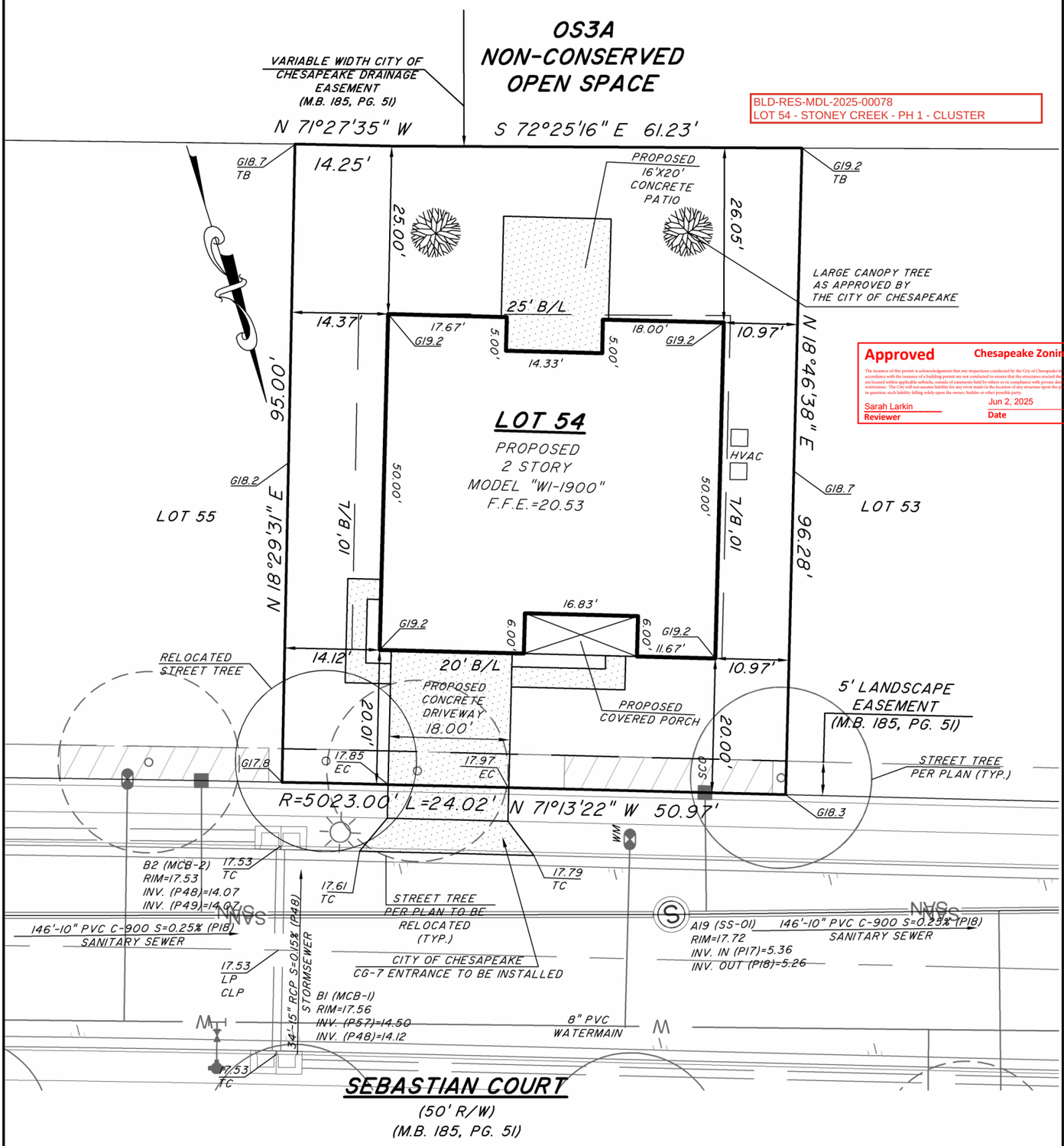
(1) TIM FALLON LAND SURVEYING IS NOT RESPONSIBLE FOR PLACING A PROPOSED BUILDING IN AN EXISTING EASEMENT DUE TO THE FOLLOWING CRITERIA:
(A) TIM FALLON LAND SURVEYING HAS NOT BEEN FURNISHED, BY THE CLIENT, WITH A CURRENT TITLE REPORT SHOWING EASEMENTS ON THE SITE.
(B) TIM FALLON LAND SURVEYING HAS NOT 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 SERVED BY CITY SEWER AND WATER.
(4) LOT GRADING SHOWN HEREON IS IN ACCORDANCE WITH APPROVED SUBDIVISION PLAN.
(5) ALL DIMENSIONS SHOWN ON THE BUILDING(S) 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 MAPS, COMMUNITY 510034 PANEL 0064D & COMMUNITY 510034 PANEL 0065D DATED 12-16-2014

COMMONWEALTH OF VIRGINIA
TIMOTHY M. FALLON
No. 1659
05-21-2025
LAND SURVEYOR

DESIGNATES AREAS WHERE NO STREET TREE PLANTING IS ALLOWED

BLD-RES-MDL-2025-00078
LOT 54 - STONEY CREEK - PH 1 - CLUSTER



Approved — Chesapeake Zoning
The issuance of this permit is acknowledgement that any inspections conducted by the City of Chesapeake in accordance with the issuance of a building permit are not conducted to ensure that the structures erected thereby are located within applicable setbacks, outside of easements held by others or in compliance with private deed restrictions. The City will not assume liability for any error made in the location of any structure upon the property in question, such liability falling solely upon the owner, builder or other possible party.
Sarah Larkin — Reviewer
Jun 2, 2025 — Date

FOUR LARGE CANOPY TREES REQUIRED (INCLUDES STREET TREES FROM SUBDIVISION PLAN)

NON-CBPA SITE RESIDENTIAL CANOPY LANDSCAPE PLAN (CZO 19-601.A2)
LOT SIZE 7,186 (SF) X 20% = 1,437.2 (SF) CANOPY REQUIRED
NOTE: CANOPY CREDIT IS 400SF PER LARGE CANOPY TREE(LCT)
NOTE: CANOPY CREDIT IS 200SF PER SMALL CANOPY TREE (SCT)
CANOPY PROVIDED: 4 LCT X 400 SF = 1,600 SF
ALL TREES MUST BE A MINIMUM OF 6' TALL AT PLANTING AND PLANTED IN ACCORDANCE WITH CZO 19-600

PROPOSED LOT GRADING IS IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE PUBLIC FACILITIES MANUAL.

PRELIMINARY SITE PLAN OF LOT 54 SUBDIVISION OF STONEY CREEK PHASE I CHESAPEAKE, VIRGINIA

PLAT REFERENCE: INSTR.# 240014468, M.B. 185, PG. 51
DATE: 05-21-2025
DRAWN BY: BSG
JOB #24080-54-WI-1900

0' 10' 20' 40'
GRAPHIC SCALE: 1"=20'

TFLS LAND SURVEYING

TIM FALLON LAND SURVEYING, PLLC
15139 CARROLLTON BLVD,
SUITE C, P.O. BOX 189
CARROLLTON, VIRGINIA, 23314