



NOTE: This site is presently located in an island-type area of the County, while largely surrounded and adjacent to Wichita's City Limits. Services to the site will be through Wichita's sewer and water systems.

STAFF COMMENTS:

- A. Prior to this plat being forwarded to the Wichita City Council, annexation of the site to Wichita should have been applied for and preferably completed.
- B. While this site appears to have direct access to sanitary sewer, City Engineering and/or the Water Department representative need to indicate any requirements as to water improvements. Specifically, is an existing or planned water line available in Ridge and does this site need to provide any related guarantees or payments for access or extension to such a line.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the closure of the driveway(s) (one or two) being located in areas of complete access control or in excess of the number of allowed openings.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Traffic Engineering needs to comment upon the access controls for this site. Specifically, if this site is to be allowed one (1) opening, it would appear that it should be limited to the far north line of the site so as not to be in conflict with the major opening along the site's south line, for the Barrington Corner development. It could also be considered appropriate for this site to obtain access to the Barrington Corner entrance instead of any opening to Ridge.  
  
If an opening is to be allowed and restricted to this site's northern portion, the plattor's text or a separate agreement shall be provided, noting that the narrow property to the north will be allowed to use any such opening on this site. When the property to the north plats, it is anticipated that no access opening to Ridge should be allowed and consequently a joint type access opening for these two properties should be the most access needed and allowed.
- G. Prior to this plat being released for recording, the applicant shall submit a letter indicating that any objects under the applicant's present ownership/control (gas yardlight, etc.) have been removed from the area being dedicated for street right-of-way.
- H. The final plat tracing shall indicate the platting of the 35-foot building setback from Ridge Road through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- I. The applicant's agent is reminded that platting binders are to be submitted with final plats.

Scheduling of this plat to the City Council will be subject to submittal of the binder and satisfaction of any appropriate conditions found through such a review.

- J. 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.)
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.