



MATCHLINE - THIS SHEET

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GENERAL NOTES:

- THIS PLAN IS BASED ON THE FOLLOWING:
CAD FILE PROVIDED BY D.R. HORTON
CAD FILE NAMED "303-01 X-SITE_C (1)"
DATED: 11/12/2021
- TAX MAP: 6984-53-9508-000
- 5.305 ACRES
- BULK REQUIREMENTS

	REQUIRED	PROPOSED
A. BUILDING SETBACK REQUIREMENTS		
FRONT (ACADEMY HILL)	20'	20.9'
FRONT (ERFOLG LANE)	20'	20.9'
REAR	20'	21.2'
SIDE	8'	8'
B. MINIMUM LOT AREA	6,000 SF	6,010 SF
C. MINIMUM LOT WIDTH	55'	56'
D. MAXIMUM LOT COVERAGE	65%	64.1%
E. MAXIMUM BUILDING HEIGHT	35'	42'2"
F. MINIMUM OPEN SPACE	-	-
F.1 QUALIFIED OPEN SPACE (THE GREEN)	6,000 SF	±11,364 SF
F.2 UNQUALIFIED OPEN SPACE	N/A	±35,512 SF
- THE SITE WILL BE SERVICED BY PUBLIC WATER AND SEWER.
- FINAL DESIGN OF WALLS TO BE PROVIDED BY STRUCTURAL ENGINEER.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF VEHICULAR AND PEDESTRIAN TRAFFIC DURING CONSTRUCTION.
- CONTRACTOR TO CONFIRM PHOTOMETRIC REQUIREMENTS WITH TOWN OF WARRENTON AND PROVIDED PLAN AND DETAILS.
- BUILDING FOOTPRINT CONFIGURATION TO BE CONFIRMED DURING THE SITE PLAN FINAL REVIEW BUT WILL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED ON THIS PLAN.
- TRUNCATED DOMES MUST BE OF MASONRY MATERIAL AND RED IN COLOR.
- ALL ROAD STRIPING MUST BE THERMOPLASTIC.
- ALL SIGNS MUST MEET MUTCD STANDARDS.
- ACCESSORY STRUCTURES SHALL NOT PROJECT INTO ANY SIDE OR FRONT YARD. ACCESSORY STRUCTURES CAN ONLY PROJECT INTO REAR YARDS BY HALF OF THE REQUIRED SETBACK. COVERED DECKS SHALL NOT ENCRoACH WITHIN SETBACKS.
- HVAC EQUIPMENT SHALL NOT BE LOCATED CLOSER THAN 5' TO ANY SIDE OR REAR PROPERTY LINE.
- FRONT LOAD GARAGES ARE REQUIRED TO BE SETBACK A MINIMUM OF 15' FROM THE FRONT BUILDING LINE OF THE PRIMARY STRUCTURE.
- SINGLE FAMILY DWELLINGS ARE REQUIRED TWO (2) ALL WEATHER PARKING SPACES PER DWELLING UNIT. EACH PROPOSED DWELLING HAS A GARAGE THAT CAN ACCOMMODATE AT LEAST ONE VEHICLE. EACH PROPOSED DWELLING ALSO HAS A DRIVEWAY THAT IS GREATER THAN 20' IN LENGTH FROM THE EDGE OF SIDEWALK TO THE GARAGE ENTRANCE THAT CAN ACCOMMODATE AT LEAST ONE VEHICLE. THEREFORE EACH PROPOSED LOT MEETS PARKING REQUIREMENTS.

HATCH LEGEND

- | | |
|-----------------|-----------------------------------|
| [Hatch Pattern] | PROP BUILDING (SEE ARCH DRAWINGS) |
| [Hatch Pattern] | CONCRETE CURB AND GUTTER |
| [Hatch Pattern] | CONCRETE SIDEWALK SECTION |
| [Hatch Pattern] | QUALIFIED OPEN SPACE |
| [Hatch Pattern] | UNQUALIFIED OPEN SPACE |

LEGEND

- | | |
|--------------|----------------------|
| [Line Style] | PROP SAWCUT |
| [Line Style] | LIMIT OF DISTURBANCE |

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	06/21/2024	PER TOWN COMMENTS	MMK
2	09/26/2024	PER TOWN COMMENTS	KSR ANB CDH



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NOT APPROVED FOR
CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: VAB230190.00
DRAWN BY: ANB/MMK
CHECKED BY: KSR
DATE: 01/18/2024
CAD ID: SITE-0

PROJECT:

**PROP.
SITE PLAN
DOCUMENTS**

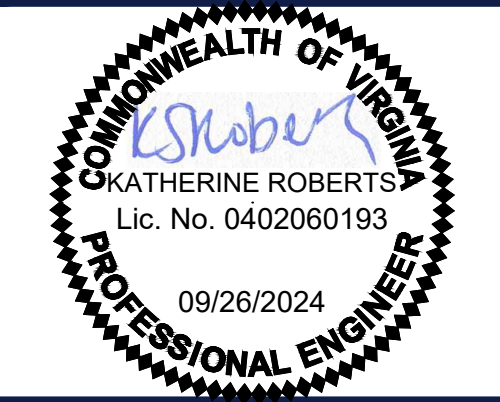
FOR
**EXO DEVELOPMENT,
LLC**

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
VIRGINIA

BOHLER

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SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

REVISION 2 - 09/26/2024