

October 31, 1986

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 86-88 - MAGNOLIA ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 30, 1986, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 24, 1986.

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 consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platfor.
3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dIk

cc: Carney Family Partnership, c/o Daniel M. Carney, 2024 N. Woodlawn,
Suite 402, Wichita, KS 67208
Alan Bundy, Amarillo Grill, 6615 E. Central, Wichita, KS 67206

MAGNOLIA ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 10-23-86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 10-23-86



KAREN J. CARNEY

BY

ED RESA, DEPUTY

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-88 Name: MAGNOLIA ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 10/23/86

DESCRIPTION

General Location: Southeast corner of Central and Woodlawn.
Owner: Carney Family Partnership, c/o Daniel M. Carney, 2024 N. Woodlawn,
Suite 402, Wichita, KS 67208
Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English,
Wichita, KS 67211

1. Gross Acreage of Plat: 26,250 Sq. Ft.
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 22,988 Sq. Ft.
4. Existing Zoning: "LC"
5. Proposed Zoning: "LC"

STAFF COMMENTS:

- A. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- B. The applicant shall guarantee the closure of the existing driveway to Central, that is within the area of "complete access control".
- C. 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.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- F. The representative from City Engineering should be prepared to comment on the acceptability of the rights-of-way being dedicated for Central and Woodlawn.
- G. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

NOTE: This plat has been submitted in final form only.