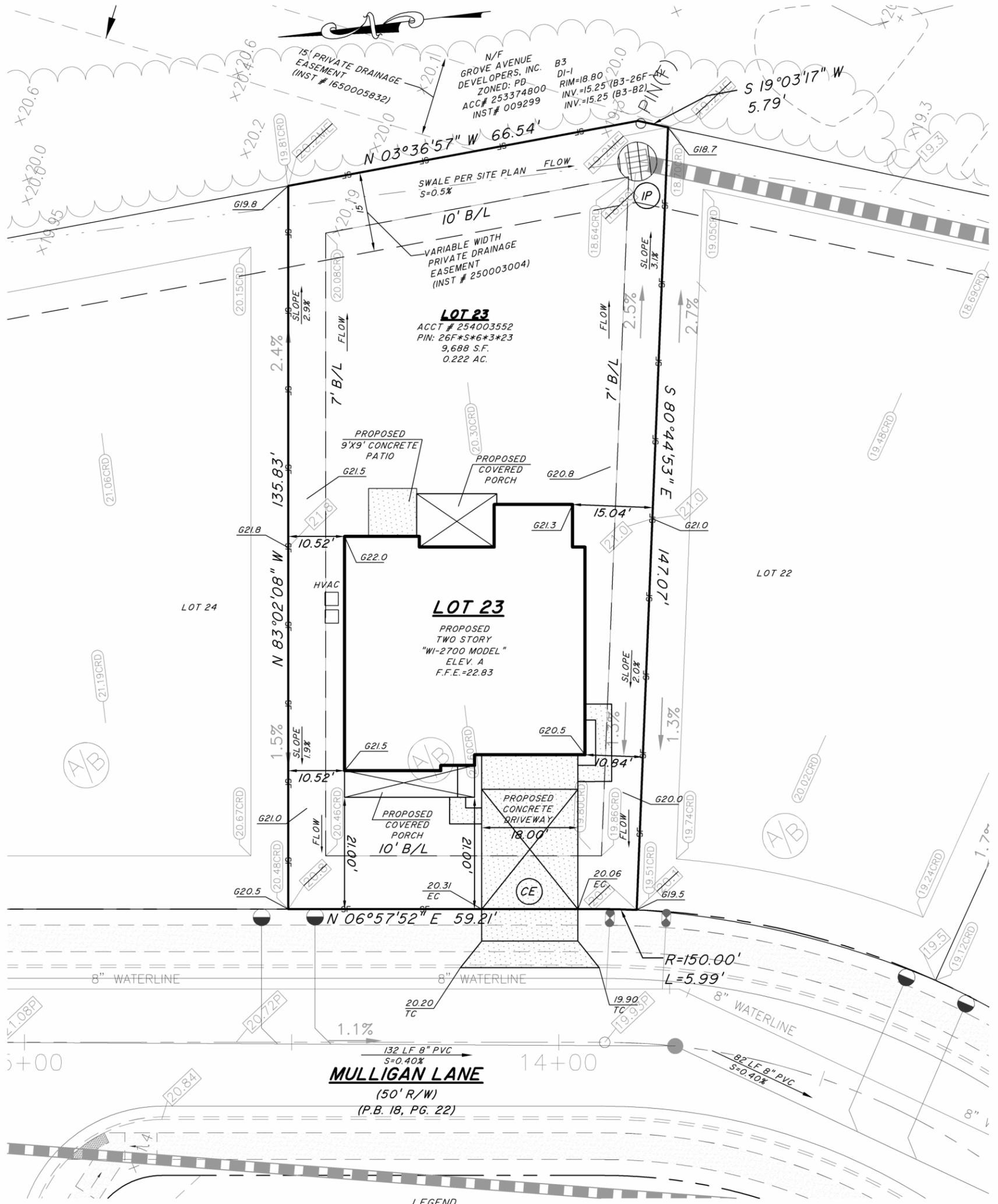


(1) TIM FALLON LAND SURVEYING IS NOT RESPONSIBLE FOR PLACING A PROPOSED BUILDING IN AN EXISTING EASEMENT DUE TO THE FOLLOWING CRITERIA:  
 (A) TIM FALLON LAND SURVEYING HAS NOT BEEN FURNISHED, BY THE CLIENT, WITH A CURRENT TITLE REPORT SHOWING EASEMENTS ON THE SITE.  
 (B) TIM FALLON LAND SURVEYING HAS 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/B  
 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.



TAX ACC#254003552  
 TAX PARCEL#26F\*S\*6\*3\*23

ROADSIDE DITCH/SWALE TO BE REGRADED TO ENSURE POSITIVE DRAINAGE  
 LOT GRADING METHOD TO BE A/B  
 PLAT REFERENCE: INSTR # 240001617,  
 INSTR # 250003004  
 DATE: 07-17-2025; REV.07-22-2025; REV. 07-31-2025  
 DRAWN BY: BSG  
 JOB # 24263 - 23-WI-2700

**LEGEND**

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

**IMPERVIOUS AREA**

LOT AREA = 9,688 SQ. FT.  
 HOUSE/GARAGE = 1,967 SQ. FT.  
 CONCRETE DRIVE/WALK = 905 SQ. FT.  
 DECK/PATIO = 273 SQ. FT.  
 HVAC PAD = 6 SQ. FT.  
 TOTAL IMPERVIOUS = 3,151 SQ. FT.  
 PERCENT IMPERVIOUS = 32.52 %

AREA OF LAND DISTURBANCE = 9,688 SQ. FT.

GRAPHIC SCALE: 1"=20'

**SITE PLAN OF LOT 23**  
**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