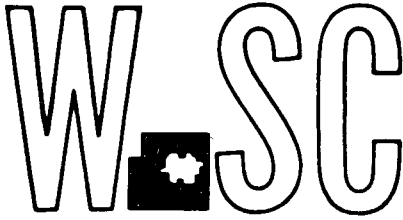


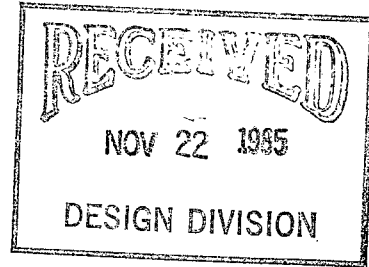
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

November 22, 1985



Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 85-100 - Preliminary Plat of Mulberry East 2nd Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 21, 1985, 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 the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The paving petition for the street adjacent to Block 4 and the north line of Block 2 (all named Mulberry Drive on the preliminary plat) shall provide for a sidewalk on one side of this long, continuous street. As was agreed at the time Mulberry East First Addition to the south was approved, the applicant may submit a drawing with the final plat which depicts the golf cart path system proposed as a substitute to the required sidewalk.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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Mid-Kansas Engineering Consultants, P.A.

Re: S/D 85-100 - Preliminary Plat of Mulberry East 2nd Addition.

November 22, 1985

Page 2

- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- J. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- K. The final plat shall indicate the platting of 64 feet of right-of-way for the street accessing proposed Block 3. Too many lots are proposed for this block and the cul-de-sac is too long in order for this street to qualify for the 58-foot wide street width standard.
- L. The final plat shall reference the recording information for the instrument which dedicated the 50 feet of half-street right-of-way depicted for Rock Road adjacent to the west line of this plat. If this right-of-way presently exists only as a "roadway easement," it shall be dedicated outright by this plat.
- M. The final plat shall label the street adjacent to the southwesterly line of this plat. This street's half-street right-of-way shall be indicated.
- N. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- O. At the time of submitting a final plat, a site plan shall be submitted which indicates the location and proposed width of the driveways planned to serve Lots 5, 8 and 22, Block 1; Lots 8 and 9, Block 2; Lot 42, Block 3 and Lot 89, Block 4. It is doubted that standard width, residential driveways can be built to access these lots, given their limited curb frontage.

Mid-Kansas Engineering Consultants, P.A.

Re: S/D 85-100 - Preliminary Plat of Mulberry East 2nd Addition.

November 22, 1985

Page 3

- P. The final plat shall clearly indicate and label a 10-foot utility easement on the front of Lots 14 thru 22, Block 4.
- Q. The final plat shall correct the lot numbering error in Block 3. Where is Lot 88?
- R. The final plat shall label the 25-foot building setback on Lots 83 thru 92, Block 3.
- S. The final plat shall label the 15-foot sideyard building setback on Lots 83 and 92, Block 3.
- T. The final plat shall indicate a front lot line dimension for Lots 15 thru 22, Block 4 and Lots 79 thru 82, Block 3.
- U. The final plat shall make appropriate reference to the platting of the 5-foot wide wall easement adjacent to the east line of this plat.
- V. The final plat shall indicate dimensions for the following:
 - 1. The east line of Lot 3, Block 2.
 - 2. The northerly line of Lot 19, Block 1.
 - 3. The perimeter of Lots 5 thru 9, Block 2.
 - 4. The east line of Lot 63, Block 3.
 - 5. The west line of Lot 49, Block 3.
 - 6. The east line of Lot 83, Block 3.
 - 7. The east line of Lot 92, Block 3.
 - 8. The northerly line of Lots 6 and 7, Block 1.
 - 9. The westerly line of Lot 18, Block 1.
 - 10. The west and east lines of Lots 1 and 2, Block 3.
 - 11. The east line of Lot 3, Block 3.
- W. The final plat shall provide dimensions for where the numerous reserves touch street rights-of-way.
- X. The final plat shall indicate the platting of "complete access control" to Rock Road across the west lines of Reserve "A" and Lots 1 thru 4, Block 1.
- Y. The final plat shall indicate the following street name changes:
 - 1. A new name shall be selected for the east/west Mulberry as this name is to be used in Mulberry East First Addition.

Mid-Kansas Engineering Consultants, P.A.

Re: S/D 85-100 - Preliminary Plat of Mulberry East 2nd Addition.

November 22, 1985

Page 4

2. A different name shall be selected for the north/south Mulberry adjacent to Block 4 - Comotara is recommended.
 3. A different name shall be selected for Mulberry Circle adjacent to Block 3 - Penstemon Circle or Capri Circle is recommended.
- Z. 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.
- AA. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- BB. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- CC. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.

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

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

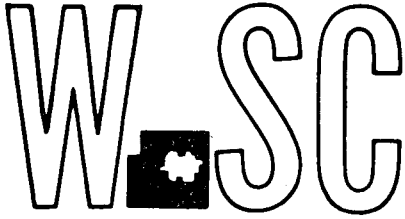
cc: Woodlawn Development Company, Inc., 3500 North Rock Road, #100,
Wichita, KS 67226
Mike Lindebak, City Engineer

Pre-Sub 11-21-85

1. Charles T. Laham. Vacation of building setback. No water problem.
2. South City Southern Baptist Church. Vacation of utility easements. No water problem.
3. Fairfield Estates Addition. Item B, mains to be extended. No water problem. ~~Comment: Oneida Circle is now a Cul-de-Sac. The water main will not be extended through the fire lane ismt to Rock Rd. to serve this area. The primary feed will come from Polo. Extension of water main in the fire lane east of Oneida Ct. would be done only if it was determined necessary for a second feed into the area.~~
4. Tallgrass Commercial Third Addn. Final Plat. Any relocation of water main or fire hydr. to be at developer's expense. No water problem.
5. Mulberry East 2nd Addition. Prelim. Plat. Item B, water to be extended from Rock Road. Main in Rock Rd to be extended north from 37th St. N. No water problem.
6. Hi-Tech Industrial Park Second Addition. Item B, water to be extended. Fire hydrant to be relocated to ~~south~~ end of Cul-de-Sac at developer's expense, relocation necessary because of reduced access to hydrant. Main to be abandoned north of Cul-de-Sac if no service is currently on line. No water problem.
7. Woodlawn Development Co, Inc. . Vacation of Street R/U and Temp. Cul-de-Sac. Comstere St. Water main in this area to be abandoned, fire hydr. to be relocated, both at developer's expense.

8. Standifer First Addition. Final Plat. No water problems.
9. Hybritech Addition. Final Plat. No water problem.
10. Leonard A. Garnett Addition. Revised Final Plat. No water problems.
11. Andria Addition. Final Plat. No water problems.
12. Eck 3rd Addition. Item B, water main to be extended in 21st St. N. from Covington. 12" Pipe in 21st St. No water problems.
13. Sutherland Lumber North Addition. Final Plat. No water problem.
14. Bader 3rd Addition. Final Plat. Item A, mains to be extended. No water problem.
15. P.C. Industrial Park. Final Plat. 8" Water main should be extended in Water St. to Col-de-Sac to provide water to majority of the plot and fire protection.
16. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

March 6, 1986

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 85-100 - Final Plat of Mulberry East 2nd Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 6, 1986, 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 February 28, 1986.

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. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

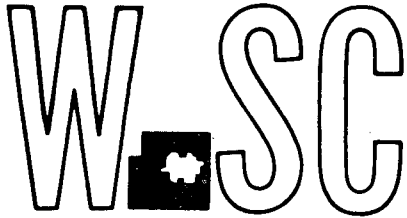
cc: Woodlawn Development Company, Inc., 151 N. Main, Ste. #300, Wichita,
KS 67202

Mike Lindebak, City Engineer



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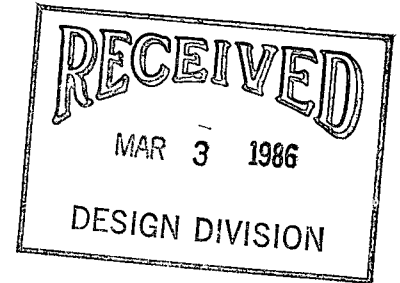
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

February 28, 1986



Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 85-100 - Final Plat of Mulberry East 2nd Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 27, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the construction of storm sewers required by the platting of this property.
- E. The paving petition for Champions/Ironwood shall provide for a sidewalk on one side of this long, continuous street.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners'

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association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- J. The final plat tracing shall reference the recording information for the instrument which dedicated the 50 feet of half-street right-of-way depicted for Rock Road adjacent to the west line of this plat. If this right-of-way presently exists only as a "roadway easement," it shall be dedicated outright by this plat.
- K. On the final plat tracing, the centerline of Mulberry Street, adjacent to Reserve "A", shall be labeled and a half-street right-of-way dimension provided.
- L. On the final plat tracing, the 25-foot building setback on Lots 89-91, Block 3 shall be labeled.
- M. On the final plat tracing, the west line of Lot 49, Block 3 shall be dimensioned.
- N. On the final plat tracing, the dimensioning and labeling discrepancy for the utility easement, centered between Lots 20 and 21, Block 4, shall be resolved (i.e., is this a 20-foot wide or a 10-foot wide easement?)
- O. On sheet 2 of the final plat tracing, the rear yard utility easement on Lots 22 thru 29 and Lots 33 thru 36, Block 3 shall be labeled.
- P. On the final plat tracing, Champions Court shall be labeled adjacent to Lots 24 thru 28, Block 2.
- Q. On the final plat tracing, dimensions shall be provided for the south line of Reserve D.
- R. On the final plat tracing, the minimum building pad elevations being established by this plat shall be referenced on the face of the plat as well as in the plat's text.
- S. On the final plat tracing, the northwesterly line of Lot 40, Block 3 shall be dimensioned.

Mid-Kansas Engineering Consultants, P.A.
Re: S/D 85-100 - Final Plat of Mulberry East 2nd Addition
February 28, 1986
Page 3

- T. Prior to this plat being submitted for scheduling before the City Commission, the applicant shall submit a site plan which indicates the location and proposed width of the driveways planned to serve Lots 5, 8 and 22, Block 1; Lots 8 and 9, Block 2; Lot 42, Block 3; and Lot 88, Block 4. This plan shall be submitted to City and Traffic Engineering for review and approval. A copy of the site plan shall be submitted to the Planning Department for the plat file.
- U. The final plat tracing shall indicate the minimum building pad elevations required by the drainage plan for this property.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- W. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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, March 6, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Woodlawn Development Company, Inc., 151 N. Main, Ste. #300, Wichita,
KS 67202
✓ Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer

THE CITY OF WICHITA

*Malberry Plat Folder
or w, Karchner 1st*

OFFICE OF THE CITY ATTORNEY
THOMAS R. POZDOL, CLU, and Associate City Attorney



DEPARTMENT OF LAW
OFFICE OF CITY ATTORNEY
CITY HALL - THIRTEENTH FLOOR
151 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 296-4081

May 14, 1986

Mr. Michael H. Urbom
Golf Courses of America, Inc.
151 North Main, Suite 300
Wichita, Kansas 67202

Re: Respread of Special Assessments Willowbend Golf Course and Residential Community

Dear Mr. Urbom:

In a letter dated May 5, 1986, you pose two questions concerning the respreading of special assessments for certain public improvement projects mentioned in your letter relating to the replatting of an area to be known as Willowbend Golf Course and Residential Community.

It is my understanding that the desire is to respread the specials so that the specials will be spread against the area of the Willowbend property that will be used as a golf course. It is desired that no specials will apply to the portion of Willowbend where residential lots are to be located.

The first question posed is whether a guaranty is required to respread the specials as outlined above. The answer to this question, without going into great detail, is that an acceptable guaranty would be required to respread the assessment to a smaller area of land than that over which the specials are presently spread. The second question posed is, if a guaranty is required, can it be limited to only those amounts being respread from the benefit district to only certain land in the benefit district. I.e., from all the land in the benefit district to just the land in the benefit district that will be used as a golf course. The answer to this question is that the guaranty may apply only to the portion of the specials being respread from the entire benefit district to the golf course area.

Mr. Michael H. Urbom
May 14, 1986
Page 2

Lastly, it should be understood that the opinions expressed herein are in no way binding upon what the City might ultimately do as to respreading the special assessments in the Willowbend area. Irregardless of the opinions expressed herein, the City could choose not to allow the respread of special assessments from an entire benefit district to some smaller area and, if such a respread were allowed, could choose to require a guaranty on the full amount of the special assessments spread against all of the land.

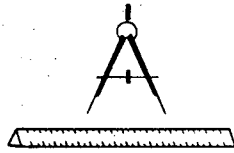
Very truly yours,



Thomas R. Powell
Senior Assistant City Attorney

TRP:cdh

THE CITY OF WICHITA



CITY ENGINEER'S OFFICE
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

May 12 1986

Mr. Frank Mills, President
Golf Course of America, Inc.
Centre City Plaza, Suite 300
151 N. Main
Wichita, KS 67202

Dear Mr. Mills:

Several requirements of the platting of Mulberry East Addition, Mulberry East 2nd Addition and Mulberry East 3rd Addition concern the construction of public works improvements that must be guaranteed with the approval of this plat. As we have discussed, these guarantees may be in the form of petitions requesting that the City make these improvements and assess the cost of the improvement to the benefitted property.

It should be noted that if the improvements are completed through private contracts, that the petitions will be held by the City and then abandoned upon satisfactory completion of the improvements. Improvement districts that reach the 35 percent level of development prior to the satisfactory completion of a petitioned improvement would initiate the award of a public contract for the improvement.

If I may be of any further assistance, please contact me at 268-4236.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Carl Gipson', written in dark ink.

Carl Gipson, P.E.
Civil Engineer III

CG:gf

cc: Ken Bengtson, MKEC, 240 North Rock Road, Suite 130, Wichita, 67206

Pre - Sub 2-27-80

1. Lamplighter Mobile Home Park. Final Plat. Item B, main to be extended across plot at time of development as per City Ordinance No. 17.12.300. Interior mains to be in city utility easement to be granted by separate instrument at time of development of phase as per City Ordinance No. 26.04.140
2. Noordhoek Addition. Prelim. Plat. Property now served by 12" Main in 143rd St., and also by 12" Main in 9th St., no water problem. Item D. Outside City Application to obtain service.
3. Mulberry E. 2nd Addn. Final Plat. Item B, mains to be extended. Mains to be extended from 37th N. & Rock Rd. No water problem.
4. Beacon Hill. Addition. Final Plat. Item F, mains to be extended. ~~to interior~~ No water problem.
5. University Congregational Church Addition. Existing 16" Main in 29th St.. Outside City Application required to obtain service, if item E. not approved.
6. Downs Addition. Final Plat. Property now served by 2" main in Pershing, and 8" Main in Central. No water problem.
7. Lochr Addition. Final Plat. Property now served by 16" main in Tyler and 8" main in 9th St. . No water problem. Mains not shown on Sketch Plat.
8. Cherry Orchard 3rd Addition. Final Plat. Property now served by mains on three sides. No water problem.
9. Mary Kay Addition. Final Plat. Existing 12" main in Hoover Rd., property now served. No water ~~problem~~ problem.

Atc-Sub - 2-27-80

(2)

10. Alfred A. Caro. Grant utility easement. No water problem.

11. Verna Yunkin. Dedicate Street R/W. If necessary, mains may be extended to area. No water problem.

12. Other matters.

GOLF COURSES OF AMERICA, INC.
151 NORTH MAIN, SUITE 300
WICHITA, KANSAS 67202
(316) 269-4000

June 12, 1986

Mr. Mike Lindebak
City Engineer's Office
City Hall, 7th Floor
455 N. Main
Wichita, KS 67202

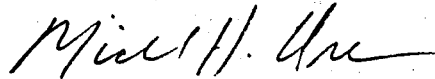
Dear Mr. Lindebak:

Attached is a rough draft of an agreement between Golf Courses of America, Inc., and the City of Wichita pertaining to the respread of special assessments in the Willowbend Additions. Tom Powell would like for you to review the agreement then pass it on to him with your comments.

Based on a previous conversation, I understand that we should be able to place this matter on the City Clerk's agenda for presentation to the City Commission no later than the last Tuesday in June. Golf Courses of America, Inc., would then be in a position to establish a GIC taking effect July 1, 1986 for the first addition.

Thank you for your time on this matter.

Sincerely,



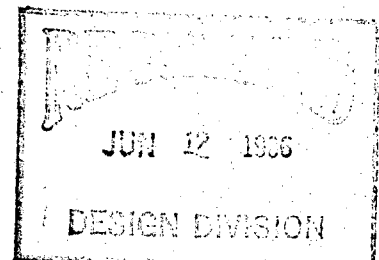
Michael H. Urbom
Secretary-Treasurer

MHU:clk

Attachment

cc: Tom Powell

4/13- Told Powell we had
no problems w/ agreement



slr

mf

ROUGH DRAFT

Agreement between the City of Wichita ("COW") and Golf Courses of America, Inc. ("GCA"), dated this ___ day of ___, 1986.

-SUMMARY-

GCA desires to respread all existing special assessment taxes from all residential lots now platted or to be platted in Willowbend Additions 1, 2, 3, and 4 to a specified Reserve in each Addition.

In consideration for COW authorizing said respread, GCA will establish irrevocable Guaranteed Interest Contracts ("GIC") or other acceptable account, in favor of COW for the sole purpose of making the required special assessment property tax payments on the specified Reserves of the Willowbend Additions as they become due. The amount of the GICs will be that required to fully amortize the existing special assessment taxes over their remaining terms.

-AGREEMENTS-

The City of Wichita hereby authorizes a respread of any existing special assessment taxes on residential lots in Willowood 1st Addition to Reserve "B" of that addition subject to establishment of an irrevocable, fully funded account in favor of COW which is sufficient in amount to fully amortize the respread special assessment taxes over their remaining terms plus any special assessment taxes currently existing on Reserve "B" of Willowbend 1st Addition. Proof of said account to be furnished to the City Attorney and final authorization for the respread to be subject to the City Attorney's opinion that the account meets the requirements and intent of this agreement.

Subject to the above conditions, similar respreads of existing special assessment taxes are hereby authorized for Willowbend 2nd, 3rd and 4th Additions subsequent to their final plating.

Golf Courses of America, Inc., hereby agrees to establish an accounts acceptable to COW which are irrevocable, fully funded, in favor of COW and sufficient in amount to fully amortize the respread special assessment taxes over their remaining terms plus any special assessment taxes currently existing on the Reserves to which they are respread.

(City of Wichita
signatures)

Golf Courses of America, Inc.
By _____
Frank A. Mills, President

S/D No.: 85-100 Name: MULBERRY EAST 2ND ADDITION

Preliminary Approved: 11/21/85
Scheduled S/D Meeting: 2/27/86

DESCRIPTION

General Location: North of 37th Street North in an area east of Rock Road.
Owner: Woodlawn Development Company, Inc., 151 North Main, Wichita, KS
67202
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 117.5 Acres
2. Number of Lots:
 - Residential: 173
 - Office:
 - Commercial:
 - Industrial:
 - Total: 173
3. Minimum Lot Area: 8,000 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The paving petition for Champions/Ironwood shall provide for a sidewalk on one side of this long, continuous street.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- J. The final plat tracing shall reference the recording information for the instrument which dedicated the 50 feet of half-street right-of-way depicted for Rock Road adjacent to the west line of this plat. If this right-of-way presently exists only as a "roadway easement," it shall be dedicated outright by this plat.

- K. On the final plat tracing, the centerline of Mulberry Street, adjacent to Reserve "A", shall be labeled and a half-street right-of-way dimension provided.
- L. On the final plat tracing, the 25-foot building setback on Lots 89-91, Block 3 shall be labeled.
- M. On the final plat tracing, the west line of Lot 49, Block 3 shall be dimensioned.
- N. On the final plat tracing, the dimensioning and labeling discrepancy for the utility easement, centered between Lots 20 and 21, Block 4, shall be resolved (i.e., is this a 20-foot wide or a 10-foot wide easement?)
- O. On sheet 2 of the final plat tracing, the rear yard utility easement on Lots 22 thru 29 and Lots 33 thru 36, Block 3 shall be labeled.
- P. On the final plat tracing, Champions Court shall be labeled adjacent to Lots 24 thru 28, Block 2.
- Q. On the final plat tracing, dimensions shall be provided for the south line of Reserve D.
- R. On the final plat tracing, the minimum building pad elevations being established by this plat shall be referenced on the face of the plat as well as in the plat's text.
- S. On the final plat tracing, the northwesterly line of Lot 40, Block 3 shall be dimensioned.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- U. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- V. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the perimeters of the drainage reserves correct, what drainage improvements need to be guaranteed and are the proposed minimum building pad elevations correct?
- W. At the time of preliminary plat approval, a requirement was made for the submitting of a site plan which indicates the location and proposed width of the driveways planned to serve Lots 5, 8 and 22, Block 1; Lots 8 and 9, Block 2; Lot 42, Block 3; and Lot 88, Block 4. The representatives from City Engineering and Traffic Engineering should be prepared to comment on the status of these site plans. As stated at the time of preliminary plat review, it is doubted that standard width, residential driveways can be built to access these lots, given their limited curb frontage. A copy of the site plan shall be submitted for the plat file.

S/D No.: 85-100 Name: MULBERRY EAST 2ND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 11/21/85

DESCRIPTION

General Location: North of 37th Street North in an area east of Rock Road.
Owner: Woodlawn Development Company, Inc.
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 117.5 Acres
2. Number of Lots:
 - Residential: 173
 - Office:
 - Commercial:
 - Industrial:
 - Total: 173
3. Minimum Lot Area: 8,000 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The paving petition for the street adjacent to Block 4 and the north line of Block 2 (all named Mulberry Drive on the preliminary plat) shall provide for a sidewalk on one side of this long, continuous street. As was agreed at the time Mulberry East First Addition to the south was approved, the applicant may submit a drawing with the final plat which depicts the golf cart path system proposed as a substitute to the required sidewalk.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- J. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

K. The final plat shall indicate the platting of 64 feet of right-of-way for the street accessing proposed Block 3. Too many lots are proposed for this block and the cul-de-sac is too long in order for this street to qualify for the 58-foot wide street width standard.

L. The final plat shall reference the recording information for the instrument which dedicated the 50 feet of half-street right-of-way depicted for Rock Road adjacent to the west line of this plat. If this right-of-way presently exists only as a "roadway easement," it shall be dedicated outright by this plat.

M. The final plat shall label the street adjacent to the southwesternly line of this plat. This street's half-street right-of-way shall be indicated.

N. The final plat shall reference a tie point to a previously platted lot corner or section corner.

O. At the time of submitting a final plat, a site plan shall be submitted which indicates the location and proposed width of the driveways planned to serve Lots 5, 8 and 22, Block 1; Lots 8 and 9, Block 2; Lot 42, Block 3 and Lot 89, Block 4. It is doubted that standard width, residential driveways can be built to access these lots, given their limited curb frontage.

P. The final plat shall clearly indicate and label a 10-foot utility easement on the front of Lots 14 thru 22, Block 4.

Q. The final plat shall correct the lot numbering error in Block 3. Where is Lot 88?

R. The final plat shall label the 25-foot building setback on Lots 83 thru 92, Block 3.

S. The final plat shall label the 15-foot sideyard building setback on Lots 83 and 92, Block 3.

T. The final plat shall indicate a front lot line dimension for Lots 15 thru 22, Block 4 and Lots 79 thru 82, Block 3.

U. The final plat shall make appropriate reference to the platting of the 5-foot wide wall easement adjacent to the east line of this plat.

V. The final plat shall indicate dimensions for the following:
1. The east line of Lot 3, Block 2.
2. The northernly line of Lot 19, Block 1.
3. The perimeter of Lots 5 thru 9, Block 2.
4. The east line of Lot 63, Block 3.
5. The west line of Lot 49, Block 3.
6. The east line of Lot 83, Block 3.
7. The east line of Lot 92, Block 3.
8. The northernly line of Lots 6 and 7, Block 1.
9. The westernly line of Lot 18, Block 1.
10. The west and east lines of Lots 1 and 2, Block 3.
11. The east line of Lot 3, Block 3.

W. The final plat shall provide dimensions for where the numerous reserves touch street rights-of-way.

X. The final plat shall indicate the platting of "complete access control" to Rock Road across the west lines of Reserve "A" and Lots 1 thru 4, Block 1.

Y. The final plat shall indicate the following street name changes:
1. A new name shall be selected for the east/west Mulberry as this name is to be used in Mulberry East First Addition.

2. A different name shall be selected for the north/south Mulberry adjacent to Block 4 - Comotara is recommended.
 3. A different name shall be selected for Mulberry Circle adjacent to Block 3 - Penstemon Circle or Capri Circle is recommended.
- Z. 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.
- AA. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- BB. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.