

# PRELIMINARY SITE-DEVELOPMENT PLAN CEDAR RIDGE MOBILE HOME PARK WICHITA, SEDGWICK COUNTY, KANSAS

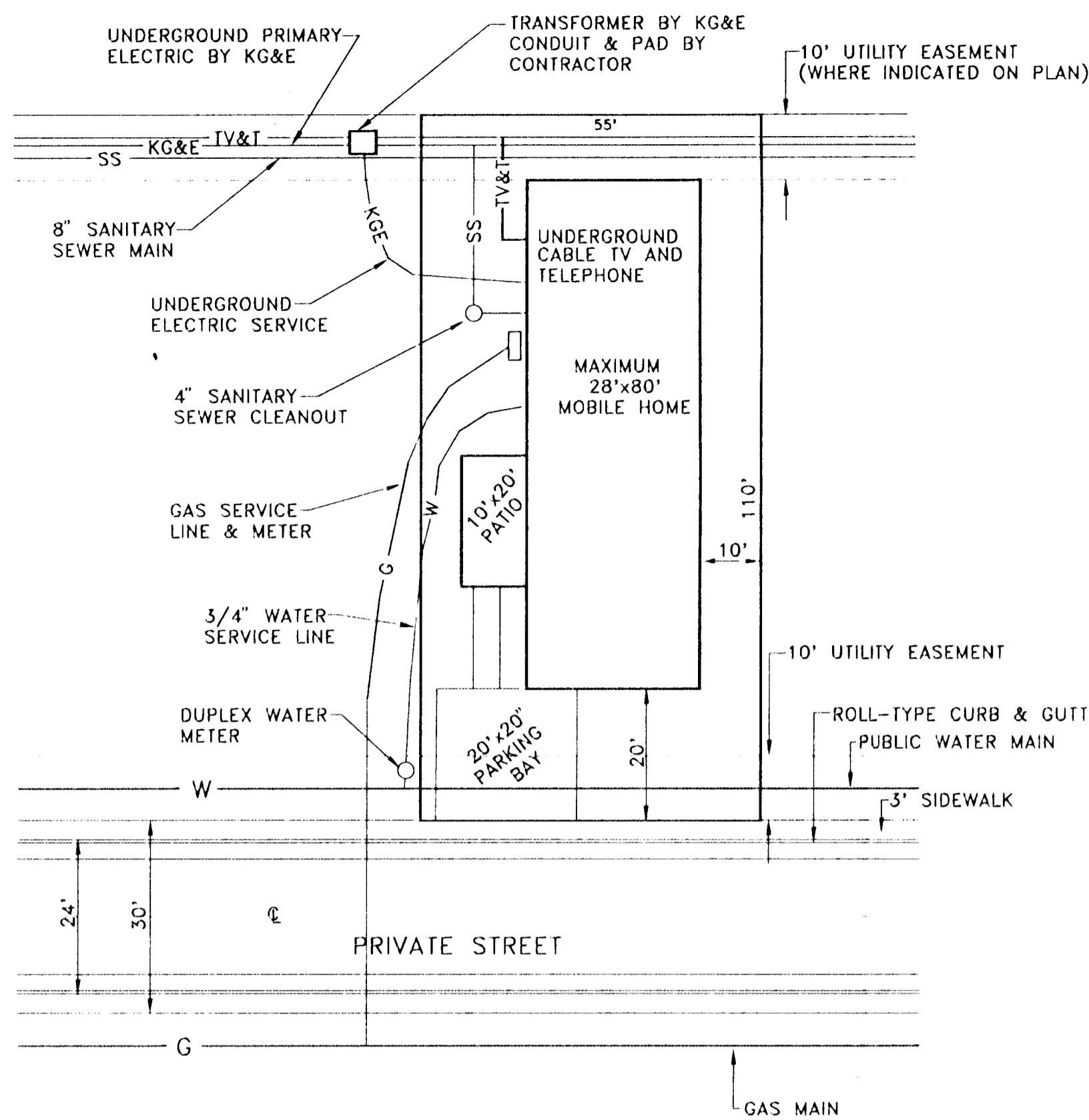
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02-07-97

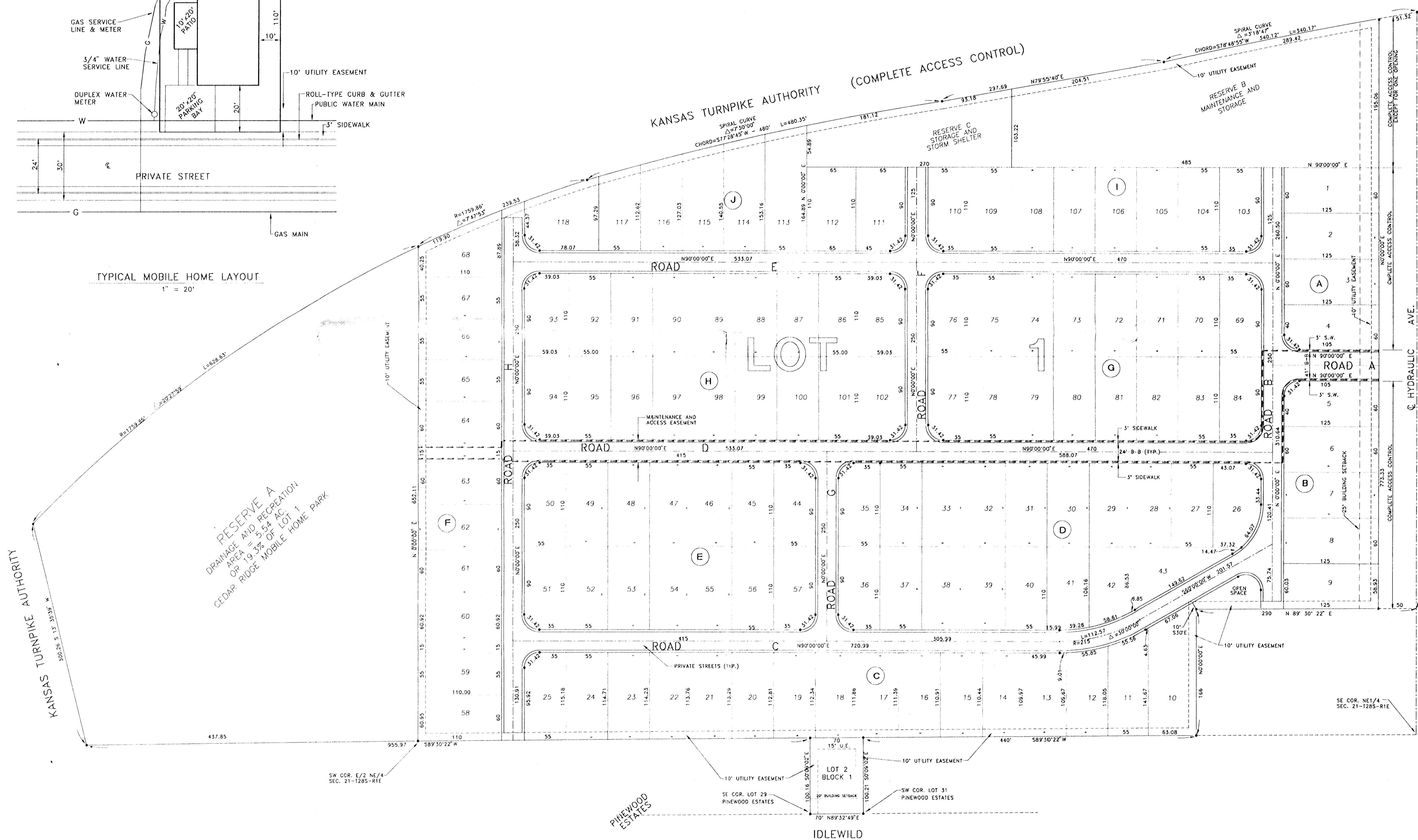
SCALE: 1" = 60'

## NOTES

- PUBLIC SANITARY SEWER IS AVAILABLE IN HYDRAULIC AVE. R/W AND PINWOOD ESTATES ADDITION. IT WILL BE EXTENDED TO THE SITE AND SHALL BE CONSTRUCTED AND MAINTAINED PRIVATELY.
- PUBLIC WATER IS AVAILABLE IN HYDRAULIC AVE. R/W AND IDLEWILD STREET R/W. IT WILL EXTENDED INTO THE PROPERTY WITHIN 10 FOOT EASEMENTS ADJACENT TO THE PRIVATE STREET. EASEMENTS ARE YET TO BE ACQUIRED.
- SEE REQUIRED PRELIMINARY DRAINAGE CONCEPT PLAN FOR TOPOGRAPHY AND SITE GRADING DETAILS.
- 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.



TYPICAL MOBILE HOME LAYOUT  
1" = 20'



RESERVE A  
DRAINAGE AND RECREATION  
AREA = 5.54 AC  
OR 19.3% OF LOT 1  
CEDAR RIDGE MOBILE HOME PARK

PINEWOOD  
ESTATES

IDLEWILD

SE COR. NE 1/4  
SEC. 21-1285-R1E