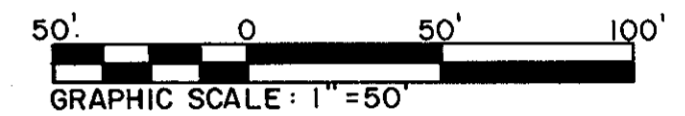


RECORD PLAT
FOR:
COVENTRY PLANNED DEVELOPMENT
FAISON GREEN
SECTION 7B

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

SCALE: 1"=50'
APRIL 25, 1991
SHEET 2 OF 2



LEGEND

- 20' EASEMENTS SHOWN THUS ARE HEREBY CONVEYED TO THE COUNTY OF YORK FOR DRAINAGE & UTILITIES
- 25' MINIMUM BUILDING SETBACK LINE SHOWN THUS
- CONCRETE MONUMENT SHOWN THUS
- IRON PIPE SHOWN THUS
- EASEMENTS SHOWN THUS ARE HEREBY CONVEYED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).

8' PRIVATE PEDESTRIAN WALKWAY EASEMENT HEREBY CONVEYED TO THE COVENTRY HOMEOWNERS ASSOCIATION.

NOTES:

1. OPEN SPACE / COMMON AREAS ARE TO BE CONVEYED TO THE COVENTRY HOMEOWNER'S ASSOCIATION.
2. PROPERTY IDENTIFIED ON TAX MAP AS ASSESSOR'S PARCEL NO. 37-(7)-A.

PROTECTIVE EASEMENT TO COVENTRY HOMEOWNER'S ASSOCIATION PROHIBITING CONSTRUCTION OF IMPERVIOUS SURFACES.

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: J. Mark Carter
PLAT APPROVING AGENT

DATE: JANUARY 28, 1992

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 28th DAY OF Jan, 1992
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 11, PAGE 395.

TESTE: NANCY B. KANE, CLERK
CLERK

BY: Carol D. Rosselmeier, Deputy Clerk

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.

