

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

**CASE NUMBER:** SUB 2011-00031 – AWAN ESTATES ADDITION

**OWNER/APPLICANT:** NY Homes LLC, Attn: Muhammad S. Ahmad, 8131 East Harry, Unit 410, Wichita, KS 67207

**SURVEYOR/AGENT:** MKEC Engineering Consultants Inc., 411 North Webb Road, Wichita, KS 67206

**LOCATION:** North of Kellogg, West of 159<sup>th</sup> Street East (District II)

**SITE SIZE:** 42.16 acres

**NUMBER OF LOTS**

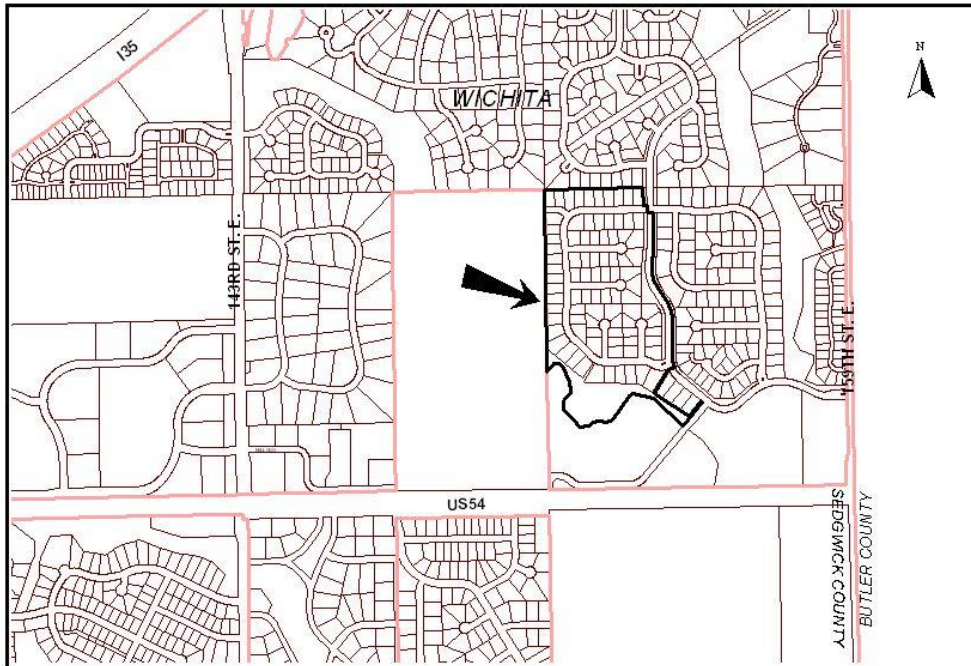
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<b>1</b>

**MINIMUM LOT AREA:** 41.97 acres

**CURRENT ZONING:** SF-5 Single-family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



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**NOTE:** This is a replat of a portion of the Belle Terre South Addition consolidating 88 lots into one lot including the vacation of one loop street and four cul-de-sacs.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

**STAFF COMMENTS:**

- A. City of Wichita Public Works and Utilities Department advises that water and sewer services are available to serve the site but in lieu of assessment fees are needed (water – transmission and distribution, sewer – lateral) when the property connects to water and sewer.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Stormwater Management needs to comment on the drainage plan.
- D. The Applicant shall guarantee the paving of Willowbrook Court.
- E. The applicant shall provide a guarantee for closure of the street returns and continuation of curbing along the intersection of Chelmsford and Lynnwood.
- F. County Surveying requests correction of the legal description to include all the streets that are being replatted.
- G. County Surveying advises the southeast corner of Section 24 needs labeled correctly (change NW to SE).
- H. GIS requests Willowbrook Ct. be revised to Willowbrook Circle.
- I. County Surveying advises there should be a comma between 10 and 11, Block 6 in the legal description.
- J. Since Reserve C includes a swimming pool, a site plan shall be submitted with the final plat for review by MAPD. The site plan shall include the information indicated in the Subdivision Regulations. The design for the pool must be submitted to Environmental Services for review prior to issuing a building permit for the pool.
- K. 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.
- L. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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 the governing body.
- M. 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.
- N. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- O. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- P. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
- Q. 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.

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- R. 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 National Pollutant Discharge Elimination System Stormwater 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. 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.
- U. A compact disc (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send the information via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.