

MALLARD COVE

COMMUNITY UNIT PLAN

DP-94

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DO NOT REMOVE

APPROVED CUP

MAPC 12-21-78
BCC 1-16-79

oblinger-smith
corporation

625 First National Bank Building
Wichita, Kansas 67202
316-262-0451

Drawn: G.D.L.
Checked: J.D.G.
Revised: 12-18-78
Date: 11-14-78
Scale: 1" = 50'-0"

RESIDENTIAL COMMUNITY UNIT PLAN
OWNER/DEVELOPER: MILES SAND INC.

Sheet
1
OF ONE

UNPLATTED - MILES SAND INC.
"AA"

1375'

20' BLDG. SETBACK

80'

GENERAL PROVISIONS

1. THIS PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN:
23.6[±] GROSS ACRES
20.1[±] NET ACRES
THE DENSITY PROPOSED FOR THIS DEVELOPMENT SHALL NOT EXCEED 8.0 DWELLING UNITS PER NET ACRE, OR A TOTAL OF 160 DWELLING UNITS, AND IS PROPOSED TO INCLUDE APARTMENTS AND/OR TOWNHOUSE RESIDENTIAL DWELLINGS WITH POSSIBLE RELATED COMMUNITY ACTIVITY CENTER AND RECREATIONAL FACILITIES.
2. ACCESS - DIRECT ACCESS TO AN FROM THE PROJECT SHALL BE BY WAY OF A PROPOSED, ADJACENT PUBLIC STREET, TO BE DEDICATED AT THE TIME OF PLATTING. ACCESS CONTROLS BETWEEN SAID STREET AND THE ADJACENT I-235/K-96 HIGHWAY RIGHT-OF-WAY AND MERIDIAN AVENUE, ARE AS INDICATED ON THE PLAN. FINAL STREET R/W FOR THE PROPOSED PUBLIC STREETS OF 41st ST. N., 42nd ST. N. AND MALLARD DR., SHALL BE DETERMINED AT THE TIME OF PLATTING.

3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. AT THE TIME OF PLATTING, A DRAINAGE PLAN WILL BE SUBMITTED FOR REVIEW AND APPROVAL.
5. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN.
6. SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA.
7. 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 24 FEET MINIMUM IN WIDTH, AND SHALL BE CONSTRUCTED TO A MINIMUM OF A 3-1/2 INCH ASPHALT BASE WITH A 1-1/2 INCH ASPHALT SURFACE.
8. THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF A TEMPORARY DECELERATION LANE ADJACENT TO THE PROPOSED INTERSECTION OF MERIDIAN AND 42nd ST. N. THIS DECELERATION LANE SHALL BE CONSTRUCTED ON A TEMPORARY BASIS UNTIL SUCH TIME AS MERIDIAN IS IMPROVED TO ARTERIAL STANDARDS AND A PERMANENT DECELERATION LANE SHALL BE INSTALLED AT SUCH TIME AS MERIDIAN IS IMPROVED. THE APPLICANT SHALL GUARANTEE THE DECELERATION LANES AT TIME OF PLATTING.

PARCEL DESCRIPTION

PARCEL - 1
PROPOSED USE - APARTMENTS AND/OR TOWNHOUSES AND RELATED COMMUNITY ACTIVITY CENTER AND RECREATIONAL FACILITIES.
GROSS AREA - 23.6 ACRES[±]
NET AREA - 20.1 ACRES[±], INCLUDING PORTION OF EXISTING LAKE.
MAXIMUM BUILDING HEIGHT - 45 FEET OR FOUR (4) STORIES.
MAXIMUM DENSITY - EIGHT (8) D.U. 'S/NET ACRE OR 160 DWELLING UNITS.
PARKING RATIO - 1.5/D.U.

PARCEL 1

NOTE: LAKE IS NOW BEING CONSTRUCTED. COMPLETED SHORELINE TO BE AS INDICATED ON THE PLAN AND SHALL SERVE AS BOTH THE LIMIT OF EXCAVATION AND MAXIMUM FILL LINE.

Temp deal determined to not be necessary with the final plat. See memo 1-31-85

UNPLATTED -
MILES SAND INC.
"AA"

NORTH

0 25 100
10 50 150
SCALE: 1" = 50'-0"

41 ST. ST. NO.

COMPLETE ACCESS CONTROL

I-235 / K-96 RIGHT OF WAY

PLEASANT VALLEY
LIONS CLUB

SW. COR., NW. 1/4
SEC. 30 - 26S - 1E

THIS AREA TO BE DEDICATED AS STREET R/W AND/OR RESERVED FOR LANDSCAPING ONLY.

MERIDIAN

MALLARD DR.

42 ND. ST. NO.