



WILLIAMSBURG
RESIDENTIAL COMMUNITY UNIT PLAN

GENERAL

TOTAL GROSS AREA = 34.8 ACRES ±
TOTAL NET AREA = 30.5 ACRES ± (EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY)

THIS DEVELOPMENT IS PROPOSED TO BE GARDEN APARTMENTS, ATTACHED SINGLE FAMILY WITH ACCOMMODATIONS FOR 1, 2, 3, OR 4 DWELLING UNITS, AND ASSOCIATED COMMUNITY FACILITIES.

THE DENSITY PROPOSED FOR THIS DEVELOPMENT SHALL NOT EXCEED 14.9 D.U.'S/NET ACRE OR A TOTAL OF 456 DWELLING UNITS.

GENERAL PROVISIONS

- 1.) ACCESS CONTROL: ACCESS CONTROL SHALL BE AS INDICATED ON THE PLAN. AT LEAST ONE (1) ENTRANCE TO PARCEL ONE (1) SHALL BE CONSTRUCTED TO APARTMENT COMPLEX MAJOR ENTRANCE STANDARDS, WITH A DECEL LANE. THE MAJOR ENTRANCE AND DECEL LANE WILL BE A REQUIREMENT AT THE TIME OF BUILDING PERMIT.
- 2.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 3.) DRAINAGE: DRAINAGE SHALL BE IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN ON FILE WITH THE ENGINEERING DEPARTMENT OF THE CITY OF WICHITA. ALL DRAINAGE POND IMPROVEMENTS SHALL BE MADE PRIOR TO BUILDING CONSTRUCTION OCCURRING ON THE SITE.
- 4.) IDENTIFICATION SIGNS SHALL BE IN ACCORDANCE WITH THE CODE OF THE CITY OF WICHITA.
- 5.) BUILDING SETBACKS SHALL BE AS SHOWN ON THE PLAN, OR AS INDICATED IN THE PARCEL DESCRIPTIONS.
- 6.) THE MAXIMUM NUMBER OF DRIVENWAYS PER LOT SHALL NOT EXCEED TWO (2).
- 7.) A HOMEOWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF THE RESERVE, LOCATED IN PARCEL THREE (3), WILL BE SUBMITTED WITH THE FINAL PLAT.
- 8.) A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE OPEN SPACE AREAS AROUND ALL LAKES SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF THE LAKES. THE APPROVED LANDSCAPE MATERIALS SHALL BE INSTALLED WITHIN SIX MONTHS OF COMPLETION OF THE LAKES. FAILURE TO INSTALL OR TO PROPERLY MAINTAIN THE REQUIRED LANDSCAPE MATERIALS SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTS ARE NOT PROPERLY MAINTAINED.

PARCEL ONE

PROPOSED USE - GARDEN APARTMENTS AND ASSOCIATED COMMUNITY FACILITIES
GROSS AREA - 14.1 AC. ±
NET AREA - 14.1 AC. ±
DENSITY - 23.4 D.U.'S/NET ACRE OR 330 D.U.'S
MAXIMUM BUILDING HEIGHT - 35 FEET
PARKING RATIO - 1.5/D.U.

PARCEL TWO

PROPOSED USE - ATTACHED SINGLE FAMILY WITH ACCOMMODATIONS FOR 2, 3, OR 4 DWELLING UNITS PER PLATTED LOT
GROSS AREA - 4.9 AC. ±
NET AREA - 3.9 AC. ±
DENSITY - 14.4 D.U.'S/NET ACRE OR 56 D.U.'S
MAXIMUM BUILDING HEIGHT - 35 FEET
PARKING RATIO - 2.0/D.U.
REAR YARD SETBACK - 20 FEET
SIDE YARD SETBACK - 6 FEET

PARCEL THREE

PROPOSED USE - ATTACHED SINGLE FAMILY WITH ACCOMMODATIONS FOR 1 OR 2 DWELLING UNITS PER PLATTED LOT, AND PEDESTRIAN OPEN SPACE AND DRAINAGE.
GROSS AREA - 15.8 AC. ±
NET AREA - 12.8 AC. ±
DENSITY - 5.6 D.U.'S/NET ACRE OR 70 D.U.'S
MAXIMUM BUILDING HEIGHT - 35 FEET
PARKING RATIO - 2.0/D.U.
REAR YARD SETBACK - 20 FEET
SIDE YARD SETBACK - 5 FEET



SCALE - 1" = 100'

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