

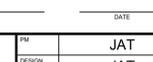
- NOTES:**
1. THE CUNNINGHAM PUD IS A MIXED USE PROJECT LOCATED ON THE WEST SIDE OF CUNNINGHAM DR.
  2. BASE ZONING IS RT-1 FOR TOWNHOMES UNITS AND SF-2 FOR SINGLE-FAMILY UNITS
    - 2.1. 25 - TOWNHOME UNITS PROPOSED
    - 2.2. 55 - SINGLE-FAMILY UNITS PROPOSED
  3. UNIT COUNT AT FINAL DESIGN CAN CHANGE UP TO 25% BUT CAN NOT EXCEED 90 UNITS TOTAL.
  4. TOTAL ACREAGE IS 22.91
  5. SEE ADDITIONAL PUD DOCUMENTS FOR DETAILED SPECIFICATIONS
  6. THIS DEVELOPMENT WILL BE CONTAINED IN ONE LOT AND ONE BLOCK
  7. THE OWNER OF THE DEVELOPMENT IS RESPONSIBLE FOR ALL MAINTENANCE WITHIN THE DEVELOPMENT UNLESS INDIVIDUAL UNITS ARE SOLD AND A CONDOMINIUM REGIME IS ESTABLISHED TO TAKE ON MAINTENANCE.
  8. ALL UNITS ARE TO BE REAR-LOADED WITH THE FRONT OF THE UNITS FACING THE INTERIOR OF THE BLOCK.
  9. EACH SINGLE FAMILY UNIT MAY HAVE A PRIVATE FRONT YARD THAT IS MAINTAINED BY THE OWNER/TENET. THE FENCING FOR THESE YARDS CAN NOT EXCEED 48" AND MUST BE NON-PRIVACY IN NATURE (EX. WROUGHT IRON, PICKET FENCING, ETC.)
  10. EACH UNIT SHALL HAVE 2 OFF-STREET AND 0.5 VISITOR PARKING SPACES.
  11. THE PUD IS PROPOSED TO BE CONSTRUCTED AS A SINGLE PHASE
  12. THE PUD HAS 2 ACCESS POINTS TO CUNNINGHAM RD. AND 1 TO LOVE SPUR
  13. LOVE SPUR SHALL BE IMPROVED TO MEET THE REQUIREMENTS OF A FIRE APPARATUS ACCESS ROAD. NO RIGHT-OF-WAY ACQUISITION FOR LOVE SPUR IS REQUIRED OF THIS DEVELOPMENT.
  14. IF GATES ARE TO BE INSTALLED, THEY MUST MEET THE REQUIREMENTS OF THE CITY FOR EMERGENCY ACCESS.
  15. ALL INTERNAL STREETS ARE PRIVATE, ASPHALT AND 24' WIDE.
  16. ALL SIDEWALKS WILL BE A MINIMUM OF 5' WIDE
  17. A 20' BUFFER AROUND THE PERIMETER IS TO BE ESTABLISHED TO FORBID ANY TYPE OF STRUCTURES BEING CONSTRUCTED.
  18. THE DEVELOPMENT SHALL EITHER ESTABLISH A LANDSCAPE BUFFER ALONG THE FRONTAGE OF CUNNINGHAM RD. WITH CANOPY TREES PLANTED AT 20' INTERVALS OR CONSTRUCT A MASONRY WALL THAT MEETS THE CITY'S STANDARDS.
  19. NO PARKS ARE PROPOSED WITH THIS DEVELOPMENT. THE DEVELOPMENT INTENDS TO PAY FEES-IN-LIEU OF PARK DEDICATION.
  20. ALL CONTOURS SHOWN ARE 1' CONTOURS.
  21. APPROXIMATELY 14.2 ACRES OF COMMON OPEN SPACE. (~62% OF PROPERTY AREA)

REV	DESCRIPTION	DATE
3	UPDATED PER CITY COMMENTS	03/05/2025
2	UPDATED PER CITY COMMENTS	02/12/2025
1	ORIGINAL RELEASE	01/22/2025



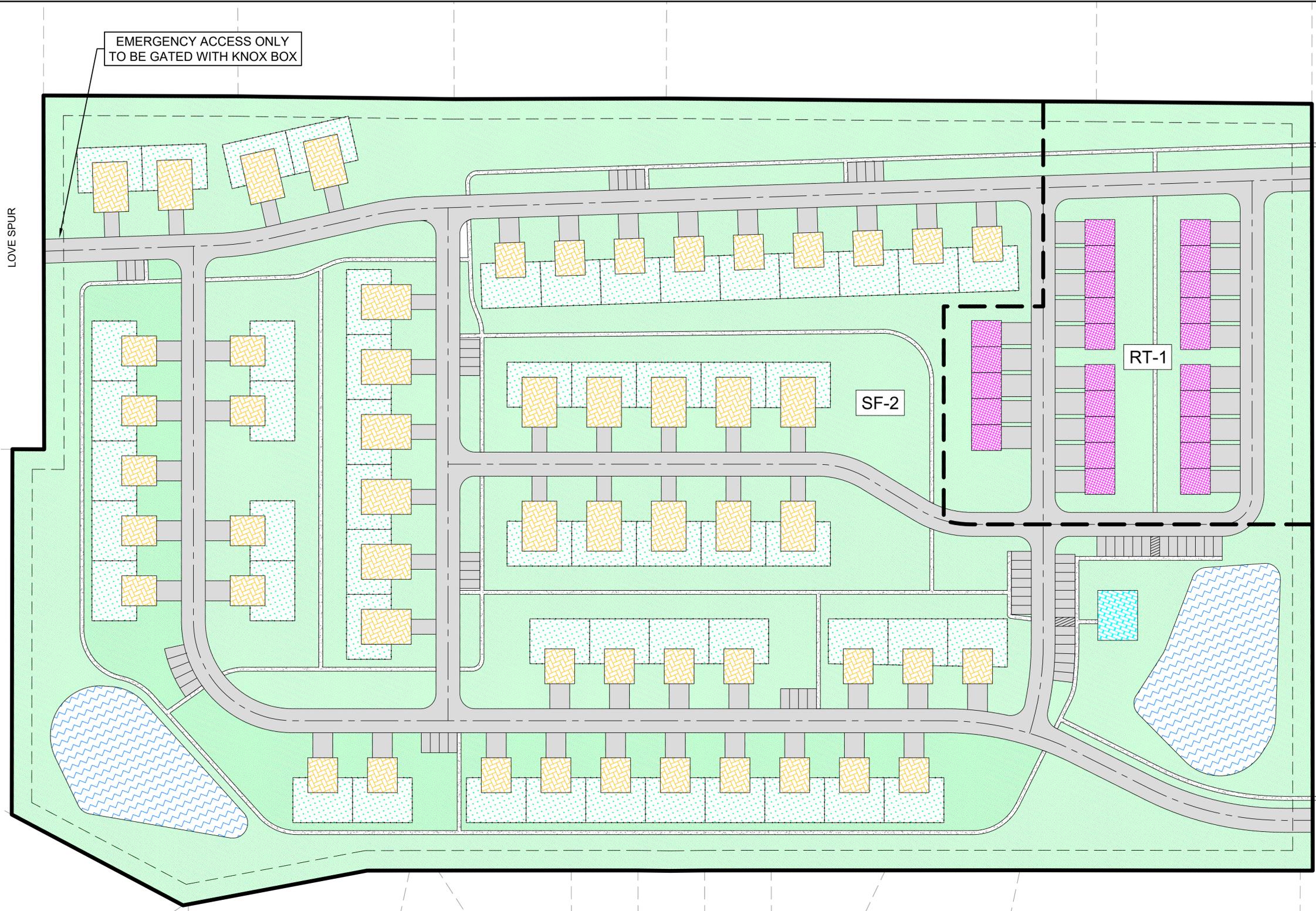
**CUNNINGHAM PUD**

**CONCEPT PLAN**

SIGNATURE		DATE
		JAT
DESIGN	JAT	
DRAFTED	JAT	
CHECKED	JAT	
PROJECT #	24-081-001	
DRAWING #	<b>1</b>	

**LEGEND**

- PROPERTY / PUD BOUNDARY
- PRIVATE STREET
- SIDEWALK / WALKING TRAIL
- DETENTION POND
- PRIVATE YARD
- 20' PERIMETER BUFFER
- SINGLE FAMILY UNIT
- TOWNHOME UNIT
- AMENITY
- COMMON OPEN SPACE
- ZONING DISTRICT BOUNDARY



EMERGENCY ACCESS ONLY  
TO BE GATED WITH KNOX BOX

LOVE SPUR

CUNNINGHAM RD.

FAWN DR.

SF-2

RT-1