



VICINITY MAP SCALE: 1"=2,000'

MAXIMUM LOT COVERAGE RATIO

LOT NO.	LOT AREA	(0.25)
27	4,851	1,213
28	5,643	1,411
29	6,129	1,532
30	6,348	1,587
31	6,812	1,703
32	5,456	1,364
33	5,712	1,428
34	6,172	1,543
35	6,263	1,566
36	6,104	1,526
37	5,750	1,438
38	6,544	1,636
39	8,939	2,235
40	5,585	1,396
41	6,801	1,700
42	7,299	1,825
43	5,329	1,332
44	6,318	1,580
45	6,220	1,555
46	5,557	1,389
47	5,945	1,486
48	7,322	1,831
49	5,727	1,432
50	4,952	1,238

RECORD PLAT
FOR:
COVENTRY PLANNED DEVELOPMENT
FAISON GREEN
SECTION 7C

COUNTY OF YORK, VIRGINIA
The DeYoung-Johnson Group, Inc.
P.O. Box 3505
Williamsburg, Virginia 23187

SCALE: 1"=50'
APRIL 30, 1991
SHEET 1 OF 2

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.

H.R. Ashe 6-2-91
217 ASSOCIATES, LTD., A VIRGINIA CORPORATION DATE
H.R. ASHE, PRESIDENT

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES. (DB 603 PG 326)

James B. Clark 6-7-91
JAMES B. CLARK, TRUSTEE DATE
PRINCESS ANNE SERVICE CORP.

I, H. TABB SMITH
A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA
DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S)
ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME
BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 2nd DAY OF June, 1991
H. Tabb Smith
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-15-92

I, Margaret B. Gregory
A NOTARY PUBLIC IN AND FOR THE State of Virginia Beach
DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S)
ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME
BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 7th DAY OF June, 1991
Margaret B. Gregory
NOTARY PUBLIC
MY COMMISSION EXPIRES May 23, 1992

SPECIAL NOTES:

ALL DWELLING UNITS CONSTRUCTED IN AREA 7 SHALL CONFORM TO THE FOLLOWING SETBACKS AND LOT DESIGN:

- YARD/SETBACK REQUIREMENTS FOR AREA 7:
- A. STAGGERED OR OFF-SET SETBACKS OF AT LEAST THREE FEET (3') DIFFERENCE SHALL BE PROVIDED FOR A MINIMUM OF 50% OF THE ADJACENT LOTS IN AREA 7. THE MINIMUM SETBACK OF ANY STRUCTURE FROM A PUBLIC RIGHT-OF-WAY SHALL BE TWENTY-FIVE FEET (25') AND AT LEAST 50% OF THE UNITS IN ANY SECTION OR PHASE SHALL HAVE A SETBACK FROM A PUBLIC RIGHT-OF-WAY OF THIRTY FEET (30') OR GREATER.
 - B. THE MINIMUM DISTANCE BETWEEN ANY TWO SINGLE-FAMILY DETACHED UNITS SHALL BE TWENTY FEET (20') EXCEPT THAT THE SIDE-TO-SIDE SEPARATION MAY BE REDUCED TO FIFTEEN FEET (15') FOR A MAXIMUM OF 50% OF THE DWELLING UNITS IN AREA 7, PROVIDED THAT ONE FOOT (1') OF SETBACK OFFSET IS PROVIDED FOR EACH ONE FOOT (1') OF REDUCTION IN BUILDING SEPARATION LESS THAN TWENTY FEET (20').
 - C. THE MINIMUM SETBACK FOR DETACHED ACCESSORY STRUCTURES SHALL BE FIVE FEET (5') FROM ANY PROPERTY LINE.
 - D. THE MAXIMUM LOT COVERAGE RATIO FOR THE SINGLE-STORY AND MULTI-STORY SINGLE-FAMILY DETACHED DWELLING UNITS SHALL BE 0.25. FOR THE PURPOSE OF CALCULATION, THE LOT COVERAGE RATIO SHALL BE BASED ON THE AMOUNT OF LOT UNDER ROOF, INCLUDING GARAGES, COVERED DECKS, PORCHES, AND ACCESSORY BUILDINGS.
 - E. NO DWELLING UNIT SHALL HAVE MORE THAN TWO (2) STORIES.

NOTE:

THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS, OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1' / 10,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF:
217 ASSOCIATES, LTD.

AND WAS ACQUIRED FROM:
COVEN, INC.

BY DEED DATED DECEMBER 19, 1984 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA; IN DEED BOOK 409, PAGE 323.

I CERTIFY THAT THE MONUMENTS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 23 OCTOBER, 1992.



Lynn D. Evans
LYNN D. EVANS, C.L.S. #1279

WATER:
EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER:
EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

NOTE: PROPERTY IS IDENTIFIED ON TAX MAP AS ASSESSOR'S PARCEL NO. 37-(7)-A.

AREA TABULATIONS

AREA OF RIGHT-OF-WAY =	1.95 ACRES /	84,760.30 S.F.
AREA OF LOTS =	3.39 ACRES /	147,783.98 S.F.
AREA OF OPEN SPACE =	0.38 ACRES /	16,414.50 S.F.
AREA TOTAL =	5.72 ACRES /	248,958.78 S.F.

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: J. Mad. Cent.
PLAT APPROVING AGENT

DATE: May 21, 1992

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 22nd DAY OF May, 1992
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 11, PAGE 424.

TESTE: NANCY B. KANE, CLERK
CLERK

BY: James B. Beryma