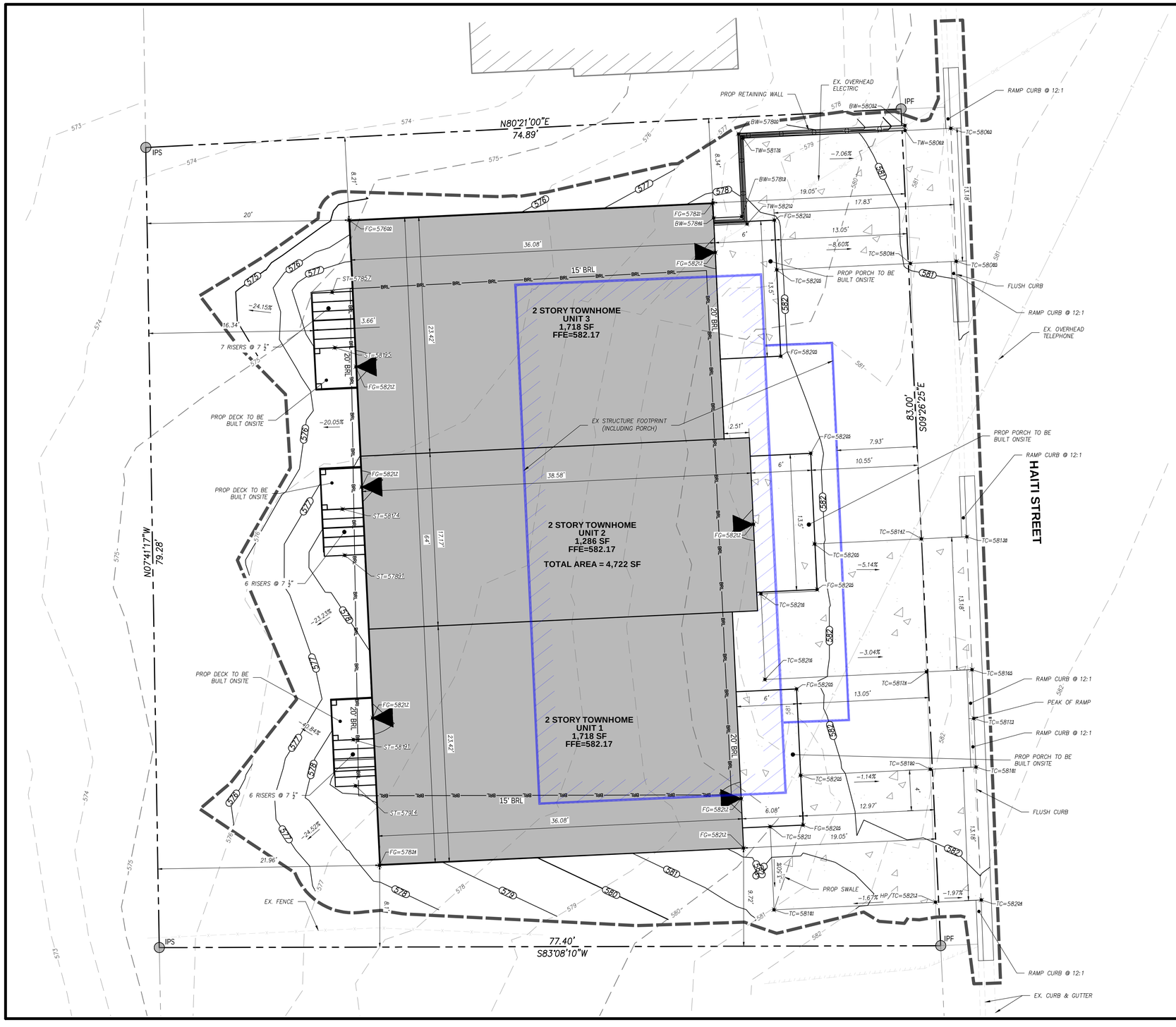

SPOT ELEVATION LEGEND

FINISH GRADE	FG=590
TOP OF CONC/CURB	TC=590
FLOWLINE	FL=590

LINETYPE LEGEND

LIMITS OF DISTURBANCE
EX PROP
EX PROP ADJ.
EX SETBACK
EXISTING CONTOUR
PROP CONTOUR
EX CURB AND GUTTER
PROP BUILDING
PROP CURB AND GUTTER
PROP FLUSH CURB
PROP SIDEWALK

PROPOSED HATCH LEGEND

PROP BUILDING
PROP CONCRETE

GENERAL NOTES

1. SETBACKS ARE DETERMINED BY THE MINIMUM OF TOWN SETBACK REQUIREMENTS AND CLOSEST POINT TO PROPERTY LINE OF EXISTING HOUSE.
2. BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED UPON SURVEY DONE BY CARSON LAND CONSULTANTS DATED MAY 11, 2020 AND STAMPED BY WALTER C. SAMPSELL.
3. HORIZONTAL DATUM IS NAD83.
4. VERTICAL DATUM IS NAVD88.
5. ALL SURFACE DRAINAGE IS TO BE DIRECTED AWAY FROM HOME AS SHOWN.
6. ANY DISCREPANCY OR DIFFERENCE WITH EXISTING CONDITIONS THAT AFFECTS THE PROPOSED GRADING AND LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND ARCHITECT.

ZONING COMPLIANCE R6
TRI-PLEX

6984-44-8436			
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	12,000 SQ., FT.	6,176 SQ. FT	6,176 SQ. FT
MINIMUM LOT FRONTAGE	75 FEET	83 FEET	83 FEET
MAXIMUM LOT COVERAGE	85%	24%	52%
MINIMUM FRONT YARD	20 FEET	7.93 FEET	10.55 FEET
MINIMUM SIDE YARD	15 FEET	15.45, 14.17 FEET	8.21, 8.10 FEET
MINIMUM REAR YARD	20 FEET	36.36 FEET	20 FEET

N

5 0 5 10

SCALE: 1"=5'
D SIZE ONLY

SHEET REVISION TRACKING

REV #	DATE	DESCRIPTION

CARTER RUN
www.carterrun.com • (540) 418-0969
9 N 3RD STREET, SUITE 204 • WARRENTON, VA 20186
LAND DEVELOPMENT SERVICES • LAND PLANNING
CIVIL ENGINEERING • DESIGN • PROJECT MANAGEMENT

FAUQUIER HABITAT FOR HUMANITY
130 HAITI STREET
WARRENTON, VIRGINIA

HOUSE SITE PLAN
LAYOUT

REVIEW

PRELIMINARY
NOT FOR
CONSTRUCTION

C067.2101
PROJECT #

C2 Layout Lot 130.dwg
FILENAME

MAY 22, 2024
DATE

1
SHEET NO.

C:\USERS\DARREN HALSEY\CARTER RUN\CONSULTING - FILES\PROJECTS\C067 - FAQUIER HFH\C067.2101 - HAITI STREET RESIDENTIAL\CAD\130 HAITI STREET\C2 LAYOUT LOT 130.dwg---=LAYOUT: LOT 130 | LAYOUT