

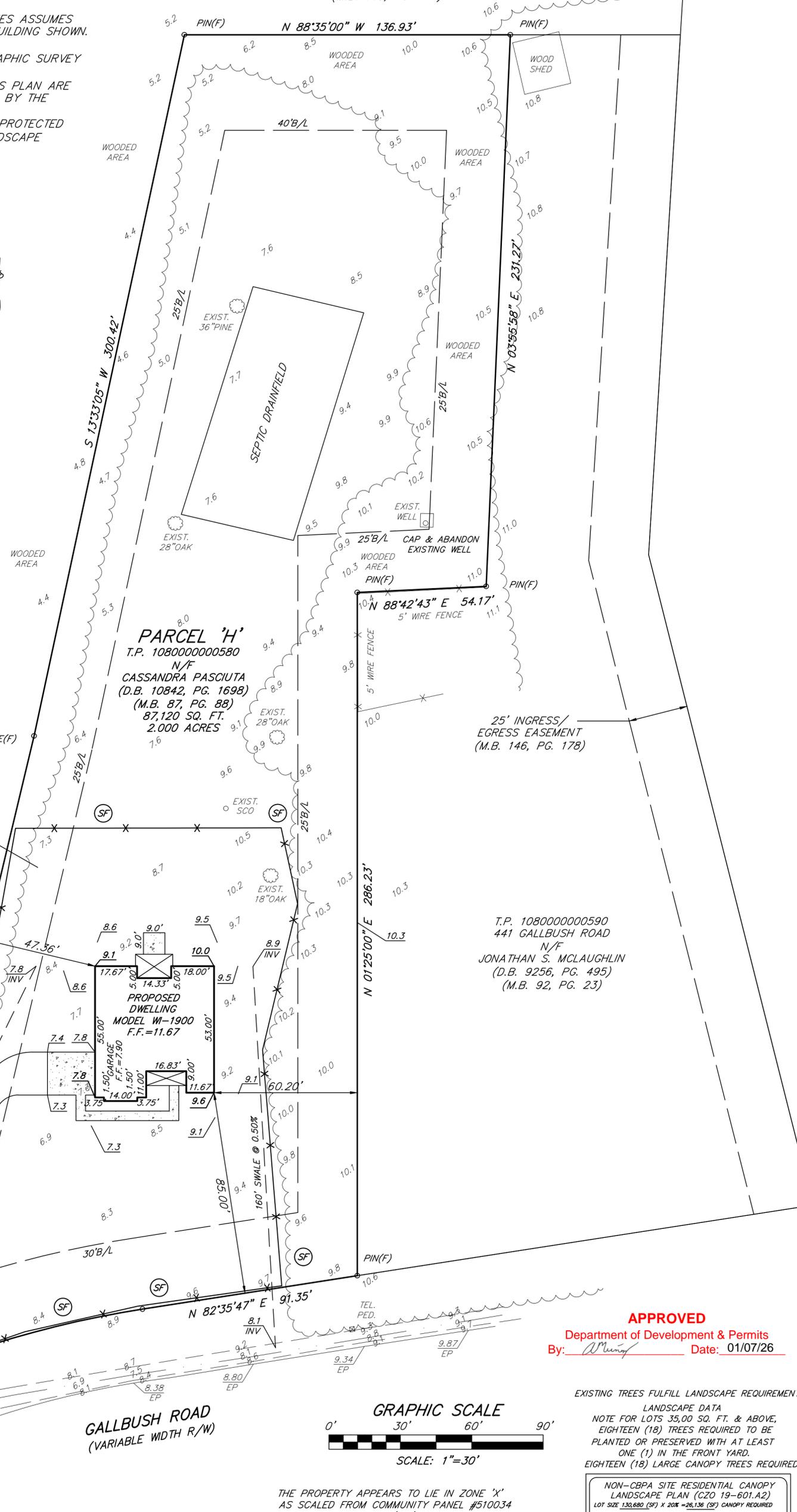
- (1) HASSELL & FOLKES IS NOT RESPONSIBLE FOR PLACING A PROPOSED BUILDING IN AN EXISTING EASEMENT DUE TO THE FOLLOWING CRITERIA:
 (A) HASSELL & FOLKES HAS NOT BEEN FURNISHED, BY THE CLIENT, WITH A CURRENT TITLE REPORT SHOWING EASEMENTS ON THE SITE.
 (B) HASSELL & FOLKES HAS NOT PERFORMED RESEARCH TO 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 NOT SERVED BY CITY SEWER OR WATER.
 (4) LOT GRADING SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEY PERFORMED 10/07/2025 (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.

T.P. 108000000090

N/F
 CLAY T. CREEKMOORE & KRISTINE T. CREEKMOORE
 (D.B. 7280, PG. 287)
 (M.B. 146, PG. 178)



**PLOT PLAN
 OF
 PARCEL 'H'
 SUBDIVISION OF PROPERTY
 OF J.C. TODD
 BUTTS ROAD BOROUGH
 CHESAPEAKE, VIRGINIA
 T.P. 1080000000580**

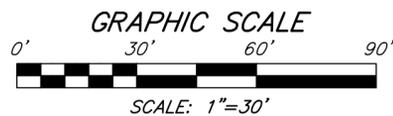


T.P. 108000000090
 N/F
 CLAY T. CREEKMOORE &
 KRISTINE T. CREEKMOORE
 (D.B. 7280, PG. 287)
 (M.B. 146, PG. 178)

PARCEL 'H'
 T.P. 1080000000580
 N/F
 CASSANDRA PASCIUTA
 (D.B. 10842, PG. 1698)
 (M.B. 87, PG. 88)
 87,120 SQ. FT.
 2.000 ACRES

T.P. 1080000000590
 441 GALLBUSH ROAD
 N/F
 JONATHAN S. MCLAUGHLIN
 (D.B. 9256, PG. 495)
 (M.B. 92, PG. 23)

**GALLBUSH ROAD
 (VARIABLE WIDTH R/W)**



APPROVED
 Department of Development & Permits
 By: *[Signature]* Date: 01/07/26

EXISTING TREES FULFILL LANDSCAPE REQUIREMENT
 LANDSCAPE DATA
 NOTE FOR LOTS 35,00 SQ. FT. & ABOVE,
 EIGHTEEN (18) TREES REQUIRED TO BE
 PLANTED OR PRESERVED WITH AT LEAST
 ONE (1) IN THE FRONT YARD.
 EIGHTEEN (18) LARGE CANOPY TREES REQUIRED

NON-CBPA SITE RESIDENTIAL CANOPY
 LANDSCAPE PLAN (CZO 19-601.A2)
 LOT SIZE 130,680 (SF) X 20% = 26,136 (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: 86 LCT X 400 SF = 26,400 SF
 ALL TREES MUST BE A MINIMUM OF 6' TALL AT PLANTING AND
 PLANTED IN ACCORDANCE WITH CZO 19-600

THE PROPERTY APPEARS TO LIE IN ZONE 'X'
 AS SCALED FROM COMMUNITY PANEL #510034
 0107 D, EFFECTIVE 12/16/2014. THIS IS TO
 CERTIFY THAT THIS PLAN REFERS TO THE
 SAME LOT AS SET FORTH BY PLAT DATED
 06/22/1987 AND RECORDED IN THE CLERK'S
 OFFICE OF THE CIRCUIT COURT OF
 CHESAPEAKE, VIRGINIA IN M.B. 87, PAGE 88.

W.O. #53583
 DATE: 10/30/2025

HASSELL & FOLKES, P.C.
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 CHESAPEAKE, VIRGINIA 23320
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