

PHYSICAL SURVEY
LOTS 1-5
 PHASE 1
PLEASANT GREEN
 WHITE HALL DISTRICT
 ALBEMARLE COUNTY, VIRGINIA
 PREPARED FOR: STANLEY MARTIN HOMES, INC.

NOTES:

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY COMPLETED ON JUNE 15, 2020.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT; EASEMENTS OR OTHER ENCUMBRANCES MAY OR MAY NOT EXIST, WHICH ARE NOT SHOWN HEREON.
3. ALL EASEMENTS SHOWN HEREON RECORDED AT DB 5264 PG 297 UNLESS OTHERWISE NOTED.
4. THE PARCELS SHOWN ARE SERVICED BY PUBLIC WATER AND SEWER.
5. THE AREA SHOWN HEREON APPEARS TO BE LOCATED WITHIN FLOOD ZONE X (UNSHADED), WHICH IS AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FEMA NFIP COMMUNITY MAP PANEL NO. 51003C0299D, EFFECTIVE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY.
6. BUILDING DIMENSIONS ARE MEASURED FROM EXTERIOR EDGE OF THE BUILDING TO THE PROPERTY LINE.
7. SUBJECT PARCELS ARE ZONED: R6
8. SETBACKS:
 FRONT - 5' MINIMUM; 25' MAXIMUM
 SIDE - 0'; MINIMUM 10' BUILDING SEPARATION (ANY BUILDING EXCEEDING 35' IN HEIGHT SHALL BE SEPARATED FROM ANY OTHER BUILDING BY 10' PLUS 1' FOR EACH FOOT OVER THE BUILDING EXCEEDS 35' IN HEIGHT)
 REAR - 20'
 GARAGE - 18' MINIMUM FROM THE R/W OR THE EXTERIOR EDGE OF THE SIDEWALK

TAX MAP PARCELS: LOT 1 = TMP 056A1050000100
 LOT 2 = TMP 056A1050000200
 LOT 3 = TMP 056A1050000300
 LOT 4 = TMP 056A1050000400
 LOT 5 = TMP 056A1050000500

OWNER: STANLEY MARTIN COMPANIES, LLC
 11710 PLAZA AMERICA DR.
 STE 1100
 RESTON, VA 20190-4771

SOURCE OF TITLE: D.B. 5240 P. 775
 D.B. 5264 P. 297 (PLAT)

LEGEND:
 BAY BAY WINDOW (2ND FLOOR)
 CO SANITARY CLEANOUT
 CW CONCRETE WALK
 ET ELECTRIC TRANSFORMER
 FEN FENCE
 FH FIRE HYDRANT
 HP HEAT PUMP
 IF IRON PIN FOUND
 IS IRON PIN SET
 LP LAMP POST
 PED UTILITY PEDESTAL
 SBL SETBACK LINE
 SSMH SANITARY SEWER MANHOLE
 WM WATER METER
 YD YARD DRAIN

ROUDABUSH, GALE & ASSOCIATES, INC.
 ENGINEERS, SURVEYORS AND LAND PLANNERS



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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	272.00'	30.19'	30.18'	S 46°43'09" E	6°21'36.30"
C2	272.00'	22.33'	22.33'	S 52°15'04" E	4°42'15.35"
C3	272.00'	22.09'	22.09'	S 56°55'50" E	4°39'14.83"
C4	272.00'	22.01'	22.00'	S 61°34'31" E	4°38'08.28"
C5	272.00'	44.38'	44.34'	S 68°34'04" E	9°20'57.86"



JUNE 16, 2020

SCALE: 1" = 20'

FILE: 6822

