

S/D No. 83-8 Name Lakeview Mobile Home Park 3rd Addition
Date Application Rec'd. 2-6-83 Preliminary Approval 3-3-83
Scheduled S/D Meeting 3-31-83

DESCRIPTION

General Location East of Interstate 135 on the south side of MacArthur Rd.

Owner Lakeside Development, Inc., c/o Bill Clarkson
Surveyor/Engineer Reiss and Goodness Engineers
Address 2160 W. 21st St., Wichita, Ks Zip Code 67203 Phone 832-0213

- | | |
|---|----------------------------------|
| 1. Gross Acreage of Plat <u>6.76</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>N/A</u> R/W <u>N/A</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>1</u> (Mobile home park) | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>273.41</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>6.76 acres</u> | streets <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>G-(Z-2484)</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property.
- B. When the preliminary plat for this property was considered, a condition of approval was the platting of a 50-foot public utility easement centered on the proposed 24-foot wide private street. However, the applicant intends on providing a private sewer line to service the future mobile homes and a private utility cannot go in a public easement. Therefore, after the plat is recorded, the applicant will grant each utility company their own easements.
- C. Closure computations shall be submitted with the final plat tracing.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

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| 6. Proposed Zoning <u>G (Z-2484)</u> | |
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STAFF COMMENTS:

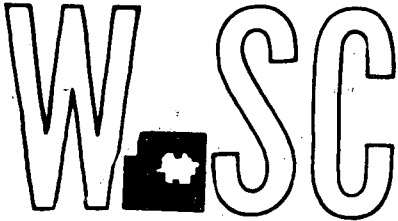
Note: Associated zone case Z-2484 (AA to G) has been recommended for approval by the Metropolitan Area Planning Commission. The plat consists of one lot; the site development plan indicates 41 rental spaces for mobile homes.

- A. Existing right-of-way for the public street of Alfalfa which lies within the boundaries of this plat is being vacated by this plat. Appropriate references to this shall be made in the plat's text of the final plat.
- B. This development is an addition to an existing mobile home park which already provides more than the required recreation space. Therefore, no additional recreation space is reserved in this Third Addition
- C. The City Engineer's representative shall be prepared to comment on the drainage concept for this property.
- D. In accordance with the screening requirements of the Mobile Home Code (Title 26), the required setback (10 feet) from the adjacent "LC" zoned lot on spaces 1 and 2 shall be landscaped with a coniferous and deciduous buffer.
- E. From the location of the 10-foot perimeter utility easement, it appears that utility services are to be provided from the rear of the spaces. The applicant's agent and the utility representatives should be prepared to discuss the feasibility of providing services from the front, along the private road system.
- F. Since it is desirable to have more than one entrance into a housing development for emergency access purposes, it is recommended that an emergency access easement be provided at the south end of the plat to connect the cul-de-sac with the existing right-of-way for Alfalfa Street to the south. Access control should be granted on the plat to Alfalfa Street except for this one emergency access location. The access point should be gated and locked in a manner acceptable to the City Fire Department.

(over)

- G. It is noted that several existing oil wells in the southwest corner of the plat are to remain. The applicant's agent shall be prepared to discuss what type of access to these wells is required and whether that access conflicts with comment "F" above.
- H. All utilities are required to be extended to each mobile home space and paved access must be provided to each space prior to issuance of a license to operate the park. Plans and specifications for the street construction and utility installations must be submitted when application is made for the park license.
- I. The 24-foot wide interior roadway allows for no parking on the roadway. This limitation shall be stated on the face of the development plan. The park operator is required to post and enforce the no street parking.
- J. Requirements of a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

March 4, 1983

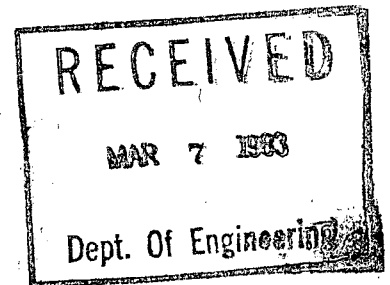
Reiss and Goodness Engineers
2160 W. 21st Street
Wichita, Kansas 67203

Re: S/D 83-8 - Preliminary plat of Lakeview Mobile Home
Park 3rd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 3, 1983, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to City Engineering.
- B. Existing right-of-way for the public street of Alfalfa which lies within the boundaries of this plat is being vacated by this plat. Appropriate references to this shall be made in the plat's text of the final plat.
- C. This development is an addition to an existing mobile home park which already provides more than the required recreation space. Therefore, no additional recreation space is reserved in this Third Addition.
- D. In accordance with the screening requirements of the Mobile Home Code (Title 26), the required setback (10 feet) from the adjacent "LC" zoned lot on spaces 1 and 2 shall be landscaped with a coniferous and deciduous buffer. This landscaped area shall be indicated on a revised site development plan.
- E. Since it is desirable to have more than one entrance into a housing development for emergency access purposes, it is recommended that an emergency access easement be provided at the south end of the plat to connect the cul-de-sac with existing right-of-way for Alfalfa Street to the south. Access control should be granted on the plat to Alfalfa Street except for this one emergency access location. The access point should be gated and



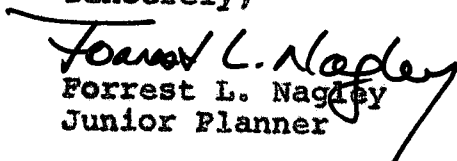
locked in a manner acceptable to the City Fire Department.

- F. All utilities are required to be extended to each mobile home space and paved access must be provided to each space prior to issuance of a license to operate the park. Plans and specifications for the street construction and utility installations must be submitted when application is made for the park license.
- G. The 24-foot wide interior roadway allows for no parking on the roadway. This limitation shall be stated on the face of the development plan. The park operator is required to post and enforce the no street parking.
- H. The final plat shall indicate a 50-foot utility easement centered on the proposed 24-foot wide private street.
- I. Prior to filing a final plat, the applicant shall meet with the City Fire Department in order to work out an acceptable turnaround for the long dead-end street. Title 26 requires a 40-foot radius for the turnaround.
- J. Prior to filing a final plat, the applicant shall meet with the representatives of the various utility companies and discuss proposed utility locations.
- K. Requirements of a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

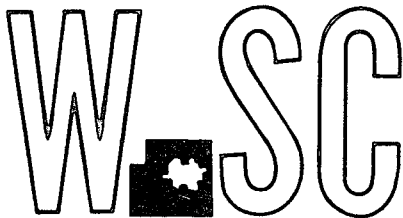
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Lakeside Development, Inc., c/o Bill Clarkson, 4133
Gardner Avenue, Kansas City, Missouri 64120
X Mike Lindebak, City Engineering

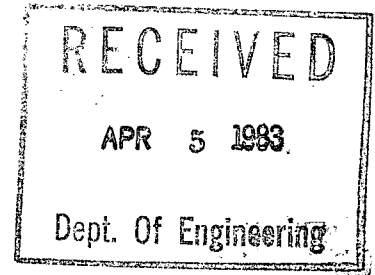
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

April 4, 1983



Reiss & Goodness Engineer
2160 W 21st Street
Wichita, Kansas 67203

Re: S/D 83-8- Final plat of Lakeview Mobile Home Park 3rd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 31, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant's drainage plan has been approved subject to submitting a covenant which provides for this property to accept drainage waters from the public Alfalfa Street. (If the applicant can provide calculations satisfactory to City Engineering which indicate that all of Alfalfa Street drainage is diverted into the lake before it enters this property, this covenant will not be required.) Also, a covenant providing for acceptance of drainage from this plat into the lake is requested by City Engineering as a condition of drainage plan approval.
- B. Closure computations shall be submitted with the final plat tracing.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 7, 1983 at 1:30 p.m. If you have any questions concerning this matter, please call.

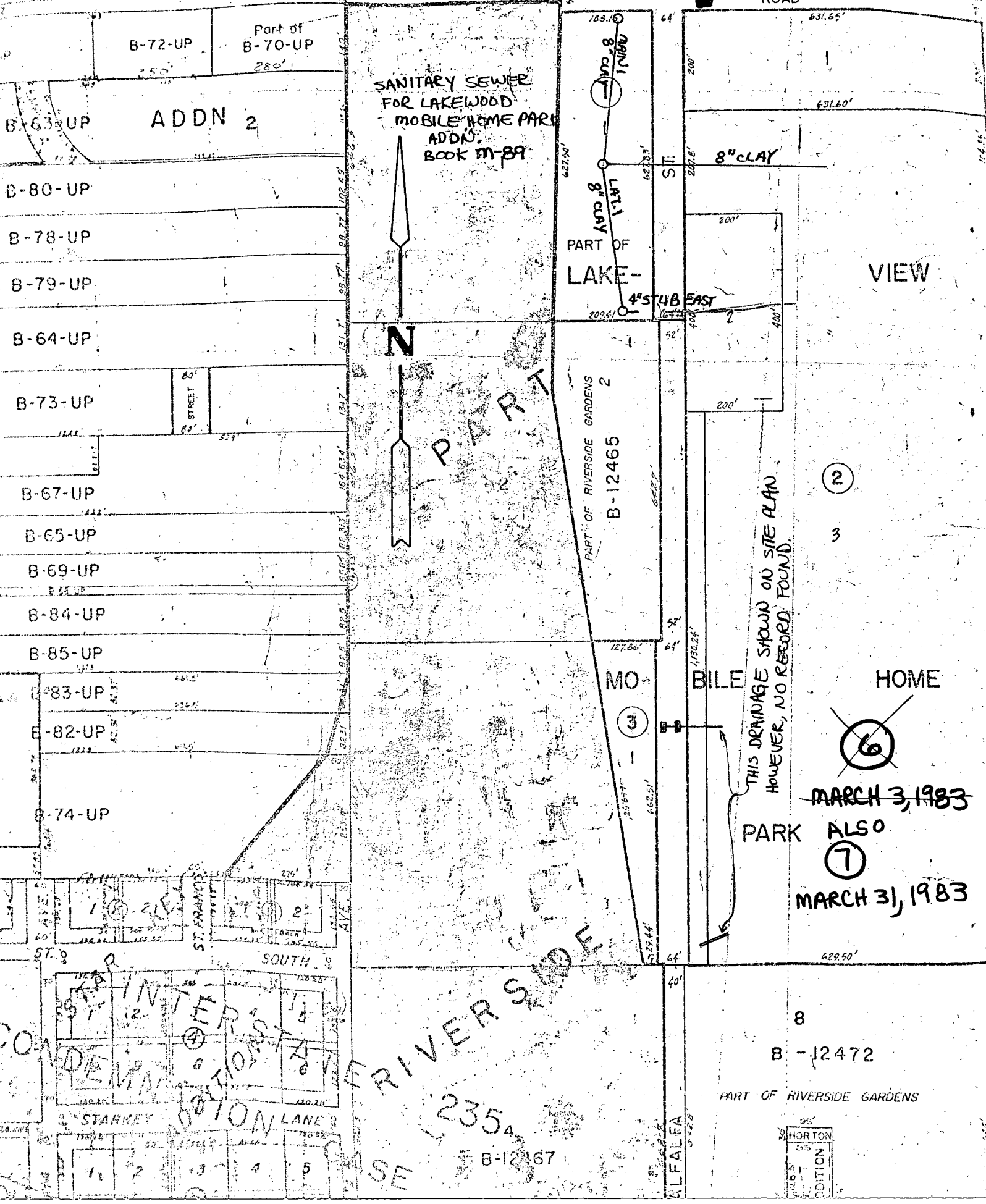
Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: Lakeside Development, Inc., c/o Bill Clarkson 4133 Gardner
Avenue, Kansas City, Missouri 64120
✓ Mike Lindebak, City Engineering

SEC. 16, TWP. 28 S. R. 1 E.
MACARTHUR



SANITARY SEWER
FOR LAKEWOOD
MOBILE HOME PARK
ADDN.
BOOK M-89

N
P
A
R
T

PART OF RIVERSIDE GARDENS
B-12465

THIS DRAINAGE SHOWN ON SITE PLAN
HOWEVER, NO RECORD FOUND

MARCH 3, 1983
PARK ALSO
MARCH 31, 1983

B-12472

PART OF RIVERSIDE GARDENS

B-12467

HORTON
5/5
EDITION