

(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.

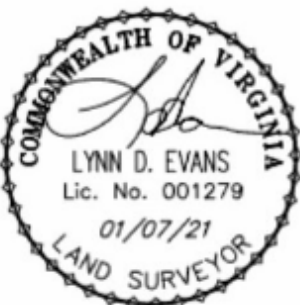
(2) AFTER BUILDING PERMIT IS ISSUED, HASSELL & FOLKES ASSUMES THAT THE BUILDER APPROVES THE LOCATIONS OF THE BUILDING SHOWN.

(3) LOT IS SERVED BY CITY SEWER AND WATER.

(4) LOT GRADING SHOWN HEREON IS IN ACCORDANCE WITH THE 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.

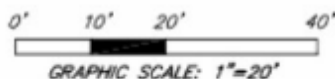
(6) ALL TREES (IF ANY) SHOWN ON THIS PLAN WILL BE PROTECTED AND/OR PLANTED ACCORDING TO THE CHESAPEAKE LANDSCAPE SPECIFICATIONS MANUAL.



THE PROPERTY APPEARS TO LIE IN ZONES 'X' AND 'AE' (ELEV 8.0) AS SCALED FROM COMMUNITY PANEL #510034 0039 D. THIS IS TO CERTIFY THAT THIS PLAN REFERS TO THE SAME LOT AS SET FORTH BY PLAT DATED 01/14/20 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CHESAPEAKE, VIRGINIA IN M.B. 172, PG. 156.

WILD TURKEY COURT
(50' R/W)

**PLOT PLAN
OF
LOT 179, PHASE 6
ALBEMARLE RIVER
CHESAPEAKE, VIRGINIA**



HASSELL & FOLKES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
325 VOLVO PARKWAY
CHESAPEAKE, VIRGINIA 23320
PHONE: (757) 547-9531 FAX: (757) 547-9481

IF NEEDED 1,143 SQUARE INCHES OF ENGINEERED FLOOD VENTS REQUIRED FOR MAIN STRUCTURE AND 460 SQUARE INCHES OF ENGINEERED FLOOD VENTS REQUIRED FOR GARAGE, BASED ON PLANS PROVIDED. VENTS TO BE INSTALLED WITHIN 12" OF FINISHED OUTSIDE GRADE.

DATE: 11/23/20
MODEL CHANGED 01/04/21
W.O. #52451

**AUBURN HILL DRIVE
(50' R/W)**

ADDRESS: 1233 AUBURN HILL DRIVE

7 LCT TO BE PLANTED OR PRESERVED WITH MINIMUM 2 TREES IN FRONT YARD

NON-CBPA SITE RESIDENTIAL CANOPY LANDSCAPE PLAN (CZO 19-601.A2)
LOT SIZE 12,056 (SF) X 208' = 2,411 (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: 7 LCT X 400 SF = 2,800 SF
ALL TREES MUST BE A MINIMUM OF 6" TALL AT PLANTING AND PLANTED IN ACCORDANCE WITH CZO 19-600

**SIGN
HERE**

01/07/2021

7'-2" cal.
Southern Oak

QUERCUS coccinea

PRIVATE
PARK 11

