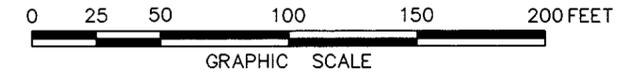


SECTION ONE

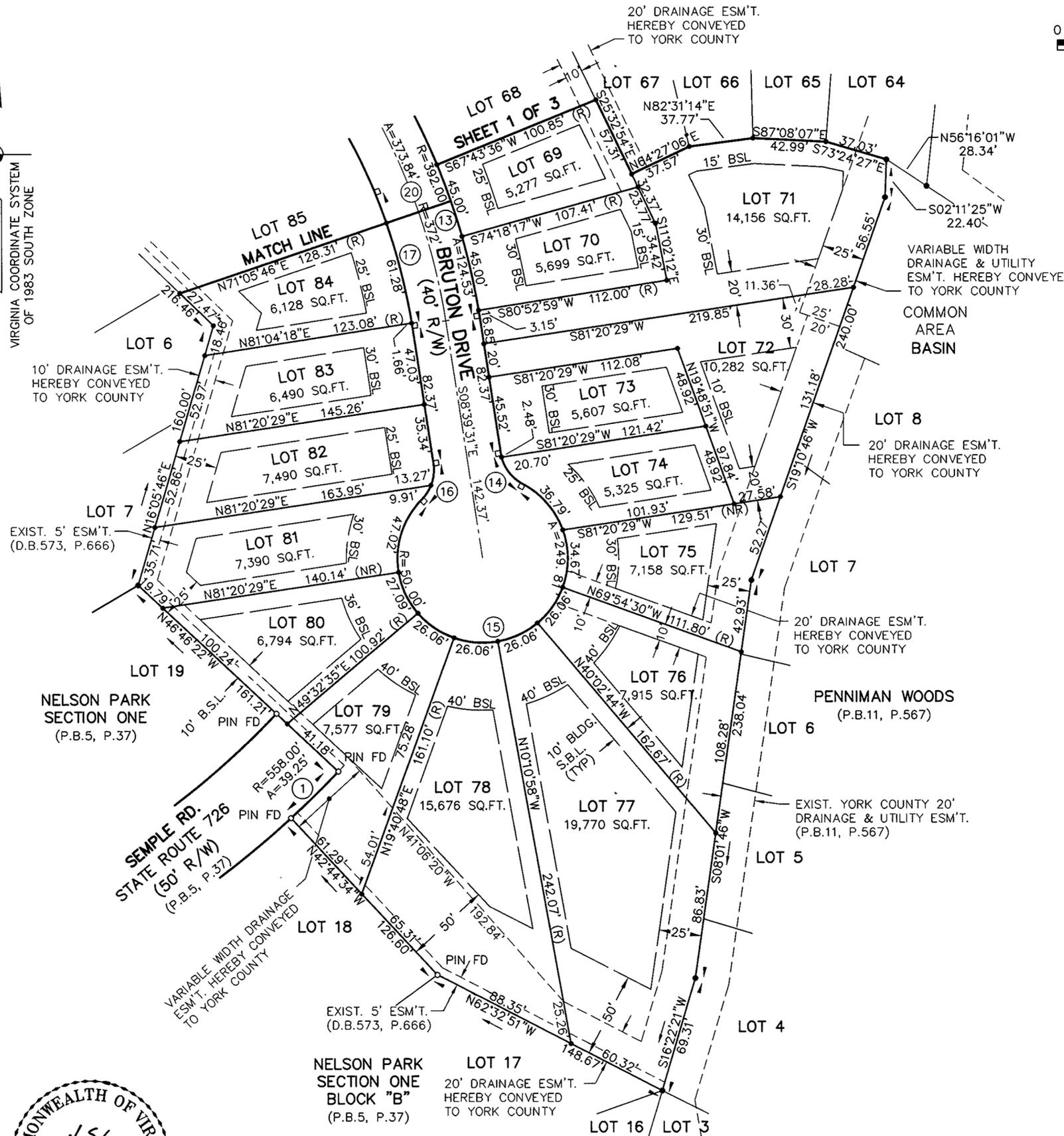
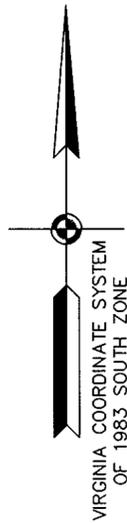
BRUTON DISTRICT - COUNTY OF YORK, VIRGINIA

SCALE: 1" = 50' AUGUST 12, 1997

SHEET 3 OF 3



THE SIRINE GROUP, LTD.
 SURVEYORS • ENGINEERS • PLANNERS
 4794 GEORGE WASHINGTON MEMORIAL HIGHWAY
 U.S. ROUTE 17
 P.O. BOX 450
 WHITE MARSH, VIRGINIA 23183



SIGHT TRIANGLE LEGEND:
 SIGHT TRIANGLE EASEMENTS FOR RIGHT-OF-ENTRY PURPOSES AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO YORK COUNTY IN THE FOLLOWING DIMENSIONS.

- A = 30' x 20'
- B = 20' x 20'
- C = 30' x 30'
- D = 40' x 20'
- E = 40' x 30'

NOTE:
 SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS
 BY: John T. Quinn, PE
 PLAT APPROVING AGENT
 DATE: 9-21-98

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 27th DAY OF April, 1998, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 576.

TESTE: Nancy B. Kane
 CLERK
 BY: Carol Drosselmuir, D.C.
 Deed Book 1008 Page 506

RESIDENTIAL AREA DESIGN PARAMETERS AS SET FORTH IN ORDINANCE O96-13, APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS ON MAY 1, 1996.

1. THERE SHALL BE A THIRTY FOOT, (30'), FRONT YARD SETBACK FROM STREETS, INCLUDING BOTH LEGS OF CORNER LOTS, PROVIDED, HOWEVER, THAT FOR LOTS OF LESS THAN 125 FEET IN DEPTH OR HAVING SEVERE TOPOGRAPHICAL CONSTRAINTS, AS DETERMINED BY THE SUBDIVISION AGENT, THE MINIMUM FRONT YARD SETBACK MAY BE REDUCED TO TWENTY-FIVE FEET, (25'), IN ORDER TO FACILITATE STAGGERED FRONT YARDS. SIDE-BY-SIDE LOTS MAY NOT BOTH HAVE REDUCED FRONT YARDS. WHERE CORNER LOTS DO NOT HAVE 125 FEET OF DEPTH IN EITHER OR BOTH DIRECTIONS, ONE, (1), FRONT SETBACK MAY BE REDUCED. THE FOREGOING NOTWITHSTANDING, THE SUBDIVISION AGENT MAY APPROVE MINOR DEVIATIONS IN ORDER TO FACILITATE A PLEASING STREETSCAPE, BUT IN NO CASE MAY THE MINIMUM FRONT YARD BE REDUCED TO LESS THAN TWENTY-FIVE, (25').
2. THE MINIMUM DISTANCE BETWEEN TWO PRINCIPAL BUILDINGS/ STRUCTURES SHALL BE TWENTY FEET, (20').
3. THE MINIMUM DISTANCE BETWEEN ANY PRINCIPAL BUILDING AND AN ACCESSORY BUILDING, OR BETWEEN TWO ACCESSORY BUILDINGS, SHALL BE TEN FEET, (10').
4. THE MINIMUM WIDTH OF A SINGLE-FAMILY DETACHED LOT SHALL BE FORTY-FIVE FEET, (45').
5. THE MINIMUM SETBACK FROM ANY EXTERNAL PROPERTY LINE SHALL BE TEN FEET, (10'); HOWEVER, WHERE THE SETBACK IS LESS THAN TWENTY-FIVE FEET, (25'), A WOODEN PRIVACY FENCE SUPPLEMENTED WITH LANDSCAPING SHALL BE ERECTED PARALLEL TO THE EXTERNAL PROPERTY LINE.
6. THE MAXIMUM BUILDING HEIGHT OF ANY RESIDENTIAL STRUCTURE SHALL NOT EXCEED FORTY FEET, (40').
7. THE MAXIMUM RATIO OF TOTAL LIVING SPACE FLOOR AREA TO LOT AREA, AS DEFINED IN SECTION 24.1-361(g) (2) OF THE YORK COUNTY ZONING ORDINANCE, SHALL BE THIRTY-TWO PERCENT, (32 %), FOR NEW CONSTRUCTION.
8. NO HOUSE SHALL BE CONSTRUCTED WITH MORE THAN 1,650 SQUARE FEET OF LIVING AREA AS DEFINED IN THE YORK COUNTY ZONING ORDINANCE.

