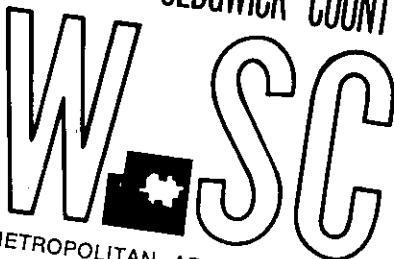
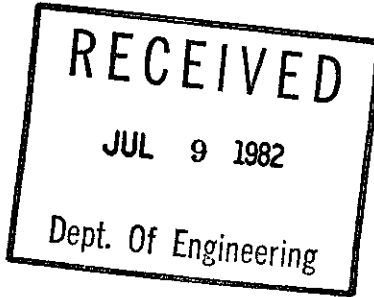


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



July 9, 1982

Bill G. Yung Design
8225 E. 35th North
Wichita, Kansas 67226

Re: S/D 82-35 - Preliminary plat of Pine Cove

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on July 8, 1982, the above captioned case was considered. The action of the Subdivision Committee was to approve the plat subject to the following:

A. Since Hoover at this location is classified as a collector, three feet of right-of-way shall be dedicated in order to provide the 33-foot half-street collector width. There is no need for access controls to Hoover since it is not an arterial.

B. The street name Queen's Lake shall be changed to Bekemeyer on the final plat. The original Queen's Lake Street just east of Ridge Road is no longer a dedicated street although it still appears on some City maps.

C. The following wording shall appear in the plattor's text on the final plat:

No retaining wall, fence, earth berm, or mass planting shall be placed or permitted within the 15-foot street, drainage and utility easements adjacent to Pine/Bekemeyer, nor shall any other plantings be permitted therein which would materially interfere with the flow of storm water run-off through said easements. Any plantings proposed within these easements shall be reviewed by the City Forestry Division prior to installation. Any change of grade within said street, drainage and utility easements is prohibited after Pine/Bekemeyer is paved.

The Subdivision Committee recommends waiver of the minimum lot width and the street right-of-way width requirements of the Subdivision Regulations.


Bill G. Yung Design
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- E. The "project sign easement" in Block 1 shall not be shown on the final plat. Only such signs as are allowed in the "AA" zoning district shall be permitted.
- F. The applicant shall obtain approval from KDOT for draining this property to interstate right-of-way.
- G. The applicant shall attempt to obtain a valid petition for paving Hoover from Elm to Murdock. If this is not possible, the applicant shall guarantee the paving of Hoover adjacent to this plat. This petition will be held until petitions are received for other portions of Hoover.
- H. The applicant shall guarantee the paving of the interior street.
- I. Because the proposed paving width is to be 29 feet, the applicant shall submit a covenant which requires 4 off-street parking spaces per dwelling unit. The Traffic Engineer has requested a review of the proposed site plan to determine if it will be possible to provide this amount of off-street parking on lots this size.
- J. The applicant shall guarantee the extension of City water to serve each lot.
- K. The applicant shall guarantee the extension of sanitary sewer to serve each lot. A sanitary sewer layout shall be submitted to City Engineering for review prior to submission of the final plat.
- L. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable structure built on subject property.
- M. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

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

Sincerely,


Louise Olivarez
Senior Planner

cc: Larry Schneider, 410 E. English, 67202
Ken Bengtson, Mid-Kansas Eng. Consultants,
260 N. Rock Rd., Suite 245, 67206
x Mike Lindebak, City Engineering

LO:bh