

(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 CITY SEWER.
 (4) LOT GRADING SHOWN HEREON BASED ON TOPOGRAPHIC SURVEY PERFORMED 02/10/2026 (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
 OAK GROVE HOMES INC.
 WASHINGTONBOROUGH
 CHESAPEAKE, VIRGINIA
 T.P. 0482002000200**

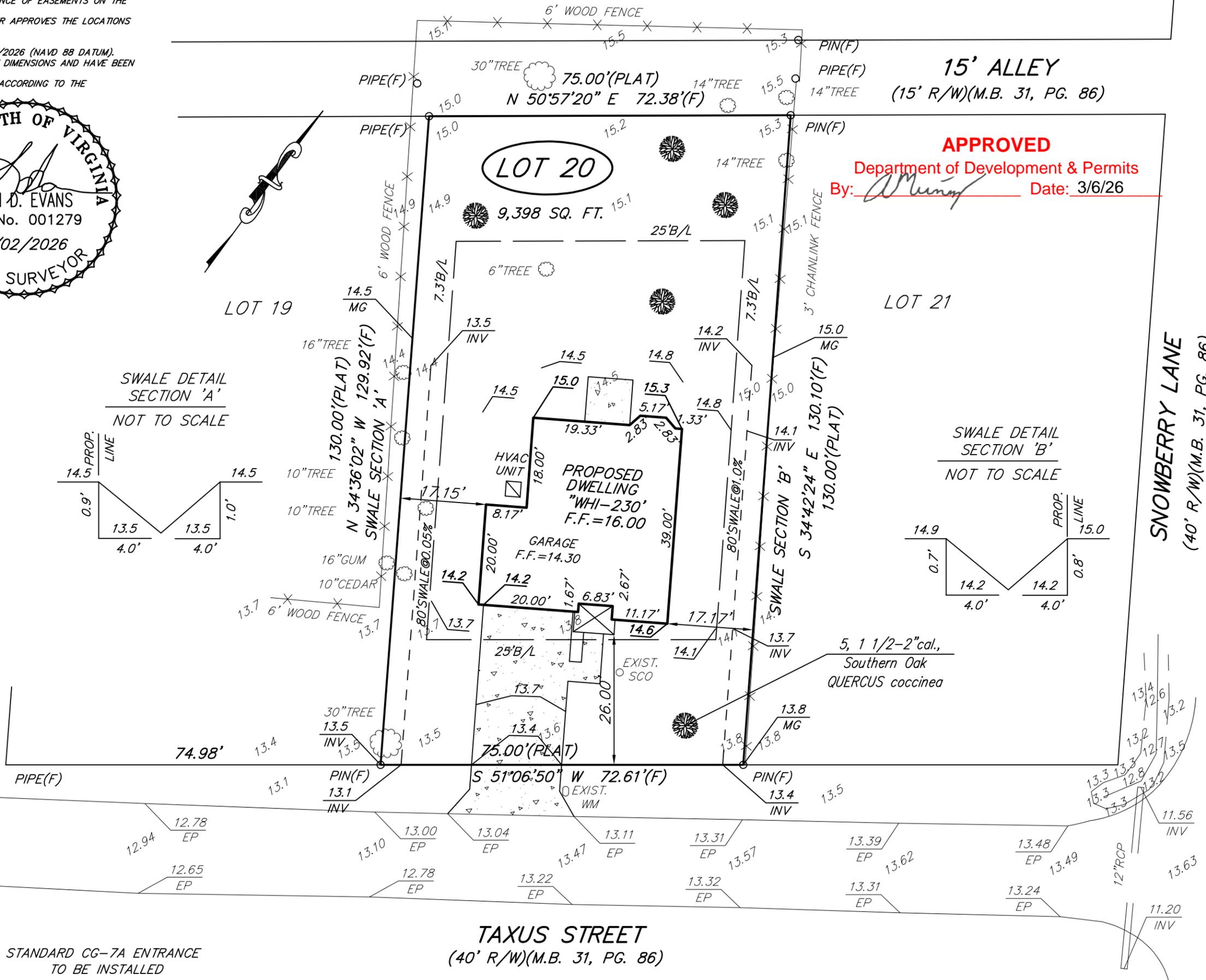
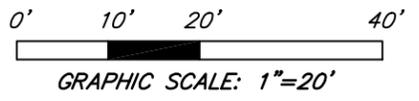


WORK ORDER #53635
 DATE: 02/16/2026

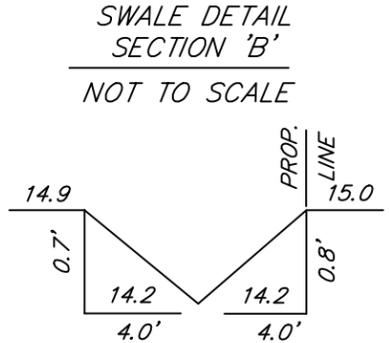
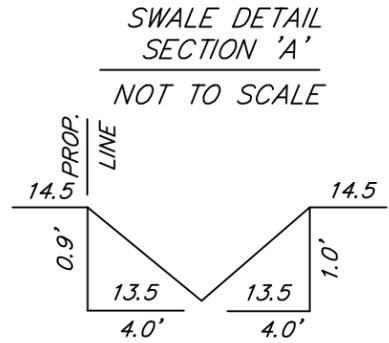
THE PROPERTY APPEARS TO LIE IN ZONE 'X' AS SCALED FROM COMMUNITY PANEL #510034 0038 D, EFFECTIVE 12/16/2014. THIS IS TO CERTIFY THAT THIS PLAN REFERS TO THE SAME LOT AS SET FORTH BY PLAT DATED JULY 13, 1948, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CHESAPEAKE, VIRGINIA IN M.B. 31, PG. 86.

5 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 9,398(SF) X 20% = 1,880 (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: 5 LCT X 400 SF = 2,000 SF
 ALL TREES MUST BE A MINIMUM OF 6' TALL AT PLANTING AND PLANTED IN ACCORDANCE WITH CZO 19-600



APPROVED
 Department of Development & Permits
 By: *[Signature]* Date: 3/6/26



STANDARD CG-7A ENTRANCE TO BE INSTALLED

HASSELL & FOLKES, P.C.
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