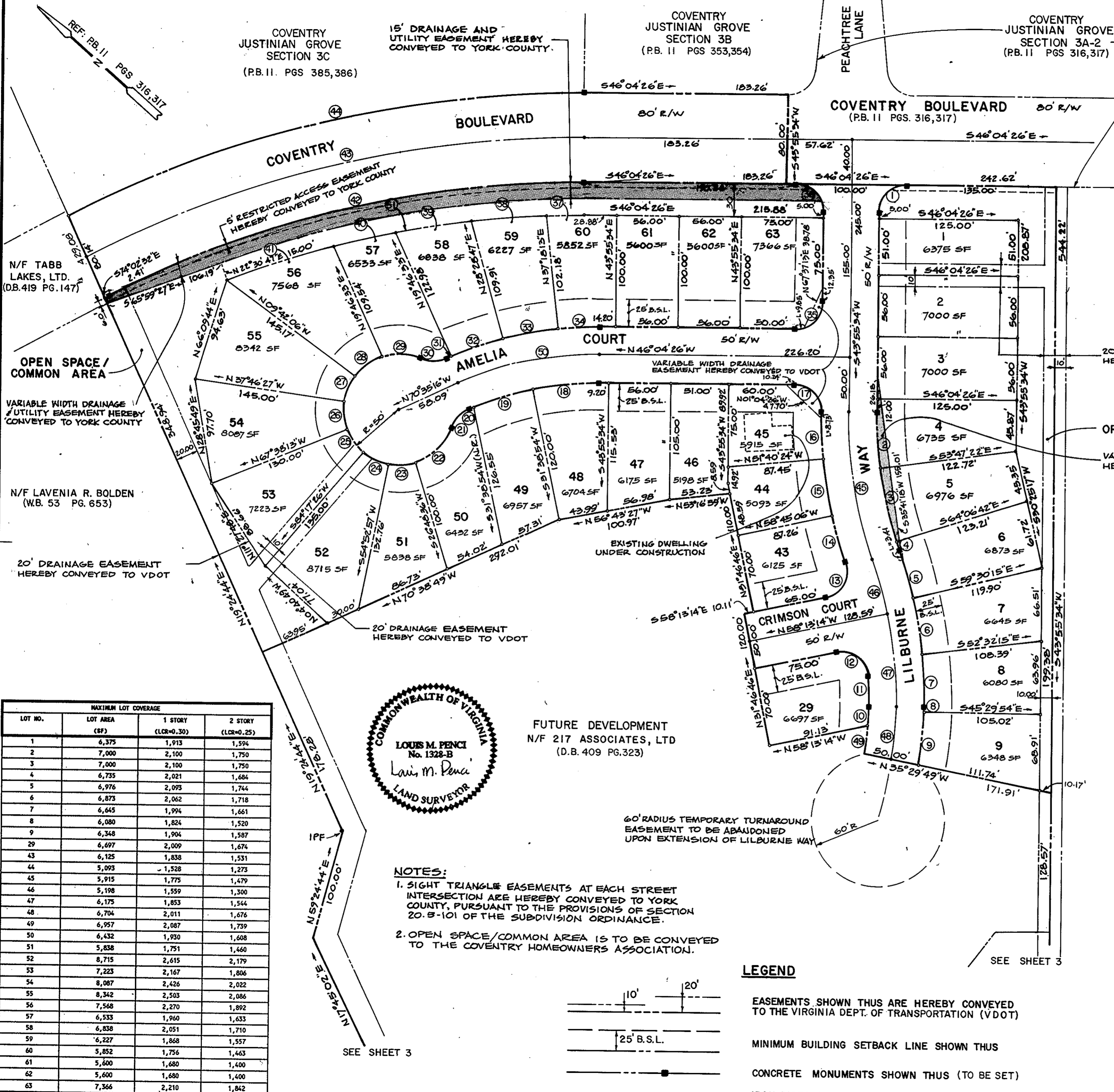


**RECORD PLAT**  
**COVENTRY PLANNED DEVELOPMENT**  
**LILBURNE MEADOW**  
**SECTION 4A**  
**COUNTY OF YORK, VIRGINIA**  
**LOUIS M. PENCI, Inc.**  
 863, Catalina Drive  
 Newport News, Virginia 23602

SCALE: 1" = 60' MARCH 16, 1993

SHEET 2 OF 3  
 SCALE: 1" = 60'

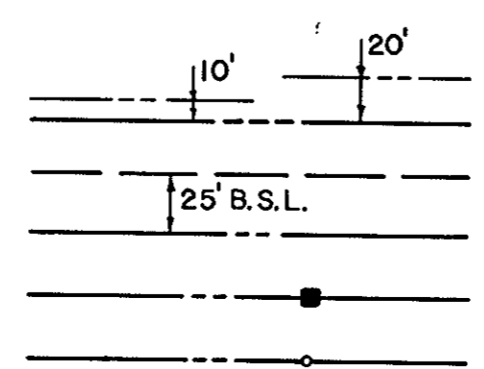


LOT NO.	MAXIMUM LOT COVERAGE	
	LOT AREA (SF)	2 STORY (LCR=0.25)
1	6,375	1,594
2	7,000	1,750
3	7,000	1,750
4	6,735	1,684
5	6,976	1,744
6	6,873	1,718
7	6,645	1,661
8	6,080	1,520
9	6,348	1,587
29	6,697	1,674
43	6,125	1,531
44	5,093	1,273
45	5,915	1,479
46	5,198	1,300
47	6,175	1,544
48	6,704	1,676
49	6,957	1,739
50	6,432	1,608
51	5,838	1,460
52	8,715	2,179
53	7,223	1,806
54	8,087	2,022
55	8,342	2,086
56	7,568	1,892
57	6,533	1,633
58	6,838	1,710
59	6,227	1,557
60	5,852	1,463
61	5,600	1,400
62	5,600	1,400
63	7,366	1,842



FUTURE DEVELOPMENT  
 N/F 217 ASSOCIATES, LTD  
 (D.B. 409 PG.323)

- NOTES:**
- SIGHT TRIANGLE EASEMENTS AT EACH STREET INTERSECTION ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.8-101 OF THE SUBDIVISION ORDINANCE.
  - OPEN SPACE/COMMON AREA IS TO BE CONVEYED TO THE COVENTRY HOMEOWNERS ASSOCIATION.



- SPECIAL NOTES:**
- ALL DWELLING UNITS CONSTRUCTED IN AREA 4 SHALL CONFORM TO THE FOLLOWING SETBACKS AND LOT DESIGN:
- STAGGERED OR OFF-SET SETBACKS OF AT LEAST THREE FEET (3') DIFFERENCE SHALL BE PROVIDED FOR A MINIMUM OF 50% OF THE ADJACENT LOTS IN AREA 4. THE MINIMUM SETBACK OF ANY STRUCTURE FROM A PUBLIC RIGHT-OF-WAY SHALL BE TWENTY-FIVE FEET (25') AND AT LEAST 50% OF THE UNITS IN ANY SECTION OR PHASE SHALL HAVE A SETBACK FROM A PUBLIC RIGHT-OF-WAY OF THIRTY FEET (30') OR GREATER.
  - THE MINIMUM DISTANCE BETWEEN ANY TWO SINGLE-FAMILY DWELLED UNITS SHALL BE TWENTY FEET (20') EXCEPT THAT THE SIDE-TO-SIDE SEPARATION MAY BE REDUCED TO 15 FEET FOR A MAXIMUM OF 50% OF THE DWELLING UNITS IN AREA 4 PROVIDED THAT ONE FOOT (1') OF SETBACK OFFSET IS PROVIDED FOR EACH ONE FOOT (1') OF REDUCTION IN BUILDING SEPARATION LESS THAN TWENTY FEET (20').
  - THE MINIMUM SETBACK FOR DETACHED ACCESSORY STRUCTURES SHALL BE FIVE FEET (5') FROM ANY STRUCTURE.
  - THE MAXIMUM LOT COVERAGE RATIO (LCR) SHALL BE 0.25 FOR MULTI-STORY UNITS AND 0.30 FOR SINGLE-STORY UNITS. FOR THE PURPOSE OF THE CALCULATION, LOT COVERAGE RATIO SHALL BE BASED ON THE AMOUNT OF THE LOT UNDER ROOF INCLUDING GARAGES, COVERED DECKS AND PORCHES, AND ACCESSORY BUILDINGS.
  - NO DWELLING UNIT SHALL HAVE MORE THAN TWO STORIES.
  - FENCES SHALL NOT BE LOCATED IN FRONT OR SIDE YARDS.

**APPROVED**  
**YORK COUNTY BOARD OF SUPERVISORS**  
 By: Jamal Carter  
 PLAT APPROVING AGENT  
 Date: May 12, 1993

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 12 DAY OF May 1993  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 11, PAGE 601  
 TESTE: NANCY B. KANE, CLERK  
 BY: Rathaine Bond, D.C.