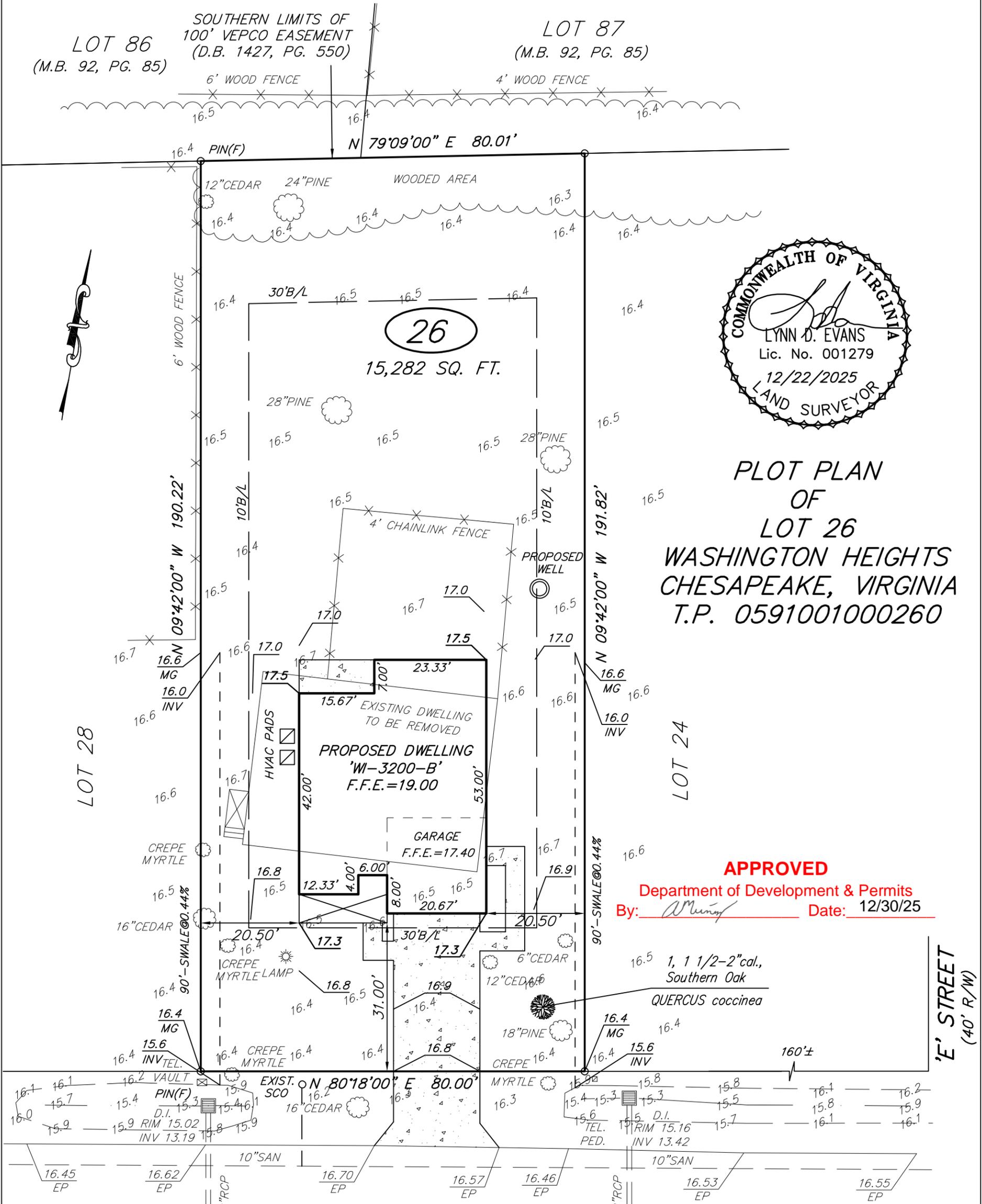


- (1) HASSELL & FOLKES IS NOT RESPONSIBLE FOR PLACING A PROPOSED BUILDING IN AN EXISTING EASEMENT DUE TO THE FOLLOWING CRITERIA:
  - (A) HASSELL & FOLKES HAS NOT BEEN FURNISHED, BY THE CLIENT, WITH A CURRENT TITLE REPORT SHOWING EASEMENTS ON THE SITE.
  - (B) HASSELL & FOLKES HAS NOT PERFORMED RESEARCH 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 SEWER, LOT IS NOT SERVED BY CITY WATER.
- (4) LOT GRADING SHOWN HEREON BASED ON TOPOGRAPHIC SURVEY PERFORMED 11/14/2025 (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.

LOT 86 (M.B. 92, PG. 85)      SOUTHERN LIMITS OF 100' VEPCO EASEMENT (D.B. 1427, PG. 550)      LOT 87 (M.B. 92, PG. 85)



**PLOT PLAN OF LOT 26 WASHINGTON HEIGHTS CHESAPEAKE, VIRGINIA T.P. 0591001000260**

**APPROVED**  
 Department of Development & Permits  
 By: *[Signature]* Date: 12/30/25

**WASHINGTON DRIVE (50' R/W)**

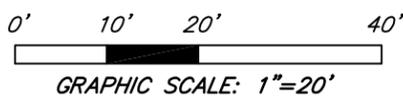
THE PROPERTY APPEARS TO LIE IN ZONE 'X' AS SCALED FROM COMMUNITY PANEL #510034 0050 D, EFFECTIVE 12/16/2014. THIS IS TO CERTIFY THAT THIS PLAN REFERS TO THE SAME LOT AS SET FORTH BY PLAT DATED JULY, 1952 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CHESAPEAKE, VIRGINIA IN M.B. 35, PG. 22.

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

ADDRESS: 1093 WASHINGTON DRIVE

DATE: 11/21/2025

WORK ORDER NO. 53611



7+ EXISTING TREES TO REMAIN WHICH FULFILLS LANDSCAPE REQUIREMENT  
 1 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 15,282(SF) X 20% = 3,056 (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: 8 LCT X 400 SF = 3,200 SF  
 ALL TREES MUST BE A MINIMUM OF 6' TALL AT PLANTING AND PLANTED IN ACCORDANCE WITH CZO 19-600