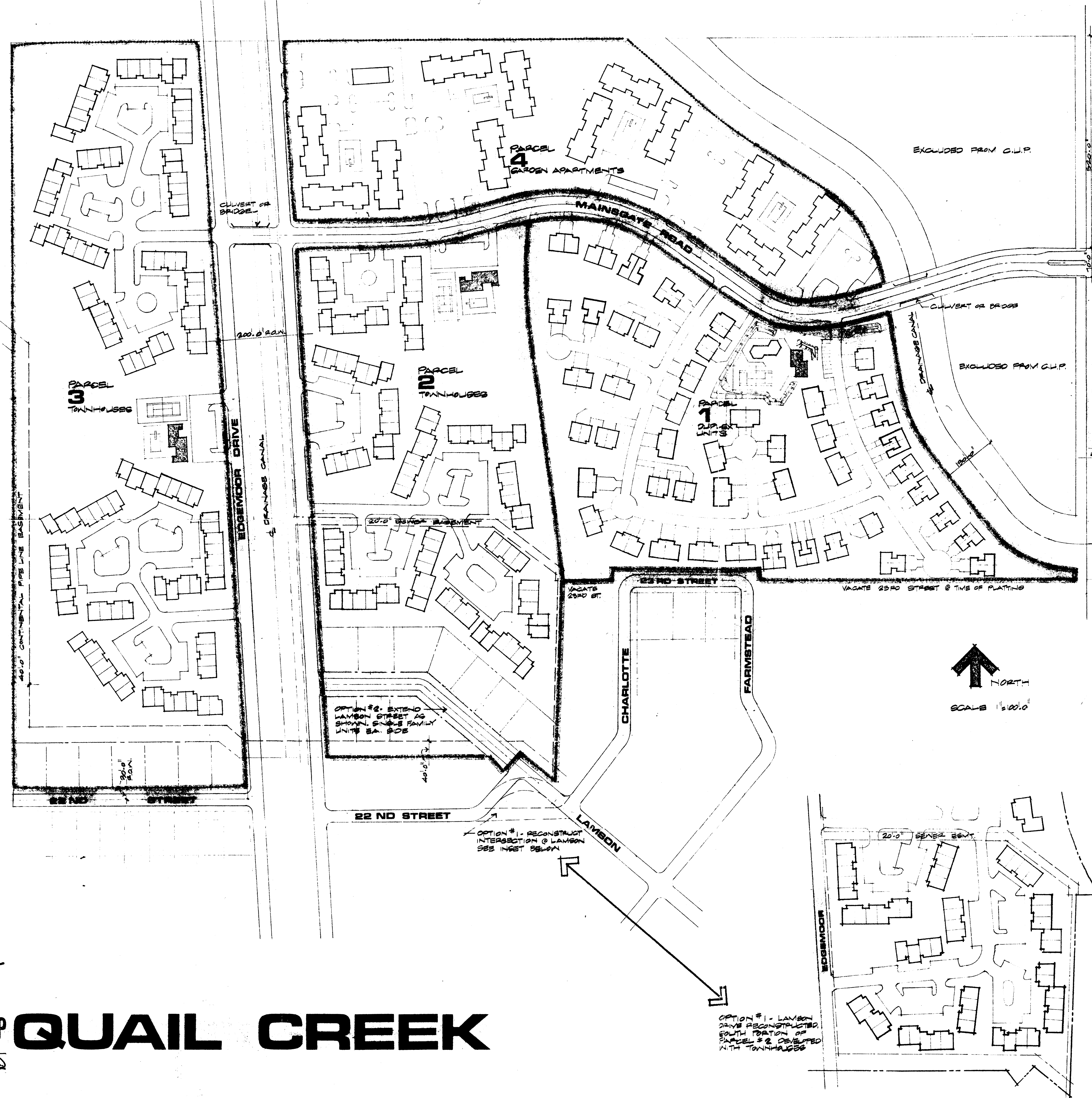


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DP-52

APPROVED CUP
MAPC 4-26-73
BCC 5-15-73

QUAIL CREEK



COMMUNITY UNIT PLAN GENERAL PROVISIONS

1. TOTAL GROSS ACRES ± 80.71 ACRES
2. NET ACRES FOR DEVELOPMENT ± 60.00 ACRES
104 1st SINGLE FAMILY UNITS
2300 ± 2000 TOWNHOUSE CONDOMINIUMS
90 TWO FAMILY UNITS
250 GARDEN APARTMENTS
* SEE OPTION IN PARCEL #2
3. SETBACKS ARE AS INDICATED IN PARCEL DESCRIPTIONS.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. SIGNS OR MONUMENTS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED ON PARCELS #1 & #2 ON VANGATE ROAD AND ON PARCELS #2 & #3 ON EDGEWOOD DRIVE, PROVIDED THAT THEY ARE IN ACCORDANCE WITH THE PROVISIONS OF SEC. 28.04.010, A.2 OF THE CODES OF THE CITY OF WICHITA.
6. THE DENSITY OF PARCELS #1 & #2 SHALL NOT EXCEED 24 DWELLING UNITS PER NET ACRE. THE DENSITY OF PARCELS #2 & #3 SHALL NOT EXCEED 1.20 D.U./S/NET ACRE. THE TOTAL NUMBER OF DWELLING UNITS SHALL NOT EXCEED 291.
7. A HOMES ASSOCIATION AGREEMENT OR AGREEMENTS PROVIDING FOR THE CONSTRUCTION AND MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREAS, PRIVATE STREETS, COMMUNITY FACILITIES, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.
8. PARKING FOR THE PROPOSED DEVELOPMENT MAY BE PERMITTED TO WITHIN 15 FEET OF PUBLIC STREET RIGHTS-OF-WAYS PROVIDED THAT WITHIN SAID 15 FEET A PLANTING STRIP OR GREEN SHALL BE INSTALLED. IN SUCH INSTANCES, A LANDSCAPE PLAN SHALL BE PREPARED BY A LANDSCAPE ARCHITECT AND SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS ON THE APPLICABLE PARCEL.
9. DRAINAGE PROBLEMS SHALL BE RESOLVED AT THE TIME OF PLATTING.
10. EDGEWOOD DRIVE, VANGATE ROAD, 22ND & 23RD STREETS AND LAVSON DRIVE SHALL BE DEDICATED. ALL OTHER STREETS AND DRIVES SHALL BE PRIVATE.
11. MINIMUM LOT SIZE FOR SINGLE FAMILY LOTS SHALL BE 8000 SQUARE FEET.
12. A DRAINAGE SYSTEM PROPOSED ALONG CERTAIN DESIGNATED PUBLIC STREETS AND THROUGH THE OPEN SPACE AREAS SHALL BE SUBMITTED FOR APPROVAL AT THE TIME OF PLATTING.

PARCEL DESCRIPTIONS

PARCEL #1
PROPOSED USE: TWO FAMILY DWELLING UNITS & OPEN SPACE
NET AREA ± 12.06 ACRES
DENSITY: 1.20 D.U./S/NET ACRE
MAXIMUM BUILDING COVERAGE 30%
MAXIMUM BUILDING HEIGHT 35'-0"
PARKING RATIO: 1.5/D.U.
MINIMUM SETBACK FROM STREET R.O.W.
VANGATE ROAD 25'-0"

PARCEL #2 - SINGLE FAMILY (SEE MEMO DATED 2-10-77)
PROPOSED USE: TOWNHOUSE CONDOMINIUMS & OPEN SPACE
(IF LAVSON DRIVE CANNOT BE RECONSTRUCTED AS SHOWN IN OPTION #1, IT IS TO BE EXTENDED AS SHOWN IN OPTION #2, WITH SINGLE FAMILY UNITS ON EACH SIDE.)
NET AREA ± 12.03 ACRES
DENSITY: 1.20 D.U./S/NET ACRE
MAXIMUM BUILDING COVERAGE 30%
MAXIMUM BUILDING HEIGHT 35'-0"
PARKING RATIO: 1.5/D.U.
MINIMUM SETBACK FROM STREET R.O.W.
VANGATE ROAD 25'-0"
EDGEWOOD DRIVE 25'-0"
LAVSON DRIVE (IF EXTENDED) 20'-0"

PARCEL #3
PROPOSED USE: TOWNHOUSE CONDOMINIUMS, SINGLE FAMILY UNITS AND OPEN SPACE
NET AREA ± 21.86 ACRES
DENSITY: 1.20 D.U./S/NET ACRE
MAXIMUM BUILDING COVERAGE 30%
MAXIMUM BUILDING HEIGHT 35'-0"
PARKING RATIO: 1.5/D.U.
MINIMUM SETBACK FROM STREET R.O.W.
EDGEWOOD 25'-0"
22ND STREET 20'-0"

PARCEL #4
PROPOSED USE: GARDEN APARTMENTS
NET AREA ± 12.43 ACRES
DENSITY: 24 D.U./S/NET ACRE (250 UNITS)
MAXIMUM BUILDING COVERAGE 30%
MAXIMUM BUILDING HEIGHT 35'-0"
PARKING RATIO: 2.0/D.U.
SETBACKS FROM STREET R.O.W.
EDGEWOOD 25'-0"
VANGATE ROAD 25'-0"

Parking Ratio:
REDUCED TO 1.44 SPACES
PER D.U. FOR THE WEST
HALF OF PARCEL #4
SEE LETTER DATED 9/4/73

QUAIL CREEK COMMUNITY UNIT PLAN

DATE: 20 FEB 73
DR: JCF CHJ
JOB: 0222
SHEET NO: ONE
REVISED: 1 MAY 73
REVISED DRAFTS
OF ONE SHEETS

SCHAEFER SCHIRMER & ASSOCIATES P.A.
ARCHITECTURE • PLANNING • LANDSCAPE DESIGN
URBAN DESIGN • INTERIOR DESIGN • ENGINEERING
TOPEKA
WICHITA

EDGE MORE DRIVE

PLANTING SCHEDULE

QUANT	SIZE & PL. METHOD	PLANT NAME	SPECIES
4	1 1/2" x 2" BB	SHADEMASTER HONEYLOCUST	GLECHOMATRACANTHUS NERVIS
3	5" x 6" BB	AUSTRIAN ONE	PRUNUS NIGRA
6	6" x 8" BB	REDBUD	CERCIS CAROLINENSIS
9	5 GAL.	COMMON LILACS	SYRINEA VULGARIS
5	6" x 8" BB	RADIANT CRABAPPLE	VALIS H.V.
10	5 GAL.	MINNESOTA SNOWFLAKE	PHILADELPHUS (MOCK OR.)
12	10" x 24" BB	COMPACT PEITZER	JUNIPERUS CHINENSIS (COVE.)
ACRE NATIVE SEED MIX: 50% MP, TREATED BUFF, 30% BLUE GRAMMA 20% SDE QATS GRAMMA			

ARCHITECTURAL SITE PLAN

NOTE: 12 HANDICAP LIVING UNITS (5 UNITS) HAVE BEEN PROVIDED IN PHASE I. THEREFORE NO ADDITIONAL H.C. UNITS ARE BEING PROVIDED IN PHASE III.

SITE DATA

DESCRIPTION	PHASE 1	PHASE 2	PHASE 3	PHASE 4
SQ. FT. AREA IN SITE	1,255,000	2,441,000	2,885,000	
ACRES IN SITE	28.44	55.05	63.35	
TOTAL DWELLING UNITS	56	76	71	
DWELLING UNITS PER ACRE	1.9	1.36	1.11	
TOTAL PARKING PROVIDED	175	243	208	
RATIO: PARKING PER UNIT	3.13	3.20	2.94	

PROJECT TOTALS
441,704 ±
10,335 ±
20 ±
2035
429
2.05

APARTMENT DATA				PHASE DISTRIBUTION				TOTAL		% OF CONSTR.	
DESCRIPTION				PHASE 1	PHASE 2	PHASE 3	PHASE 4	UNITS	MIX	PHASE 1	PHASE 2
UNIT	BEDRM.	BATH	SQ. FT.								
A	1	1	835	12	14	1		27	12.2	11,128	6,980
B	2	1	835	12	14	1		27	12.2	21,710	288
C	2	2	934	0	8	10		18	7.9	17,718	9,840
D	1	1	600	20	16	12		48	23.0	21,600	7,200
E	2	1 1/2	864	12	10	22		44	19.1	19,003	19,404
F	0	1	432	-	-	36		36	17.3		17,830
GARAGE				544						544	
STORAGE/ LAUNDRY				1,934						1,934	
CLUBHOUSE				3,143							
BASEMENT STORAGE				2,143							

PROJECT DATA BLOCK			
SITE AND GENERAL DATA		BUILDING DATA	MECHANICAL & ELECTRICAL DATA
S-1 PROJECT NAME: PHASE II CONDORCA APARTMENTS		B-1 FLOOR AREAS: 2 HR. AREA SEPARATION WALLS (DESIGNATED F.W.) LOC. TO REDUCE MAX. 2ND STORY AREA TO 3,000 SF. B-2 CONSTRUCTION TYPE: X-N B-3 OCCUPANCY TYPE: R-1 B-4 OCCUPANCY SEPARATION REQ'D.: NONE	ME-1 FIXTURE COUNT: SEE PLANS WATER CLOS. REQ'D.----- WATER CLOS. PROVIDED-- LAV. REQUIRED----- LAV. PROVIDED----- URINALS REQ'D.----- URINALS PROVIDED----- D.F. REQUIRED----- D.F. PROVIDED-----
S-2 OWNER: FIDELITY DEVELOPMENT (FRED MENCHERATH)			
S-3 ADDRESS/LOCATION: 3800 E. MANGATE RD.			
S-4 LEGAL DESCRIPTION: LOT 16 (BLK 1) WOODLAWN PLACE ADDN.			
S-5 ZONING: R-6		B-5 AREA SEPARATION REQ'D.: 1ST FLR. 4,000 G.F. MAX (5'-0") 2ND FLR. 3,000 G.F. MAX (10026) (2 HR. FIRE RESISTIVE CONST.)	ME-2 WATER CONNECTION: CITY (SEE GRADING PLAN)
S-6 FIRE ZONE: 3		B-6 FIRE RESISTANCE OF EXTERIOR WALLS: 1 HR. LESS THAN 3"	ME-3 SAN. SEWER CONNECTION: CITY
S-7 CUP NO.: CP 52		B-7 OPENINGS EXTERIOR WALLS: NOT PERMITTED LESS THAN 3" PROTECTED LESS THAN 3"	ME-4 STORM SEWER CONNECTION: (SEE GRADING PLAN)
S-8 BZA NO.: N.A.		B-8 ALLOWABLE FLOOR AREAS: TABLE 5-C 4,500 x 1.33 = 4,200 SF	ME-5 SPRINKLERS: NONE
S-9 SF IN SITE: 146,874 S.F.		B-9 OCCUPANT LOAD:	ME-6 FIRE HYDRANTS: (SEE GRADING PLAN)
S-10 ACRES IN SITE: 3.83 ±		B-10 DESIGN LIVE LOADS: ROOF---- 20 PSF FLOOR---- 40 PSF STORAGE-- 125 PSF WIND---- 25 PSF BALCONY-- 100 PSF	ME-7 ELEC. SERVICE AMPERAGE:
S-11 SF EXIST. CONSTR.: 99,976 ± SF NEW CONSTRUCTION: 45,882 ± SF LAND COVERAGE: 75,917 ±			
S-12 DWELLING UNITS ALLOWABLE: 92 PROPOSED: 91			
S-13 DENSITY DU/ACRE ALLOWABLE: 24 PROPOSED: 23.8			
S-14 PARKING SPACES REQUIRED: 122 PROVIDED: 122			
S-15 BUILDING SETBACKS REQUIRED: F: 25' S: 6' (MIN.) R: 15'			
S-16 REF. SITE SURVEY BY:			

Landscape Plans
Submitted Phase III
Development on Parcel A

RODGER A BROOKS - ARCHITECT
PROFESSIONAL ASSOCIATION
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