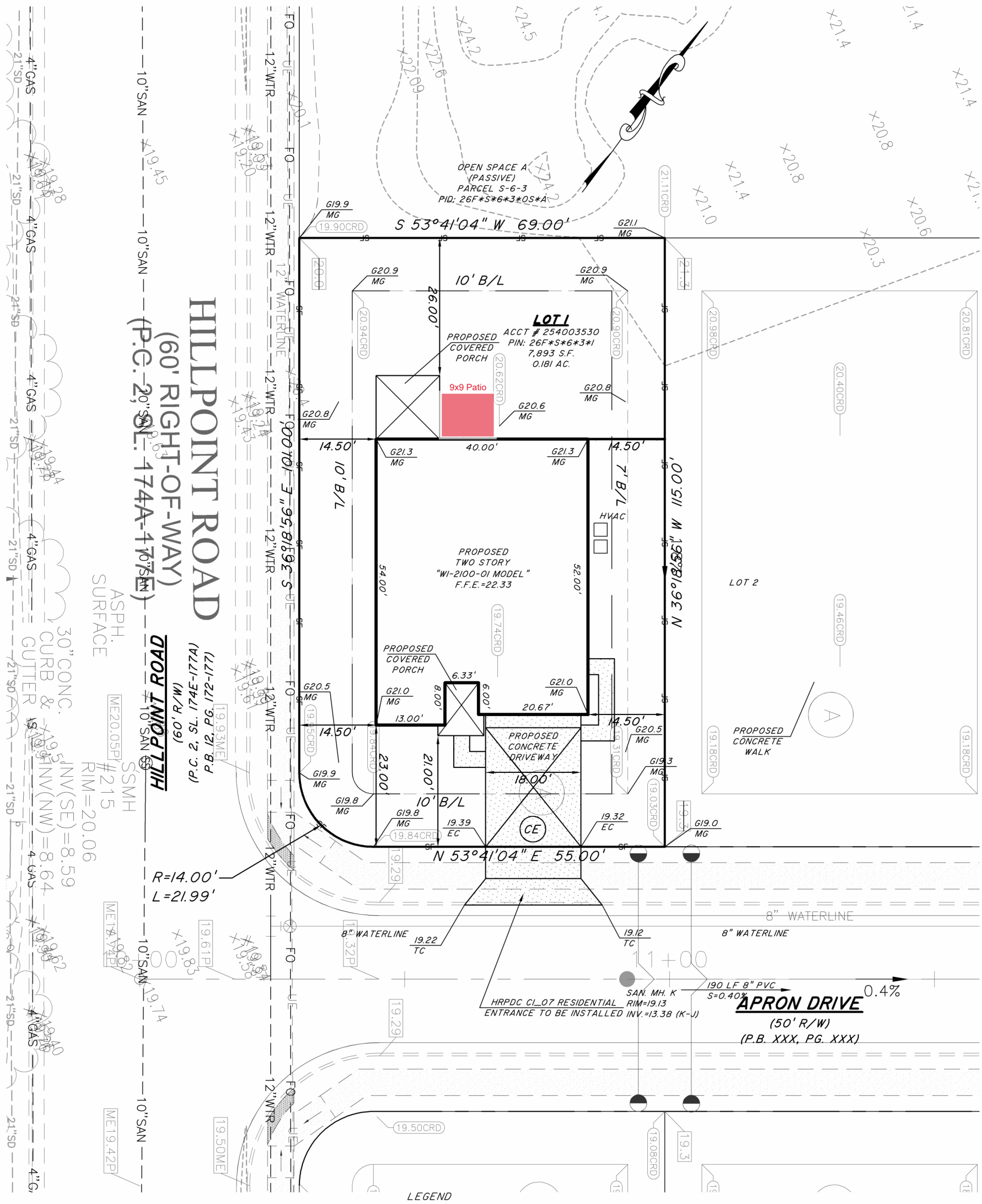
(1) TIM FALLON LAND SURVEYING IS NOT RESPONSIBLE FOR PLACING A PROPOSED BUILDING IN AN EXISTING EASEMENT DUE TO THE FOLLOWING CRITERIA:
(A) TIM FALLON LAND SURVEYING HAS NOT BEEN FURNISHED, BY THE CLIENT, WITH A CURRENT TITLE REPORT SHOWING EASEMENTS ON THE SITE.
(B) TIM FALLON LAND SURVEYING HAS NOT PERFORMED RESEARCH TO DETERMINE THE EXISTENCE OF EASEMENTS ON THE SITE.
(2) AFTER BUILDING PERMIT IS ISSUED, TIM FALLON LAND SURVEYING 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 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 SUFFOLK LANDSCAPE SPECIFICATIONS MANUAL.
(7) TIM FALLON LAND SURVEYING, PLLC IS ONLY RESPONSIBLE FOR ESTABLISHING TITLE LINES AND SETBACKS BASED ON ZONING ORDINANCE. NO OTHER HISTORY (I.E. OWNERSHIP AND CONFORMITY) WILL BE RESEARCHED. PLEASE CONTACT YOUR LOCAL MUNICIPALITY IN QUESTION TO ENSURE THE LOT IS BUILDABLE.

THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION APPEARS TO LIE IN FLOOD ZONE 'X', AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON COMMUNITY PANEL NO. 5101560114E, DATED 08-03-2015.
THE LOT GRADING METHOD IS A

NOTE: CONTRACTOR TO PERFORM ALL GRADING TO ENSURE POSITIVE DRAINAGE.

NOTE: GRADES FOR CURB, PAVEMENT AND STRUCTURES WITHIN THE ROAD ARE PER APPROVED SITE PLAN.. CONTRACTOR TO COORDINATE GRADES WITH AS-BUILT CONDITIONS.

COMMONWEALTH OF VIRGINIA
TIMOTHY M. FALLON
No. 1659
03-24-2025
LAND SURVEYOR



BOUNDARY AND LOT INFORMATION BASED ON UNRECORDED PLAT OF NRGC - PHASE 2

TAX ACC#254003530
TAX PARCEL#26F*S*6*3*1

ROADSIDE DITCH/SWALE TO BE REGRADED TO ENSURE POSITIVE DRAINAGE

LOT GRADING METHOD TO BE A/B

PLAT REFERENCE: INSTR # 240001617,
DATE: 03-24-2025
DRAWN BY: BSG
JOB # 24263 - 1

LEGEND

SF = SILT FENCE
IP = INLET PROTECTION
CE = CONSTRUCTION ENTRANCE
XX.XXCRD = CONSTRUCTION RECORD DRAWING ELEVATION

IMPERVIOUS AREA

LOT AREA = 7,893 SQ. FT.
HOUSE/GARAGE = 2,078 SQ. FT.
CONCRETE DRIVE/WALK= 758 SQ. FT.
DECK/PATIO = 214 SQ. FT.
HVAC PAD = 6 SQ. FT.
TOTAL IMPERVIOUS = 3,056 SQ. FT.
PERCENT IMPERVIOUS = 38.72 %

AREA OF LAND DISTURBANCE= 7,893 SQ. FT.

0' 10' 20' 40'
GRAPHIC SCALE: 1"=20'

TFLS LAND SURVEYING

SITE PLAN OF LOT 1 NRGC SUBDIVISION-PHASE 2 CHUCKATUCK BOROUGH SUFFOLK, VIRGINIA

TIM FALLON LAND SURVEYING, PLLC
15139 CARROLLTON BLVD,
SUITE C, P.O. BOX 189
CARROLLTON, VIRGINIA, 23314