

PLAT NO. S/D 70-11 MAP NO. 5747

NAME FIRST GENERAL ADDITION

LOCATION On the north side of Third Street between
Hillside and Rutan.

ENGINEER K. O. Taylor

OWNER First General Real Estate & Resources Trust

APPLICATION FILED 2-24-70

SKETCH PLAT FILED 2-24-70

PRELIMINARY FILED 2-24-70

S/D ACTION 3-5-70 Approve

* FINAL FILED 4-27-70

S/D ACTION 5-7-70 Approve

MAPC ACTION 5-14-70 Approve

BCC ACTION 3-30-71 Approve

RECORDED 4-15-71

REMARKS * REVISED FINAL FILED 5-11-70

S/D ACTION ON 5-21-70, Approve

MAPC ACTION ON 5-28-70, Approve

S/D 70-11 - FIRST GENERAL ADDITION
On the north side of Third Street
between Hillside and Rutan.
Taylor

POSTED
3/45/70
[Signature]

ACTION

COMMITTEE	DATE
* (prelim) Approve	3-5-70
" (final) Approve	5-7-70
MAPC Approve	5-14-70
B.C.C. D.C. Approve	3-30-71
* S/D Committee (revised final) Approve	5-21-70
MAPC (..) Approve	5-28-70

Map No. 5747
Sec. No. 23
Twp. No. 27 S
Range 1 E

Subdivision Report and Progress
S/D No.: 70-11

Name: FIRST GENERAL ADDITION

General Location: On the north side of Third Street between Hillside and Rutan
Owner: First General Real Estate and Resources Trust
Address: 745 Fifth Avenue, New York, N.Y. Phone: 262-8443
Subdivider: SAME % Richard Loyd
Address: 500 Farmers & Bankers Bldg. Phone: AM 2-8433
Engineer/Surveyor: K. O. Taylor
Address: 1542 South St. Francis Phone: AM 4-4072

Application Received 2-24-70
Conf. with Applicant Feb 1970
Sketch Plat Received 2-24-70
Present Zoning A, BB & LC
Proposed Zoning LC *
Letter of Intent None

* FINAL PLAT RECEIVED 4-27-70
S/D Comm. Action 5-7-70 Approve
Dept. Report on Final 5-11-70
M.A.P.C. ACTION 5-14-70 Approve
Dept. Report on Final 5/28/70
Letter on Irons Received _____
Title/Taxes Rec'd & Reviewed 3-25-71
Final Review 3-25-71
Referral to B.C.C. 3-25-71

PREL. PLAT RECEIVED 2-24-70
S/D Comm. Action 3-5-70 Approve
Dept. Report on Prel. 3-9-70

B.C.C. ACTION 3-30-71 Approve
Recorded 4-15-71

TRACING PROGRESS:
Received 12-30-70
Released 1-27-71
Received 3-1-71
Released 4-7-71

Comments:

ASSOCIATED ZONE CHANGES Z-1173 "A", "BB" & "LC" to "LC"
Z-1181 "A" to "LC"

* REVISED FINAL PLAT REC'D. 5-11-70
S/D ACTION ON 5-21-70 Approve
DEPT. REPORT ON REV. FINAL, 5-22-70
M.A.P.C. ACTION 5-28-70 Approve
DEPT. REPORT ON REV. FINAL, 5-28-70

4-7-71 - called Richard Loyd this date and advised that the plat reading may be picked up for recording. RL

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

FIRST GENERAL ADDITION was

filed for record on April 15, 1971.

R-2 8-10
Book 78
vh

John Hale

Register Of Deeds

T9-328

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	70-11	Name	FIRST GENERAL ADDITION
Application Filed:	2-24-70	Sketch Filed:	2-24-70
Preliminary Plat Filed:	2-24-70	Approved by S/D:	3-5-70
Final Plat Filed:	5-11-70	Approved by S/D:	5-21-70
Approved by Metropolitan Area Planning Commission:			5-28-70

DESCRIPTION

General Location: North side of Third Street
between Hillside and Rutan

Surveyor or Engineer: K. O. Taylor
Owner: First General Real Estate & Resources Trust
Address: 745 5th Avenue, New York, N. Y. 10022

- | | | |
|--------------------------|------------------|--------------------------------|
| 1. Gross Acreage of Plat | 35 | 5. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. _____ R/W _____ ft. |
| Residential _____ | | b. _____ R/W _____ ft. |
| Commercial _____ | | c. _____ R/W _____ ft. |
| Industrial _____ | | d. _____ R/W _____ ft. |
| Other _____ | 1 | e. _____ R/W _____ ft. |
| Total Number of Lots: | 1 | TOTAL None ft. |
| 3. Minimum Lot Frontage: | 102 ft. | 6. Existing Zoning: "A" |
| 4. Minimum Lot Area | 15,460.28 sq.ft. | |

Planning Commission Recommendation:

KAMEN moved and HENNESSY seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to being recorded within 30 days after approval by the City Commission.

Associated Zone Cases: Z-1173 and Z-1181, approved for "BB" by the City Commission for those portions included in subject plat, subject to replatting.

Vote of Planning Commission: Unanimous

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

EMMET A. BLAES
ROTZEL JOCHEMS
ROBERT G. BRADEN
STAN E. WISDOM
BRUCE W. ZUERCHER
CHARLES M. CLINE
RICHARD A. LOYD
PAUL H. HUMANN

LAWRENCE MIDONOUGH
GERALD D. HAAG
ROBERT L. HEATH
TIMOTHY E. MCKEE
DANIEL R. GLICKMAN

JOCHEMS, SARGENT & BLAES
ATTORNEYS AT LAW
FARMERS & BANKERS BUILDING
200 EAST FIRST STREET
POST OFFICE BOX 2134
WICHITA, KANSAS 67201
(316) 262-8443

W. D. JOCHEMS
(1888-1980)
J. WIRTH SARGENT
(1894-1985)

J. FRANCIS HESSE
HARRY L. HOBSON
LEONARD A. LEVAND
COUNSEL

March 24, 1971

TITLE OPINION

The City of Wichita
Wichita, Kansas

PREMISES:

The South 60 Feet of Lot 20
and the North 41.89 Feet of
Lot 27, on Rutan Avenue in
Howard's Addition to College
Hill Addition to Sedgwick
County, Kansas.

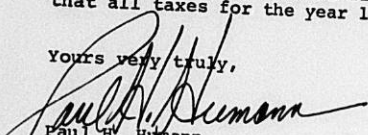
Gentlemen:

We have examined an abstract of title covering the above-
captioned premises, and find fee title vested in

FIRST GENERAL RESOURCES COMPANY,
New York, New York
(formerly FIRST GENERAL REAL
ESTATE AND RESOURCES TRUST)

We further certify that we find the premises to be unmortgaged and
that all taxes for the year 1970 and prior years are paid.

Yours very truly,


Paul H. Humann
of JOCHEMS, SARGENT & BLAES

PHH:dp



ROUTE SLIP
(PLEASE CIRCLE DESTINATION)

- | | | |
|----------------------|--------------------|-----------------------|
| City Manager | Dir. of Adm. | <u>Planning Dept.</u> |
| Deputy City Manager | Auditing | Police Dept. |
| Housing | Budget | Motor Pool |
| Human Res. Dev. | Data Proc. | Dir. of Public Works |
| Model Cities | Industrial Dev. | Administration |
| City Clerk | Man. Coord. Center | Central Insp. |
| Community Facilities | Personnel | Project Amy |
| Credit Union | P.S. Careers | Engineering |
| Fire Department | Public Info. | Traffic Engr. |
| Health Department | Purchasing | Maintenance |
| Director of Law | Duplicating | Sanitation |
| Prosecutor's Office | Ret. & Group Ins. | Urban Renewal |
| Municipal Court | Treasury | Water Department |
| Transit Authority | Library | Water Pol. Control |
| | Park Department | |

For: Takin
 For your information Reply sending me _____ copies
 For your comments Prepare reply for my signature
 Note and return You handle. No report required.

Signed _____
000-013

Date 3/8

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

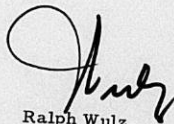
DATE March 5, 1971

TO Robert A. Lakin, Director of Planning

FROM Ralph Wulz, City Manager

SUBJECT First General First and Second Additions

Please provide me your report and recommendations on the request contained in the attached petition relative to immediate use of parking areas on which platting is pending.



Ralph Wulz,
City Manager

RW:frs
Attachment

*Advised Wulz -
Telephone - 138
maybe on 1st Mon 2:12*

*Wulz 39 -
no to both!
He's to advise Wulz*



First General Resources Company

March 3, 1971

The Board of City Commissioners and
The Metropolitan Area Planning Commission:

ROUTING:	
<input type="checkbox"/> REM	
<input checked="" type="checkbox"/> RW	
MAR 5 1971	
<input type="checkbox"/> F	
<input type="checkbox"/> File	<input type="checkbox"/>

We, the undersigned, being tenants and patrons of the College Hill Medical Tower Building respectfully request the City of Wichita to consider the following extraordinary circumstances causing major congestion of parking areas:

- A. Construction on Rutan and Central;
- B. Bad weather rendering other parking areas unuseable;
- C. High incidence of illness causing hundreds of additional people per day to come to the building;

as justification for the granting of immediate right to use parking areas in First General First and Second Additions on which zoning has been pending and is now within days of completion.

NAME	ADDRESS
<i>W. F. ...</i>	
<i>Joyce ...</i>	<i>3333 East Central</i>
<i>Douglas R. ...</i>	<i>3333 East Central</i>
<i>D. A. S. ...</i>	<i>3333 E Central</i>
<i>...</i>	<i>1177 E Central</i>
<i>...</i>	<i>3333 E Central</i>
<i>George E. ...</i>	<i>3333 E. Central</i>
<i>...</i>	<i>...</i>
<i>Charles ...</i>	<i>3333 E Central</i>
<i>...</i>	<i>3333 E. Central</i>
<i>John ...</i>	<i>3333 E Central</i>
<i>...</i>	<i>...</i>
<i>Lauran ...</i>	<i>...</i>

EXTRA PAGES ATTACHED --

February 17, 1971

Mr. Richard Loyd
Attorney at Law
500 Farmers & Bankers Bldg.
Wichita, Kansas 67202

Subject: S/D 70-11 - Final plat
of FIRST GENERAL ADDITION and
S/D 70-33 - Final plat of FIRST
GENERAL SECOND ADDITION

Dear Mr. Loyd:

You will recall that the above captioned plats have been considered and recommended for approval by both the Subdivision Committee and the Metropolitan Area Planning Commission. As you and I have discussed by phone, each of these plats have conditions of approval, or other items remaining to be completed, prior to the time that they may be forwarded to the Board of City Commissioners for final consideration. Listed below are such remaining items outlined for each plat.

FIRST GENERAL ADDITION

(Please refer to previous MAPC follow-up correspondence dated May 22, 1970 and May 28, 1970)

- ✓ Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- ✓ Certification by attorney the fee title is vested in the platlor.
- ✓ Certification that all taxes due and payable for 1970 and prior years have been paid in full.

The completed plat tracing on First General Addition was received in our office on December 30, 1970. The tracing was, however, missing such things as corporation seals, date of notary, etc., and was released to a Mr. Stan Patton on January 27, 1971, who was to return the plat tracing back to the corporation headquarters in New York to be properly completed and returned to the Planning Department.

Page 2
February 17, 1971

FIRST GENERAL SECOND ADDITION

(Please refer to previous MAPC follow-up correspondence dated June 22, 1970 and June 26, 1970)

1. Completing Items 1, 2, 3 and 4 of my letter dated June 22, 1970 to the applicant's engineer, K. O. Taylor, all dealing with indicating the appropriate easements requested by the Utility Advisory Committee representatives and/or providing for the relocation and reconstruction of the existing utilities which may be involved.
2. The applicant submitting guarantee for the construction of sidewalks on Hillside and 3rd Street adjacent to the new property lines.
3. The applicant installing or guaranteeing the construction and improvement of the existing drainage crossing the northern portion of subject property. This improvement to be constructed in accordance to the plans, specifications and at the proper location as established and/or approved by the Department of Public Works. This also entails indicating the adequate drainage easement on the face of the plat to accommodate such drainage improvements.
4. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
5. Certification by an attorney the fee title is vested in the plattor.
6. Certification that all taxes due and payable for 1970 and prior years have been paid in full.

At one time we were in possession of the final plat tracing on First General Second Addition, as well as the petition for the required drainage improvement which has been prepared by the Engineering Division of the Department of Public Works. This tracing also was missing such things as corporation seals, dates, etc., and the drainage petition had not yet been executed by the applicant. These along with a certificate form certifying the petitions being submitted by the applicant on this plat were all released to Stan Patton on the same above mention date, January 27, 1971, who was delivering all such matters back to First General Real Estate and Resources Trust in New York.

Page 3
February 17, 1971

It is when all of these items have been satisfactorily completed and returned to the Metropolitan Area Planning Department's office, that these plats may then be forwarded on to the Board of City Commissioners for final consideration. In conjunction therewith, we shall also be forwarding the appropriate ordinances for the changing in zoning on the applicant's associated zone cases so that they may be placed on first reading before the Commission at the same time that they consider the final plats.

If you have any questions concerning these matters, please call our office.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

cc: First General Real Estate & Resources Trust
745 Fifth Avenue, New York, New York

K. O. Taylor, 1542 South St. Francis, 67211

May 28, 1970

Mr. K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 70-11 - Revised Final Plat
of FIRST GENERAL ADDITION

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on May 28, 1970, 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 May 22, 1970.

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. Compliance with the requirements of the Metropolitan Area Planning Commission.
- Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- Certification by an attorney that fee title is vested in the platlor.
- Certification that all taxes due and payable for 1969 and prior years have been paid.

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

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:ber
cc: Richard Loyd, Attorney, 500 Farmers & Bankers Bldg. 67202
First General Real Estate & Resources Trust, 745 Fifth Avenue,
New York, N. Y.

May 22, 1970

K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Subject: S/D 70-11 - Revised Final Plat of
FIRST GENERAL ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 21, 1970, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

1. The applicant's engineer should check the direction indicated within the legal tie shown on the face of the plat.
2. Recording of the plat within 30 days after the approval of the Board of City Commissioners.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 28, 1970, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Planner III

JDG:vjp

Enclosure

Page 2 - S/D 70-11
K. O. Taylor
May 22, 1970

cc: First General Real Estate & Resources Trust
745 Fifth Avenue
New York, N. Y.

Richard Loyd
Attorney at Law
500 Farmers & Bankers Building
Wichita, Kansas 67202

REVISED FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 70-11 Name FIRST GENERAL ADDITION
Date Application Rec'd. 2-24-70 Preliminary Approval 3-5-70
Final Approval 5-7-70
Scheduled S/D Meeting 5-21-70

DESCRIPTION

General Location On the west side of Rutan Avenue in an area north of 3rd Street.

Owner First General Real Estate and Resources Trust
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis Phone AM 4-4072

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>.35</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> <u>1</u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>None</u> ft. |
| 3. Minimum Lot Frontage <u>102</u> ft. | 8. Sidewalk adjacent to all streets? <u>X</u> yes <u> </u> no |
| 4. Minimum Lot Area <u>15,460.28</u> sq. ft. | |
| 5. Existing Zoning <u>A</u> | |
| 6. Proposed Zoning <u>BB</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

1. This plat is a revision and/or a portion of the final plat which was considered and approved by the Subdivision Committee at their regular meeting on May 7, 1970. It is apparently the desire of the applicant to proceed with the completion and recording of the revised area, and to use same for purposes of providing off-street parking while they and their engineer continue to resolve the handling of drainage on the balance of the original plat.
2. The area within the plat involves portions of two associated zone cases Z-1173 and Z-1181, each of which have been approved by the Board of City Commissioners for "BB" zoning subject to replatting.
3. Recording of the plat within 30 days after the approval of the City Commission.

REVISED
FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 70-11 Name _____
Date Application Rec'd. 2-24-70

FIRST GENERAL ADDITION

Preliminary Approval 3-5-70
FINAL APPROVAL 5-7-70
SCHEDULED S/D MEETING 5-21-70

DESCRIPTION

General Location On the west side of Rutan Ave. in an area
On the north side of Third Street between
Hillside and Rutan north of 3rd Street.

Owner First General Real Estate and Resources Trust
Surveyor/Engineer K. O. Taylor Phone AM 4-4072
Address 1542 South St. Francis

1. Gross Acreage of Plat 2.54 .35
2. Number of Lots:
 - Residential 1
 - Commercial _____
 - Industrial _____
 - Other 1Total Number of Lots 1
3. Minimum Lot Frontage 102 ft.
4. Minimum Lot Area 5460.78 101,700 sq. ft.
5. Existing Zoning A, BB & LC
6. Proposed Zoning LC & BB
7. Lineal Feet of New Streets:
 - a. 20 R/W 565 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL NONE 565 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) No N/A (Yes-No)
12. City of Wichita : Three-Mile Area _____

May 15, 1970

Mr. K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 70-11 - Final Plat of
FIRST GENERAL ADDITION

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on May 14, 1970, 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 May 11, 1970.

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. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the platlor.
4. Certification that all taxes due and payable for 1969 and prior years have been paid.

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

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:ber

Page 2 - K. O. Taylor
May 15, 1970

cc: First General Real Estate & Resources Trust
745 Fifth Avenue
New York, N. Y.

Richard Loyd
Attorney at Law
500 Farmers & Bankers Building
Wichita, Kansas 67202

May 11, 1970

K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Subject: S/D 70-11 - Final Plat of
FIRST GENERAL ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 7, 1970, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

1. Indicating the existing north-south utility easement centered on the common dividing line between the "BB" and "LC" zoning districts being established by the associated zone cases Z-1173 and Z-1181.
2. The applicant and/or his engineer shall contact the Engineering Division, Kansas Gas and Electric and Southwestern Bell Telephone companies regarding utility easements to be indicated on the final plat.
3. The applicant and/or his engineer shall contact the Engineering Division relative to the right-of-way for Third Street.
4. Any relocation or reconstruction of utilities, necessitated because of street right-of-way and easements being vacated by this replat, shall be at the sole expense of the applicant; and all proceedings connected therewith being without cost to the City, County or any utility company.

Page 2 - S/D 70-11
K. O. Taylor
May 11, 1970

5. The applicant shall guarantee construction of sidewalks on Hillside Avenue and Third Street adjacent to the new property lines.
6. The applicant shall install or guarantee the construction and improvement of the existing drainage crossing the northern portion of subject property. Such improvement shall be constructed in accordance to plans and specifications approved by the Department of Public Works, and the applicant will need to resolve with said Department the exact location for same.
7. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 14, 1970, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Planner III

JDG:vjp

Enclosure

cc: First General Real Estate & Resources Trust
745 Fifth Avenue
New York, N. Y.

Richard Loyd
Attorney at Law
500 Farmers & Bankers Building 67202

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 70-11 Name FIRST GENERAL ADDITION
Date Application Rec'd. 2-24-70 Preliminary Approval 3-5-70
Scheduled S/D Meeting 5-7-70

DESCRIPTION

General Location On the north side of Third Street between
Hillside and Rutan.

Owner First General Real Estate and Resources Trust
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis Phone AM 4-4072

1. Gross Acreage of Plat 2.54
2. Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other _____
3. Minimum Lot Frontage 102 ft.
4. Minimum Lot Area 101,700 sq. ft.
5. Existing Zoning A, BB & LC
6. Proposed Zoning LC & BB
7. Lineal Feet of New Streets:
 - a. 20 R/W 565 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 565 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) No (Yes-No)
12. City of Wichita X : Three-Mile Area _____

STAFF COMMENTS:

1. The associated zone cases Z-1173 and Z-1181 have been approved by the Board of City Commissioners for "LC" and "BB" subject to replatting.
2. Indicating the existing north-south utility easement centered on the common dividing line between the "BB" and "LC" zoning districts being established by the associated zone cases Z-1173 and Z-1181.
3. The applicant and/or his engineer shall contact the Engineering Division, Kansas Gas and Electric and Southwestern Bell Telephone companies regarding utility easements to be indicated on the final plat.
4. Any relocation or reconstruction of utilities, necessitated because of street right-of-way and easements being vacated by this replat, shall be at the sole expense of the applicant; and all proceedings connected therewith being without cost to the City, County or any utility company.
5. The applicant shall guarantee construction of sidewalks on Hillside Avenue and Third Street adjacent to the new property lines.
6. The applicant shall install or guarantee the construction of a drainage box culvert to contain the existing drainage crossing the northern portion of subject property. Such drainage box shall be constructed in accordance to plans and specifications approved by the Department of Public Works, and the applicant will need to resolve with said department the exact location for such improvement.
7. Recording of the plat within 30 days after the approval of City Commission.

March 9, 1970

Mr. K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Subject: S/D 70-11 - Preliminary Plat of
FIRST GENERAL ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 5, 1970, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to:

1. Approval of the plat is subject to the approval of the associated zone cases Z-1173 and Z-1181.
2. "Access control except for 1 opening" adjacent to the east line of Hillside, shall be indicated both on the face of the plat and within the plat's text.
3. A 20-foot building setback line shall be indicated from the west line of Rutan.
4. Indicating the existing north-south utility easement centered on the common dividing line between the "BB" and "LC" zoning districts being established by the associated zone cases Z-1173 and Z-1181.
5. The applicant and/or his engineer shall contact the Engineering Division, Kansas Gas and Electric and Southwestern Bell Telephone companies regarding utility easements to be indicated on the final plat.

Page 2 - S/D 70-11
Mr. K. O. Taylor
March 9, 1970

- ✓6. Any relocation or reconstruction of utilities, necessitated because of street right-of-way and easements being vacated by this replat, shall be at the sole expense of the applicant; and all proceedings connected therewith being without cost to the City, County or any utility company.
- ok
Dedicating street right-of-way for Third Street so as to provide 35 feet north from the center line of the existing improvement.
- ✓8. The applicant shall guarantee construction of sidewalks on Hillside Avenue and Third Street adjacent to the new property lines.
- ✓9. The applicant shall grant necessary drainage easements and install or guarantee the construction of a drainage box culvert to contain the existing drainage crossing the northern portion of subject property. Such drainage box shall be constructed in accordance to plans and specifications approved by the Department of Public Works, and the applicant will need to resolve with said department the exact location for such improvement, prior to the preparation of the final plat.
- ✓10. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the preliminary plat is for your information and files. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Planner III

JDG:vjp
Enclosure

cc: First General Real Estate & Resources Trust
745 Fifth Avenue
New York, N. Y.

Richard Loyd
Attorney at Law
500 Farmers & Bankers Building 67202

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 70-11 Name FIRST GENERAL ADDITION
Date Application Rec'd. 2-24-70 Preliminary Approval _____
Scheduled S/D Meeting 3-5-70

DESCRIPTION

General Location On the north side of Third Street between
Hillside and Rutan.

Owner First General Real Estate and Resources Trust

Surveyor/Engineer K. O. Taylor

Address 1542 South St. Francis Phone AM 4-4072

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>2.54</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>20</u> R/W <u>130</u> ft. |
| Residential _____ | b. <u>15</u> R/W <u>435</u> ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>565</u> ft. |
| 3. Minimum Lot Frontage <u>102</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>101,700</u> sq. ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>No</u> |
| 5. Existing Zoning <u>A, BB & LC</u> | |
| 6. Proposed Zoning <u>LC</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

1. Approval of the plat is subject to the approval of the associated zone cases Z-1173 and Z-1181.
2. "Access control except for 1 opening" adjacent to the east line of Hillside, shall be indicated both on the face of the final plat and within the plattors text.
3. A 20-foot building setback line shall be indicated from the west line of Rutan.
4. Adequate easements shall be indicated for the existing utilities crossing subject property, and the applicant shall make satisfactory arrangements for the abandonment or relocation of any existing utilities which are not to remain.
5. The applicant shall guarantee construction of sidewalks on Hillside Avenue and Third Street adjacent to the new property lines.
6. The applicant shall grant necessary drainage easements and install or guarantee the construction of a drainage box culvert to contain the existing drainage crossing the northern portion of subject property. Such drainage box shall be constructed in accordance to plans and specifications approved by the Department of Public Works, and its proposed location shall be further discussed at the Subdivision Committee meeting.
7. 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.

8. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: _____
Section No.: _____
Twp. No.: _____
Range: _____

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: First General Addition

General Location: E. Side Hillside between Central & Third

Name of Property Owner: First General Real Estate & Resources Trust
Address: 745 Fifth Ave N.Y. N.Y. Phone: _____

Name of Subdivider: Richard A. Loyd
Address: agent 200 E First St Phone: 262-8443

Name of Agent/Surveyor: RD. Taylor
Address: 1542 S. St. Francis Phone: 264-4072

Date of Application: 2-20-70

SUBDIVISION INFORMATION: 2.54

1. Gross Acreage of Plat 2.54
2. Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other _____Total Number of Lots 1
3. Minimum Lot Frontage 102 ft.
4. Minimum Lot Area 81,700 101,700 ft.
5. Existing Zoning _____
6. Proposed Zoning LC
7. Lineal Feet of New Streets:
 - a. 20 R/W 130 ft.
 - b. 15 R/W 435 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 565 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) No (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Stan D. Patton - Agr.

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by: _____
Date: 2-24-70
Fee Submitted: 50.00

T9-301B (10-68)



FORM 223-021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer	<u>150.00</u>	

DESCRIPTION	AMOUNT
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<i>Subdivision completion - first</i>	
<i>General Addition</i>	

Name *Stan Patton*

Address *3222 east Central*

Type *R-71-C* Due Date

Comments:

Date <i>2-24-74</i>	By <i>C LN</i>
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