17000 MAPLE
GODDARD, KANSAS
La Del Manor Mobile Home Park

1" = 100'

Affordable Residential Communities

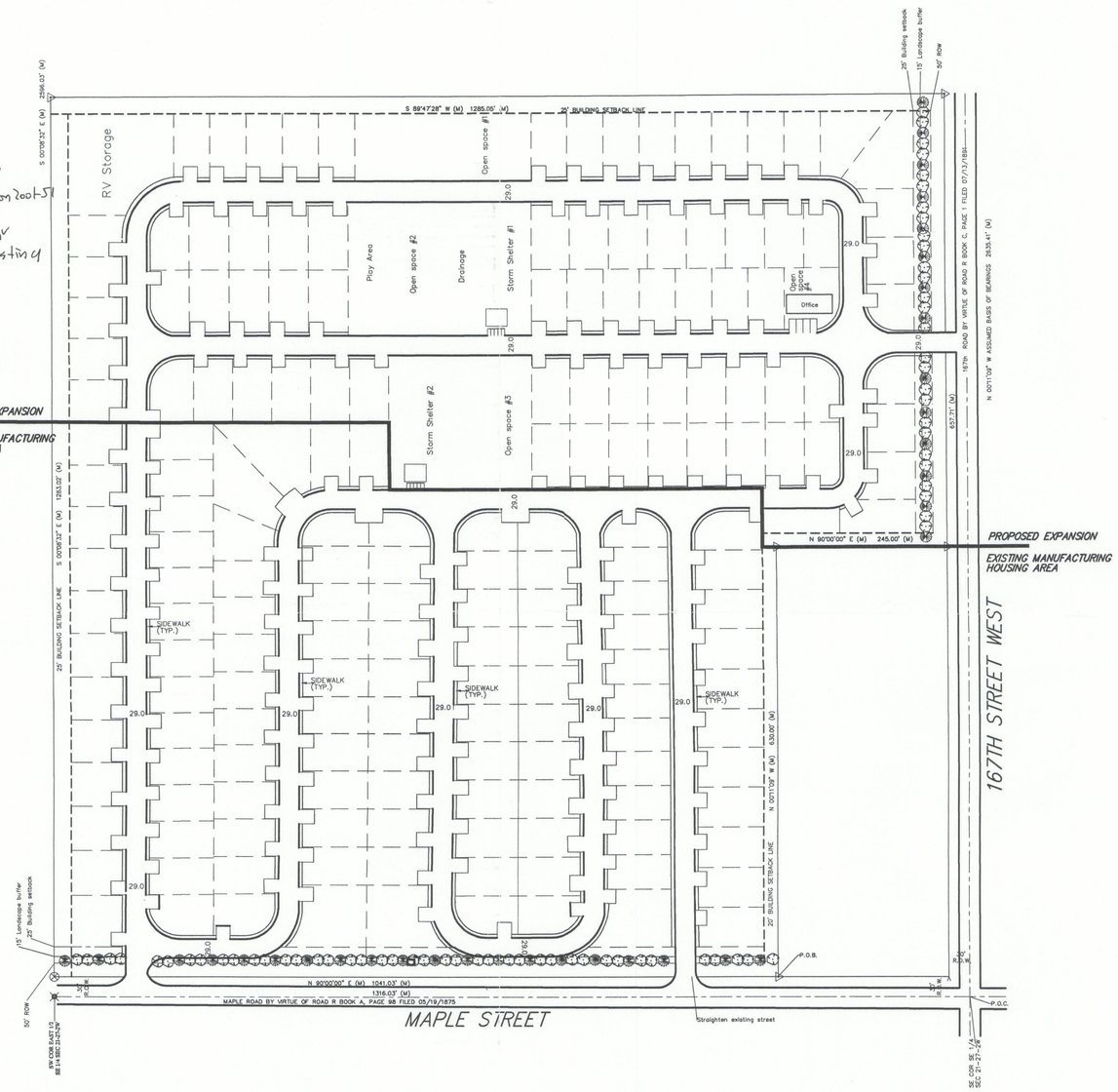
LaDel Manor

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General Notes:

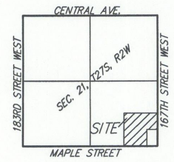
1. A 6'-8' Tall Masonry Wall shall be located behind the 15 foot landsacped buffer on the street frontages and around the perimeter of the rest of the proposed development. Per condition (a) of Zon 2001-51 preserve existing trees on north side BL
2. The existing hedge row located on the west side of the property shall be preserved as much as possible. Per condition (b) of Zon 2001-51 preserve all existing trees identify those to be preserved BL
3. Each unit shall have an individual trash receptacle.
4. 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.
5. 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.
6. 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.
7. 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.
8. All utilities must be underground.
9. 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

Home Count:

Existing	100
New	82
Total	182



VICINITY MAP

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 ☐ 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.

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%)
} 123,342.4 sq. ft. -2.8 Acres (8.6%)
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%)

Per condition (c) of Zon 2001-51 ,,. Drainage identified in the open/recreational areas must have gradual slope BL
to ensure that there are no Public Safty issues in case of standing water after rain

Plant List - Landscape Buffer

Symbol	Common Name	Scientific Name	Size	Quantity
⊕	Schumard Oak	Quercus shumardii	2" dia	69
	Eastern Red Cedar	Juneripus 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.

Road detail:

Scale: no scale

