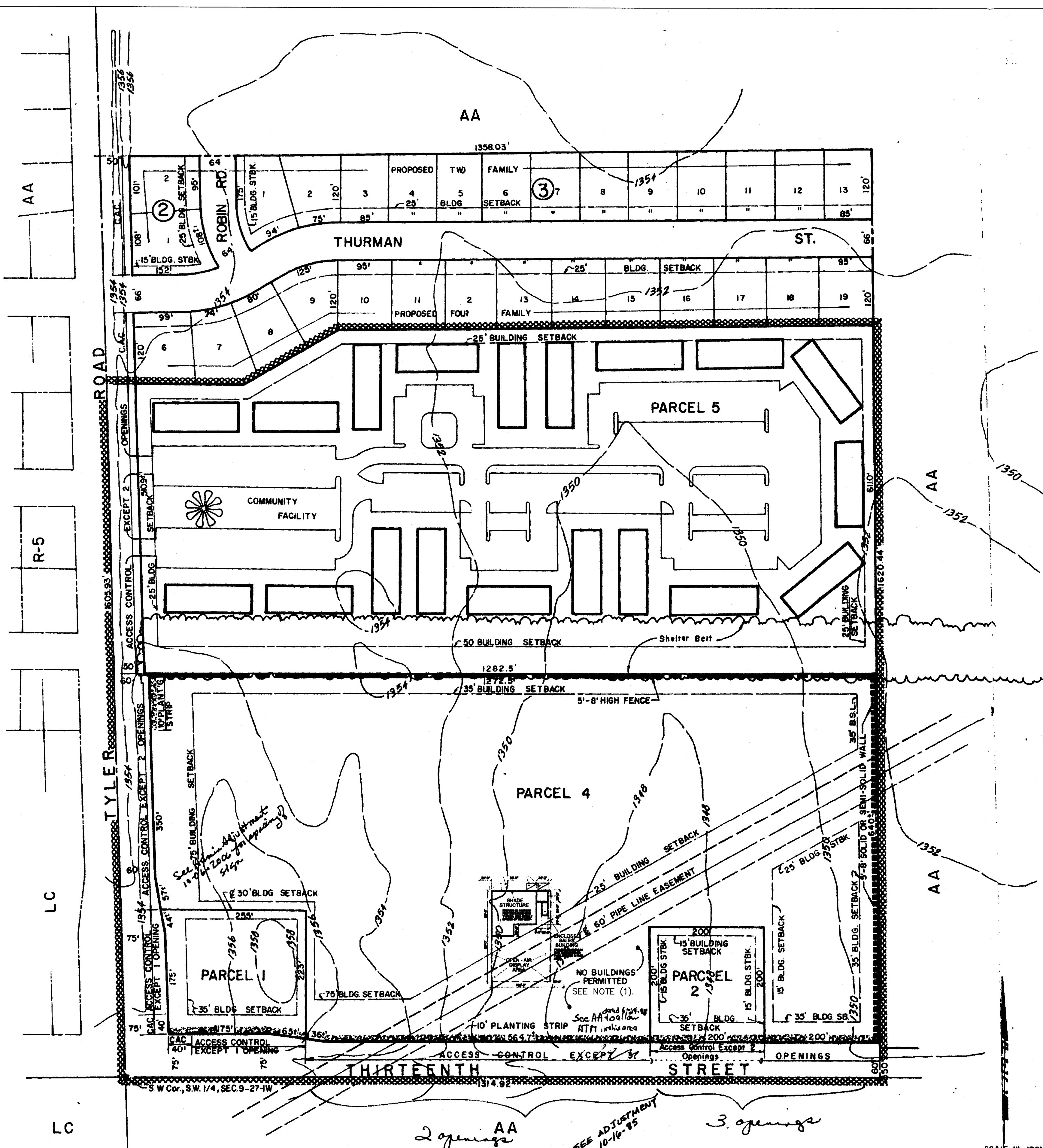




NORTHWEST VILLAGE C.U.P.

- GENERAL**
TOTAL GROSS AREA = 39.2 ACRES +
TOTAL NET AREA = 35.8 ACRES + (EXCLUSIVE OF PUBLIC STREET R/W)
THIS DEVELOPMENT IS PROPOSED TO CONTAIN 18.4 NET ACRES ± OF LIGHT COMMERCIAL ZONING AND 17.4 NET ACRES ± OF R-6 ZONING.
- PARCELS ONE (1), TWO (2), THREE (3), AND FOUR (4) ARE PROPOSED TO BE LIGHT COMMERCIAL. PARCEL FIVE (5) IS PROPOSED TO BE RESIDENTIAL AND CONTAIN GARDEN APARTMENTS AND/OR TOWNHOUSE UNITS AND ASSOCIATED COMMUNITY FACILITIES.
- GENERAL PROVISIONS**
1. ACCESS CONTROL: ACCESS TO THIRTEENTH STREET SHALL BE LIMITED TO SIX (6) OPENINGS. ONE (1) FROM PARCEL ONE (1), THREE (3) FROM PARCEL FOUR (4), AND TWO (2) OPENINGS TO PARCEL TWO (2). PROVIDED THAT ONE (1) OF THE EAST THREE (3) OPENINGS IS TO BE DELETED IF AND WHEN STREET RIGHT-OF-WAY IS DEDICATED ALONG EAST BOUNDARY OF THE C.U.P. ACCESS TO TYLER ROAD SHALL BE LIMITED TO FIVE (5) OPENINGS. ONE (1) TO PARCEL ONE (1), TWO (2) EACH TO PARCELS FOUR (4) AND (5) OF WHICH ONE OPENING TO PARCEL FOUR (4) SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARD.
 2. CONSTRUCTION OF THE MAJOR ENTRANCES, TWO (2) TOTAL, AND A CONTINUOUS DECEL LANE ALONG THE WEST BOUNDARY TO PARCELS ONE (1), AND FOUR (4) AND THE SOUTHERN BOUNDARIES OF PARCELS ONE (1), TWO (2), THREE (3), AND FOUR (4) SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
 3. DRAINAGE: AT THE TIME OF PLATTING, THE APPLICANT SHALL SUBMIT A DRAINAGE PLAN FOR THE ENTIRE DEVELOPMENT AND GUARANTEE DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED.
 4. MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.
 5. PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 26.04.141 OF THE CODE OF THE CITY OF WICHITA OR AS INDICATED IN THE PARCEL DESCRIPTIONS.
 6. ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED.
 7. APPROPRIATE FIRE LANE EASEMENTS FOR PARCEL FOUR (4) AND FIVE (5) WILL BE CONSIDERED AT THE TIME OF PLATTING, AND MORE SPECIFICALLY, DEFINED PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S). SAID FIRE LANES SHALL BE HARD SURFACED, AND TWENTY-FOUR (24) MINIMUM IN WIDTH, AND CONSTRUCTED WITH A 3 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
 8. SCREENING AND LANDSCAPING: A PLANTING STRIP, AS INDICATED IN PARCELS ONE (1), TWO (2), AND FOUR (4), SHALL BE PROVIDED WITH TREES, GRASS AND LOW SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIP SHALL BE CONSIDERED VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.
- THE LANDSCAPE STRIP ALONG WEST LINE OF PARCEL FOUR (4) SHALL BE REPLACED WITH A SOLID OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL IF THE STORAGE AREA, SERVICE AREA OR REAR OF THE BUILDING(S) FACE DIRECTLY INTO THE RESIDENTIAL DISTRICT TO THE WEST AS INDICATED ON THE PLAN.
- A FIVE FOOT TO EIGHT FOOT HIGH FENCE SHALL BE CONSTRUCTED ALONG THE NORTH LINE OF PARCEL FOUR (4). THE FENCING MAY BE OF WOVEN WIRE, METAL PANELS OR SIMILAR MATERIALS. PROVIDED THAT THE SOUTH FIFTY (50) FEET OF THE EXISTING SHELTER BELT IS TO REMAIN. IN THE EVENT THAT THE SHELTER BELT BETWEEN PARCELS FOUR (4) AND FIVE (5) SHOULD BE REMOVED, THE WOVEN WIRE OR METAL PANEL FENCE SHALL BE REPLACED WITH A FIVE (5) TO EIGHT (8) FOOT WALL CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL.
- A SOLID, OR SEMI-SOLID, WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SHALL BE CONSTRUCTED WHERE PARCEL FOUR (4) ADJUTS THE UNPLATTED RESIDENTIAL TRACT TO THE EAST.
- A PERFORMANCE BOND SHALL BE POSTED WITH THE SUPERINTENDENT OF CENTRAL INSPECTION GUARANTEEING THE PRESENT COST OF WALL CONSTRUCTION ADJUSTED FOR INFLATION OVER A TEN YEAR PERIOD. SAID BOND SHALL BE RELEASED SHOULD THE PROPERTY TO THE EAST BE APPROVED FOR A NONRESIDENTIAL ZONING CLASSIFICATION AND SHALL BE EXECUTED WHENEVER THE PROPERTY TO THE EAST DEVELOPS RESIDENTIALLY, OR AT THE END OF THE TEN-YEAR PERIOD SHOULD THE PROPERTY TO THE EAST REMAIN UNDEVELOPED AND ZONED RESIDENTIALLY.
- THE MAINTENANCE OF THE SHELTER BELT SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF PARCEL #5. IN THE EVENT THAT THE SHELTER BELT IS REMOVED IT SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF PARCEL #4 TO CONSTRUCT THE 5' - 8' MASONARY WALL.
9. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING STRIP, INDICATING THE TYPE, LOCATION AND SPECIFICATION OF PLANT MATERIAL AND METHOD OF PROVIDING WATER TO THE PLANT MATERIAL, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL, PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCELS ONE (1), TWO (2), AND FOUR (4).
 10. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
 10. A HOMEOWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREAS, PRIVATE DRIVES, COMMUNITY FACILITIES AND ETC., SHALL BE PERMITTED WITH THE PLAT(S) FOR PARCEL FIVE (5) IF IT IS PROPOSED THAT EACH DWELLING UNIT WILL BE INDIVIDUALLY OWNED.

PARCEL DESCRIPTIONS

- PARCEL ONE**
PROPOSED USE - FINANCIAL (INCLUDING A DETACHED BRANCH BANK BUT EXCLUDING A MAIN BANK), OFFICE, AND CONVENIENCE AND SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRYOUT FOOD SERVICES AS THE PRINCIPAL BUSINESS.
GROSS AREA - 2.14 ACRES ±
NET AREA - 1.24 ACRES ±
MAXIMUM BUILDING COVERAGE - 12% OR 6,200 SQUARE FEET
FLOOR AREA RATIO - 0.12
MAXIMUM GROSS FLOOR AREA - 6200 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - TWO (2)
- PARCEL TWO**
PROPOSED USE - SERVICE STATION, FINANCIAL (INCLUDING A DETACHED BRANCH BANK BUT EXCLUDING A MAIN BANK) OFFICE, AND CONVENIENCE AND SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRYOUT FOOD SERVICES AS THE PRINCIPAL BUSINESS.
GROSS AREA - 1.19 ACRES ±
NET AREA - 0.92 ACRES ±
MAXIMUM BUILDING COVERAGE - 30% OR 12000 SQUARE FEET
FLOOR AREA RATIO - 0.30
MAXIMUM GROSS FLOOR AREA - 12000 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDING - TWO (2)
- PARCEL FOUR**
PROPOSED USE - SHOPPING CENTER, AND ASSOCIATED T.B.A. STORES, FINANCIAL, OFFICE, PERSONAL SERVICE, CONVENIENCE AND SERVICE ORIENTED RETAIL, EMERGENCY MEDICAL AND DIAGNOSTIC SERVICES, EDUCATIONAL SERVICES (PER AMEND. #1 DATED 11/10/2004) AND SEASONAL NURSERY AND GARDEN CENTER (PER AMEND. #2 DATED 3/19/2009).
GROSS AREA - 17.94 ACRES ±
NET AREA - 16.21 ACRES ±
MAXIMUM BUILDING COVERAGE - 30% OR 212,597 SQUARE FEET
FLOOR AREA RATIO - 0.40
MAXIMUM GROSS FLOOR AREA - 279,482 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 40 FEET
MAXIMUM NUMBER OF BUILDINGS - FOUR (4)
- PARCEL FIVE**
PROPOSED USE - DUPLEXES, TRI-PLEXES, AND FOUR-PLEXES
GROSS AREA - 17.94 ACRES ±
DENSITY - 232 D.U.'S ON 58 LOTS
MAXIMUM BUILDING HEIGHT - 35 FEET
PARKING RATIO - 1.5 / D.U. (2.0 IF OWNER OCCUPIED)

ADDITIONAL CONDITIONS FOR SEASONAL NURSERY AND GARDEN CENTER PER AMENDMENT #2 (CUP2008-06)

1. SEASONAL NURSERY AND GARDEN CENTER SHALL BE PERMITTED AS A CONDITIONAL USE IN PARCEL 4. THE CUP DOCUMENT SHALL BE REVISED TO ADD THE REQUIREMENTS FOR THE NURSERY AND GARDEN CENTER.
2. THE APPLICANT SHALL SUBMIT A REVISED SITE PLAN FOR THE SEASONAL NURSERY AND GARDEN CENTER THAT COMPLIES WITH THESE CONDITIONS OF APPROVAL. THE SITE PLAN AND ATTACHMENTS SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY TEMPORARY BUILDING PERMIT FOR THIS USE.
3. THE SEASONAL NURSERY AND GARDEN CENTER SHALL BE LOCATED IN TEMPORARY STRUCTURES ACCOMPANIED BY OUTDOOR DISPLAY SPACE AS SHOWN ON THE APPROVED SITE PLAN AND ATTACHMENTS COMPLIANT WITH THESE CONDITIONS.
4. THE USE SHALL OPERATE NO MORE THAN A TOTAL OF SIX MONTHS OR FROM APRIL 15 TO OCTOBER 15, WITH A WEEK ALLOWED BEFORE AND AFTER THIS PERIOD OF OPERATION FOR ERECTING AND REMOVING THE TEMPORARY STRUCTURE.
5. HOURS OF DAILY OPERATION SHALL BE LIMITED TO THE HOURS OF OPERATION OF THE SHOPPING CENTER EXCEPT IN THE EVENING WHEN THE HOURS MAY BE EXTENDED TO SUNDOWN.
6. THE DESIGN OF THE TEMPORARY STRUCTURES SHALL BE SUBSTANTIALLY AS SHOWN ON THE ATTACHED EXHIBIT 2, WITH COLOR OF SHADE FABRIC IN GREY OR BLACK AND COLOR OF AWNING ROOF MATERIAL SIMILAR TO THE ACCENT COLORS ON THE PERMANENT BUILDINGS ON THE SITE.
7. ALL OUTDOOR WORK AND STORAGE AREAS, SUCH AS AREAS STORING EMPTY CARTS OR CONTAINERS, SHALL BE SCREENED FROM GROUND LEVEL VIEW BY SCREENING MATERIALS CONSISTING OF WOODEN TRELLIS PANELS BACKED WITH MESH FABRIC OR BY OTHER SCREENING MATERIALS SIMILAR IN APPEARANCE AND COLOR TO THE PERMANENT BUILDING FACADES IN THE CUP.
8. RESTROOM FACILITIES FOR EMPLOYEES MUST BE PROVIDED AND MAY BE PROVIDED BY AGREEMENT WITH A PERMANENT USE IN THE CENTER UPON APPROVAL OF THE SUPERINTENDENT OF CENTRAL INSPECTION. NO PORTABLE-POTTIES ARE ALLOWED.
9. THE NUMBER OF PARKING SPACES SHALL BE SUFFICIENT TO COMPLY WITH THE COMBINED REQUIREMENT OF THE SEASONAL NURSERY AND GARDEN CENTER AND THE OTHER USES IN THE SHOPPING CENTER.
10. NO TEMPORARY BUILDINGS SHALL BE LOCATED WITHIN ANY SETBACKS OR EASEMENTS.
11. THE USE SHALL BE OPERATED IN CONFORMANCE WITH ALL REQUIREMENTS OF ARTICLE III-B.D OF THE UNIFIED ZONING CODE FOR A CONDITIONAL USE FOR A NURSERY AND GARDEN CENTER ON PROPERTY ZONED LC AND WITH ALL REQUIREMENTS OF ARTICLE III-B.14 PERTAINING TO OUTDOOR DISPLAY AND OUTDOOR STORAGE IN LC UNLESS SPECIFICALLY MODIFIED BY THE SITE PLAN AS APPROVED BY THE CUP AMENDMENT AND ALL APPLICABLE SITE DEVELOPMENT REGULATIONS OF ARTICLE IV, INCLUDING BUT NOT LIMITED TO SCREENING OF TRASH CONTAINERS, LOADING AND UNLOADING FACILITIES, NOISE, LIGHTING ETC.
12. SIGNAGE SHALL BE PER THE WICHITA SIGN CODE.
13. LANDSCAPING FOR PARCEL 4 SHALL BE IN COMPLIANCE WITH THE LANDSCAPE ORDINANCE.
14. PRIOR TO UTILIZATION OF THE NURSERY AND GARDEN CENTER USE, THE OPERATOR (OWNER OR LESSEE WHO SEEKS THE TEMPORARY BUILDING PERMIT) SHALL ANNUALLY SUBMIT A REPORT TO THE ZONING ENFORCEMENT DIVISION OF OFFICE OF CENTRAL INSPECTION THAT DEMONSTRATES COMPLIANCE WITH THE APPROVED SITE PLAN (SEE EXHIBITS) AND CONDITIONS SPECIFIED HEREIN.
15. IN THE EVENT THE NURSERY AND GARDEN CENTER IS NOT OPERATED FOR TWO SUCCESSIVE SEASONS, THE CONDITIONAL USE MAY BE TERMINATED AS A PERMITTED ACTIVITY, AND THE APPLICANT WOULD NEED TO SEEK AN ADMINISTRATIVE ADJUSTMENT FOR REESTABLISHING THE USE PRIOR TO ISSUING THE TEMPORARY BUILDING PERMIT.

**NORTHWEST VILLAGE
COMMUNITY UNIT PLAN**

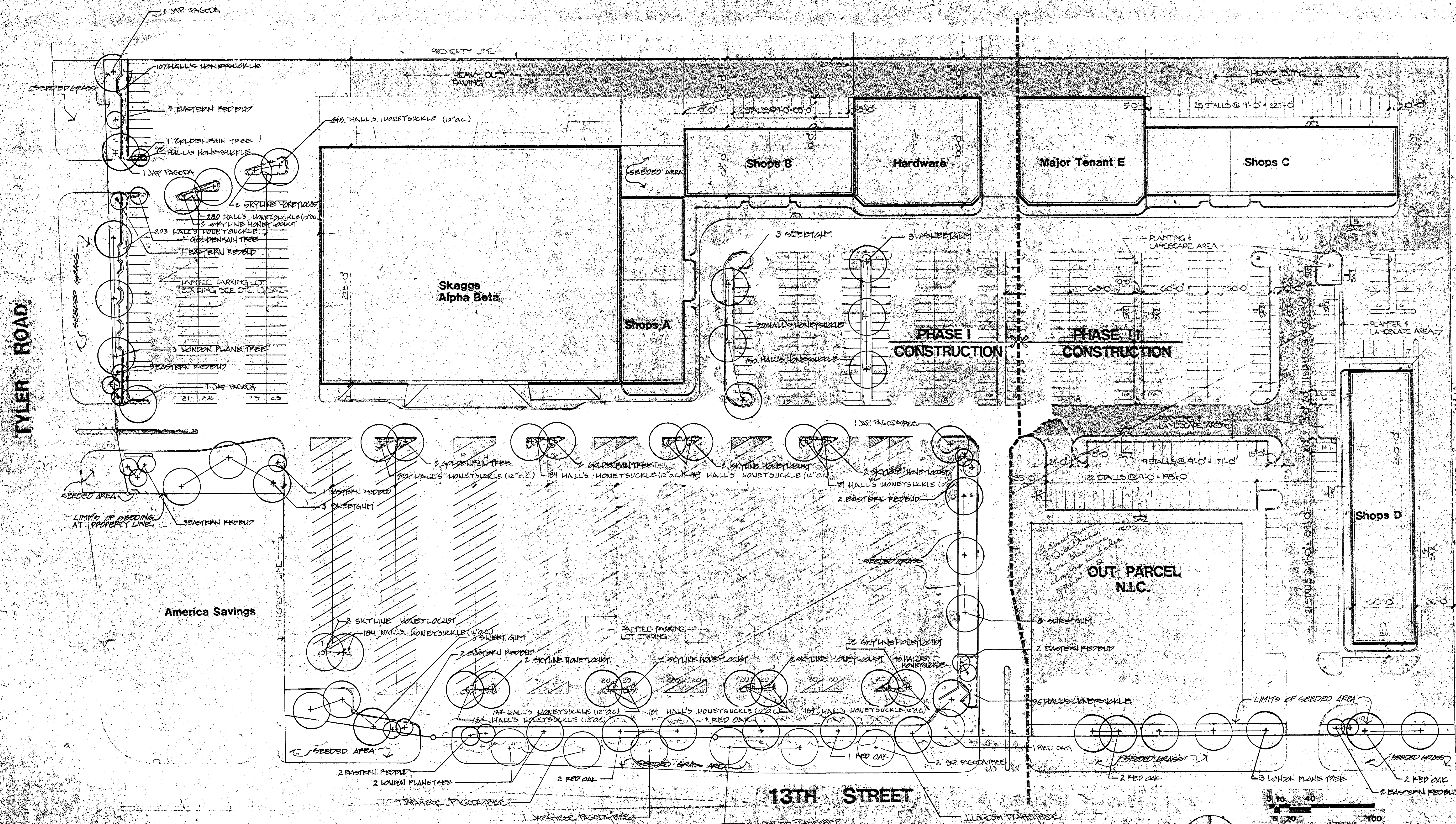
DP - 106 AS ADJUSTED 2-24-81, 7-22-82, 4-27-83, 1-11-85
REVISED PER AMENDMENT #2 DATED MARCH 19, 2009
DP-106 ADJUSTED 4-19-2018

APPROVED CUP
MAP 3-19-2009
DP-106
**NORTHWEST VILLAGE
COMMUNITY UNIT PLAN**
DP-106 AMENDMENT #2
As per AA CUP 2018-03 for 4-3-2018
MAPD COPY 102
MAPD COPY 103
MAPD COPY 104

Plant List for Phase 1

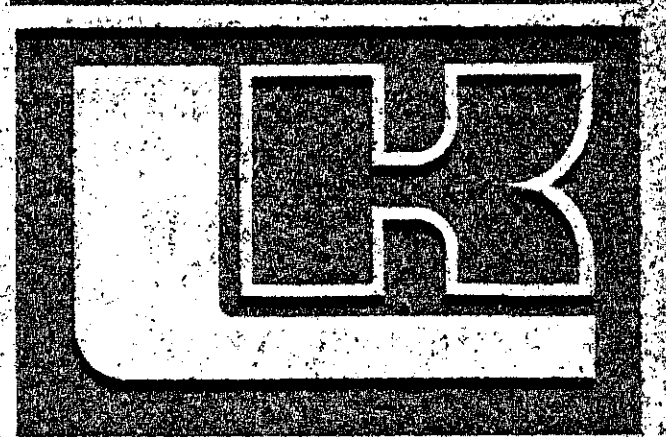
Quantity	Botanical Name	Common Name	Size	Condition	Remarks
8	COPALIA JAPONICA	JAPANESE PACODIA TREE	2 1/2' - 3'	D&D	
12	CORONIS CANADENSIS	EASTERN REDBUD	10' - 12'	D&D	MULTI-STEM
14	GLORIOSA TRIANTHOUS NERPHIS SKYLINE	SKYLINE HONEYLOCUST	20' - 25'	D&D	
6	KOELBUTARIA PANICULATA	GOLDENRAIN TREE	10' - 12'	D&D	MULTI-STEM
9	LIQUIDAMBAR SYRIACAPILUA	SWEETGUM	20' - 25'	D&D	
5	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	20' - 25'	D&D	
5	QUERCUS RUBRA (DORCALIS)	RED OAK	20' - 25'	D&D	
* 12	ULMUS PARVIFOLIA	CHINESE ELM			
1979	LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE	2 1/4' POT	CONT	PLANT 10/06
310	LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE	4" POT	CONT	PLANT 10/06
42,019		SEEDED GRASS	D.R.	SEED	

* 12 CHINESE ELM WILL BE ADDED TO THE NORTH SIDE OF THE S.A.B. BUILDING.



PRINTS ISSUED		
DATE	PURPOSE	NO.
6/10/06	FOR AIA, STREETS, REV.	1
7/15/06	FOR BIDDING	2
7/15/06	FOR BIDDING	3

REVISIONS		
DATE	ITEM	NO.



B.J. KINGDON, A.I.A.
ARCHITECT
340 WINTERVIEW, WICHITA, KANSAS 67203
Phone (316) 268-0250. Copyright © 1994

Site
Planning
Associates
Associates
Associates

DRAWN	CHECKED
JS	
RELATED DRAWINGS	
SHELL	
DETAILS	
STRUCTURE	
MECHANICAL	
ELECTRICAL	
OTHER	
SEQUENCE NUMBER	
OF SHEETS	

Northwest Center
at 13th & Tyler Road
Wichita, Kansas
PROJECT NUMBER 7435
KEY PLAN

DP-106
PARCELS 43 & 100
Planting Plan
SHEET NUMBER
SP-1



APPROVED
3-17-04

Scale: 1" = 40'-0"



1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200
 201
 202
 203
 204
 205
 206
 207
 208
 209
 210
 211
 212
 213
 214
 215
 216
 217
 218
 219
 220
 221
 222
 223
 224
 225
 226
 227
 228
 229
 230
 231
 232
 233
 234
 235
 236
 237
 238
 239
 240
 241
 242
 243
 244
 245
 246
 247
 248
 249
 250
 251
 252
 253
 254
 255
 256
 257
 258
 259
 260
 261
 262
 263
 264
 265
 266
 267
 268
 269
 270
 271
 272
 273
 274
 275
 276
 277
 278
 279
 280
 281
 282
 283
 284
 285
 286
 287
 288
 289
 290
 291
 292
 293
 294
 295
 296
 297
 298
 299
 300
 301
 302
 303
 304
 305
 306
 307
 308
 309
 310
 311
 312
 313
 314
 315
 316
 317
 318
 319
 320
 321
 322
 323
 324
 325
 326
 327
 328
 329
 330
 331
 332
 333
 334
 335
 336
 337
 338
 339
 340
 341
 342
 343
 344
 345
 346
 347
 348
 349
 350
 351
 352
 353
 354
 355
 356
 357
 358
 359
 360
 361
 362
 363
 364
 365
 366
 367
 368
 369
 370
 371
 372
 373
 374
 375
 376
 377
 378
 379
 380
 381
 382
 383
 384
 385
 386
 387
 388
 389
 390
 391
 392
 393
 394
 395
 396
 397
 398
 399
 400
 401
 402
 403
 404
 405
 406
 407
 408
 409
 410
 411
 412
 413
 414
 415
 416
 417
 418
 419
 420
 421
 422
 423
 424
 425
 426
 427
 428
 429
 430
 431
 432
 433
 434
 435
 436
 437
 438
 439
 440
 441
 442
 443
 444
 445
 446
 447
 448
 449
 450
 451
 452
 453
 454
 455
 456
 457
 458
 459
 460
 461
 462
 463
 464
 465
 466
 467
 468
 469
 470
 471
 472
 473
 474
 475
 476
 477
 478
 479
 480
 481
 482
 483
 484
 485
 486
 487
 488
 489
 490
 491
 492
 493
 494
 495
 496
 497
 498
 499
 500
 501
 502
 503
 504
 505
 506
 507
 508
 509
 510
 511
 512
 513
 514
 515
 516
 517
 518
 519
 520
 521
 522
 523
 524
 525

DP-106 PARCEL 2
AMENDED
LANDSCAPE PLAN

APPROVED 7/16/93 BY L. Olivarez
SHEET 1 OF 2

*scale
reduced*

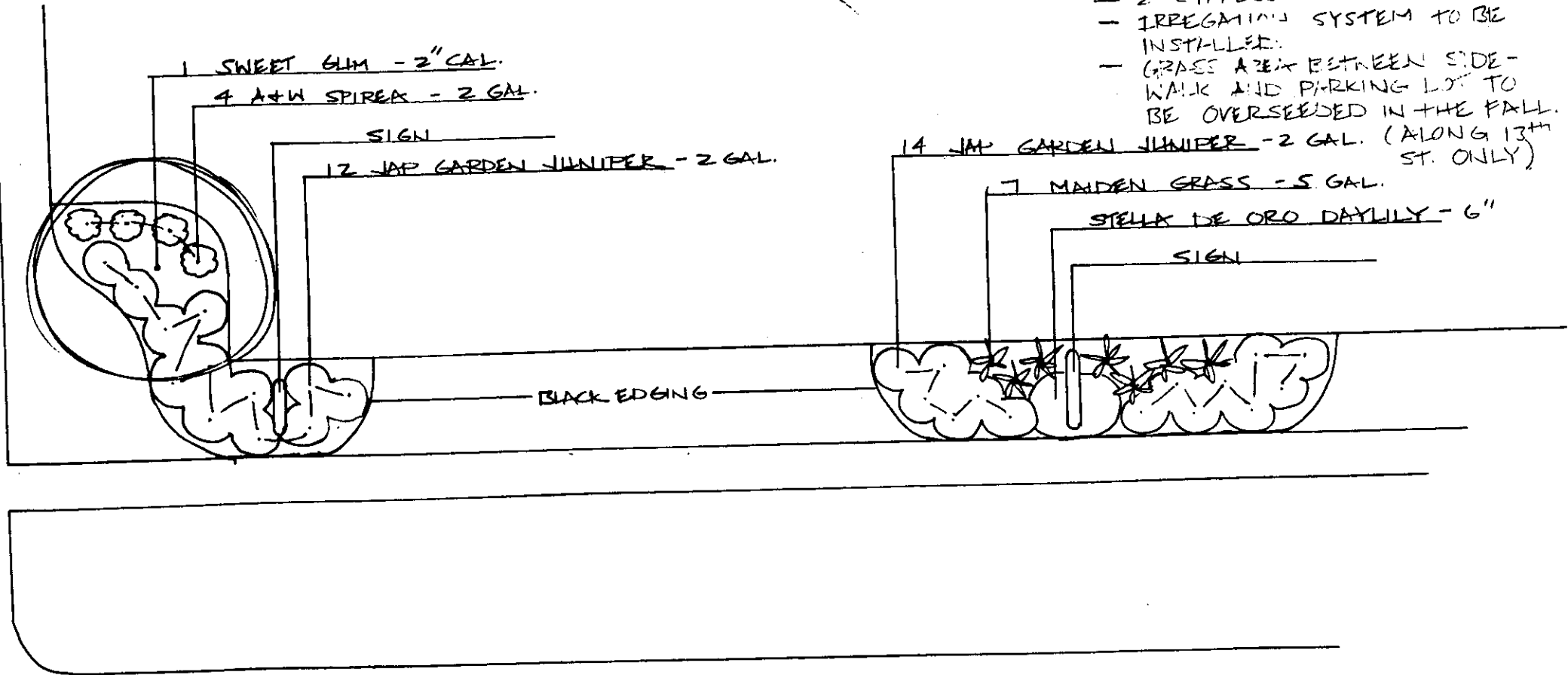
FIDELITY SAVINGS

8442 W. 13th
NORTH

SCALE: 1" = 10'

NOTES:

- 2" CYPRESS MULCH IN BEDS.
 - IRRIGATION SYSTEM TO BE INSTALLED.
 - GRASS AREA BETWEEN SIDE-WALK AND PARKING LOT TO BE OVERSEEDDED IN THE FALL.
- 14 JAP GARDEN JUNIPER - 2 GAL. (ALONG 13th ST. ONLY)



← 13th STREET →

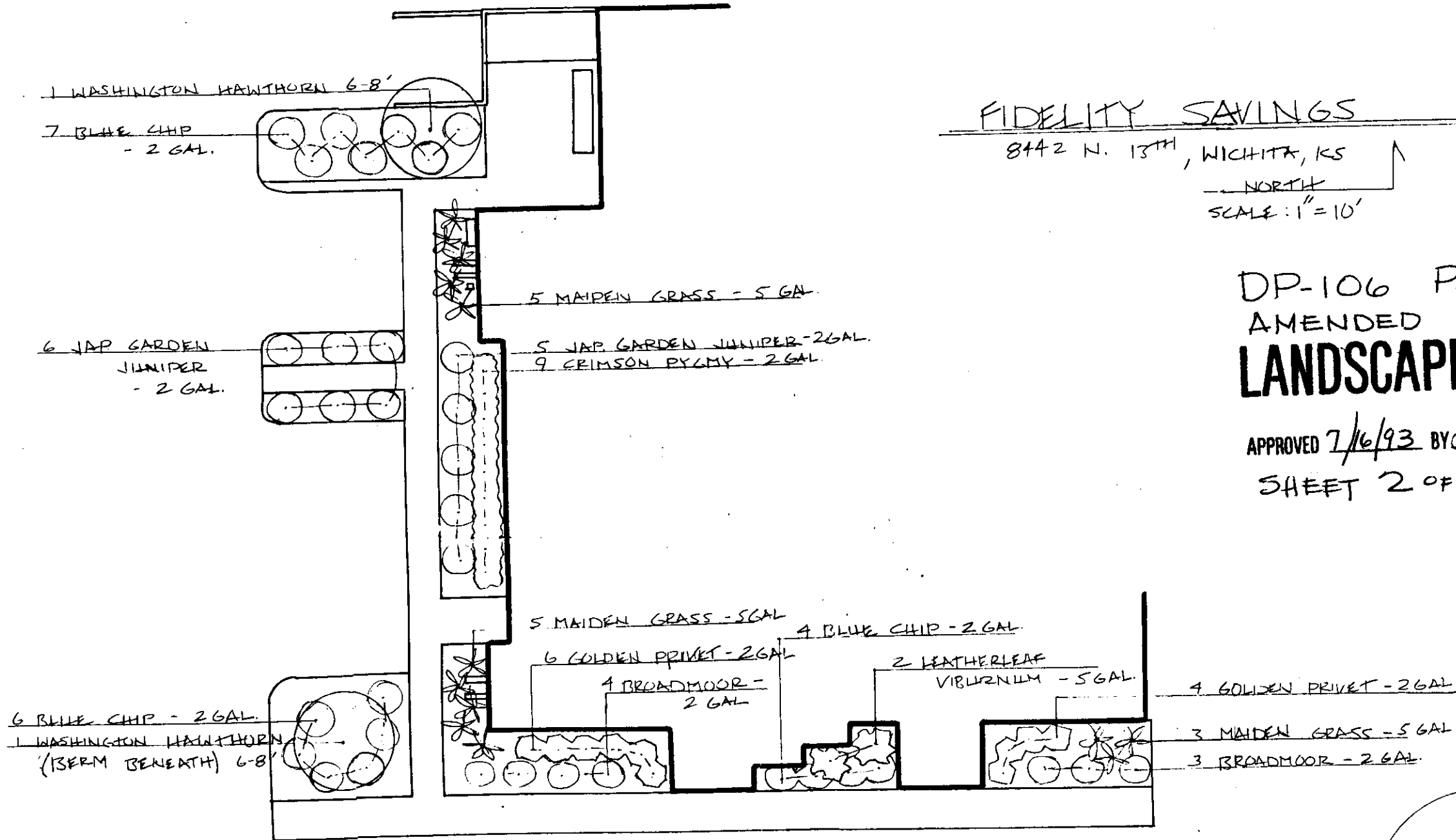
FIDELITY SAVINGS

8442 N. 13TH, WICHITA, KS

NORTH
SCALE: 1" = 10'

DP-106 PARCEL 2 AMENDED LANDSCAPE PLAN

APPROVED 7/16/93 BY L. Olving
SHEET 2 OF 2



NOTES:

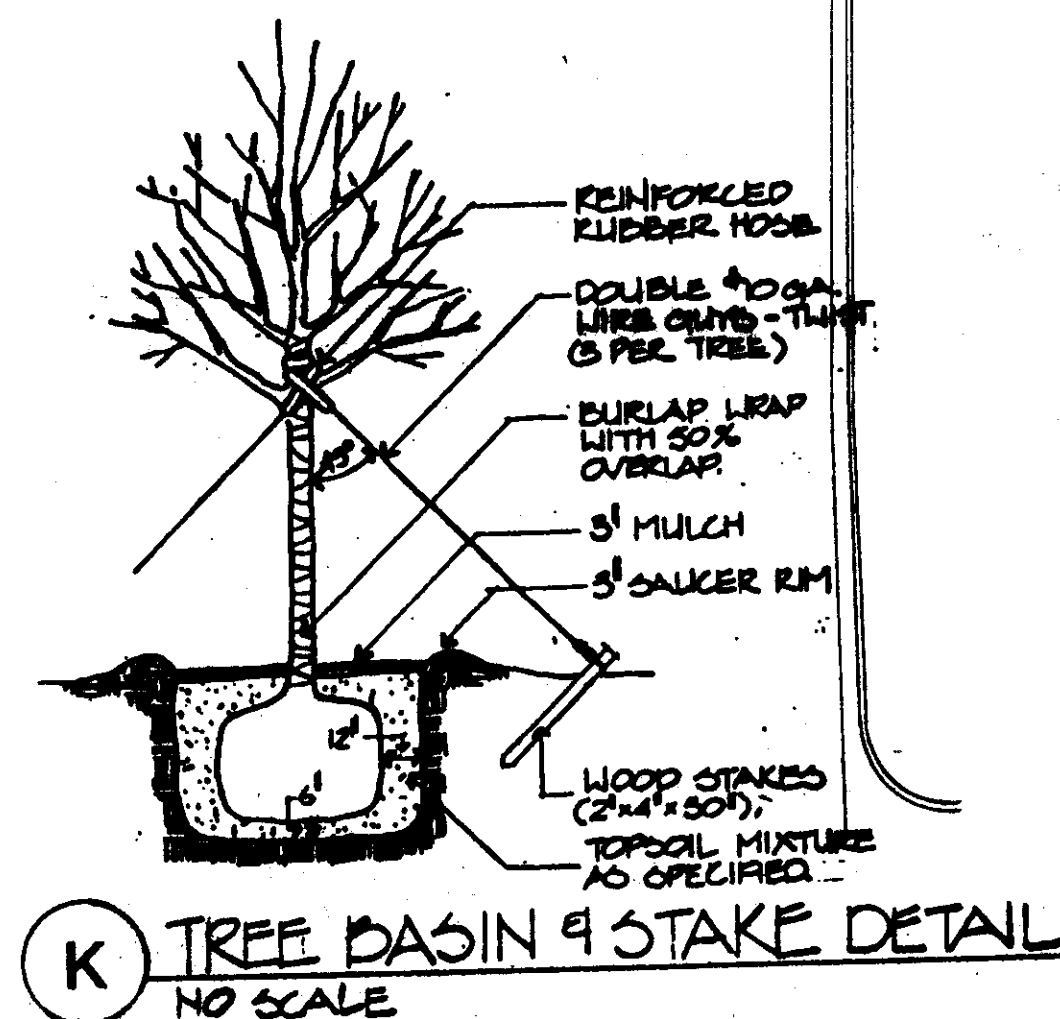
- 2" CYPRESS MULCH IN ALL BEDS
- IRRIGATION SYSTEM TO BE INSTALLED

LANDSCAPE MATERIAL

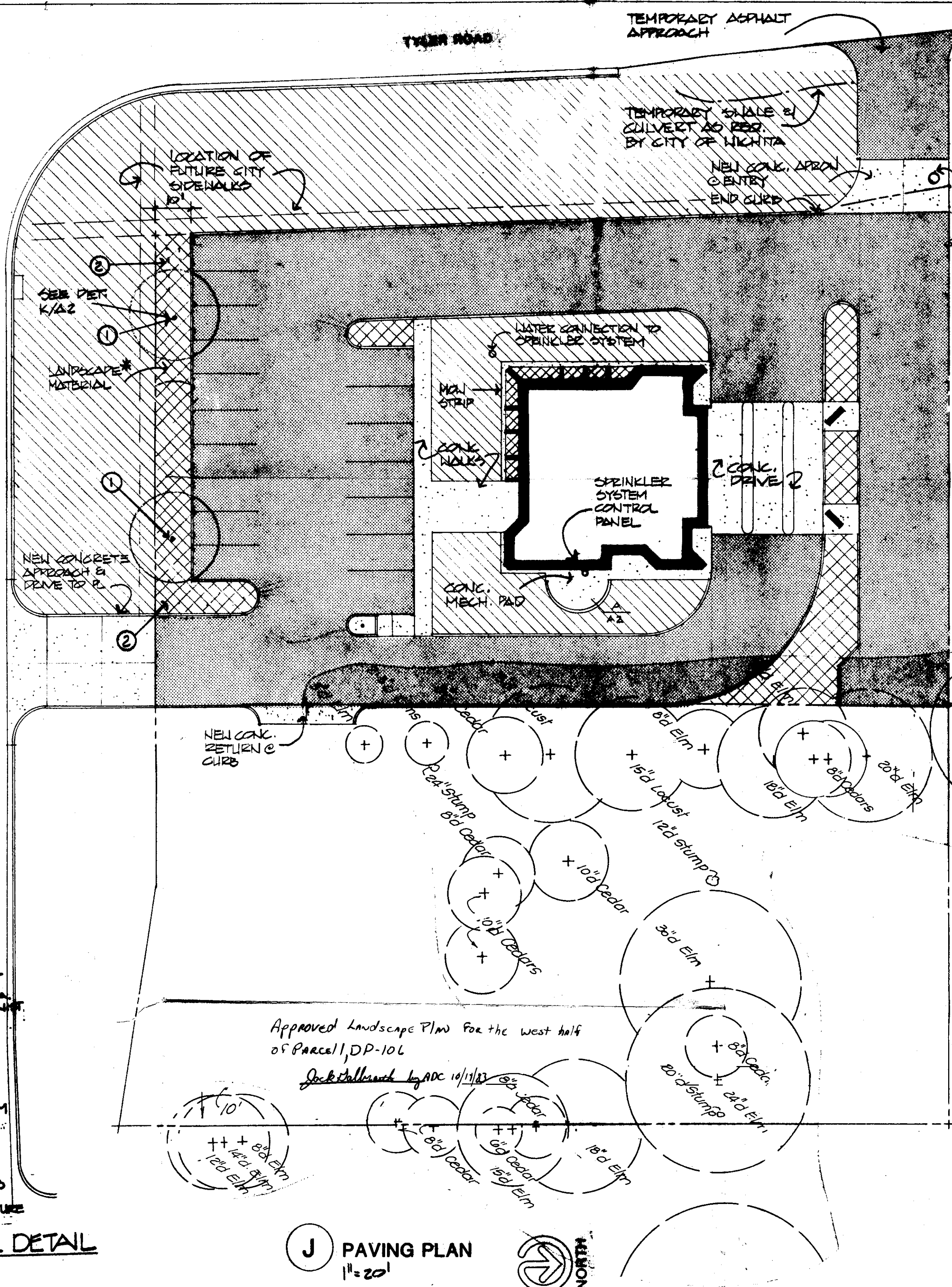
- ① LOCUST (PATENT) SHADEMASTER OR SKYLINE (TYPICAL 2) SIZE: 1 1/2" - 1 3/4" CALIPER
- ② K-31 PESCUE

*NOTE: LANDSCAPE MATERIAL IS IRRIGATED WITH "BUBBLER" TYPE WATER SYSTEM
LANDSCAPING NOT IN GENERAL CONTRACT - WORK TO BE PERFORMED UNDER SEPARATE CONTRACT.

- SHRUBBERY AREA (PLANTERS)
- NEW CONC. AREAS
- LANDSCAPE AREA (GRASS) TO HAVE AUTO SPRINKLER SYSTEM
- ASPHALT PAVING



K TREE BASIN & STAKE DETAIL
NO SCALE



J PAVING PLAN
1" = 20'

E CONCL CURB at SIDEWALK
3/4" = 1'-0"

F CONCRETE CURB
3/4" = 1'-0"

G SIDEWALK TEXTURE
NO SCALE

H FLAGPOLE BASE
N.T.S.

D WHEEL BUMPER
3/4" = 1'-0"

C CONCRETE ISLAND
3/4" = 1'-0"

B BOLLARD at ISLAND
3/4" = 1'-0"

A SCREEN WALL
3/4" = 1'-0"

LANDSCAPE INFO ADDED TO PLAN 30 SEPT / REVISED 400783

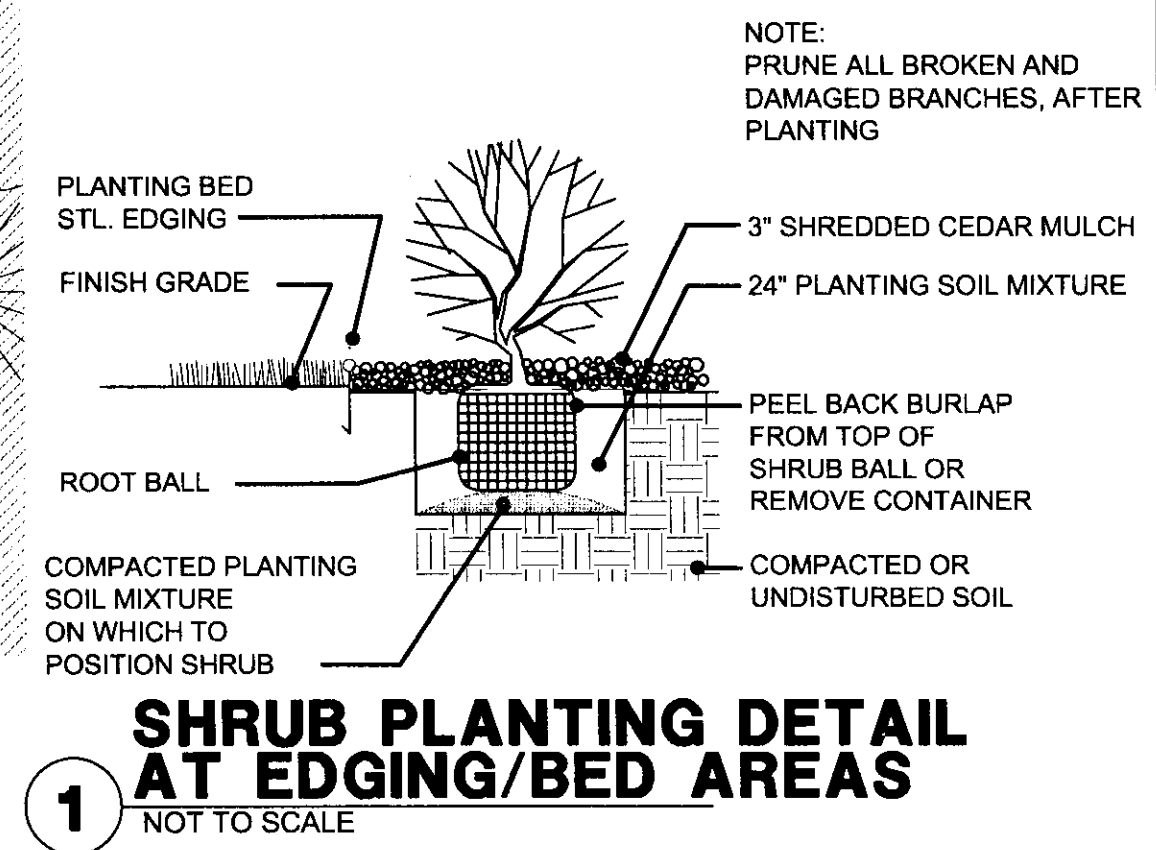
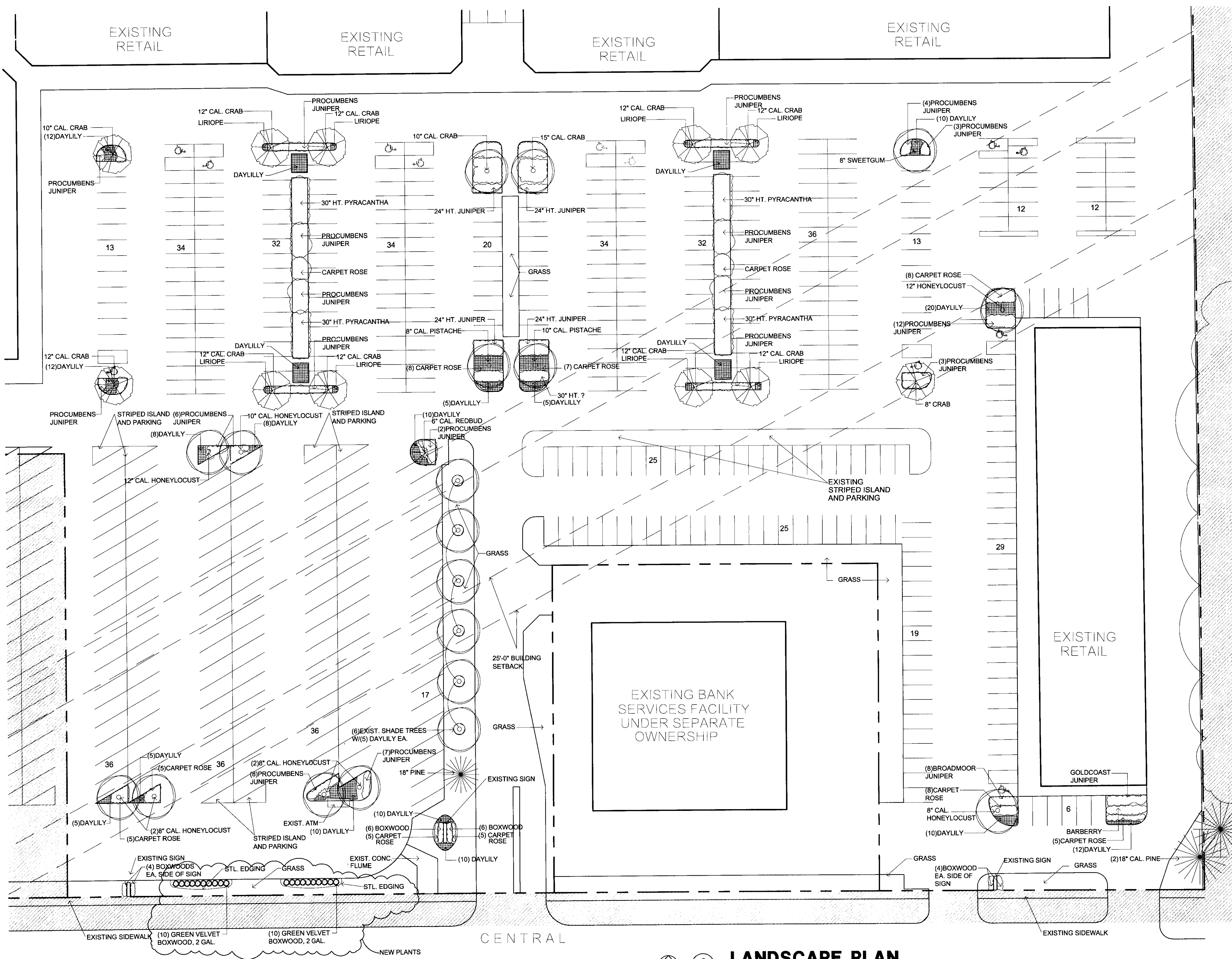
AMERICAN SAVINGS ASSOCIATION OF KANSAS
BRANCH FACILITY
13th and Tyler
Wichita, Kansas

SSA
SCHAEFER & ASSOCIATES P.A.

ARCHITECTURE
ENGINEERING
LANDSCAPE ARCHITECTURE
WICHITA
KANSAS

REGISTERED ARCHITECT
ROBERT J. SCHAEFER
1972
STATE OF KANSAS

DATE: 25 AUG 63
DR: R TOMCH
JOB: 01690.10
SHEET NO:
A 2
OF 11 SHEETS





Wichita-Sedgwick County Metropolitan Area Planning Department

February 26, 2018

Northwest Centre, LLC
8526 W. 13th
Wichita, KS 67212

K.E. Miller Engineering, P.A.
Attn: Kirk Miller
117 E. Lewis
Wichita, KS 67202

RE: CUP2018-03 – City Administrative Adjustment to Northwest Village CUP DP-106 to reflect changes to Parcel 4 to allow construction of a 500 square foot kiosk.

Description: A portion of Lot 4, Block1, Northwest Village Addition, Wichita, Sedgwick County, KS

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-106 to reflect changes Parcel 4 to allow construction of a 500 square foot kiosk on a portion of Lot 4.

Proposed modifications are as follows:

Parcel Descriptions:

Parcel 4:

Maximum Number of Buildings – Four (4)

Allow one (1) 500 sq. ft. building in area south of pipeline easement and west of Parcel 2

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

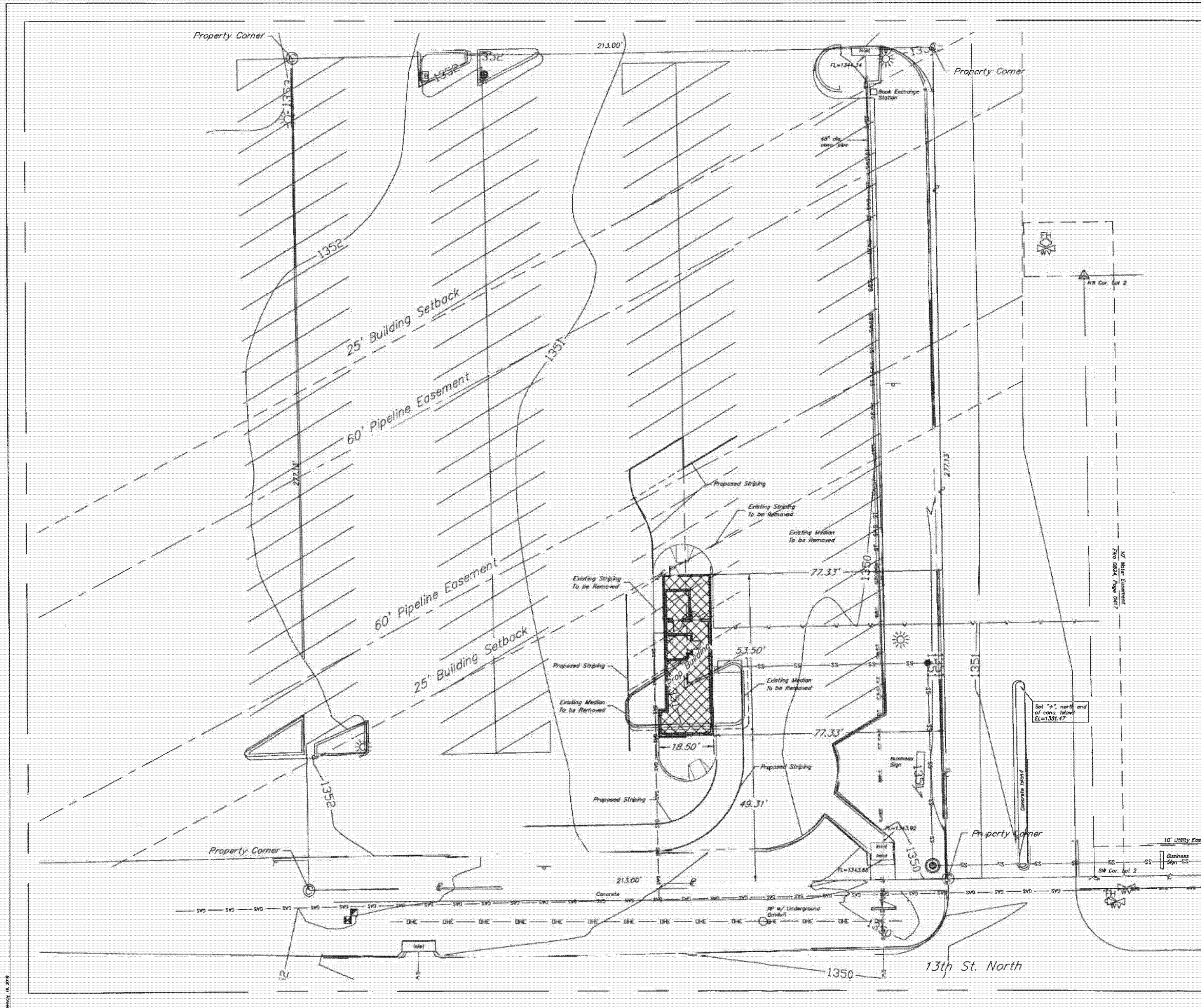
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Dale Miller, Director
Metropolitan Area Planning Department

Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD;
Bryan Frye, CM District V
Laura Rainwater, CSR, District V



Site Plan

Legal Description

Part of Lot 4, Beginning 49.01 FT West of the Southwest Corner of Lot 2; thence North, a distance of 277.13 FT; thence West, a distance of 213.00 FT; thence South, a distance of 277.13 FT; thence East, a distance of 213.00 FT, to the Point of Beginning, Block 1, Northwest Village Addition, Wichita, Sedgwick County, Kansas.

Lot Area

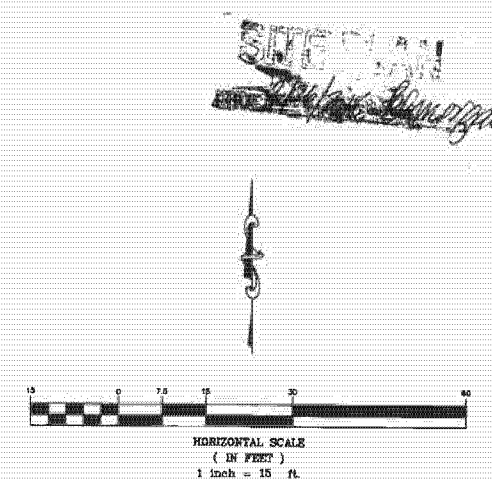
59,028.70 SF

Building Coverage

880.30 SF

Impervious Area

51,098.23 SF



NW Fried Pies Kiosk
Site Plan
Wichita, Kansas

PROJECT NUMBER			
KEMILLER ENGINEERING, P.A. 117 E. Linda, Wichita, KS 67202 (316)264-0242	FILE 17223	DATE 1/2018	SHEET C1.0
DESIGN KM	DRAWN ME	REVISED	