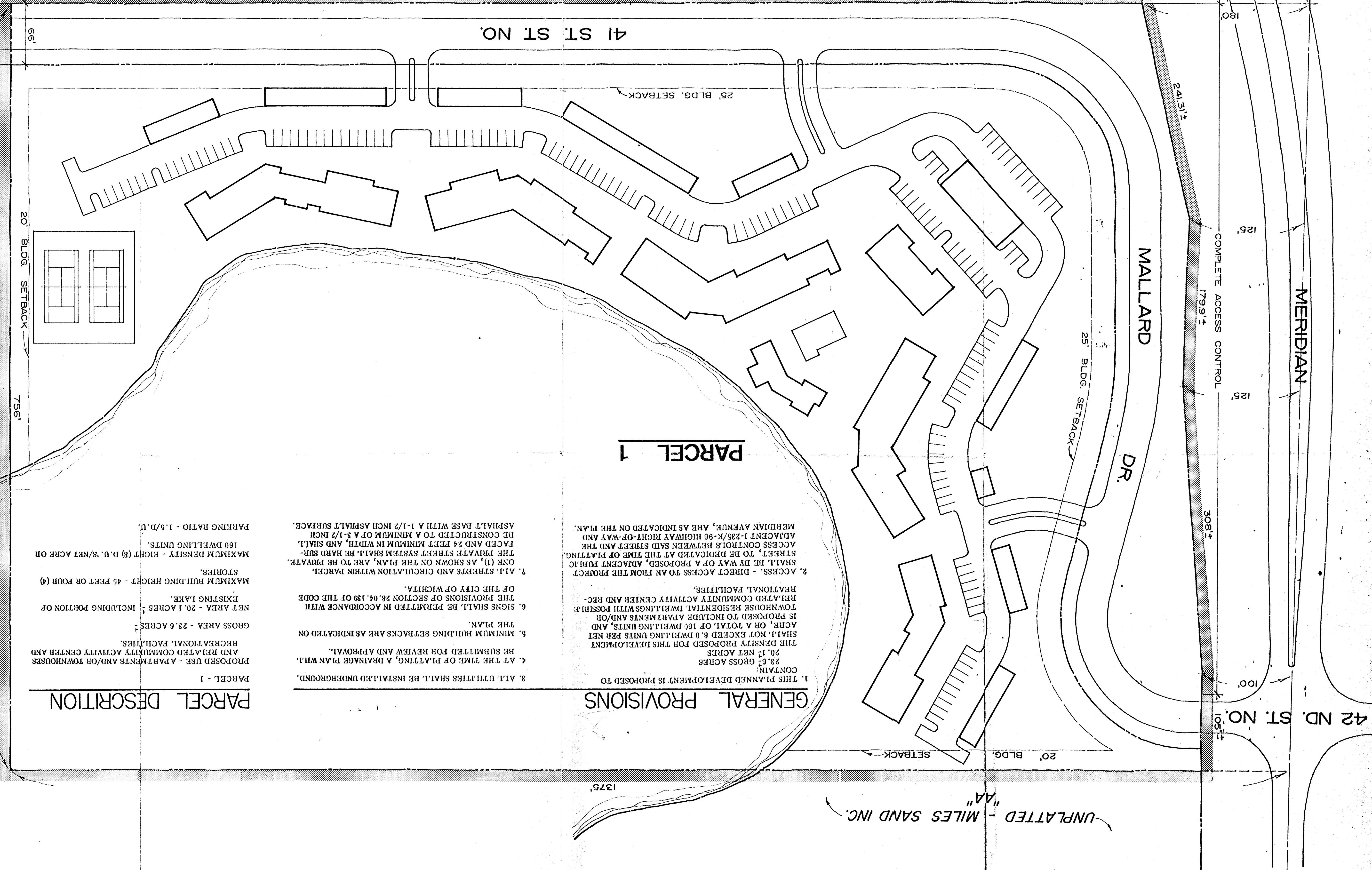


# MALLARD COVE COMMUNITY UNIT PLAN



**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.

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 3-1/2 INCH ASPHALT BASE WITH A 1-1/2 INCH ASPHALT SURFACE.

**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 DESCRIPTION**

PARCEL - 1

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