

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

NOVICK 2ND ADDITION

SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/11/92 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
ED IN OUR LETTER DATED 9/18/92

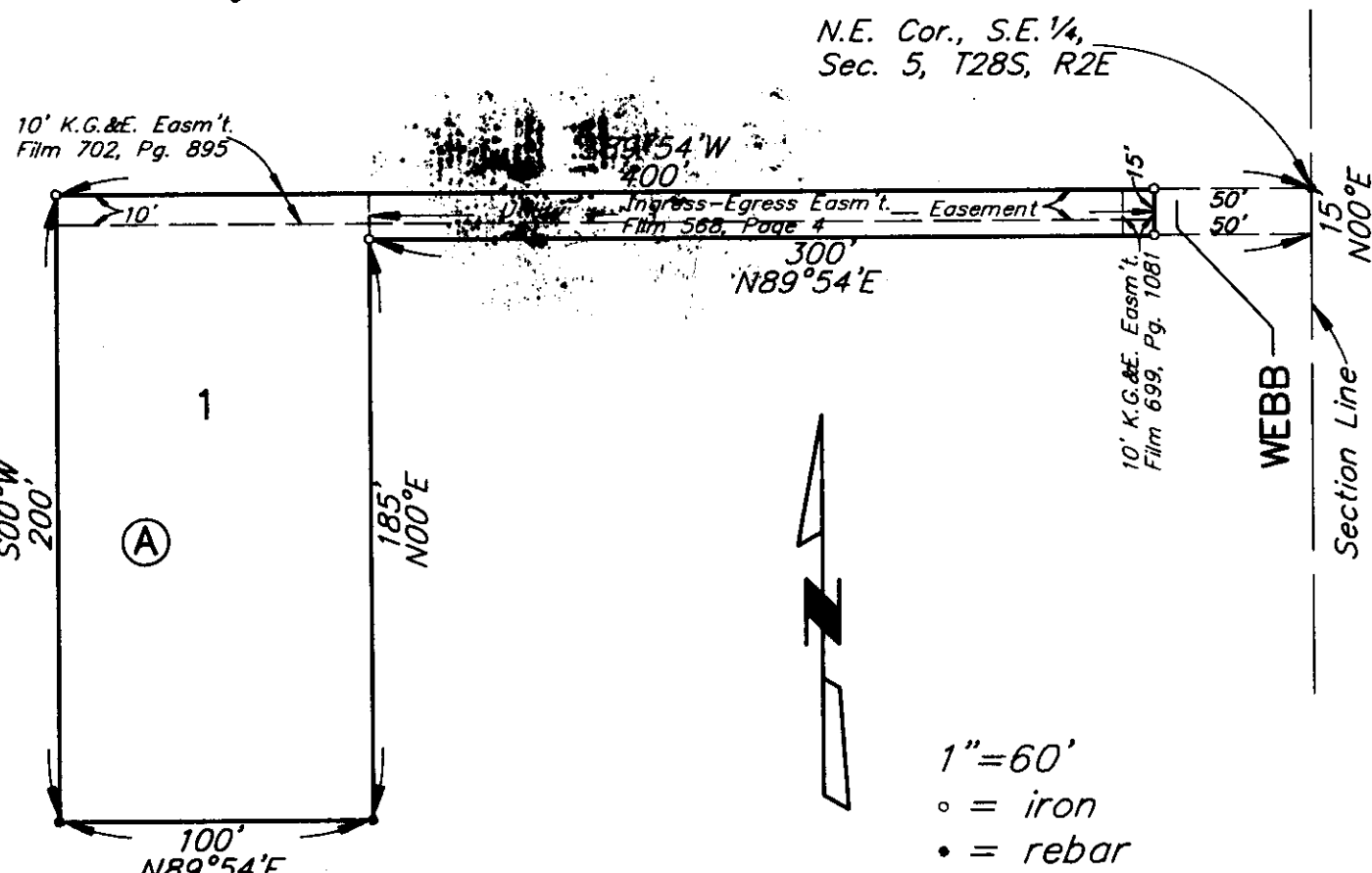
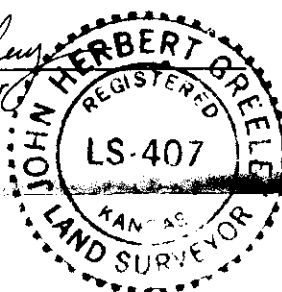
State of Kansas)
County of Sedgwick) S.S.

We, Booker Associates, Inc. of Kansas, Surveyors in the
aforesaid county and state do hereby certify that we
have surveyed and platted "NOVICK 2ND ADDITION",
Sedgwick County, Kansas, and that the accompanying plat
is a true and correct exhibit of the property surveyed
described as: a tract in the S.E. 1/4 of Section 5,
Township 28 South, Range 2 East of the 6th P.M., Sedg-
wick County, Kansas, beginning at the N.E. corner of said
S.E. 1/4; thence west along the north line of said S.E. 1/4,
a distance of 400 feet; thence south parallel with the
east line of said S.E. 1/4, a distance of 200 feet; thence
east parallel with the north line of said S.E. 1/4, a
distance of 100 feet; thence north parallel with the east
line of said S.E. 1/4, a distance of 185 feet; thence east
parallel with the north line of said S.E. 1/4, a distance of
300 feet to a point on the east line of said S.E. 1/4;
thence north a distance of 15 feet to the point of beginning.

Aug. 28, 1992
Date

Booker Associates, Inc. of Kansas

John Herbert Greeley
JOHN HERBERT GREELEY, Surveyor



This plat of "NOVICK 2ND ADDITION,"
Sedgwick County, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas. Dated this ____ day of ____
199__.

Wichita-Sedgwick County Metropolitan Area Planning Commission

CHRISTOPHER J. GOEBEL, Chair

MARVIN KRAUT, Secretary

This plat approved and all dedications
shown hereon accepted by the Board of Commissioners of the
City of Wichita, Kansas, this ____ day of ____ 199__.

ROBERT G. KNIGHT, Mayor

PAT BURNETT, City Clerk

This plat approved and all dedications
shown hereon accepted by the Board of Commissioners of Sedg-
wick County, Kansas, this ____ day of ____ 199__.

BETSY GWIN, Chair

MARK F. SCHROEDER, Chair Pro Tem

PAUL W. HANCOCK, Commissioner

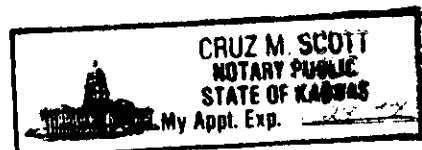
BERNARD A. HENTZEN, Commissioner

BILLY Q. McCRAE, Commissioner

DON WRIGHT, County Clerk

State of Kansas)
County of Sedgwick) S.S.

The foregoing instrument was
acknowledged before me this ____ day of ____
199__, by Bernard Novick and Betty Novick, his wife.



CRUZ M. SCOTT, Notary Public

My App. Exp. ____

Entered on transfer record
this ____ day of ____ 199__.

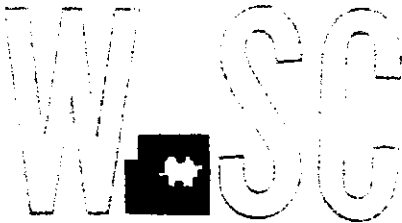
DON WRIGHT, County Clerk

State of Kansas)
County of Sedgwick) S.S.

This is to certify that this plat has
been filed for record in the office of the Register of Deeds this
____ day of ____ 199__; at ____ o'clock ____ M.; and is duly
recorded.

PAT KETTLER, Register of Deeds

ED RESA, Deputy



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 24, 1992

Booker Assoc., Inc. of Kansas
225 N. Market - Suite 350
Wichita, KS 67202

Re: S/D 92-40 NOVICK 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 24, 1992, 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 September 18, 1992.

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,

Don Losew
Senior Planner

DL:rh

cc: Bernard and Betty Novick, 1400 N. Armour, Wichita, KS 67206
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2

September 24, 1992

STAFF REPORT
(Final Plat Approved 9/17/92)

CASE NUMBER: S/D 92-40 - NOVICK 2ND ADDITION

OWNER/APPLICANT: Bernard and Betty Novick, 1400 N. Armour,
Wichita, KS 67206

SURVEYOR/ENGINEER: Booker Assoc., Inc. of Kansas, 225 N. Market -
Suite 350, Wichita, KS 67202

LOCATION: South of Pawnee and west of Webb Road.

SITE SIZE: 24,500 sq. ft.

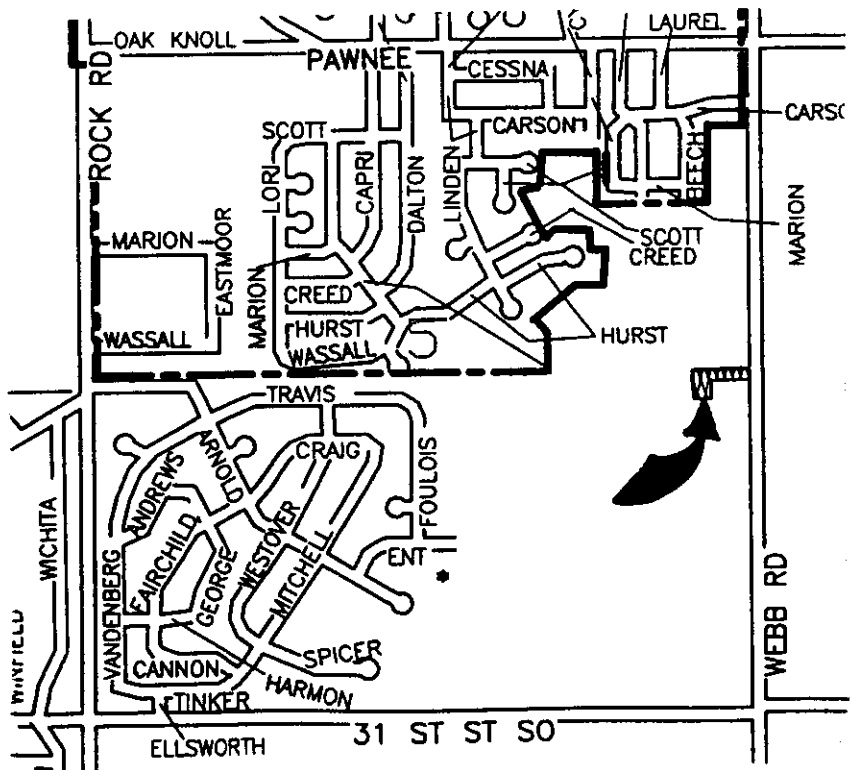
NUMBER OF LOTS

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

MINIMUM LOT AREA: 24,500 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential (CU-351)

VICINITY MAP:



STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. It should be noted that the above approval will also require a waiver of the minimum lot size for on-site facilities. Specifically, a septic system, if percolation tests are acceptable, can be allowed on a 20,000 square foot site, providing municipal water is also available. If on-site water is also involved, a minimum lot size of 40,000 square feet is typically required. The applicant shall provide a letter from the Health Department indicating both the approval of on-site facilities and the waiver of the lot size requirement.
- B. Although City water is not directly available to this site, this site is near the City's limits and the applicant shall submit a petition for the future extension of municipal water to this site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the center line of Webb Road shall be labeled, i.e., CL.
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.