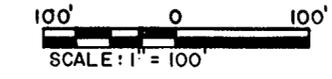


RECORD PLAT
 COVENTRY PLANNED DEVELOPMENT
 PRESSON ARBOR
 SECTION 6A-3

COUNTY OF YORK, VIRGINIA
 CAMPBELL LAND SURVEYING, INC.
 P.O. BOX 855
 YORKTOWN, VIRGINIA 23692
 (757) 890-0837

SCALE: 1"=100' OCTOBER 31, 1994
 SHEET 2 OF 2



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 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.
- 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.

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS

By: John T. Quinn, PE
 PLAT APPROVING AGENT

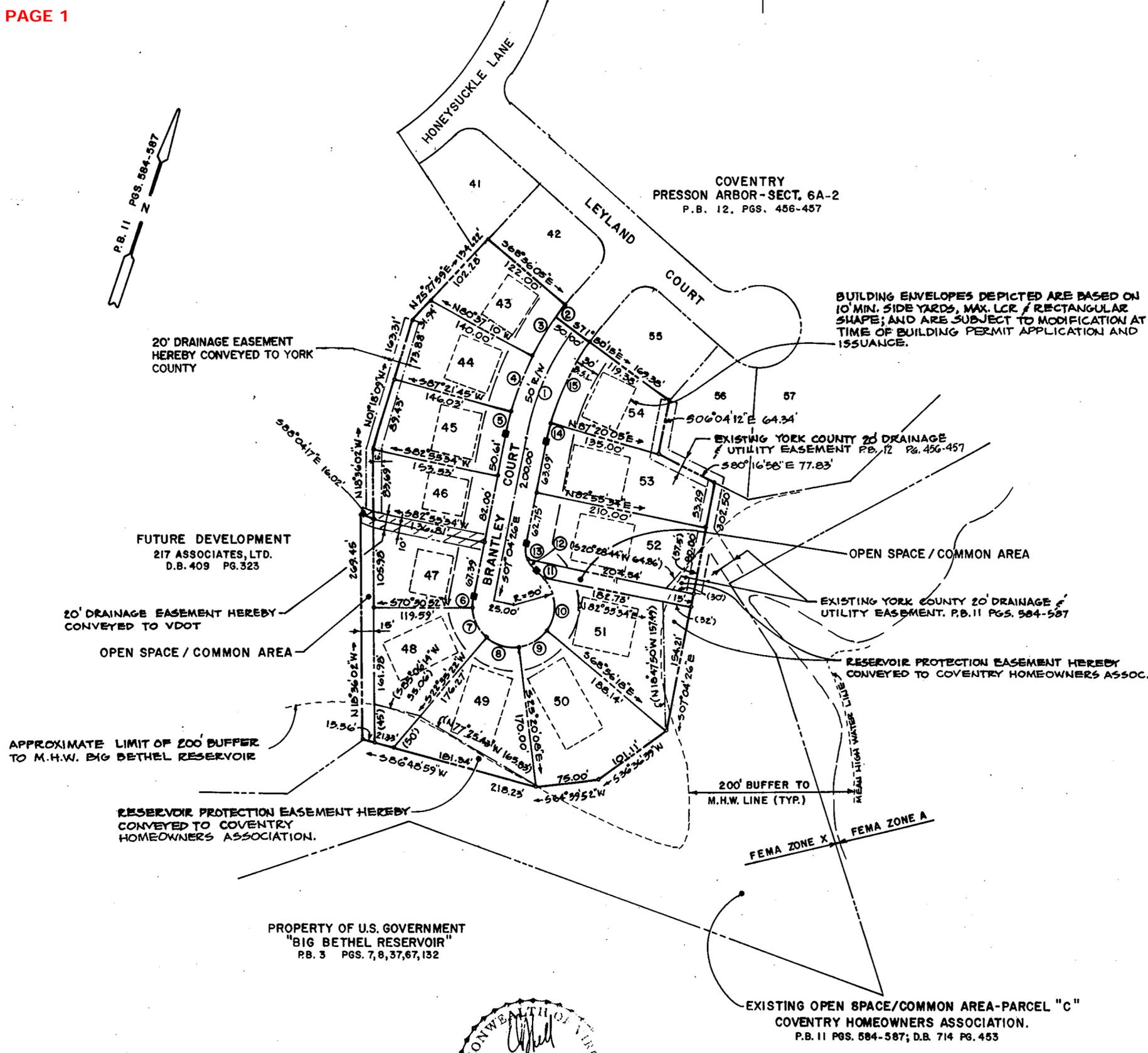
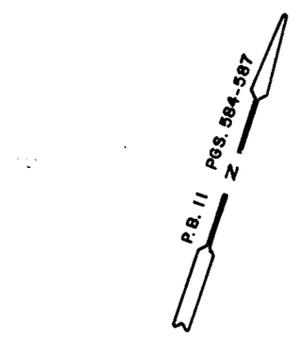
Date: 4-1-97

STATE OF VIRGINIA
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, FOR THE COUNTY OF YORK THE 24th DAY OF April, 1997
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 461

TESTE: Nancy B. Kane
 CLERK

BY: Catharine Bender, D.S.



FUTURE DEVELOPMENT
 217 ASSOCIATES, LTD.
 D.B. 409 PG. 323

20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY

20' DRAINAGE EASEMENT HEREBY CONVEYED TO VDOT

APPROXIMATE LIMIT OF 200' BUFFER TO M.H.W. BIG BETHEL RESERVOIR

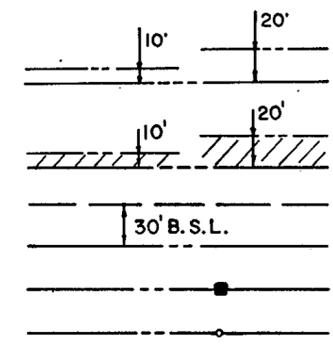
PROPERTY OF U.S. GOVERNMENT
 "BIG BETHEL RESERVOIR"
 P.B. 3 PGS. 7, 8, 37, 67, 132

EXISTING OPEN SPACE/Common Area-PARCEL "C"
 COVENTRY HOMEOWNERS ASSOCIATION.
 P.B. 11 PGS. 584-587; D.B. 714 PG. 453



| MAXIMUM LOT COVERAGE | | |
|----------------------|---------------|---------------------|
| LOT NO. | LOT AREA (SF) | COVERAGE (LCR=0.25) |
| 43 | 11,231 | 2,808 |
| 44 | 12,988 | 3,247 |
| 45 | 12,480 | 3,115 |
| 46 | 11,904 | 2,976 |
| 47 | 11,840 | 2,910 |
| 48 | 14,862 | 3,716 |
| 49 | 17,429 | 4,357 |
| 50 | 18,898 | 4,725 |
| 51 | 18,165 | 4,541 |
| 52 | 16,770 | 4,193 |
| 53 | 15,775 | 3,944 |
| 54 | 11,060 | 2,765 |

LEGEND



EASEMENTS SHOWN THIS ARE HEREBY CONVEYED TO THE COUNTY OF YORK FOR DRAINAGE.

EASEMENTS SHOWN THIS ARE HEREBY CONVEYED TO THE VIRGINIA DEPT. OF TRANSPORTATION.

MINIMUM BUILDING SETBACK LINE SHOWN THIS

CONCRETE MONUMENTS SHOWN THIS (TO BE SET)

IRON PIPES SHOWN THIS (TO BE SET)