



VICINITY MAP 1" = 2000'

RECORD PLAT
 COVENTRY PLANNED DEVELOPMENT
 PRESSON ARBOR
 SECTION 6C
 COUNTY OF YORK, VIRGINIA
 LOUIS M. PENCI, Inc.
 863 Catalina Drive
 Newport News, Virginia 23602
 SEPTEMBER 7, 1993
 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 AND PROPRIETORS.

H.R. Ashe 9-16-93
 217 ASSOCIATES, LTD., A VIRGINIA CORPORATION DATE
 H. R. ASHE, PRESIDENT

STATE OF VIRGINIA, TO WIT:
 I, *Wanda M. Miller*
 A NOTARY PUBLIC IN AND FOR THE County of York
 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 16th DAY OF September 1993
Wanda M. Miller
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 11-30-96

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1/20,000.
 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 AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 1994



Louis M. Penci 1-12-94
 LOUIS M. PENCI, L.S. NO. 1328B DATE

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.

GENERAL NOTES:

- PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NO: 37-(7)-A.
- 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 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 OMEN 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)

AREA TABULATIONS:

AREA R/W	=	22,001 SF / 0.505 ACRES
AREA OPEN SPACE	=	24,029 SF / 0.552 ACRES
AREA LOTS	=	173,080 SF / 3.973 ACRES
TOTAL SUBDIVIDED AREA	=	219,110 SF / 5.030 ACRES

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, UNLESS OTHERWISE NOTED ON THIS PLAT.

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 By: *J. Mark Cate*
 PLAT APPROVING AGENT
 Date: JANUARY 24, 1995

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 24 DAY OF Jan 1995
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 194
 TESTE: *Nancy B. Kane*
 CLERK
 BY: *Carol D. ...*, Deputy Clerk