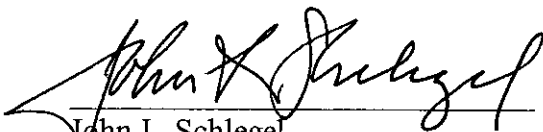


- 3) Compatibility with existing or permitted uses on abutting sites: A reduction of two parking spaces should not compromise existing or permitted uses on abutting sites since these uses are residential and the use of the pool is restricted to residences and their guests of the subdivision.
- 4) Effect on public health, safety or welfare: There will not be any encroachment into public right of way or utility easements; therefore there should be no impact on the public's safety, health or welfare.

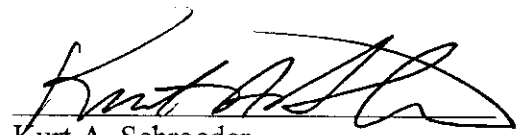
Our signatures below indicate that an administrative adjustment to reduce parking by two spaces from 18 to 16 is hereby granted for the aforementioned property subject to the following conditions:

- 1) The parking area shall be developed in general conformance with the approved site plan and the approved landscape plan.
- 2) The parking area shall be paved and marked.
- 3) Any violation of these conditions shall render the Administrative Adjustment null and void.

The "Development Application" sign should now be removed from the property.



John L. Schlegel
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Russ Ewy, Baughman Company, 315 Ellis, Wichita, KS 67211
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection



Wichita-Sedgwick County Metropolitan Area Planning Department

March 9, 2006

Chestnut Ridge LLC
Attn: Rob Ramseyer
8100 E. 22nd Street N., Bldg. 1000
Wichita, KS 67226

Re: BZA2006-18: Zoning Adjustment to reduce the parking requirement by 10% in "SF-5" Single-family Residential zoning, generally located northwest of Castle Rock and Burning Tree (2622 W. Central).

Legal Description: Reserve D, Krug North Addition to Wichita, Kansas.

Dear Mr. Ramseyer,

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you propose to develop a neighborhood pool on the property. Your site plan indicates 16 parking spaces, two less than the number of parking spaces required by the Unified Zoning Code. Therefore, you have requested a Zoning Adjustment to reduce the parking requirement to 16 spaces.

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by 10% when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the parking requirement as proposed meets the four conditions required by Sec. V-I.6. of the Code as set out below:

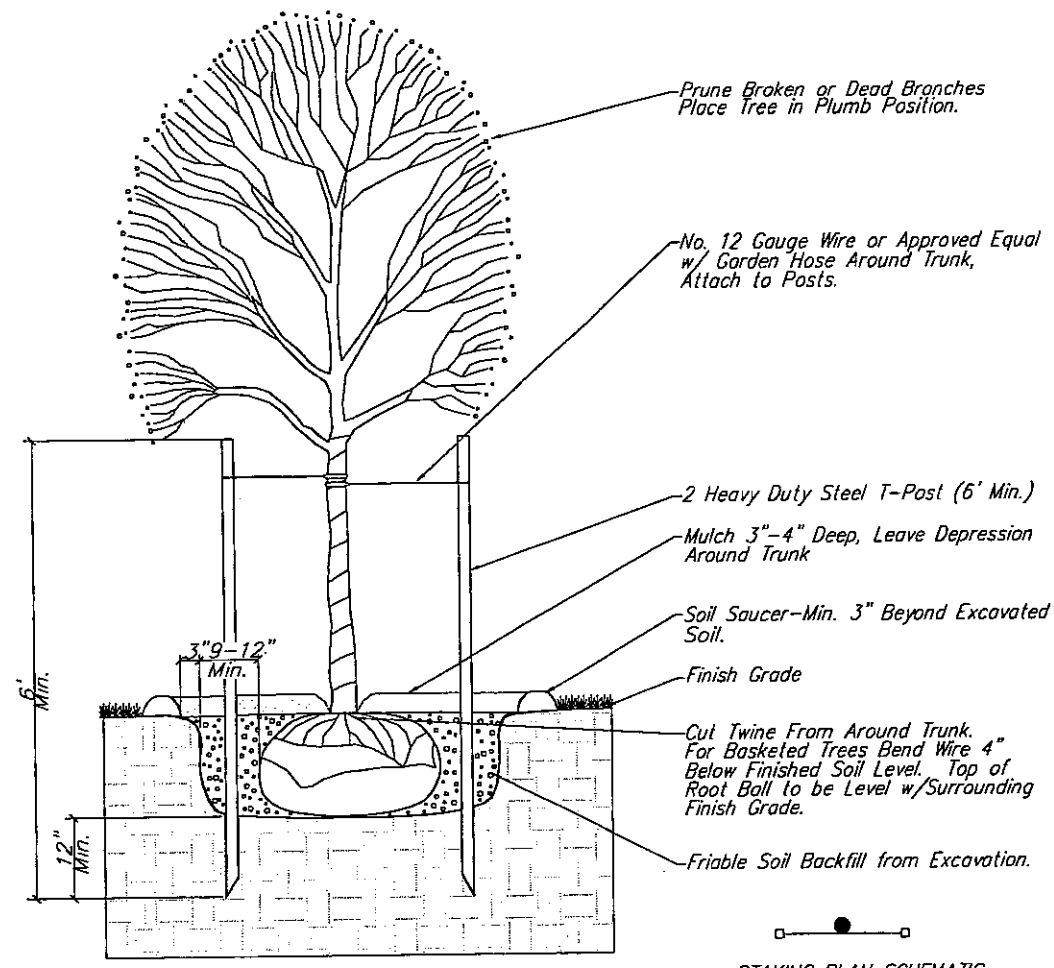
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction should not have a detrimental impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be available for the anticipated need.
- 2) Impact on existing uses in surrounding areas: The proposed reduction should not impact surrounding residences. The location of the pool within the neighborhood should encourage pedestrian access, minimizing the parking need.

LANDSCAPE NOTES:

- 1. All landscape work shall be done in accordance with industry standards.
- 2. All areas called out on the plan as "Sod" shall be installed and fertilized as follows:
SOD--Kansas Premium Fescue Sod
FERTILIZER--12-14-12 ratio 2#/1000 sq. ft.
- 3. Trees with broken leaders or no central leader will not be accepted.
- 4. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
- 5. Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
- 6. Metal or plastic Cobra edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
- 7. General Contractor to supply and place at a depth of 4", all topsoil on site.
- 8. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
- 9. Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.
- 10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- 11. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- 12. The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
- 13. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
- 14. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- 15. The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- 16. General Contractor to supply and place at a depth of 4", all topsoil on site.
- 17. General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
- 18. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
- 19. Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.

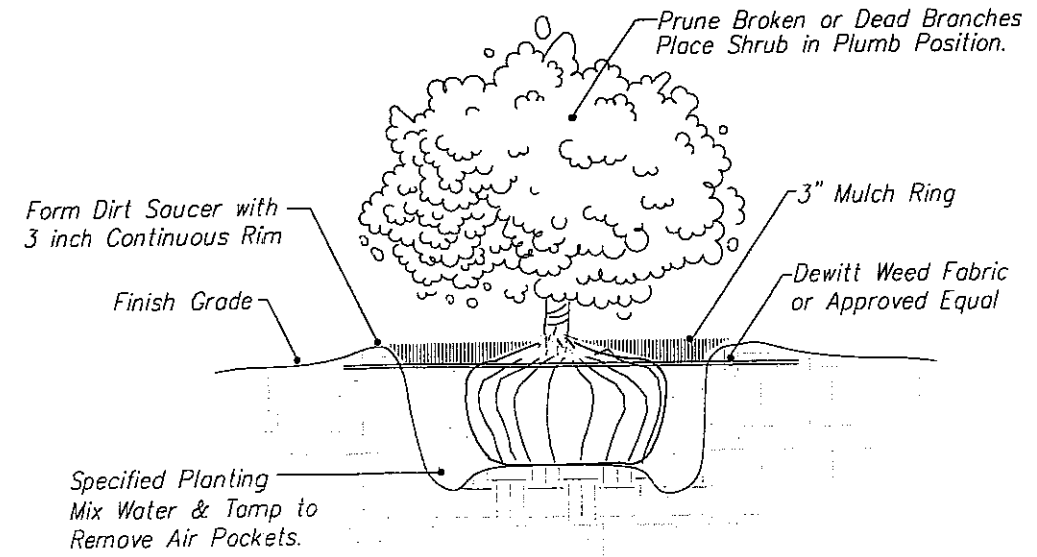
IRRIGATION NOTES:

- 1. All irrigation work is to be installed in compliance with all local codes and regulations.
- 2. Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
- 3. The Irrigation Contractor DOES NOT START irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which: Use Rainbird products or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City Codes.
- 4. Prior to construction, Irrigation Contractor to locate all exist and proposed utilities and electrical wiring.
- 5. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
- 6. All turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system and/or spray heads.
- 7. Heads to be adjusted to not spray on buildings, walks, or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so not to be susceptible to damage by automobile overhangs.
- 8. Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeving prior to any paving. Combine piping when possible to save on sleeving material. Sleeves to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
- 9. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
- 10. Irrigation Contractor to verify location of city water with GC prior to installation of system. Irrigation Contractor shall verify static pressure and volume of well water supply prior to installation of system.
- 11. Locate Irrigation Controller per Owner/G.C request.



STAKING PLAN SCHEMATIC
Verify Orientation w/ City

1 TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 2" Cal.
Evergreen Trees Larger than 6' Height
No Scale



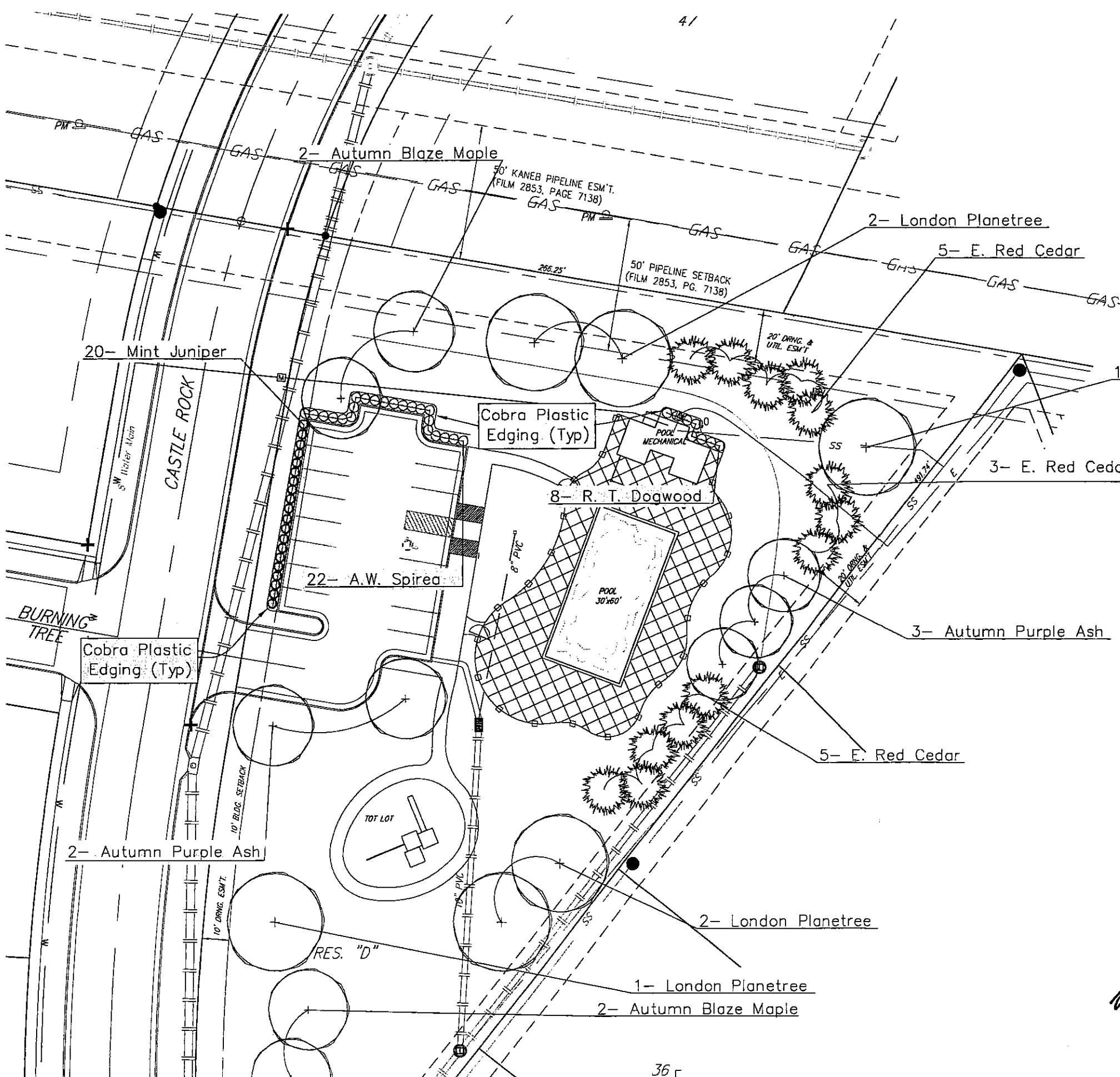
2 SHRUB PLANTING DETAIL
5 Gallon and Smaller
No Scale

LANDSCAPE PLAN

03/10/06 BY DG
SHEET 1 of 2



Baughman		Krug North Platte Reserve "D" Notes and Details	
Baughman Company, P.A. 313 Elm St. Wichita, KS 67211 P 316-263-2211 F 316-263-2149		ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE	
REVISIONS	APPROVED	DRAWN	DATE
		DML	February 21, 2006
E. Krug North Platte - stepland.doc		06-01-E464	



LEGAL DESCRIPTION:

Reserve "D" Krug North Addition to
Wichita, Sedgwick County, Kansas.

SITE INFORMATION:

PARKING PROVIDED: 16 STALLS TOTAL, INCLUDING 1 ACCESSIBLE
SWIMMING POOL AREA: 1,800 SQ.FT.
POOL MECHANICAL: 280 SQ.FT.
POOL DECK AREA: 4,430 SQ.FT.

LANDSCAPE NOTES:

REFER TO SHEET 5 OF 5

B2A2006-18
LANDSCAPE PLAN

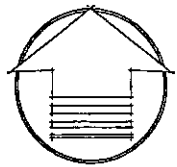
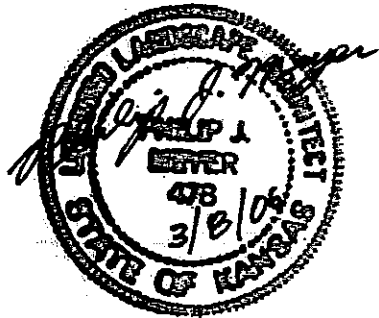
~~ISSUED~~ 03/10/06 BY DG
SHEET 1 OF 2

LANDSCAPE ORDINANCE
CALCULATIONS

METHOD 2
Streetyard requirement: 436'
x 8 (sq.ft. factor)
Streetyard Required 3,488 sq.ft.
Streetyard shown: 45,465 sq.ft.
Streetyard Trees Required: 1 per 500 sq. ft. = 6.98 = 7 Shade Trees
Streetyard Trees Shown: 2 Shade Trees
Parking Trees Required: 1 per 20 Spaces with 16 Spaces Shown
Streetyard Trees shown: 1 Shade Tree

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
4	<i>Acer rubrum x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	2-1/2" Cal.	B&B	Full & Healthy
5	<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple Ash	2-1/2" Cal.	B&B	Full & Healthy
13	<i>Juniperus virginiana</i>	Eastern Red Cedar	5-8" Tall	B&B	Full & Healthy
6	<i>Platanus x acerifolia</i>	London Planetree	2-1/2" Cal.	Container	Full & Healthy
8	<i>Cornus sericea</i>	Red Twig Dogwood	5-Gal.	Container	Full & Healthy
20	<i>Juniperus chinensis</i> 'Mint Julep'	Mint Julep Juniper	5-Gal.	Container	Full & Healthy
22	<i>Spiraea x bumalda</i> 'Anthony Waterer'	Anthony Waterer Spirea	5-Gal.	Container	Full & Healthy



1" = 40'
SHEET 4 OF 6

Baughman

**Krug North Pool
Reserve "D"
Landscape Plan**

Baughman Company, P.A. 313 E. S. Wichita, KS 67211 P 316.267.7111 F 316.267.5199
ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE

REVISIONS	APPROVED	DRAWN
		DML
	SCALE	DATE
	Notes	February 21, 2006

E: Krug North Pool -landscape.doc 06-01-E464