

S/D No.: 86-38 Name: PINWOOD MOBILE HOME PARK ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 5/8/86

DESCRIPTION

General Location: On the west side of Hydraulic, in an area south of the
Kansas Turnpike.
Owner: Associated Allergists, P.A., David Palmer, President, 654 N. Woodchuck,
Wichita, KS 67212
Surveyor/Engineer: Reiss & Goodness Engineers

1. Gross Acreage of Plat: 29.53 Acres
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial: X
 - Total: 1
 3. Minimum Lot Area: 23.09 Acres
 4. Existing Zoning: "G" (Mobile Home)
 5. Proposed Zoning: "G" (Mobile Home)
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STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The preliminary site development plan, submitted to accompany this preliminary plat, is approved. No changes are required.
- D. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- E. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- F. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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STAFF COMMENTS:

- A. The applicant shall pay off the costs that have been charged to the petitions which this replat proposes to abandon.
- B. The applicant is advised that the construction of the park entrance and exit to Idlewild will be at his sole cost and at no cost to the City, County or the property owners to the south.
- C. At the time of preliminary plat approval, the applicant's preliminary site development plan was approved. Five (5) copies of this plan shall be submitted with the final plat tracing. The site plan shall indicate the perimeter of the Maintenance & Access Easement.
- D. The final plat tracing shall label, on the face of the plat, the 10-foot wide perimeter utility easement.
- E. The final plat tracing shall amend the plat's text to reference that, "the easements are hereby granted as indicated for the construction and maintenance of all public utilities."
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.