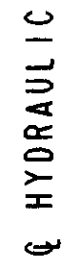


WILEY

Q GREENWOOD



S.E. COR. N.E. 1/4 SEC. 28
T27S, R1E, 6TH PM.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

June 21, 1993

P.E.C., P.A.
Attn: Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 93-34 QUIK TRIP ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on June 17, 1993, 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 June 14, 1993.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

DLosew/BGP

Don Losew
Senior Planner

DL:rh

cc Quik Trip Corporation, c/o David Grooms, P. O. Box 3475, Tulsa, OK 74101
Jemeel G. Razook, Andeel & Co., 358 North Rock Road, Wichita, KS 67206
Mike Lindebak, City Engineer

Further, proof shall be provided that ownership of this site is with the indicated platlor and not with the parties noted by the present platting binder.

- L. Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes have been paid on this site.
- 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. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-5

June 17, 1993

STAFF REPORT
(Final Plat Approved 6/10/93)

CASE NUMBER: S/D 93-34 - QUIK TRIP 5TH ADDITION

OWNER/APPLICANT: Quik Trip Corporation, c/o David Grooms, P. O.
Box 3475, Tulsa, OK 74101

AGENT: Jemeel G. Razook, Andeel & Co., 358 North Rock
Road, Wichita, KS 67206

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka,
Wichita, KS 67202

LOCATION: Northwest corner of Lincoln and Hydraulic

SITE SIZE: 45,021 sq. ft.

NUMBER OF LOTS

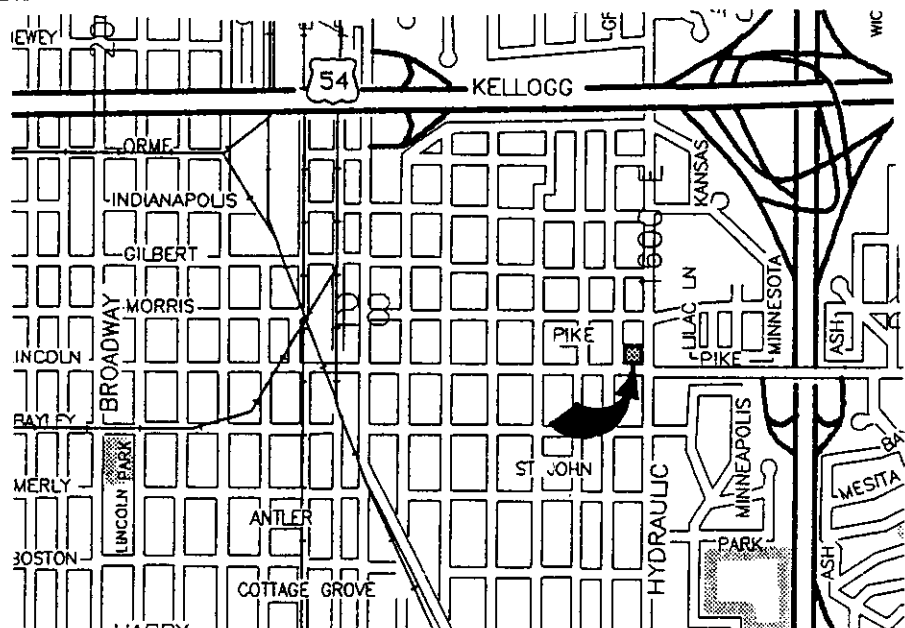
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 45,021 sq. ft.

CURRENT ZONING: "LC" and "B"

PROPOSED ZONING: "LC" (Z-3093)

VICINITY MAP:



STAFF COMMENTS:

- A. Approval of this plat shall be subject to approval of the associated zone change (Z-3093) and any requirements of that zone change.
- B. The applicant shall guarantee the reconstruction of the median in Lincoln to a mountable median.
- C. The applicant shall guarantee the paving of alley right-of-way being dedicated by this plat.
- D. The final plat tracing shall indicate 100-feet of complete access control to Lincoln rather than the 50-feet as now indicated.
- E. The applicant shall guarantee the closure and/or reconstruction of driveways or alley openings located in areas of complete access control or in excess of the allowed openings along Hydraulic and Lincoln.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Prior to this plat being scheduled for City Council, a letter shall be submitted to Planning indicating that the homes, garages, and other structures on this site have been removed. In particular all structures within street or alley right-of-way must be removed before this plat can be scheduled for City Council approval.
- H. As requested by City Engineering, additional right-of-way from what is now shown as Reserve A needs to be dedicated for the alley so as to allow a more acceptable turning radius.
- I. As indicated by the applicant, the final plat tracing may indicate the area now shown as an exception as a dedication for street right-of-way.
- J. On the final plat tracing, dimensions shall be provided which indicate the actual depth of the building setbacks at locations where this setback is less than 35-feet from the lot lines.
- K. Prior to this plat being scheduled for City Council review, the applicant shall provide proof that various conditions noted in this site's platting binder have been resolved or do not affect the applicant's ability to plat this property. Specifically, proof needs to be provided that all indicated mortgages have been released. Further, the applicant shall submit a legal opinion that the indicated tax liens, court judgments, equitable interests and probate cases do not encumber the indicated plattor's (Quik Trip Corporation) right to plat this property.