

# WYCOFF PLANNED UNIT RESIDENTIAL DEVELOPMENT

### GENERAL PROVISIONS

NET AREA: 5.82 ACRES

- LOT 1: 0.32 ACRES = 14081 SF OWNED BY CITY OF LEXINGTON PHASE 2 OF THIS PROJECT WILL INCLUDE 2-STORY ROW HOUSES SIMILAR TO LOT 2 WITH ANTICIPATED 6 HOUSING UNITS
- LOT 2: 0.83 ACRES = 36258 SF BUILDING COVERAGE: 11197 SF 2-STORY ROW-HOUSES 20 SENIOR HOUSING UNITS - 1125 SF EA. 45' DEEP X 25' WIDE X 28' HIGH
- LOT 3: 0.54 ACRES = 23665 SF BUILDING COVERAGE: 1299 SF CLUBHOUSE - 1025 SF (41' WIDE 24' DEEP X 18' TALL)
- LOT 4: 0.43 ACRES = 18573 SF BUILDING COVERAGE: 7407 SF 1-STORY ROW HOUSES 5 UNITS - 1100 SF EA. 44' DEEP X 25' WIDE X 18' TALL)
- LOT 5: 0.49 ACRES = 21449 SF BUILDING COVERAGE: 7499 SF 1-STORY ROW HOUSES (18' TALL) 5 UNITS - 1100 SF EA. 44' DEEP X 25' WIDE X 18' TALL)
- LOT 6: 0.51 ACRES = 22151 SF BUILDING COVERAGE: 7499 SF 1-STORY ROW HOUSES (18' TALL) 5 UNITS - 1100 SF EA. 44' DEEP X 25' WIDE X 18' TALL)
- LOT 7: 4.82 ACRES = 209765 SF OWNED BY CITY OF LEXINGTON RECREATION AREA/POND

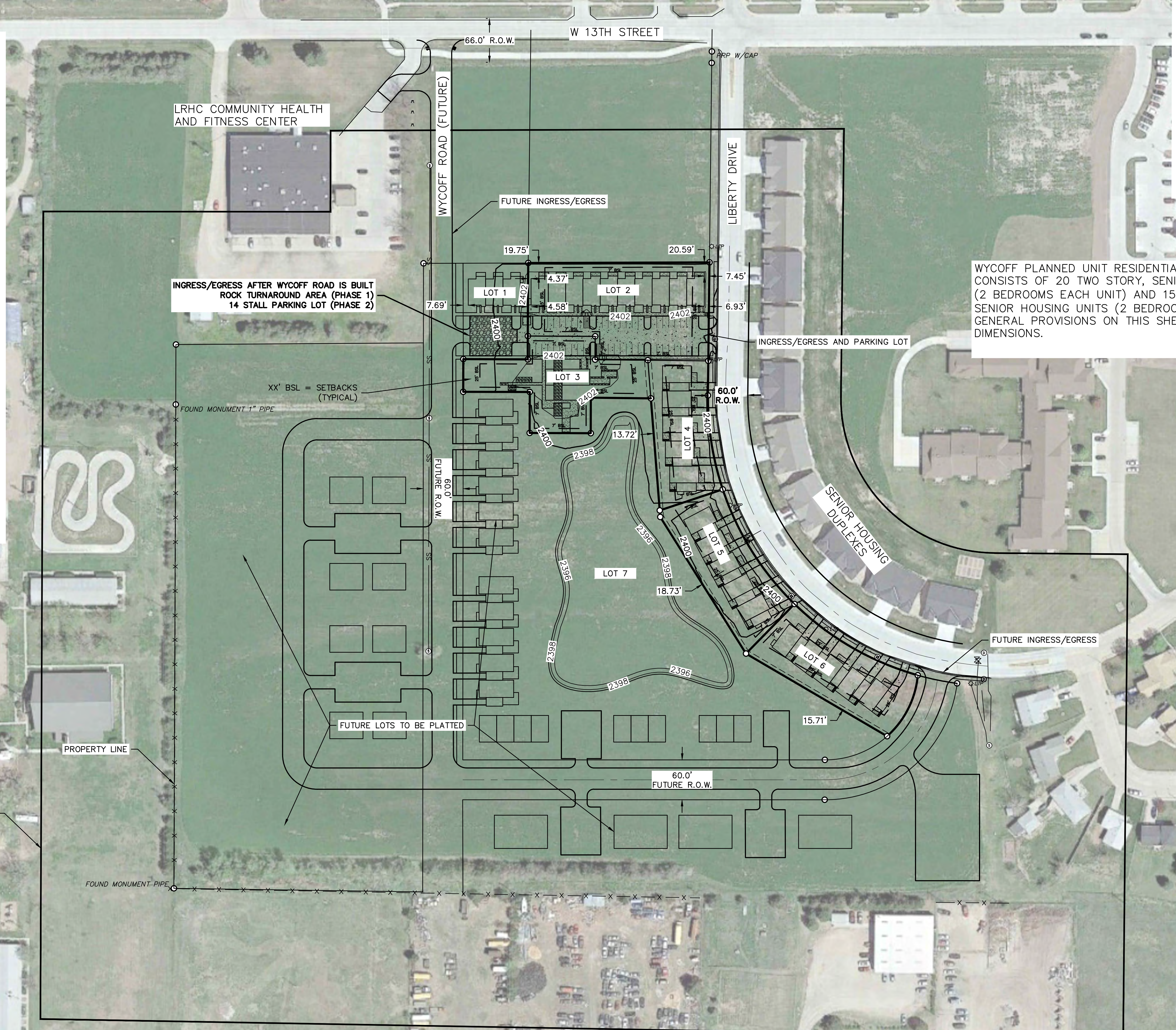
TOTAL DWELLING UNITS (PHASE 1): 35

REQUIRED PARKING SPACES:  
PHASE 1 = 40 (48 PROVIDED)  
PHASE 2 = 12 (14 PROVIDED)

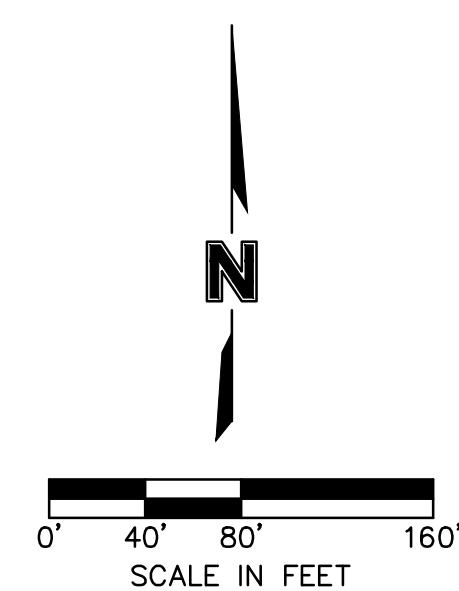
PUBLIC OPEN SPACE/RECREATION AREA TO INCLUDE THE DETENTION POND AND FUTURE TRAILS ENCOMPASSING ALL OF LOT 7.

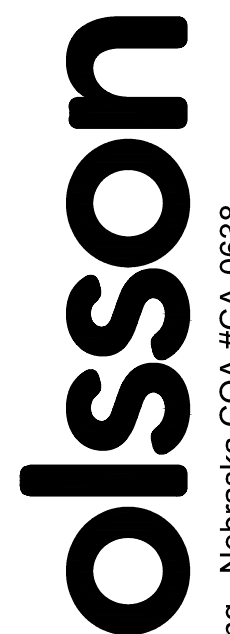
PRIVATE OPEN SPACE/RECREATION AREA TO INCLUDE LOT 3, INCLUDING CLUBHOUSE, COMMUNITY GARDENS AND EXERCISE EQUIPMENT.

DWG: F:\2022\06001-06500\022-06410\40-Design\AutoCAD\Final Plans\Sheets\PUID\PUID\_C\_SIT\_02206410 - JLR UPDATE.dwg  
 DATE: Sep 25, 2023 3:48pm XREFS: C\_XTOPO\_02206410 V\_RWAY\_02206410 V\_BASE\_02206410 titleblock  
 V\_XALTA\_02303694\_ASSUM Revised USER: JLR 12.21.22 Vntage Rows Site plan



WYCOFF PLANNED UNIT RESIDENTIAL DEVELOPMENT CONSISTS OF 20 TWO STORY, SENIOR HOUSING UNITS (2 BEDROOMS EACH UNIT) AND 15 SINGLE-STORY, SENIOR HOUSING UNITS (2 BEDROOMS EACH UNIT). SEE GENERAL PROVISIONS ON THIS SHEET FOR AREA AND DIMENSIONS.





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REV. NO.	DATE	REVISIONS DESCRIPTION	REVISED

WYCOFF PLANNED UNIT RESIDENTIAL DEVELOPMENT
2023

LEXINGTON, NE

drawn by: JLR
checked by: \_\_\_\_\_

approved by: \_\_\_\_\_
QA/QC by: \_\_\_\_\_

project no.: 022-06410
drawing no.: \_\_\_\_\_

date: 9/22/2023

SHEET  
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