PRELIMINARY SITE-DEVELOPMENT PLAN
PINEWOOD MOBILE HOME PARK
WICHITA, SEDGWICK COUNTY, KANSAS

REISS & GOODNESS ENGINEERS
2150 WEST 21ST STREET
WICHITA, KANSAS 67204
(316) 832-0213

4-25-86

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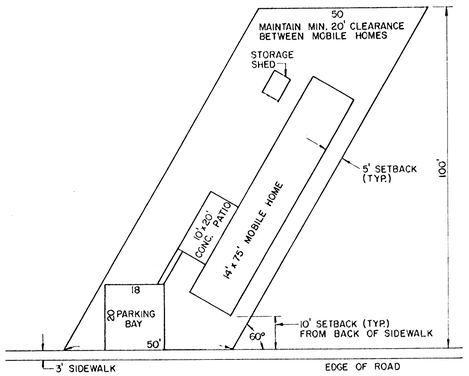
SCALE: 1" = 60'



TYPICAL SITE LAYOUT
SCALE: 1" = 20'

NOTES

1. PUBLIC SANITARY SEWER IS AVAILABLE IN HYDRAULIC AVE. R/W AND PINEWOOD ESTATES ADDITION. IT WILL BE EXTENDED TO THE SITE AND SHALL BE CONSTRUCTED AND MAINTAINED PRIVATELY.
2. PUBLIC WATER IS AVAILABLE IN HYDRAULIC AVE. R/W AND IDLEWILD STREET R/W. IT WILL BE EXTENDED INTO THE PROPERTY WITHIN 10 FOOT EASEMENTS ADJACENT TO THE PRIVATE STREET. EASEMENTS ARE YET TO BE ACQUIRED.
3. SEE REQUIRED PRELIMINARY DRAINAGE CONCEPT PLAN FOR TOPOGRAPHY AND SITE GRADING DETAILS.
4. NO PARKING IS ALLOWED ON EITHER SIDE OF THE 24 FOOT WIDE INTERIOR ROADWAYS. THE PARK MANAGER WILL BE RESPONSIBLE FOR POSTING AND ENFORCING THESE RESTRICTIONS.

KANSAS TURNPIKE AUTHORITY

HYDRAULIC AVE.

COMPLETE ACCESS CONTROL

MIN. 10' WIDE LANDSCAPE BUFFER

10' UTILITY EASEMENT

ROAD

PRIVATE STREETS (TYP.)

3' SIDEWALK

24' BACK OF CURB TO BACK OF CURB (TYP.)

RESERVE FOR DRAINAGE AND RECREATION
5.54 ACRES OR 19.3% OF LOT 1 PINEWOOD M.H.P.

SW. COR. E/2 NE/4 SEC. 21-T28S-R1E

SE. COR. NE/4 SEC. 21-T28S-R1E

LOT 50, BLK. B PINEWOOD ESTATES

PINEWOOD ESTATES

PINEWOOD ESTATES

IDLEWILD
54' R/W