

PLA. NO. S/D 66-14 MAP NO. 1-1-A

NAME LAKESIDE MOBILE HOME PARK

LOCATION On the west side of West Street
in an area south of K-42 Highway

ENGINEER: Campbell and Castle

OWNER Nova L. Alcorn by Southwest Sand, Inc.

APPLICATION FILED 1-31-66

SKETCH PLAT FILED 1-31-66

PRELIMINARY FILED 10-9-67

S/D ACTION 10-19-67 Approve Prelim.

FINAL FILED 1-30-68

S/D ACTION 2-15-68 Approve

MAPC ACTION 2-21-68 Approve

BCC ACTION 6-4-68 Approve

RECORDED 6-17-68

REMARKS

S/D 66-14 - LAKESIDE MOBILE HOME PA
On the west side of West Street in an
area south of K-42 - Campbell & Castle

P5720
2-9-66

ACTION

DATE

S/D COMMITTEE (Rubin) Approve 10-19-67
S/D Comm. (Final) Approve 2-15-68
M.A.P.C. Approve 2-21-68

B.C.C./B.C.C. Approve 6-4-68

Map No. I-1-A
Sec. No. 2
Twp. No. 28S
Range 1W

Subdivision Report and Progress

S/D No.: 66-14

Name: LAKESIDE MOBILE HOME PARK

General Location: On the west side of West Street in an area south of Highway K-42

Owner: Nova L. Alcorn Phone: PA 2-3134
Address: 310 Cheryl 67209
Subdivider: Southwest Sand, Inc.
Address: 4605 Southwest Boulevard 67215 Phone: WH 3-4401
Engineer/Surveyor: Campbell & Castle, Engineers
Address: 447 North St. Francis 67202 Phone: FO 3-5044

Application Received 1-31-66
Conf. with Applicant None
Sketch Plat Received 1-31-66
Present Zoning "E"
Proposed Zoning "R-1"
Letter of Intent ~~None~~ 10-4-67

FINAL PLAT RECEIVED 1-30-68
Tracing Received 5-24-68
S/D Report #2 Prepared 2-6-68
S/D Comm. Action 2-15-68
Dept. Report on Final 2-16-68
Approve

PREL. PLAT RECEIVED 10-9-67
S/D Report #1 Prepared 10-11-67
S/D Comm. Action 10-19-67 *Approve*

M.A.P.C. ACTION 2-21-68
Approve
Dept. Report on Final 2-21-68
Letter on Irons Received 1-30-68
Title/Taxes Rec'd & Reviewed 5-24-68
Final Review 5/29/68
Letter to B.C.C. 5/29/68

Dept. Report on Prel. 10-24-67

TRACING PROGRESS:
Received 5-24-68
Released _____
Received _____
Released _____
Received _____

B.C.C. ACTION 6/4/68 *Approve*
Recorded 6-17-68
Annexed _____

Comments:

Associated Case No. SCZ-0188

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

LAKE SIDE MOBILE HOME PARK _____ ADDITION WAS

FILED FOR RECORD ON June 17, 1968
Drawer M-2 3-13

Rufus Deering
REGISTER OF DEEDS

6-17-68

jo

T9-328

SUBDIVISION REPORT

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

Subdivision Approval

S/D Number 66-14 Name: Lakeside Mobile Home Park
 Application Filed: 1-31-66 Sketch Filed: 1-31-66
 Preliminary Plat Filed: 10-9-67 Approved by S/D: 10-19-67
 Final Plat Filed: 1-30-68 Approved by S/D: 2-15-68
 Approved by Metropolitan Area Planning Commission: 2-21-68

DESCRIPTION

General Location: West side of West Street in an area south of K-42 Highway

Surveyor or Engineer: Campbell and Castle
 Owner: Nova L. Alcorn
 Address: 310 Cheryl 67209

- | | |
|---------------------------------------|--|
| 1. Gross Acreage of Plat <u>19 ±</u> | 5. Lineal Feet of New Streets: |
| 2. Number of Lots: | (a) _____ R/W _____ ft. |
| Residential _____ | (b) _____ R/W _____ ft. |
| Commercial _____ | (c) _____ R/W _____ ft. |
| Industrial _____ | (d) Total <u>None</u> ft. |
| Other <u>1</u> | Total Area of New Streets: |
| Total <u>1</u> | R/W _____ Sq. Ft. |
| 3. Minimum Lot Area <u>N/A</u> | 6. Existing Zoning <u>"E"</u> |
| 4. Minimum Lot Frontage <u>80 ft.</u> | 7. Lot Area Required by zoning _____ Sq. Ft. |

Sidewalks were not required as the plat lies outside the city limits of Wichita.

Planning Commission Recommendation:

KRATZER moved and TROUT seconded that the Planning Commission recommend to the Board of City Commissioners that this plat be approved subject to being recorded within 30 days after approval thereof by the Board of City Commissioners.

Vote of Planning Commission: Unanimous

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

2ND		1ST		3RD		4TH		5TH		6TH		7TH		8TH		9TH		10TH		11TH		12TH		13TH		14TH		15TH		16TH		17TH		18TH		19TH		20TH		21ST		22ND		23RD		24TH		25TH		26TH		27TH		28TH		29TH		30TH		31ST					
CLASS	LOAN CO.	TAX UNIT	TOWNSHIP	KEY NO. OR PAGE NO.	9513172	MOORE SYSTEMS - EAGLE PRINTING & LITHO CO.																																																											
PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1967 FIRST HALF DELINQUENT DEC. 21, 1967 SECOND HALF DELINQUENT JUNE 21, 1968																						1967 REAL ESTATE TAX SEDGWICK COUNTY WICHITA, KANSAS 67203																						<i>Ronald G. Miller</i> COUNTY TREASURER				<i>Marie Warden</i> COUNTY CLERK																	
PLEASE INDICATE ANY CHANGE OF ADDRESS																						VALUATION		GENERAL TAX		SPECIAL		H A L F		TOTAL TAX																																			
																						847.69		847.69				423.85		423.84		847.69																																	
WA-10 NOVA E. ALCORN 310 CHERYL WICHITA KS 67217																																												RONALD G. MILLER COUNTY TREASURER, SEDGWICK COUNTY WICHITA, KANSAS 67203				INTEREST																	
136 PD GCD RR-191 ALL THAT PART OF THE S1/2 NE1/4 LYING S OF KANSAS STATE HWY NO 42 SEC 2-29-1W EXC C C A76777 & EXC WA-10-1																						847.69		JAN 26 1968		847.69		4387.59																																					
PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION																						MAKE CHECKS PAYABLE TO: RONALD G. MILLER, COUNTY TREASURER																						INTEREST				PAID				RECEIPT NO.													
																						THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE.																						INTEREST				TOTAL PAID				RECEIPT NO.													
DISTRICT 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32																						VALUATION NUMBER 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32																						SERIAL NUMBER 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32																					

2
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 9/22/68
 CK

CAMPBELL & CASTLE
ENGINEERS
PHONE FD 3-5044 • 509 NORTH EMPORIA
P. O. BOX 1835
WICHITA, KANSAS 67201

May 24, 1968

Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas 67202

Re: Lakeside Mobile Home Park
Addition
S/D 66-14
Our File No. 6546

Gentlemen:

We are attaching the photographic final plat in connection with the above referenced project. We believe the corrections and additions on the plat have been made in accordance with your request. We have sent you a letter in connection with the bench marks. The owner has made application and met the financial requirements of the Wichita Water Department in connection with the water. We are further enclosing a copy of the attorney's opinion and the tax receipt for the project.

Very truly yours,

CAMPBELL & CASTLE

Geo. F. Campbell
Geo. F. Campbell, P. E.

C/i
Attachments

cc: Southwest Sand, Inc.



LAW OFFICES OF
WEIGAND, CURFMAN, BRAINERD, HARRIS & KAUFMAN
SUITE 630 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202
AMHERST 4-1376
AREA CODE 316

LAWRENCE WEIGAND
LAWRENCE E. CURFMAN
BYRON BRAINERD
CHARLES W. HARRIS
ORVAL J. KAUFMAN
DONALD A. BELL
J. L. WEIGAND, JR.
SPENCER L. DEWEY
PAUL M. BUCHANAN
JOHN N. STALLINGS
BRIAN G. GRACE
WINDELL G. SNOW

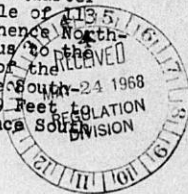
COPY

May 20, 1968

Haysville State Bank
Haysville, Kansas

THIS IS TO CERTIFY that we have examined for loan purposes only the attached abstract of title to the following described real property to-wit:

The Northeast Quarter of Section 2, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, lying South of the Right of Way of the Kansas City Mexico & Orient Railway, now the Atchison, Topeka & Santa Fe Railway, excluding the R/W of the St. Louis, Ft. Scott and Wichita Railroad now known as the Missouri Pacific Railway, except the following tract: Beginning with the intersection of the East line of Section 2 with the South Boundary line of the R/W of the Kansas City Mexico & Orient Railway, thence South on said Section line 1200.7 Feet, thence West 1814 Feet to the South Boundary line of said Kansas City Mexico & Orient Railway Company, thence in a Northeasterly direction along the South Boundary line of said Railway to place of beginning; and Except a tract in said Section beginning 1200.7 Feet South of the intersection of the East line of Section 2, and the South line of Kansas City, Mexico & Orient Railroad R/W, thence West 530 Feet, thence South 300 Feet, thence East 530 Feet, thence North 300 Feet to place of beginning, Except the East 30 Feet thereof for Street purposes; and Except all that part of the Northeast Quarter of said Section 2 lying Southeasterly of the Southeasterly R/W of the Missouri Pacific Railroad; and Except Tract condemned in Case No. A-76777 for Highway I-235, beginning at the Southwest Corner of said northeast Quarter of Section 2, thence East along the South line of said Quarter 692.6 Feet, thence Northwesterly on an angle of 41 degrees 25 minutes to the left 425 Feet, thence Northwesterly along a curve 11,659.19 Feet Radius to the right of 686.5 Feet to the Southerly line of the Atchison, Topeka, Santa Fe Railroad, thence Southwesterly along said Railroad R/W line 305.9 Feet to the West line of said Quarter Section, thence South along said West line to point of beginning.



Title Opinion
Page 2
May 20, 1968

Said abstract is in four parts and contains 84 numbered entries, proceedings in the District Court of Sedgwick County, Kansas, Case No. 88471, The Wichita Home Improvement Company, a corporation, as Trustee vs. The Northfield Investment Company, a corporation, etal. Case No. A-76777, in the matter of the condemnation of land for state highway purposes, and Case No. C 7132-65 Nova L. Alcorn vs. The Wichita Home Improvement Company, etal, and in the Probate Court of Sedgwick County, Kansas, In the Matter of the Estate of William R. Alcorn, Deceased. Said abstract covers a period of time from the United States Government and is last certified by Security Abstract and Title Company, Inc., to May 6, 1968, at 7:00 o'clock a.m.

Based upon our examination, we find title to be in

WILLIAM P. ALCORN and RUTH E. ALCORN, his wife;
GOLDA SLAGLE and PAUL SLAGLE, her husband,

subject, however, to the following:

1. Taxes for the year 1967 and all prior years appear paid.
2. There is an easement in favor of the Kansas Gas and Electric Company, a corporation, over the South Half of the Northeast Quarter, Section 2, Township 28 South, Range 1 West. This easement is recorded in Book 160 of Miscellaneous at Page 465. This easement appears at entry No. 11 of the most recent supplemental abstract. There is a further easement in favor of the Kansas Gas and Electric Company over the South 10 feet of the East 450 feet of the Northeast Quarter of Section 2, Township 28 South, Range 1 West, except the right of way of the Missouri Pacific Railroad. This easement is recorded in Book 337 of Miscellaneous at Page 162 and appears at entry No. 18 in the most recent supplemental abstract.
3. The above described real estate adjoins Interstate Highway 235. The abutters right of access to such highway has been taken by appropriate eminent domain proceedings.
4. At Entry 20 of the most recent supplemental abstract appears a mortgage in favor of the Haysville State Bank in the original principal amount of \$55,000.00. This mortgage is dated May 1, 1968, and was filed in the office of the Register of Deeds in Sedgwick County, Kansas, on May 3, 1968, and is recorded in Book 1629 of mortgages at Page 90. This mortgage constitutes a first and prior lien on the above described premises.

You should satisfy yourself as to possessory rights, special assessments, applicable city or county zoning laws and possible mechanics' liens, as such items are not covered by the abstract.

WEIGAND CURTMAN, BRAINERD HARRIS & KAUFMAN

By *Paul M. Sullivan*

PMB:nc

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE May 21, 1968

TO Jack Galbraith, Senior Planner
FROM Bill H. Otten, Design & Planning Supt.

THE
ROAD TO
SAFETY



SUBJECT Lakeside Mobile Home Park
Addition

The owner of the Lakeside Mobile Home Park Addition has entered into a contract with the Water Department for a water main extension to serve this plat. He has also signed an Application for Water Service Outside the Corporate Limits of the City of Wichita, which will be submitted to the City Commission for their approval.

Therefore, all of the requirements of the Water Department have been fulfilled.

A handwritten signature in cursive script that reads "Bill H. Otten".

Bill H. Otten
Design & Planning Superintendent

BHO:lh

CAMPBELL & CASTLE
ENGINEERS
PHONE FD 3-5044 • 509 NORTH EMPORIA
P. O. BOX 1835
WICHITA, KANSAS 67201

April 18, 1968

Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas 67202

Re: Lakeside Mobile Home
Park Addition
S/D 66-14
Our File No. 6546

Gentlemen:

As a matter of record and to complete our responsibilities in connection with the above referenced plat, the bench mark used was as follows:

El. 106.865 on Southeast corner of Water Meter Manhole on West side of West Street approximately 750 feet North of North Property Line at West Street at Lakeside Mobile Park Addition.

Very truly yours,

CAMPBELL & CASTLE

Geo. F. Campbell
Geo. F. Campbell, P.E.

C/i



February 21, 1968

Campbell & Castle, Engineers
447 North St. Francis
Wichita, Kansas 67202

Subject: S/D 66-14 - Lakeside Mobile
Home Park

Gentlemen:

At its regular meeting on February 21, 1968, the Metropolitan Area Planning Commission considered the Final Plat of Lakeside Mobile Home Park. The action of the Planning Commission was to recommend that this plat be approved subject to:

OK Reference shall be made as to the location and elevation of the bench mark from which the survey was made.

OK Change names of public officials as needed under the signature line provisions provided on the plat tracing.

OK Indicating a 35-foot building setback line from the west line of West Street.

D.K. Since the applicant has expressed his intent to utilize City water, it will be necessary to acquire an approved "Application for Water Service Outside the Corporate Limits of the City of Wichita", and meet the financial requirements of the Wichita Water Department. A letter shall be obtained from the Water Department and submitted to the Planning Department stating that satisfactory arrangements have been made regarding same.

Campbell & Castle, Engineers

February 21, 1968

Page 2

OK Lot 1 shall also be designated as a block and shall be so shown both on the face of the plat and within the plat's text.

OK The central angle shown on the face of the plat ($\Delta = 23^{\circ} 12' 40''$) and within the engineer's certificate shall be expressed to the same degree.

1. Recording within 30 days after approval by the Board of City Commissioners.

This plat will be forwarded to the Board of City Commissioners for its consideration as soon as the following requirements have been met:

OK Compliance with the requirements of the Metropolitan Area Planning Commission.

OK Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

OK Certification by an attorney that fee title is vested in the plat's owner.

OK Certification that all taxes due and payable have been paid.

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

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:js
cc: Nova L. Alcorn
310 Cheryl
Wichita, Kansas 67209

Southwest Sand, Inc.
4605 Southwest Blvd.
Wichita, Kansas 67215

February 16, 1968

Campbell & Castle Engineers
447 North St. Francis
Wichita, Kansas 67202

Subject: S/D 66-14 - Final Plat of
LAKESIDE MOBILE HOME PARK

Gentlemen:

At its regular meeting on February 15, 1968, the Subdivision Committee of the Metropolitan Area Planning Commission considered the final plat of LAKESIDE MOBILE HOME PARK. The action of the Subdivision Committee was to recommend this plat be approved subject to:

1. Reference shall be made as to the location and elevation of the bench mark from which the survey was made.
~~(This information may be included in the letter on the irons to be submitted by the engineer.)~~
2. Change names of public officials as needed under the signature line provisions provided on the plat tracing.
3. Indicating a 35 foot building setback line from the west line of West Street.
4. Since the applicant has expressed his intent to utilize City water, it will be necessary to acquire an approved "Application for Water Service Outside the Corporate Limits of the City of Wichita", and meet the financial requirements of the Wichita Water Department. A letter shall be obtained from the Water Department and submitted to the Planning Department, stating that satisfactory arrangements have been made regarding same.

Campbell & Castle Engineers
February 16, 1968
Page -2-

5. Lot 1 shall also be designated as a block and shall be so shown both on the face of the plat and within the plat's text.
6. The central angle shown on the face of the plat (= $23^{\circ}12'40''$) and within the engineer's certificate shall be expressed to the same degree.
7. Recording within 30 days after approval by the Board of City Commissioners.

This matter will be forwarded to the Metropolitan Area Planning Commission for its consideration on Feb. 21, 1968, 1:45 p.m.

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

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

Very truly yours,

Jack H. Galbraith
Senior Planner

JHG:GLS:sa

cc: Nova L. Alcorn
310 Cheryl
Wichita, Kansas 67209

Southwest Sand, Inc.
4605 Southwest Blvd.
Wichita, Kansas 67215

Enclosure

THE CITY OF WICHITA

OFFICE OF Asst. Supt. of
Public Works Maint.

DATE

2/15/1968



TO Jack Galbraith, Senior Planner


FROM M. S. Mitchell, Asst. Supt. of Public Works Maint.

SUBJECT Final Plat
SD 66-14
Lakeside Mobile Home

Reference is made to your letter of October 24 to Campbell & Castle, or specifically to Item 9 requesting that the engineer furnish this office with a grading plan for subject tract. Please be advised that on December 21, 1967 this office received a grading plan for subject area which proposes to drain all of Block 1, except the 80 foot strip to be used as access to West Street, to the west and then into the lake formed by sand mining operations of the Southwest Sand Company, Inc. The remainder of the final plat will be drained to West Street.

There will be no public responsibility for drainage on the plat and it will be necessary for the applicant to devise his system to meet existing ditch grade on West Street.

I trust this information is sufficient to allow processing of the final plat.


M. S. Mitchell
Asst. Supt. of
Public Works Maint.

MSM:esvh

cc: G. H. Wilton, Supt. of Public Works Maint.
George F. Campbell of Campbell & Castle
U. A. Stutes, Street Maintenance Supervisor
Lakeside Mobile Home Plat File



REVISED PRELIMINARY & FINAL
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
PROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 66-14 Name LAKESIDE MOBILE HOME PARK
Date Application Rec'd. 1-31-66 Preliminary Approval 10-19-67
Scheduled S/D Meeting 2-15-68

DESCRIPTION

General Location On the west side of West Street in an area south
of Highway K-42.

Owner Nova L. Alcorn

Surveyor/Engineer Campbell & Castle Engineers

Address 447 North St. Francis 67202 Phone FO 3-5044

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>19±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> <u>1</u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>NONE</u> ft. |
| 3. Minimum Lot Frontage <u>80</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>N/A</u> ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>"E"</u> | |
| 6. Proposed Zoning <u>"R-1"</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name <u> </u> | |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) | |
| 12. City of Wichita <u> </u> : Three-Mile Area <u>Yes</u> | |

ASSOCIATED ZONE CASE: SCZ-0188, "E" to "R-1", CU-88, Conditional Use Permit
STAFF COMMENTS: to establish a Mobile Home Park in "R-1".

1. This final plat is a portion of the preliminary plat which was approved by the Subdivision Committee on 10-19-67, and reflects a modification of design as it relates to frontage and access adjacent to West Street.
2. Reference shall be made as to the location and elevation of the bench mark from which the survey was made. (This information may be included in the letter on the irons to be submitted by the engineer.)
3. Change names of public officials as needed under the signature line provisions provided on the plat tracing.
4. Indicating a 35 foot building setback line from the west line of West St.
5. Since the applicant has expressed his intent to utilize City water, it will be necessary to acquire an approved "Application for Water Service Outside the Corporate Limits of the City of Wichita", and meet the financial requirements of the Wichita Water Department. A letter shall be obtained from the Water Department and submitted to the Planning Department, stating that satisfactory arrangements have been made regarding same.
6. The applicant and/or his engineer shall submit to and have approved by M.S. Mitchell of the Maintenance Division of the Department of Public Works, a grading plan for subject property. A letter shall be obtained from M.S. Mitchell stating that a satisfactory plan has been approved and a copy of this letter shall be submitted to the Planning Department.
7. Lot 1 shall also be designated as a block and shall be so shown both on the face of the plat and within the plat's text.
8. The central angle shown on the face of the plat ($\Delta = 23^{\circ}12'40''$) and within the engineer's certificate shall be expressed to the same degree.
9. Recording within 30 days after approval by the Board of City Commissioners.

CAMPBELL & CASTLE
ENGINEERS
PHONE FO 3-5044 • 509 NORTH EMPORIA
P. O. BOX 1835
WICHITA, KANSAS 67201

February 12, 1968

Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas 67202

Attention: Jack H. Galbraith

Re: Lakeside Mobile Home Park
Addition
S/D 66-14
Our File No. 6546

Gentlemen:

Per your verbal request, we are enclosing 15 copies of the
revised preliminary plat in connection with the above referenced project.

Very truly yours,

CAMPBELL & CASTLE

Geo. F. Campbell
Geo. F. Campbell, P.E.

C/i
Enclosures

cc: Southwest Sand, Inc.



CAMPBELL & CASTLE
ENGINEERS
PHONE FD 3-5044 • 509 NORTH EMPORIA
P. O. BOX 1835
WICHITA, KANSAS 67201
January 29, 1968

Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas 67202

Re: Lakeside Mobile Home Park
Addition
S/D 66-14
Our File No. 6546

Gentlemen:

We are attaching 27 copies of the final plat in connection with the
above referenced plat.

This letter is to further certify that Geo. F. Campbell of
Campbell & Castle, Engineers has placed irons at the boundaries
in accordance with the above referenced plat.

Very truly yours,

CAMPBELL & CASTLE

Geo. F. Campbell
Geo. F. Campbell, P.E.

C/i
Attachments

cc: Southwest Sand, Inc.

CAMPBELL & CASTLE
ENGINEERS
PHONE FD 3-5044 • 509 NORTH EMPORIA
P. O. BOX 1835
WICHITA, KANSAS 67201

January 29, 1968

Mr. Jack H. Galbraith
Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas 67202

Re: Lakeside Mobile Home Park
Addition
S/D 66-14
Our File No. 6546

Dear Mr. Galbraith:

We are enclosing a copy for your files of the preliminary plat in connection with the above referenced addition which has been revised (Rev. A) in accordance with our conference after our meeting with Jim Smith of Traffic and Dick Linn of Engineering.

This revision has been incorporated into our final plat.

Very truly yours,

CAMPBELL & CASTLE

Geo. F. Campbell
Geo. F. Campbell, P.E.

C/i
Enclosure

cc: Southwest Sand, Inc.

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE January 19, 1968

TO Jack Galbraith, Senior Planner, Regulations Division

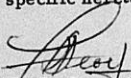
FROM F. D. Deay, Chief, Public Health Engineering Services

SUBJECT Lakeside Mobile Home
Park Addition

The Health Department will approve, as an intermediate measure, the installation of individual waste disposal systems on the Sedgwick County property known as "Lakeside Mobile Home Park Addition."

It is recommended, however, that arrangements be made with the City of Wichita to utilize the existing sanitary sewer. It is, also, understood that the mobile home park will utilize municipal water service.

Health Department approval of the individual waste disposal systems is contingent upon the systems being constructed in accordance with specific heretofore agreed upon specifications.



F. D. Deay, Chief
Public Health Engineering Services

FDD:pp

cc Mr. George Campbell, P. E.



THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE January 19, 1968

TO Jack Galbraith, Senior Planner
FROM Bill H. Otten, Design & Planning Superintendent

SUBJECT Lakeside Mobile Home
Park Addition



We will provide city water service to the Lakeside Mobile Home Park when they acquire an approved Application for Water Service Outside the Corporate Limits of the City of Wichita and meet the financial requirements of the Wichita Water Department.

Bill H. Otten

Bill H. Otten
Design & Planning Superintendent

BHO:bg

cc: Campbell and Castle Engineers
509 North Emporia
Wichita, Kansas



October 24, 1967

Campbell & Castle
447 North St. Francis
Wichita, Kansas 67202

Subject: S/D 66-14 - Preliminary Plat of
LAKESIDE MOBILE HOME PARK ADDITION

Gentlemen:

At its regular meeting on October 19, 1967, the Subdivision Committee of the Metropolitan Area Planning Commission considered the preliminary plat of Lakeside Mobile Home Park Addition. The action of the Subdivision Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following:

1. The applicant and/or his engineer shall contact Jim Smith of the Traffic Engineering Division of the Department of Public Works to determine the proper location of the intersection between the private drive serving Lot 1, Block A, and the public dedicated street.
2. Reference shall be made as to the location and elevation of the bench mark from which the survey was made.
3. Dimension all lot lines.
4. Indicating the public street as being Alcorn Lane.
5. The names of all persons who must sign the final plat tracing shall be lettered under the signature line provisions provided therefor.

6. Indicating complete access control adjacent to the west side of West Street except for the intersecting street, with the proper notations both on the face of the plat and in the plat's text.

4. Indicating a 35 foot building setback line from the interior street on Lots 1 thru 5, Block B.

It will be necessary for the applicant to contact Fred Deay of the Wichita-Sedgwick County Health Department and obtain a letter stating that the use of private water supply and septic tank systems are permissible to serve subject property a copy of which shall be submitted to the Planning Department.

*Review OK
per memo. from
Fred Deay 1-19-68*

*see memo
1-19-68 from
Ottor*

OK
The applicant and/or his engineer shall submit to, ^{and} have approved by, M.S. Mitchell of the Maintenance Division of the Department of Public Works, a grading plan for subject property. ~~The applicant shall obtain~~ ^{A letter shall be} from M.S. Mitchell stating that a satisfactory plan has been approved and a copy of this letter shall be submitted to the Planning Department.

OK Indicating an 8 foot utility easement around the perimeter of Lot 1, Block A, except for adjacent to street right-of-way.

OK Indicating two 10 x 25 foot guy & Anchor easements extending west and south from the southwest corner of the area designated as "Plat in Preparation".

OK The applicant shall submit to the Planning Department, a copy of the final mobile home layout which has been approved by the Wichita-Sedgwick County Health Dept.

13. Requirements for a final plat (see pages 4, 5 and Section XV of the Subdivision Rules & Regulations).

Campbell & Castle
October 24, 1967
Page -2-

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

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

Very truly yours,

Jack H. Galbraith
Senior Planner

JHG:GLS:sa
cc: Nova L. Alcorn
310 Cheryl
Wichita, Kansas 67209

Southwest Sand, Inc.
4605 Southwest Blvd.
Wichita, Kansas 67215

Enclosure 1

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 66-14 Name LAKE SIDE MOBILE HOME PARK
Date Application Rec'd. 1-31-66 Preliminary Approval
Scheduled S/D Meeting 10-19-67

DESCRIPTION

General Location On the west side of West Street in an area south of Highway K-42.
Owner Nova L. Alcorn
Surveyor/Engineer Campbell & Castle Engineers
Address 447 N. St. Francis 67202 Phone FO 3-5044

1. Gross Acreage of Plat 24.7
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other 6
3. Total Number of Lots 6
4. Minimum Lot Frontage 225 ft.
5. Minimum Lot Area N/A ft.
6. Existing Zoning "E"
7. Proposed Zoning "R-1"
7. Lineal Feet of New Streets:
 - a. R/W ft.
 - b. R/W ft.
 - c. R/W ft.
 - d. R/W ft.
 - e. R/W ft.
 - TOTAL NONE ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers No (Yes-No), Name _____
11. Health Department Approval (where applicable) Yes (Yes-No)
12. City of Wichita : Three-Mile Area Yes

ASSOCIATED ZONE CASE NO. SCZ-0188 "E" to "R-1"

STAFF COMMENTS:

1. It is the understanding of the Planning Department that the applicant initially intends to final out Block A, Lot 1 only, and a segment of the 80 foot street giving it public access to West Street.
2. Reference shall be made as to the location and elevation of the bench mark from which the survey was made.
3. Dimension all lot lines.
4. An appropriate name for the interior street shall be discussed at the Subdivision Committee meeting.
5. The names of all persons who must sign the final plat tracing shall be lettered under the signature line provisions provided therefor.
6. Indicating complete access control adjacent to the west side of West Street except for the intersecting street, with the proper notations both on the face of the plat and in the plat's text.
7. Indicating a 35 foot building setback line from the interior street on Lots 1 thru 5, Block B.
8. If the intent is to not obtain City services, it will be necessary for the applicant to contact Fred Deay of the Wichita-Sedgwick County Health Department and obtain a letter stating that the use of private water supply and septic tank systems are permissible to serve subject property a copy of which shall be submitted to the Planning Department.

CAMPBELL & CASTLE
ENGINEERS
PHONE FD 3-5044 • 509 NORTH EMPORIA
P. O. BOX 1835
WICHITA, KANSAS 67201

October 10, 1967

Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas 67202

Re: Lakeside Mobile Home
Park Addition
File No. 6546

Attention: John Gist

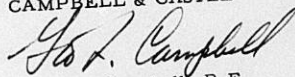
Your Ref: S/D 66-14-Sketch Plat
of above

Gentlemen:

At your verbal request, we are enclosing two additional copies
of the preliminary plat for the above referenced project.

Very truly yours,

CAMPBELL & CASTLE



Geo. F. Campbell, P.E.

C/i
Enclosures
cc: Southwest Sand, Inc.



CAMPBELL & CASTLE
ENGINEERS
PHONE FD 3-5044 • 509 NORTH EMPORIA
P. O. BOX 1835
WICHITA, KANSAS 67201

October 9, 1967

Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas 67202

Re: Lakeside Mobile Home
Park Addition
File No. 6546

Your Ref: S/D 66-14 - Sketch Plat
of above

Gentlemen:

We are attaching 25 copies of the preliminary plat of the above
referenced project for your consideration in accordance with page 8 and 9
of your Subdivision Rules and Regulations.

Very truly yours,

CAMPBELL & CASTLE

Geo. F. Campbell
Geo. F. Campbell, P.E.

C/i
Attachments

cc: Southwest Sand, Inc.
4605 Southwest Blvd.
Wichita, Kansas 67215



File copy coming in.

Oct. 4, 1967

Campbell & Castle Engineers
447 North St. Francis
Wichita, Kansas 67202

Subject: S/D 66-14 - Sketch Plat of
LAKESIDE MOBILE HOME PARK ADDITION

Gentlemen:

We have reviewed the Sketch Plat of the Above-captioned addition, and authorize the preparation of the preliminary plat subject to the following conditions:

1. Indicating 50 feet of half-street right-of-way for West Street for entire frontage adjacent to the east line of the plat.
2. Indicating adequate sized industrial lots backing into the railroad right-of-way.
3. Numbering all lots and blocks within the subdivision.
4. Requirements for a preliminary plat (see Subdivision Rules & Regulations of the Wichita-Sedgwick County Metropolitan Area Planning Commission).

Upon submission of the preliminary plat, all information concerning the applicant's proposals for providing and/or hooking into all necessary utilities and facilities must also be submitted.

Campbell & Castle Engineers
October 4, 1967
Page -2-

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

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

Very truly yours,

John D. Gist
Planner II

JDG:sa

cc: Nova L. and
Wm. P. Alcorn
310 Cheryl
Wichita, Kansas 67209

Southwest Sand, Inc.
4605 Southwest Blvd.
Wichita, Kansas 67215

Enclosure 1

MAP No.: 1-A
SEC. No.: 2
TWP. No.: 28S
RANGE: 1W

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

NAME OF SUBDIVISION: Lakeside Mobile Home Park

GENERAL LOCATION: South half of the NW¹ of Section 2, Township 28 South,
Range 1 West On the West side of West St in an area
of R-42 Highway

NAME OF PROPERTY OWNER: Nova L. Alcorn
ADDRESS: 310 Cheryl, Wichita, Kansas PHONE: PA 2-3134
NAME OF SUBDIVIDER: Southwest Sand, Inc.
ADDRESS: 4605 Southwest Boulevard, Wichita, Kansas PHONE: WH 3-4401
NAME OF AGENT/SURVEYOR: Campbell & Castle, Engineers
ADDRESS: 447 North St. Francis, Wichita, Kansas PHONE: FO 3-5044
DATE OF APPLICATION: January 27, 1966

SUBDIVISION INFORMATION:

- | | |
|--|---|
| 1. GROSS ACREAGE OF PLAT <u>24.7 acres</u> | 7. LINEAL FEET OF NEW STREETS: |
| 2. NUMBER OF LOTS: | A. _____ R/W <u>None</u> FT. |
| RESIDENTIAL _____ | B. _____ R/W <u>None</u> FT. |
| COMMERCIAL _____ | C. _____ R/W <u>None</u> FT. |
| INDUSTRIAL _____ | D. TOTAL <u>None</u> FT. |
| OTHER <u>1</u> | |
| TOTAL NUMBER OF LOTS <u>1</u> | 8. TOTAL AREA OF NEW STREET R/W: _____ SQ.FT. |
| 3. AVERAGE LOT FRONTAGE <u>None</u> FT. | <u>None</u> |
| 4. MINIMUM LOT FRONTAGE <u>None</u> FT. | |
| 5. AVERAGE LOT AREA <u>None</u> SQ.FT. | 9. EXISTING ZONING <u>R-1</u> |
| 6. MINIMUM LOT AREA <u>None</u> SQ.FT. | 10. PROPOSED ZONING <u>R-1</u> |
11. PUBLIC WATER SUPPLY Yes (Yes-No), NAME Wichita Water Dept.
12. PUBLIC SANITARY SEWERS No (Yes-No), NAME None
13. HEALTH DEPARTMENT APPROVAL (WHERE APPLICABLE) Yes (Yes-No)
14. CITY OF WICHITA OR 3 MILE AREA: 3 Mile Area

THE APPLICANT HEREIN AGREES TO COMPLY WITH THE SUBDIVISION RULES AND REGULATIONS FOR THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA, AS AMENDED, AND ALL OTHER PERTINENT ORDINANCES OF THE CITY OF WICHITA AND/OR RESOLUTIONS OF SEDGWICK COUNTY, KANSAS, AND STATUTES OF THE STATE OF KANSAS. THE APPLICANT FURTHER AGREES THAT HE WAIVES THE 60-DAY STATUTORY PERIOD IN WHICH THE PLANNING COMMISSION OR GOVERNING BODY MUST ACT. THE UNDERSIGNED FURTHER STATES THAT HE IS THE OWNER OR IS THE AUTHORIZED AGENT FOR THE OWNER(S).

OWNER'S SIGNATURE: Nova L. Alcorn
BY: William P. Alcorn
AGENT

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA
PLANNING COMMISSION, ROOM 402, CITY BUILDING
ANNEX, 104 SOUTH MAIN STREET, WICHITA, KANSAS.

RECEIVED BY Williamson
DATE 1-31-66



Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hoe. Mvr.	Hoe. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
SW Application	25 ⁰⁰

Name Southern Standard, Inc.

Address 4605 SW Blvd.

Type R-712 Due Date 1-21-66

Comments: _____

Date 1-21-66 By L. Shoover