

QUAIL MEADOWS

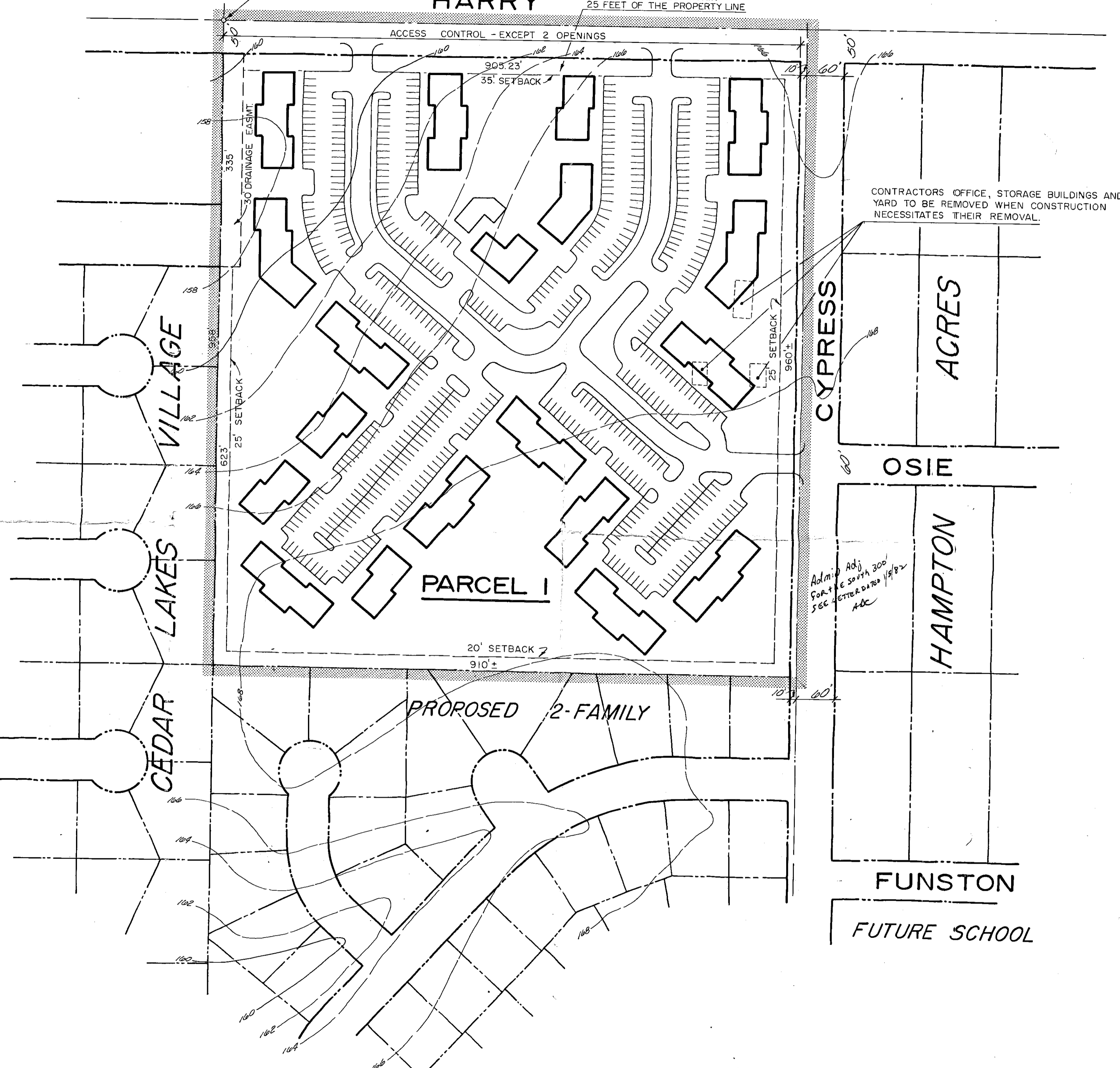
APPROVED CUP

MAPC 10-28-76
BCC 11-23-76
NW COR. NE 1/4
SEC. 32-27S-2E

HARRY

PARKING AND/OR CIRCULATION
MAY BE PERMITTED WITHIN
25 FEET OF THE PROPERTY LINE

ACCESS CONTROL - EXCEPT 2 OPENINGS



GENERAL

TOTAL GROSS ACRES = 21.26 ±
NET ACRES (EXCLUSIVE OF STREETS) = 19.98 ±

GENERAL PROVISIONS

1. THE DENSITY PROPOSED FOR THIS DEVELOPMENT SHALL NOT EXCEED 20 D.U.'S PER NET ACRE OR A TOTAL OF 400 DWELLING UNITS, AND PROPOSED TO CONTAIN THE FOLLOWING RESIDENTIAL INDUSTRY TYPES:
GARDEN APARTMENTS AND/OR TOWNHOUSES WITH RELATED COMMUNITY ACTIVITY CENTERS AND RECREATIONAL FACILITIES.
- *2. CURB CUTS - THE MAXIMUM NUMBER OF CURB CUTS FOR PARCEL ONE (1) ALONG HARRY SHALL NOT EXCEED TWO (2).
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON PARCEL ONE (1), A GRADING AND DRAINAGE PLAN WILL BE SUBMITTED FOR APPROVAL.
5. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN.
6. SIGNS FOR PARCEL ONE (1) AS PERMITTED BY ZONING DISTRICT.
7. AT THE TIME OF FINAL PLATTING, AN AVIGATIONAL EASEMENT COVERING ALL OF SUBJECT PROPERTY AND A COVENANT ASSURING THAT ADEQUATE CONSTRUCTION METHODS WILL BE UTILIZED TO MINIMIZE EFFECTS OF NOISE POLLUTION, WILL BE SUBMITTED.
8. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON PARCEL ONE (1), A HOMEOWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREAS, PRIVATE DRIVES, COMMUNITY FACILITIES, ETC., SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL, PROVIDED THE DWELLING UNITS ARE TO BE OWNER OCCUPIED.
9. IF PARCEL ONE (1) IS DEVELOPED WITH TOWNHOUSE UNITS, A SITE DEVELOPMENT DESIGN WILL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
10. ALL STREETS AND CIRCULATION WITHIN PARCEL ONE (1), AS SHOWN ON THE PLAN, ARE TO BE PRIVATE. THE PRIVATE STREET SYSTEM SHALL BE HARD SURFACED AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH. SAID STREET SYSTEM SHALL BE CONSTRUCTED TO A MINIMUM OF A 3 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE. PRIOR TO FINAL APPROVAL OF THE CIRCULATION SYSTEM, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN.
- *2A. IN THE EVENT TWO (2) CURB CUTS, ALONG HARRY, ARE UTILIZED FOR THE DEVELOPMENT OF PARCEL ONE (1), THE OWNER/DEVELOPER WILL DEDICATE BY SEPERATE INSTRUMENT AN ADDITIONAL TEN (10) FEET OF R/W FOR HARRY ST. AND GUARANTEE THE INSTALLATION OF AN ACCEL-DECEL LANE, TO SERVE BOTH DRIVEWAYS, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). SHOULD ONLY ONE (1) CURB CUT BE UTILIZED, ALONG HARRY, NO ADDITIONAL R/W OR ACCEL-DECEL LANE WILL BE REQUIRED.

PARCEL DESCRIPTION

PARCEL - ONE

PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND RELATED COMMUNITY ACTIVITY CENTERS.

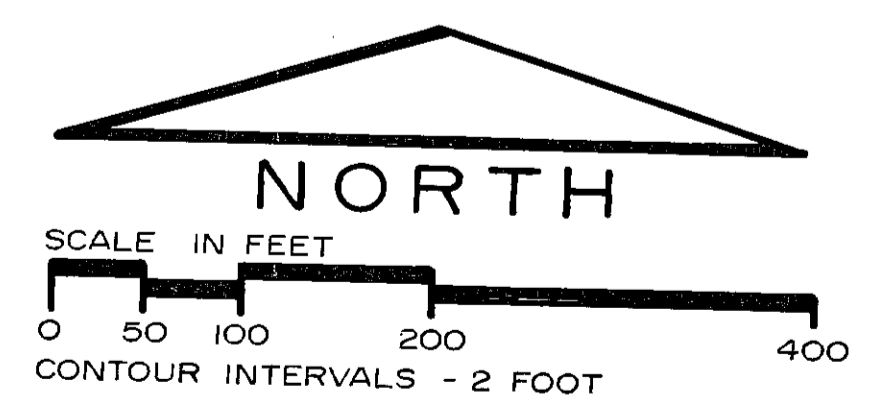
GROSS AREA - 21.26 ACRES ±

NET AREA - 19.98 ACRES ±

MAXIMUM BUILDING HEIGHT - 35 FEET

DENSITY - GARDEN APARTMENTS - 20 D.U.'S/NET ACRE OR 400 D.U.'S
TOWNHOUSES - 10 D.U.'S/NET ACRE OR 200 D.U.'S

PARKING RATIO - 1.5/D.U. (2.0/D.U. IF OWNER OCCUPIED)



CHERRY CREEK HILLS

COMMUNITY UNIT PLAN

obliger-smith corporation

Consultants in Planning, Design and Development
625 First National Bank Building Wichita, Kansas 67202

