



- COMMUNITY UNIT PLAN
GENERAL PROVISIONS**
- TOTAL GROSS ACRES ± 80.71 ACRES
 - NET ACRES FOR DEVELOPMENT ± 60.88 ACRES
 - 104 1st SINGLE FAMILY UNITS
 - 230± 200⁺ TOWNHOUSE CONDOMINIUMS
 - 90 TWO FAMILY UNITS
 - 288 GARDEN APARTMENTS
 - * SEE OPTION 1 IN PARCEL #2
 - SETBACKS ARE AS INDICATED IN PARCEL DESCRIPTIONS.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - SIGNS OR MONUMENTS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED ON PARCELS #1 & #4 ON MANSGATE ROAD AND ON PARCELS #2 & #3 ON EDGEWOOD DRIVE, PROVIDED THAT THEY ARE IN ACCORDANCE WITH THE PROVISIONS OF SEC. 20.04.07(A)(2) OF THE CODES OF THE CITY OF WICHITA.
 - THE DENSITY OF PARCEL #2 SHALL NOT EXCEED 24 DWELLING UNITS PER NET ACRE. THE DENSITY OF PARCELS #1, 2, & 3 SHALL NOT EXCEED 1.20 D.U./NET ACRE. THE TOTAL NUMBER OF DWELLING UNITS SHALL NOT EXCEED 691.
 - 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.
 - 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.
 - DRAINAGE PROBLEMS SHALL BE RESOLVED AT THE TIME OF PLATTING. EDGEWOOD DRIVE, MANSGATE ROAD 22ND & 23RD STREETS AND LAVSON DRIVE SHALL BE DEDICATED. ALL OTHER STREETS AND DRIVEWAYS SHALL BE PRIVATE.
 - MINIMUM LOT SIZE FOR SINGLE FAMILY LOTS SHALL BE 8,000 SQUARE FEET.
 - A SEWAGE 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./NET ACRE
 MAXIMUM BUILDING COVERAGE 30%
 MAXIMUM BUILDING HEIGHT 35'-0"
 PARKING RATIO: 1.5/D.U.
 MINIMUM SETBACK FROM STREET R.O.W. MANSGATE 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 ± 10.83 ACRES
 DENSITY: 1.20 D.U./NET ACRE
 MAXIMUM BUILDING COVERAGE 30%
 MAXIMUM BUILDING HEIGHT 35'-0"
 PARKING RATIO 1.5/D.U.
 MINIMUM SETBACK FROM STREET R.O.W. MANSGATE 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./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./NET ACRE (288 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" MANSGATE ROAD 25'-0"
 Parking Ratio: REDUCED TO 1.45 SPACES PER DU FOR THE WEST HALF OF PARCEL 4 SEE LETTER DATED 9/29/83



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DP-52

APPROVED CUP **QUAIL CREEK**

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

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

**QUAIL CREEK
COMMUNITY UNIT PLAN**

DATE: 20 FEB 78
DR: JCF CHJ
JOB: 0222
SHEET NO: ONE
REVISED 1 MAY 78
REVISED 04/17/83
OF 08 SHEETS

EDGEMORE DRIVE

PLANTING SCHEDULE

QUANT	SIZE & PL. METHOD	PLANT NAME	SPECIES
4	1 1/2" x 2" BB	SHADEMASTER HONEYLOCUST	GLEOTBA TRIACANTHOS NERVIS
3	5" x 6" BB	AUSTRIAN ONE	ONIS NIGRA
6	6" x 8" BB	RECBUD	CERCIS CARACENSIS
9	5 GAL.	COMMON LILACS	SYRINEA VILGARIS
5	6" x 8" BB	RADIANT CRABAPPLE	MALUS H.V.
10	5 GAL.	MINNESOTA SNOWFLAKE	PHILADELPHUS (MOCK OR.)
12	10" x 24" BB	COMPACT PRITZER	JUNPERIS CHINNENSIS (COV.)
1/2 ACRE		NATIVE SEED MIX: 50% MO. TREATED BUFF, 30% BLUE GRAMMA, 20% SDE QATS GRAMMA	

ARCHITECTURAL SITE PLAN

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

DESCRIPTION	PHASE DISTRIBUTION				TOTAL UNITS	% MIX	SQ. FT. CONSTR.
	PHASE 1	PHASE 2	PHASE 3	PHASE 4			
A	12	14	10		36	12.2	11,128
B	2				2	0.7	682
C	2				2	0.7	682
D		16	12		28	9.7	21,400
E	2	10	8		20	6.9	17,404
F			36		36	12.5	17,220
GABANA							544
STORAGE/LAUNDRY							1,934
CLUBHOUSE							3,143
BASEMENT STORAGE							2,143
STORAGE & CLUBHOUSE SQ. FT.							4,276
TOTAL S. F. CONSTRUCTION							33,276

DESCRIPTION	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PROJECT TOTALS
SQ. FT. AREA IN SITE	1,825	2,411	2,885		441,704 ±
ACRES IN SITE	3.44 ±	4.45 ±	5.33 ±		10.22 ±
TOTAL DWELLING UNITS	62	56	71		209
DWELLING UNITS PER ACRE	18	12.5	13.2		20.35
TOTAL PARKING PROVIDED	109	136	134		479
RATIO: PARKING PER UNIT	1.75	2.43	2.02		2.25

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.H.) LOC. TO REDUCE MAX. 2ND STORY AREA TO 3,000 SQ. FT.	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 MLENCHURATH)	B-2 CONSTRUCTION TYPE: 2-N	ME-2 WATER CONNECTION: CITY (SEE GRADING PLAN)
S-3 ADDRESS/LOCATION: 3800 E. MANGGATE RD.	B-3 OCCUPANCY TYPE: R-1	ME-3 SAN. SEWER CONNECTION: CITY
S-4 LEGAL DESCRIPTION: LOT 10 & 11 WOODLAWN PLACE ADDN.	B-4 OCCUPANCY SEPARATION REQ'D.: NONE	ME-4 STORM SEWER CONNECTION: (SEE GRADING PLAN)
S-5 ZONING: R-6	B-5 AREA SEPARATION REQ'D.: 1ST FLR. 4,000 SQ. FT. MAX (5'-0" 2ND FLR. 3,000 SQ. FT. MAX (18026) (2 HR. FIRE RESISTIVE CONST.)	ME-5 SPRINKLERS: NONE
S-6 FIRE ZONE: 3	B-6 FIRE RESISTANCE OF EXTERIOR WALLS: 1 HR. LESS THAN 5'	ME-6 FIRE HYDRANTS: (SEE GRADING PLAN)
S-7 CUP NO.: CP 52	B-7 OPENINGS EXTERIOR WALLS: NOT PERMITTED LESS THAN 3' PROTECTED BY LESS THAN 5'	ME-7 ELEC. SERVICE AMPERAGE:
S-8 BZA NO.: N.A.	B-8 ALLOWABLE FLOOR AREAS: TABLE 5-C 4,500 x 1.33 = 4,200 SF	
S-9 SF IN SITE: 166,874 S.F. ±	B-9 OCCUPANT LOAD:	
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	
S-11 SF EXIST. CONSTR.: 93,976 ± SF NEW CONSTRUCTION: 25,288 ± SF LAND COVERAGE: 75,617 ±		
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' (MINOR): 15'		
S-16 REF. SITE SURVEY BY:		

*Landscape Plans
Submission Phase III
Development of Parcel A*

RODGER A BROOKS - ARCHITECT
PROFESSIONAL ASSOCIATION
EAST SIDE FINANCIAL CENTER SUITE 725
7701 EAST KELLOGG AVENUE
WICHITA KANSAS 67207 (316) 684-0147



