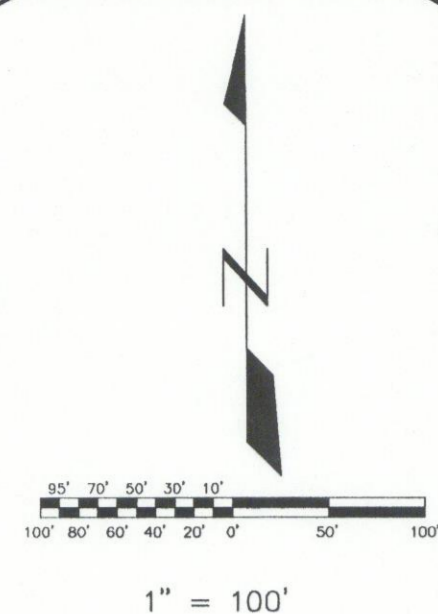


# 17000 MAPLE GODDARD, KANSAS La Del Manor Mobile Home Park



Affordable Residential Communities

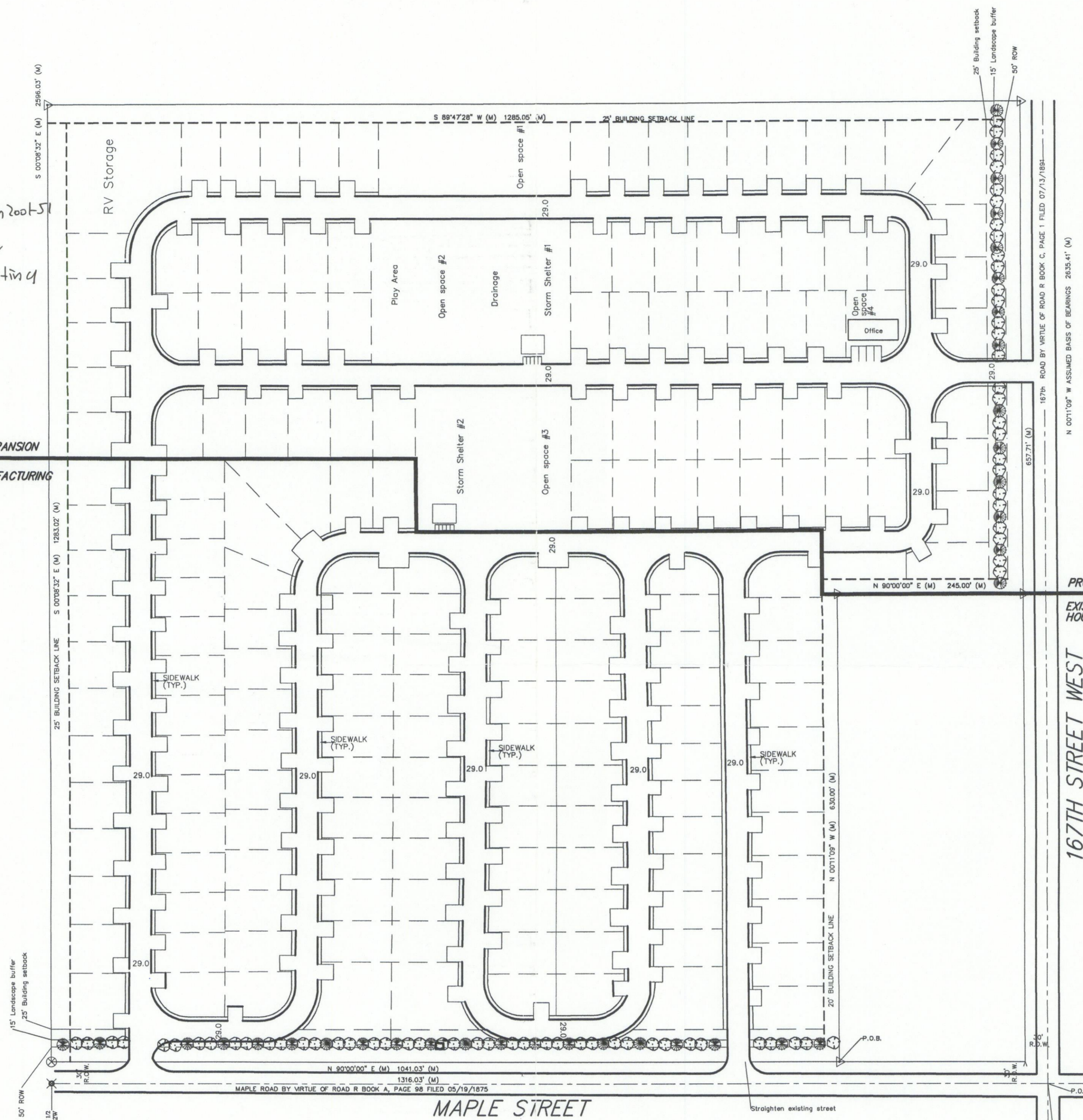
LaDel Manor

Drawn by:  
**Mark Askew**

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Mark\_Askew@arc-hs.com

### General Notes:

- A 6'-8" Tall Masonry Wall shall be located behind the 15 foot landscaped buffer on the street frontages and around the perimeter of the rest of the proposed development. *Per condition (a) of 201-511 preserve existing trees on north side*
- The existing hedge row located on the west side of the property shall be preserved as much as possible. *Per condition (b) of 201-511 preserve existing trees*
- Each unit shall have an individual trash receptacle.
- Each unit shall a friendship light of forty lights, lighting automatically from dusk to dawn, located adjacent to the private drive, or located a maximum interval of 75-ft adjacent to the private road. If street lighting is used, it must be with a 7,000 lumens lamp, spaced at a maximum interval of 200-ft, 20-ft from the ground.
- A 6' tall wooden privacy fence with a self-closing gate made of similar or approved materials shall be used for the RV storage area and any other storage areas.
- All manufactured home roadways and manufactured homes shall be identified with letters and numerals, of light reflecting materials and shall be a minimum of 2" in height.
- Any expansion of the existing park must be serviced by the public water and sewer facilities or City of Wichita water and sewer to be determined during the platting.
- All utilities must be underground.
- All manufactured homes must meet the standards of Section III-D. 6.1 (1) of the Zoning Code.



SITE PLAN

APPROVED 12-02-04 BY *Mark Askew*

### Notes:

- Front yard setback: 5'
- Side yard setback: 10'
- Rear yard: 10'
- Minimum lot area: 5,000 sq. ft.
- Two off-street parking areas
- Parking pad  $\square$  20' x 20' Typ.
- Storm shelter 10 square foot per home site distance from home site to storm shelter not to exceed 1320 lineal feet.
- Open space must equal 8% of total area. *Per condition (c) of 201-511. Drainage identified in the open/recreational areas must have gradual slope to ensure that there are no Public Safety issues in case of standing water after rain.*

### Open Space:

Total Area - 1,454,564.71 sq. ft. - 33.4 Acres

Open space #1 - 31,516.0 sq. ft. (2.2%)

Open space #2 - 51,869.5 sq. ft. (3.6%)

Open space #3 - 39,956.9 sq. ft. (2.8%)

Open space #4 - 6,939.3 sq. ft. (.48%)

Required Open Space - 116,365.2 sq. ft. - 2.67 Acres (8.0%)

Buffer space - 143,257 sq. ft. (9.6%)

Total Open Space - 273,538.7 sq. ft. - 6.3 Acres (18.8%)

### Plant List - Landscape Buffer

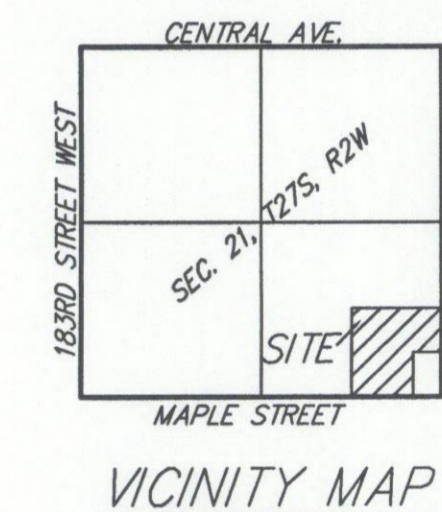
Symbol	Common Name	Scientific Name	Size	Quantity
+	Schunard Oak	Quercus shumardii	2" dia	69
●	Eastern Red Cedar	Juniperus virginiana	2" dia	33

### Storm Shelter's:

Total home sites: 184 X 10 sq. ft. = 1,840 sq. ft.  
Storm shelter #1 = 920 sq. ft.  
Storm shelter #2 = 920 sq. ft.

### Home Count:

Existing	100
New	82
<b>Total</b>	<b>182</b>



### Road detail:

Scale: no scale

