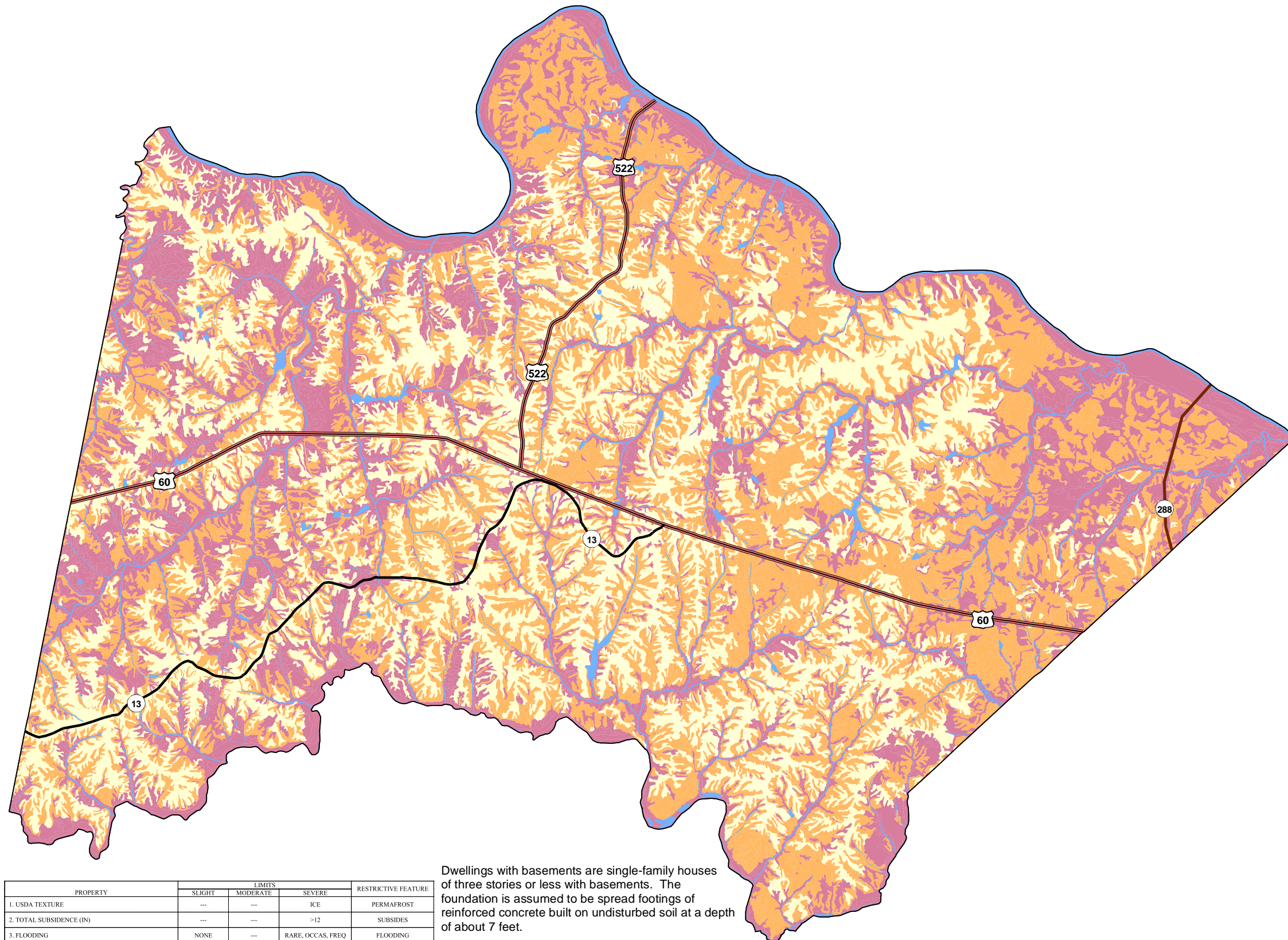
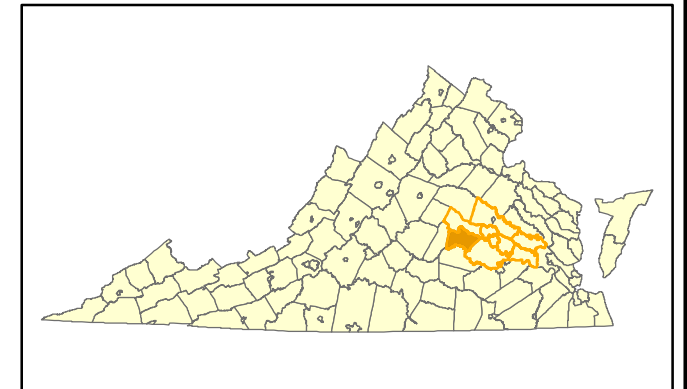


Developmental Constraints for Dwellings with Basements

Powhatan



- No Limitation for Development
- Slight Limitation for Development
- Severe Limitation for Development
- Interstate
- US Primary Highway
- State Primary Highway
- Railroad
- Stream
- Intermittent Stream
- River, Lake, Pond

PROPERTY	LIMITS			RESTRICTIVE FEATURE
	SLIGHT	MODERATE	SEVERE	
1. USDA TEXTURE	---	---	ICE	PERMAFROST
2. TOTAL SUBSIDENCE (IN)	---	---	>12	SUBSIDES
3. FLOODING	NONE	---	RARE, OCCAS, FREQ	FLOODING
4. PONDING	---	---	+	PONDING
5. DEPTH TO HIGH WATER TABLE (FT)	>6	2.5-6	<2.5	WETNESS
6. DEPTH TO HARD BEDROCK (IN)	>60	40-60	<40	DEPTH TO ROCK
6a. DEPTH TO SOFT BEDROCK (IN)	>40	20-40	<20	DEPTH TO ROCK
7. DEPTH TO CEMENTED PAN THICK (IN)	>60	40-60	<40	CEMENTED PAN
7a. DEPTH TO CEMENTED PAN THIN (IN)	>20	<20	---	CEMENTED PAN
8. SLOPE (PCT)	<8	8-15	>15	SLOPE
9. SHRINK-SWELL (LE) (THICKEST LAYER 10-60", PCT)	LOW (<3)	MODERATE (3-6)	HIGH, VERY HIGH (>6)	SHRINK-SWELL
10. UNIFIED (BOTTOM LAYER)	---	---	OL, OH, PT	LOW STRENGTH
11. WEIGHT PERCENT >3" (WEIGHT AV. 0- 40")	<25	25-50	>50	LARGE STONES

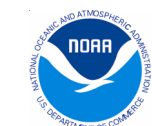
Dwellings with basements are single-family houses of three stories or less with basements. The foundation is assumed to be spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The properties affecting load supporting capacity without movement are presence of a seasonal high water table, flooding, and the shrink-swell behavior and compressibility of the soils. Compressibility is inferred from the Unified classification.

Properties influencing the ease and amount of excavation are flooding, a high water table, slope, depth to bedrock or to a cemented pan, and the amount and size of coarse fragments.

(Note: This county does not have any soils rated with moderated limits.)

Source: National Soil Survey Handbook, 1993



Source: US Census Bureau, 2000
 Natural Resources Conservation Service, 2002
 Richmond Regional Planning District Commission, 2004
 Created by: Richmond Regional PDC, September 2004