

5741

S/D 67-52

L-6-B & L-7-C

PINAIRE MOBILE HOME PARK ADDITION

South of Idlewild Drive in an area
between Clifton and the Arkansas River

ENGINEER: Reiss & Goodness, Engineers

Marion B. & Mary E. Pinaire

5-16-67

5-16-67

7-17-67

S-3-67 N.urred Pielim.
S/S Action 2-20-69 approve

2-24-69

3-6-69 Approve

3-13-69 Approved

4-15-69 approve

4-24-69

S/D 67-52 - PINAIRE MOBILE HOME PARK
ADDITION, south of Idlewild Drive in
an area between Clifton and the Ar-
kansas River - Reiss & Goodness

ACTION

	DATE
S/D COMMITTEE (Pulkin) Referred	8-3-67
S/W Comm (Pulkin) Approve	2-20-69
S/D Comm Final Approve	3-6-69
M.A.P.C. Approved	3-13-69
B.C.C. / 686 approve	4-15-69

Map No. L6B & L7C
Sec. No. 22 23
Twp. No. 28S 28S
Range 1E 1E

Subdivision Report and Progress

S/D No.: 67-52

Name: PINAIRE MOBILE HOME PARK ADDITION

General Location: South of Idlewild Drive in an area between Clifton and the Arkansas River

Owner: Marion B. & Mary E. Pinaire

Address: RFD #2, Derby 67037

Phone: SU 8-1432

Subdivider: Same

Address:

Phone:

Engineer/Surveyor: Reiss & Goodness

2160 E. Douglas 67214

Address: 4005 E. Kellogg 67218

Phone: MU 2-5121 AM41291

Application Received 5-16-67
Conf. with Applicant None
Sketch Plat Received 5-16-67
Present Zoning "R-1"
Proposed Zoning "R-1"
Letter of Intent 6-5-67

FINAL PLAT RECEIVED 2-24-69
Tracing Received 2-24-69
S/D Report #2 Prepared 2-26-69
S/D Comm. Action 3-6-69 Approved
Dept. Report on Final 3-7-69

PREL. PLAT RECEIVED 7-17-67
S/D Report #1 Prepared 7-25-67
S/D Comm. Action 8-3-67 Referred
2-20-69 Approved
Dept. Report on Prel. 2-27-69

M.A.P.C. ACTION 3-13-69 Approved
Dept. Report on Final 3-17-69
Letter on Irons Received 3-27-69
Title/Taxes Rec'd & Reviewed 3-27-69
Final Review 4-9-69
Letter to B.C.C. 4-10-69

TRACING PROGRESS:
Received 2-24-69
Released 3-7-69 W. Reiss
Received 3-25-69
Released 4-7-69
Received 4-9-69

B.C.C. ACTION 4-15-69 Approved
Recorded 4-24-69
Annexed

Comments:

ASSOCIATED CASE NO. CU-96 - Establishment of Mobile Home Park in "R-1"

4-21-69 Called Al Reiss to pick up tracing for Recording

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

PINAIRE MOBILE HOME PARK ADDITION was

filed for record on April 24, 1969

Drawer N-0 8-18

John Hel
Register Of Deeds

4-24-69

T9-328 jo



SEDGWICK COUNTY, KANSAS
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4498
(316) 268-7901

Claud S. Shelor, P.E.
Director of Public Works/County Engineer

January 11, 1983

Reiss & Goodness
Bob Previtera
2160 W. 21st Street
Wichita, KS 67204

RE: Pinaire Mobile Home Park

Dear Mr. Previtera:

The modification as submitted and discussed in this office between yourself, Mr. Dietrich, and myself January 10, 1983, to allow roll-type curb and gutter or 6" combination curb and gutter in lieu of type A curb and gutter in those areas highlighted on the plans is hereby approved.

This approval is contingent upon the ten-year frequency storm water quantities being contained in the curb to curb area. All other items as approved or required in my letter of July 21, 1982, remain as stated.

If questions should arise or I can be of further help, please don't hesitate to call.

Very truly yours,

Charles M. Marker

Charles M. Marker, P.E.
Chief Engineer

CMM/yls

enclosures

cc: Mike Everhart, Health Dept.
Jack Galbraith, MAPD ✓
Plat File

RECEIVED

JAN 12 1983

METROPOLITAN PLANNING

ROUTE

LO file

REISS & GOODNESS ENGINEERS
2100 WEST 21ST STREET - WICHITA, KANSAS 67203-2101 (316) 832-0213

January 7, 1983

Charles Marker
Dept. of Public Works
Sedgwick County
1250 South Seneca
Wichita, Kansas 67213

RE: Pinaire Mobile Home Park
Drainage Study

Dear Mr. Marker:

Enclosed is a copy of the approved Drainage Study for Pinaire Mobile Home Park along with the proposed modifications. The approved plans call for Type A curb and gutter throughout the park. The changes propose the use of a modified roll-type curb and gutter in the areas so highlighted. The modified curb is still designed to carry ten-year flow quantities as indicated on the original plan. A ten foot transition is proposed between the two types, which differ in elevation 0.2'.

Drawings and calculations are enclosed for your review. It is the clients desire that if the modified roll-type curb is approved that the enclosed detail of the 6" combined curb and gutter also be approved as an option to the modified roll-type only. Of course, the areas highlighted on the plan for the original Type-A curb and gutter would remain regardless of the option used.

Your prompt consideration of this matter is greatly appreciated.

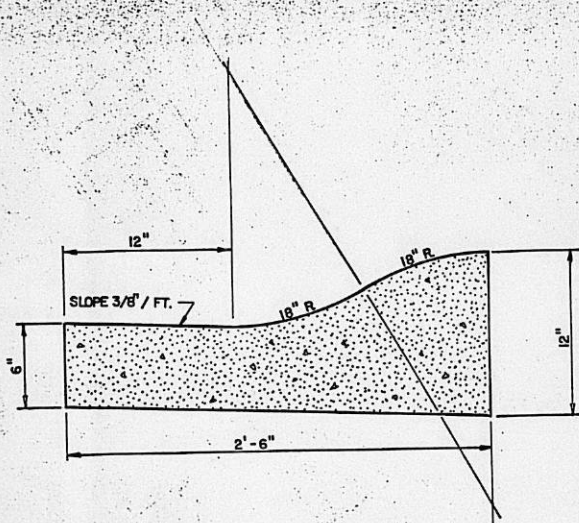
Very truly yours,

REISS & GOODNESS ENGINEERS

Robert Previtara

Robert Previtara

RP/cr
enc.

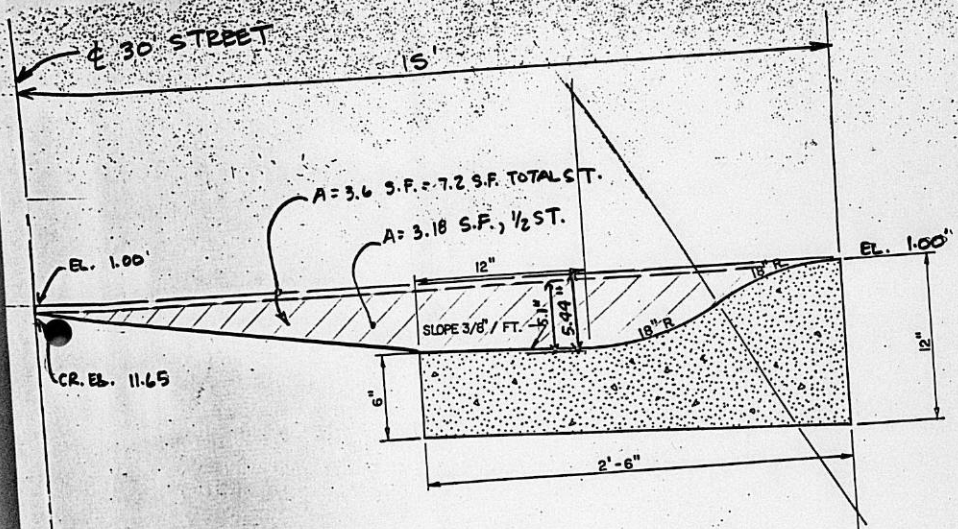


ROLLED CURB

MODIFIED TYPE

SCALE: 1 1/2" = 1'-0"

TYPICAL SITE PREPARATION (SEE)

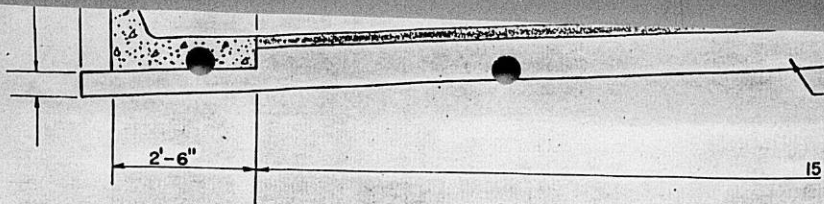


ROLLED CURB
MODIFIED TYPE

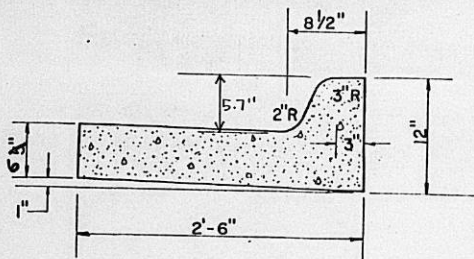
SCALE: 1 1/2" = 1'-0"

HALF ST. CAPACITY - A = 3.18 W.P. = 14.5' R = .219 R^{2/3} = .36
 $Q = 3.18 \times \frac{1.486}{.016} \times .36 \times .003^{1/2} = 5.8 \text{ cfs.}$
 $Q = 3.18 \times \frac{1.486}{.016} \times .36 \times .005^{1/2} = 7.5 \text{ cfs.}$
 $Q = 3.18 \times \frac{1.486}{.016} \times .36 \times .006^{1/2} = 8.2 \text{ cfs.}$

TOTAL ST. CAPACITY - A = 7.2 W.P. = 30' R = .24 R^{2/3} = .386
 $Q = 7.2 \times \frac{1.486}{.016} \times .386 \times .003^{1/2} = 14.1 \text{ cfs.}$

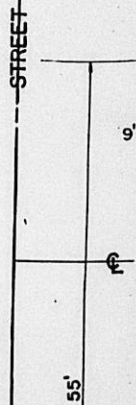
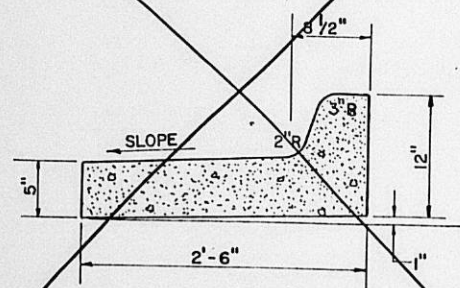


TYPICAL SECTION 6" COMBINED CURB AND GUTTER

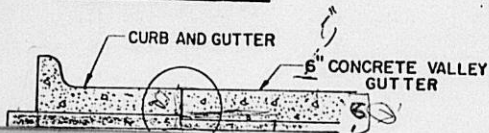


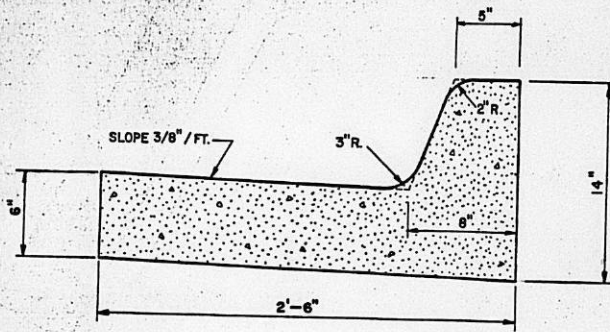
RE

~~**6" CURB AT PARKING AREA**~~



SECTION B-B





STANDARD CURB
TYPE A

E TREATMENT

EDGE OF PAVED

TYPE



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK

DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4408

PHONE 268-7901

Claud S. Shelor, P.E.

Director of Public Works / County Engineer

July 21, 1982

RECEIVED

JUL 23 1982

METROPOLITAN PLANNING

ROUTE

Mr. Bob Previtara
Reiss & Goodness
2160 W. 21st St.
Wichita, KS 67204

Re: Pinaire Mobile Home Park

Dear Mr. Previtara:

change
Final plans titled "Final Plans, Pinaire Mobile Home Park" in 6 sheets with revisions to June 30, 1982, provide all items requested in our letter of June 18, 1982, and are approved for construction. Following completion of the work shown on these "Plans", please furnish a Professional Engineer's certification that construction conforms to the "Plans" and request an "on-site" inspection by this department.

Please furnish a set of "Final Plans" and above mentioned Professional Engineer's certificate to Mike Everhart of the Environmental Health Division of the Health Department for his records.

If you should have any questions concerning the above items, please call me at 268-7901.

Sincerely,

Charles M. Marker

Charles M. Marker, P.E.
Superintendent of Engineering

CM/PED/djc

cc: Mike Everhard, Health Dept.
Jack Galbraith, MAPD ✓
Plat File

July 7, 1982

Ron Worley, County Zoning Administrator
Jack Brown, Chief, Environmental Quality Services
Bob Previtera, Reiss and Goodness Engineers

Louise Olivarez, Senior Planner

Pinaire Mobile Home Park landscape plan

Attached is a revised landscape plan for Pinaire Mobile Home Park which was approved July 7, 1982. This supersedes the landscape plan originally approved in April, 1969. This print is being forwarded to you for your information and files.

Louise Olivarez
Senior Planner

LO:bh

Attach.

June 22, 1982

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

Re: Pinaire Mobile Home Park, S/D 67-52 - Review of revised landscape plan

Dear Mr. Previtara:

We have reviewed the revised landscape plan on the above referenced case which you recently submitted to our office. Upon review of the plan, several questions have arisen that we feel must be addressed before the landscape plan is approved.

The conditions of approval for the conditional use (CU-96) granted on the subject property requires a landscape buffer on the perimeter of the property. The plan submitted shows the buffer on the west has been waived and that the existing vegetation along the north side, which is not on the subject property, is to be used for screening. As this case is quite old, we need to know when the plan was drawn and if trees shown are still in place. The plantings shown on the east and south show approximately 11 trees to be planted along each boundary, although the items labeled Detail A and B would infer that this design would be carried out along the entire boundary. If it is your intent to carry this design out along the entire boundary, it must be stated on the plan. Also, the list of plant materials must state the number of trees of each species it is the owner's intention to plant. On Details A and B you show the plants to be placed on top of the levee. This is entirely unacceptable. All screening must be outside of the levee easement. Until these questions are resolved to our satisfaction, we must find the landscape plan unacceptable.

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

Sincerely,

John E. Fleck
Junior Planner

JEF:bh

cc: Ron Worley, County Zoning Administrator



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4498

PHONE 268-7801

Claud S. Shelor, P.E.
Director of Public Works / County Engineer

June 18, 1982

Mr. Bob Previtera
Reiss and Goodness
2160 West 21st St.
Wichita, KS 67203

Re: Pinaire Mobile Home Park

Dear Mr. Previtera:

This letter reviews plans and calculations submitted to Sedgwick County Department of Public Works on May 11, 1982, and contains suggestions for some additional information which should be added to your final submittal. The set of drawings received May 11, 1982, consisted of a sheet titled "Drainage Study", numbered "Sheet 1 of 2", dated "1981--Revised 2-15-82"; a sheet titled "Drainage Plan", numbered "sheet 2 of 2", dated "1981--Revised 2-15-82"; a sheet titled "Pond Detail", unnumbered, dated "4-13-82"; a sheet titled "Arkansas River Sections", numbered Sheet 6 of 7, undated; and a sheet titled "River Crossing Locations", numbered "Sheet 7 of 7", undated.

Since approval of the Mobile Home Park was based, in part, on commitment of the owners to construct and maintain a levee to protect the Park from flooding by the Arkansas River, inclusion in the Final Plans of your drawing titled "Exhibit A--Levee Improvements--Pinaire Mobile Home Park" would be appropriate. The same plan sheet could reprint the recorded "Easement and Construction Maintenance Agreement" signed July 24, 1981.

Most of the levee shown on Exhibit A is not in an area where it might conflict with proposed development of the Park, therefore, the elevations and typical section were considered sufficient, however, there are two locations where more detail is needed. The first is the portion of levee to be constructed on the 30 foot wide easement bordering the south line of the Park. The file contains a half-sheet titled "X-Sections--30' Levee Easement" dated 8-5-81. Second, it is suggested that on the other half of that drawing, you add several cross-sections which show the relationship of the levee on the 40 foot drainage and embankment easement (adjacent to Clifton) to the road ditch, road embankment, utilities, planting screen, boundary fence and building setback line.

Mr. Bob Previtera
June 18, 1982
Page 2

A sheet by sheet review of the drawings submitted on May 11, 1982, follows:

Drainage Study--Sheet 1 of 2. All information on this sheet is approved. There are two additions which were made after the revision date of 2-15-81. (Alternate culvert material at the west and center road crossings of the main drainage channel). The notes "Centerline 30' Levee Easement" and "40' Drainage and Embankment Easement" could make reference to the cross-section sheet described above.

Drainage Plan--Sheet 2 of 2. All information on this sheet is approved. Again, references to Pond Detail sheet, Levee Cross Section sheet, Exhibit A sheet would help.

Pond Detail. All information on this sheet is approved except for note "Manually Operated Flapgate". The device which should be installed at the outlet of the discharge pipe should be "Automatic Floodgate". Another protection against backwater from the Arkansas River should be a "Manually Operated Sluice Gate" but it should be installed either at the levee crest or at the inlet with a platform access to the levee crest. Using a procedure from Pages 4-5 and 4-6 of Kings Handbook, we estimate the time to drain the reservoir from elevation 1260 down to the top of the discharge pipe is less than 2 days.

Arkansas River Sections--Sheet 6 of 7. All information shown on this sheet is approved except:

1. The reference to Riverside Drainage District for the right bank of the Arkansas River is not correct. The levee is under the local jurisdiction of the City-County Flood Control and Landfill Activity and its official name is Riverside Levee.
2. Same as note above on "Manually Operated Flapgate".
3. At Cross Section No. 1 - reference to "Proposed H.W. Elev. 55.0" is not correct. Elev. 55.0 is normal water surface. "Proposed H.W." or Maximum Water Surface should be appended to "Elev. 60.0".

River Crossing Locations--Sheet 7 of 7. This sheet should be titled "River Section Locations" as per note at top of Sheet 6. Reference to Riverside Drainage District is not correct as explained above. Location of "River Section No. 1 is not as shown on Sheet 6. References to sheet

Mr. Bob Previtara
June 18, 1982
Page 3

numbers at notes such as "Centerline 50' Levee Easement, Levee 'A'";
Centerline 30' Levee Easement, Levee 'B'"; Centerline 40' Drainage and
Embankment Easement, Levee 'B'" would be helpful. All other information
on this sheet is approved.

Please transmit plans marked "FINAL PLANS" in a successively numbered set
for final approval and files.

Sincerely,

Charles M. Marker

Charles M. Marker, P.E.
Deputy Director of Public Works

MSM/CMM/djc

cc

B.P. 921-81

APPLICATION FOR WATER SERVICE
OUTSIDE THE CORPORATE LIMITS OF
THE CITY OF WICHITA
AND RELATED PETITION AND CONSENT TO ANNEXATION,
AGREEMENTS AND COVENANTS

FILM 528 PAGE 1044
STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AS
S.S.O.C.P.M.
MAY 18 1982

NO. 5 83060
BETTE F. McCART
REGISTRAR OF DEEDS

The Governing Body of the City of Wichita, Kansas, this 17th day of

April, 1982, approves and files the application of Richard R. Hardison, Richard Trent Hardison, Patricia J. Hardison, and Mary E. Pinaire for water service to the following property: Beg. at N.E. cor. of Pinaire Mobile Home Park Sedgwick Co., Ks., (N.E. cor., N.W. 1/4 S.W. 1/4 23-28 S.-R. 1 E., of 6th P.M.); thence along E. in said Pinaire Mobile Home Park, (C/L of Clifton St.), 429.70'; thence West 50'; thence S. 60° W., 162.86'; thence S. 71° 46' 48" W., 30' to a curve of radius 190.26', a central angle of 11° 46' 48" and a chord bearing and distance of N. 24° 06' 36" W., 39.05'; thence along said curve, 39.12'; thence N. 30° W., 100.53' to a curve of radius 20', a central angle of 90° and a chord bearing and distance of N. 75° W., 28.28'; thence along said curve 31.42'; thence S. 60° W., 59.85'; thence N. 30° W., 30'; thence N. 156.93'; thence W. 133.03' to a curve of radius 160.79', a central angle of 22° 40' 17" and a chord bearing and distance of S. 48° 39' 52" W., 63.21'; thence along said curve 63.62'; thence S. 60° W., 18.87'; thence N. 30° W., 59.10'; thence West, 255'; thence N. 30° E., 112.58'; thence N. 30'; thence East, 18.50'; thence N. 30° E., 127.02'; thence East, 722.99' to P.O.B. Said tract containing 6.23 acres, approximately. The East 50' being the West 50' of Clifton St.

The applicant agrees to abide by the established rules and regulations of the Wichita Water Department now in force, or which may hereafter be enacted or adopted by said Department of the City of Wichita, Kansas, and to pay for service at the established rate, all in accordance with Section 17 of Code of the City of Wichita, or as amended. The applicant further agrees to acquire a plumbing permit from the City of Wichita; to have the service line installed by a plumber licensed by the City using City approved materials and installation methods.

The owners of land covered hereunder do hereby consent to, petition and request the annexation of such lands by the City of Wichita at such time as it determines appropriate (as contemplated in K.S.A. 12-519 et. seq.). Until such time as the annexation occurs, the owners covenant and agree they will not seek incorporation as a separate city nor annexation to any other city of the land, or any part thereof. The foregoing consent to annexation and covenants are hereby made binding on all heirs, successors and assigns and are made a covenant to run with the land and shall not be withdrawn without the consent of the City of Wichita; and in the event such consent is given, said services above may be terminated at the option of the City of Wichita.

The undersigned agrees not to transfer title to the above premises or any portion thereof without notifying the purchaser of the existence of this application, but

Copy

RECEIVED
APR 20 1982

failures of purchasers of above property or any portion thereof to have actual notice of this application shall in no way diminish or enlarge the rights or obligations imposed hereunder.

The undersigned agrees that upon failure to comply with the terms of this agreement and permit, the covered service may be denied to the property above described and said service may be terminated without notice, all in accordance with the ordinance and regulations of the City. This remedy is in addition to all other legal remedies available to the City to assure full compliance with this agreement and permit.

APPLICANT
(fill in lines applicable)

(Name-Typed)

(Name-Typed)

If an individual, application must be signed by husband and wife, if there be such. See acknowledgment attached.

A PARTNERSHIP

By Richard R. Hardison
Richard R. Hardison
Patricia J. Hardison
Patricia J. Hardison
Richard Trent Hardison
Richard Trent Hardison

ESTATE OF MARION B. PINAIRE

By Mary E. Pinaire
(Name-Typed) Mary E. Pinaire
Mary E. Pinaire
(Name-Typed) Mary E. Pinaire

If a partnership, all partners must sign or if only one partner signs, proof of partnership authority by other partners must be attached. See form of acknowledgment attached.

ATTEST:

Secretary

A CORPORATION

By _____
(Name-Typed) President

If a corporation, it must be signed by the President and attested by the Secretary. See acknowledgment attached.

APPROVED AS TO FORM: MAY 11 1982

John Dekker
John Dekker, Director of Law

APPROVED BY:

John D. Wynkoop
John D. Wynkoop, Director of Water and Water Pollution Control
Robert A. Lakin
Robert A. Lakin, Director of Planning
R. W. Bruggeman
R. W. Bruggeman, Director of Engineering

ATTEST:

Donald C. Gisick
Donald C. Gisick, City Clerk

AUTHORIZED BY:

Albert J. Kirk
ALBERT J. KIRK Mayor

STATE OF KANSAS, SEDGWICK COUNTY, SS:

BE IT REMEMBERED, that on this 17th day of April, 19 82, personally

appeared before me, a Notary Public in and for the County and State aforesaid, Mary E. Pinaire, Executrix Estate of Marion B. Pinaire and Mary E. Pinaire as a individual, ~~HUSBAND OF MARY E. PINAIRE~~, to me personally

known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution thereof.

Thomas A. Struble
Notary Public

THOMAS A. STRUBLE
STATE NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS
MY APPT. EXPIRES

My Appointment Expires: 3-11-84

STATE OF KANSAS, SEDGWICK COUNTY, SS:

BE IT REMEMBERED, that on this 17th day of April, 19 82, personally

appeared before me, a Notary Public in and for the County and State aforesaid, Richard R. Hardison, Richard Trent Hardison, Patricia J. Hardison, and Mary E. Pinaire, being all of the partners of

_____ a Co-partnership, to me personally

known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution thereof.

Thomas A. Struble
Notary Public

THOMAS A. STRUBLE
STATE NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS
MY APPT. EXPIRES

My Appointment Expires: 3-11-84

STATE OF KANSAS, SEDGWICK COUNTY, SS:

BE IT REMEMBERED, that on this ___ day of _____, 19 ____, personally

appeared before me, a Notary Public in and for the County and State aforesaid,

_____, President of _____, and

_____, Secretary of _____, to me

personally known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution of the same for and on behalf, and as the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public

My Appointment Expires: _____

RESTRICTIVE COVENANT

THIS DECLARATION made this 17th day of April 1982, by Richard R. Hardison, Richard Trent Hardison, Patricia J. Hardison, hereinafter called the Grantor. and Mary E. Pinaire.

FILM 524 PAGE 519

WITNESSETH

WHEREAS, Grantor is owner of: Beg. at N.E. cor. of Pinaire Mobile Home Park Sedgwick Co., Ks., (N.E. cor., N.W. 1/4 S.W. 1/4 23-28 S.-R. 1 E., of 6th P.M.); thence along E. in said Pinaire Mobile Home Park, (C/L of Clifton St.), 429.70'; thence West 50'; thence S. 60° W., 162.86'; thence S. 71° 46' 48" W., 30' to a curve of radius 190.26', a central angle of 11° 46' 48" and a chord bearing and distance of N. 24° 06' 36" W., 39.05'; thence along said curve, 39.12'; thence N. 30° W., 100.53' to a curve of radius 20', a central angle of 90° and a chord bearing and distance of N. 75° W., 28.28'; thence along said curve 31.42'; thence S. 60° W., 59.85'; thence N. 30° W., 30'; thence N. 156.93'; thence W. 133.03' to a curve of radius 160.79', a central angle of 22° 40' 17" and a chord bearing and distance of S. 48° 39' 52" W., 63.21'; thence along said curve 63.62'; thence S. 60° W., 18.87'; thence N. 30° W., 59.10'; thence West, 255'; thence N. 30° E., 112.58'; thence N. 30'; thence East, 18.50'; thence N. 30° E., 127.02'; thence East, 722.99' to P.O.B. Said tract containing 6.23 acres, approximately. The East 50' being the West 50' of Clifton St. and

WHEREAS, the undersigned wishes to obtain water service from the City of Wichita, and whereas it is recognized that at some time in the future there will be a need to replace individual sewerage treatment systems with adequate public sewerage treatment facilities:

NOW, THEREFORE, Grantor hereby declares and covenants to provide sewer service to land described above when and in the manner required by the Wichita-Sedgwick County Department of Community Health (or their successor in interest), when it is determined feasible, necessary or desirable, and is in accord with an adopted sewer plan for the area in which the above land is located.

This covenant is binding on the owner, their heirs or successors or assigns and is a covenant running with the land and is binding until fulfilled on all successors in title to the above described property when recorded with the Register of Deeds in the County in which the land is located.

STATE OF KANSAS
SEDGWICK COUNTY } EXECUTED the day and year first above written.
FILED FOR RECORD AT
APR 20 1982
NO. 5 79648
BETTE F. McCART
REGISTER OF DEEDS
Ed Resal
Deputy

Richard R. Hardison
Patricia J. Hardison
Richard Trent Hardison
Mary E. Pinaire

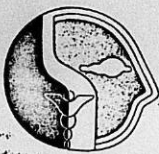
State of Kansas)
Sedgwick County) ss

Personally appeared before me a Notary Public in and for the County and State aforesaid Richard R. Hardison, Richard Trent Hardison, Patricia J. Hardison, and Mary E. Pinaire to me personally known to be the same persons who executed the foregoing instrument of writing and said persons duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 17th day of April 1982.

Thomas A. Struble
Notary Public

My Commission expires: 3-11-84
THOMAS A. STRUBLE
STATE NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS
MY APPT. EXPIRES



March 15, 1982

Mr. Bob Previtara
Reiss and Goodness Engineers
2160 West 21st Street
Wichita, Kansas 67203

Re: Pinaire Mobile Home Park

Dear Mr. Previtara:

The plans for the above-referenced mobile home park have been approved by this Division provided that public sewer and water are available to all lots as indicated on the layout plans.

No "park license" is currently required, only Department approval.

Sincerely,

Jack A. Brown, Chief
Environmental Quality Services

JAB/jk

cc: Jack Galbraith, MAPD ✓

RECEIVED

MAR 17 1982

METROPOLITAN PLANNING

ROUTE

Wichita-Sedgwick County Department of Community Health
1900 East Ninth Street - Wichita, Kansas 67214 (316)268-8401



SEDGWICK COUNTY COURTHOUSE

20

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4498

PHONE 268-7901

Claud S. Shelor, P.E.
Director of Public Works / County Engineer

March 9, 1982

RECEIVED

MAR 10 1982

METROPOLITAN PLANNING
ROUTE 5

Mr. Bob Previtera
Riess & Goodness
2160 West 21st St.
Wichita, KS

RE: Pinaire Mobile Home Park

Dear Mr. Previtera:

This office has reviewed the revised drainage plan as submitted for the above referenced addition and offers the following comments:

1. As stated in a previous letter dated 12-21-81, the drainage collection system within the perimeters of the final plat appears to be adequate.
2. Before approval of the drainage discharge system can be given, we need to review the following items:
 - A. Pond Storage Computations on Sheet 2 show sufficient storage volume to retain the 100 year storm runoff; however, the Drainage Plan does not detail dimensions for the static pool or top of banks which can be used to check the Pond Storage Computations. Please add dimensions to the Plan.
 - B. No outflow or "draw down" structure for the pond is indicated on this plan although originally shown on the previous plan. This "draw down" structure will need to be shown, the size based on inflow/outflow computations to "drawdown" the pond from its maximum water surface to the normal high water elevation within a four day period. A flap gate will need to be provided for the river side of the structure to provide protection for the mobile home park during periods when the Arkansas River is in flood.

If you should have any questions regarding these items, please call.

Mr. Bob Previtara

2

March 9, 1982

Very truly yours,

Charles M Marker

Charles M. Marker, P.E.
Deputy Director of Public Works

OM/PED/cl

cc: Jack Galbraith, M.A.P.D.
Mike Everhart, Health Dept.
Plat File

March 2, 1982

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

Re: Pinaire Mobile Home Park - layout plan and revised landscape plan

Dear Mr. Previtara:

We have reviewed the above-referenced plans which you submitted to our office on Friday, February 26, 1982. Four copies of the final layout plan are being forwarded to Mike Everhart, Environmental Health Director, for his review. Mr. Everhart is the one who needs to approve the final plan and he is the person to whom application is made for a park license. By copy of this memo, we are asking Mr. Everhart to return one copy of the plan when approved, to the Planning Department for our files and one copy to you.

The revised landscape plan is NOT acceptable. The conditional use permit required a "solid landscape buffer of deciduous and coniferous plant material around the entire perimeter." Russian Olives would be satisfactory for some of the deciduous materials but evergreens are also required. The conditional use permit specifies "coniferous" evergreens but even some of the few coniferous evergreens probably would be acceptable. The size plants that are to be installed and whether they are bare-root, balled and burlapped, etc., are to be specified as well as their maximum expected height. The heights could be shown on the typical section drawings.

All plants should be as far away from the utility easements as possible, especially on the east where the utility easement is only eight feet wide.

We note that you propose to delete the landscape buffer along the west line. This is acceptable since there are no residences between the west line and the river and there are already a number of scattered trees.

Mr. Bob Previtera
3-2-82
Page 2

The landscape plan approved in 1969 is still the required landscape plan unless you submit a revised plan which is acceptable. If a revised landscape plan is approved in the future, we will forward a copy to Mike Everhart.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:LO:bh

cc: Mike Everhart, Director, Environmental Health Division, Health
Department

S/D Comm. - accepted 8-6-81
MAPC accepted 1-13-81
BCC accepted 1-5-82

D-1034

EASEMENT AND CONSTRUCTION AND MAINTENANCE AGREEMENT

This indenture made this 24 day of July, 1981, between Mary E. Pinaire and the Marion B. Pinaire Estate, hereinafter called "First Party" and Sedgwick County, Kansas, hereinafter called "Second Party".

That the First Party in consideration of One Dollar and other valuable consideration, does by these presents grant to the Second Party, its successors and assigns, a perpetual thirty foot easement for construction and maintenance of a standard eight foot top and 2:1 side slope levee embankment as indicated on plan and elevation of attached Exhibit "A". The center line of said easement being described as follows:

Beginning at a point 50 feet west and 1329.48 feet south of the NE corner of the NW 1/4 of the SW 1/4 of Section 23, T28S, R1E of the 6th P.M., Sedgwick County, Kansas; thence westerly, parallel with and 15 feet south of the south line of Pinaire Mobile Home Park 1900 feet more or less to the intersection of the center line of an existing 50 foot levee easement.

It is also agreed that as part of the development of said Pinaire Mobile Home Park, the First Party agrees to construct and maintain a levee on the above described easement and on part of the easement as indicated on plan and elevation of attached Exhibit "A" recorded April 23, 1969, in Misc. Book 641, Pg. 408, said part of easement described as follows:

Beginning 2,474.20 feet west of the centerline of Clifton Street on the south line of Oaklawn Addition extended; southwest at a deflection angle to the left of 81 degrees 59 minutes off the south line of Oaklawn Addition extended a distance of 16.34 feet; thence west at a deflection angle to the right of 78 degrees 19 minutes a distance of 350 feet; thence southeast at a deflection angle to the left of 99 degrees 19 minutes a distance of 240 feet; thence southeast at a deflection angle to the left of 11 degrees 35 minutes a distance of 200 feet; thence southeast at a deflection angle to the left of 5 degrees 14 minutes a distance of 200 feet; thence northeast at a deflection angle to the left of 72 degrees 02 minutes a distance of 220 feet; thence east at a deflection angle to the right of 9 degrees 11 minutes a distance of 210 feet; thence southeast at a deflection angle to the right of 77 degrees 51 minutes a distance of 470 feet; thence southeast at a deflection angle to the left of 3 degrees 06 minutes a distance of 310 feet; thence southwest at a deflection angle to the right of 47 degrees 31 minutes a distance of 520 feet; thence southeast at a deflection angle to the left of 49 degrees 39 minutes a distance of 350 feet; thence south at a deflection angle to the right of 18 degrees 26 minutes a distance of 380 feet; thence south at a deflection angle to the right of 3 degrees 52 minutes a distance of 340 feet; thence southeast at a deflection angle to the left of 11 degrees 53 minutes a distance of 365 feet; thence southeast at a deflection angle to the left of 4 degrees 44 minutes a distance of 850 feet.

The construction and maintenance of this levee shall end at this point.

The remainder of the easement recorded April 23, 1969 in Misc. Book 641, Pg. 408, will still be valid and the usage thereof shall occur when development occurs southerly of Pinaire Mobile Home Park Addition and within the land bounded by the easement.

The First Party also agrees to construct a levee within the 40 foot drainage and embankment easement as shown on the recorded Plat of "Pinaire Mobile Home Park", said levee to terminate 100 feet south of the north line of said Pinaire Mobile Home Park.

Maintenance of the levees shall be the responsibility of the First Party, until such time as the Governing Body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the levees.

IN WITNESS WHEREOF, The First Party has executed this instrument the day and year first above written.

Mary E. Pinaire
Mary E. Pinaire

MARION B. PINAIRE ESTATE

By Mary E. Pinaire

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

BE IT REMEMBERED that on this 24th day of Sept, 1981, before the undersigned, a Notary Public in and for the County and State aforesaid, came Mary E. Pinaire, and Mary E. Pinaire as Executor of the Estate of Marion B. Pinaire, who are personally known to me to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my name and affixed my seal the day and year last above written.

THOMAS A. STRUBLE
STATE NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS
MY APPT. EXPIRES

Thomas A. Struble
Notary Public

My commission expires: March 11, 1984

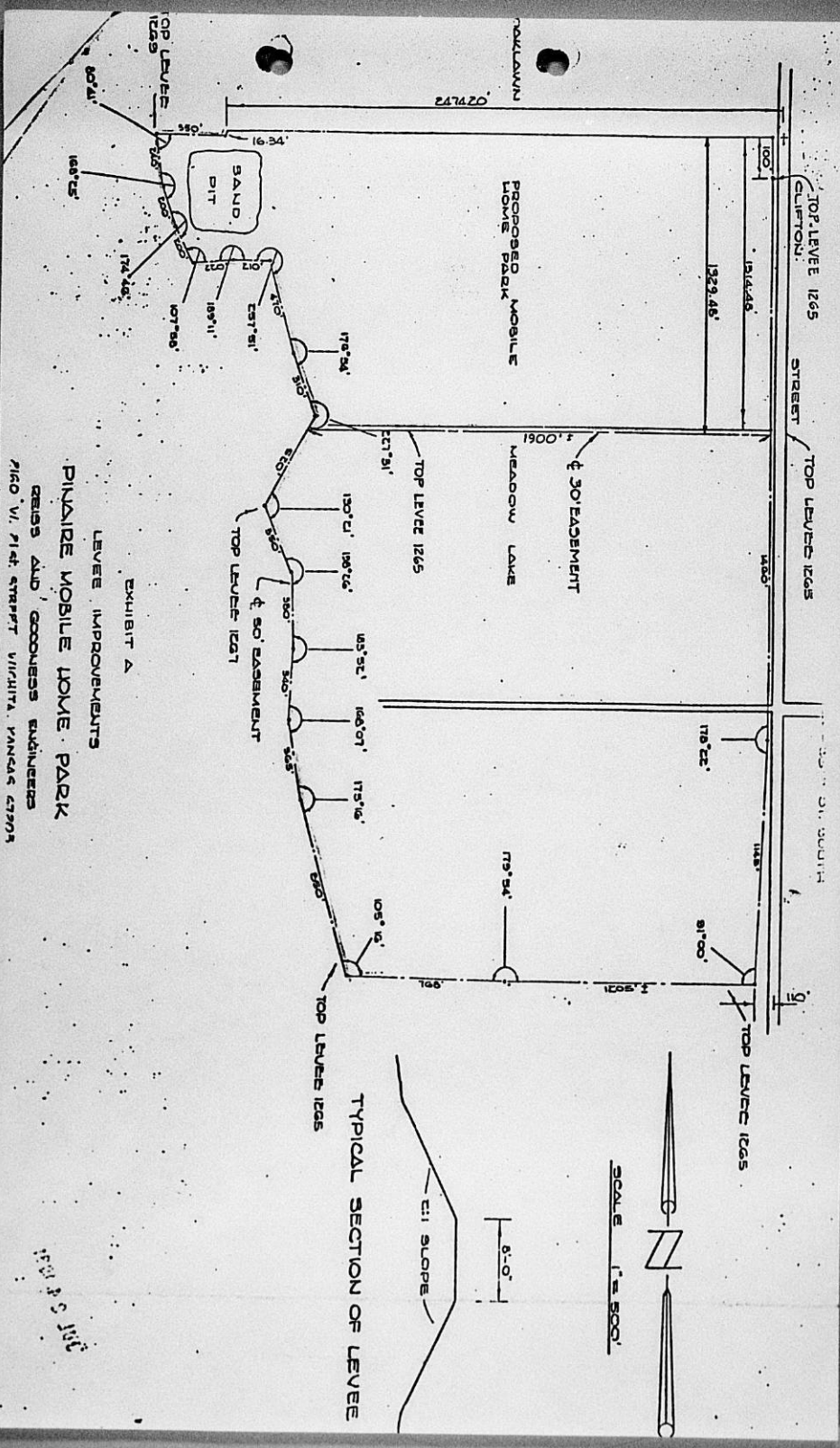
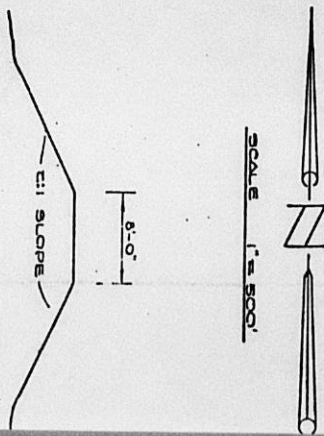


EXHIBIT A
 LEVEE IMPROVEMENTS
 RIVAIRE MOBILE HOME PARK
 DEUS AND GOODNESS ENGINEERS
 2100 W. 1st STREET WICHITA, KANSAS 67205

TYPICAL SECTION OF LEVEE



APR 3 1968



KANSAS STATE BOARD OF AGRICULTURE

DIVISION OF WATER RESOURCES

GUY E. GIBSON, Chief Engineer—Director
901 Kansas Avenue
TOPEKA, KANSAS 66612
(913) 296-3717

W. W. DUITSMAN
Secretary

December 4, 1981

Mr. Trent Hardison
101 W. 58th Street South
Wichita, Kansas 67217

Dear Mr. Hardison:

Consideration has been given to your application for approval of plans relating to your proposed levee construction project along the Arkansas River, at a location in Sections 22, 23 and 27, all in Township 28 South, Range 1 East, Sedgwick County, Kansas.

In accordance with the provisions of K.S.A. 24-126 the Chief Engineer has approved the plans authorizing construction of the proposed levees.

The one set of plans submitted to this office has been endorsed with the Chief Engineer's approval and will be retained in our files. Should you wish any copies of the plans with the Chief Engineer's approval shown thereon, please submit the required number.

Very truly yours,

Keller Cordon
Engineer

KC:cb
cc: Robert G. Previtera

Received 12-11-81



DEPARTMENT OF THE ARMY
TULSA DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 61
TULSA, OKLAHOMA 74121

AUG 17 1981

REPLY TO
ATTENTION OF:

SWIOD-ML

12 August 1981

Mr. Bob Previtiera
2160 West 21st Street
Wichita, KS 67203

Dear Mr. Previtiera:

Please refer to our 11 August 1981 telephone conversation concerning your proposed repair of a levee near Derby, Kansas.

A search of our records indicates that we have not been associated with the levee located on the east bank of the Arkansas River in T. 28 S., R. 1 E., and sec. 22 and 23. I suggest that your plans for repair of the levee be coordinated with the Kansas Water Office in Topeka, Kansas.

If you have questions concerning this matter, please contact Mr. Bob Hope, Operations Division, PO Box 61, Tulsa, OK 74121, telephone (918) 581-7342.

Sincerely,

JAMES P. JONES
Chief, Operations Division

*Received
12/1/81*



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4408

PHONE 268-7801

Claud S. Shelor, P.E.
Director of Public Works / County Engineer

December 21, 1981

RECEIVED

DEC 23 1981

METROPOLITAN PLANNING

ROUTE 2

20

RE: Pinaire Mobile Home Park

Mr. Bob Previtara
Riess & Goodness
2160 West 21st St.
Wichita, KS 67203

Dear Mr. Previtara:

This office has reviewed the drainage plan as submitted for the above referenced addition and offers the following comments.

1. The drainage system within the perimeters of the final plat appears to be adequate, however, it is noted the flowlines of the southernmost east/west drainage ditch and the proposed sanitary sewer lateral south and parallel are quite close in elevation. If service lines are extended north under the ditch, around 1 foot of cover will occur in some cases. Therefore, consideration should be given to an additional lateral on the north side of the ditch, or encasement of each service line under the ditch.
2. Before approval of the offsite drainage ditch and pond can be given, we need the following items for submittal:
 - A. Need inflow/outflow computations for pond with no effect from the river to show adequacy of the system.
 - B. Need computations to show adequacy of the pond with river in flood stage (no discharge).
 - C. Define limits of proposed pond by elevations and distances to insure above mentioned storage computations are contained.

If you should have any questions regarding the above, please call.

Very truly yours,
Claud S. Shelor, P.E.
Director of Public Works/County Engineer

By 
Philip Dietrich

CSS/PED/cl

cc: Jack Galbraith, M.A.P.D.
Mike Everhart, Health Dept.

Plat file copy

November 20, 1981

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

Re: Pinaire Mobile Home Park

Dear Mr. Previtera:

We have reviewed the revised preliminary layout plan for Pinaire Mobile Home Park which you submitted last week and we are forwarding the preliminary sanitary sewer layout and drainage study to County Public Works for review. We have a few comments about this layout which are as follows:

1. The "lots" in the southeast corner appear to be too narrow considering the twenty-foot separation required between mobile homes. It would be very difficult to move mobile homes onto these "lots" because of this narrowness and the curve in the road and especially so if adjacent "lots" are occupied. The width of these "lots" should be increased.
2. The 10-foot landscape buffers may need to be moved out of the easements, especially the drainage and embankment easement on the east side of the plat. *11-21-81 Previtera said there is an embankment here to equalize elevations and it is not needed for drainage. He felt that if County P.W. could advise him that drainage easement is not needed then 10 ft planting can overlap the plat and dr. & embankment permit.*
3. For clarification purposes, the setbacks shown on the "typical lot arrangement" should include the requirements for a 20-foot separation between homes measured side to side and a 12-foot separation between homes back to back.
4. The final layout plan should give dimensions of all spaces as required by the County Trailer Code.

Also, please remember that a revised outside-of-City water application and approval from the Division of Water Resources for the proposed levee are still requirements which need to be completed before finalization of this project.

L.C.

3
Mr. Bob Previtera
11-20-81
Page 2

As we mentioned in our last letter, we do not see this revised layout as differing substantially from the original preliminary layout approved in 1969 and therefore, MAPC and County Commission approval are not required. Your final plans and application for park license are to be submitted to Mike Everhart, Environmental Health Division. You should check with him about the number of copies of the final layout and the final utility plans which he needs. With a copy of this letter we are forwarding to Mr. Everhart a copy of the revised preliminary layout, restrictive covenants filed with the plat, conditional use permit resolution, and landscape plan approved April 7, 1969.

By copy of this letter, we are asking Phil Dietrich of County Public Works to respond to you and to Mike Everhart regarding the drainage and sanitary sewer plans. If you or anyone receiving a copy of this letter have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:LO:bb

cc: Phil Dietrich (with attachments)
County Public Works, Courthouse, 67203

Mike Everhart (with attachments)
Health Department, 1900 E. 9th, 67214



REIS & GOODNESS ENGINEERS
2100 WEST 21ST STREET - WICHITA, KANSAS 67203 (316) 632-0213

November 12, 1981

Robert A. Lakin, Director of Planning
Metropolitan Area Planning Department
City, Hall, 10th Floor
455 N. Main Street
Wichita, Kansas 67202

RE: Pinaire Mobile Home Park
Sedgwick County, Kansas

Dear Mr. Lakin:

Enclosed are five (5) copies of the final mobile home park plan for Pinaire Mobile Home Park. In accordance with my correspondence with Jack Galbraith on July 9, 1981, I am sending this letter of request for the necessary approvals by you and the County Zoning Administrator.

The plan indicates the mobile home park dimensions, the easements as required by the final plat, a typical layout of a mobile home on one of the sites reflecting the required setbacks, etc. Also shown is the office space along with the required 10 foot landscape buffer around the perimeter of the site. Care has been taken to meet all the conditions of approval for CU-96, published on May 22, 1969. The County Trailer Code and the restrictive covenants on Pinaire Mobile Home Park were also followed in developing this revised final plan.

The differences in the plan originally approved in 1969 and the one to be considered for final approval are as follows:

1. There will now be 324 mobile home spaces as compared to 338; density becoming 5.9 units per acre.
2. Mobile Home spaces have been enlarged to accommodate today's larger mobile homes.
3. The sewage pumping station has been eliminated. Sewage collection will be accomplished by gravity flow. (See Sanitary Sewer and Drainage Plans, Pinaire Mobile Home Park.)
4. The construction and maintenance of the required loop levee will now take place in accordance with the "Easement and Construction and Maintenance Agreement" dated July 24, 1981, and to be recorded when the Kansas State Board of Agriculture, Division of Water Resources, approves the levee plans now in their possession. This document will replace the easement recorded April 23, 1969 in Misc. Book 641, Page 408 for the development of Pinaire Mobile Home Park only.

I hope you find these plans satisfactory for your review and that you make the necessary contacts for approval from County Zoning and the Environmental Health

plat file copy

RECEIVED

NOV 12 1981

METROPOLITAN PLANNING

ROUTE _____

Robert A. Larkin
November 12, 1981
Page 2

Department. If you have any further questions, please contact me.

Sincerely,

REISS & GOODNESS ENGINEERS

Bob Previtera

Bob Previtera

BP/cr
enc.

July 20, 1981

Files

Jack H. Galbraith, Chief Planner

Notes of Meeting

**M. S. Mitchell
Phil Dietrich
Bob Previtera
Jack Galbraith
Prospective owner**


General discussion concerned the dedication of a new east-west easement for the construction of a loop levee to be constructed on the south side of Pinaire Mobile Home Park Addition along with the construction of the levee along Clifton and along the west side of the site all the way south, as illustrated on Exhibit "A" of the original easement required as a condition of platting.

The general opinions expressed were to describe the original easement plus the new east-west one, and provide for the construction and maintenance of the levee along the west, and along the south and east sides of the plat. To not require the construction of the balance until the property to the south was platted and then that would be required of that plat. The purpose of retaining all of the original easement was so as not to have to go through a vacation process.

The schedule I provided was to file the dedication and construction and maintenance easement by July 24th.

S/D August 6
MAPC August 13
BCC August 25

Instruct Clerk not to record until all other conditions in my letter to Al Reiss dated June 9, 1981, had been completed and approved. It may not be necessary to wait, but there would appear to be no need to record new easement if for some reason they are not going to follow through on remaining conditions.


**Jack H. Galbraith
Chief Planner**

JHG:bb

July 8, 1981

Files

Jack H. Galbraith, Chief Planner

Notes of Meeting

M. S. Mitchell advises that the general discussion for plans to construct the required loop levee at a different location would meet with County Engineering approval. He agreed that the following would be appropriate:

Require a written statement from Mrs. Pinaire disclaiming the construction of the loop levee on her property; that she has no interest in that part of the loop levee being constructed on her remaining part of her property;

see D-1034

Submission of a new "easement" to the City;

Submitted to the Maintenance Department for review and approval; to County Public Works and to the BCC for acceptance and recording.
1-5-82

QUESTION: How do we release the original easement?

Discussed with Lakin on July 9, 1981, and it was agreed that we needed to vacate the original easement through the regular vacation process and to rededicate a new easement at the location - agreed upon by the City and County. Advised Previtera of dates and furnished vacation and dedication forms.


Jack H. Galbraith
Chief Planner

JHG:hh

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 9, 1981

Al Reiss
Reiss and Goodness Engineers
2160 West 21st Street
Wichita, Kansas 67203

Re: CU-96 - Conditional Use Application
for Pinaire Mobile Home Park.

Dear Al:

Bob Previtara has submitted a revised site plan for the above captioned C.U. which was approved in 1967. One of the nine conditions of approval was as follows:

Development shall take place in accordance with the Mobile Home Park Plan submitted by the applicants and approved by the Metropolitan Area Planning Commission and Board of County Commissioners, and any major changes in the Plan as determined by the County Zoning Administrator and the Director of Planning, shall require that the Plan be resubmitted for re-approval by the Planning Commission and County Commission.

The above referred plan was submitted in 1969 when the area was platted as Pinaire Mobile Home Park, and was approved by the then Director of Environmental Health, James Aiken. It is our understanding that the intent of the new design is to accommodate larger mobile homes in a park where spaces are rented and is not proposed to represent a replat showing individual platted lots on public streets.

I have reviewed the revision with Bob Lakin, as well as Phil Dietrich from the County, and a number of questions have been raised. We have also reviewed both the plat and conditional use files as well as the County Trailer Code and The Restrictive Covenants filed as a condition of platting. Although we do not see any significant design changes that would require the re-filing of a new application for approval by the Planning Commission and Board of County Commission, it will be necessary that prior to the Director of Planning's final approval, a number of changes be considered as well as complying with other conditions. Specifically, the following should be considered:

WICHITA - SEDGWICK COUNTY

Page Two
Al Reiss
June 9, 1981

see letter from Crews dated 11-12-81

Formally submit the final mobile home park plan with an accompanying letter of request outlining, in general, the differences of the original approved plan and the one to be considered for final approval. Such plan should indicate dimensions, particularly the easements required on the plat, a typical layout of a mobile home on one of the sites, reflecting the required setbacks, etc. Also, it would be appropriate to reflect the office, open space area if proposed, as well as the required 10 foot landscape area around the perimeter of the site so that all those who review the plan will recognize that as a requirement. We are not certain if the intent is to pave the 40 foot roadway as indicated on the plan, or only a 30 foot width as required by the Trailer Code, or the 28 foot that is stated in the restrictive covenants. These types of things would be helpful in our final review.

There are a number of triangular sites and other odd shaped sites that should be redesigned. There are also several short driveways that serve sites off the private circulation system. We would prefer that these be eliminated or increased in width and paved to the required 30 foot width.

One of the major areas that needs attention is drainage. In our review of these files with County Public Works, we reviewed the requirement for the construction of the loop levee and it was pointed out that at that time no requirement was made for submission and approval of an on-site drainage plan. Representatives from County Public Works believe this to be a problem, and our final approval will be conditioned on the submission of on site drainage plans to them for approval.

The other area that needs your client's attention is the signing of a new application for Outside-of-City Water Service that has the two clauses that agree to be annexed and to not incorporate. The Water Department should be contacted for this new form.

The last item that I have been asked to comment on is sanitary sewers. Inasmuch as the City treats sewerage from Oaklawn, and to be assured that the system is properly designed and manholes are not in the floodplain, please submit sewer plans to County Public Works for their review.

WICHITA - SEDGWICK COUNTY

Page Three
Al Reiss
June 9, 1981

① C-1996
conditions
of approval
② Reductive
commitments
③ Letter of
Landscape
plan

Attached are some materials that may be helpful to you and which I understand may not be in your files. If you have any questions on our comments or the materials enclosed, please call. Upon the receipt of the revised plans and your letter of request, we will obtain the necessary signatures of approval from County Zoning and the Environmental Health Department. Please submit five copies of the revised site plan.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:e1

Attachments

cc: Robert A. Lakin, Director of Planning
John Wynkoop, Director of Water
Mike Everhart, Director of Environmental Health
Claud S. Shelor, Director of County Public Works
Phil Dietrick, Senior Engineer, County Public Works
Syd Werbin, County Zoning Administrator

March 31, 1970

Mr. & Mrs. Marion B. Pinaire
R.F.D. 2
Derby, Kansas

Dear Mr. and Mrs. Pinaire:

This is to advise you that the Director of Planning has recommended that your applications for water and sewerage service for Pinaire Mobile Home Park, Sedgwick County, Kansas, be denied.

Your applications were approved by the Director of Public Works and Director of Water and Water Pollution Control, however, it is desirable that all three departments approve applications for service outside of the city prior to submission to the Board of City Commissioners of the City of Wichita, Kansas for their consideration.

If you wish to discuss your applications with the City Commission, we will schedule them for their consideration.

Very truly yours,

Robert H. Hess

Robert H. Hess
Director of Water and
Water Pollution Control

RRH:by

cc: Al Reiss, Reiss & Goodness
Robert A. Lakin, Director of Planning
R. W. Bruggeman, Director of Public Works



10
Hald
March 27, 1970

Robert H. Hess, Director of Water

Robert A. Lakin, Director of Planning

Water/Sewer Extension - Pinaire Mobile Home Park

The applications for extension of both water and sewer service outside the city which you forwarded for my concurring signature have been reviewed in light of existing city policy, past recommendations on annexation of the Oaklawn area and the adopted growth policies of the Comprehensive Plan. I have also reviewed the conditional use case (County) and subdivision file for the Pinaire Mobile Home Park.

Based on the joint discussion we held with the City Manager concerning the annexation of Oaklawn, and for the following reasons, I recommend approval not be given as requested. The reasons are:

- 1) Growth patterns as adopted in the Comprehensive Plan indicate growth to the south along the Southwest Main Sewer, to the west, east and northeast. Extension of City of Wichita sewer and water east of the River and south of MacArthur will encourage growth in an area where it should not be encouraged. Although we recommended the mobile home park, it was on the basis of limited growth and based on written acknowledgment from the Oaklawn Improvement District that water and sewer would be made available. The Resolution of the County acknowledges this and approval was based solely on hook-ups with Oaklawn or the conditional use was null and void. No alternate source of service was authorized, although I'm sure neither our staff nor the County was looking at this case in this light.
- 2) If approval is granted, the area is annexable and should then be immediately annexed. This, then, would start an enclavement action which would logically result in the annexation of Oaklawn and Sunview Improvement Districts. The City has already taken a position against annexation of this area at this time. Annexation poses a number of problems similar to those

Wichita has experienced in Elmerview, e.g., substandard lots and construction (although extensive maintenance has improved this condition), streets, utilities, etc., with a very minimal cost-benefit relationship.

- 3) If annexation should occur as outlined above, then the sewer lines should be built to serve both Oaklawn and the Pineire development, thus, the proposed sewer line location and sizing is probably wrong.
- 4) If sewer and water is extended to Oaklawn and Pineire, then consideration should be given to constructing what has been referred to as the Southeast Sewer. This, a 1/2 million (\$) project is not proper until a complete plan (land use and sewer) revision has been made. Too many other demands on our limited sewer fund resources exist to fund this at this time.
- 5) Sewer and water facilities are available from Oaklawn. (See attached letter.)

One additional item in these applications should be considered for addition study and review. This relates to cost estimates, percent of City participation and method of payment for these line extensions. Although the water application forms lightly hit this, the sewer form has nothing on finance. I know it costs to develop detailed costs or firm estimates on sewer. However, two things could be done: 1) Hold a conference with Bruggeman and me to see if problems of policy interpretation or application exist (if so don't proceed with developing estimates); 2) deposit by the applicant to cover costs of developing estimates.

Knowing costs now, and who pays would help me in making a final decision on these applications. I'm sure it would help the City Manager and Commission. It would also prevent the somewhat embarrassing situation we had on Kessler's application some weeks ago. By copy of the memo, I would ask that the Manager assign the Budget and Management Division, or one of our Departments, the project of reviewing the application forms, approval and cost information procedures.

RAL:hh

cc: Ralph Walk, City Manager
Ray Bruggeman, Director of Public Works
James Aiken, Director of Environmental Health
Jack Galbraith, Senior Planner
Robert Young, Senior Planner
James Looney, Planner III

MICROFILMED
FROM THE BEST
AVAILABLE COPY

March 13, 1970

Ralph Wulz, City Manager

Robert A. Lakin, Director of Planning

Application and Permit for Water and Sewage
Service Outside the City - Pinaire Mobile Home Park

Hess has forwarded, through Ray Bruggeman, applications for both sewer and water service for the Pinaire Mobile Home Park located south of Oaklawn around Meadow Lake. This particular area has a long history involving a Conditional Use application and a plat, having previously been processed through our office and approved by the Board of County Commissioners and the City Commission (plat only). At the time of the platting process, there were several problems, including drainage and the provision of water and sewer service. The drainage problems have been solved by the construction of loop levees and it appears that things are adequately taken care of. In connection with the plat approval, however, the Subdivision Committee made the requirement that they contract with the Oaklawn Improvement District for both water and sewer service. Before the plat was forwarded to the Board of City Commissioners and the County Commission, the applicants did, in fact, obtain such a letter of agreement from that improvement district. These files, including the letter, are now in the Salt Mines but can be retrieved should we need to go into this case deeper.

This request for service raises some very interesting questions, including the annexation of the Oaklawn and Sunview Improvement Districts. I believe while Assistant City Manager you wrote a report for the City Commission in the form of a CC in connection with these improvement districts. Not long ago, we discussed the annexation of this area and Ray Bruggeman's discussion with the Board of County Commissioners. I know it has been your general feeling that it was not appropriate to annex this area at this time. I think it is obvious to all that there are more problems in this area than there are benefits to be received by immediate annexation. However, continued deferral of annexation of this area would not seem to lead to the solution of the existing problems any quicker. In fact, it is beginning to look, particularly with this application, like the problems are not going to be solved, but will be compounded. This is, basically, true in the fashion

Page 2 - Ralph Wulz
March 13, 1970

that water and sewer lines will be constructed to service this mobile home improvement south of the improvement districts and yet will not involve the furnishing of these services to the improvement districts which, I understand, still need a better level of service than they are now enjoying through their own facilities.

The standard request for annexation form is included in the application. It would be my opinion that we could probably annex a section of the Arkansas River and then annex the Pinaire Mobile Home park if these services are extended. If we are to extend these services, I see no reason why we should not cross the River and then annex the mobile home park area. However, I am sure that Pinaire has no idea that he might be annexed and thus would be immediately within the city limits. If we were to annex Pinaire, we would then begin to build a situation of enclavement around the Oaklawn Improvement District and this, then, would begin to raise the questions again of MacArthur bridge, etc. I have talked to Jim Aiken a little bit about the question of annexation of this area and I suppose that both he and I believe that the development of the urban area will be better off if the City of Wichita assumes the obligation of policing this somewhat substandard area. The problems of annexing an area which may be substandard leaves us the whole range of questions that still exist with us in the Planeview area. It is a difficult and ticklish situation and I believe that the approval or disapproval of this particular set of applications may have rather significant implications for us on a long range basis, or even the short range basis in the immediate area. I'd like to suggest a meeting with Hess, Bruggeman, Aiken and myself with you to discuss a little bit further the implications of this application.

Also attached is a copy of a memorandum prepared by Jim Looney for my use in evaluating these applications. I thought you might find it of interest also. One section in particular needs to be followed through on - that being a written agreement on payment of costs for the sewer.

RAL:ber

cc: Robert Hess, Director of Water
R.W. Bruggeman, Director of Public Works
James Aiken, Director Environmental Health

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE
March 12, 1970

THE
ROAD TO
SAFETY



TO Robert A. Lakin, Director of Planning
FROM James P. Looney, Planner *JPL* Long Range Planning
Division
SUBJECT Pinaire Mobile Home Park

Reference is made to the application for sewer and water service by the owners of the Pinaire Mobile Home Park. I have checked with the Water Department as to the length of transmission main necessary to construct and also I checked with Dean Sellers relative to the construction of sanitary sewer facilities.

With respect to extending the water service it would be necessary to construct over a mile of 12-inch water main in Clifton Avenue to reach this development. This would cost the Water Department \$57,283 which they would not ordinarily be spending to extend a water transmission main to such an undesirable area. Also the layout of water mains inside the development does not indicate the location of any fire hydrants. Although this is not a requirement of the development, the water mains are large enough for such a service and for a mobile park of this apparent size, it would appear highly desirable that fire hydrants be installed.

Dean Sellers tells me that the owners would provide their own sanitary sewer collection system and the pumping station to pump sewage across the river and tie into the City sanitary sewer extending south toward Treatment Plant No. B. He indicated there would be no cost to the City at this time, however, it is assumed that if sewer service is allowed the development will pay the sewer service charges.

As you know it is the policy to not extend sanitary sewer service to any new development outside the City unless it can be annexed when and if the City so desires. In this case it appears that all of Oaklawn would have to first be annexed before this particular development could legally be annexed. Consequently, the annexation clauses in the contract are of no particular use at this time.

It is understood that this development already has an agreement with Oaklawn Improvement District to obtain water and sewer services from them. As you know the water table is especially

Page 2 - Pinaire Mobile Home Park - March 12, 1970

close to the ground surface in this area and the construction of any septic tank systems or lagoon systems for sewage disposal would be impractical.

The above are some of the reasons that I do not think this application should be approved and it is my recommendation that we not sign the application and further I would urge that the application be denied.

JPL:bh

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	67-52	Name	PINAIRE MOBILE HOME PARK ADDITION
Application Filed:	5-16-67	Sketch Filed:	5-16-67
Preliminary Plat Filed:	7-17-67	Approved by S/D:	2-20-69
Final Plat Filed:	2-24-69	Approved by S/D:	3-6-69
Approved by Metropolitan Area Planning Commission:			3-13-69

DESCRIPTION

General Location: South of Idlewild Drive in an area between
Clifton and the Arkansas River

Surveyor or Engineer: Reiss & Goodness
Owner: Marion B. and Mary E. Pinaire
Address: RFD #2, Derby

- | | | | | |
|--------------------------|-------------|--------------------------------|-------|-----|
| 1. Gross Acreage of Plat | 55.0 | 5. Lineal Feet of New Streets: | | |
| 2. Number of Lots: | | a. _____ R/W _____ ft. | | |
| Residential | 1 | b. _____ R/W _____ ft. | | |
| Commercial | _____ | c. _____ R/W _____ ft. | | |
| Industrial | _____ | d. _____ R/W _____ ft. | | |
| Other | _____ | e. _____ R/W _____ ft. | | |
| Total Number of Lots: | 1 | TOTAL | None | ft. |
| 3. Minimum Lot Frontage: | 1314.48 ft. | 6. Existing Zoning: | "R-1" | |
| 4. Minimum Lot Area | N/A sq.ft. | | | |

Sidewalks are not required adjacent to Clifton as the plat lies outside the City limits of Wichita.

Planning Commission Recommendation:

BLEDSOE moved and HENNESSY seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to the following conditions:

(See attached sheet)

Vote of Planning Commission: Unanimous

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign, and instruct the City Clerk to file the Restrictive Covenants and Easement of record with the Register of Deeds, the cost of which shall be paid by the applicants.

S/D 67-52 - PINAIRE MOBILE HOME PARK ADDITION

Conditions of approval:

1. The mobile home park shall be developed in accordance with the Pinaire Mobile Home Park Plan submitted to and approved by James Aiken on January 3, 1967.
 2. The applicant shall submit restrictive covenants which will assure the maximum density and development of the mobile home park as outlined in the conditions of approval of the associated Conditional Use Case CU-96. Two copies of these restrictive covenants, properly executed, shall be submitted to the Planning Department for review and forwarding with the plat to the Board of City Commissioners.
 3. The applicant shall develop the mobile home park in accordance with all applicable conditions established in the County Trailer Code.
 4. No individual mobile home space shall have direct access to a public right of way.
 5. All private roads within the mobile home park shall be paved with asphalt, concrete or other comparable material as required in the associated Case CU-96.
 6. The applicant shall submit the properly executed instrument which will convey the easement, as well as set forth the necessary assurances that the developer will construct and provide for the continued maintenance of the drainage loop levee. The applicant as well shall obtain a letter from M. S. Mitchell of the Maintenance Division of the Department of Public Works which indicates that said easement and/or instrument is satisfactory, a copy of said letter is to be submitted to the Planning Department.
 7. Recording within 30 days after approval by the Board of City Commissioners.
-

RESTRICTIVE COVENANTS

We, the undersigned, Marion B. Pinaire and Mary E. Pinaire, the owners of the following described property, to wit: Beginning at the northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, T 28 S, R 1 E of the 6th P.M., Sedgwick County, Kansas; thence west 1,812.14 feet; south 1,314.48 feet; east 1,812.14 feet; north 1,314.48 feet to the point of beginning, containing 54.68 acres, more or less do hereby make this declaration, this 8th day of April, 1969:

WITNESSETH:

WHEREAS, the above-described property is in the process of being platted as Pinaire Mobile Home Park; and

WHEREAS, the Board of County Commissioners has approved a Conditional Use Application for a mobile home park; and

WHEREAS, the undersigned contemplate the construction, maintenance and operation of said property under said Conditional Use Approval as a mobile home park and in accordance with plans approved by the Metropolitan Area Planning Commission on March 13, 1969; and

WHEREAS, the undersigned, in connection therewith, desire to make the following declarations as to the limitations, restrictions and uses to which said park and mobile home spaces constituting said area may be put, hereby specifying that the said declarations, restrictions and uses shall constitute covenants running with the land as provided by law, and this declaration of restrictions and covenants is for the purpose of setting forth the requirements upon the undersigned and their successors in title which requirements, limitations, restrictions and uses shall be for the benefit of the governing body having jurisdiction.

NOW, THEREFORE, the undersigned do hereby declare that the following will be complied with by the undersigned, and their successors in title so long as the said property shall be used for a mobile home park, to-wit:

1. All private streets shall be constructed at least 28 ft. wide with concrete curb and gutter and constructed of asphalt or other hard surface material.

2. Each mobile home space shall consist of at least the following:
 - a. An 18 foot by 18 foot off street, asphalt or other hard surface material, parking slab.
 - b. All utilities including municipal sewer, water, gas electricity and telephone will be made available.
 - c. Gas or electrical outdoor post lighting will be provided.
3. All utilities shall be underground except for electric primary lines.
4. Fire hydrants will be installed.
5. Electrical outlets shall furnish both 120 and 240 volts.
6. In connection with the operation and maintenance of said mobile home park, the following shall constitute a covenant to run with the land so long as said land shall be used for the purposes of a mobile home park. Such covenants running with the land are as follows, to-wit:
 - a. All mobile homes must connect and use municipal sewer and water, or be connected to a private system approved by the Wichita-Sedgwick County Health Department; and franchise gas and/or electricity.
 - b. The number of mobile homes shall not exceed the equivalent of a gross density of seven units per acre.
 - c. The minimum size lot for each mobile home site shall be 4,000 square feet.
 - d. The area shall be limited to mobile homes as defined by the County Trailer Code.
 - e. A 10-foot minimum planting area shall be maintained around the perimeter of the mobile home park consisting mainly of coniferous and deciduous plant material in accordance with the approved Landscape Plan dated April 7, 1969.
 - f. Minimum length and width of mobile homes permitted in said park to be 50 feet by 10 feet.

The above covenants, conditions and limitations shall run with the land and be binding upon the present owners, their successors, trustees and assigns and all parties claiming by, through or under them so long as said property shall continue to be used for the purposes of a mobile home park; provided, however, that these protective covenants may be

altered, modified or changed only by action of the Board of City Commissioners of the City of Wichita upon a proper hearing therefor and a copy of this instrument shall be filed in the office of the Register of Deeds, of Sedgwick County, Kansas.

In the event the owners of said property as above set forth or their successors in interest or assigns shall violate or attempt to violate any of the conditions, covenants and limitations as contained herein, it shall be lawful for the City of Wichita or any governmental agency having jurisdiction to prosecute any proceeding at law or in equity against said party or parties violating or attempting to violate any such covenant, limitation or condition either to prevent them from doing so or to compel compliance therewith; provided, however, that a failure to prosecute for such violation shall not constitute a waiver of any rights under this declaration.

IN WITNESS WHEREOF, the said owners and grantors of this limitations, conditions, covenants or restrictions have executed this declaration on the day and year above written in Wichita, Sedgwick County, Kansas.

Marion B. Pinaire
Marion B. Pinaire

Mary E. Pinaire
Mary E. Pinaire

STATE OF KANSAS)
COUNTY OF SEDGWICK } ss.

BE IT REMEMBERED that on this 8th day of April, 1969, before me, a Notary Public in and for said county and state, personally appeared Marion B. Pinaire and Mary E. Pinaire, known to me to be the persons who executed the foregoing instrument designated as Restrictive Covenants and acknowledged severally that they each executed the same as their free and voluntary will.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the date last above written.

Hazel M. McConaughy
Notary Public
Hazel M. McConaughy

My commission expires:

May 15, 1970



MAP

THE CITY OF WICHITA

CENTENNIAL 1869-1969

JOHN DEKKER, DIRECTOR OF LAW AND CITY ATTORNEY

MAR 14 1969



DEPARTMENT OF LAW
OFFICE OF CITY ATTORNEY
AMHERST 2-0811 — AREA CODE 316
SUITE 800 — BROWN BUILDING
WICHITA, KANSAS 67202

March 12, 1969

Mr. James W. Sargent
Jochems, Sargent & Blaes
Attorneys at Law
500 Farmers & Bankers Life Building
Wichita, Kansas 67202

Re: Proposed 50' Levee Easement

Dear Mr. Sargent:

Enclosed is a copy of a communication which I have received from the Superintendent of Public Works Maintenance for the City in response to your proposed easement sent to me with your letter of January 6, 1969.

It is my opinion that the language in the instrument is sufficient to insure that the owner and future owners are responsible for constructing and maintaining the levee described in the instrument at least until such time as the government might take over its maintenance, etc. If you agree with this, please initial the letter and return it to me so that I may keep the same on file.

Very truly yours,

John Dekker
John Dekker
Director of Law

JD:cr
Enclosure

THE CITY OF WICHITA

CENTENNIAL 1869-1969

JOHN DEKKER, DIRECTOR OF LAW AND CITY ATTORNEY

MAR 14 1969



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OFFICE OF CITY ATTORNEY
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Very truly yours,


John Dekker
Director of Law

JD:cr
Enclosure

THE CITY OF WICHITA

OFFICE OF Asst. Supt. Public
Works Maintenance



THE
ROAD TO
SAFETY



TO John Dekker, Director of Law

FROM M. S. Mitchell, Asst. Supt. Public
Works Maintenance

SUBJECT Pinaire Mobile Home Park

Reference is made to your memoranda of January 7 and January 10 forwarding copies of a proposed 50 foot levee easement prepared by Jochems, Sargent & Blaes. We reviewed each of the editions furnished by those memoranda and on request of Mr. Sargent and his engineer, Mr. A. E. Reiss, furnished copies marked with changes we recommended.

The early editions of the easement refer to Exhibit A as showing the information contained in and referred to in the text of the easement. Exhibit A as it was then drawn showed a plan view the centerline of the proposed levee from its point of beginning 2474.20 feet west of the NE corner of the NW 1/4 of the SW 1/4 of Section 23, T-28-S, R-1-E to its end at a point 75 feet west and 1314.48 feet south of the same corner; a typical levee section' and the location of the proposed mobile home park the levee improvement is intended to protect. Exhibit A did not show the elevation to which the levee was to be constructed and maintained, this information being, in earlier documents, shown on two other exhibit drawings neither of which was referred to in the early editions of the easement. In order to keep the easement simple, we suggested that the top of levee elevations be shown on Exhibit A. This has been done, the legal description has been checked, and we are satisfied that the easement provides the right-of-way necessary to construct and maintain the levee to the typical section and elevation shown on Exhibit A. I assume that the statement in the easement that "First Party further agrees that until such easement becomes operable by reason of passage" of a resolution, "a levee will be constructed and maintained by the property owners." is sufficient to insure that this owner, and all future owners, are responsible for constructing and maintaining the standard levee described in the first part of the easement and to the typical section and elevations shown on Exhibit A. If the easement contains such a guarantee, we recommend its acceptance and approval.

If further information is desired, please advise.

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

MSM/cs

cc: G. H. Wilton
City Attorney File
Pinaire Mobile Home Park Addition Plat File
Arkansas River File

Attachement

E A S E M E N T

THIS INDENTURE made this 8 day of February, 1969, between Marion B. Pinaire, Mary E. Pinaire, and the H. F. Pinaire Estate, hereinafter called "First Party," and Sedgwick County, Kansas, hereinafter called "Second Party."

WITNESSETH:

That the First Party in consideration of One Dollar and other valuable considerations, does by these presents grant to Sedgwick County, Kansas, its successors and assigns, a perpetual fifty-foot easement for maintenance and construction of a standard eight-foot top and 2:1 side slope levee embankment in the event the appropriate county or other governing body having jurisdiction over the land hereinafter described does by resolution declare a necessity to be in existence for the use of such land as above described. The land affected by this easement shall be twenty-five feet on each side of a center line as shown on Exhibit "A" attached hereto and made a part hereof, with said center line being legally described as follows:

Beginning 2,474.20 feet west of the centerline of Clifton Street on the south line of Oaklawn Addition extended; southwest at a deflection angle to the left of 81°59' off the south line of Oaklawn Addition extended a distance of 16.34 feet; thence west at a deflection angle to the right of 78°19' a distance of 350 feet; thence southeast at a deflection angle to the left of 99°19' a distance of 240 feet; thence southeast at a deflection angle to the left of 11°35' a distance of 200 feet; thence southeast at a deflection angle to the left of 5°14' a distance of 200 feet; thence northeast at a deflection angle to the left of 72°02' a distance of 220 feet; thence east at a deflection angle to the right of 9°11' a distance of 210 feet; thence southeast at a deflection angle to the right of 77°51' a distance of 470 feet; thence southeast at a deflection angle to the left of 3°06' a distance of 310 feet; thence southwest at a deflection angle to the right of 47°31' a distance of 520 feet; thence southeast at a deflection angle to the left of 49°39' a distance of 350 feet; thence south at a deflection angle to the right of 18°26' a distance of 380 feet; thence south at a deflection angle to the right of 3°52' a distance of 340 feet; thence southeast at a deflection angle to the left of 11°53' a distance of 365 feet; thence southeast at a deflection angle to the left of 4°44' a distance of 850 feet; thence east at a deflection angle to the left of 74°44' to a point 110 feet west of the centerline of Clifton Street; thence northerly 1,145 feet to a point 75 feet west of the centerline of Clifton Street; thence north and parallel to the centerline of Clifton Street to a point being 100 feet south and 75 feet west of the northeast corner of the northwest quarter of the southwest quarter (NW/4 SW/4) of Section 23, Township 28 South, Range 1 East of the 6th P. M., Sedgwick County, Kansas.

First Party further agrees that until such easement becomes operable by reason of the passage of the aforementioned resolution, a levee will be constructed and maintained by the property owners.

IN WITNESS WHEREOF, the First Party has executed this instrument the day and year first above written.

Marion B. Pinaire
Marion B. Pinaire

Mary E. Pinaire
Mary E. Pinaire

H. F. PINAIRE ESTATE

By Carl J. Pinaire

By Cecile L. Pinaire

STATE OF KANSAS, SEDGWICK COUNTY, ss:

BE IT REMEMBERED that on this 2 day of February, 1969, before the undersigned, a Notary Public in and for the County and State aforesaid, came Marion B. Pinaire, Mary E. Pinaire, and Cecile L. Pinaire and Carl J. Pinaire as co-executors of the estate of H. F. Pinaire, who are personally known to me to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my name and affixed my seal the day and year last above written.

Carl M. McManis
Notary Public

My Commission expires: May 15, 1970

AFFIDAVIT CONCERNING OWNERSHIP AND TAXES
WITH REGARD TO PINAIRE MOBILE HOME PARK

STATE OF KANSAS, SEDGWICK COUNTY, ss:

James W. Sargent, of lawful age, being first duly sworn,
upon his oath states as follows:

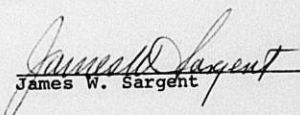
1. He is attorney for Marion B. Pinaire and Mary E. Pinaire, husband and wife, who have submitted for approval a plat known as the Pinaire Mobile Home Park Addition to Sedgwick County, Kansas. This plat includes land legally described as follows:

Beginning at the Northeast corner of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section 23, Township 28 South, Range 1 East of the 6th P. M., Sedgwick County, Kansas, thence West 1,812.14 feet; thence South 1,314.48 feet; thence East 1,812.14 feet; thence North 1,314.48 feet to the place of beginning, containing 54.68 acres, more or less.

2. Affiant states that he knows of his own knowledge that Marion B. Pinaire and Mary E. Pinaire are owners in fee simple of the real estate described in paragraph 1 above.

3. Affiant further states that he knows of his own knowledge that all taxes due and owing upon the aforementioned real estate have been paid.

Further affiant saith not.


James W. Sargent

Subscribed and sworn to before me this 27th day of
March, 1969.


Notary Public

My Commission expires: June 18, 1970



REISS & GOODNESS ENGINEERS

Consulting Engineers

2160 E. DOUGLAS AVE.
WICHITA, KANSAS 67214

State of Kansas)
County of Sedgwick) ss.

I, Charles M. Goodness, Professional Engineer in said county and state, do hereby certify this 27th day of March, 1969 that iron pins have been set in Pinaire Mobile Home Park to Sedgwick County, Kansas as required by the Subdivision Rules and Regulations of the Metropolitan Area Planning Commission.

Charles M. Goodness

Charles M. Goodness, P. E.



March 17, 1969

A. E. Reiss, P. E.
Reiss & Goodness Engineers
2160 East Douglas
Wichita, Kansas 67214

Subject: S/D 67-52 - Final Plat of
Pinaire Mobile Home Park Add.

Dear Mr. Reiss:

At its regular meeting on March 13, 1969, the Metropolitan Area Planning Commission considered the Final Plat of Pinaire Mobile Home Park Addition. The action of the Planning Commission was to recommend that the plat be approved, subject to the following conditions:

- + / 1. The mobile home park shall be developed in accordance with the Pinaire Mobile Home Park Plan submitted to and approved by James Aiken on January 3, 1967.
- OK 2. Indicating "access control except for one opening" adjacent to the west line of Clifton on the face of the plat and with the proper wording in the plat's text. (such wording may be obtained from the Planning Department.)
- OK 3. Label the 40-foot building setback line adjacent to Clifton on the face of the plat.
- + / 4. The applicant shall submit restrictive covenants which will assure the maximum density and development of the mobile home park as outlined in the conditions of approval of the associated Conditional Use Case CU-96. Two copies of these restrictive covenants, property executed, shall be submitted to the Planning Department for review and forwarding with the plat to the Board of City Commissioners.
- + / 5. The applicant shall develop the mobile home park in accordance with all applicable conditions established in the County Trailer Code.

Mr. A. E. Reiss
March 17, 1969
Page 2

- X ~~6.~~ No individual mobile home space shall have direct access to a public right of way.
- X ~~7.~~ All private roads within the mobile home park shall be paved with asphalt, concrete or other comparable material as required in the associated case CU-96.
- OK ~~8.~~ A 10-foot minimum width solid landscape buffer of deciduous and coniferous plant material around the entire perimeter of the mobile home park was a condition of CU-96. The applicant shall submit a landscape plan showing the type, location and maximum height of plant material to the Planning Department for its review and approval. One additional copy of the plan shall be submitted to M. S. Mitchell of the Maintenance Division of the Department of Public Works.
- X ~~9.~~ The applicant shall submit the properly executed instrument which will convey the easement, as well as set forth the necessary assurances that the developer will construct and provide for the continued maintenance of the drainage loop levee. The applicant as well shall obtain a letter from M. S. Mitchell of the Maintenance Division of the Department of Public Works which indicates that said easement and/or instrument is satisfactory, a copy of said letter is to be submitted to the Planning Department.
- OK ~~10.~~ The utility easements adjacent to the north, west and south lines of the plat shall be increased to 20 feet in width. It was also suggested that the applicant's engineer coordinate the drainage easement, 10-foot planting strip and the utility easement which are adjacent to the east line of the plat.
- X ~~11.~~ Recording within 30 days after approval by the Board of City Commissioners.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for its consideration.

- ~~1.~~ Compliance with the requirements of the Metropolitan Area Planning Commission.

Mr. A. E. Reiss
March 17, 1969
Page 3

- Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- Certification by an attorney that fee title is vested in the plattor.
- Certification that all taxes due and payable have been paid.
- Certification that the irons have been set as required by the Subdivision Rules and Regulations of the Metropolitan Area Planning Commission.

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

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:js

cc: Marion B. and Mary E. Pinaire
RFD #2
Derby, Kansas 67037

March 13, 1969

A. E. Reiss, P. E.
Reiss & Goodness Engineers
2160 East Douglas
Wichita, Kansas 67214

Subject: Restrictive covenants re-
quired as a condition of approval of
S/D 67-52 - Pinaire Mobile Home Park

Dear Mr. Reiss:

We have reviewed the covenants submitted and are concerned by the fact that they are written with the apparent intent of selling off parcels or spaces for mobile home use. The plat of Pinaire Addition is a one lot plat which can technically be split in ownership only once by the approval of a lot split application. If the applicant is desirous of having lots available for sale, then each lot must be platted meeting the minimum requirements of the Zoning Ordinance and Subdivision Regulations and must have access to public streets. Instead of lots, the areas on which mobile homes will be placed on this development should be referred to as mobile home spaces as defined in the Sedgwick County Trailer Code.

There are specific guarantees which are needed to assure the proper development of any mobile home park. The covenants should be tied with the plat of Pinaire Addition and should guarantee the development in accordance with the plans submitted to and approved by both Jim Aiken and the Metropolitan Area Planning Commission. Number 12 on the submitted covenant provides that no mobile home shall be placed on a space of less than 600 feet. The Trailer Code provides a minimum of 1500 square feet, and as nearly as we can scale the approved development plan by Jim Aiken, it has minimum spaces of approximately 5,000 square feet. This last figure is more in keeping with the present thoughts of the Planning Commission and City Commission. The total number of mobile homes must be specified in the covenants based

Mr. A. E. Reiss
March 13, 1969
Page 2

on the spaces on the approved development plan and should also be listed as number of units per gross acre which is the area less dedicated public streets. The approved plan, as nearly as we can tell, indicates 338 units.

Some additional items which are listed below should be a part of the covenants.

- a. Provide for a ten-foot minimum width planting area consisting of coniferous and deciduous plant materials around the entire perimeter of the mobile home park as approved on the Landscape Plan dated _____, 1969.
- b. Types and installation of all utilities serving the mobile home park and individual mobile home spaces shall conform in all respects to the requirements of the Sedgwick County Trailer Code.
- c. The width of private streets shall be specified and the materials used for the paving.

Attached for your information and review, which can be used for a guide, are covenants submitted on other recently approved mobile home parks. Only the covenants signed by V. B. Likin has been accepted at this time. You are probably aware that the Planning Commission and City Commission are concerned about mobile home parks which have been developed in the past and have directed the Planning Department to propose new standards for park development. Also attached is a "draft" covenant prepared for your review which attempts to set out a reasonable format. Of course, the swimming pool, storm shelter, patio size, etc. are still at the discretion of the developer and have been placed in other covenants to assure the governing bodies the type of development proposed. We are also enclosing a marked copy of your submitted covenant which questions the conditions or wording that in our opinion makes the covenant unworkable.

Upon your review of our comments and the attached covenants, please call if you have questions, and we will be available to meet with you at your convenience.

Sincerely,

JHG:js

Jack H. Galbraith
Senior Planner

Mr. A. E. Reiss
March 13, 1969
Page 3

cc: Marion B. and Mary E. Pinaire
RFD #2
Derby, Kansas 67037

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

Marion B. and Mary E. Pinaire, the owners of the subdivision known as Pinaire Mobile Home Park, an addition in Sedgwick County, Kansas for the purpose of establishing uniform usage of the ~~lots~~ ^{mobile home spaces} in said subdivision hereby declare that the following Restrictive Covenants shall apply to and constitute a restriction as to all of the ~~lots~~ ^{mobile home spaces} in said subdivision and the same shall constitute covenants running with the land.

1. All ~~lots~~ ^{mobile home spaces} in said ~~blocks~~ ^{subdivision} shall be used solely as ~~residential~~ ^{for} mobile home ~~sites~~ ^{spaces}.
2. No more than one (1) mobile home used for residential purposes shall be placed on each ~~lot~~ ^{space}.
3. No mobile home used for residential purposes or structures approved as hereinafter set forth appurtenant thereto, shall be placed nearer than 15 feet to the front line of any ~~lot~~ ^{space} nor nearer than 10 feet to any side or rear ~~lot~~ ^{space} line.

4. Easements for installation and maintenance of utilities have been dedicated as shown on the recorded plat hereof, and nothing shall be placed upon any part of such easements which shall in any way interfere with the construction, use or maintenance of the utilities or uses for which the easements are given.

5. In locations where utilities are located other than on recorded easements, the mobile home park owners reserves the right to enter upon any portion of such park for utility repair, installation or maintenance. Whenever such entrance is upon an occupied home site the occupant shall be given 24 hours notice of intent except in emergency situations requiring immediate attention. The owner and/or his agents shall exercise reasonable care to disturb no more of the site or improvement thereon than is necessary to accomplish the necessary work and shall return the site to as nearly the original condition as is practical, but shall not replace shrubs, trees, lawns, or other vegetation if such are disturbed.

Emergency situations shall be deemed those which effect public healty or safety.

Why permit
permanent
additions to
mobile homes

6. No building, fence, wall or other structure of any kind shall be commenced, erected or maintained nor shall any addition to or change or alteration therein be made until the plans and specifications and photographs where appropriate, showing the nature, kind, shape, height, materials, floor plans, location, and approximate cost of such structure shall be submitted to and approved in writing by owner or his agents, or his successors or assigns. In the event said owner or his agents or his successors or assigns, fails to approve or disapprove such plans and specifications within sixty (60) days after said plans and specifications have been submitted to it, they shall be deemed to have been approved.

7. All ~~lots~~^{mobile home spaces} must be kept clean, mowed, appropriately landscaped, and free of unsightly structures or personal property. In case of failure of any ~~lot~~^{space} occupant to do so, the owner reserves the right to enter upon any ~~lot~~^{space} and mow the grass, clean the ~~lot~~^{space} and remove unsightly structures or personal property and charge the occupant for the actual cost of the services performed.

8. All mobile homes must have complete sanitary facilities which must include a lavatory, wash basin, tub, or shower, and kitchen sink and must be connected with approved and available disposal system, water supply, natural gas supply and electric system. All of said connections to be and be maintained leak proof and in the case of natural gas connections to be with underwriter approved gas controls in all portions of the structure connected to said system.

9. No garbage or trash receptacles, or the contents thereof shall be exposed to view on any of said ~~lots~~^{spaces} and all of said receptacles shall be leak proof and have appropriately fitting tight lids.

10. All mobile homes shall be equipped with approved wooden or metal "skirts" or apron walls around the perimeter of the coach completely enclosing the area under the home. The "Skirts" shall be attractive, kept in good repair and shall be rodent proof.

11. No goats, horses, cattle, fowl or other such type of creatures shall be permitted on these ~~lots~~^{spaces}. House dogs, cats, and pet birds are permitted. However, all household pets must be kept on occupants land

or on leashes and if allowed to disturb other park occupants or run at large they will, upon notice by owner, be removed from the premises.

12. The use of this property is restricted to "mobile homes" as such term is defined by the ^{County Trailer Code of Sedgwick County,} ~~Rules and Regulations of the City of~~ ~~Wichita, Kansas~~. No mobile home ~~to be used for residential purposes~~ shall be placed on any ^{space} ~~lot~~ which has ^{an} ~~a~~ living area of less than ~~600~~ ^{5,000} square feet.

What owners?
What suburban
subdivision?

13. No owner of any lot in said suburban subdivision shall lease said lot for any purpose whatsoever without first obtaining the written consent of owner or his successor in interest thereto.

This is not a
suburban
subdivision

14. All resales of lots in said suburban subdivision shall be subject to the prior written approval of owner or his successors in interest.

15. No noxious or offensive trade shall be carried on upon any ^{space} ~~lot~~ nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. All home occupations are hereby prohibited.

16. These Restrictive Covenants shall be binding on each and every heir, lessee, successor, legal representative or assign of ~~any lot or lots, blocks, or parcels of~~ this suburban subdivision.

17. No trash or refuse of any type may be burned at any time on any of the premises covered hereby.

18. No mobile home in this addition may be occupied at any time by more than one (1) family.

19. All improvements and structures placed in this addition shall be maintained in a state of good repair, including the exterior finish thereof.

20. All improvements specified in plans and specifications approved pursuant to Item 5 above, shall be completed within sixty (60) days after occupancy.

21. In the event of any violation hereof these covenants may be enforced by ^{the} owner, his agent, successors, or assigns, the Osklawm Improvement District, Sedgwick County, Kansas, ^{and the City of Wichita} ~~and the owners of any~~

~~other lots in Pinaire Mobile Home Park, or any of the,~~ by appropriate proceedings, either legal or equitable, or both. In the event no action is taken with respect to any such violation this shall not constitute a waiver of said violation or of subsequent similar violations.

not good

22. ~~The owner or his successors or assigns, reserve the right to make reasonable modifications to any or all of the foregoing Restrictions consistent with the purposes hereof.~~

23. Invalidation of any one of these Covenants by Judgment or Court order shall in no wise affect any of the other provisions hereof and such remaining Covenants and Restrictions shall remain in full force and effect.

24. The Oaklawn Improvement District, Sedgwick County, Kansas, shall, at all times, have ingress and egress to and from any and all easements, and shall be allowed to repair and maintain said easements and any and all utilities lying within or upon same, without cost or obligation of any kind to the Oaklawn Improvement District, Sedgwick County, Kansas.

Both of these make the covenants of no value.

25. ~~These restrictive covenants can be amended, altered, or rescinded by the majority vote of the owner or owners of record at the time of amendment, alteration, or rescission.~~

26. ~~The restrictive covenants shall be in full force and effect unless amended, altered, or rescinded by majority of owners or owner of record.~~

Dated this _____ day of _____, 1969.

FUNAIRE MOBILE HOME PARK

Marion B. Pinaire

Mary E. Pinaire

Riverside Mobile Homes
Park Addition, (in
county)

EXTRA COPIES TO:

- Riverside Township
- Unified School
District #260
- County zoning
administrator
- soil conservation
service

REGISTERED PROFESSIONAL ENGINEERS:
CHARLES H. GOODNESS
AL E. REISS

PHONE (316) 264-1391

REISS & GOODNESS ENGINEERS

Consulting Engineers

2160 E. DOUGLAS AVE.
WICHITA, KANSAS 67214

Mar. 3, 1969

Mr. Jack H. Galbraith, Senior Planner
Metropolitan Area Planning Commission
City Building Annex
104 S. Main Street
Wichita, Kansas 67202

Re: Pinaire Mobile Home Park

Dear Mr. Galbraith:

In accordance with the requirements for the Pinaire Mobile Home Park, I am enclosing two copies of the Restrictive Covenants that will be filed with this plan.

Would you please review these covenants and if you have some additions or suggestions, please feel free to let me know.

Very truly yours,


A. E. Reiss, P. E.

AER:h
Encls.



March 7, 1969

Reiss and Goodness
2160 East Douglas
Wichita, Kansas 67214

Subject: S/D 67-52 - Final Plat of
PINAIRE MOBILE HOME PARK

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 6, 1969, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

1. Indicating "access control except for 1 opening" adjacent to the west line of Clifton on the face of the plat and with the proper wording in the plat's text. (such wording may be obtained from the Planning Department)
2. Label the 40-foot building setback line adjacent to Clifton on the face of the plat.
3. The applicant shall submit restrictive covenants which will assure the maximum density and development of the mobile home park as outlined in the conditions of approval of the associated Conditional Use Case CU 96. Two copies of these restrictive covenants, properly executed, shall be submitted to the Planning Department for review and forwarding with the plat to the Board of City Commissioners.
4. The applicant shall develop the mobile home park in accordance with all applicable conditions established in the County Trailer Code.
5. No individual mobile home space shall have direct access to public right-of-way

Page 2 - S/D 67-52
Reiss and Goodness
March 1, 1969

6. All private roads within the mobile home park shall be paved with asphalt, concrete or other comparable material as required in the associated case CU-96.
 7. A 10-foot minimum width solid landscape buffer of deciduous and coniferous plant material around the entire perimeter of the mobile home park was a condition of CU-96. The applicant shall submit a landscape plan showing the type, location and maximum height of plant material to the Planning Department for its review and approval. One additional copy of the plan shall be submitted to M. S. Mitchell of the Maintenance Division of the Department of Public Works.
 8. The applicant shall submit the properly executed instrument which will convey the easement, as well as set forth the necessary assurances that the developer will construct and provide for the continued maintenance of the drainage loop levee. The applicant as well shall obtain a letter from M. S. Mitchell of the Maintenance Division of the Department of Public Works which indicates that said easement and/or instrument is satisfactory, a copy of said letter is to be submitted to the Planning Department.
 9. The utility easements adjacent to the north, west and south lines of the plat shall be increased to 20 feet in width. It was also suggested that the applicant's engineer coordinate the drainage easement, 10-foot planting strip, and the utility easement which are adjacent to the east line of the plat.
 10. The mobile home park shall be developed in accordance with the Pinaire Mobile Home Park Plan submitted to and approved by Jim Aiken on January 3, 1967.
 11. Recording 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.

Page 3 - S/D 67-52
Reiss and Goodness
March 7, 1969

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 13, 1969, at 1:45 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Planner III

JDG:vjp

Enclosure

cc: Marion B. and Mary E. Pinaire
RFD #2
Derby, Kansas 67037

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 67-52 Name PINAIRE MOBILE HOME PARK
Date Application Rec'd. 5-16-67 Preliminary Approval 2-20-69
Scheduled S/D Meeting 3-6-69

DESCRIPTION

General Location South of Idlewild Drive in an area between Clifton
and the Arkansas River

Owner Marion B. and Mary E. Pinaire

Surveyor/Engineer Reiss and Goodness

Address 2160 East Douglas Phone AM 4-1391

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>55.0</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> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>N/A</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>R-1</u> | |
| 6. Proposed Zoning <u>R-1</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>Oaklawn Improvement District</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>Oaklawn Improvement District</u> | |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) | |
| 12. City of Wichita <u> </u> : Three-Mile Area <u>Yes</u> | |

STAFF COMMENTS:

ASSOCIATED CONDITIONAL USE CASE CU-96

1. Indicating "access control except for 1 opening" adjacent to the west line of Clifton on the face of the plat and with the proper wording in the plat's text.
2. Label the 40-foot building setback line adjacent to Clifton on the face of the plat.
3. The applicant shall submit restrictive covenants which will assure the maximum density and development of the mobile home park as outlined in the conditions of approval in Conditional Use Case CU-96. Two copies of these restrictive covenants, properly executed, shall be submitted to the Planning Department for review and forwarding with the plat to the Board of City Commissioners.
4. The applicant shall develop the mobile home park in accordance with all applicable conditions established in the County Trailer Code.
5. No individual mobile home space shall have direct access to a public right-of-way.
6. All private roads within the mobile home park shall be paved with asphalt, concrete or other comparable material as required in the associated case CU-96.
7. A 10-foot minimum width solid landscape buffer of deciduous and coniferous plant material around the entire perimeter of the mobile home park was a condition of CU-96. The applicant shall submit a landscape plan showing the type, location and maximum height of plant material to the Planning Department for its review and approval.

Draft
Covenants

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

Marion B. and Mary E. Pinaire, the owners of the subdivision known as Pinaire Mobile Home Park, an addition in Sedgwick County, Kansas for the purpose of establishing uniform usage of the lots in said subdivision hereby declare that the following Restrictive Covenants shall apply to and constitute a restriction as to all of the lots in said subdivision and the same shall constitute covenants running with the land.

1. All lots in said blocks shall be used solely as residential mobile home sites.
 2. No more than one (1) mobile home used for residential purposes shall be placed on each lot.
 3. No mobile home used for residential purposes or structures approved as hereinafter set forth appurtenant thereto, shall be placed nearer than 15 feet to the front line of any lot nor nearer than 10 feet to any side or rear lot line.
 4. Easements for installation and maintenance of utilities have been dedicated as shown on the recorded plat hereof, and nothing shall be placed upon any part of such easements which shall in any way interfere with the construction, use or maintenance of the utilities or uses for which the easements are given.
 5. In locations where utilities are located other than on recorded easements, the mobile home park owners reserves the right to enter upon any portion of such park for utility repair, installation or maintenance. Whenever such entrance is upon an occupied home site the occupant shall be given 24 hours notice of intent except in emergency situations requiring immediate attention. The owner and/or his agents shall exercise reasonable care to disturb no more of the site or improvement thereon than is necessary to accomplish the necessary work and shall return the site to as nearly the original condition as is practical, but shall not replace shrubs, trees, lawns, or other vegetation if such are disturbed.
- Emergency situations shall be deemed those which effect public healty or safety.

Draft
Covenants

6. No building, fence, wall or other structure of any kind shall be commenced, erected or maintained nor shall any addition to or change or alteration therein be made until the plans and specifications and photographs where appropriate, showing the nature, kind, shape, height, materials, floor plans, location, and approximate cost of such structure shall be submitted to and approved in writing by owner or his agents, or his successors or assigns. In the event said owner or his agents or his successors or assigns, fails to approve or disapprove such plans and specifications within sixty (60) days after said plans and specifications have been submitted to it, they shall be deemed to have been approved.

7. All lots must be kept clean, mowed, appropriately landscaped, and free of unsightly structures or personal property. In case of failure of any lot occupant to do so, the owner reserves the right to enter upon any lot and mow the grass, clean the lot and remove unsightly structures or personal property and charge the occupant for the actual cost of the services performed.

8. All mobile homes must have complete sanitary facilities which must include a lavatory, wash basin, tub, or shower, and kitchen sink and must be connected with approved and available disposal system, water supply, natural gas supply and electric system. All of said connections to be and be maintained leak proof and in the case of natural gas connections to be with underwriter approved gas controls in all portions of the structure connected to said system.

9. No garbage or trash receptacles, or the contents thereof shall be exposed to view on any of said lots and all of said receptacles shall be leak proof and have appropriately fitting tight lids.

10. All mobile homes shall be equipped with approved wooden or metal "skirts" or apron walls around the perimeter of the coach completely enclosing the area under the home. The "Skirts" shall be attractive, kept in good repair and shall be rodent proof.

11. No goats, horses, cattle, fowl or other such type of creatures shall be permitted on these lots. House dogs, cats, and pet birds are permitted. However, all household pets must be kept on occupants land

or on leases and if allowed to disturb other park occupants or run at large they will, upon notice by owner, be removed from the premises.

12. The use of this property is restricted to "mobile homes" as such term is defined by the Rules and Regulations of the City of Wichita, Kansas. No mobile home to be used for residential purposes shall be placed on any lot which has a living area of less than 600 square feet.

13. No owner of any lot in said suburban subdivision shall lease said lot for any purpose whatsoever without first obtaining the written consent of owner or his successor in interest thereto.

14. All resales of lots in said suburban subdivision shall be subject to the prior written approval of owner or his successors in interest.

15. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. All home occupations are hereby prohibited.

16. These Restrictive Covenants shall be binding on each and every heir, lessee, successor, legal representative or assign of any lot or lots, blocks, or parcels of this suburban subdivision.

17. No trash or refuse of any type may be burned at any time on any of the premises covered hereby.

18. No mobile home in this addition may be occupied at any time by more than one (1) family.

19. All improvements and structures placed in this addition shall be maintained in a state of good repair, including the exterior finish thereof.

20. All improvements specified in plans and specifications approved pursuant to Item 5 above, shall be completed within sixty (60) days after occupancy.

21. In the event of any violation hereof these covenants may be enforced by owner, his agent, successors, or assigns, the Oaklawn Improvement District, Sedgwick County, Kansas, and the owners of any

other lots in Pinaire Mobile Home Park, or any of the, by appropriate proceedings, either legal or equitable, or both. In the event no action is taken with respect to any such violation this shall not constitute a waiver of said violation or of subsequent similar violations.

22. The owner or his successors or assigns, reserve the right to make reasonable modifications to any or all of the foregoing Restrictions consistent with the purposes hereof.

23. Invalidation of any one of these Covenants by Judgment or Court order shall in no wise affect any of the other provisions hereof and such remaining Covenants and Restrictions shall remain in full force and effect.

24. The Oaklawn Improvement District, Sedgwick County, Kansas, shall, at all times, have ingress and egress to and from any and all easements, and shall be allowed to repair and maintain said easements and any and all utilities lying within or upon same, without cost or obligation of any kind to the Oaklawn Improvement District, Sedgwick County, Kansas.

25. These restrictive covenants can be amended, altered, or rescinded by the majority vote of the owner or owners of record at the time of amendment, alteration, or rescission.

26. The restrictive covenants shall be in full force and effect unless amended, altered, or rescinded by majority of owners or owner of record.

Dated this ____ day of _____, 1969.

PUNAIRE MOBILE HOME PARK

Marion B. Pinaire

Mary E. Pinaire

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 67-52 Name PINAIRE MOBILE HOME PARK
Date Application Rec'd. 5-16-67 Preliminary Approval 2-20-69
Scheduled S/D Meeting 3-6-69

DESCRIPTION

General Location South of Idlewild Drive in an area between Clifton
and the Arkansas River
Owner Marion B. and Mary E. Pinaire
Surveyor/Engineer Reiss and Goodness
Address 2160 East Douglas Phone AM 4-1391

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>55.0</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> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>N/A</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>R-1</u> | |
| 6. Proposed Zoning <u>R-1</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>Oaklawn Improvement District</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>Oaklawn Improvement District</u> | |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) | |
| 12. City of Wichita <u> </u> : Three-Mile Area <u>Yes</u> | |

STAFF COMMENTS:

ASSOCIATED CONDITIONAL USE CASE CU-96

1. Indicating "access control except for 1 opening" adjacent to the west line of Clifton on the face of the plat and with the proper wording in the plat's text.
2. Label the 40-foot building setback line adjacent to Clifton on the face of the plat.
3. The applicant shall submit restrictive covenants which will assure the maximum density and development of the mobile home park as outlined in the conditions of approval in Conditional Use Case CU-96. Two copies of these restrictive covenants, properly executed, shall be submitted to the Planning Department for review and forwarding with the plat to the Board of City Commissioners.
4. The applicant shall develop the mobile home park in accordance with all applicable conditions established in the County Trailer Code.
5. No individual mobile home space shall have direct access to a public right-of-way.
6. All private roads within the mobile home park shall be paved with asphalt, concrete or other comparable material as required in the associated case CU-96.
7. A 10-foot minimum width solid landscape buffer of deciduous and coniferous plant material around the entire perimeter of the mobile home park was a condition of CU-96. The applicant shall submit a landscape plan showing the type, location and maximum height of plant material to the Planning Department for its review and approval.

OAKLAWN IMPROVEMENT DISTRICT

JACKSON 4-0281
4426 HEMLOCK COURT
WICHITA 16, KANSAS

February 11, 1967

LETTER OF INTENT

TO

The Commissioners of Sedgwick County Kansas

This is to notify you that we, the commissioners of the Oaklawn Improvement District intend to do business with Marion B. & Mary B. Pinaire in the matter of water and sewer service for their Mobile Home Park installation adjacent to Oaklawn.

We have thoroughly discussed this with our attorney and engineer. We have had numerous conferences with Pinaire and his attorney and engineer at which time our attorney and engineer were also present.

We feel that all problems have been thoroughly explored and have come to a tentative agreement on all major problems including engineering, finances and taxes with only minor details yet to be resolved.

We think that such an addition to Oaklawn would constitute a substantial improvement to the general area.

We seriously urge the County Commission to give their approval to the construction of this Mobile Home Park as it has already been approved by the Haysville Planning Commission, the Derby Planning Commission and the Wichita Sedgwick County Metropolitan Area Planning Commission.

Thanking you for your favorable consideration, we remain

Yours truly,

Carl L. Henry

Earl McHenry

Earl L. Hall

Commissioners of Oaklawn Improvement District



February 25, 1969

Reiss and Goodness
2160 East Douglas
Wichita, Kansas 67214

Subject: S/D 67-52 - Preliminary Plat
of PINAIRE MOBILE HOME PARK ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 20, 1969, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat subject to:

1. The applicant shall submit the properly executed instrument which will convey the easement, as well as set forth the necessary assurances that the developer will construct and provide for the continued maintenance of the drainage loop levee. The applicant as well shall obtain a letter from M. S. Mitchell of the Maintenance Division of the Department of Public Works which indicates that said easement and/or instrument is satisfactory, a copy of said letter is to be submitted to the Planning Department.
2. Approval of the plat is subject to the applicant obtaining a written statement from the Oaklawn Improvement District saying that they are agreeable to extending water and sewer lines to serve subject property, a copy of which shall be submitted to the Planning Department.
3. *OK* Indicating a 10-foot utility easement adjacent to the north, west, and south lines of the plat.
4. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Page 2 - S/D 67-52
Reiss and Goodness
February 25, 1969

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

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

Very truly yours,

John D. Gist
Planner IIII

JDG:ivjp

Enclosure

cc: Marion B. and Mary E. Pinaire
RFD #2
Derby, Kansas 67037

Charles Hendryx
Unified School District #260
Derby, Kansas 67037

Guy Moorefield
Soil Conservation Service
4100 Maple
Wichita, Kansas 67209

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 67-52 Name PINAIRE MOBILE HOME PARK ADDITION
Date Application Rec'd. 5-16-67 Preliminary Approval N/A
Scheduled S/D Meeting 2-20-69

DESCRIPTION

General Location South of Idlewild Drive in an area between Clifton and the Arkansas River.
Owner Marion B. & Mary E. Pinaire
Surveyor/Engineer Reiss & Goodness
Address 4005 E. Kellogg Phone MU-2-5121

1. Gross Acreage of Plat 55.0
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other 1Total Number of Lots 1
3. Minimum Lot Frontage N/A ft.
4. Minimum Lot Area N/A ft.
5. Existing Zoning "R-1"
6. 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 _____ ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply Yes (Yes-No), Name Oaklawn Improvement District
10. Public Sanitary Sewers Yes (Yes-No), Name Oaklawn Improvement District
11. Health Department Approval (where applicable) Yes (Yes-No)
12. City of Wichita : Three-Mile Area Yes

ASSOCIATED CASE CU-96 - Request to establish Mobile Home Park in the "R-1" zoning district.

STAFF COMMENTS:

NOTE: Subject plat is a revision of the original preliminary which was submitted on July 17, 1967 and which was brought before the Subdivision Committee at the regular meeting on August 3, 1967. It was the action of the Subdivision Committee to defer the plat until such time as the applicant and his engineer arranged a joint meeting with members of the Flood Control Office, Department of Public Works and the Planning Department Staff to discuss an existing drainage problem on the subject property and to arrive at a possible solution thereof.

1. The applicant shall submit properly executed instrument/will convey the easement, as well as set forth the necessary assurances that the developer will construct and provide for the continued maintenance of the loop levee, which was previously agreed to as the means for controlling the above referred drainage problem. The applicant as well, shall obtain a letter from M. S. Mitchell of the Maintenance Division of the Department of Public Works which indicates that said easement and/or instrument is satisfactory, a copy of said letter is to be submitted to the Planning Department.

Approval of the plat is subject to the applicant obtaining a written statement from the Oaklawn Improvement District saying that they are agreeable to extending water and sewer lines to serve subject property, a copy of which shall be submitted to the Planning Department.

3. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

REGISTERED PROFESSIONAL ENGINEERS:
CHARLES M. GOODNESS
AL E. REISS

PHONE MU 2-8121
MU 2-2762

REISS & GOODNESS ENGINEERS

Consulting Engineers

4005 E. KELLOGG AVE.

WICHITA, KANSAS 67218

March 19, 1968

OUR NEW LOCATION
2160 E. Douglas Ave.
Wichita, Kansas 67214
NEW PHONE #316 AM 4-1391

Mr. John Gist, Planner II
Metropolitan Area Planning Commission
City Annex Building
104 S. Main St.
Wichita, Kansas

Re: Pinaire Mobile Home Park

Dear Mr. Gist:

As requested, the street drainage pattern for subject tract
is enclosed for your review.

If you have any further questions, please call me.

Very truly yours,

A. E. Reiss
A. E. Reiss, P. E.

AER:h
Encl.



THE CITY OF WICHITA

OFFICE OF Asst. Supt. of
Public Works Maint.

DATE 2/23/1968



TO Jack Galbraith, Senior Planner-M.A.P.C.
FROM M. S. Mitchell, Asst. Supt. of Public Works Maint.

SUBJECT Preliminary Plat
Pinaire Mobile Home Park Addition
SD 67-52

Reference is made to your letter of August 7 regarding deferral of subject plat until such time as the applicant and his engineer arranged a joint meeting between staff of this office, Public Works, County Engineer, and the Planning Department to discuss existing drainage problem and possible solutions. Since August, Mr. Al Reiss of the applicant's engineering firm has worked with this office on several schemes to provide protection for the area being platted. Mr. Reiss has been made aware that flooding of the tract being platted can occur from two external sources; the Arkansas River which runs west of the plat and a tributary to the Arkansas River which runs generally parallel to Clifton east of the plat. He is also aware that drainage of the site itself presents somewhat of a problem.

Of the several methods of providing protection against both of the external flood hazards, the one which appears to be the most practical is the construction of a loop levee which would surround the plat, and another 40 acres of land between the Arkansas River and Clifton lying south of the plat, on the greater part of three sides. This scheme is presented by the engineer in two sheets which show the location of the loop levee in plan view, its proposed profile and typical section. A copy of these drawings is attached as Exhibit B. The portion of the plat which is not protected by the proposed loop levee on the north side of the plat could be protected from flooding from the Arkansas River by connection with an existing sand hill ridge on property owned by (or controlled by) the Oaklawn Improvement District. The plan presented by Mr. Reiss does not contain enough survey information to guarantee that the sand hill elevations are high enough; but, we feel certain that this proof can be established with a minimum of field work. Protection from the end of the proposed levee at approximate Station 99+45 to the northeast corner of the plat is provided by existing ground elevations equal to or higher than those required for river backwater.

Protection from drainage east of Clifton is difficult to assess; however, it is felt that improvement of the channel drainage system serving the tributary will be required in the future and that flood elevations of this tributary will probably not exceed those experienced from the river if channel improvements are made as subdivision of the land east of Clifton occurs and if no change in the drainage system which would cause a lessening of existing channel capacity is allowed.



2/23/1968

For the loop levee system as proposed by the applicant's engineer to be effective, and the public to be protected from inordinate construction and maintenance costs for such protection, we have suggested that a covenant running with the land be tendered by the applicant. This covenant would guarantee the construction and perpetual maintenance of the loop levee, at least until such time as a governing body wishing to exercise jurisdiction took over such maintenance. At that time, sufficient right-of-way for the levee should be automatically dedicated to that governing body. Thinking that this instance would be similar to those employed for guarantee of loop levee construction and maintenance around several borrow pits, we searched our files (and yours) for a pattern for an instrument to accomplish such a covenant. Our search has been fruitless; and, at the moment we are at a loss to advise the applicant's engineer of the exact form that the covenant should take.

The applicant's engineer, therefore, has attempted to solve this impasse by furnishing an easement, a copy of which is attached hereto. It appears that the document is simple and that, if legal, it might be sufficient for the purpose if it includes the plan and profile information shown on Exhibit B either by reference thereto or by affixing more information on Exhibit A. Your recommendation is requested.

If these matters can be resolved, I recommend that the other agencies mentioned in the first paragraph be contacted for a joint meeting to discuss the entire drainage question and the solution proposed here.

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

MSM:esvh
Enclosures

cc: G. H. Wilton, Supt. of Public Works Maint.
Reiss & Goodness Engineers
County Engineer
Arkansas River Stream File
Pinaire Mobile Home Park Addition Flat File

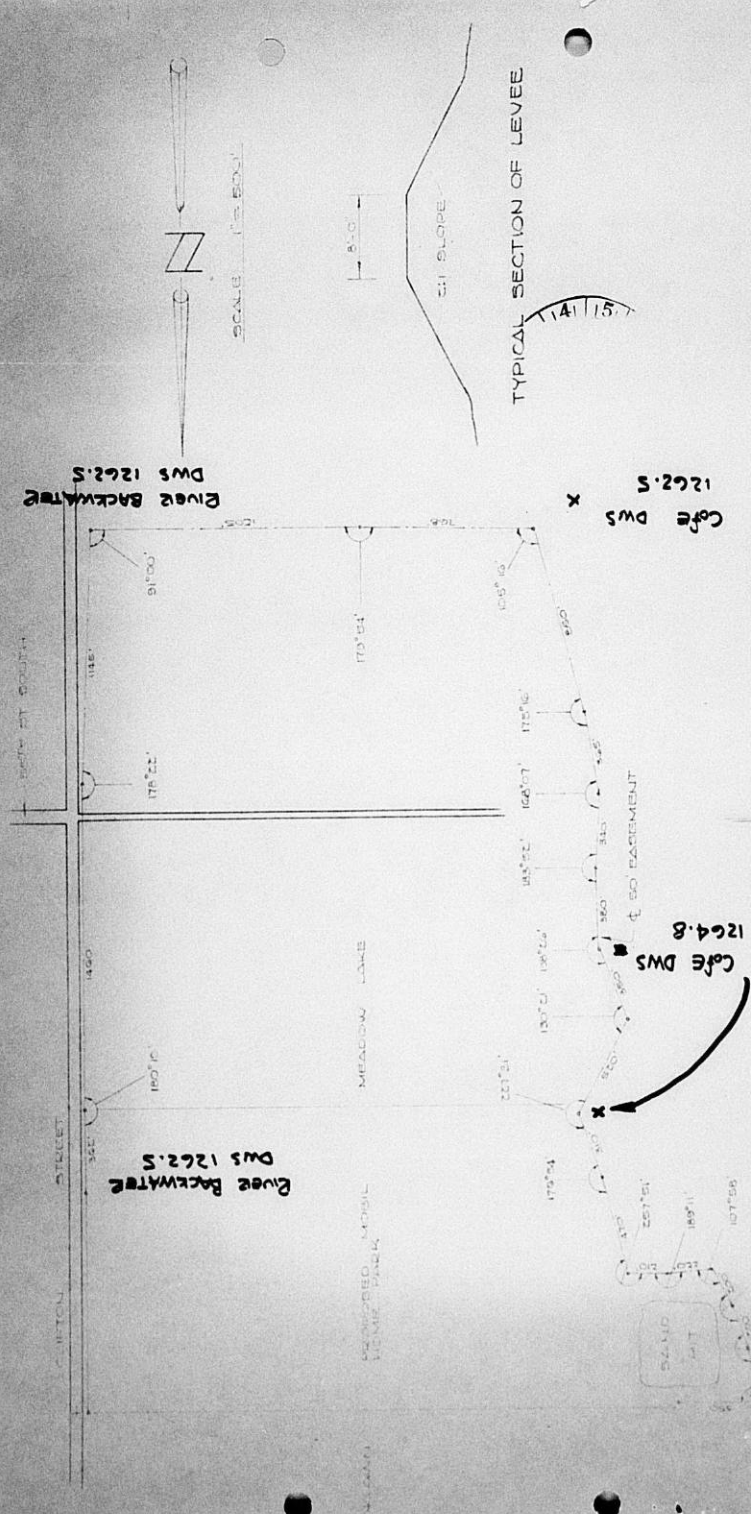


EXHIBIT A
 LEVEE IMPROVEMENTS
 PINNACRE MOBILE HOME PARK
 BESS AND COCHISE ENGINEERS
 2608 DOUGLAS WICHITA -- KANSAS

Cafe DWS
 1266.0 X

River Backwater
 DWS 1262.5

Cafe DWS
 1262.5 X

Cafe DWS
 1264.8 X

TYPICAL SECTION OF LEVEE

SCALE 1" = 50'

2:1 SLOPE

14' 15'

EASEMENT

THIS INDENTURE made the 10 day of Feb, 1968, between Marian B. Pinaire, Mary E. Pinaire, Cecile L. Pinaire, H.F. Pinaire estate, by care of Pinaire etc.; hereinafter called First Party and the CITY OF WICHITA, KANSAS, Party of the Second Part.

WITNESSETH, That the said First Party in consideration of One Dollar (\$1.00) and other valuable considerations, does by these presents grant unto the Second Party, its successors and assigns, a perpetual fifty (50) foot easement for maintenance and construction of a standard 8 ft. top and 2:1 side slopes levee embankment following a centerline described as shown on Exhibit A.

Levee to be constructed and maintained by property owners.

IN WITNESS WHEREOF the First Party has executed this instrument the day and year first above written.

Marian B. Pinaire
Mary E. Pinaire
Cecile L. Pinaire
H.F. Pinaire Estate
Car. Pinaire Executor

State of Kansas)
County of Sedgwick) ss.

BE IT REMEMBERED, That on this 10 day of Feb, 1968, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Marian B. Pinaire, Mary E. Pinaire, Cecile L. Pinaire and Carl G. Pinaire exec of H.F. Pinaire

who are personally known to me to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have herunto subscribed my name and affixed my notarial seal the day and year last above written.

W. J. Pinaire
Notary Public

My commission expires _____.

My Commission Expires Jan. 20, 1969



August 7, 1967

Reiss & Goodness
4005 E. Kellogg
Wichita, Kansas
67218

Subject: S/D 67-52 - Preliminary Plat of
PINAIRE MOBILE HOME PARK ADDITION

Gentlemen:

At its regular meeting on August 3, 1967, the Subdivision Committee of the Metropolitan Area Planning Commission considered the preliminary plat of PINAIRE MOBILE HOME PARK ADDITION. The action of the Subdivision Committee was to defer subject plat until such time as the applicant and his engineer arrange a joint meeting with members of the Flood Control Department, Department of Public Works, County Engineer, and the Planning Department staff to discuss the existing drainage problem of subject property and the possible solution thereof.

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

Very truly yours,

Jack H. Galbraith
Senior Planner

JHG:GLS:sa

cc:

M.S. Mitchell, Flood Control Div.
Department of Public Works
City of Wichita, Kansas

Dick Linn, Design Chief Engineer
Department of Public Works
City of Wichita, Kansas

Wilmer Freund, County Engineer
P.O. Box 13205
Wichita, Kansas 67213

Marion B. and
Mary E. Pinaire
RFD #2
Derby, Kansas 67037

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 67-52 Name PINAIRE MOBILE HOME PARK ADDITION
Date Application Rec'd. 5-16-67 S/D Committee Meeting 8-3-67

DESCRIPTION

General Location South of Idlewild Drive in an area between Clifton
and the Arkansas River.
Owner Marion B. & Mary E. Pinaire
Surveyor/Engineer Reiss & Goodness
Address 4005 E. Kellogg Phone MU 2-5121

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>55.0</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> </u> ft. |
| 3. Minimum Lot Frontage <u>N/A</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>N/A</u> ft. | streets? <u> </u> yes <u>X</u> no |
| 5. Existing Zoning <u>"R-1"</u> | |
| 6. Proposed Zoning <u>"R-1"</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>Oaklawn Improvement District</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>Oaklawn Improvement District</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 CASE CU-96 - Request to establish Mobile Home Park in the "R-1"
STAFF COMMENTS: zoning district.

1. Approval of the plat is subject to the applicant obtaining a written statement from the Oaklawn Improvement District saying that they are agreeable to extending water and sewer lines to serve subject property, a copy of which shall be submitted to the Planning Department.
2. Requirements for a final plat (see pages 4, 5 and Section XV of the Subdivision Rules and Regulations).

REGISTERED PROFESSIONAL ENGINEERS:
CHARLES M. GOODNESS
AL. E. REISS

PHONE MU 2-8121
MU 2-2762

REISS & GOODNESS ENGINEERS

Consulting Engineers

4005 E. KELLOGG AVE.
WICHITA, KANSAS 67218

Aug. 1, 1967

Mr. James H. Galbraith, Senior Planner
Metropolitan Area Planning Department
City Building Annex
104 S. Main Street
Wichita, Kansas 67202

Re: Pinaire Mobile Home Park Addition
S/D 67-52

Dear Mr. Galbraith:

Pursuant to your request, enclosed are two copies of Letter of Intent from the Oaklawn Improvement District stating they are agreeable to extending sewer and water service to this Addition.

Very truly yours,



A. E. Reiss, P. E.

AER:hm
Encls.



OAKLAWN IMPROVEMENT DISTRICT

JACKSON 4-0281

4428 HEMLOCK COURT
WICHITA 16, KANSAS

February 11, 1967

LETTER OF INTENT

TO

The Commissioners of Sedgwick County Kansas

This is to notify you that we, the commissioners of the Oaklawn Improvement District intend to do business with Marion B. & Mary E. Pinaire in the matter of water and sewer service for their Mobile Home Park installation adjacent to Oaklawn.

We have thoroughly discussed this with our attorney and engineer. We have had numerous conferences with Pinaire and his attorney and engineer at which time our attorney and engineer were also present.

We feel that all problems have been thoroughly explored and have come to a tentative agreement on all major problems including engineering, finances and taxes with only minor details yet to be resolved.

We think that such an addition to Oaklawn would constitute a substantial improvement to the general area.

We seriously urge the County Commission to give their approval to the construction of this Mobile Home Park as it has already been approved by the Haysville Planning Commission, the Derby Planning Commission and the Wichita Sedgwick County Metropolitan Area Planning Commission.

Thanking you for your favorable consideration, we remain

Yours truly,

Marion B. Pinaire

Earl M. Henry

Earl A. Hull

Commissioners of Oaklawn Improvement District

OAKLAWN IMPROVEMENT DISTRICT

JACKSON 4-0281

4426 HEMLOCK COURT

WICHITA 16, KANSAS

February 11, 1967

LETTER OF INTENT

TO

The Commissioners of Sedgwick County Kansas

This is to notify you that we, the commissioners of the Oaklawn Improvement District intend to do business with Marion B. & Mary E. Pinaire in the matter of water and sewer service for their Mobile Home Park installation adjacent to Oaklawn.

We have thoroughly discussed this with our attorney and engineer. We have had numerous conferences with Pinaire and his attorney and engineer at which time our attorney and engineer were also present.

We feel that all problems have been thoroughly explored and have come to a tentative agreement on all major problems including engineering, finances and taxes with only minor details yet to be resolved.

We think that such an addition to Oaklawn would constitute a substantial improvement to the general area.

We seriously urge the County Commission to give their approval to the construction of this Mobile Home Park as it has already been approved by the Haysville Planning Commission, the Derby Planning Commission and the Wichita Sedgwick County Metropolitan Area Planning Commission.

Thanking you for your favorable consideration, we remain

Yours truly,

William J. Bailey

Earl McHenry

Earl A. Hall

Commissioners of Oaklawn Improvement District

June 5, 1967

Reiss & Goodness
4005 East Kellogg
Wichita, Kansas 67218

Subject: S/D 67-52 - Sketch Plat of
PINAIRE MOBILE HOME PARK ADDITION

Gentlemen:

We have reviewed the sketch plat of PINAIRE MOBILE HOME PARK ADDITION, and have examined its correlation with the associated case, CU-96, being the request for a Conditional Use for a Mobile Home Park in the "R-1" zoning district.

The applicant should be aware that the property in question is subject to flooding from the river on the west and the surface run-off from the area to the east. It is suggested that the applicant and/or his engineer contact M.S. Mitchell, Maintenance Division of the Department of Public Works, relative to this matter and the possibility of alleviating any delays that might occur at the preliminary plat stage.

In view of the above-mentioned comments, we authorize the preparation of the preliminary plat subject to the following:

OK. Indicating "access control except for one opening" adjacent to the west line of Clifton Street, both on the face of the plat and within the plat's text.

OK. Indicating a 30 foot building setback line adjacent to the west line of Clifton Street.

Reiss & Goodness

June 5, 1967

Page -2-

OK. Indicating a legal tie to a section or half-section corner.

4. Approval of the mobile home park is based on the approval of the Oklawm Improvement District extending water and sewer lines to service subject property. It will be necessary that the applicant obtain a letter from the improvement district stating that satisfactory arrangements have been made for said service, and a copy of same shall be submitted to the Planning Department.
5. The requirements for a preliminary plat (see the Subdivision Rules and 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.

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,

Jack H. Galbraith
Senior Planner

JHG:JDG:sa

cc: Marion B. and
Mary E. Pinaire
RFD #2
Derby, Kansas 67037

Enclosure

Map No.: 1-6-B-41-7-C
Section No.: 22 23
Twp. No.: 28S 28S
Range: 1E 1E

S/D No. 67-52

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Pinaire Mobile Home Park
General Location: ~~Clifton Street, South of Oaklawn Addition~~
5 of Gilman Rd. is an area bet. Clifton & the
Arkansas River
Name of Property Owner: Marion B. and Mary E. Pinaire
Address: RFD #2, Derby, Kansas 67037 Phone: SU 8-1432
Name of Subdivider: Same Address: _____
Address: _____ Phone: _____
Name of Agent/Surveyor: Reiss & Goodness Engineers Phone: _____
Address: 4005 E. Kellogg Ave., Wichita, Kansas 67218
Date of Application: May 15, 1967 Phone: MU 2-5121

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 55 Acres
- Number of Lots:
Residential _____
Commercial _____
Industrial _____
Other 1
Total Number of Lots 1
- Minimum Lot Frontage _____ ft.
- Minimum Lot Area _____ ft.
- Existing Zoning R-1
- Proposed Zoning R-1 Conditional
- 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.
- Sidewalk adjacent to all streets? yes x no
- Public Water Supply Yes (Yes-No), Name Oaklawn Improvement District
- Public Sanitary Sewers Yes (Yes-No), Name Oaklawn Improvement District
- Health Department Approval (where applicable) Yes (Yes-No)
- City of Wichita Three-Mile Area (yes)

The owner 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. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Marion B. Pinaire

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by _____
Date 5-16-67
Fee Submitted 150.00
mailed 7-17-67

