

**STAFF REPORT**  
(One-Step Final Plat)

**CASE NUMBER:** SUB 2004-38 -- THORN CREEK FARMS ADDITION

**OWNER/APPLICANT:** Scott M. Forester, 1459 S. Greenwich Road, Wichita, KS 67207

**SURVEYOR/ENGINEER:** Griffiths & Associates, Inc., 6101 Bella Road, Wichita, KS 67204

**LOCATION:** West side of Greenwich Road, North of Harry

**SITE SIZE:** 1.9 Acres

**NUMBER OF LOTS**

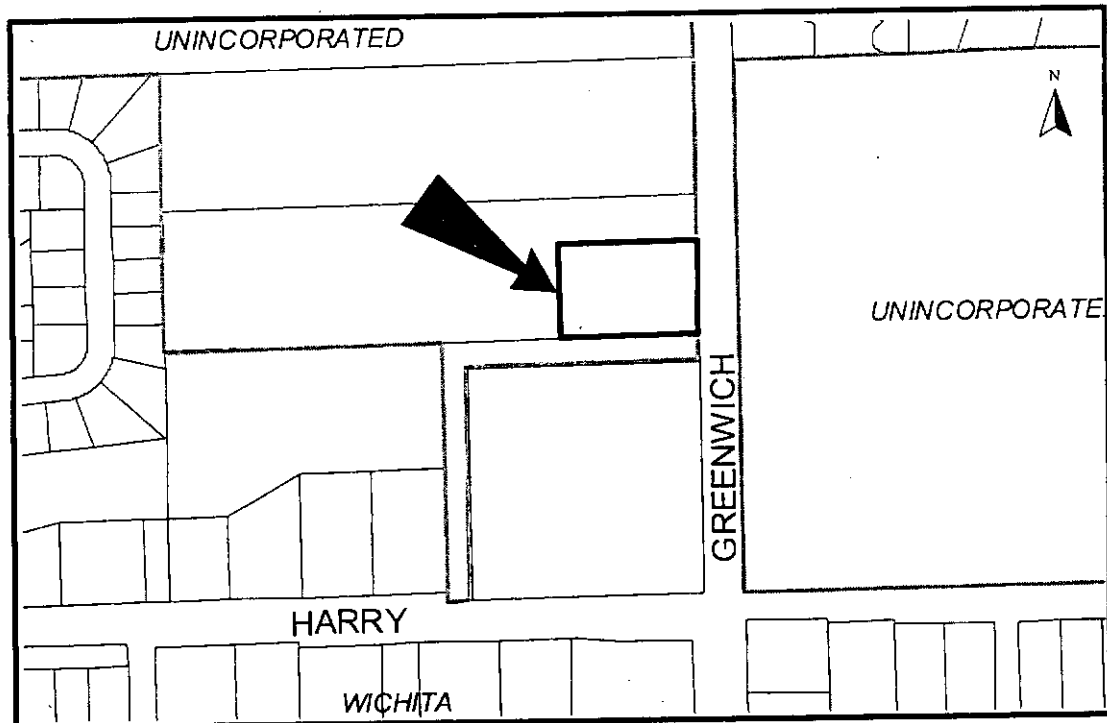
Residential:	
Office:	
Commercial:	1
Industrial:	—
Total:	1

**MINIMUM LOT AREA:** 1.68 Acres

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** GO, General Office

**VICINITY MAP**



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**NOTE:** This is an unplatted site is located in the County within three miles of Wichita's boundary. The applicant has requested annexation since the parent parcel adjoins the City of Wichita. The site has been approved for a zone change (ZON 2003-12) from SF-20, Single-Family Residential to GO, General Office subject to platting.

**STAFF COMMENTS:**

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- B. Municipal services appear to be available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. **A drainage plan needs to be provided to County Engineering.**
- E. **Traffic Engineering** needs to comment on the access controls. The plat proposes one opening along Greenwich Road. **Traffic Engineering has approved the access controls.**
- F. **Traffic Engineering** has requested the dedication of additional right-of-way along Greenwich Road to conform with the 60-ft half-street right-of-way required by the Access Management Regulations.
- G. A Block shall be designated on the face of the plat as referenced in the platlor's text.
- H. Since this is a City plat, approval will not be needed by the County Commission, and the County Commission signature block may be deleted.
- I. The Applicant needs to verify the location of the pipeline easement indicated in the platting binder. The easement shall be shown if encumbering this plat, or verification provided that it is off-site or has been released.
- J. 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.
- K. 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.)
- L. 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.
- M. 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.

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- N. 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.
- O. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)) . This will be used by the City and County GIS Department.

**STAFF REPORT**  
(Revised One-Step Final Plat)

**CASE NUMBER:** SUB 2004-38 – THORN CREEK FARMS ADDITION

**OWNER/APPLICANT:** Scott M. Forester, 1459 S. Greenwich Road, Wichita, KS 67207

**SURVEYOR/ENGINEER:** Griffiths & Associates, Inc., 6101 Bella Road, Wichita, KS 67204

**LOCATION:** West side of Greenwich Road, North of Harry

**SITE SIZE:** 2.5 acres

**NUMBER OF LOTS**

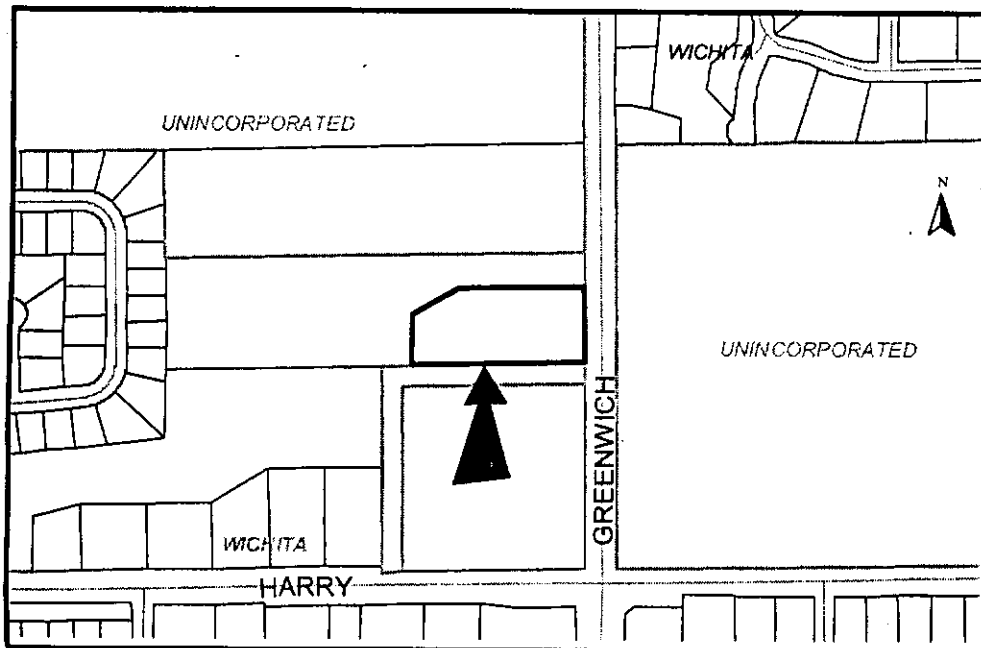
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 2.5 acres

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** GO, General Office

**VICINITY MAP**



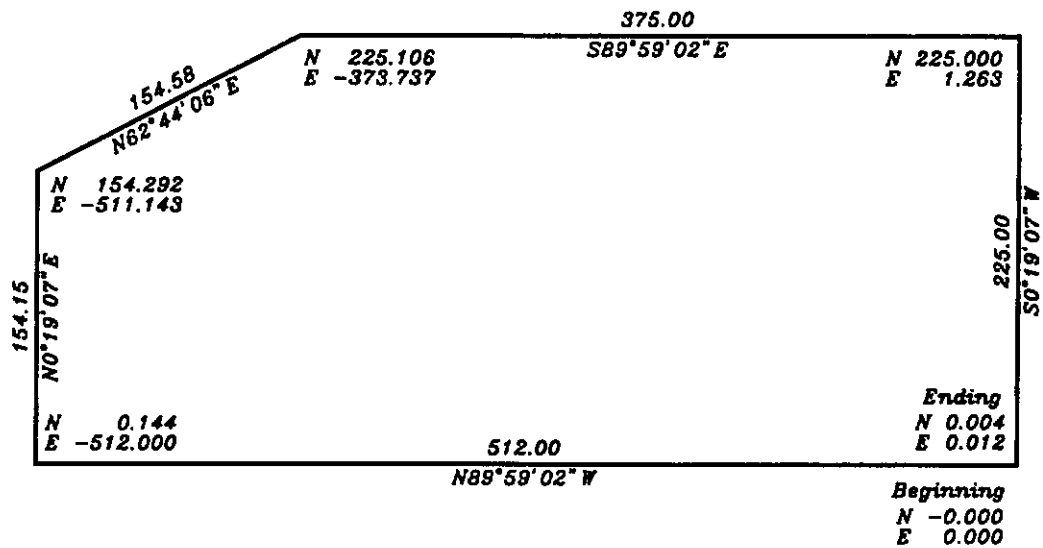
**NOTE:** This is an unplatted site located in the City of Wichita. The site has been approved for a zone change (ZON 2003-12) from SF-20, Single-Family Residential to GO, General Office subject to platting. This revised plat includes additional property to the west.

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site. *An off-site private sewer easement is needed.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. *A drainage plan needs to be provided to County Engineering.*
- D. The plat proposes one opening along Greenwich Road. *Traffic Engineering has approved the access controls. A restrictive covenant shall be provided for future cross-lot access with the property to the south upon redevelopment of this site.*
- E. *Traffic Engineering* has requested a petition for left-turn lanes.
- F. The plat'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.
- G. 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.)
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- L. Perimeter closure computations shall be submitted with the final plat tracing.

- M. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- N. 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.
- O. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)) . This will be used by the City and County GIS Department.

# Closure Computations for "Thorn Creek Farms"



Starting Northing 0.000; Starting Easting 0.000

Line	Azimuth	Distance	Northing	Easting
1	N 89° 59' 02"W	512.00	0.144	-512.000
2	N 0° 19' 07" E	154.15	154.292	-511.143
3	N 62° 44' 06" E	154.58	225.106	-373.737
4	S 89° 59' 02" E	375.00	225.000	1.263
5	S 0° 19' 07" W	225.00	0.004	0.012

Accuracy is 1 : 115,125

Gross area is 2.533 acres.