

LEGEND

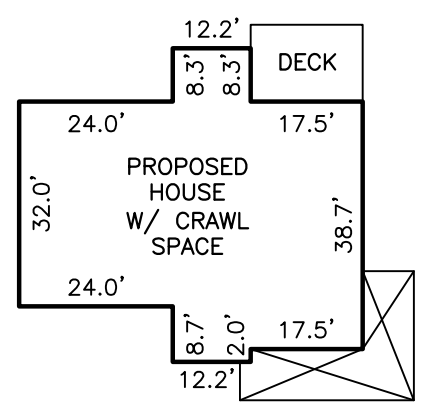
- GIS CRITICAL SLOPE OVERLAY
- SBL BUILDING SETBACK LINE

TAX MAP PARCEL:
079A2-00-0G-027A0
OWNER:
EVERGREEN HOME BUILDERS LLC
1147 RIVER RD, STE 4
CHARLOTTESVILLE VA, 22901
SOURCE OF TITLE:
INST. #202200004986 (PLAT)

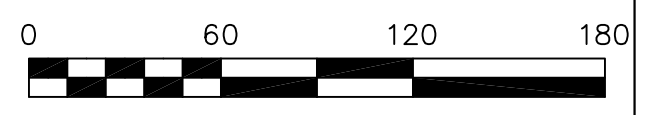
NOTES:

1. LOT BOUNDARY AND EASEMENTS SHOWN PER PLAT RECORDED AT INST. #202200004986 UNLESS OTHERWISE NOTED.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. 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. 51003C0295D, EFFECTIVE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. AN ELEVATION STUDY HAS NOT BEEN PERFORMED AS A PORTION OF THIS PROJECT.
4. ALL REFERENCED DOCUMENTS RECORDED AT ALBEMARLE COUNTY COURTHOUSE.
5. THE LOT SHOWN HEREON IS NOT SERVED BY PUBLIC WATER AND SEWER.
6. ZONING: RA (RURAL AREA)
7. SETBACKS: FRONT = 75', SIDE = 25', REAR = 35'
8. WATER PROTECTION (WPO) BUFFER SHOWN HEREON IS FROM ALBEMARLE COUNTY GIS DATA
9. CRITICAL SLOPES OVERLAY EXTENT SHOWN HEREON IS FROM ALBEMARLE COUNTY GIS DATA

PLAN VIEW
SCALE 1"=60'



HOUSE DETAIL
SCALE 1"=30'



DATE:	07-08-2022
REV:	
REV:	
REV:	
SCALE:	AS SHOWN
JOB:	21.2768
FILE:	21.2768
SHEET:	01 OF 01

HOUSE PERMIT PLAN
TAX MAP **79A2-G** PARCEL **27A**
LOT 27
ROYAL OAKS
RIVANNA MAGISTERIAL DISTRICT,
ALBEMARLE COUNTY, VIRGINIA
PREPARED FOR EVERGREEN HOME BUILDERS

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956

PHYSICAL: 999 SECOND ST. SE., CHARLOTTESVILLE, VA 22902
MAILING: 435 MERCHANT WALK SQ., SUITE 300-159, CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205 WWW.ROUDABUSH.COM