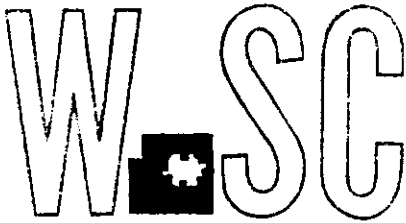


WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

November 10, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67202

Re: S/D 88-92 Quicktrip 1st Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 10, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 4, 1988. However, comment G, of said letter, shall read 60 feet of complete access control on MacArthur and Meridian instead of the 70 feet as stated in our letter.

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 plattor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:sm

cc: Quicktrip Corporation, c/o David Grooms, 901 N. Mingo,
Tulsa, OK 74106
John T. Arnold Associates, c/o Don Arnold, Jr., 150 N. Main,
Wichita, KS 67202
Mike Lindebak, City Engineer

FILE COPY

Ed Resa Deputy

November 10, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-92 QUICKTRIP 1ST ADDITION

OWNER/APPLICANT: Quicktrip Corp., c/o David Grooms, 901 N. Mingo, Tulsa, OK 74106

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: S.E. Corner of MacArthur Road & Meridian

SITE SIZE: 1.7 Acres

NUMBER OF LOTS

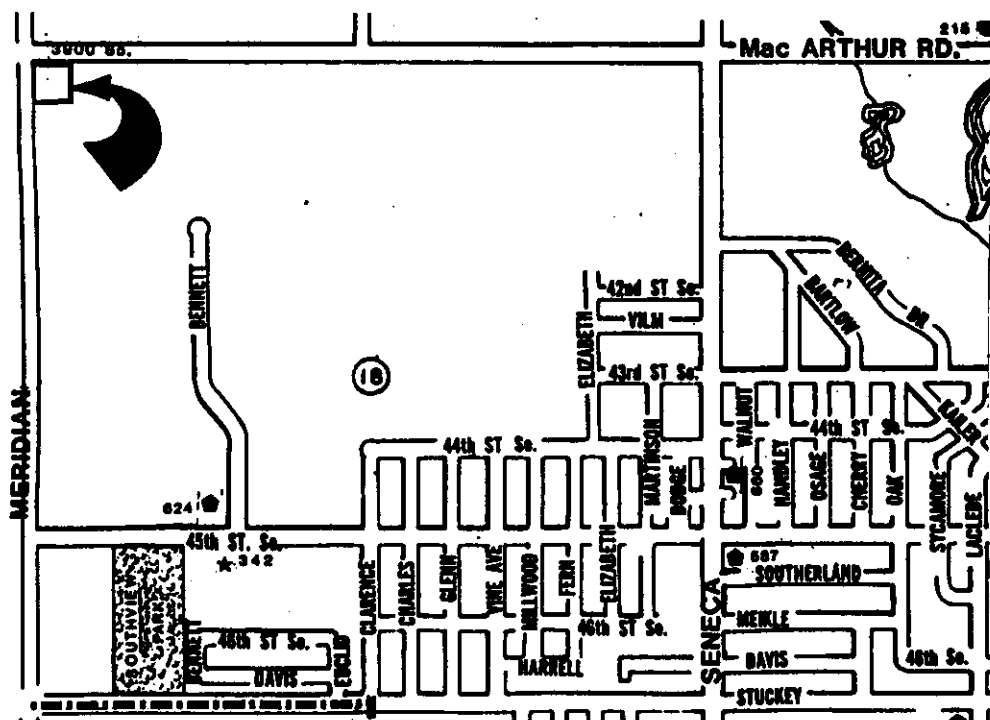
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 40,156 sq. ft.

CURRENT ZONING: "LC"

PROPOSED ZONING: "LC"

VICINITY MAP:



- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit a copy of the instrument which establishes the Cities Service Gas Line Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. The applicant shall obtain by separate instrument, the off-site utility easement, required for the extension of sanitary sewer to this site. This instrument shall be submitted, for recording, with the final plat tracing.
- G. On the final plat tracing, complete access control shall be shown across the west 70 feet of Lot 1 to MacArthur and across the north 70 feet of Lot 1 to Meridian. Access control except for one opening shall be indicated to MacArthur and also to Meridian for the remainder of Lot 1.
- H. On the final plat, the MAPC chairman's signature block shall be amended to indicate the newly appointed chairman, Sue L. Crockett.
- I. 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.
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.