------------------|--|

|                                      |               |   |
|--------------------------------------|---------------|---|
| _____<br>Signature of Property Owner | _____<br>Date | _____<br>Printed Name of Property Owner |
|--------------------------------------|---------------|---|

|                                      |               |   |
|--------------------------------------|---------------|---|
| _____<br>Signature of Property Owner | _____<br>Date | _____<br>Printed Name of Property Owner |
|--------------------------------------|---------------|---|

|                                      |               |   |
|--------------------------------------|---------------|---|
| _____<br>Signature of Property Owner | _____<br>Date | _____<br>Printed Name of Property Owner |
|--------------------------------------|---------------|---|

# New Kent County, Virginia

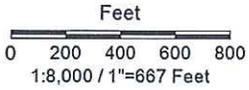
## Legend

- Area County Boundaries
- Zoning Overlay Districts
- Multi-Zoned Parcel
- Parcels
- Parcel Labels 1:12,000
- Hooks
- Subdivisions
- Tax Map 600 Scale Grid
- Routes
- INTERSTATE
- US HIGHWAY
- VA PRIMARY
- VA SECONDARY
- PRIVATE
- PAPER
- INSTITUTIONAL PROPERTY
- ISFR
- RAMP
- CROSSOVER
- Roads
- INTERSTATE
- US HIGHWAY
- VA PRIMARY
- VA SECONDARY
- PRIVATE
- PAPER
- INSTITUTIONAL PROPERTY
- ISFR
- RAMP
- CROSSOVER
- Driveway
- Ancillary Roads
- Site Addresses
- Certificate of Occupancy Issued
- No Certificate of Occupancy Issued



Title:

Date: 4/15/2016



DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and New Kent is not responsible for its accuracy or how current it may be.

### DIASCUND RESERVOIR RD

**Location** DIASCUND RESERVOIR RD

**Map#** 45/ / 19/ /

**Acct#** 45 19

**Owner** WALLS R EDGAR II

**Assessment** \$293,900

**PID** 6830

**Subdivision** ADJ GEORGE WALLS

**AFD**

**Description** 45.5 AC WB 10/86

**Legal** DB 90/399

**Area** S

**Class** 5

**AFD Name**

**AFD Expiration**

#### Current Value

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2016           | \$0          | \$293,900 | \$293,900 |

#### Owner of Record

**Owner** WALLS R EDGAR II

**Sale Price** \$0

**Co-Owner**

**Book & Page** WB 10/86

**Address** 3111 AUGUSTUS RD  
LANEXA, VA 23089

**Sale Date**

#### Ownership History

| Ownership History |            |             |           |
|-------------------|------------|-------------|-----------|
| Owner             | Sale Price | Book & Page | Sale Date |
| WALLS R EDGAR II  | \$0        | WB 10/86    |           |
| WALLS R EDGAR II  | \$0        | WB 10/86    |           |

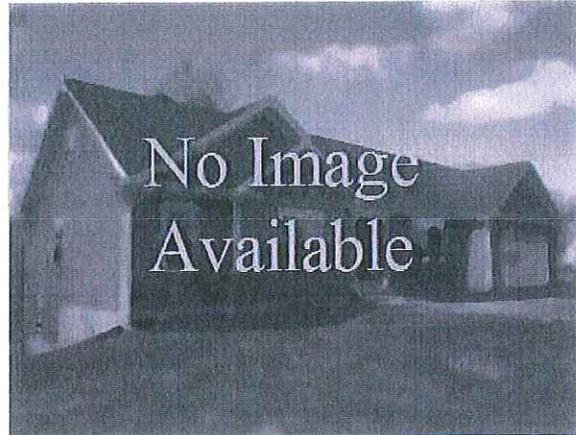
#### Building Information

**Building 1 : Section 1**

Year Built:  
 Living Area: 0  
 Building Percent  
 Good:  
 Replacement Cost  
 Less Depreciation: \$0

| Building Attributes |             |
|---------------------|-------------|
| Field               | Description |
| Style               | Vacant Land |
| Model               |             |
| Grade:              |             |
| Exterior Wall 1:    |             |
| Exterior Wall 2:    |             |
| Roof Structure:     |             |
| Roof Cover:         |             |
| Interior Wall 1:    |             |
| Interior Wall 2:    |             |
| Interior Flr 1:     |             |
| Interior Flr 2:     |             |
| Heat Fuel:          |             |
| Heat Type:          |             |
| AC Type:            |             |
| Total Bedrooms:     |             |
| Total Bathrooms:    |             |
| Total Half Baths:   |             |
| Extra Kitchens:     |             |
| Extra Heat Pump:    |             |
| Total Fireplaces:   |             |
| Fireplace Type:     |             |
| Neighborhood:       |             |
| Utilities:          |             |

**Building Photo**



(http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg)

**Building Layout**

Building Layout

| Building Sub-Areas (sq ft)     | Legend |
|--------------------------------|--------|
| No Data for Building Sub-Areas |        |

**Extra Features**

| Extra Features             | Legend |
|----------------------------|--------|
| No Data for Extra Features |        |

**Parcel Information**

**Use Code** 1001  
**Description** SITE WFND MDL-00  
**Deeded Acres** 45.5

**Land**

**Land Use**

**Use Code** 1001  
**Description** SITE WFND MDL-00  
**Zone** A1  
**Neighborhood** DIASCUND 1  
**Category**

**Land Line Valuation**

**Size (Acres)** 45.5  
**Assessed Value** \$293,900

**Outbuildings**

| Outbuildings             | Legend |
|--------------------------|--------|
| No Data for Outbuildings |        |

**Valuation History**

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2015           | \$0          | \$250,300 | \$250,300 |
| 2013           | \$0          | \$243,300 | \$243,300 |
| 2013           | \$0          | \$243,300 | \$243,300 |

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**TO BE COMPLETED BY PROPERTY OWNER**

**PROPERTY OWNER (S) – Please use additional page if necessary**

Name (s): R. Edgar Walls II  
 Address: 3111 Augustus Rd.  
 City: Lanexa State: VA Zip: 23089  
 Phone: 270-313-4549 Fax: \_\_\_\_\_  
 Email: wallseidncheryl@yahoo.com

**EXISTING DISTRICT INFORMATION**

Name of Existing District to be extended: Diascund Creek  
 Acreage of Existing District: \_\_\_\_\_  
 Existing District Renewal Date: 8/31/2020

**PROPOSED DISTRICT INFORMATION**

Proposed District Name (name of nearest named body of water or swamp): N/A  
 Proposed District Acreage: \_\_\_\_\_  
 Proposed District Renewal Date: \_\_\_\_\_

**PROPERTY INFORMATION**

Tax assessor's Map and Parcel No.: 45-80 / PID 6831 Acreage: 30.25  
 GPIN: E26-0484-2147  
 Deed Book/Plat Book Reference No.: Book + Page: WB 10/86  
 Number of Dwellings on Parcel: 0  
 Number and types of other improvements on parcel: 0

Current Assessed Value: 221,700  
 Acres Devoted to Pasture: 0  
 Acres Devoted to Crop Production: 0  
 Acres Devoted to Animal Production: 0  
 Acres Devoted to Timber: 30.25  
 Acres Devoted to Marsh/Wetlands: 0

**(Above information is available from the Commissioner of Revenue)**

Current Zoning: A-1  
 Comprehensive Plan Designation: Rural Land

**(Available from the Planning Department)**

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

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**Property Owner Signature**

The name and original signature of each property owner applying for the creation of a district or an addition to an existing district must be submitted with the application. The application cannot be accepted without the original signatures of ALL property owners.

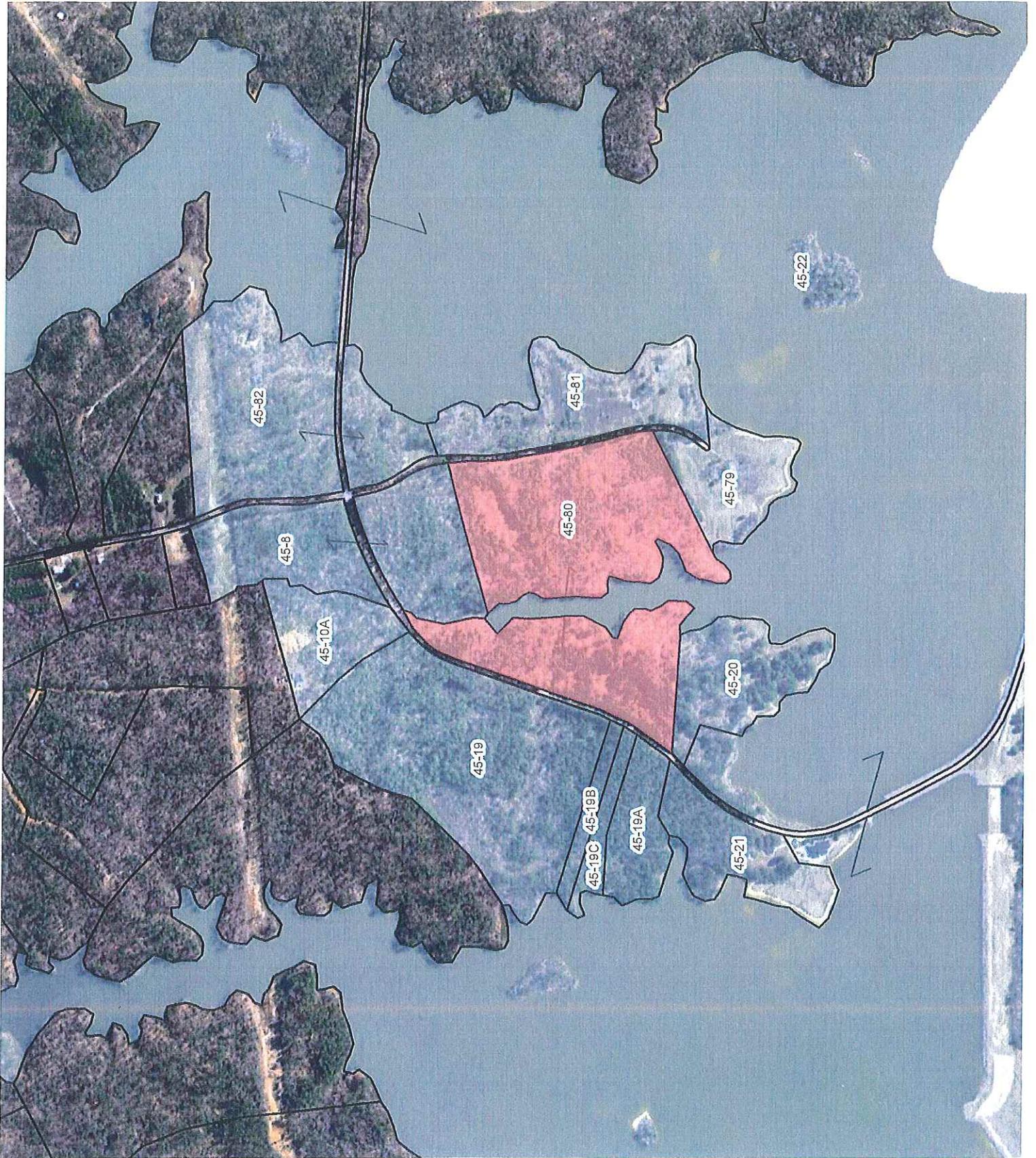
All property owners hereby certify that this application and any attachments are true and correct:

|  |                                   |   |
|--|-----------------------------------|---|
| <br>_____<br>Signature of Property Owner | <u>2/24/2016</u><br>_____<br>Date | <u>R. Edgar Walls II</u><br>_____<br>Printed Name of Property Owner |
|--|-----------------------------------|---|

|                                      |               |   |
|--------------------------------------|---------------|---|
| _____<br>Signature of Property Owner | _____<br>Date | _____<br>Printed Name of Property Owner |
|--------------------------------------|---------------|---|

|                                      |               |   |
|--------------------------------------|---------------|---|
| _____<br>Signature of Property Owner | _____<br>Date | _____<br>Printed Name of Property Owner |
|--------------------------------------|---------------|---|

|                                      |               |   |
|--------------------------------------|---------------|---|
| _____<br>Signature of Property Owner | _____<br>Date | _____<br>Printed Name of Property Owner |
|--------------------------------------|---------------|---|



### DIASCUND RESERVOIR RD

**Location** DIASCUND RESERVOIR RD

**Map#** 45 / 80 /

**Acct#** 45 80

**Owner** WALLS R EDGAR II

**Assessment** \$221,700

**PID** 6831

**Subdivision** ADJ R S WALLS

**AFD**

**Description** 30.25 AC WB 10/86

**Legal**

**Area** S

**Class** 5

**AFD Name**

**AFD Expiration**

#### Current Value

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2016           | \$0          | \$221,700 | \$221,700 |

#### Owner of Record

**Owner** WALLS R EDGAR II

**Sale Price** \$0

**Co-Owner**

**Book & Page** WB 10/86

**Address** 3111 AUGUSTUS RD  
LANEXA, VA 23089

**Sale Date**

#### Ownership History

| Ownership History |            |             |           |
|-------------------|------------|-------------|-----------|
| Owner             | Sale Price | Book & Page | Sale Date |
| WALLS R EDGAR II  | \$0        | WB 10/86    |           |
| WALLS R EDGAR II  | \$0        | WB 10/86    |           |

#### Building Information

**Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Building Percent Good:**  
**Replacement Cost:**  
**Less Depreciation:** \$0

| Building Attributes |             |
|---------------------|-------------|
| Field               | Description |
| Style               | Vacant Land |
| Model               |             |
| Grade:              |             |
| Exterior Wall 1:    |             |
| Exterior Wall 2:    |             |
| Roof Structure:     |             |
| Roof Cover:         |             |
| Interior Wall 1:    |             |
| Interior Wall 2:    |             |
| Interior Flr 1:     |             |
| Interior Flr 2:     |             |
| Heat Fuel:          |             |
| Heat Type:          |             |
| AC Type:            |             |
| Total Bedrooms:     |             |
| Total Bathrooms:    |             |
| Total Half Baths:   |             |
| Extra Kitchens:     |             |
| Extra Heat Pump:    |             |
| Total Fireplaces:   |             |
| Fireplace Type:     |             |
| Neighborhood:       |             |
| Utilities:          |             |

**Building Photo**



(<http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg>)

**Building Layout**

Building Layout

| Building Sub-Areas (sq ft)     | Legend |
|--------------------------------|--------|
| No Data for Building Sub-Areas |        |

**Extra Features**

| Extra Features             | Legend |
|----------------------------|--------|
| No Data for Extra Features |        |

**Parcel Information**

**Use Code** 1001  
**Description** SITE WFND MDL-00  
**Deeded Acres** 30.25

**Land**

**Land Use**

**Use Code** 1001  
**Description** SITE WFND MDL-00  
**Zone** A1  
**Neighborhood** DIASCUND 1  
**Category**

**Land Line Valuation**

**Size (Acres)** 30.25  
**Assessed Value** \$221,700

**Outbuildings**

| Outbuildings             | <u>Legend</u> |
|--------------------------|---------------|
| No Data for Outbuildings |               |

**Valuation History**

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2015           | \$0          | \$201,100 | \$201,100 |
| 2013           | \$0          | \$200,600 | \$200,600 |
| 2013           | \$0          | \$200,600 | \$200,600 |

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**TO BE COMPLETED BY PROPERTY OWNER**

**PROPERTY OWNER (S) – Please use additional page if necessary**

Name (s): R. Edgar Walls II  
 Address: 3111 Augustus Rd  
 City: Lanexa State: VA Zip: 23089  
 Phone: (270) 313-4549 Fax: N/A  
 Email: wallsedncheryl@yahoo.com

**EXISTING DISTRICT INFORMATION**

Name of Existing District to be extended: Diascund Creek  
 Acreage of Existing District: ~~10~~  
 Existing District Renewal Date: August 31, 2020

**PROPOSED DISTRICT INFORMATION**

Proposed District Name (name of nearest named body of water or swamp): Diascund Reservoir  
 Proposed District Acreage: 10 N/A  
 Proposed District Renewal Date: \_\_\_\_\_

**PROPERTY INFORMATION**

Tax assessor's Map and Parcel No.: 45-81 1 PFD 6832 Acreage: 10  
 GPIN: E26-1692-1890  
 Deed Book/Plat Book Reference No.: WB 10/86  
 Number of Dwellings on Parcel: ~~4~~ 1  
 Number and types of other improvements on parcel: 3

Current Assessed Value: \$219,400  
 Acres Devoted to Pasture: 0  
 Acres Devoted to Crop Production: 0  
 Acres Devoted to Animal Production: 0  
 Acres Devoted to Timber: 10  
 Acres Devoted to Marsh/Wetlands: 0

**(Above information is available from the Commissioner of Revenue)**

Current Zoning: A-1  
 Comprehensive Plan Designation: Rural Land

**(Available from the Planning Department)**

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

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**Property Owner Signature**

The name and original signature of each property owner applying for the creation of a district or an addition to an existing district must be submitted with the application. The application cannot be accepted without the original signatures of ALL property owners.

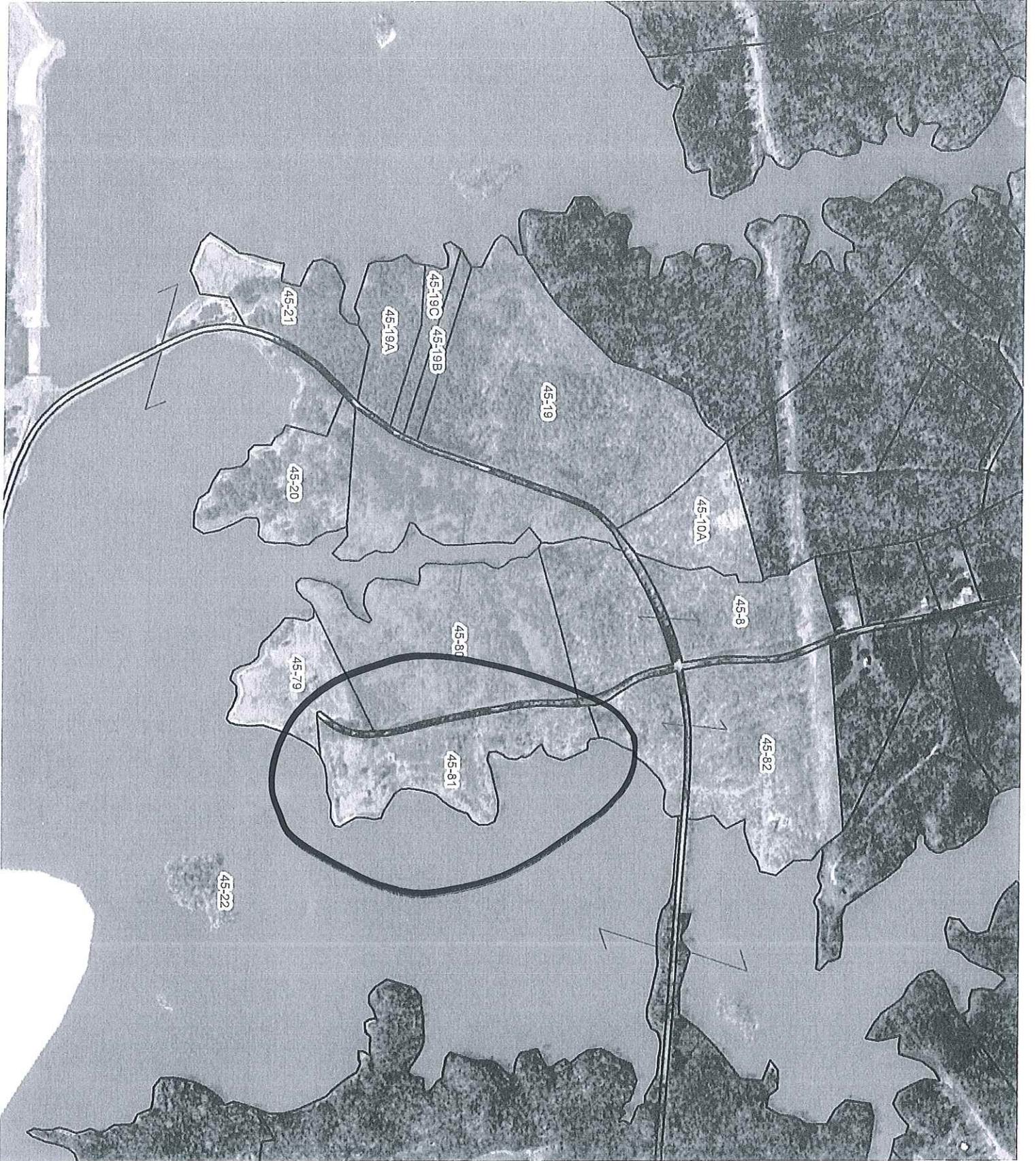
All property owners hereby certify that this application and any attachments are true and correct:

|   |                                   |   |
|---|-----------------------------------|---|
| <br>_____<br>Signature of Property Owner | <u>2/24/2014</u><br>_____<br>Date | <u>R. Edgar Walls II</u><br>_____<br>Printed Name of Property Owner |
|---|-----------------------------------|---|

|                                      |               |   |
|--------------------------------------|---------------|---|
| _____<br>Signature of Property Owner | _____<br>Date | _____<br>Printed Name of Property Owner |
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|                                      |               |   |
|--------------------------------------|---------------|---|
| _____<br>Signature of Property Owner | _____<br>Date | _____<br>Printed Name of Property Owner |
|--------------------------------------|---------------|---|

|                                      |               |   |
|--------------------------------------|---------------|---|
| _____<br>Signature of Property Owner | _____<br>Date | _____<br>Printed Name of Property Owner |
|--------------------------------------|---------------|---|



### 3111 AUGUSTUS RD

**Location** 3111 AUGUSTUS RD

**Map#** 45 / / 81 / /

**Acct#** 45 81

**Owner** WALLS R EDGAR II

**Assessment** \$219,400

**PID** 6832

**Subdivision** ADJ R S WALLS

**AFD**

**Description** 10 AC WB 10/86

**Legal**

**Area** S

**Class** 2

**AFD Name**

**AFD Expiration**

#### Current Value

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2016           | \$102,800    | \$116,600 | \$219,400 |

#### Owner of Record

**Owner** WALLS R EDGAR II

**Sale Price** \$0

**Co-Owner**

**Book & Page** WB 10/86

**Address** 3111 AUGUSTUS RD  
LANEXA, VA 23089

**Sale Date**

#### Ownership History

| Ownership History |            |             |           |
|-------------------|------------|-------------|-----------|
| Owner             | Sale Price | Book & Page | Sale Date |
| WALLS R EDGAR II  | \$0        | WB 10/86    |           |
| WALLS R EDGAR II  | \$0        | WB 10/86    |           |

#### Building Information

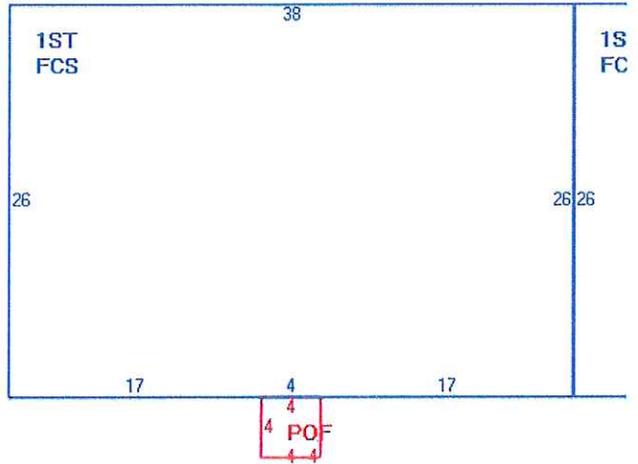
**Building 1 : Section 1**

**Year Built:** 1978  
**Living Area:** 1300  
**Building Percent Good:** 86  
**Replacement Cost Less Depreciation:** \$101,300

**Building Photo**

Building Photo ([http://images.vgsi.com/photos2/NewkentcountyVAphotos//Y:\REASSESS\PHOTOS\LLM\2015\12032015\IMG\\_1695.jpg](http://images.vgsi.com/photos2/NewkentcountyVAphotos//Y:\REASSESS\PHOTOS\LLM\2015\12032015\IMG_1695.jpg))

**Building Layout**



| Building Attributes |                              |
|---------------------|------------------------------|
| Field               | Description                  |
| Style               | Ranch                        |
| Model               | Residential                  |
| Grade:              | C                            |
| Exterior Wall 1:    | Vinyl Siding                 |
| Exterior Wall 2:    |                              |
| Roof Structure:     | Gable                        |
| Roof Cover:         | Comp Shingle                 |
| Interior Wall 1:    | Sheet Rock                   |
| Interior Wall 2:    |                              |
| Interior Flr 1:     | Hardwood                     |
| Interior Flr 2:     | Vinyl                        |
| Heat Fuel:          | Electric                     |
| Heat Type:          | Electr Basebrd               |
| AC Type:            | Unit/AC                      |
| Total Bedrooms:     | 2 Bedrooms                   |
| Total Bathrooms:    | 1                            |
| Total Half Baths:   | 0                            |
| Extra Kitchens:     | 0                            |
| Extra Heat Pump:    | 0                            |
| Total Fireplaces:   | 1                            |
| Fireplace Type:     | Masonry                      |
| Neighborhood:       | DIASCUND 1                   |
| Utilities:          | Private Well/ Private Septic |

| Building Sub-Areas (sq ft) |                   |            | Legend      |
|----------------------------|-------------------|------------|-------------|
| Code                       | Description       | Gross Area | Living Area |
| 1ST                        | 1ST STORY         | 1,300      | 1,300       |
| FCS                        | FOUNDATION, CRAWL | 1,300      | 0           |
| STP                        | STOOP             | 32         | 0           |
|                            |                   | 2,632      | 1,300       |

**Extra Features**

| Extra Features             | Legend |
|----------------------------|--------|
| No Data for Extra Features |        |

**Parcel Information**

**Use Code** 2001  
**Description** Hsite WFWD MDL-01  
**Deeded Acres** 10

**Land**

**Land Use**

**Use Code** 2001  
**Description** Hsite WFWD MDL-01  
**Zone** A1  
**Neighborhood** DIASCUND 1  
**Category**

**Land Line Valuation**

**Size (Acres)** 10  
**Assessed Value** \$116,600

**Outbuildings**

| Outbuildings |                   |          |                 |            |                | Legend |
|--------------|-------------------|----------|-----------------|------------|----------------|--------|
| Code         | Description       | Sub Code | Sub Description | Size       | Assessed Value | Bldg # |
| 1ODR         | OLD DWELL/RES     |          |                 | 1.00 S.F.  | \$1,500        | 1      |
| 1FNW         | FENCE/WOOD        |          |                 | 1.00 L.F.  | \$0            | 1      |
| 1SFN         | SHED/FRAME/NO VAL |          |                 | 40.00 S.F. | \$0            | 1      |

**Valuation History**

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2015           | \$90,000     | \$104,900 | \$194,900 |
| 2013           | \$86,400     | \$110,500 | \$196,900 |
| 2013           | \$86,400     | \$110,500 | \$196,900 |

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Bettina K. Ring  
State Forester



# COMMONWEALTH of VIRGINIA

DEPARTMENT OF FORESTRY  
900 Natural Resources Drive, Suite 800  
Charlottesville, VA 22903  
[www.dof.virginia.gov](http://www.dof.virginia.gov)  
(434) 977-6555  
Fax: (434) 296-2369

October 30, 2014

Tract Number: NKT06025

Diascund property

Dear Mr Walls:

Please find within your *Virginia Forest Stewardship Plan* for your property located in New Kent County. It was my pleasure to prepare this plan for you knowing that you have a true interest in the good stewardship and active management of your natural resources.

In this plan, there are two basic components. The first is a personalized management plan based upon your objectives for managing your property. The second part is an extensive appendix containing important information to help you understand the plan's recommendations and make your future management decisions. All of the recommendations within this plan are for your consideration, but I believe that they will help you achieve your long- and short-term goals for your property.

The first step you should take in managing your forest resources is to harvest parcel A/B followed by reforestation efforts.

I trust that you will find this plan to be informative and useful as you actively manage your natural resources. If you have any questions or comments please feel free to contact me at any time.

Sincerely,

Will Shoup  
11301 Pocahontas Trail  
Providence Forge, VA 23140  
804-966-2209  
[will.shoup@dof.virginia.gov](mailto:will.shoup@dof.virginia.gov)

# VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

Ed Walls

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## Virginia Forest Stewardship Management Plan

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### ABOUT THIS PLAN

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This Forest Stewardship Plan was developed to help guide you in the active management of the natural resources on your property. The plan is based upon the objectives you identified as being important to you. All of the management recommendations are for your consideration. The stand data table figures in this plan are for planning purposes ONLY and not intended for making economic decisions where more detailed information would be required.

### PRIMARY GOALS THAT YOU IDENTIFIED FOR MANAGING THE PROPERTY

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1. Manage property for income from timber harvesting
2. Manage property for health and productivity
3. Maintain wildlife habitat
4. Protect water quality

### INTRODUCTION

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This multiple-use forest management plan covers the examination of approximately 60 acres of forestland in New Kent County, Virginia. The management recommendations, given on the following pages, were developed for each specific parcel on your property. Boundaries and acres are only estimates derived from aerial photographs. The tract map is located in the plastic folder at the front of this book, allowing you to see the map as you read through your plan.

By having this plan developed, your property is now eligible to become a certified Tree Farm through the American Forest Foundation's Tree Farm System. It also qualifies as a Natural Resources Conservation Service's Conservation Activity Plan #106. Contact your local VDOF Forester to learn more about the benefits of these two programs.

### TRACT LOCATION

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Property is located on the north side of Diascund Reservoir along Rt. 620. It is in the eastern portion of the county adjacent to the James City county line.

### PROPERTY OVERVIEW

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This property lies in the eastern section of the county characterized by low ridge and valley type topography. The Diascund Reservoir lies on the southern boundary of the property and a significant drainage pattern can be identified in the woodland of the property that drains into this system. Soils on the property are sandy loam textures capable of supporting very good tree growth.

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## PARCEL A

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**Descriptions and Recommendations:** clear cut now

|                                  |   |
|----------------------------------|---|
| <b>Acres:</b>                    | 13  |
| <b>Forest Type:</b>              | pine (over and understory)  |
| <b>Species Present:</b>          | loblolly pine   |
| <b>Age:</b>                      | 43 years  |
| <b>Stand History:</b>            | pine stand with no recent activity  |
| <b>Size:</b>                     | medium sawtimber, average diameter is 14 inches   |
| <b>Tree Quality:</b>             | moderate form, sawtimber characteristics (straight, tall, large diameters)                      |
| <b>Stocking/Density:</b>         | 350 tpa/85 BA   |
| <b>Growth Rate &amp; Vigor:</b>  | more than 10 years in the last inch of growth, poor vigor, slow growth                          |
| <b>Site Quality &amp; Soils:</b> | Altavista-Dogue, Dogue, Nevarc-Remlik sandy loam, good drainage and growth potential (SI is 90) |
| <b>Aspect &amp; Topography:</b>  | gentle slopes (less than 5%), draining towards the southwest                                    |
| <b>Water Resources:</b>          | Diascund Reservoir  |
| <b>Invasive Species:</b>         | none present  |
| <b>Wildlife Habitat:</b>         | excellent deer, turkey, waterfowl   |
| <b>Recreation/Aesthetics:</b>    | limited access to parcel, good for hunting  |
| <b>Cultural Resources:</b>       | none present  |
| <b>T&amp;E Species Present:</b>  | none present  |
| <b>Fire Risk:</b>                | low, some duff layer and storm damage from several years ago                                    |

**Recommendations:** The loblolly pine is mature and not expected to grow much more. An option for this parcel is to clear cut it and reforest with loblolly pine as soon as possible. The timber sale price would not be the highest due to the fair quality, but pine stands have a quicker investment turnaround and traditionally more stable market prices. Note that because this parcel is located on the Diascund Reservoir a buffer strip along all waters must be 100-200 feet wide. My office can provide you with a list of contractors that can perform the harvesting. The reforestation work would be the following spring after the harvest. Target planting would be 311/acre. Cost share programs are in place that can help offset the cost of planting trees back in the cut over area.

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## PARCEL B

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**Descriptions and Recommendations:** clear cut now

|                                  |   |
|----------------------------------|---|
| <b>Acres:</b>                    | 20  |
| <b>Forest Type:</b>              | mixed hardwoods/pine (over and understory)  |
| <b>Species Present:</b>          | sweet gum, red maple, yellow poplar, loblolly pine  |
| <b>Age:</b>                      | greater than 80 years   |
| <b>Stand History:</b>            | natural growth with no recent activity  |
| <b>Size:</b>                     | large sawtimber, average diameter is 20 inches  |
| <b>Tree Quality:</b>             | starting to show signs of decline, poor form, decay   |
| <b>Stocking/Density:</b>         | 250 tpa/90 BA   |
| <b>Growth Rate &amp; Vigor:</b>  | more than 20 years in last inch of growth, poor vigor   |
| <b>Site Quality &amp; Soils:</b> | Altavista-Dogue, Dogue, Nevarc-Remlik sandy loam, good drainage and growth potential (SI is 90) |
| <b>Aspect &amp; Topography:</b>  | gentle slopes with several drainages throughout parcel leading towards the southwest            |
| <b>Water Resources:</b>          | Diascund Reservoir  |
| <b>Invasive Species:</b>         | none present  |
| <b>Wildlife Habitat:</b>         | water fowl, deer, turkey, squirrel  |
| <b>Recreation/Aesthetics:</b>    | limited access plus wet ground, hunting   |
| <b>Cultural Resources:</b>       | none present  |
| <b>T&amp;E Species Present:</b>  | none present  |
| <b>Fire Risk:</b>                | low due to wet conditions year round  |

**Recommendations:** This parcel should be clear cut in conjunction with parcel A when the storm damaged timber is harvested. Due to the high age of the trees they have stopped growing and are starting to decline in quality and health. A clear cut will capture the value of these trees and allow for a fresh start with the parcel. As with parcel A, the buffers along all waters should be 100-200 feet in width to protect the water quality of the Diascund Reservoir. This harvest should be done in the driest time of the year, summer. This will minimize any damage to the soil and protect water quality on the reservoir. Reforestation work will begin the spring after the harvest is complete. Target planting is 311/acre. My office will be glad to assist with any activity.

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## PARCEL C

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**Descriptions and Recommendations:** leave to grow for 5 years, commercial thin

**Acres:** 26 (separate areas on map)  
**Forest Type:** pine  
**Species Present:** loblolly pine, Virginia pine  
**Age:** 13 years  
**Stand History:** natural pine regeneration, no recent activity  
**Size:** pole timber, average diameter is 6-8 inches  
**Tree Quality:** good form, starting to drop limbs  
**Stocking/Density:** 700 tpa/100 BA  
**Growth Rate & Vigor:** high vigor, less than 5 years in last inch of growth  
**Site Quality & Soils:** Altavista-Dogue, Dogue, Nevarc-Remlik sandy loam, good drainage and growth potential (SI is 90)  
**Aspect & Topography:** east with gentle slopes, draining towards the southeast  
**Water Resources:** Diascund Reservoir  
**Invasive Species:** none present  
**Wildlife Habitat:** deer, rabbit, quail (dense growth provides great cover)  
**Recreation/Aesthetics:** wildlife viewing, hunting  
**T&E Species Present:** none present  
**Fire Risk:** low due to wet conditions

**Recommendations:** This parcel should be left to grow for an additional 5 years. This will allow the stand of young pine to grow into a merchantable size class for a commercial thinning. This will be the first thinning and will provide the trees, after the harvest, with more space and sunlight to maintain good growth and form. There will be a financial return from this commercial thinning. A list of contractors to perform this work is available from my office.

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## COST-SHARE ASSISTANCE PROGRAMS

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Cost-share assistance programs may be available to help defray reforestation project costs. Programs generally may pay between 35 percent and 75 percent of the costs involved in certain projects. Funds are available on a first-come, first-served basis and must be approved prior to the start of any management work. Please check with your local Virginia Department of Forestry representative for availability of programs and funds.

## CULTURAL AND HISTORIC RESOURCES

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Cultural resources refer to landscapes, structures, archeological artifacts and vegetation that represent a culture or society of historic value. Federal and state laws protect some archeological, cultural and historic sites from disturbances, destruction or removal. It is critical to understand where such sites may be located prior to ground-disturbing forest management activities.

Historic and cultural resources are a vital link to past land-use practices in Virginia. While no sites were identified during my visits, old records for the area may exist. The Department of Historic Resources offers programs which survey, catalog and encourage the preservation of historic resources. This Department maintains records of historic sites and these records are available to the general public. More information can be found at [www.dhr.virginia.gov](http://www.dhr.virginia.gov) or by calling their office at (804) 367-2323.

## THREATENED OR ENDANGERED SPECIES

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No endangered or protected species were observed on the property. No such species are known to exist that would be found on your property. Information in this plan concerning the presence of Threatened and Endangered (T&E) species has been determined through observation and/or review of T&E species maps. This information does not substitute for a through exam completed by trained T&E specialists. For more information regarding threatened and endangered species or any regulations involved with them, please contact your local Virginia Department of Game and Inland Fisheries office or the Department of Conservation and Recreation, Natural Heritage office.

## FOREST HEALTH AND PROTECTION

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A healthy forest is a forest that possesses the ability to sustain the unique species composition and processes that exist within it. Active management of the forest helps to maintain and improve its productive capacity, taking into account all the factors that influence the resource elements addressed in the Forest Stewardship Plan. Silviculture harvest practices and the use of prescribed fire as a tool can reduce risk from wildfire, pests and invasive species, and ensure long-term forest health and vigor. Forest health protection issues are often directly related to the active management of insects and diseases, invasive plants and wildfire. Annual inspections for signs of insects, diseases or invasive plant infestations should be completed by the landowner.

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No disease or insect problems were identified on the property. Continued monitoring is the best preventative measure to ensuring forest health. If any unusual problems are found, please contact the Virginia Department of Forestry for an examination.

## FIRE

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Prescribed fire, also known as “controlled burn,” refers to the controlled application of fire by a team of fire experts under specified weather conditions that help restore health to fire-adapted environments to obtain specific management objectives. Prescribed burning is a critical management tool that enhances and benefits forests, grasslands and wildlife habitats. Prescribed fire is an effective tool in site preparing harvested areas for replanting tree seedlings as well as reducing excessive amounts of hazardous fuel build up and catastrophic damage of wildfire on our lands and surrounding communities. Prescribed fire is one of the most effective tools we have in preventing the outbreak and spread of wildfires.

Protection of your property from wildfire is essential. Wildfire rapidly destroys valuable timber, wildlife and property. From February 15 through April 30, open air fires are not permitted within 300 feet of woodland, brushland or field containing dry grass or other flammable material between midnight and 4:00 p.m. The number one cause of wildland fire in Virginia is debris burning. In other words, MOST of the fires that occur could have been prevented. In the case of an emergency, please report all woods fires to your local County Fire Dispatch Center at 9-1-1. If you feel that the situation does not warrant a fire department response, you may call a Virginia Department of Forestry representative at 804-966-2209.

## CARBON CYCLE

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All forest plants and soils “store” carbon, so active forest management influences the natural cycles of that storage in both living and dead plant material. The removal of carbon from the atmosphere is the process called carbon sequestration. Carbon sequestration is the process by which atmospheric carbon dioxide is consumed by trees, grasses and other plants through photosynthesis and stored as carbon in biomass (trunks, branches, foliage and roots) and soils. Sustainable forestry practices can increase the ability of forests to sequester atmospheric carbon while enhancing other ecosystem services, such as improved soil and water quality. Planting new trees and improving forest health through thinning and prescribed burning are some of the ways to increase forest carbon in the long run. Harvesting and regenerating forests can also result in net carbon sequestration in wood products and new forest growth.

## WETLANDS

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Wetlands include areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances, do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands are also highly diverse and productive ecosystems with emphasis on supporting timber production, water quality protection, wildlife habitat and more. It is important for you to

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be aware of and understand the laws and regulations related to forestry practices before engaging in wetland management activities on your land. Chapter 9 of the publication "Virginia's Forestry Best Management Practices for Water Quality Technical Manual, 2011" offers many of the guidelines for forestry activities within a wetland. The publication can be found on the web at:  
<http://www.dof.virginia.gov/print/water/BMP/Technical/BMP-Technical-Guide.pdf>.  
Your local Virginia Department of Forestry forester can provide information on forestry practices permitted in wetlands.

## BIOLOGICAL DIVERSITY

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Biodiversity is the variety of life (including diversity of species, genetic diversity and diversity of ecosystems) and the processes that support it. Landowners can contribute to the conservation of biodiversity by providing diverse habitats. It is important to select management options that offer the greatest opportunities for promoting wildlife habitats and conserving biodiversity while fulfilling other land management objectives. Some of these options include, but are not limited to, the conservation of wildlife habitats and biodiversity by:

1. Managing stand-level habitat features.
2. Promoting aquatic and riparian areas.
3. Managing landscape features.
4. Conserving rare species and communities.
5. Protecting special features and sites.

## AGROFORESTRY/SILVOPASTURE

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**Agroforestry** intentionally combines agriculture and forestry to create integrated and sustainable land-use systems. Agroforestry takes advantage of the interactive benefits from combining trees and shrubs with crops and/or livestock. In the United States, agroforestry is commonly divided into five main practices: Windbreaks, Alley Cropping, Silvopasture, Riparian Forest Buffers and Forest Farming.

**Silvopasture** combines trees with forage and livestock production. The trees are managed for high-value saw logs while providing shade and shelter for livestock and forage, reducing stress and sometimes increasing forage production. Silvopasture is increasingly popular in the southeastern region of the United States as a way to supplement timber income on small pine plantations and some hardwood stands. However, there can be problems with combining the two management schemes if it is not done correctly or actively managed. This management system requires active rotational grazing to avoid damage to the standing trees and allowing the forage to recover. Before any new silvopasture system is established, you should thoroughly explore the associated economic and environmental considerations along with local land use, zoning, cost-share programs and tax regulations.

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## HIGH CONSERVATION VALUE FORESTS

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These are forests of outstanding and critical importance due to their environmental, social, biodiversity, or landscape values. High Conservation Value Forests are considered critically important because they contain a unique combination of values. These can be social, cultural, biodiversity and environmental values.

**Social or cultural values** are aspects of a forest that are critical to the surrounding community's identity. They can range from significant historical features, such as sacred sites or burial grounds, to the forest's role within the community — for example, whether local residents have traditionally depended on the forest for berries, firewood or other products.

**Biodiversity values** are critical to preserving local flora and fauna. Such values could include rare ecosystems or habitats, or unusual communities of plant or animal species. Keep in mind that these ecosystems and species need not be on state or Federal Threatened or Endangered Species lists — they may just be considered rare regionally or locally.

**Environmental values** can benefit the whole community. Some examples are forests whose presence helps protect local watersheds or prevent erosion in vulnerable areas.

When forestry professionals and other experts evaluate a forest as a potential HCVF, they look at the entire landscape — not just a single stand of trees — and consider all of these values.

Places that combine and contain these features are rare, so it's especially important to protect them. (*American Forest Foundation*)

## INTEGRATED PEST MANAGEMENT

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A pest control strategy may use a variety of complementary strategies including mechanical devices, physical devices, genetic, biological or cultural management and chemical management. (*U.S. EPA*)

Integrated Pest Management (IPM) combines several appropriate pest control tactics into a single plan to reduce pests and their damage to an acceptable level. Using many different tactics to control a pest problem causes the least disruption to the living organisms and non-living surroundings at the treatment site. Relying only on pesticides for pest control can cause pests to develop resistance to pesticides, can cause outbreaks of other pests, and can harm surfaces and non-target organisms. With some types of pests, using only pesticides achieves very poor control.

To solve pest problems, first:

- Identify the pest or pests and determine whether control is warranted for each,
- Determine pest control goals,
- Know what control tactics are available,
- Evaluate the benefits and risks of each tactic or combination of tactics,

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- Choose the most effective strategy that causes the least harm to people and the environment,
- Use each tactic in the strategy correctly, and
- Observe local, state, and Federal regulations that apply to the situation.

The best strategy for each situation depends on the pest and the control needed.

*(Michael J. Weaver, Patricia A. Hipkins, Virginia Tech Pesticides Program, 2013)*

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**10-YEAR RECOMMENDED SCHEDULE OF MANAGEMENT ACTIVITIES**

| Year  | Parcel | Activity            | *Possible Cost Share | Future Stand Conditions |          |               |
|---|--------|---------------------|----------------------|-------------------------|----------|---------------|
|   |        |                     |                      | Year                    | Stocking | Species       |
| 2014-2015   | A/B    | Clear cut           | No                   | 2016                    | 484/ac   | Loblolly pine |
| 2016  | A/B    | Reforestation       | Yes                  |                         |          |               |
| 2018-2019   | C      | Commercial thinning | No                   | 2020                    | 300/ac   | Loblolly pine |
|   |        |                     |                      |                         |          |               |
|   |        |                     |                      |                         |          |               |
|   |        |                     |                      |                         |          |               |
|   |        |                     |                      |                         |          |               |
|   |        |                     |                      |                         |          |               |
|   |        |                     |                      |                         |          |               |
|   |        |                     |                      |                         |          |               |
|   |        |                     |                      |                         |          |               |
|   |        |                     |                      |                         |          |               |
| This schedule may need to be adjusted depending on financial needs, timber markets, timing of actual harvest and availability of contractors. |        |                     |                      |                         |          |               |

\*Cost-share program eligibility requirements vary between the programs and funding may not be available. Contact your local VDOF forester for up-to-date information about the various programs.

RT – Reforestation of Timberlands Program      CRP – Conservation Reserve Program      AgBMP – Agricultural Best Management Practices Program  
 EQIP – Environmental Quality Incentives Program      CREP – Conservation Reserve Enhancement Program

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| STAND DATA SUMMARY |               |       |             |     |            |          |                  |               |               |   |
|--------------------|---------------|-------|-------------|-----|------------|----------|------------------|---------------|---------------|---|
| Parcel             | Forest Type   | Acres | Year Estab. | Age | Site Index | Avg. DBH | Stocking/Density | Stand Quality | Annual Growth | Other Important Stand Attributes (nat. regen., invasive plants, etc.) |
| A                  | Pine          | 13    | 1971        | 43  | 80         | 16       | 350/85           | Moderate      | More than 10  | Over mature   |
| B                  | Mixed hw/pine | 20    | 1934        | 80+ | 90         | 20       | 250/90           | Low           | More than 20  | Over mature   |
| C                  | Pine          | 26    | 2001        | 13  | 90         | 8        | 700/100          | High          | Less than 5   | Almost ready for thinning   |
|                    |               |       |             |     |            |          |                  |               |               |   |
|                    |               |       |             |     |            |          |                  |               |               |   |
|                    |               |       |             |     |            |          |                  |               |               |   |
|                    |               |       |             |     |            |          |                  |               |               |   |
|                    |               |       |             |     |            |          |                  |               |               |   |
|                    |               |       |             |     |            |          |                  |               |               |   |
|                    |               |       |             |     |            |          |                  |               |               |   |
|                    |               |       |             |     |            |          |                  |               |               |   |

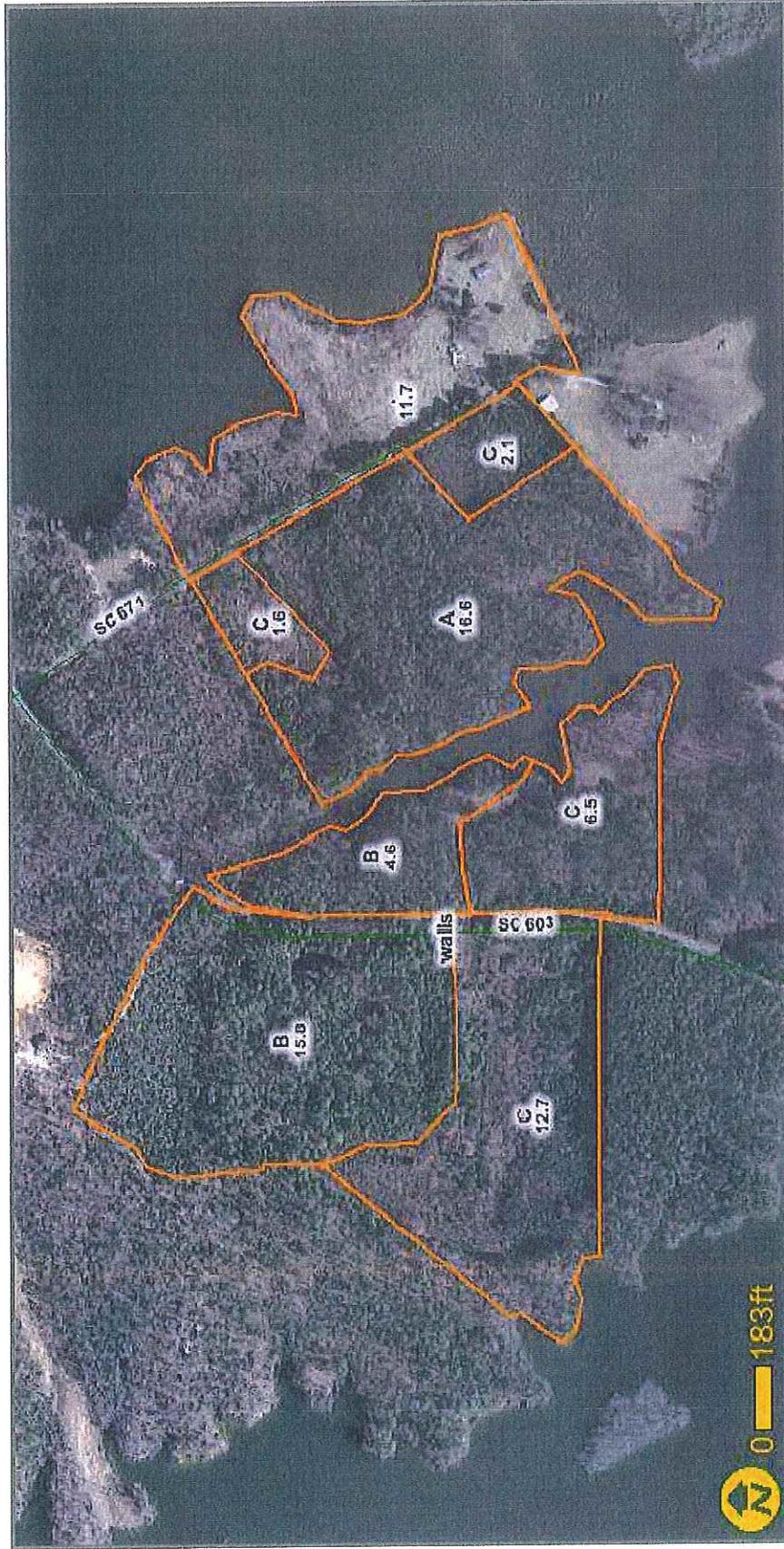
Parcel: Identifying letter or number for each parcel  
 Forest Type: Pine – by primary species  
 Pine/Hardwood – by primary species or major species group  
 Upland Hardwood – by pure species or major species group  
 Bottomland Hardwood – by pure species or major species group

Site Index: For dominant species present, indicate base age  
 Stocking/Density: Basal area or trees per acre  
 Other Important Stand Attributes: Is natural regeneration present?  
 Are there invasive plant species present?  
 (species and level of presence – heavy, moderate, low)



# Walls

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all boundaries are approximate

Map By: William J. Shoup

Report Date: Wednesday, January 14, 2015