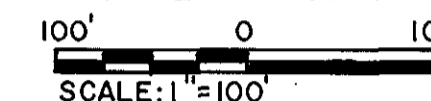


RECORD PLAT
 COVENTRY PLANNED DEVELOPMENT
 PRESSON ARBOR
 SECTION 6A-1
 BETHEL MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 LOUIS M. PENCI, Inc.
 863 Catalina Drive
 Newport News, Virginia 23602

SCALE: 1" = 100' OCTOBER 24, 1994
 SHEET 2 OF 2



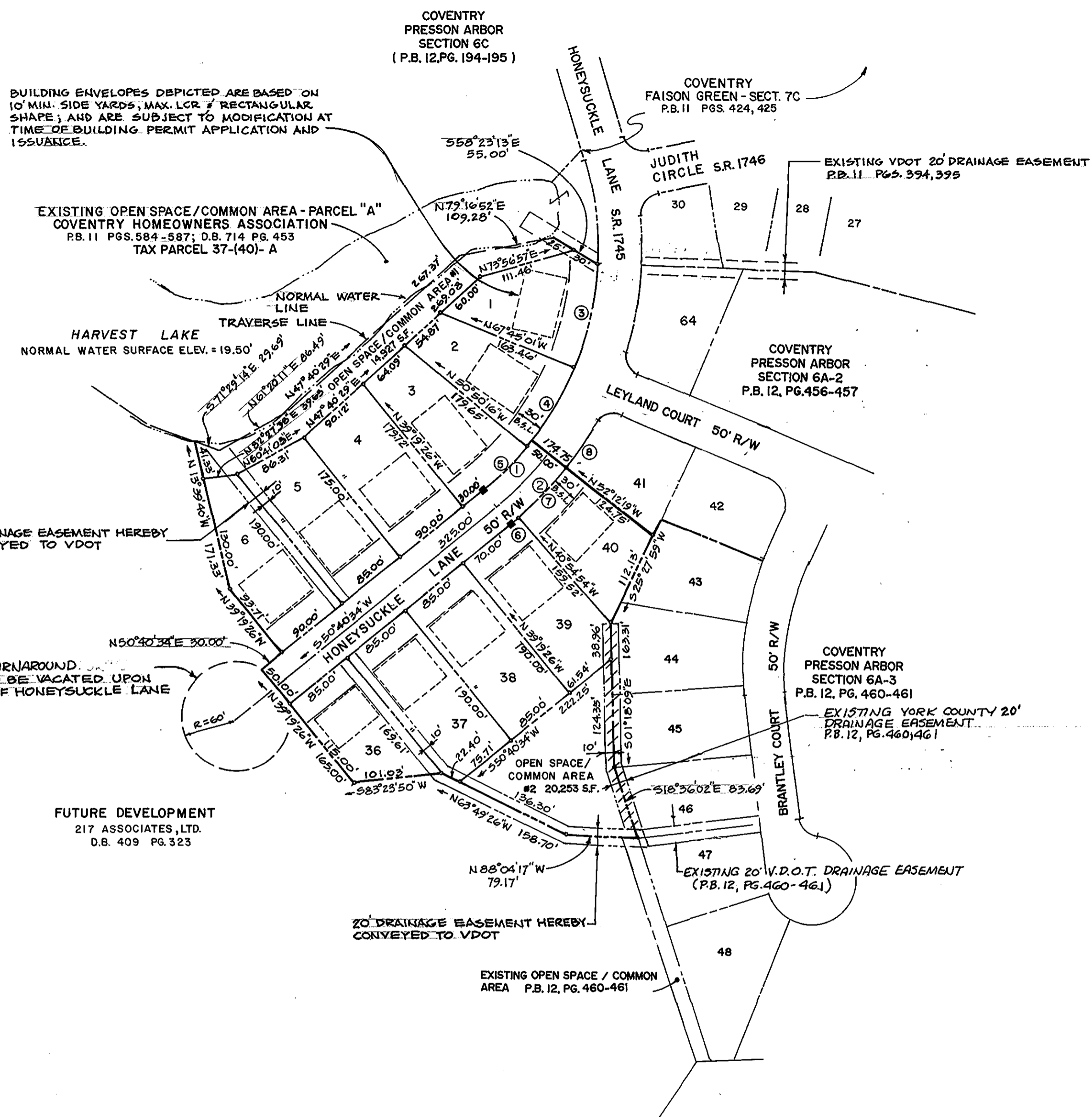
GENERAL NOTES:

- 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 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.
- PROPERTY IS ZONED PD (PLANNED DEVELOPMENT)
- 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)

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS

By: [Signature]
 PLAT APPROVING AGENT
 Date: 10-22-99

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 22nd DAY OF October 1999.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 22
 TESTE: [Signature] CLERK
 BY: [Signature] Deputy Clerk



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

EXISTING OPEN SPACE / COMMON AREA - PARCEL "A"
 COVENTRY HOMEOWNERS ASSOCIATION
 R.B. 11 PGS. 584-587; D.B. 714 PG. 453
 TAX PARCEL 37-(40)-A

HARVEST LAKE
 NORMAL WATER SURFACE ELEV. = 19.50'

60' RADIUS TURNAROUND
 EASEMENT TO BE VACATED UPON
 EXTENSION OF HONEYSUCKLE LANE

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

20' DRAINAGE EASEMENT HEREBY
 CONVEYED TO VDOT

EXISTING OPEN SPACE / COMMON
 AREA P.B. 12, PG. 460-461

MAXIMUM LOT COVERAGE		
LOT NO.	LOT AREA (SF)	COVERAGE (LCR=0.25)
1	13,673	3,418
2	13,457	3,364
3	14,855	3,714
4	15,962	3,991
5	15,513	3,878
6	15,329	3,832
36	12,096	3,024
37	16,055	4,014
38	16,150	4,038
39	15,532	3,883
40	12,977	3,244



LEGEND

