

MENTOR AVE.

MAPLE STREET
ADDITION

SEDGWICK AVE.

Exist. 20' Conc. Drive
To Remain

Existing Concrete Pavement
W/Curb & Gutter

60' R/W

85' R/W

Proposed 15'
Concrete Drive

3' Wrought Iron Fence

Proposed Asphalt Paving

Proposed Concrete Drive

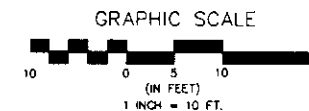
Entrance Sign

LEGAL DESCRIPTIONS

Lots 11 & 13 Power Now Sedgwick Ave., Maple Street
Addition, Wichita, Sedgwick County, Kansas.

NOTES

1. The entrance signs shall be posted with signs not exceeding 6 Sq. Ft.. They shall indicate that trespassing on the property is not permitted and that the parking lot is reserved for permitted parking only.
2. See sheet 2 for Landscaping requirements.
3. The six foot privacy fence and three foot wrought iron fence shall match the architectural character of porch columns of nearby homes.



FINAL

Designed By: T. Austin

Drawn By: S. Schmidt

Per Job No.: 1109AM

Date: 01/27/05

POE & ASSOCIATES OF KANSAS, INC.

5940 E. Central, Suite 200 • Wichita, KS 67208-0242
Phone 316885-4114 • FAX 316885-4444



MAPLE STREET ADDITION
LOT 11 & 13

CONDITIONAL USE

CITY OF WICHITA, KANSAS

JOHN SCHIEGEL - DIRECTOR OF PLANNING

Revision

Approved

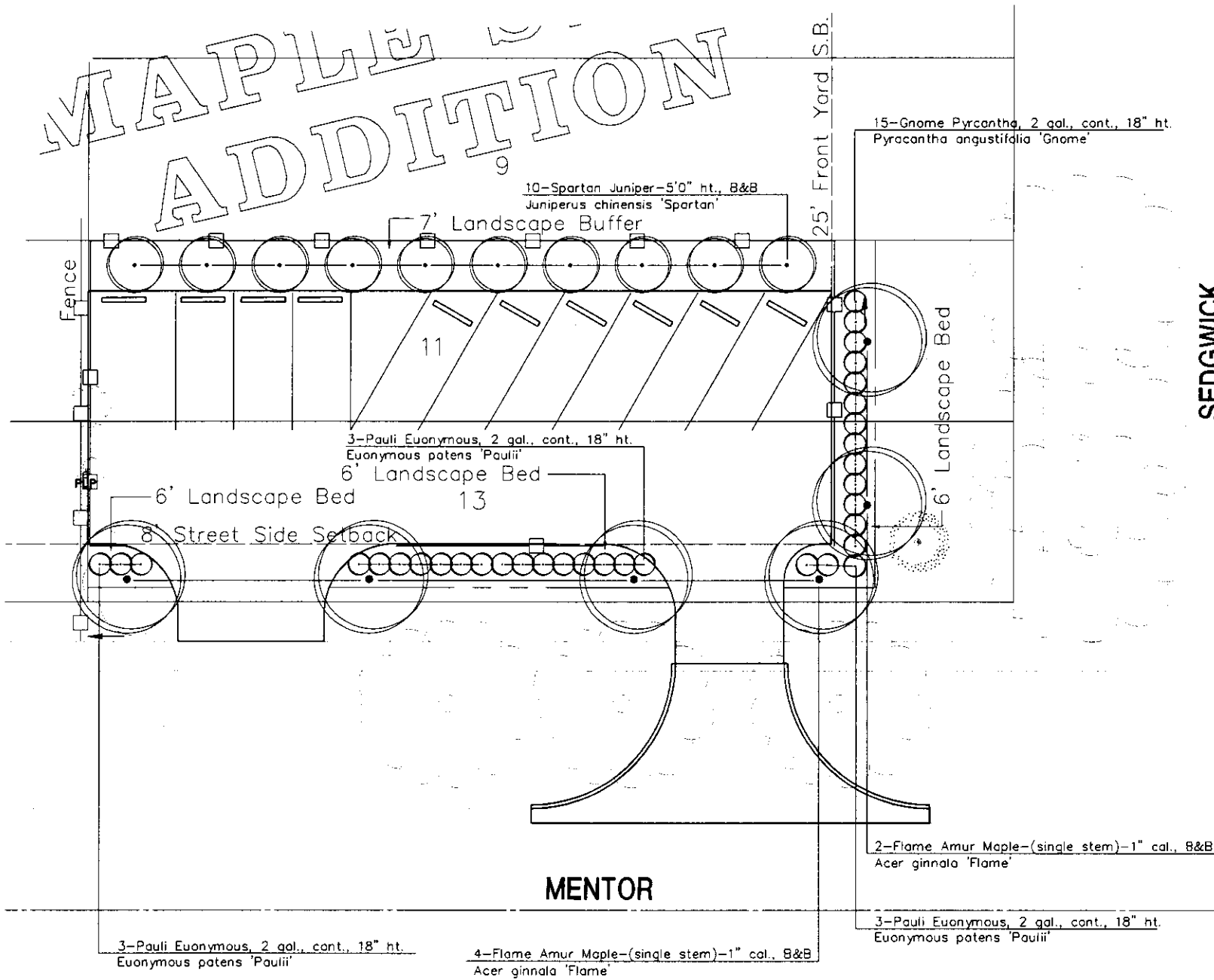
No.

By

Date

Sheet

1 of 2



PLANT SCHEDULE					
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
ORNAMENTAL TREE					
6	Flame Amur Maple-(Single Stem)	Acer ginnala 'Flame'	2" CAL.	B&B	
3	TOTAL				
EVERGREENS					
10	Spartan Juniper	Juniperus chinensis 'Spartan'	5'-0" HT.	B&B	
10	TOTAL				
SHRUBS					
21	Pauli Euonymus	Euonymus patens 'Paulii'	2 GAL, 18" HT. CONTAINER		
15	Gnome Pyracantha	Pyracantha angustifolia 'Gnome'	2 GAL, 18" HT. CONTAINER		
36	TOTAL				
49	TOTAL				

* ALL SIZES SHOWN ARE MINIMUM SIZES REQUIRED.

LANDSCAPE CALCULATIONS

Per MAPD Comments (CON2004-44)

IRRIGATION NOTE

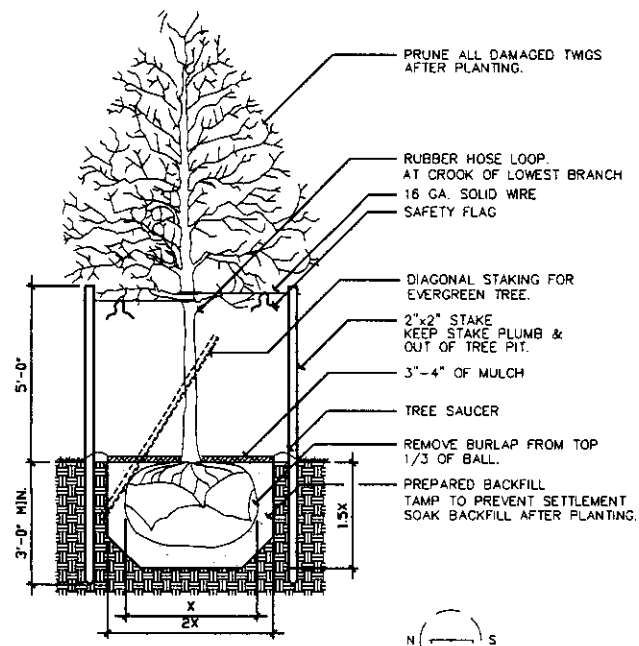
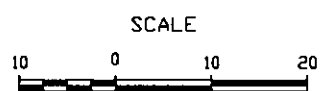
WATER FOR ESTABLISHMENT AND MAINTENANCE OF PLANT MATERIALS SHALL BE PROVIDED BY AN AUTOMATIC IRRIGATION SYSTEM WITH A MOISTURE-SENSING DEVICE OR A RAIN SHUT-OFF.

STREET ADDRESS: 429 S. Sedgwick

LEGAL DESCRIPTION: Lots 11 & 13 Power Now Sedgwick Ave., Maple Street Addition, Wichita, Sedgwick County, Kansas.

GENERAL NOTES

- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER AT (316) 687-2470. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- SOIL IN PLANTING AREAS TO BE TESTED AND MODIFIED AS REQUIRED.
- PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON PLANS UNLESS NOTED TO BE REMOVED.
- ALL TURF AREAS DISTURBED BY CONSTRUCTION WILL BE REPLANTED.
- ALL PLANT MATERIALS PROVIDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE, INC., ANSI Z60.1 1973, AMERICAN STANDARD FOR NURSERY STOCK. ALL TREES TO BE NORTHERN GROWN PLANTS GROWN IN NURSERIES ONE (1) YEAR OR MORE, LOCATED IN HARDINESS ZONES 3-6, PER THE USDA MAP. TREES FURNISHED SHALL BE WELL-BRANCHED PARTICULARLY WITH RESPECT TO THE HEIGHT-MOISTURE RELATIONSHIP. TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTED.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.



NOTE: SHRUB PLANTING IS SIMILAR TO TREE PLANTING DETAIL, BUT WITH NO STAKES.

TREE PLANTING & STAKING DETAIL

NOTE: TREES THAT NATURALLY GROW WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF CENTRAL LEADER IS PRUNED, DAMAGED OR DOES NOT EXIST.

- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH (1") OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- MULCH 4" DEEP AROUND TREES AND 3-4" IN ALL SHRUB BEDS. MULCH MATERIAL TO BE PER THE OWNER'S APPROVAL AS TO SIZE, TYPE, AND LOCATION. TREAT AREA WITH A PRE-EMERGENT HERBICIDE BEFORE PLANTING AND MULCH PLACEMENT. ALL BED AREAS ARE TO BE FREE OF WEEDS AND GRASS.
- SOO OR SEED TYPE TO BE LOCALLY AVAILABLE HARDY BLEND OF THIN BLADE TALL FESCUE. PLANTED PER INDUSTRY STANDARDS. SEED AT A RATE SPECIFIED BY THE SEED PRODUCER. ALL SEED/SOO AREAS TO BE GUARANTEED FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN TWO DAYS OF REQUEST PENDING FAVORABLE SEASONAL PLANTING TIMES.
- GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
- AT THE COMPLETION OF THE PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY CONDITION AT THAT TIME. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE (1) FULL YEAR FROM THE FINAL DATE OF ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, WITHOUT ADDITIONAL CHARGE TO THE OWNER.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- BRANCHING HEIGHT FOR SHADE TREES TO BE 6 FEET ± ABOVE FINISH GRADE.

FINAL

Designed By: T. Austin
Drawn By: S. Schmidt
Poe Job No.: 1109AM
Date: 01/27/05
Sheet
2 of 2

POE & ASSOCIATES OF KANSAS, INC.
5940 E. Central, Suite 200 • Wichita, KS 67208-4242
Phone 316/685-4114 • FAX 316/685-4444

MAPLE STREET ADDITION
LOT 11 & 13
Landscape Plan
CITY OF WICHITA, KANSAS
JOHN SCHLEBEL, - DIRECTOR OF PLANNING

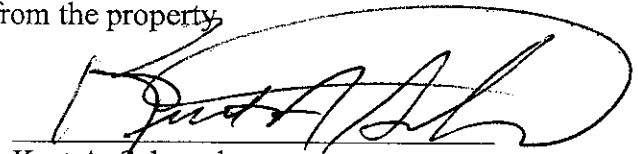
- 3) Compatibility with existing or permitted uses on abutting sites: Ancillary parking is permitted in residential zoning districts only as a Conditional Use, and the compatibility of the ancillary parking was evaluated as part of the Conditional Use approval process.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to allow parking in the front setback, but no closer than eight feet from the property line, is hereby granted subject to the following conditions:

- 1) The parking lot shall be developed in accordance with the approved site plan of CON2004-00044 and the landscaping and screening requirement of this Conditional Use.
- 2) All parking areas shall be paved and marked.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The zoning adjustment sign may now be removed from the property.


John L. Schlegel
Acting Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Herb Shaner, Office of Central Inspection
Dale Miller, MAPD
Poe and Assoc., Inc. Attn: Tim Austin, 5940 E. Central Ste 200, Wichita, KS 67208



Wichita-Sedgwick County Metropolitan Area Planning Department

September 8, 2005

Joel Associates, Inc.
Attn: Len Marotte
1999 Amidon, Suite 375
Wichita, KS 67203

FILE COPY

Re: BZA2005-00054: Zoning Adjustment to allow parking in the front and street side setback on property zoned "SF-5" Single-Family Residential.

Legal Description: Lots 11 and 13, Power now Sedgwick Ave, Maple Street Addition, Wichita, Sedgwick County, KS (429 S Sedgwick Ave).

Dear Mr. Marotte:

We have received your request for a Zoning Adjustment to allow parking within the front yard setback on Sedgwick and street side setback on Mentor. We understand that you intend to park no closer than eight feet from the property line. The property directly across is developed with residences. The property was approved as a Conditional Use (CON2004-00044) as a parking lot, ancillary, subject to meeting conditions that included being granted this administrative adjustment to allow parking to within eight feet of the property line.

Sec. V-I.2.1. of the Unified Zoning Code allows an adjustment to permit parking in residential districts to be located within required front and street side setbacks, but in no case closer to the property line than eight feet, when the conditions required by Sec. V-I.6. of the Code are met. We find that allowance of parking within the front setback no closer than eight feet from the property line meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Sufficient open space between the parking area and the property line will remain to prevent vehicles from encroaching upon the sidewalk; therefore, the safety and convenience of vehicular and pedestrian circulation should not be negatively impacted.
- 2) Impact on existing uses in surrounding areas: The impact on the adjacent residential uses as a result of parking within the setback was considered during the public hearing for the Conditional Use. The landscaping and screening requirements of this approval were crafted to mitigate the impact of the parking area on the adjacent residential uses.