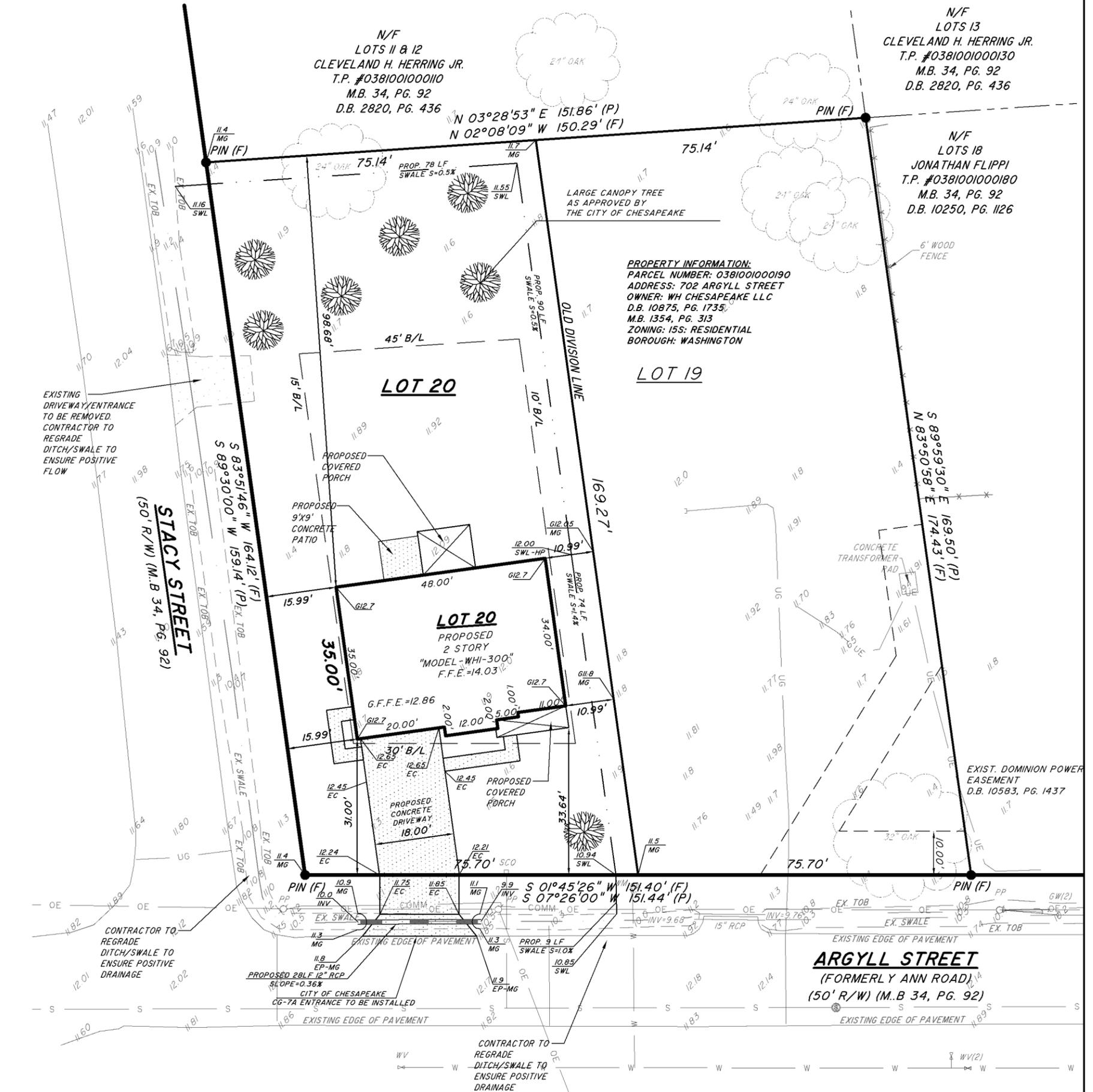


(1) TIM FALLON LAND SURVEYING IS NOT RESPONSIBLE FOR PLACING A PROPOSED BUILDING IN AN EXISTING EASEMENT DUE TO THE FOLLOWING CRITERIA:
 (A) TIM FALLON LAND SURVEYING HAS NOT BEEN FURNISHED, BY THE CLIENT, WITH A CURRENT TITLE REPORT SHOWING EASEMENTS ON THE SITE.
 (B) TIM FALLON LAND SURVEYING HAS NOT 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 BASED ON A TOPOGRAPHIC SURVEY PERFORMED ON XX-XX-XX (NAVD 1988 DATUM)
 (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.
 (8) THIS SITE PLAN IS FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT FROM THE GOVERNING AGENCY. IT DOES NOT REPRESENT A PHYSICAL SURVEY OF THE PROPERTY AFTER CONSTRUCTION AND SHOULD NOT BE USED AS SUCH. IT IS FOR THE EXPLICIT USE OF THE CLIENT WHO HAS CONTRACTED US TO PREPARE THIS DOCUMENT.
 THIS PROPERTY SHOWN ON THIS PLAT APPEARS TO FALL IN FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY 510034 PANEL 0039D DATED 12-16-2014



SITE DATA:
 PARCEL ID: 0381001000200
 ADDRESS: 700 ARGYLL STREET
 OWNER: WH CHESAPEAKE LLC
 D.B. 10875, PG. 1735 (M.B. 1354, PG. 313)
 OWNER ADDRESS: 625 INNOVATION DRIVE, SUITE 103
 CHESAPEAKE, VA. 23320
 ZONING: R15S: RESIDENTIAL
 PARCEL AREA: 12,497 SQ.FT. (0.287 AC.)

VA. SOUTH SPC (NAD83 2011)
 05°40'34"
 PLAT (D.B. 1354, PG. 313)



APPROVED
 Department of Development & Permits
 By: *Arnold Shines* Date: 12/8/25

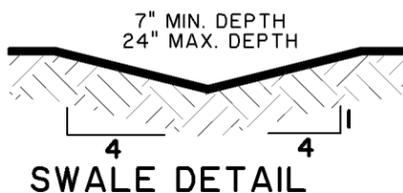
AC-250071-00

SITE PLAN FOR LOT 20
 (D.B. 1354, PG. 313)
 (M.B. 34, PG. 92)

T.P. #0381001000200
CHESAPEAKE, VIRGINIA
 TIM FALLON LAND SURVEYING, PLLC
 15147 CARROLLTON BLVD,
 SUITE G, P.O. BOX 189
 CARROLLTON, VIRGINIA, 23314

SEVEN LARGE CANOPY TREES REQUIRED (INCLUDING EXISTING TREES)

NON-CBPA SITE RESIDENTIAL CANOPY LANDSCAPE PLAN (CZO 19-601.A2)
 LOT SIZE 12,497 (SF) X 20% = 2,499.4 (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: 7 LCT X 400 SF = 2,800 SF
 ALL TREES MUST BE A MINIMUM OF 6' TALL AT PLANTING AND PLANTED IN ACCORDANCE WITH CZO 19-600



SCALE: NONE
 NOTE: CONTRACTOR TO PERFORM ALL GRADING TO ENSURE POSITIVE DRAINAGE.



PLAT REFERENCE: M.B. 34, PG. 92
 DATE: 10-03-2025; REV. 11-04-2025;
 REV. 11-21-2025; REV. 12-04-2025
 DRAWN BY: MAD/BSG
 F.B. CB9, PG. 53
 JOB #25108-LOT 20-WHI-300

