

S/D No.: 86-11 Name: LAMPLIGHTER MOBILE HOME PARK ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/30/86

DESCRIPTION

General Location: In an area east of Hydraulic, on the north side of MacArthur Road.

Owner: Colonial Mobile Home Park, c/o Larry Womack, 3232 S. Clifton, Lot 117
Wichita, KS 67216

Surveyor/Engineer: Reiss & Goodness Engineers

1. Gross Acreage of Plat: 39.20 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1
 - Total: 1
3. Minimum Lot Area: 36.98 Acres
4. Existing Zoning: "E" & "C"
5. Proposed Zoning: "G" (Z-2605 & BZA 74-85)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2685), requesting "C" commercial) and "E" (light Industrial) to "G" (Mobile Home) zoning, has been approved subject to platting. The applicant's associated BZA case (BZA 74-85) requests a variance of the required 20-foot building setback from MacArthur Road to a 10-foot wide building setback.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat shall indicate the stub utility easement needed in order to extend sanitary sewer to serve this property.
- E. Approval of this preliminary plat and preliminary site development, with only a 10-foot building setback from MacArthur Road, is subject to approval of the applicant's Board of Zoning Appeals case (BZA 74-85).
- F. The applicant shall submit five (5) copies of a revised preliminary site development plan which indicates the following:
 1. The "Typical Lot Layout" diagram shall be renamed "Typical Site Layout."
 2. A note shall be added, which states that no parking is allowed on either side of the 24-foot wide interior roadway and that parking is permitted on only one (1) side of the 30-foot wide interior roadway. This note shall also state that the park manager will be responsible for posting and enforcing these restrictions.
 3. The required 10-foot wide landscape buffer adjacent to the west line of the plat.
 4. The deletion of the note regarding the covenant filed on Film 737, Page 1266. Landscaping requirements are established by Section 26.04.120(h) of the Mobile Home Code.

SUBDIVISION REPORT

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5. The required 10-foot wide landscape buffer adjacent to MacArthur. If the Board of Zoning Appeals does not approve the applicant's setback variance, this required landscape buffer will need to be increased to 20 feet in width.
 6. The deletion of the 20-foot wide off-street parking strip from the recreation area. This area cannot be counted as usable recreation space and, if left on the preliminary site development plan, makes the mobile home park substandard, relative to the 8% recreation area requirement of the Mobile Home Code. If the applicant desires this strip of off-street parking, the perimeter of the recreation area must be expanded to the north, east or west to compensate for the recreation area lost to parking.
 7. "Complete Access Control" to MacArthur Road except at the entrance of the mobile home park.
- G. 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.
 - H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
 - I. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
 - J. The representative from the City Engineer's office should be prepared to state how much half-street right-of-way is required for MacArthur adjacent to this site.
 - K. The Traffic Engineer should be prepared to advise the applicant what the maximum width of a driveway to MacArthur Road may be to serve this mobile home development.

S/D No.: 86-11 Name: LAMPLIGHTER MOBILE HOME PARK ADDITION

Preliminary Approved: 1/30/86
Scheduled S/D Meeting: 2/27/86

DESCRIPTION

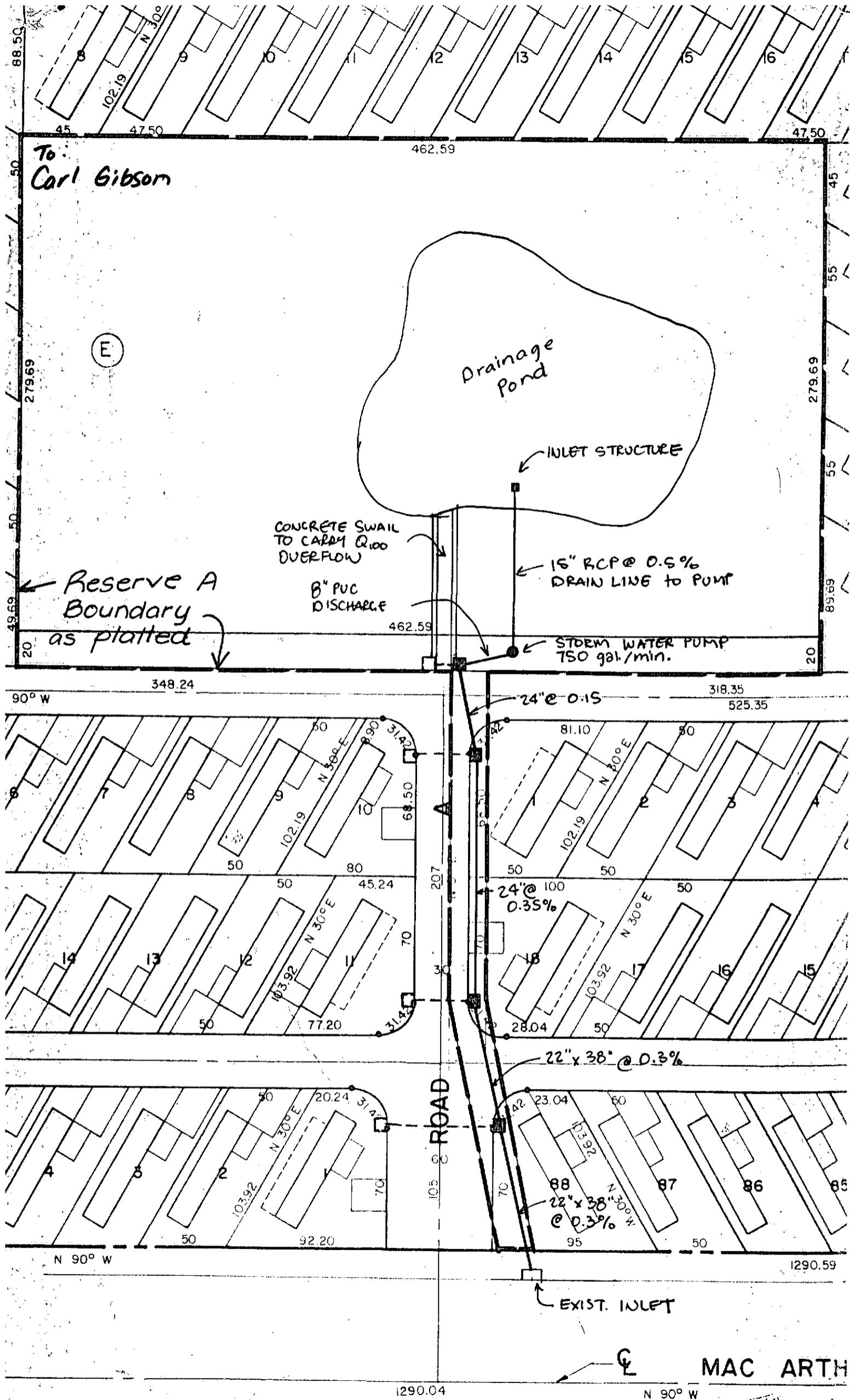
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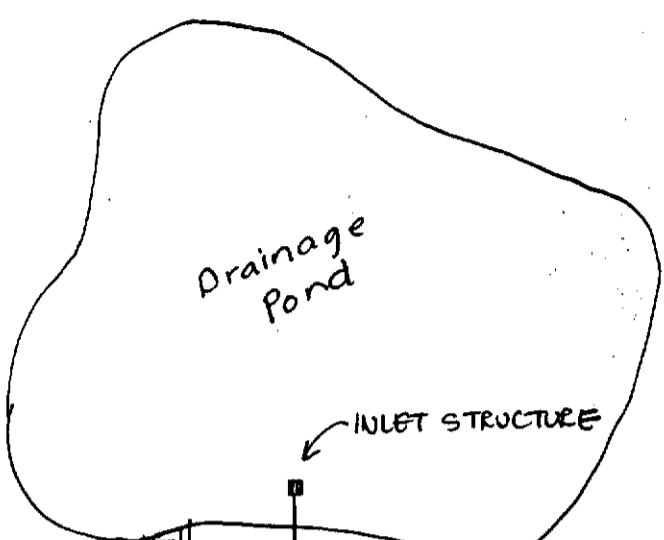
STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2685), requesting "C" commercial and "E" (light Industrial) to "G" (Mobile Home) zoning, has been approved subject to platting. The applicant's associated BZA case (BZA 74-85) requesting a variance of the required 20-foot building setback from MacArthur Road to a 10-foot wide building setback has been approved.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the extension of municipal water across this lot's frontage to MacArthur Road.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. At the time of preliminary plat review, several required changes on the applicant's associated preliminary site development plan were noted. A revised site development plan has been received which depicts the needed changes. The applicant is advised that the final site development plan, required at the time of building permit, must be in substantial compliance with the approved preliminary site development plan.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- G. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- H. A requirement of preliminary plat approval was the submitting of a plan depicting the pavement geometrics for this mobile home park's driveway to MacArthur Road. This plan was to be submitted to the Traffic Engineer so a determination can be made as to the maximum width allowed for the park's entrance. The Traffic Engineer should be prepared to comment on the status of the plan.



To Carl Gibson



INLET STRUCTURE

CONCRETE SWAIL TO CARRY Q₁₀₀ OVERFLOW

8" PVC DISCHARGE

15" RCP @ 0.5% DRAIN LINE TO PUMP

STORM WATER PUMP 750 gal./min.

Reserve A Boundary as platted

24" @ 0.15

24" @ 100 0.35%

22" x 38" @ 0.3%

22" x 38" @ 0.3%

EXIST. INLET

MAC ARTH

Sketch Submitted with letter of credit