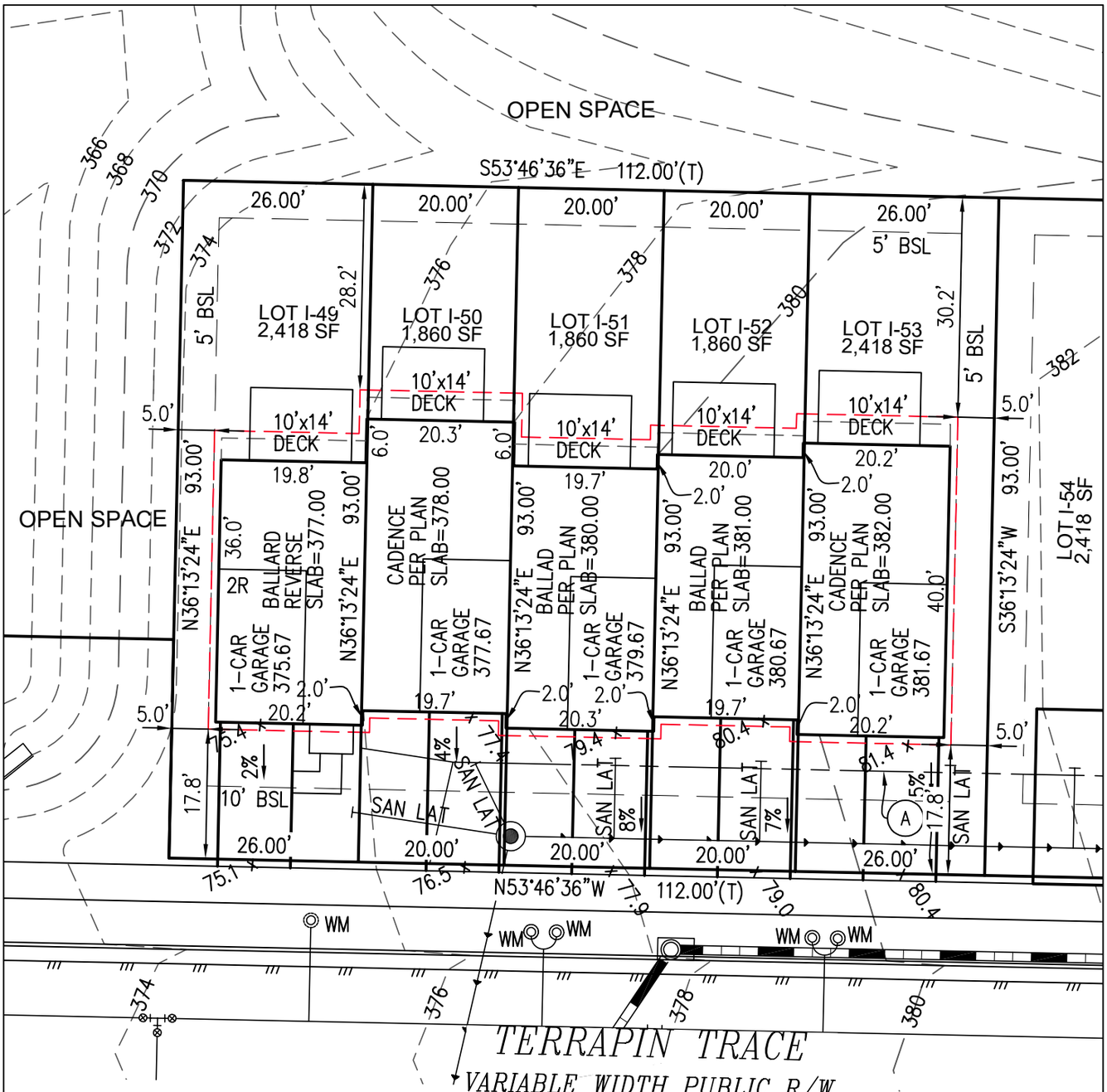


OWNER: RIVANNA INVESTMENT HOLDINGS LLC
477 VIKING DR, STE 320
VIRGINIA BEACH VA, 23452

SOURCE OF TITLE: INST#202500002404

SUBJECT PARCELS ARE ZONED: NMD SUBJECT TO ZMA 2013-00012

BUILDING DIMENSIONS ARE SHOWN FROM EXTERIOR BUILDING FACE. DIMENSIONS TO PROPERTY LINES ARE SHOWN FROM THE EXTERIOR FACE OF AN ASSUMED 12" BUILDING OVERHANG ABOVE, SHOWN IN RED.

SETBACKS:
- FRONT – 10' MIN
- SIDE – 5' MIN
- STREET SIDE – 10' MIN
- REAR – 5'
- GARAGE – 18' MINIMUM FROM THE R/W OR THE EXTERIOR EDGE OF THE SIDEWALK.

FINISHED FLOOR ELEVATIONS ARE PER THE RIVANNA VILLAGE PHASE 2 FINAL SITE PLAN, SDP 2018-31 AND MAY REQUIRE FIELD ADJUSTMENTS BY THE BUILDER.

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.

PARENT PARCEL: TMP 93A1-4R2 (INST#202500002404)
SUBDIVISION PLAT AS YET UNRECORDED. UNDER REVIEW AT ALBEMARLE COUNTY.

EASEMENT LEGEND

(A) V/W ACSA UTILITY EASEMENT

20 0 20 40 60

SCALE: 1"=20'

DATE:	02-20-2026
REV:	
REV:	
REV:	
SCALE:	1"=20'
JOB:	
FILE:	
SHEET:	01 OF 01

PERMIT PLAN
LOTS I49-I53
PHASE 2D, BLOCK I
RIVANNA VILLAGE
SCOTTSVILLE MAG. DISTRICT, ALBEMARLE COUNTY, VA

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

999 SECOND ST. SE.
CHARLOTTESVILLE, VA 22902
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