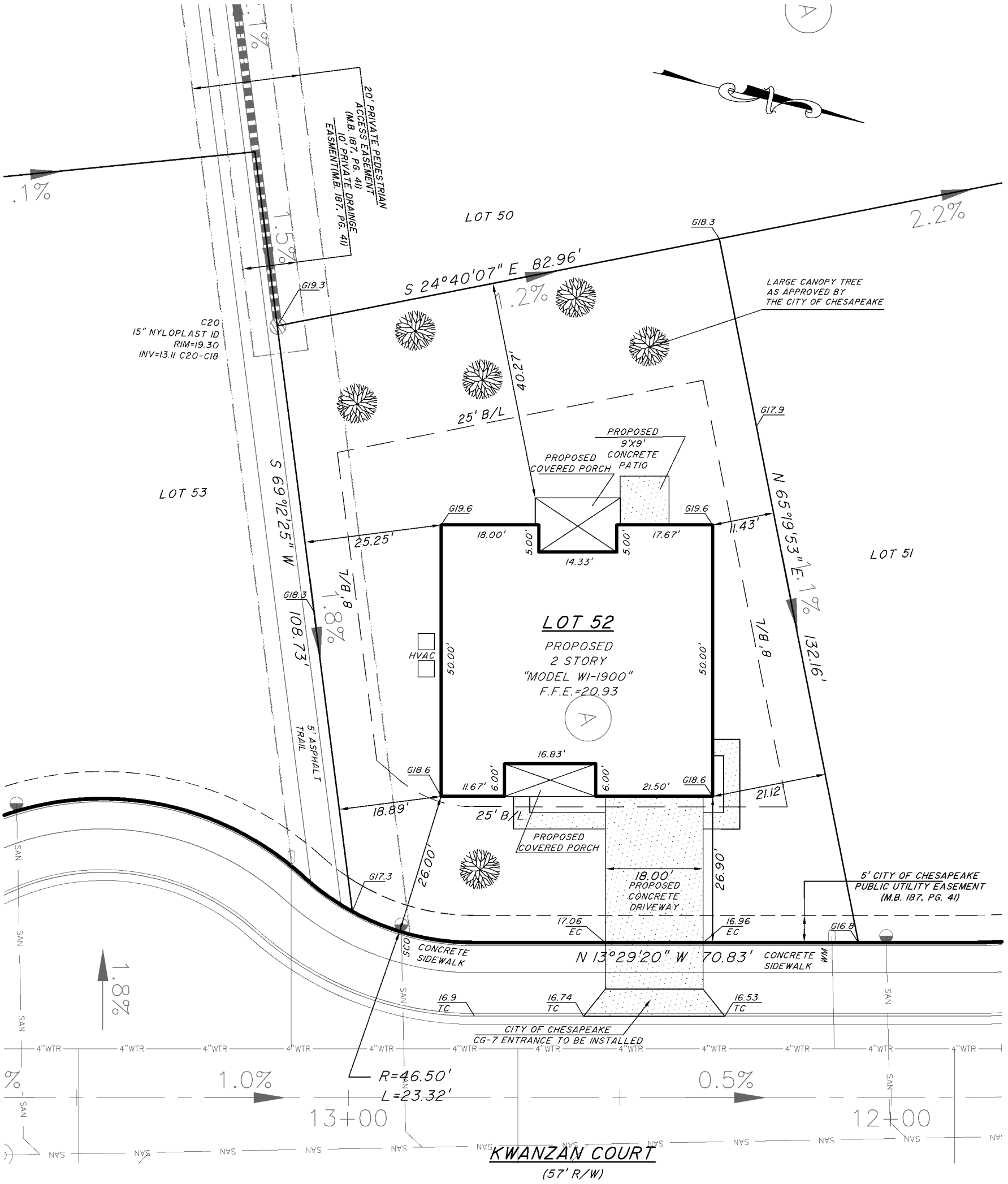
(1) TIM FALLON LAND SURVEYING IS NOT RESPONSIBLE FOR PLACING A PROPOSED BUILDING IN AN EXISTING EASEMENT DUE TO THE FOLLOWING CRITERIA:
(A) TIM FALLON LAND SURVEYING HAS NOT BEEN FURNISHED, BY THE CLIENT, WITH A CURRENT TITLE REPORT SHOWING EASEMENTS ON THE SITE.
(B) TIM FALLON LAND SURVEYING HAS NOT 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 MAP, 5100340052D DATED 12-16-2014

COMMONWEALTH OF VIRGINIA
TIMOTHY M. FALLON
No. 1659
06-10-2026
LAND SURVEYOR



SIX LARGE CANOPY TREES REQUIRED

NON-CBPA SITE RESIDENTIAL CANOPY LANDSCAPE PLAN (CZO 19-601.A2)
LOT SIZE 10,693 (SF) X 20% = 2,138.6 (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: 6 LCT X 400 SF = 2,400 SF
ALL TREES MUST BE A MINIMUM OF 6' TALL AT PLANTING AND PLANTED IN ACCORDANCE WITH CZO 19-600

LOT GRADING METHOD TO BE A

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

PLAT REFERENCE: M.B. 187, PG. 41
DATE: 05-28-2026; REV. 06-10-2026
DRAWN BY: AEA
JOB #26001-52

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

TFLS LAND SURVEYING

SITE PLAN OF LOT 52 SUBDIVISION OF RIVERVIEW LANDING CHESAPEAKE, VIRGINIA

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