

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEMS : SCZ - 0787 -Zone Change from "SF-20" Single-Family Residential to "MH" Manufactured Housing on 7.46 acres of land, generally located ¼ mile east of Kellogg and 167th Street West.

PRESENTED BY:

Marvin S. Krout, Director of Planning



PROPOSED AGENDA DATE: April 21, 1999

COMMISSION DISTRICT #3

MAPC Recommendation: Approve, subject to platting within one year. (14-0).

Staff Recommendation: Approve, subject to platting within one year.

Background/Discussion: The applicant is requesting a zone change from "SF-20" Single Family to "MH" Manufactured Housing for a tract of land that is 7.46 acres in size and is located south of Kellogg (US Highway 54) approximately ¼ mile east of the intersection of Kellogg and 167th Street West. The request is to allow an existing mobile home park, Wichita Regency Mobile Home Park, to add 31 new manufactured housing pad sites upon the location of the former sewage lagoon to expand the existing mobile home park. The proposed tract for rezoning is situated between the northern and southern portion of the mobile home park.

The existing mobile home park is zoned "SF-20" Single Family and is a non-conforming use. The northern portion of the mobile home park has approximately 110 pad sites with approximately 80 occupied, and the southern portion has approximately 45 pad sites with approximately 40 occupied. These two areas are not included in the request for rezoning and would remain zoned "SF-20" Single Family as a non-conforming use.

The land use in the surrounding area is a mix of agricultural, single family residential, and other mobile home parks. One small mobile home park is immediately to the west of this site. The other mobile home park is approximately 2/3 mile east of the site. Single family homes are located between these mobile home parks. The property on the southwestern corner of Kellogg and 167th Street West is commercial and is zoned "LC" Limited Commercial. The quarter-section of property on the northwest corner of Kellogg and 167th Street South is currently undeveloped, however, the owner has submitted a request for a C.U.P. for this property. The proposal includes a mix of commercial and office uses. A single family subdivision is located across Kellogg to the northeast of this tract.

The tract which is requested for rezoning is a part of a larger tract that is currently unplatted. Subdivision platting of the entire tract would be required as a condition of rezoning.

The site was used previously as a sewage lagoon for the surrounding mobile home park. The lagoon is no longer needed since the area has been connected to the West Sedgwick County Sewer District sewer system and the site has been filled in accordance with Kansas Department of Health and Environment requirements. However, prior to the site being developed as a manufactured housing park, a soil compaction report submitted by an engineer would need to certify that the soil has been compacted to a point that the site would sustain the support of any structures placed upon it. This is to ensure that the proper soil compaction has been completed to avoid potential problems with subsidence. Also, the use of private wells should be avoided.

The tract is along the segment of Kellogg identified as a 4-lane expressway. The Kellogg corridor management team, made up of local and state planners and engineers, has identified the need for more right-of-way along this property's Kellogg frontage for the future. There would be an access road extended along the south side of Kellogg from 167th Street West to provide direct access to adjacent land uses, including this tract. This would enable all left turns to and from Kellogg to be eliminated, and eventually, as the frontage road is extended east to 151st Street West, direct access onto Kellogg will be closed. As part of the platting process, the mobile home park will be requested to make a "contingent dedication" of 140 feet from the centerline of Kellogg (US 54). At the time that the frontage road is ready to be extended east to 151st Street West, which may be many years from now, the row of mobile homes in the northern portion of Wichita Regency Mobile Home Park along Kellogg would need to be removed.

As has been discussed, the application area is within a larger tract of land used as a mobile home park, which is now served by public water and sewer. The tract has road access directly onto Kellogg at the present time, but this is expected to be modified by controlled access via a frontage road in the future. Projected traffic volumes at this site in the 2020 Transportation Plan are 19,724 ADT. The southern boundary of the mobile home park is along the Central Kansas Railroad right-of-way.

The Goddard Planning Commission discussed the case during their March 23, 1999 meeting, and recommended approval of the zone change under the conditions that the applicant does verify with an engineer that the site is compacted properly before any pad sites are put on it and also that they will sign a contingency for the future expansion of Kellogg Drive (3-0).

At the meeting of the March 25, 1999 MAPC meeting, the agent for the applicant stated that the applicant was in agreement with staff comments about compaction requirements but expressed concerns about the contingent dedication of right-of-way,

and also about the need for rezoning. The agent stated that this is a continuation of a nonconforming use. Staff pointed out that the issue of a contingent dedication for future right-of-way along Kellogg is an issue that was more appropriate to be addressed during platting. Staff further explained that this use did not fit the zoning code circumstances for expansion of nonconforming use; therefore at least the area to be developed, if not the whole tract, needed to be rezoned to permit the mobile home uses. The other issue discussed was the fact that the Goddard Planning Commission included additional language in its motion to approve. Since the additional language was related to issues that will be addressed during the platting process, the conditions were interpreted to be in the nature of advisory and not requiring unanimous approval by the governing body to override.

No one from the surrounding area spoke in opposition to the request. After discussion about the contingent dedication issue and nonconforming use issue and the impact of the Goddard Planning Commission recommendation, MAPC voted 14-0 to approve, subject to platting of the entire tract, which includes the 7.46 acre tract proposed for rezoning, within one year.

- Recommended Action:
1. Adopt the findings of act of the Metropolitan Area Planning Commission and approve the zone change; adopt the resolution and authorize the chairman to sign; or
 2. Return to the Planning Commission for reconsideration.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on first hearing).

Applicants:

Regency of Kansas Inc 40 North 4th Street Carbondale CO 81623
Harlan Foraker Certified Eng Design 438 North Ohio Wichita KS 67214

Protestors:

None

RESOLUTION NO. #100-99

FILE COPY

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY RESOLUTION NO. 178-1997.

BE IT RESOLVED BY THE GOVERNING BODY OF SEDGWICK COUNTY, KANSAS.

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-C of the Wichita Sedgwick County unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. SCZ- 0787

Zone change request from "SF-20" Single-Family Residential to "MH" Manufactured Housing on property described as:

Commencing at the Northeast corner of the Northwest Quarter of Section 34, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas; thence Southerly along the East line of said Northwest Quarter on an assumed bearing of South 0 degrees East, a distance of 880 feet for a point of beginning; thence continuing South 0 degrees East along the East line of said Northwest Quarter, a distance of 520 feet; thence South 90 degrees West, a distance of 625 feet; thence North 0 degrees East parallel with the East line of said Northwest Quarter, a distance of 520 feet; thence South 90 degrees East, a distance of 625 feet to the point of beginning. Generally located 1/4 mile east of Kellogg and 167th Street West.

SECTION II. That upon the taking effect of this Resolution, the notation of such zone change shall be entered in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the official county paper.

Commissioners present and voting were:

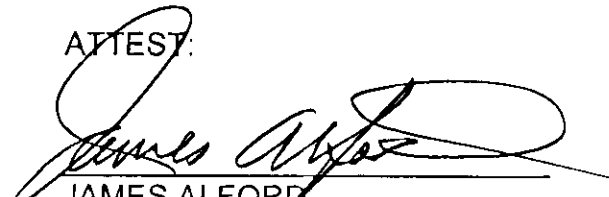
BETSY GWIN	<u>aye</u>
BILL HANCOCK	<u>aye</u>
THOMAS G. WINTERS	<u>aye</u>
CAROLYN MCGINN	<u>aye</u>
BEN SCIORTINO	<u>aye</u>

DATED this 21st day of April, 1999.

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS


BILL HANCOCK, Chairman

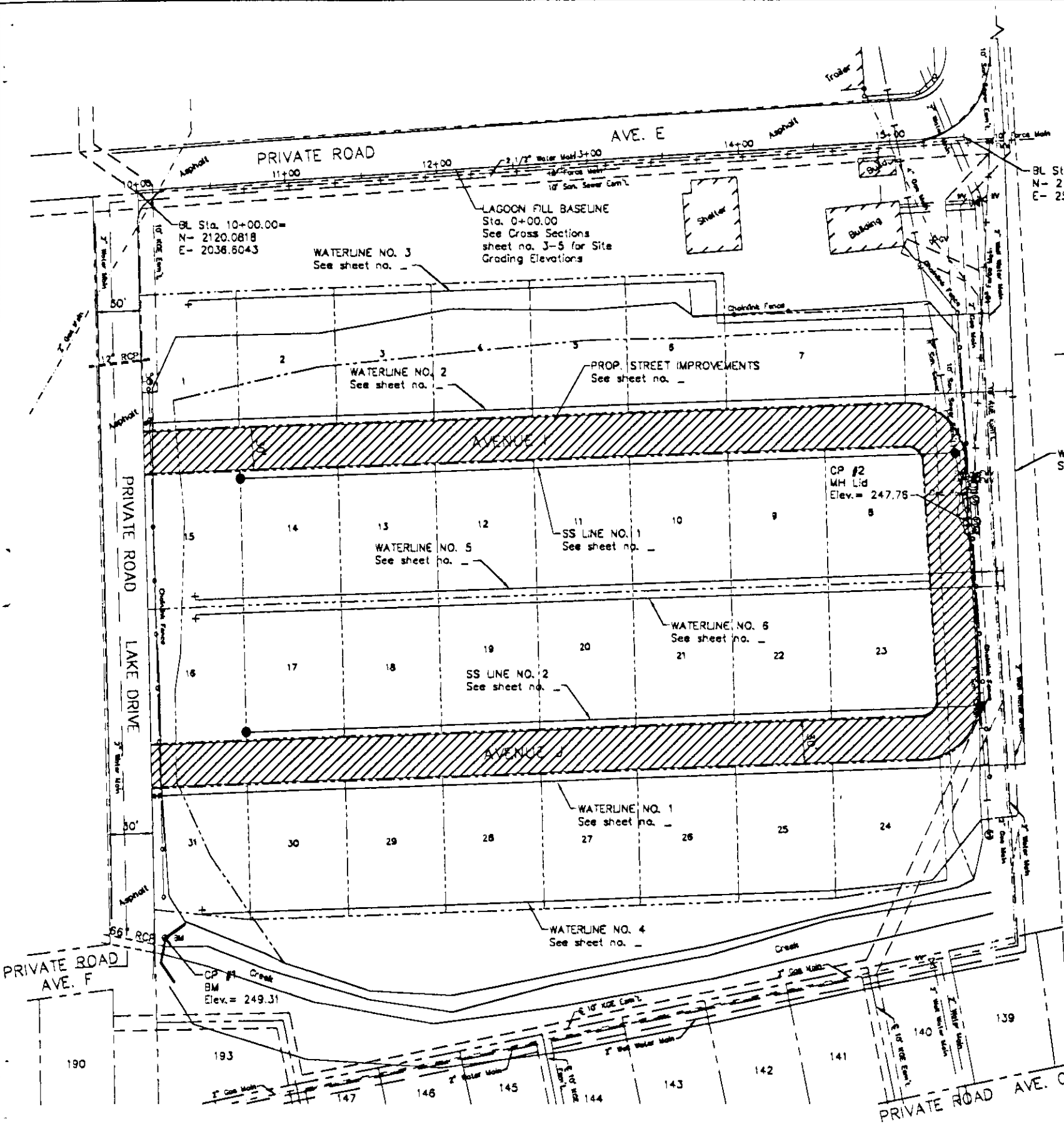
ATTEST:


JAMES ALFORD
County Clerk



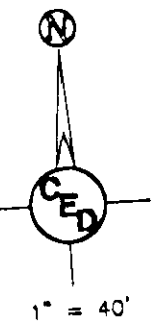
APPROVED AS TO FORM ONLY:


RICH EUSON
County Counselor



GENERAL NOTES

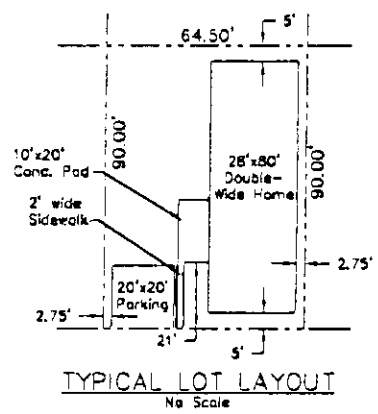
1. ALL ELEVATIONS SHOWN ARE BASED ON MEAN SEA LEVEL DATUM.
2. CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF FORTY-EIGHT (48) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:
 KANSAS ONE CALL 687-2470
 THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:
 CABLEVISION 252-4270 OR 263-2061
 KOSBE-GAS 263-7511
 KOSBE-ELECTRIC 264-1141
 PEOPLES NATURAL GAS 242-8811
 SOUTHWESTERN BELL TELEPHONE 1-571-2611
 CITY OF GODDARD WATER & SEWER 794-2441
 THE CONTRACTOR SHALL NOTIFY PIPELINE COMPANIES AT LEAST 24 HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ACROSS AND/OR ADJACENT TO PIPELINES.
3. AT LEAST 24 HOURS BEFORE CONNECTING NEW SEWER PIPE TO THE EXISTING SEWER SYSTEM, THE CONTRACTOR SHALL CONTACT THE CITY OF GODDARD SEWER DEPARTMENT (794-2441). THE CONTRACTOR SHALL KEEP ANY CONSTRUCTION DEBRIS FROM ENTERING THE EXISTING SANITARY SEWER DURING CONSTRUCTION TO PREVENT WATER OR DEBRIS FROM ENTERING THE EXISTING SEWER. A MECHANICAL PLUG SHALL BE INSTALLED AND MAINTAINED TO ISOLATE THE EXISTING SEWER FROM THE NEW CONSTRUCTION UNTIL THE NEW CONSTRUCTION IS CLEANED, TESTED AND HAS BEEN ACCEPTED. THE WATER USED FOR CLEANING SHALL NOT BE ADDED TO THE FLOW OF THE EXISTING SEWER. CLEANING OR OTHERWISE ACCUMULATED WATER SHALL BE PUMPED OR OTHERWISE REMOVED PRIOR TO TELEVISIONING.
4. ALL PIPE JOINTS SHALL BE LAID AND PUSHED "FULL HOME" WITH THE BEVELED END OF THE SPIGOT MAKING FULL CONTACT WITH THE CHAMFERED AREA AT THE THROAT OF THE BELL OR SOCKET. WITH NO SEPARATION BETWEEN THEM. IF SEPARATION IS DETERMINED, THE PIPE SHALL BE EXCAVATED AND RE-LAID ACCORDING TO SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL CONTAIN HIS OPERATIONS TO PERMIT TRAFFIC THROUGH AND ACROSS CONSTRUCTION AT EXISTING ROADWAYS AT ALL TIMES. THE CONTRACTOR SHALL USE WARNING SIGNS, FLASHING LIGHTS, AND BARRICADES IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES TO ENSURE SAFETY AS DIRECTED IN THE GENERAL CONDITIONS. THE CONTRACTOR SHALL LIMIT THE EXTENT OF TRENCH TO REMAIN OPEN OVERNIGHT AND WEEKENDS TO LESS THAN 50 FEET.
6. THE CONTRACTOR SHALL GIVE ALL PROPERTY OWNERS AND/OR TENANTS OF DEVELOPED PROPERTY DIRECTLY ADJACENT TO CONSTRUCTION OF THIS PROJECT A MINIMUM OF TEN (10) DAYS ADVANCE NOTICE PRIOR TO START OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH AND ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
8. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR FOR THE PROJECT 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOT START WORK ON THE PROJECT UNTIL THE PROJECT INSPECTOR ASSIGNED TO THE PROJECT IS PRESENT ON THE SITE. ANY WORK DONE WITHOUT INSPECTION WILL BE REQUIRED TO BE UNCOVERED FOR INSPECTION.
9. THE CONTRACTOR SHALL RESTORE ALL DITCHES, SWALES, ROAD SHOULDERS, ENTRANCES AND BANK LINES TO THEIR ORIGINAL SLOPES AND GRADES EXCEPT AS SHOWN OTHERWISE.
10. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL MANHOLE COVERS.
11. THE CONTRACTOR SHALL ONLY TRIM TREES AS REQUIRED TO CLEAR PROPOSED CONSTRUCTION AT LOCATIONS WHERE TRIMMING IS REQUIRED. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE PROJECT INSPECTOR PRIOR TO COMMENCING TREE TRIMMING OR REMOVAL. COST FOR TREE TRIMMING SHALL BE PAID AS "SITE CLEARING AND RESTORATION".
12. UNDERGROUND UTILITY SERVICE LINES, POLES, VALVE BOXES, METERS, ECT. ARE TO BE ADJUSTED AS NECESSARY BY OTHERS PRIOR TO CONSTRUCTION UNLESS THE PLANS SPECIFICALLY CALL FOR THEIR ADJUSTMENT BY THE CONTRACTOR. UNLESS THE PLANS SPECIFICALLY IDENTIFY A UTILITY TO BE ADJUSTED BY ITS OWNER DURING CONSTRUCTION, EXISTING UTILITIES AND THEIR LOCATIONS, AS SHOWN ON THE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. THE PLANS LOCATIONS ARE NOT GUARANTEED AND ADDITIONAL UTILITIES MAY ALSO BE ENCOUNTERED. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY WHICH DO NOT CONFLICT WITH PROPOSED CONSTRUCTION. ANY LINES DAMAGED SHALL BE REPLACED OR REPAIRED IMMEDIATELY AS DIRECTED BY THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
13. PRIOR TO LAYING THE NEW SEWER LINES THE CONTRACTOR SHALL EXPOSE AND VERIFY THE ELEVATION GRADE AND ALIGNMENT OF THE EXISTING STORM SEWER MANHOLE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES FROM THE PLAN.
14. THE CONTRACTOR MUST EXAMINE THE CONSTRUCTION SITE PRIOR TO BIDDING AND BE SATISFIED AS TO THE WORK SHOWN FOR COMPLETION. AFTER BIDS HAVE BEEN RECEIVED, THE CONTRACTOR SHALL NOT ASSERT THAT THERE WAS A MISUNDERSTANDING OF THE QUANTITIES OF THE WORK OR OF THE NATURE FOR THE WORK TO BE COMPLETED.
15. EASEMENTS AND RIGHT-OF-WAYS PROVIDED BY THE OWNER FOR THE PROJECT ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACQUISITION OF ANY ADDITIONAL TEMPORARY EASEMENTS OR RIGHT-OF-WAY THAT HE DEEMES TO USE IN COMPLETING THE WORK.
16. INTERURBAN TRAFFIC GENERATED OUTSIDE THE PROJECT AREA IS NOT TO BE CARRIED THROUGH CONSTRUCTION. LOCAL RESIDENTIAL TRAFFIC GENERATED WITHIN THE PROJECT AREA IS TO BE CARRIED THROUGH CONSTRUCTION AS FURTHER PROMULGATED BY PROJECT SPECIAL PROVISIONS.
17. TREES AND SHRUBS IN PUBLIC RIGHT-OF-WAY WHICH ARE IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR WITH THE ENGINEER'S APPROVAL. TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE.
18. RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES AND EXCESS EXCAVATION WHICH IS TO BE WASTED SHALL BE DEPOSITED ON SITES TO BE PROVIDED BY THE CONTRACTOR. THESE SITES SHALL BE APPROVED BY THE ENGINEER AS TO SUITABILITY, APPEARANCE, AND SITE LOCATION. LOCATIONS, THAT IN THE OPINION OF THE ENGINEER, WILL LEAVE AN UNSIGHTLY APPEARANCE WILL NOT BE APPROVED.
19. ALL DISPOSAL SITES MUST BE APPROVED BY THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT. MATERIAL EITHER STOCKPILED OR DISPOSED OF IN A FLOODPLAIN WOULD REQUIRE A KANSAS STATE BOARD OF AGRICULTURE PERMIT. ANY MATERIALS DUMPED IN WATERS OF THE UNITED STATE OR WETLANDS IS SUBJECT TO U.S. CORPS OF ENGINEERS PERMITTING REGULATIONS. ANY MATERIAL BURIED OR STOCKPILED BEYOND APPROVED CONSTRUCTION LIMITS WOULD REQUIRE ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.
20. THE CONTRACTOR SHALL ADJUST WATER VALVE BOXES, WATER METER BOXES AND FIRE HYDRANTS AS NOTED IN THE PLANS AND AS DIRECTED BY THE ENGINEER. MATERIALS, EQUIPMENT, AND LABOR REQUIRED FOR THE ADJUSTMENT OF WATER METER AND VALVE BOXES AND FIRE HYDRANTS WILL NOT BE PAID FOR DIRECTLY BUT WILL BE CONSIDERED SUBSIDIARY TO OTHER ITEMS OF WORK IN THE CONTRACT. THE WATER DEPARTMENT SHALL FIELD LOCATE WATER VALVES ONE TIME DURING CONSTRUCTION WHEN REQUESTED BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE SUCH FIELD LOCATIONS DURING THE CONSTRUCTION PROCESS. WATER VALVES, WATER VALVE BOXES, OR FIRE HYDRANTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
21. THE CONTRACTOR SHALL FERTILIZE, SEED, AND MULCH ALL AREAS WHICH ARE DISTURBED AS A RESULT OF THIS PROJECT. ALL COST TO BE SUBSIDIARY TO "SITE RESTORATION".
22. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) TO ENSURE A SAFE WORK ZONE FOR THE TRAVELING PUBLIC.
23. ALL WATER AND MAINS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
24. THE WATER MAIN SHALL BE CONSTRUCTED ON THE ALIGNMENT SHOWN BY THE PLANS. TREES AND SHRUBS IN PUBLIC RIGHT-OF-WAY WHICH ARE IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR WITH THE ENGINEER'S APPROVAL. TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE. THE COST FOR ANY NECESSARY TREE TRIMMING, CLEARING AND/OR GRUBBING SHALL BE INCLUDED IN THE PRICE BID FOR THE INSTALLED WATER MAIN PIPE.
25. OPENING AND CLOSING WATER VALVES SHALL BE DONE SLOWLY TO PREVENT DAMAGE TO THE WATER DISTRIBUTION SYSTEM FROM WATER HAMMER. ALL VALVES CLOSED BY THE CONTRACTOR MUST BE REOPENED AS NEW CONSTRUCTION PERMITS. PROJECT INSPECTOR MUST ASCERTAIN THAT ANY VALVE CLOSED BY THE CONTRACTOR IS REOPENED. CONTRACTOR WILL BE PERMITTED TO OPERATE WATER VALVES ONLY WHEN THE PROJECT INSPECTOR ASSIGNED TO THE PROJECT IS PRESENT.
26. THE WATER DEPARTMENT SHALL FIELD LOCATE WATER VALVES ONE TIME DURING CONSTRUCTION WHEN REQUESTED BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE SUCH FIELD LOCATIONS DURING THE CONSTRUCTION PROCESS. WATER VALVES, WATER VALVE BOXES OR FIRE HYDRANTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
27. ALL LAWN/TURF AREAS DISTURBED BY CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE RESTORED WITH THE SAME GRASS/SOIL AS EXISTING. RESTORATION OF THE DISTURBED AREAS SHALL INCLUDE BUT NOT BE LIMITED TO: TOP SOIL PREPARATION, SEEDING, MULCH AND/OR RESEEDING. ALL SEEDING/SODDING WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS WHICH GOVERNS CLEANUP AND RESTORATION OR REPLACEMENT FOLLOWING CONSTRUCTION. ALL COSTS FOR THIS WORK SHALL BE SUBSIDIARY TO THE LUMP SUM PRICE BID FOR SEEDING AND MULCHING.
28. ALL SIGNS, GUARD POSTS, FENCES, DELINEATOR POSTS, AND RAILROAD TIES REQUIRED TO BE REMOVED TO CLEAR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR. COST SHALL NOT BE PAID FOR DIRECTLY, BUT SHALL BE CONSIDERED SUBSIDIARY TO OTHER ITEMS OF WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLATION OF ALL REMOVED SIGNS IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.



HORIZONTAL CONTROL TABLE

CP #1	N- 1821.3688 E- 2057.9850	BM, N. end Headwall, Approx. 499' S. of S. edge Ave. E. & B' E. of E. edge Lake Drive
CP #2	N- 1899.1820 E- 2589.0148	Ctr. SSMH, Approx. 256' S. of S. edge Ave. E. & 546' E. of E. edge Lake Drive

BM- North end of Conc. Headwall on the East side of Lake Drive, Approx. 499' South of the South edge of Avenue E.
Elev. = 249.31



WICHITA REGENCY MOBILE HOME PARK
SITE PLAN
 GODDARD, KANSAS

CERTIFIED ENGINEERING DESIGN

CED 488 NORTH OHIO
 WICHITA, KANSAS 67214
 (316) 292-8808

DESIGNED: HOF	SCALE: 1"=40'	SHEET 2
DRAWN: JLM	DATE: 7-98	TOTAL 5
CHECKED: HOF	CED FILE: SITEPLAN.dwg	

SC20787