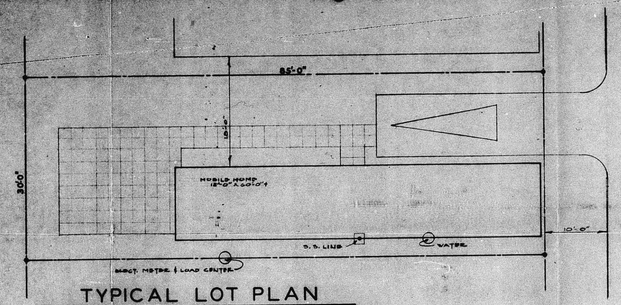
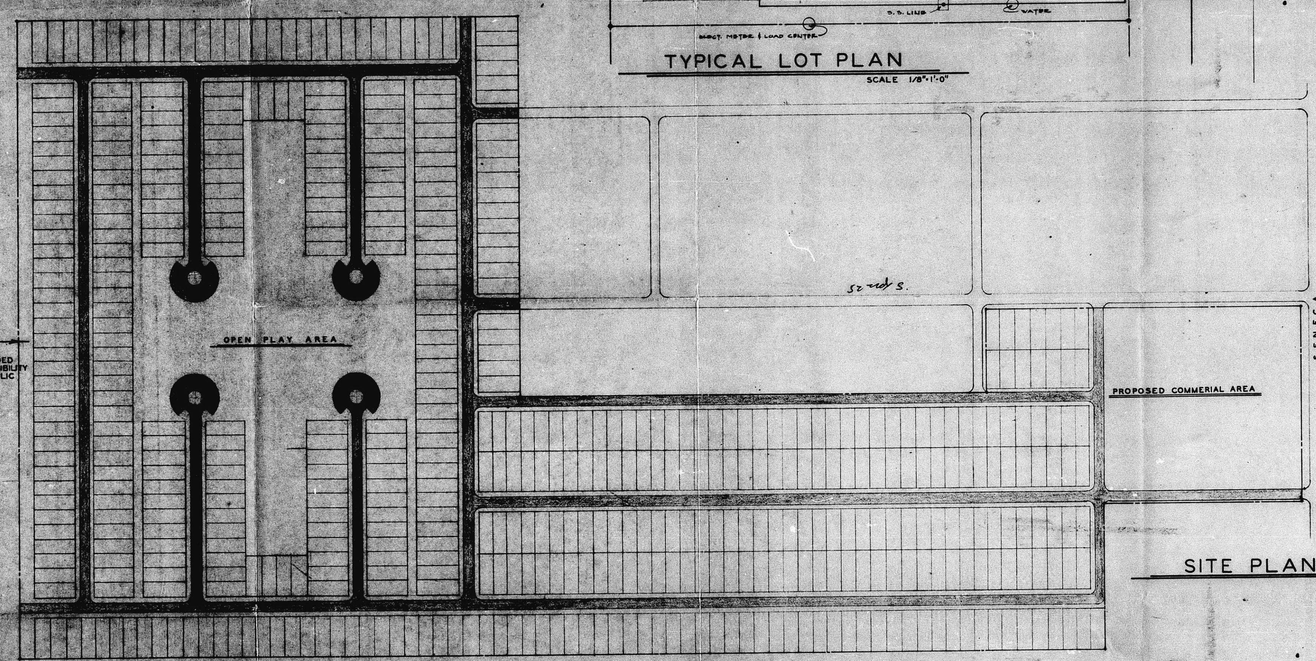
NOTE:

- IT IS UNDERSTOOD THAT THIS SCHEMATIC STUDY OF A PROPOSED MOBILE HOME PARK IS NOT TO BE CONSIDERED AS A CONTRACT DOCUMENT FOR THE CONSTRUCTION OF SAME.
- THIS IS A STUDY OF THE POSSIBILITY AND FEASIBLITY OF SUCH A FACILITY.



TYPICAL LOT PLAN

SCALE 1/8"=1'-0"



NOTE:
A 40' EASEMENT SHOULD BE PROVIDED DUE TO THE POSSIBILITY OF A FUTURE PUBLIC STREET.

SITE PLAN

N

SCALE: 1"=100'-0"

GENERAL SITE INFORMATION:

- ALL PROPERTY DIMENSIONS ARE SCALED FROM A SCALED PHOTO PRESENTED TO THIS OFFICE BY THE CLIENT.

LAND USE:

- TOTAL AREA OF SITE: 2,192,500 SQ. FT. = 50.00 ACRES = 100%
- TOTAL AREA TO BE USED IN COMMERIAL AREA: 160,000 SQ. FT. = 3.67 ACRES = 7.34%
- TOTAL AREA TO BE USED AS MOBILE HOME PARK: 2,032,500 SQ. FT. = 46.63 ACRES = 92.66 %
- AREA TAKEN BY LOTS: 515 LOTS @ 2,500 SQ. FT. = 1,333,250 SQ. FT. = 30.60 ACRES = 60.20 %
- AREA TAKEN BY DRIVES: 174,090 SQ. FT. = 4.01 ACRES = 8.02 %
- AREA TAKEN BY DRIVES & LOTS: 1,507,340 SQ. FT. = 34.61 ACRES = 69.22 %
- AREA TAKEN BY OPEN & PLAY AREAS: [illegible]

DENSITY:

- TRAILER DENSITY: 11.1 TRAILERS / ACRE
- POPULATION DENSITY: ASSUME 3.2 PERSONS / TRAILER ∴ 35.52 PERSONS / ACRE

SUMMARY:

COMMERIAL AREA	7.34 %
AREA TAKEN BY LOTS	61.20 %
AREA TAKEN BY DRIVES	8.02 %
OPEN & PLAY AREAS	22.44 %
TOTAL AREA OF SITE	100.00 %

PARKING NOTE:

- AN ADDITIONAL 18 % SHOULD BE ADDED TO THE 515 INDIVIDUAL PARKING SPACES, FOR VISITOR AND EMERGENCY PARKING. ALSO 60 PARKING SPACES SHOULD BE PROVIDED IN THE OPEN PLAY AREA AS SHOWN ON THE SITE PLAN. THIS WOULD BRING THE TOTAL PARKING PROVIDED TO 668 CARS.

CV-117

PROPOSED

MOBILE HOME PARK FOR

WHEAT STATE INVESTMENT — WICHITA, KANSAS

HANNEY-SANDERS & ASSOC. ARCHITECTS

1610 GEO. WASHINGTON BLVD. MU 4-1461

WICHITA KANSAS

DEC. 9, 1968

R.L.C.

SHEET 1 OF 1 SHEETS

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