

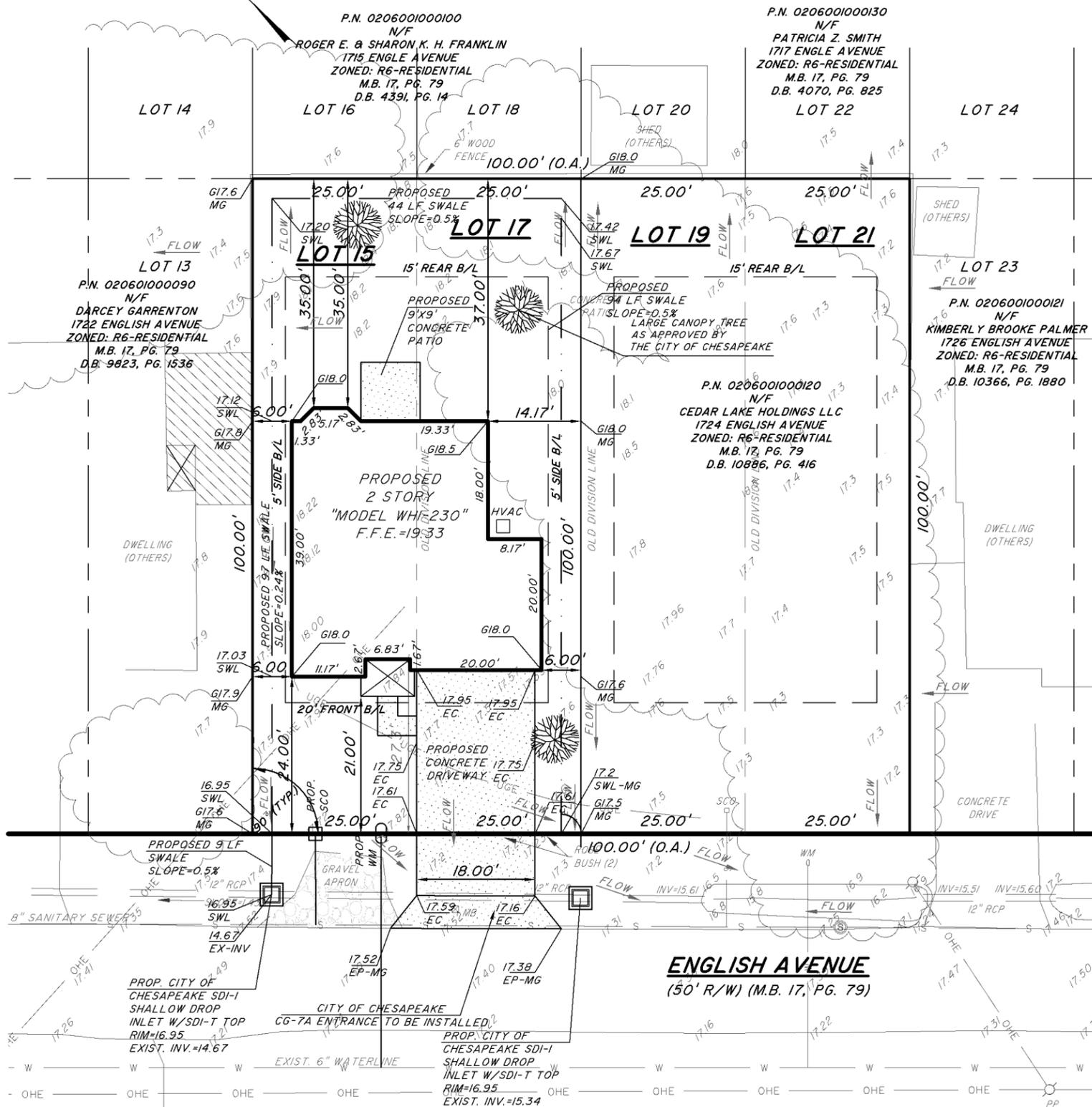
(1) TIM FALLON LAND SURVEYING IS NOT RESPONSIBLE FOR PLACING A PROPOSED BUILDING IN AN EXISTING EASEMENT DUE TO THE FOLLOWING CRITERIA:
 (A) TIM FALLON LAND SURVEYING HAS NOT BEEN FURNISHED, BY THE CLIENT, WITH A CURRENT TITLE REPORT SHOWING EASEMENTS ON THE SITE.
 (B) TIM FALLON LAND SURVEYING HAS NOT 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 MAPS, COMMUNITY 510034 PANEL 0064D & COMMUNITY 510034 PANEL 0017D DATED 12-16-2014

CONDITIONAL NOTES FOR TRAFFIC CONTROL (SEE SHEET 2 OF 2)

- * FOR LOW-VOLUME SITUATIONS WITH SHORT TTC ZONES ON STRAIGHT ROADWAYS WHERE THE FLAGGER IS VISIBLE TO ROAD USERS APPROACHING FROM BOTH DIRECTIONS, A SINGLE FLAGGER, POSITIONED TO BE VISIBLE TO ROAD USERS APPROACHING FROM BOTH DIRECTIONS, MAY BE USED (SEE CHAPTER 6D).
- * WHERE A BUFFER SPACE SIGNIFICANTLY GREATER THAN MINIMUM MUST BE PROVIDED SO THAT THE FLAGGER IS POSITIONED TO WHERE HE HAS ADEQUATE VISIBILITY AS PER PARAGRAPH O1A, A 48" X 48" SLOW (W21-V10) SIGN SHOULD BE POSITIONED APPROXIMATELY HALFWAY BETWEEN THE FLAGGER AND THE START OF THE WORK SPACE.
- * THE ROAD WORK AHEAD AND THE END ROAD WORK SIGNS MAY BE OMITTED FOR SHORT-DURATION OPERATIONS.
- * FLASHING WARNING LIGHTS AND/OR FLAGS MAY BE USED TO CALL ATTENTION TO THE ADVANCE WARNING SIGNS. [PARAGRAPH DELETED]
- * SEE TTC-69.0 FOR REQUIREMENTS FOR FLAGGING WITH AFADS.



NOTE: CONTRACTOR TO PERFORM ALL GRADING TO ENSURE POSITIVE DRAINAGE

NOTE: PROPOSED SANITARY SEWER TO BE INSTALLED BY CITY OF CHESAPEAKE AT DEVELOPER'S EXPENSE

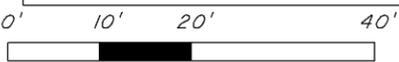
NOTE: PROPOSED SANITARY SEWER SERVICE INSTALLATION TO FOLLOW CITY OF CHESAPEAKE STANDARDS AND SPECIFICATIONS. CITY OF CHESAPEAKE LIST OF STANDARD DETAILS SS_14 - SANITARY SEWER SERVICE CONNECTION

NOTE: PROPOSED WATER METER TO BE INSTALLED BY CITY OF CHESAPEAKE AT DEVELOPER'S EXPENSE.

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

THREE LARGE CANOPY TREES REQUIRED

NON-CBPA SITE RESIDENTIAL CANOPY LANDSCAPE PLAN (CZO 19-601A2)
 LOT SIZE 5,000 (SF) X 20% = 1,000 (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: 3 LCT X 400 SF = 1200 SF
 ALL TREES MUST BE A MINIMUM OF 6' TALL AT PLANTING AND PLANTED IN ACCORDANCE WITH CZO 19-600



GRAPHIC SCALE: 1"=20'

PLAT REFERENCE: M.B. 17, PG. 79
 DATE: 10-15-2025; REV. 11-05-2025;
 REV. 11-21-2025; REV. 12-10-2025;
 REV. 12-19-2025; REV. 01-19-2026;
 REV. 01-21-2026; REV. 02-05-2026
 DRAWN BY: MAD/BSG
 JOB #25145-15-17

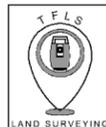
NOTE: PROPOSED SDI-1 TO BE INSTALLED PER CITY OF CHESAPEAKE STANDARDS AND SPECIFICATIONS.

NOTE: EXISTING SANITARY SEWER CLEANOUT TO BE PLUGGED/ABANDONED/RETIRED PER CITY OF CHESAPEAKE STANDARDS AND SPECIFICATIONS.

NOTE: PROPOSED STORM PIPES TO BE REMOVED AND RELAID PER CITY OF CHESAPEAKE STANDARDS AND SPECIFICATIONS. ANY REMOVED AND RELAID STORM PIPE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH NEW PIPE.

NOTE: CONTRACTOR /DEVELOPER TO CREATE AND SUBMIT A TRAFFIC CONTROL PLAN FOR THE CONSTRUCTION OF THE PROPOSED STRUCTURES AND PIPES

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



**SITE PLAN
 OF
 LOTS 15, 17,
 BLOCK 13
 PLAT SHOWING SUBDIVISIONS
 A, B, C, D, F, G, H, I & J
 (M.B. 17, PG. 79)
 NORFOLK HIGHLANDS
 CHESAPEAKE, VIRGINIA
 TIM FALLON LAND SURVEYING, PLLC
 15139 CARROLL TON BLVD,
 SUITE C, P.O. BOX 189
 CARROLL TON, VIRGINIA, 23314
 SHEET 1 OF 2**

