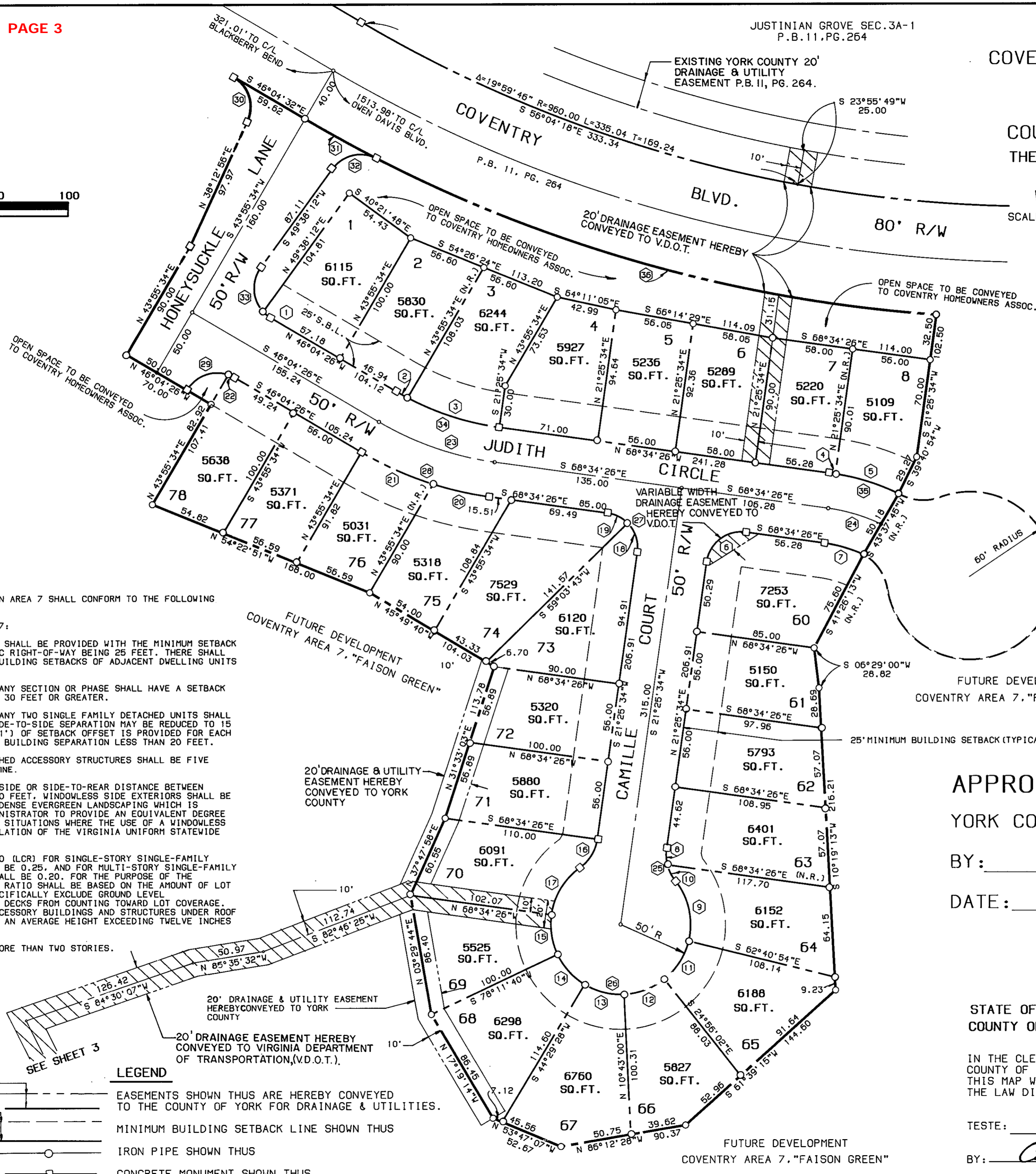


COVENTRY PLANNED DEVELOPMENT
FAISON GREEN
SECTION 7A
COUNTY OF YORK, VIRGINIA
THE DeYOUNG JOHNSON GROUP, INC.
P.O. BOX 3505
WILLIAMSBURG, VA. 23187

SCALE: 1"=50'
DECEMBER 21, 1990
SHEET 2 OF 3



MAXIMUM LOT COVERAGE

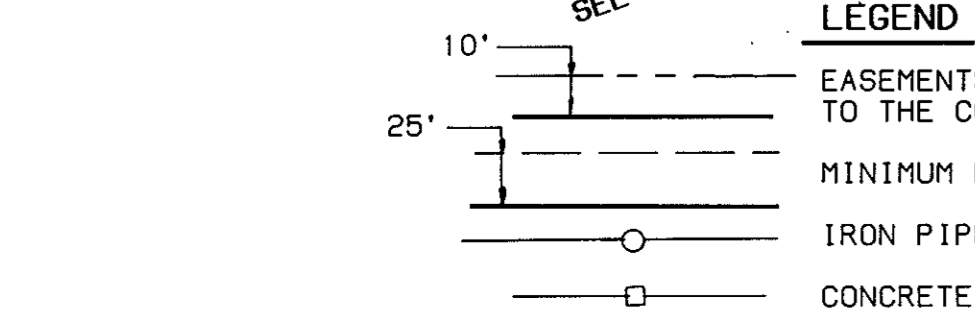
LOT NO.	LOT AREA (S.F.)	1 STORY (L.C.R.=0.25)	2 STORY (L.C.R.=0.20)
1	6115	1529	1223
2	5830	1458	1166
3	6244	1561	1249
4	5927	1482	1185
5	5236	1309	1047
6	5289	1322	1058
7	5220	1305	1044
8	5109	1277	1022
60	7253	1813	1451
61	5150	1288	1030
62	5793	1448	1159
63	6401	1600	1280
64	6152	1538	1230
65	6188	1547	1238
66	5827	1457	1165
67	6760	1690	1352
68	6298	1575	1260
69	5525	1381	1105
70	6091	1523	1218
71	5880	1470	1176
72	5320	1330	1064
73	6120	1530	1224
74	7529	1882	1506
75	5318	1330	1064
76	5031	1258	1006
77	5371	1343	1074
78	5638	1410	1128

SPECIAL NOTES

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

YARD/SETBACK STANDARDS FOR AREA 7:

- A. STAGGERED OR OFF-SET SETBACKS SHALL BE PROVIDED WITH THE MINIMUM SETBACK OF ANY STRUCTURE FROM A PUBLIC RIGHT-OF-WAY BEING 25 FEET. THERE SHALL BE A MINIMUM OFF-SET IN THE BUILDING SETBACKS OF ADJACENT DWELLING UNITS OF THREE FEET (3').
- B. AT LEAST 50% OF THE UNITS IN ANY SECTION OR PHASE SHALL HAVE A SETBACK FROM A PUBLIC RIGHT-OF-WAY OF 30 FEET OR GREATER.
- C. THE MINIMUM DISTANCE BETWEEN ANY TWO SINGLE FAMILY DETACHED UNITS SHALL BE 20 FEET EXCEPT THAT THE SIDE-TO-SIDE SEPARATION MAY BE REDUCED TO 15 FEET PROVIDED THAT ONE FOOT (1') OF SETBACK OFFSET IS PROVIDED FOR EACH ONE FOOT (1') OF REDUCTION IN BUILDING SEPARATION LESS THAN 20 FEET.
- D. THE MINIMUM SETBACK FOR DETACHED ACCESSORY STRUCTURES SHALL BE FIVE FEET (5') FROM ANY PROPERTY LINE.
- E. WHENEVER THE MINIMUM SIDE-TO-SIDE OR SIDE-TO-REAR DISTANCE BETWEEN DWELLING UNITS IS LESS THAN 20 FEET, WINDOWLESS SIDE EXTERIORS SHALL BE USED, PROVIDED HOWEVER, THAT DENSE EVERGREEN LANDSCAPING WHICH IS DETERMINED BY THE ZONING ADMINISTRATOR TO PROVIDE AN EQUIVALENT DEGREE OF PRIVACY MAY BE APPROVED IN SITUATIONS WHERE THE USE OF A WINDOWLESS EXTERIOR WALL WOULD BE IN VIOLATION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE.
- F. THE MAXIMUM LOT COVERAGE RATIO (LCR) FOR SINGLE-STORY SINGLE-FAMILY DETACHED DWELLING UNITS SHALL BE 0.25, AND FOR MULTI-STORY SINGLE-FAMILY DETACHED DWELLING UNITS IT SHALL BE 0.20. FOR THE PURPOSE OF THE CALCULATION, THE LOT COVERAGE RATIO SHALL BE BASED ON THE AMOUNT OF LOT UNDER ROOF AND THUS SHALL SPECIFICALLY EXCLUDE GROUND LEVEL UNCOVERED/UNROOFED PATIOS AND DECKS FROM COUNTING TOWARD LOT COVERAGE. IT SHALL, HOWEVER, INCLUDE ACCESSORY BUILDINGS AND STRUCTURES UNDER ROOF OR WHICH ARE CONSTRUCTED WITH AN AVERAGE HEIGHT EXCEEDING TWELVE INCHES (12") ABOVE GRADE LEVEL.
- G. NO DWELLING UNIT SHALL HAVE MORE THAN TWO STORIES.



APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: J. Mark Carter
PLAT APPROVING AGENT
DATE: MARCH 19, 1991

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 20th DAY OF March, 1991
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 11, PAGE 300.

TESTE: NANCY B. KANE, CLERK
BY: Carol D. ...
CLERK
4:22 P.M.