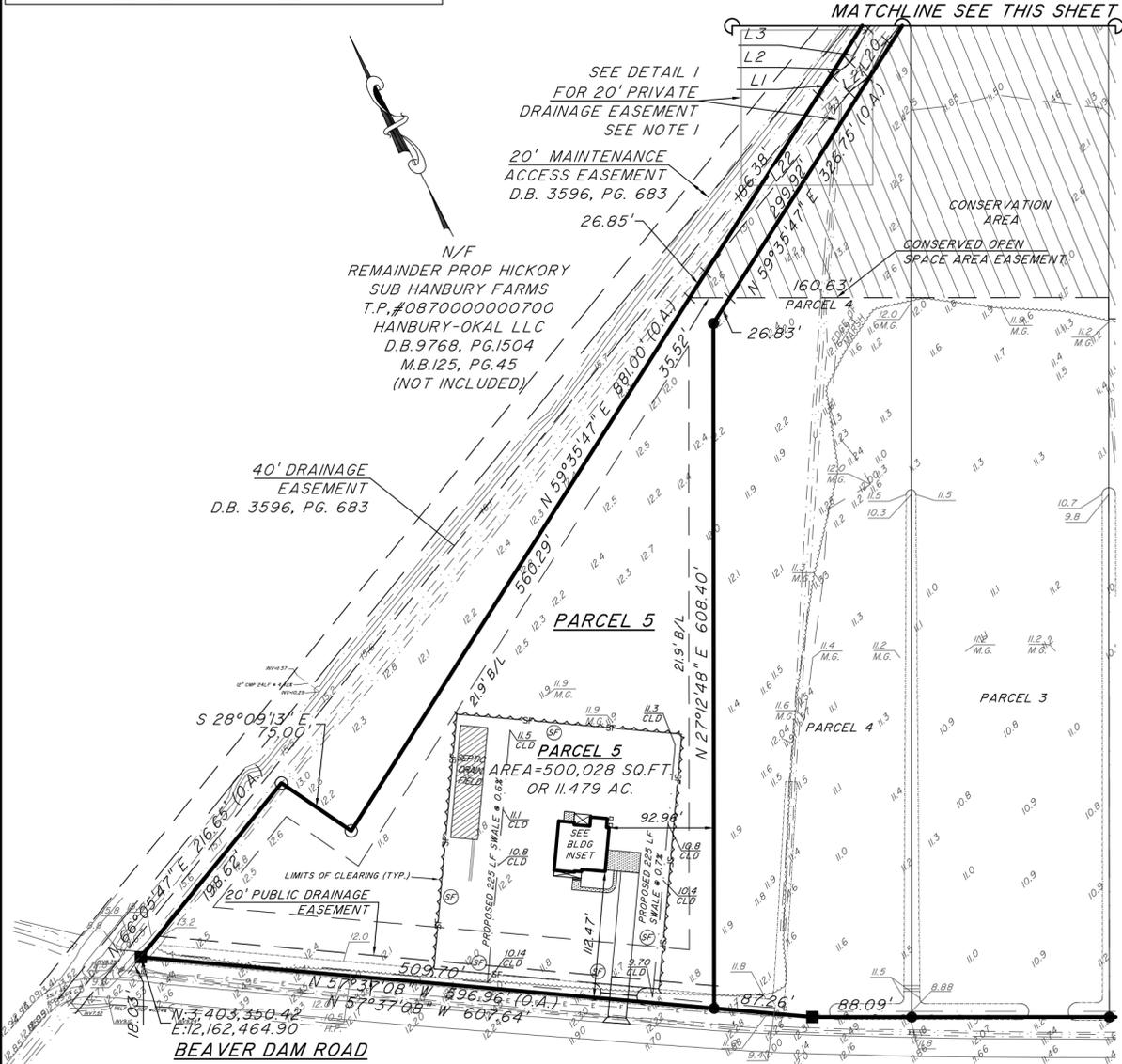
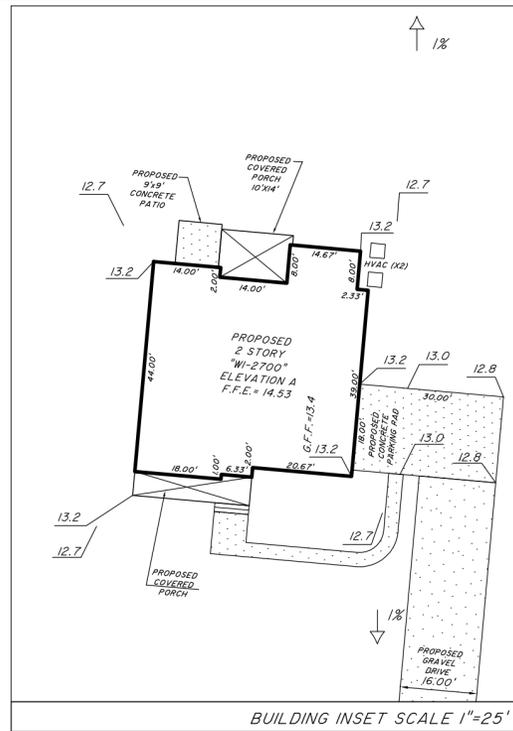
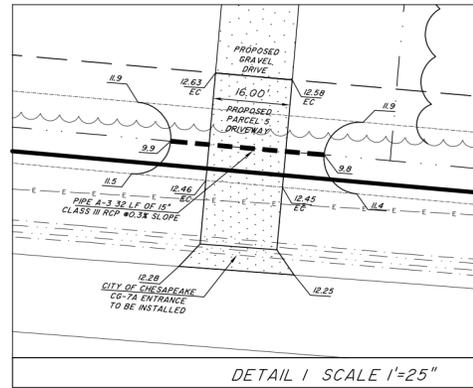
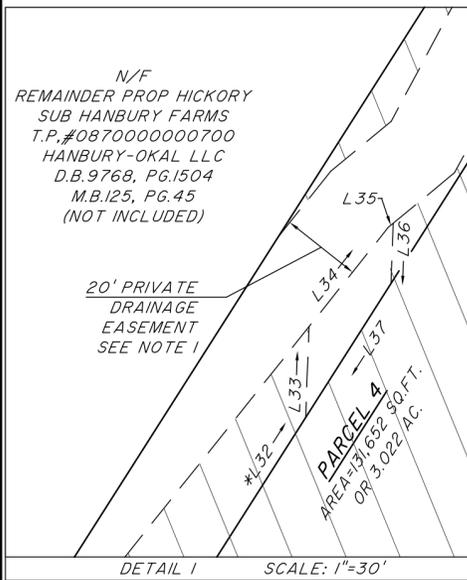


(1) TIM FALLON LAND SURVEYING IS NOT RESPONSIBLE FOR PLACING A PROPOSED BUILDING IN AN EXISTING EASEMENT DUE TO THE FOLLOWING CRITERIA:  
 (A) TIM FALLON LAND SURVEYING HAS NOT BEEN FURNISHED, BY THE CLIENT, WITH A CURRENT TITLE REPORT SHOWING EASEMENTS ON THE SITE.  
 (B) TIM FALLON LAND SURVEYING HAS NOT PERFORMED RESEARCH TO DETERMINE THE EXISTENCE OF EASEMENTS ON THE SITE.  
 (2) AFTER BUILDING PERMIT IS ISSUED, TIM FALLON LAND SURVEYING ASSUMES THAT THE BUILDER APPROVES THE LOCATIONS OF THE BUILDING SHOWN.  
 (3) LOT IS NOT SERVED BY CITY SEWER AND WATER.  
 (4) LOT GRADING SHOWN HEREON IS IN ACCORDANCE WITH APPROVED SUBDIVISION PLAN.  
 (5) ALL DIMENSIONS SHOWN ON THE BUILDINGS ON THIS PLAN ARE FIELD STAKE-OUT DIMENSIONS AND HAVE BEEN VERIFIED BY THE BUILDER.  
 (6) ALL TREES (IF ANY) SHOWN ON THIS PLAN WILL BE PROTECTED AND/OR PLANTED ACCORDING TO THE CHESAPEAKE LANDSCAPE SPECIFICATIONS MANUAL.  
 (7) TIM FALLON LAND SURVEYING, PLLC IS ONLY RESPONSIBLE FOR ESTABLISHING TITLE LINES AND SETBACKS BASED ON ZONING ORDINANCE. NO OTHER HISTORY (I.E. OWNERSHIP AND CONFORMITY) WILL BE RESEARCHED. PLEASE CONTACT YOUR LOCAL MUNICIPALITY IN QUESTION TO ENSURE THE LOT IS BUILDABLE.

THIS PROPERTY SHOWN ON THIS PLAT APPEARS TO FALL IN FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY 510034 PANEL 0808 DATED 12-16-2014

N/F  
 REMAINDER PROP HICKORY  
 SUB HANBURY FARMS  
 T.P.#087000000700  
 HANBURY-OKAL LLC  
 D.B.9768, PG.1504  
 M.B.125, PG.45  
 (NOT INCLUDED)

20' PRIVATE  
 DRAINAGE  
 EASEMENT  
 SEE NOTE 1



NOTES:

- "PRIVATE DRAINAGE EASEMENTS" SHOWN HEREON ARE FOR THE PURPOSE OF CONVEYING STORM WATER DRAINAGE FROM UPSTREAM AND ADJACENT LOTS. MAINTENANCE SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNERS UNLESS THE CITY EXPRESSLY ACCEPTS THE EASEMENT FOR PUBLIC USE.
- "DRAINAGE EASEMENTS" SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF CHESAPEAKE GRANTING THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN A DRAINAGE DITCH OR STRUCTURE UPON AND ACROSS THE LANDS AND PROPERTY OF THE GRANTOR AND INCLUDING THE RIGHT OF INGRESS TO SAME. THE RIGHT IS GRANTED TO INSPECT THE SAID DRAINAGE DITCH OR STRUCTURES AND TO CUT AND CLEAR ALL UNDERGROWTH AND OTHER STRUCTURES IN AND ALONG THE SAID DRAINAGE OR ADJACENT THERETO THAT MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE PROPER USE OF THE SAME.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 65°45'24" E	21.14'
L2	N 77°35'35" E	19.58'
L3	N 55°11'40" E	33.89'
L4	N 66°13'47" E	336.67'
L5	N 73°20'47" E	54.14'
L6	N 53°45'35" E	41.26'
L7	N 65°47'29" E	134.21'
L8	N 59°11'50" E	45.21'
L9	N 75°03'13" E	122.03'
L10	N 85°47'33" E	51.07'
L11	N 78°27'12" E	66.30'
L12	S 78°27'12" W	51.52'
L13	S 85°47'33" W	50.47'
L14	S 75°03'13" W	117.36'
L15	S 59°11'50" W	43.58'
L16	S 65°47'29" W	133.26'
L17	S 53°45'35" W	42.61'
L18	S 73°20'47" W	56.35'
L19	S 66°13'47" W	333.50'
L20	S 55°11'40" W	35.92'
L21	S 77°35'35" W	21.47'
L22	S 65°45'24" W	204.36'
L23	N 67°59'37" E	64.74'
L24	N 54°35'47" E	392.71'
L25	N 49°20'47" E	397.02'
L26	N 46°49'22" E	107.87'
L27	N 53°54'47" E	104.92'
L28	N 41°54'01" E	168.27'
L29	N 50°27'59" E	65.99'
L30	N 87°18'41" E	17.13'
L31	S 27°12'48" W	1518.28'
*L32	N 59°35'47" E	186.58'
L33	N 29°24'22" E	22.81'
L34	N 65°45'24" E	31.71'
L35	N 77°35'35" E	1.61'
L36	S 29°24'22" W	15.06'
L37	S 59°35'47" W	39.77'
L38	N 27°12'48" E	33.36'
*L39	N 83°05'47" E	12.08'

\*" DENOTES TIE LINE

- HATCH AREA DENOTES CONSERVED OPEN SPACE EASEMENT. (SEE NOTE 15)  
 AREA = 454,959 SQ.FT. OR 10.444 AC.
- HATCH AREA DENOTES 15' AND VARIABLE WIDTH DRAINAGE EASEMENT. (SEE NOTE 12)  
 AREA = 29,149 SQ.FT. OR 0.669 AC.

EXISTING 15' PRIVATE  
 DRAINAGE EASEMENT  
 (M.B. 153, PG. 93)

15' DRAINAGE  
 EASEMENT  
 SEE NOTE 12

30' DRAINAGE  
 EASEMENT  
 D.B. 3596, PG. 683

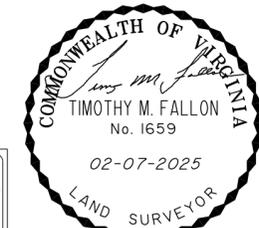
PIN  
 INACCESSIBLE

LEGEND

- PIN (F) ●
- PIN (S) ○
- COMPUTED POINT ×
- CONCRETE MONUMENT (S) ■

18 LARGE CANOPY TREES REQUIRED  
 (452,028 SF./10,377 AC. OF EXISTING CANOPY TO REMAIN-  
 CANOPY REQUIREMENT PROVIDED)

NON-CBPA SITE RESIDENTIAL CANOPY  
 LANDSCAPE PLAN (CZO 19-601A2)  
 LOT SIZE 500,028 (SF) X 208' = 100,005.6 (SF) CANOPY REQUIRED  
 NOTE: CANOPY CREDIT IS 400SF PER LARGE CANOPY TREE (CT)  
 NOTE: CANOPY CREDIT IS 200SF PER SMALL CANOPY TREE (SCT)  
 CANOPY PROVIDED: 2501 LCT X 400 SF = 100,400 SF  
 ALL TREES MUST BE A MINIMUM OF 6' TALL AT PLANTING AND  
 PLANTED IN ACCORDANCE WITH CZO 19-600  
 NOTE FOR LOTS 1/2 ACRE OR LARGER, TWENTY (20) PERCENT OF  
 THE CALCULATED AREA WITH A MAXIMUM REQUIREMENT OF  
 EIGHTEEN (18) LARGE TREES REQUIRED TO BE PLANTED OR  
 PRESERVED WITH AT LEAST ONE (1) IN THE FRONT YARD.



REVISION DATES  
 04-10-2024  
 05-03-2024  
 05-06-2024  
 05-14-2024  
 05-23-2024  
 01-18-2025



SITE PLAN  
 OF  
 PARCEL 5  
 SUBDIVISION OF  
 PROPERTY OWNED BY  
 WH CHESAPEAKE, LLC  
 AT BEAVER DAM RD.  
 CHESAPEAKE, VIRGINIA  
 TIM FALLON LAND SURVEYING, PLLC  
 15139 CARROLL TON BLVD,  
 SUITE C, P.O. BOX 189  
 CARROLL TON, VIRGINIA, 23314

N/F  
 RESIDUAL PARCEL  
 OF JORDAN FAMILY FARM  
 T.P.#087000000680  
 RICHARD A. GREEN  
 D.B.10268, PG.968  
 M.B.155, PG.12  
 (NOT INCLUDED)

10' PRIVATE  
 DRAINAGE  
 EASEMENT  
 SEE NOTE 1

N/F  
 RESIDUAL PARCEL OF  
 JORDAN FAMILY FARM  
 T.P.#087000000680  
 RICHARD A. GREEN  
 D.B.10268, PG.968  
 M.B.155, PG.12  
 (NOT INCLUDED)