

(1) HASSELL & FOLKES IS NOT RESPONSIBLE FOR PLACING A PROPOSED BUILDING IN AN EXISTING EASEMENT DUE TO THE FOLLOWING CRITERIA:
(A) HASSELL & FOLKES HAS NOT BEEN FURNISHED, BY THE CLIENT, WITH A CURRENT TITLE REPORT SHOWING EASEMENTS ON THE SITE.
(B) HASSELL & FOLKES HAS NOT PERFORMED RESEARCH TO DETERMINE THE EXISTENCE OF EASEMENTS ON THE SITE.
(2) AFTER BUILDING PERMIT IS ISSUED, HASSELL & FOLKES ASSUMES THAT THE BUILDER APPROVES THE LOCATIONS OF THE BUILDING SHOWN.
(3) LOT IS SERVED BY CITY WATER AND BY CITY SEWER.
(4) LOT GRADING SHOWN HEREON BASED ON TOPOGRAPHIC SURVEY PERFORMED 11/19/2025 (NAVD 88 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.

**PLOT PLAN
OF
LOT 20, BLOCK 21
NORFOLK HIGHLANDS
SUBDIVISION NO. 1
CHESAPEAKE, VIRGINIA
T.P. 0201001005730**



THE PROPERTY APPEARS TO LIE IN ZONE 'X' AS SCALED FROM COMMUNITY PANEL #510034 0009 D, EFFECTIVE 12/16/2014. THIS IS TO CERTIFY THAT THIS PLAN REFERS TO THE SAME LOT AS SET FORTH BY PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CHESAPEAKE, VIRGINIA IN M.B. 10, PG. 63.

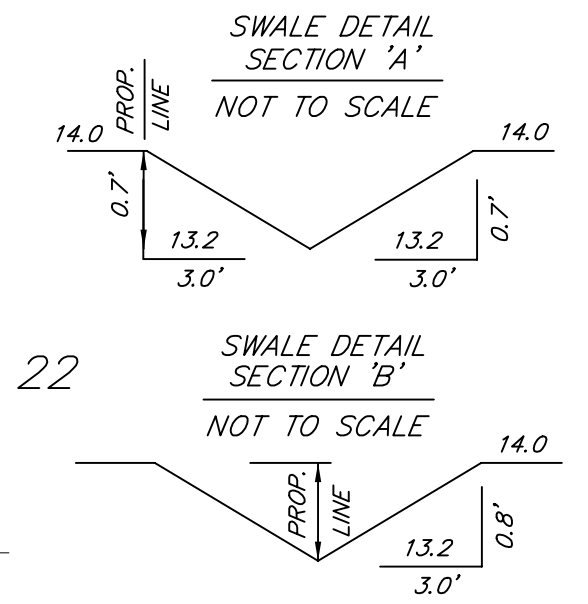
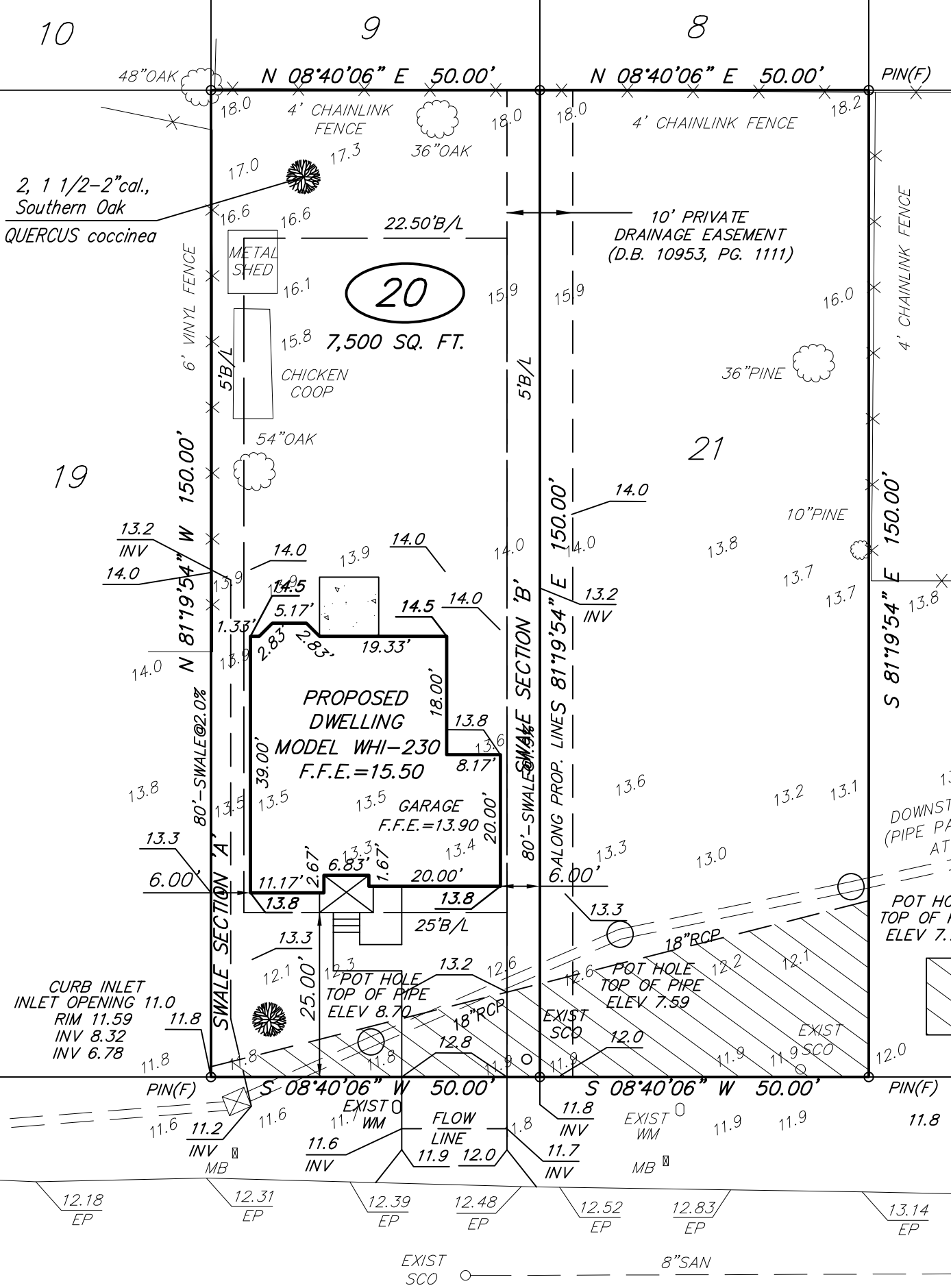
ADDRESS: 1423 OLEANDER AVENUE

2 EXISTING LARGE CANOPY TREES TO REMAIN WHICH FULFILLS A PORTION OF LANDSCAPE REQUIREMENT

2 LCT TO BE PLANTED OR PRESERVED WITH MINIMUM 1 TREE IN FRONT YARD

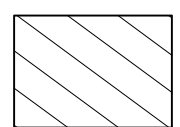
NON-CBPA SITE RESIDENTIAL CANOPY LANDSCAPE PLAN (CZO 19-601.A2)
LOT SIZE 7,500(SF) X 20% = 1,500 (SF) CANOPY REQUIRED
NOTE: CANOPY CREDIT IS 400SF PER LARGE CANOPY TREE(LCT)
NOTE: CANOPY CREDIT IS 200SF PER SMALL CANOPY TREE (SCT)
CANOPY PROVIDED: 4 LCT X 400 SF = 1,600 SF
ALL TREES MUST BE A MINIMUM OF 6' TALL AT PLANTING AND PLANTED IN ACCORDANCE WITH CZO 19-600

COBB AVENUE



DOWNSTREAM INVERT = 4.04
(PIPE PASSES UNDER DWELLING AT #1405 OLEANDER)
18"RCP

POT HOLE
TOP OF PIPE
ELEV 7.73



DENOTES AREA OF TEMPORARY CONSTRUCTION EASEMENT

APPROVED
Department of Development & Permits
By: Kaleb Breidert Date: 06/30/26

HASSELL & FOLKES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
870 GREENBRIER CIRCLE, SUITE 100
CHESAPEAKE, VIRGINIA 23320
PHONE: (757) 361-5212 FAX: (757) 366-9481

DATE: 12/03/2025
WORK ORDER NO. 53615-20

STANDARD CG-7A ENTRANCE
TO BE INSTALLED

OLEANDER AVENUE
(50' R/W)

