

EXISTING OPEN SPACE / COMMON AREA - PARCEL "A"
COVENTRY HOMEOWNERS ASSOCIATION
P.B. II PGS. 584-587; D.B. 714 PG. 453

BUILDING ENVELOPES DEPICTED ARE BASED ON 10' MIN. SIDE YARD, MAX. LCR & RECTANGULAR SHAPE; AND ARE SUBJECT TO MODIFICATION AT TIME OF BUILDING PERMIT APPLICATION AND ISSUANCE.

HARVEST LAKE
NORMAL WATER SURFACE ELEV.=19.50

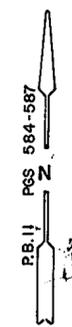
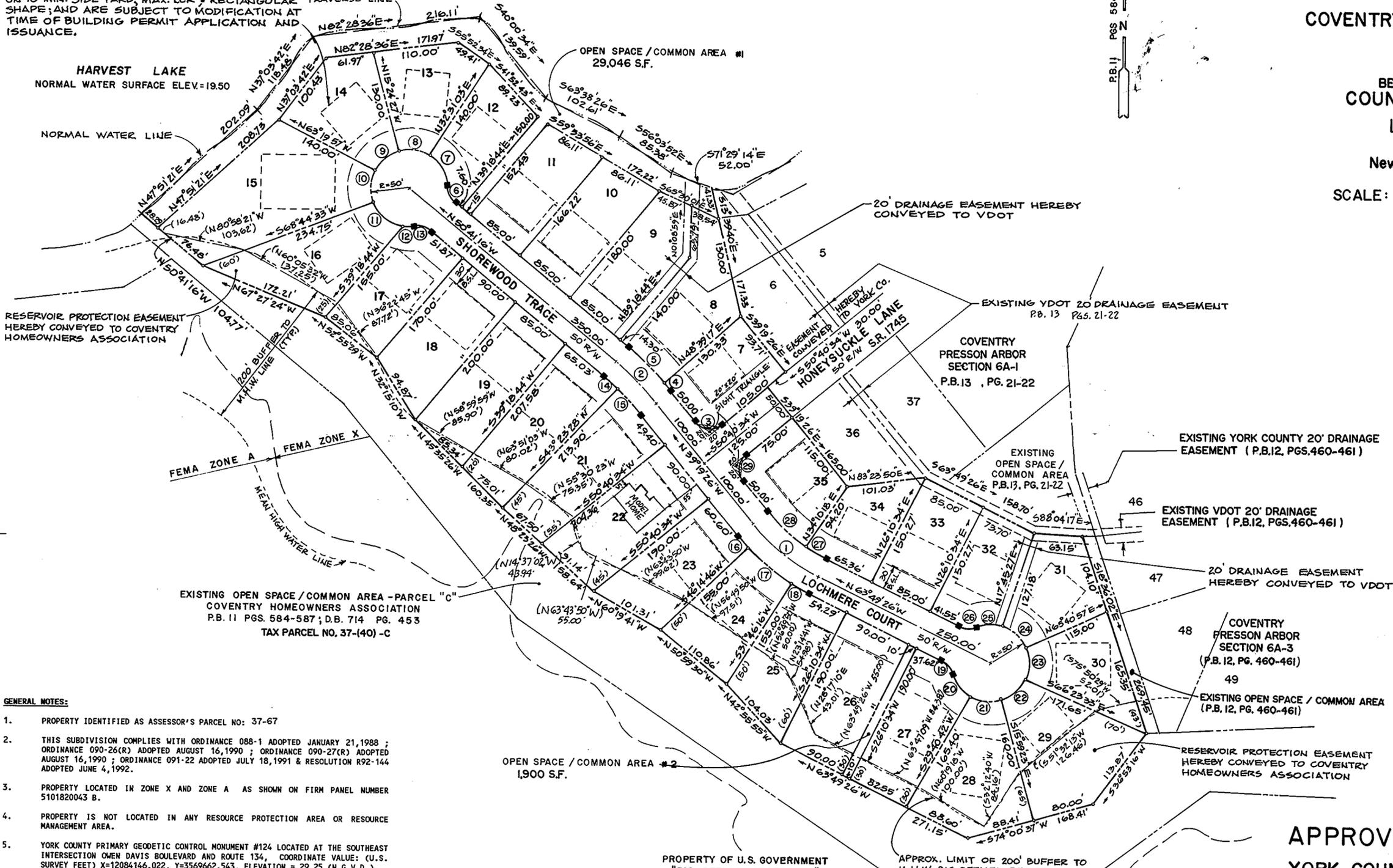
NORMAL WATER LINE

RESERVOIR PROTECTION EASEMENT
HEREBY CONVEYED TO COVENTRY
HOMEOWNERS ASSOCIATION

EXISTING OPEN SPACE / COMMON AREA - PARCEL "C"
COVENTRY HOMEOWNERS ASSOCIATION
P.B. II PGS. 584-587; D.B. 714 PG. 453
TAX PARCEL NO. 37-(40) -C

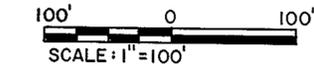
GENERAL NOTES:

- PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NO: 37-67
- THIS SUBDIVISION COMPLIES WITH ORDINANCE 088-1 ADOPTED JANUARY 21, 1988 ; ORDINANCE 090-26(R) ADOPTED AUGUST 16, 1990 ; ORDINANCE 090-27(R) ADOPTED AUGUST 16, 1990 ; ORDINANCE 091-22 ADOPTED JULY 18, 1991 & RESOLUTION R92-144 ADOPTED JUNE 4, 1992.
- PROPERTY LOCATED IN ZONE X AND ZONE A AS SHOWN ON FIRM PANEL NUMBER 5101820043 B.
- PROPERTY IS NOT LOCATED IN ANY RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- YORK COUNTY PRIMARY GEODETIC CONTROL MONUMENT #124 LOCATED AT THE SOUTHEAST INTERSECTION OWEN DAVIS BOULEVARD AND ROUTE 134, COORDINATE VALUE: (U.S. SURVEY FEET) X=12084146.022, Y=3569662.543, ELEVATION = 29.25 (N.G.V.D.).
- ALL OPEN SPACE / COMMON AREA TO BE DEDICATED TO COVENTRY HOMEOWNERS ASSOCIATION.
- SIGHT TRIANGLE 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.
- THE MINIMUM SETBACK OF ANY STRUCTURE FROM A PUBLIC RIGHT-OF-WAY SHALL BE 30 FEET.
- THE MINIMUM DISTANCE BETWEEN ANY TWO ADJACENT SINGLE-FAMILY DETACHED UNITS SHALL BE 20 FEET. THERE SHALL BE NO MINIMUM SIDE YARD REQUIREMENT; HOWEVER A "BUILDING ENVELOPE" SHALL BE SHOWN WITHIN EACH LOT ON ALL FINAL PLATS. (ORD. 090-27R)
- THE MAXIMUM LOT COVERAGE RATIO (LCR) FOR SINGLE- STORY AND MULTI-STORY SINGLE-FAMILY DETACHED DWELLING UNITS SHALL BE 0.25. FOR THE PURPOSES OF CALCULATION, LOT COVERAGE RATIO SHALL BE BASED ON THE AMOUNT OF THE LOT UNDER ROOF, INCLUDING GARAGES, COVERED DECKS AND PORCHES, AND ACCESSORY BUILDINGS. (ORD. 091-22)
- RESERVOIR PROTECTION EASEMENT ESTABLISHES THAT PORTION OF LOT AREA SUBJECT TO RESERVOIR BUFFER LIMITATIONS AND RESTRICTIONS PURSUANT TO SECTION 24-159 OF THE ZONING ORDINANCE.
- PROPERTY IS ZONED PD (PLANNED DEVELOPMENT)



RECORD PLAT
 COVENTRY PLANNED DEVELOPMENT
 PRESSON ARBOR
 SECTION 6B
 BETHEL MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 LOUIS M. PENCI, Inc.
 863 Catalina Drive
 Newport News, Virginia 23602

SCALE: 1" = 100' SEPTEMBER 7, 1993
 SHEET 2 OF 2



EXISTING YDOT 20' DRAINAGE EASEMENT
 P.B. 13 PGS. 21-22

EXISTING YORK COUNTY 20' DRAINAGE
 EASEMENT (P.B.12, PGS.460-461)

EXISTING VDOT 20' DRAINAGE
 EASEMENT (P.B.12, PGS.460-461)



PROPERTY OF U.S. GOVERNMENT
 "BIG BETHEL RESERVOIR"
 P.B. 3 PGS 7,8,37,67,132

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS

By: [Signature]
 PLAT APPROVING AGENT

Date: 8-2-99

STATE OF VIRGINIA
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 5 DAY OF Aug 1999.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 35

TESTE: NANCY B. KANE CLERK
 BY: [Signature]

LEGEND

- EASEMENTS SHOWN THUS ARE HEREBY CONVEYED TO THE VIRGINIA DEPT. OF TRANSPORTATION (VDOT)
- MINIMUM BUILDING SETBACK LINE SHOWN THUS
- CONCRETE MONUMENTS SHOWN THUS (TO BE SET)
- IRON PIPES SHOWN THUS (TO BE SET)