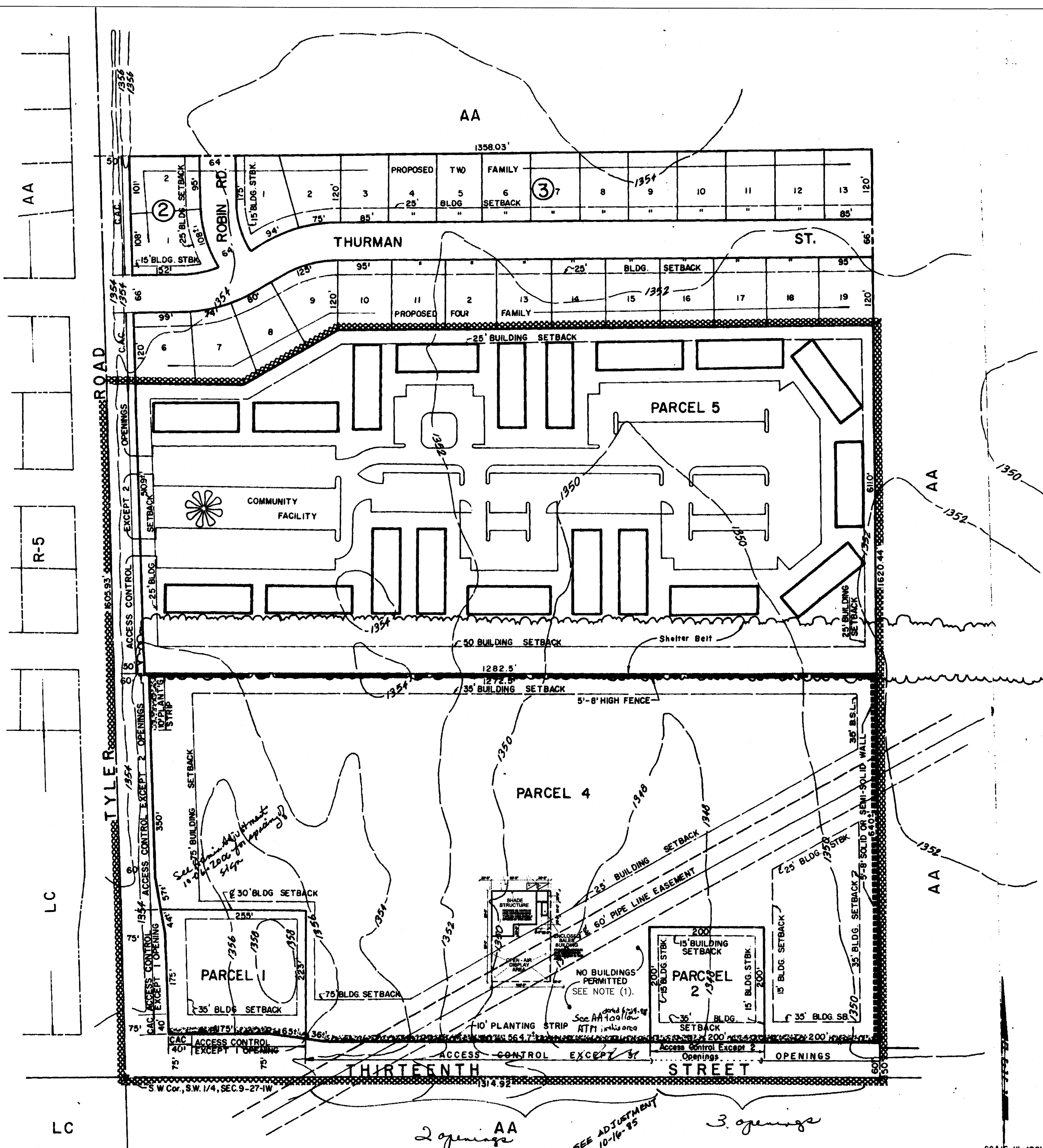




**NORTHWEST VILLAGE C.U.P.**

**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**

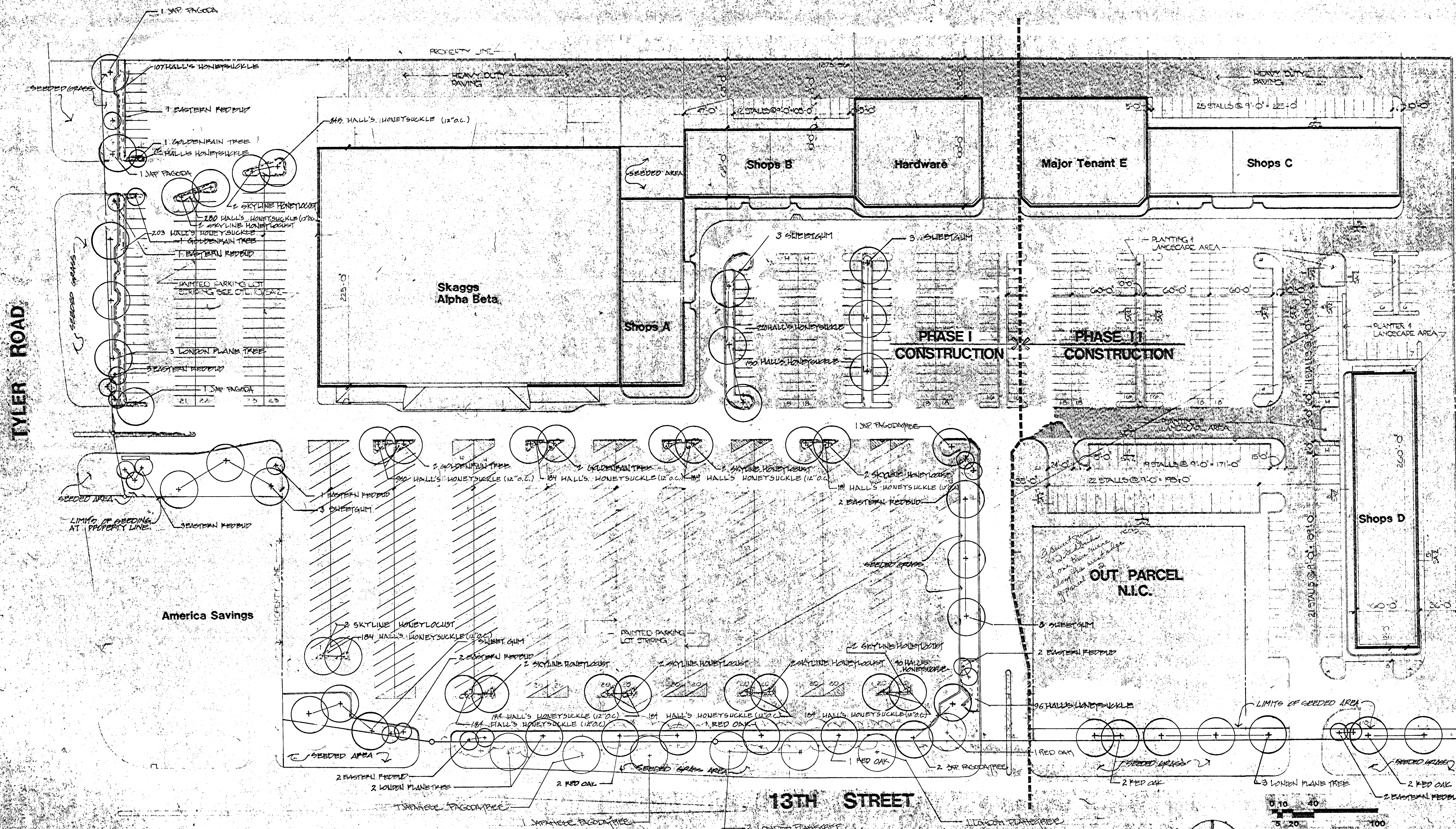
DP - 106 AS ADJUSTED 2-24-81, 7-22-82, 4-27-83, 1-11-85  
REVISED PER AMENDMENT #2 DATED MARCH 19, 2009  
DP-106 ADJUSTED 4-19-2018

**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 1 of 4

# Plant List for Phase 1

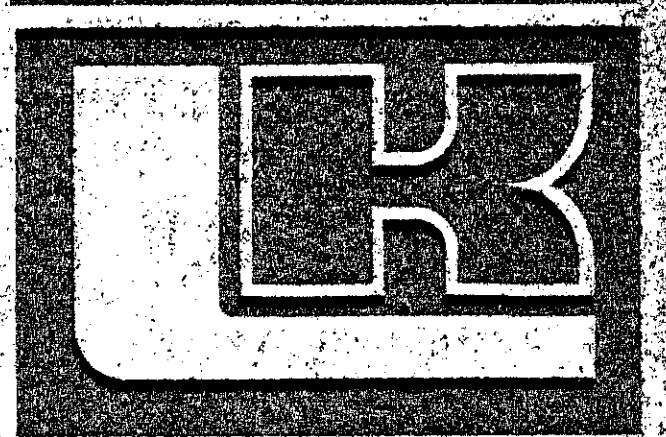
| Quantity | Botanical Name                      | Common Name         | Size        | Condition | Remarks     |
|----------|-------------------------------------|---------------------|-------------|-----------|-------------|
| 8        | COPALIA JAPONICA                    | JAPANESE PACODIA    | 2 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 SYRIACIPLUA             | SWEETGUM            | 20' - 25'   | D&D       |             |
| 5        | PLATANUS X ACERIFOLIA               | LONDON PLANE TREE   | 20' - 25'   | D&D       |             |
| 5        | QUERCUS RUBRA (DOUGLASS)            | RED OAK             | 20' - 25'   | D&D       |             |
| * 12     | ULMUS PARVIFOLIA                    | CHINESE ELM         |             |           |             |
| 1979     | LONICERA JAPONICA 'HALLIANA'        | HALL'S HONEYSUCKLE  | 2 1/4' POT  | CONT      | PLANT 10/01 |
| 310      | LONICERA JAPONICA 'HALLIANA'        | HALL'S HONEYSUCKLE  | 4" POT      | CONT      | PLANT 10/01 |
| 42,019   |                                     | SEEDED GRASS        | 2" R        | SEED      |             |

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



| PRINTS ISSUED |                        |     |
|---------------|------------------------|-----|
| DATE          | PURPOSE                | NO. |
| 6/10/04       | FOR AIA, STREETS, REV. | 1   |
| 7/15/04       | FOR BIDDING            | 2   |
| 7/15/04       | FOR BIDDING            | 3   |

| REVISIONS |      |     |
|-----------|------|-----|
| DATE      | ITEM | NO. |
|           |      |     |
|           |      |     |
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|           |      |     |
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|           |      |     |



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 |
|------------------|---------|
| 35               |         |
| 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



DP-106 PARCEL 2  
AMENDED  
**LANDSCAPE PLAN**

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

*scale  
reduced*

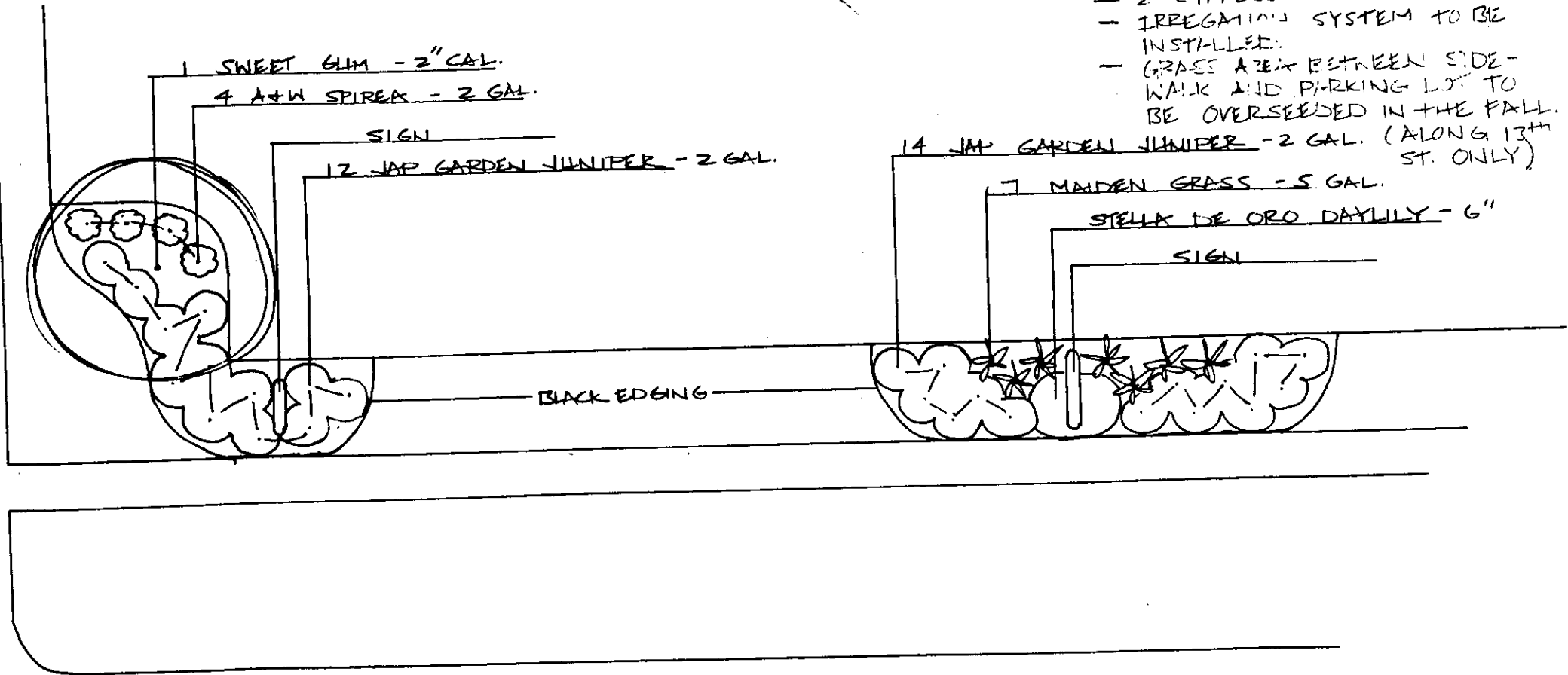
FIDELITY SAVINGS

8442 W. 13<sup>th</sup>  
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 OVERSEED IN THE FALL.
- 14 JAP GARDEN JUNIPER - 2 GAL. (ALONG 13<sup>th</sup> ST. ONLY)



← 13<sup>th</sup> STREET →

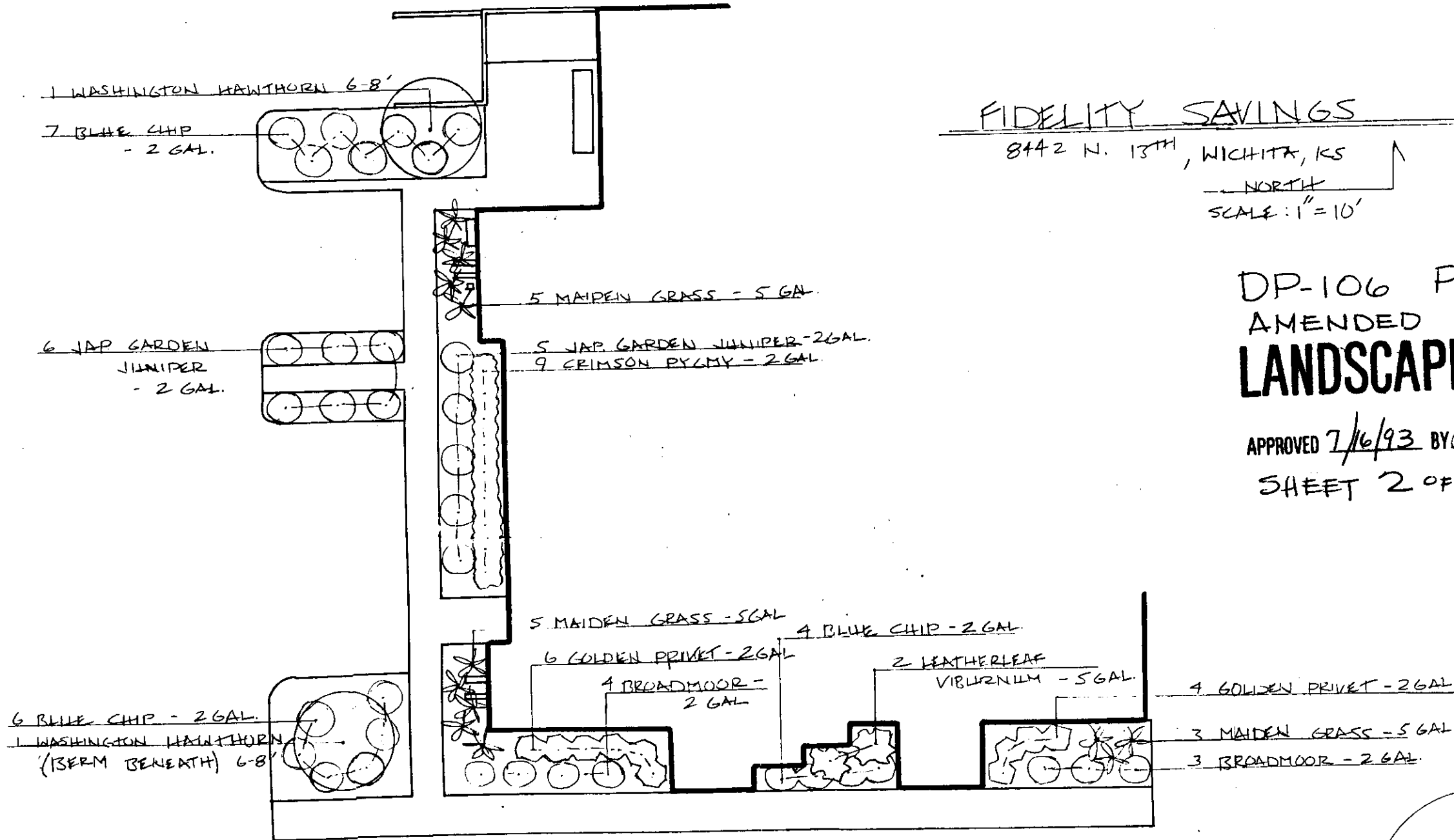
# FIDELITY SAVINGS

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

1 SWEET GUM - 2" CAL.  
(REMOVE EXISTING WHITE BIRCH)

5 BLUE CHIP - 2 GAL.

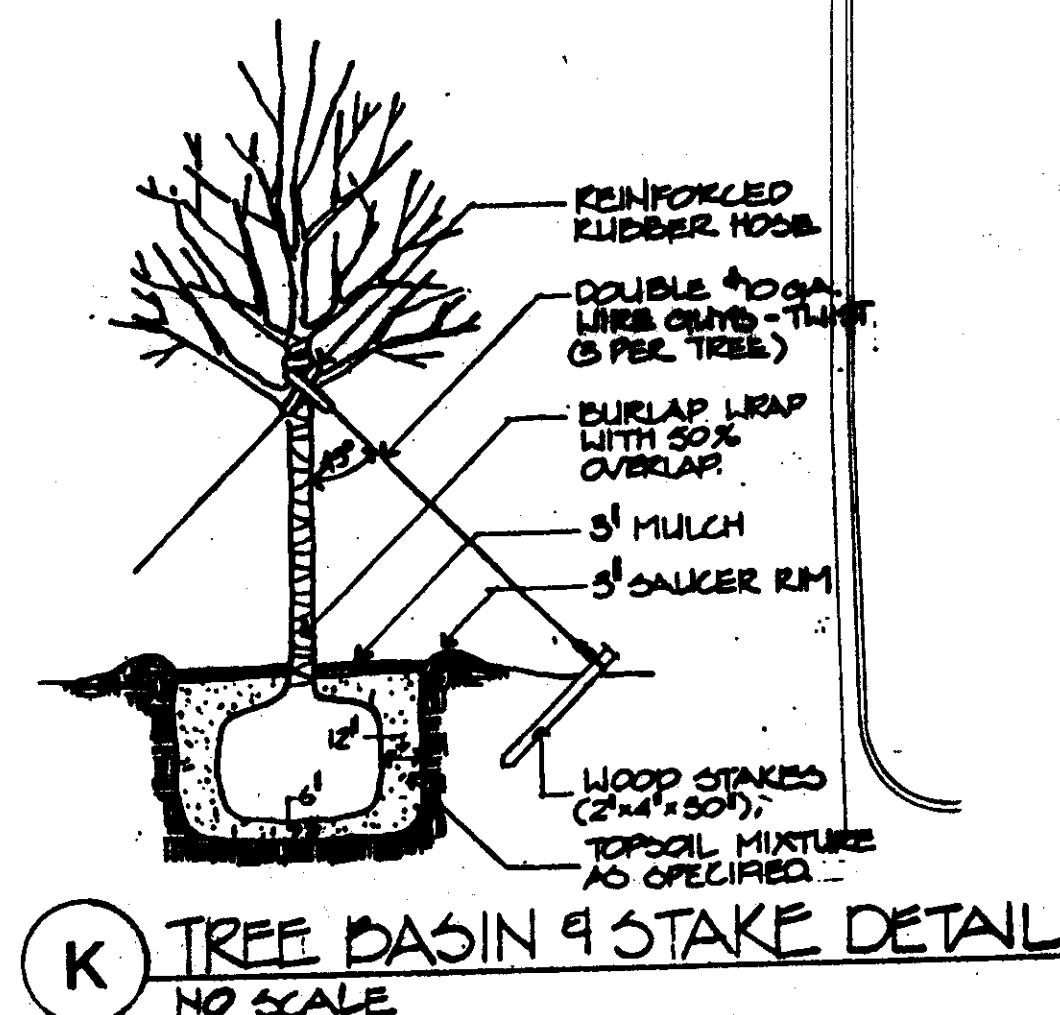
# LANDSCAPE MATERIAL

- 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

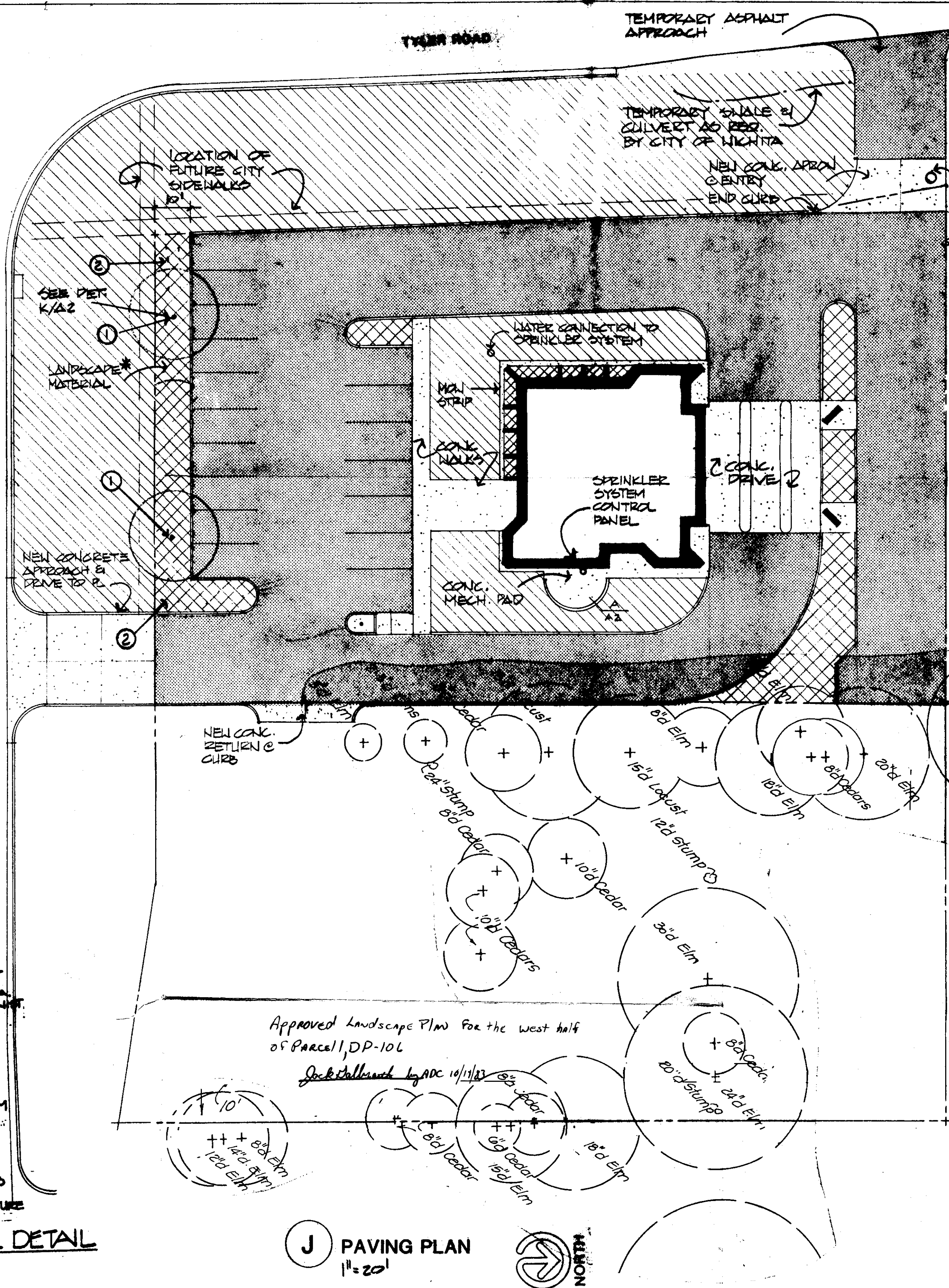
LANDSCAPING NOT IN GENERAL CONTRACT - WORK TO BE PERFORMED UNDER SEPARATE CONTRACT.

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



**K** TREE BASIN & STAKE DETAIL  
NO SCALE

13th STREET



**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

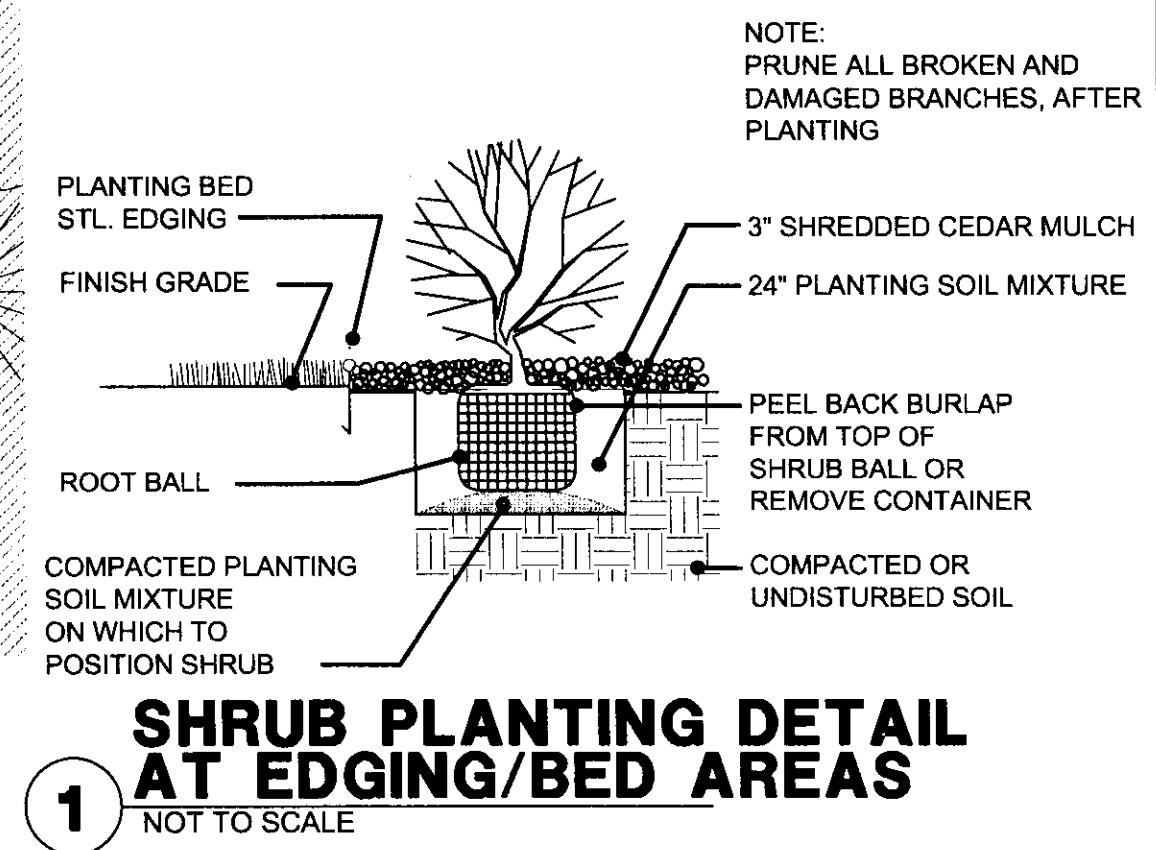
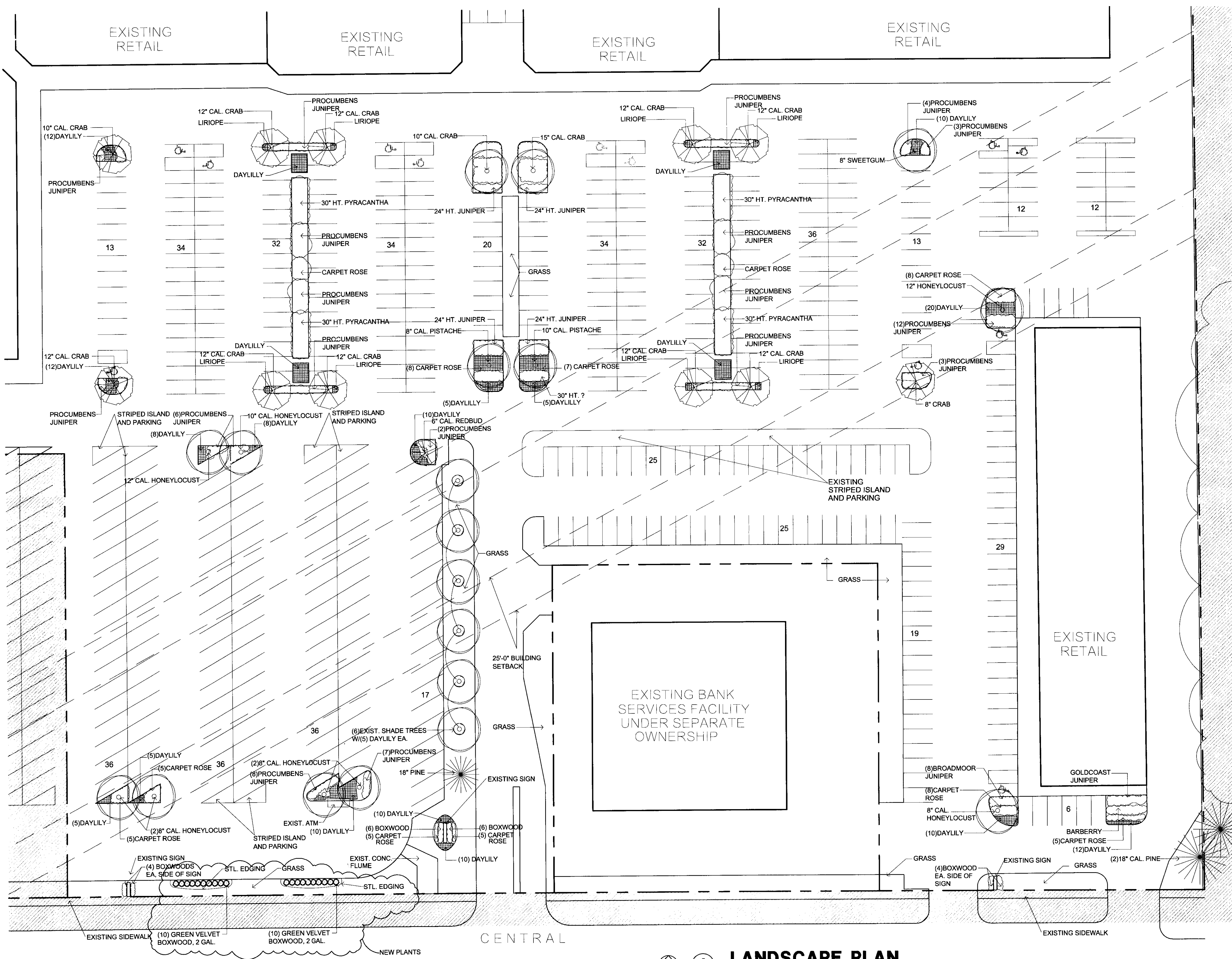
AMERICAN SAVINGS ASSOCIATION OF KANSAS  
BRANCH FACILITY  
13th and Tyler  
Wichita, Kansas

**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.

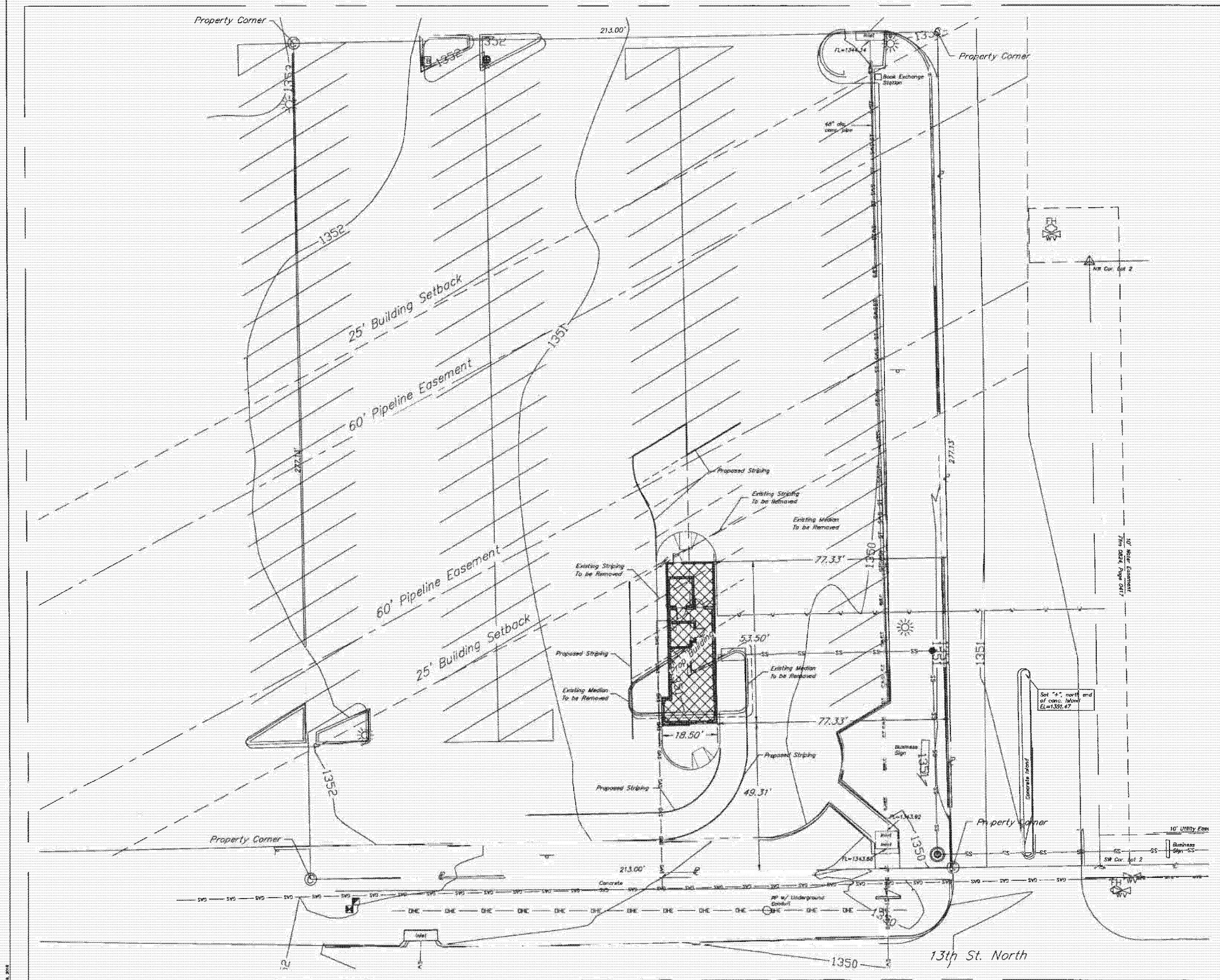
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

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

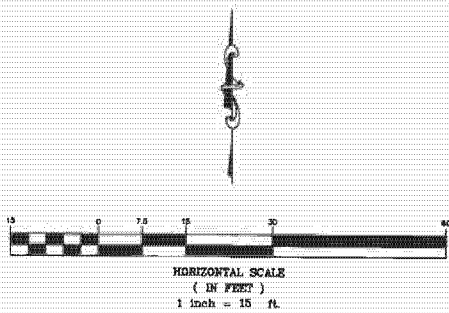
Building Coverage

880.30 SF

Impervious Area

51,098.23 SF

**SITE PLAN**  
NW Fried Pies Kiosk  
Wichita, Kansas



NW Fried Pies Kiosk  
**Site Plan**  
Wichita, Kansas

| PROJECT NUMBER                                                                        |                   |                      |                                          |
|---------------------------------------------------------------------------------------|-------------------|----------------------|------------------------------------------|
| <b>KEMILLER</b><br>ENGINEERING, P.A.<br>117 E. Linda, Wichita, KS 67202 (316)264-0242 | KEM. NO.<br>17223 | FILE<br>DESIGN<br>KM | DATE<br>1/2018<br>DRAWN<br>ME<br>REVISED |
|                                                                                       |                   |                      | SHEET<br><b>C1.0</b>                     |