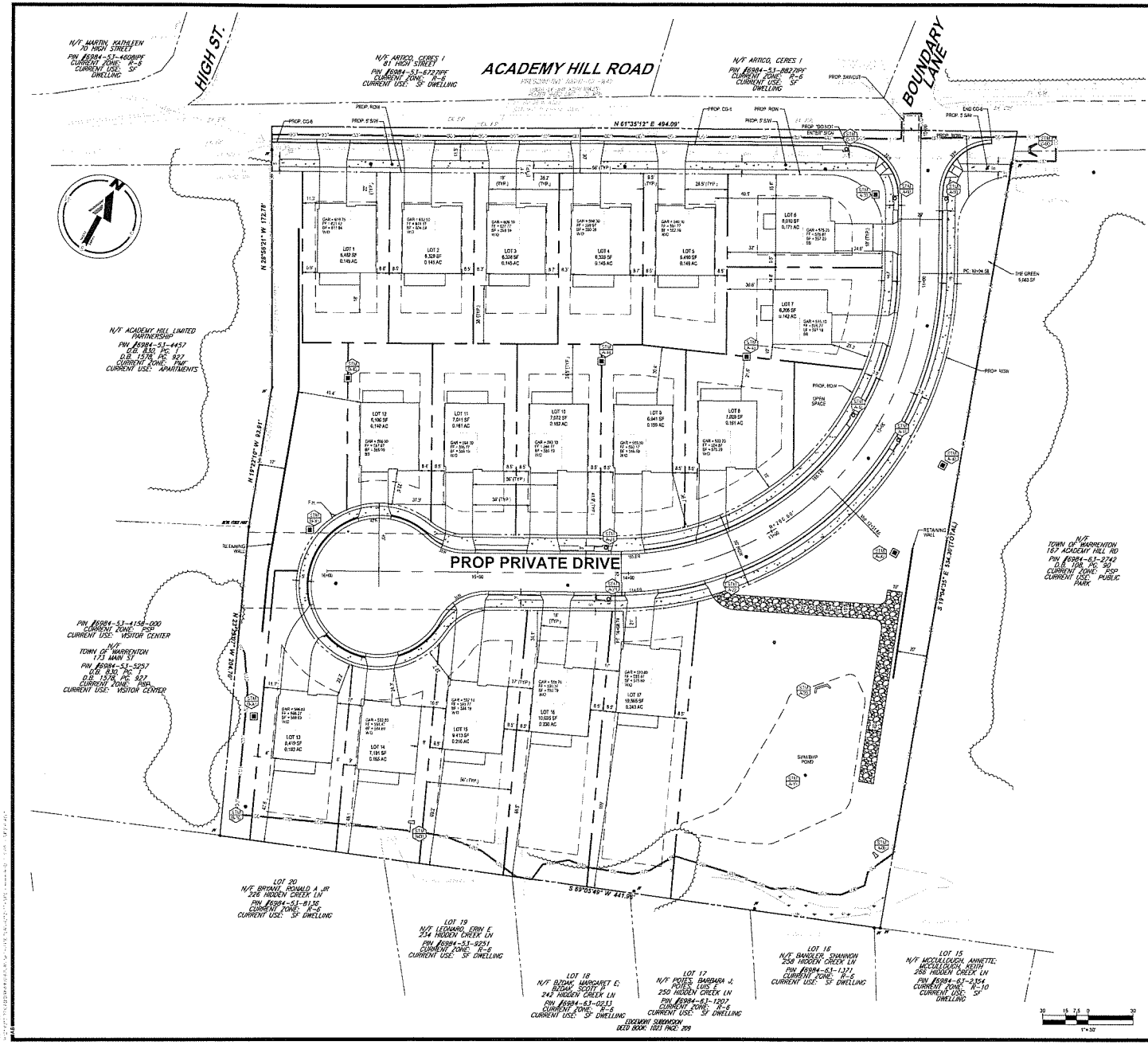

GENERAL NOTES:

1. THIS PLAN IS BASED ON THE FOLLOWING:
   CAD FILE PROVIDED BY D.R. HORTON
   CAD FILE NAMED "100-01 X-SITE_C (1)"
   DATED: 11/12/2021
2. TAX MAP: 6984-53-0508-000
3. 5.305 ACRES
4. BULK REQUIREMENTS

	REQUIRED	PROVIDED
A. BUILDING SETBACK REQUIREMENTS		
FRONT (ACADEMY HILL)	20'	±22.00'
FRONT (PRIVATE ROAD)	20'	±15
REAR	20'	±21.5'
SIDE	8'	±8.3'
B. MINIMUM LOT AREA	6,000	±6,010 S.F. (±0.14 AC)
C. MINIMUM LOT WIDTH	55'	±56'

5. THE SITE WILL BE SERVICED BY PUBLIC WATER AND SEWER.
6. EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH TOWN OF WARRENTON AND FAUQUIER COUNTY REGULATIONS. PRESERVATION AND RECREATION STANDARDS WILL BE PROVIDED WITH THE FINAL SITE PLAN.
7. ALL ON-SITE EASEMENTS WILL BE VERIFIED WITH FINAL ENGINEERING.
8. SIGN LOCATIONS ARE SUBJECT TO FINAL ENGINEERING.
9. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
10. STORMWATER DETENTION FACILITIES AND BMP DEVICES ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING, IN ORDER TO MEET THE LOCAL AND STATE REQUIREMENTS.
11. AREA OF LIMITS OF DISTURBANCE IS APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
12. VEHICLE PER DAY COUNTS BASED ON 2020 CALCULATIONS.
13. PROPOSED BUILDING UTILITY LOCATIONS, PLANTING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. BUILDINGS FOOTPRINT CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.

HATCH LEGEND

- PROP BUILDING (SEE ARCHITECTURAL)
- PAVEMENT & ADA STRIPING
- CONCRETE CURB AND GUTTER
- CONCRETE CURB AND GUTTER
- DEPRESSED CONCRETE CURB AND GUTTER
- STOREFRONT PLUSH PERIMETER SIDEWALK (BRICK PAVERS)
- TYPICAL TOWNSITE SECTION
- CONCRETE SIDEWALK SECTION
- TYPICAL CONCRETE PAVEMENT SECTION
- TYPICAL ASPHALT PAVEMENT SECTION

LEGEND

- PROP SAWCUT
- LIMIT OF WORK
- LIMIT OF DISTURBANCE

30 15 7.5 0 30
1"=30'

BOHLER //
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PLANNING AND ZONING
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY

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PROJECT No.:	V212177
DRAWN BY:	MEG
CHECKED BY:	KSR
DATE:	5/27/2022
CAD I.D.:	SITE-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

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DRAFT

SHEET TITLE:

SITE PLAN

SHEET NUMBER

C-301

ORG. DATE - 5/27/20022