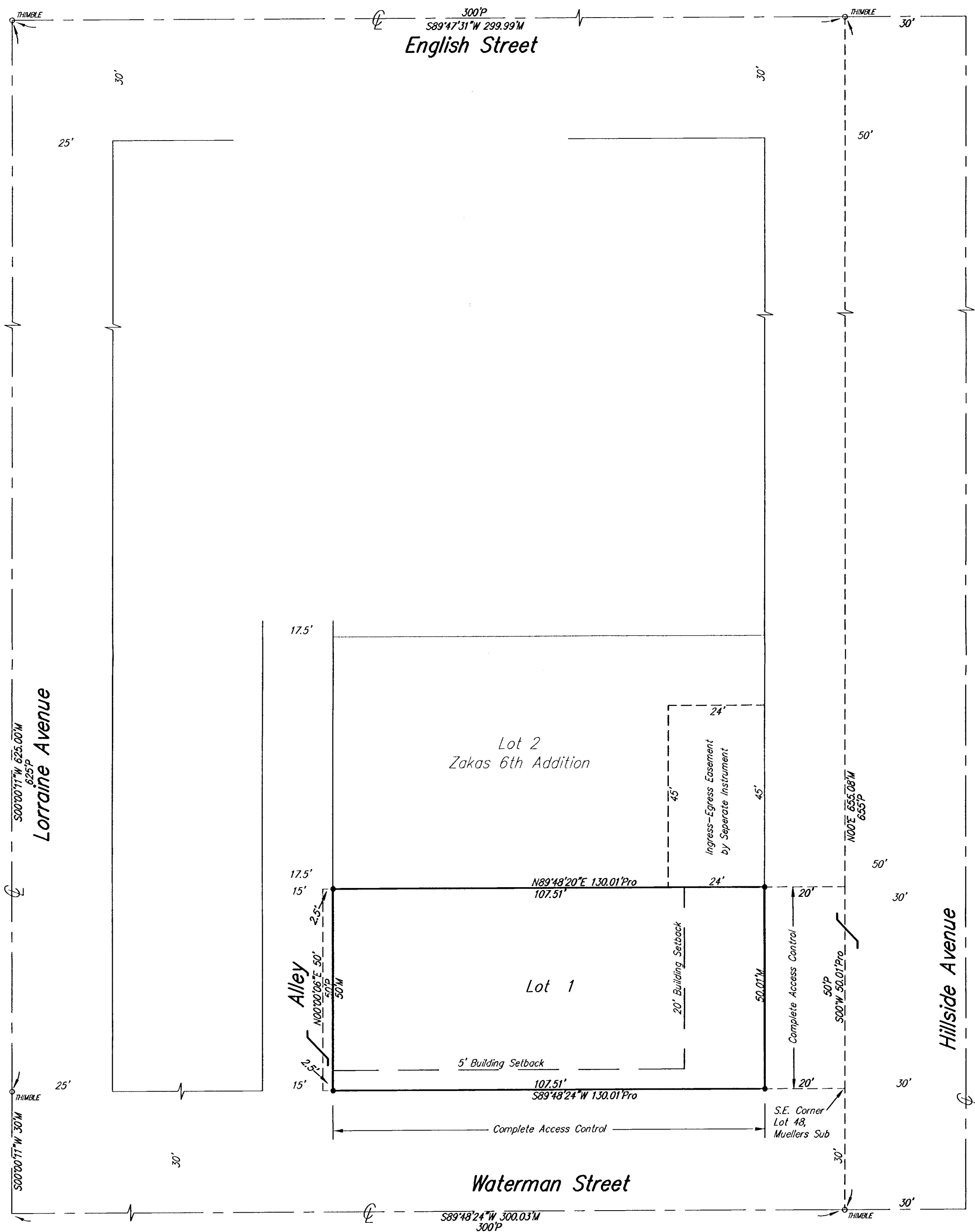


CY WIGGANS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Final forcing
received
12/29/03



State of Kansas) SS
Sedgwick County)

We, Savoy Company, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "CY WIGGANS ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, being a replat of the following described property:

Lots 46 and 48 on Hillside, Mueller's Sub-division of Lots 1 and 4 in Block 4 in Richlands 2nd Addition, Wichita, Kansas.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy Company, P.A.

Date: _____

Mark A. Savoy RLS #788 Surveyor

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, Street and Alley to be known as "CY WIGGANS ADDITION", Wichita, Sedgwick County, Kansas. The Alley is hereby dedicated to and for the use of the public. The street is hereby dedicated to and for the use of the public. Access controls are hereby granted to the appropriate governing body as indicated on the face of the plat. A drainage plan has been developed for this plat and all drainage easements and rights-of-way shall remain at established grades or modified with the approval of the Engineer of the appropriate governing body, and unobstructed to allow for the conveyance of stormwater.

Cy Wiggans a/k/a Cyrus A. Wiggans

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 2003, by Cy Wiggans, a single person, a/k/a Cyrus A. Wiggans, a single person.

Notary Public
My App't. Exp _____

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 200__.

Deputy County Surveyor
Sedgwick County, Kansas
Tricia L. Robello, L.S. #1246

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "CY WIGGANS ADDITION", Wichita, Sedgwick County, Kansas.

Community Bank of Wichita, Inc.

Steven D. Carr, President

This plat of "CY WIGGANS ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 2003.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Ronald Marnell Chairman

John L. Schlegel Secretary

This plat approved and all dedications shown hereon, are hereby accepted by the City Council of the City of Wichita, Kansas, dated this day _____ of _____, 200__.

Carlos Mayans Mayor

Karen Schofield City Clerk

Entered on transfer record this _____ day of _____, 200__.

Don Brace County Clerk

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 200__, at _____ o'clock _____ M: and is duly recorded.

Bill Meek Register of Deeds

Linda Kizzire Deputy

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 2003, by Steven D. Carr, President of Community Bank of Wichita, Inc., on behalf of the bank.

Notary Public
My App't. Exp _____



Savoy Company, P.A.
Land Surveyors

PH1 (316) 265-0005
FAX (316) 265-0275

PROJECT NO. 03HH02348 P

535 S. Emporia, Suite 104, Wichita, KS 67202

www.savoyco.com



Wichita-Sedgwick County Metropolitan Area Planning Department

November 20, 2003

Mark A. Savoy
Savoy Company, P.A.
535 S. Emporia, Ste. 104
Wichita, KS 67202

RE: SUB 2003-124 -- One-Step Final Plat of Cy Wiggans Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 20, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated November 14, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

November 14, 2003

Mark Savoy
Savoy Company, P.A.
535 S. Emporia, Ste. 104
Wichita KS 67204

RE: SUB 2003-124 -- One-Step Final Plat of Cy Wiggans Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 13, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. Municipal services are available to serve the site.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. The plat denotes complete access control along both perimeter streets with an ingress/egress easement that provides access to this site from the adjacent property to the north. A copy of the ingress/egress easement shall be provided.
- E. Traffic Engineering needs to comment on the need for additional right-of-way along Hillside. The Access Management Regulations requires a 60-ft half-street right-of-way width along urban arterials. The 50-ft right-of-way width along Hillside is approved.
- F. The Applicant has platted a 5-ft building setback along Waterman which represents an adjustment of the Zoning Code standard of a 15 feet street side setback for the GO, General Office District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- G. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

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- H. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- M. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

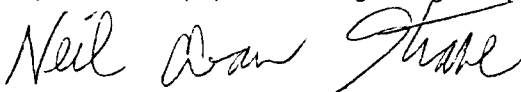
If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

SUB 2003-124 - One-Step Final Plat of Cy Wiggans Addition
November 14, 2003
Page 3

This case will be forwarded to the Planning Commission for consideration on Thursday, November 20, 2003. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

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

If you have any questions regarding this plat, please call.

A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Cy Wiggans, 251 S. Hillside, Wichita, KS 67211
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT
(One-Step Final Plat Approved 11/13/03)

CASE NUMBER: SUB 2003-124 -- CY WIGGANS ADDITION

OWNER/APPLICANT: Cy Wiggans, 251 S. Hillside, Wichita, KS 67211

SURVEYOR/ENGINEER: Savoy Company, P.A., Attn: Mark A. Savoy, 535 S. Emporia, Suite 104, Wichita, KS 67202

LOCATION: West side of Hillside, North of Kellogg

SITE SIZE: .15 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 5,376 Sq. Ft.

CURRENT ZONING: TF-3, Two-Family Residential

PROPOSED ZONING: GO, General Office

VICINITY MAP



SUB 2003-124 -- One-Step Final Plat of CY WIGGANS ADDITION
November 20, 2003 - Page 2

NOTE: This is a replat of lots in the Hillside Muellers Subdivision and the Richlands 2nd Addition. The Applicant proposes a zone change (ZON 2003-56) from TF-3, Two-Family Residential to GO, General Office.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. Municipal services are available to serve the site.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. The plat denotes complete access control along both perimeter streets with an ingress/egress easement that provides access to this site from the adjacent property to the north. A copy of the ingress/egress easement shall be provided.
- E. Traffic Engineering needs to comment on the need for additional right-of-way along Hillside. The Access Management Regulations requires a 60-ft half-street right-of-way width along urban arterials. The 50-ft right-of-way width along Hillside is approved.
- F. The Applicant has platted a 5-ft building setback along Waterman which represents an adjustment of the Zoning Code standard of a 15 feet street side setback for the GO, General Office District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- G. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- H. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

SUB 2003-124 -- One-Step Final Plat of CY WIGGANS ADDITION
November 20, 2003 - Page 3

- L. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
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- Q. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.