

final  
tracing  
9/24/01

# VILLA CHRISTI 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS  
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "VILLA CHRISTI 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as:

Parcel #1:  
A tract in the N1/2 of the SE1/4 of Section 24, TWP 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point on the North line of said SE1/4, 330 feet West of the intersection of the center line of Locke Avenue, now St. Paul Avenue and the North line of said SE1/4; thence South, parallel with the center line of said St. Paul Avenue, 417 feet; thence West, parallel with the North line of said SE1/4, 675 feet; thence North, parallel with the center line of said St. Paul Avenue, 417 feet to the North line of said SE1/4; thence East, 675 feet to the point of beginning, except a tract in the N1/2 of the SE1/4 of Section 24, TWP 27-S, R-1-W of the 6th P.M., Sedgwick county, Kansas, described as beginning at a point on the North line of said SE1/4, 330 feet West of the intersection of the center line of Locke Avenue, now St. Paul Avenue and the North line of said SE1/4; thence South, parallel with the center line of said St. Paul Avenue, 417 feet; thence West, parallel with the North line of said SE1/4, 15 feet; thence North, parallel with the center line of said St. Paul Avenue, 417 feet; thence East 15 feet to the point of beginning, and except, that part platted as Villa Christi Addition on Addition to Wichita, Sedgwick County, Kansas.

Parcel #2:  
The South 257 feet of the North 377 feet of the East 15 feet of the West 335.75 feet of Lot 1, Woodlake Addition, Wichita, Sedgwick County, Kansas.

Parcel #3:  
Reserve A, Villa Christi Christi Addition, Wichita, Sedgwick County Kansas.

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

Savoy, Ruggles & Bohm, P.A.

Date 7 SEP 2001  
Mark A. Savoy, RLS #788  
Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and a Street to be known as "VILLA CHRISTI 2ND ADDITION", Wichita, Sedgwick County, Kansas. The Street is hereby dedicated to and for the use of the public. Access controls are hereby granted to the City of Wichita as indicated on the face of the plat. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. A drainage plan has been developed for this plat and all drainage easements, rights-of-way, or reserves shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

This plat of "VILLA CHRISTI 2ND 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 \_\_\_\_\_, 2001.

Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
J.D. Michaelis Acting Chairman

\_\_\_\_\_  
Marvin S. Krout Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

At the Direction of the City Council

\_\_\_\_\_  
Chris Cherches City Manager

\_\_\_\_\_  
Pat Burnett City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Tricia L. Robello, LS #1246 Deputy County Surveyor  
Sedgwick County Kansas

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
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 \_\_\_\_\_, 2001, 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 7<sup>th</sup> day of September 2001, by Andrew L. Bias, President of Mennonite Housing Rehabilitation Services, Inc., on behalf of the corporation.

\_\_\_\_\_  
Ray J. Kuchala Notary Public

My App't. Exp. 12-2-01



Mennonite Mutual Aid Association of Elkhart County, Indiana

\_\_\_\_\_  
Howard L. Brennenman President/CEO  
\_\_\_\_\_  
Delmar King Asst. Treasurer

State of Indiana) SS  
Elkhart County)

The foregoing instrument acknowledged before me, this 13<sup>th</sup> day of September 2001, by Howard L. Brennenman, President/CEO, of Mennonite Mutual Aid Association of Elkhart County, Indiana, on behalf of the Association.

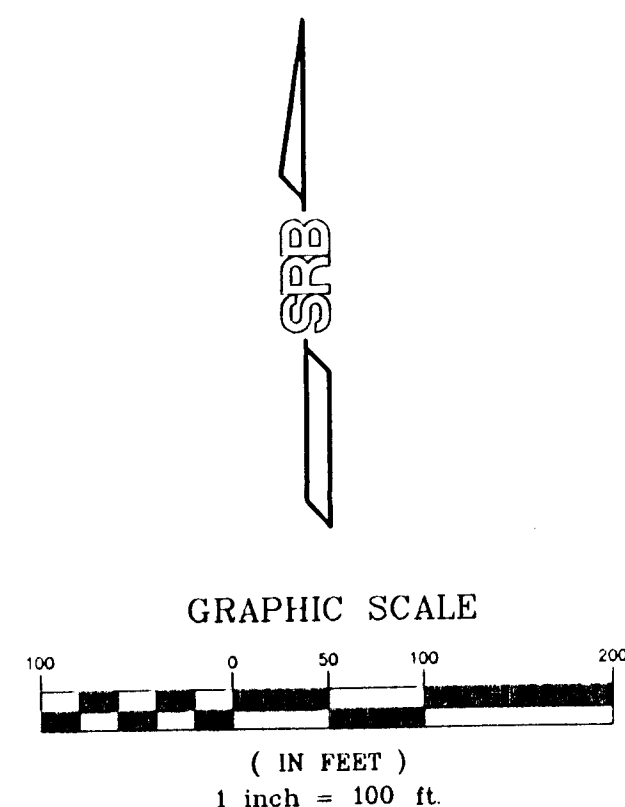
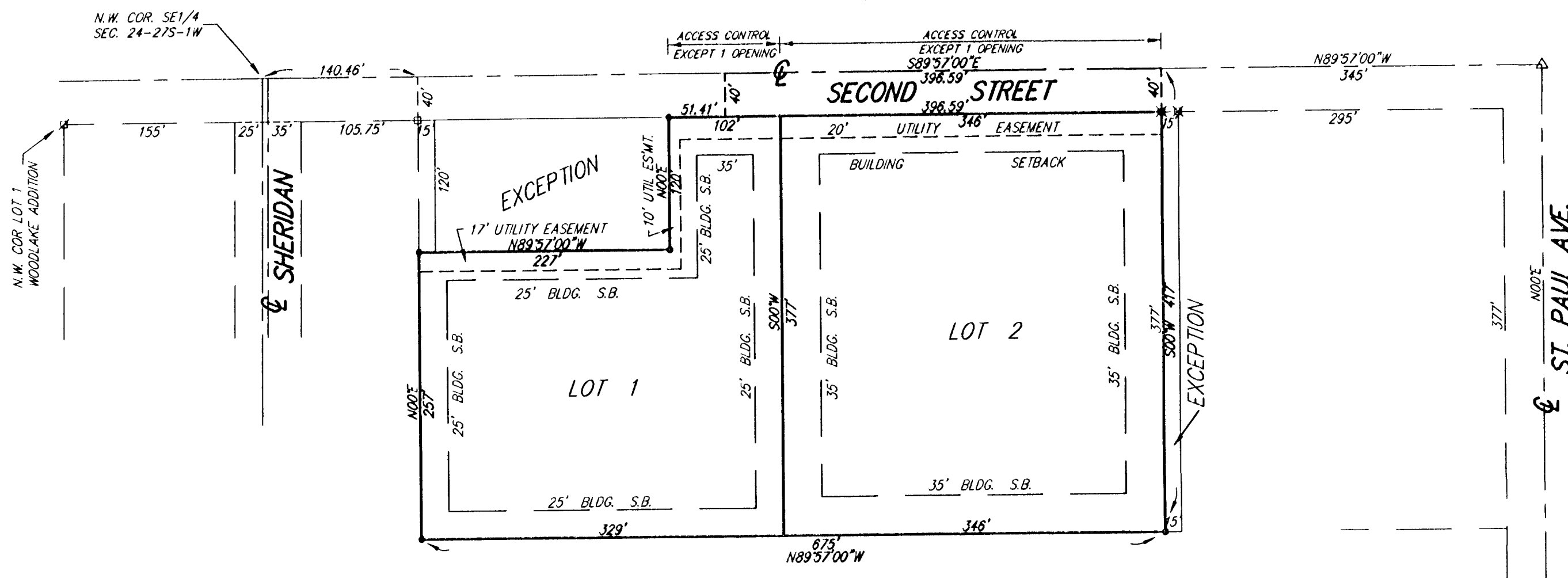
\_\_\_\_\_  
Debra L. Shrock Notary Public

My App't. Exp. 6-12-2003

DEBRA L. SHROCK  
NOTARY PUBLIC STATE OF INDIANA  
ELKHART COUNTY  
MY COMMISSION EXP. JUNE 12, 2003

Mennonite Housing Rehabilitation Services, Inc.

\_\_\_\_\_  
Andrew L. Bias, President  
Andrew L. Bias



THIS PLAT IS SUBJECT TO THE CONDITIONS SET FORTH ON THE VILLA CHRISTI PLANNED UNIT DEVELOPMENT PLAN, P.U.D. #2001-00003

- △ = PK NAIL (FOUND)
- ✕ = 1" GALVANIZED PIPE (FOUND)
- ✕ = 3/4" IRON PIPE (FOUND)
- = 1/2" REBAR W/MID KANSAS ENGINEERS CAP (FOUND)
- = 1/2" REBAR W/SRB CAP (SET)



**Wichita-Sedgwick County Metropolitan Area Planning Department**

August 23, 2001

Mark Savoy  
Savoy, Ruggles and Bohm, P.A.  
924 N. Main  
Wichita, KS 67203

RE: SUB 2001-79 -- One-Step Final Plat of Villa Christi Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 23, 2001, 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 August 17, 2001.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

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

A handwritten signature in cursive script, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch



## Wichita-Sedgwick County Metropolitan Area Planning Department

August 17, 2001

Mark Savoy  
Savoy, Ruggles and Bohm, P.A.  
924 N. Main  
Wichita, KS 67203

RE: SUB 2001-79 -- One-Step Final Plat of Villa Christi Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 16, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

### STAFF COMMENTS:

- A. Municipal services are available to serve the site.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- E. The plat needs to be revised to reflect the access controls which were approved per the PUD. One access opening per lot is permitted.
- F. In accordance with the Sidewalk Ordinance, as a multi-family/office subdivision abutting a non-arterial street, a sidewalk shall be constructed along Second Street. A Sidewalk Certificate shall be provided assuring sidewalks will be built concurrently with development.
- G. A PUD Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PUD (referenced as P.U.D. #2001-00003) and its special conditions for development on this property.

- H. The note on the face of the plat shall be corrected to indicate that this Addition is subject to the conditions of the Villa Christi Planned Unit Development PUD 2001-00003.
- I. The surveyor's certification shall be corrected to reference the Villa Christi 2nd Addition.
- J. The setbacks for Lot 2 should be revised to conform with the approved setbacks per the PUD (35 feet side and rear yard).
- K. 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.
- L. 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.
- 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. (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.)
- 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. 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.
- P. 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.
- Q. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.

SUB 2001-79 -- One-Step Final Plat of Villa Christi Second Addition  
August 17, 2001  
Page 3

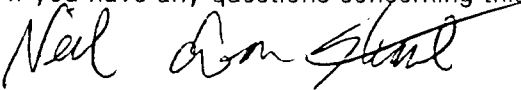
U. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, August 23, 2001, at 1:30 p.m.

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

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

A handwritten signature in black ink, appearing to read "Neil Evan Strahl", written over a horizontal line.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Terri Hubbard, Mennonite Housing, 2145 N. Topeka, Wichita, KS 67214  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public  
Services, 1144 S. Seneca, Wichita, KS 67213

**STAFF REPORT**

(One-Step Final Plat Approved 8/16/01)

**CASE NUMBER:** SUB 2001-79 -- VILLA CHRISTI SECOND ADDITION

**OWNER/APPLICANT:** Mennonite Housing, Attn: Terri Hubbard, 2145 N. Topeka, Wichita, KS 67214

**SURVEYOR/ENGINEER:** Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

**LOCATION:** South side of Second Street, East of Sheridan

**SITE SIZE:** 5.58 Acres

**NUMBER OF LOTS**

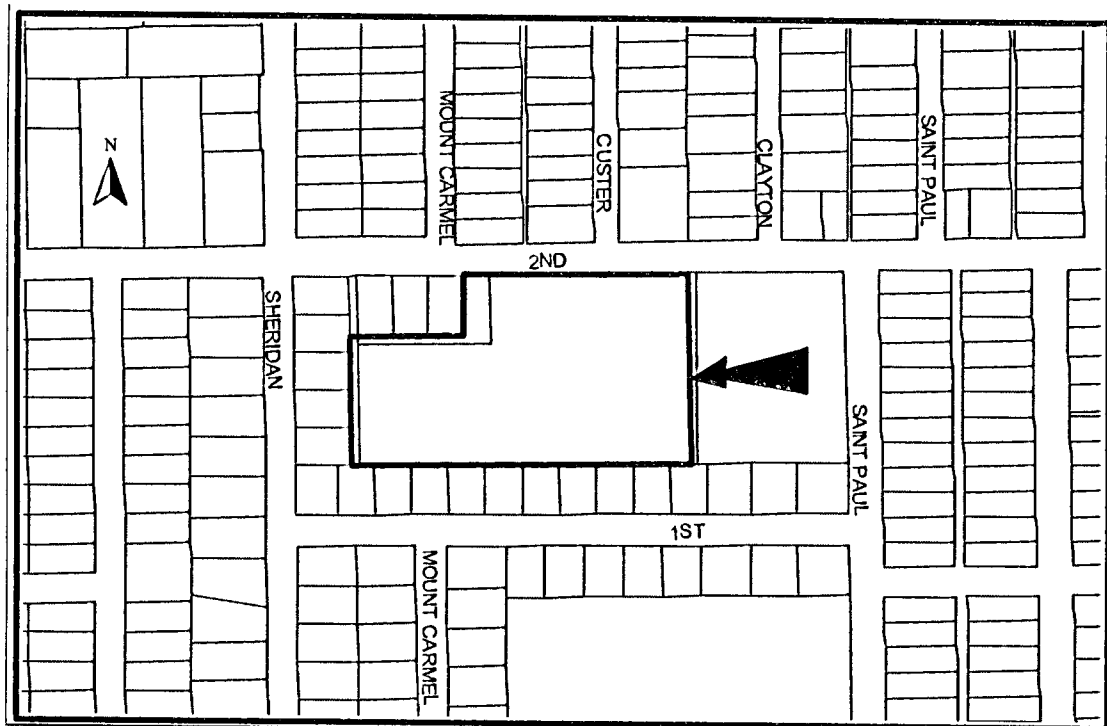
|              |   |
|--------------|---|
| Residential: | 1 |
| Office:      |   |
| Commercial:  | 1 |
| Industrial:  |   |
| Total:       | 2 |

**MINIMUM LOT AREA:** 2.22 Acres

**CURRENT ZONING:** TF-3, Two-Family Residential

**PROPOSED ZONING:** PUD

**VICINITY MAP**



**SUB 2001-79 -- One-Step Final Plat of VILLA CHRISTI SECOND ADDITION**  
**August 23, 2001 - Page 2**

**NOTE:** The applicant has proposed a zone change (PUD-2001-03) from TF-3, Two-Family Residential and MF-29, Multi-Family Residential to Planned Unit Development.

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- E. *The plat needs to be revised to reflect the access controls which were approved per the PUD. One access opening per lot is permitted.*
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**SUB 2001-79 -- One-Step Final Plat of VILLA CHRISTI SECOND ADDITION**  
**August 23, 2001 - Page 3**

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