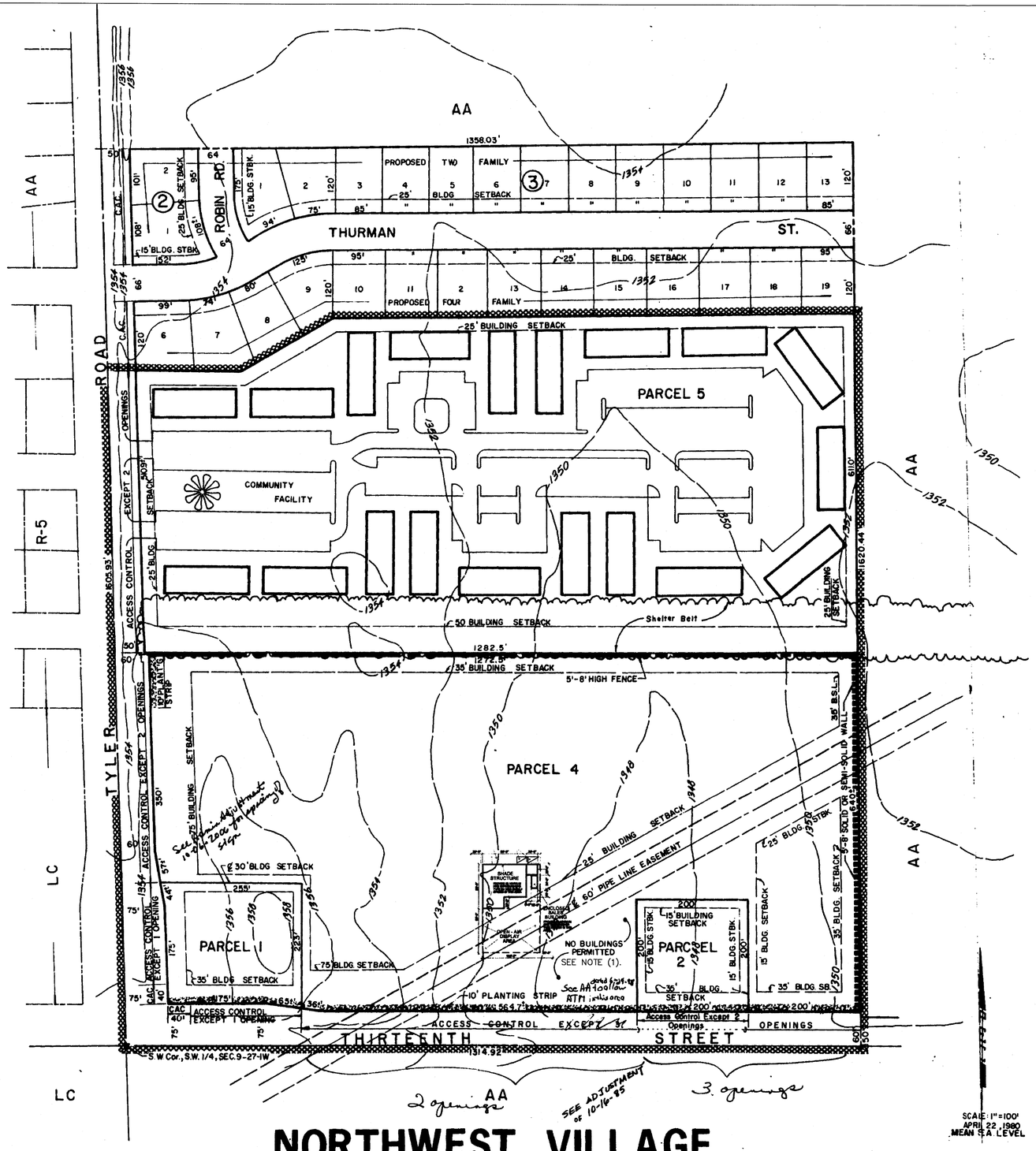


NORTHWEST VILLAGE

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

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.
CONSTRUCTION OF THE MAJOR ENTRANCES, TWO (2) TOTAL, AND A CONTINOUS 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.
2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

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 1/2 IN 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 OF 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, MASONARY, ARCHITECTURAL TILE OR OTHER SIMILIAR 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) ABUTS 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). 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 - 16.27 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)

(1) ALLOW ONE (1) 1000 SQ.FT. BUILDING IN AREA SOUTH OF PIPELINE EASEMENT AND WEST OF PARCEL 2.

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 (CUP2009-06)

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-6.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.

As per AA CUP2018-03 jw 4-3-2018

APPROVED CUP
MAPD: 3-19-2009 klmarquez

DP-106 AMENDMENT #2
MAPD Copy 1 of 2

DP-106

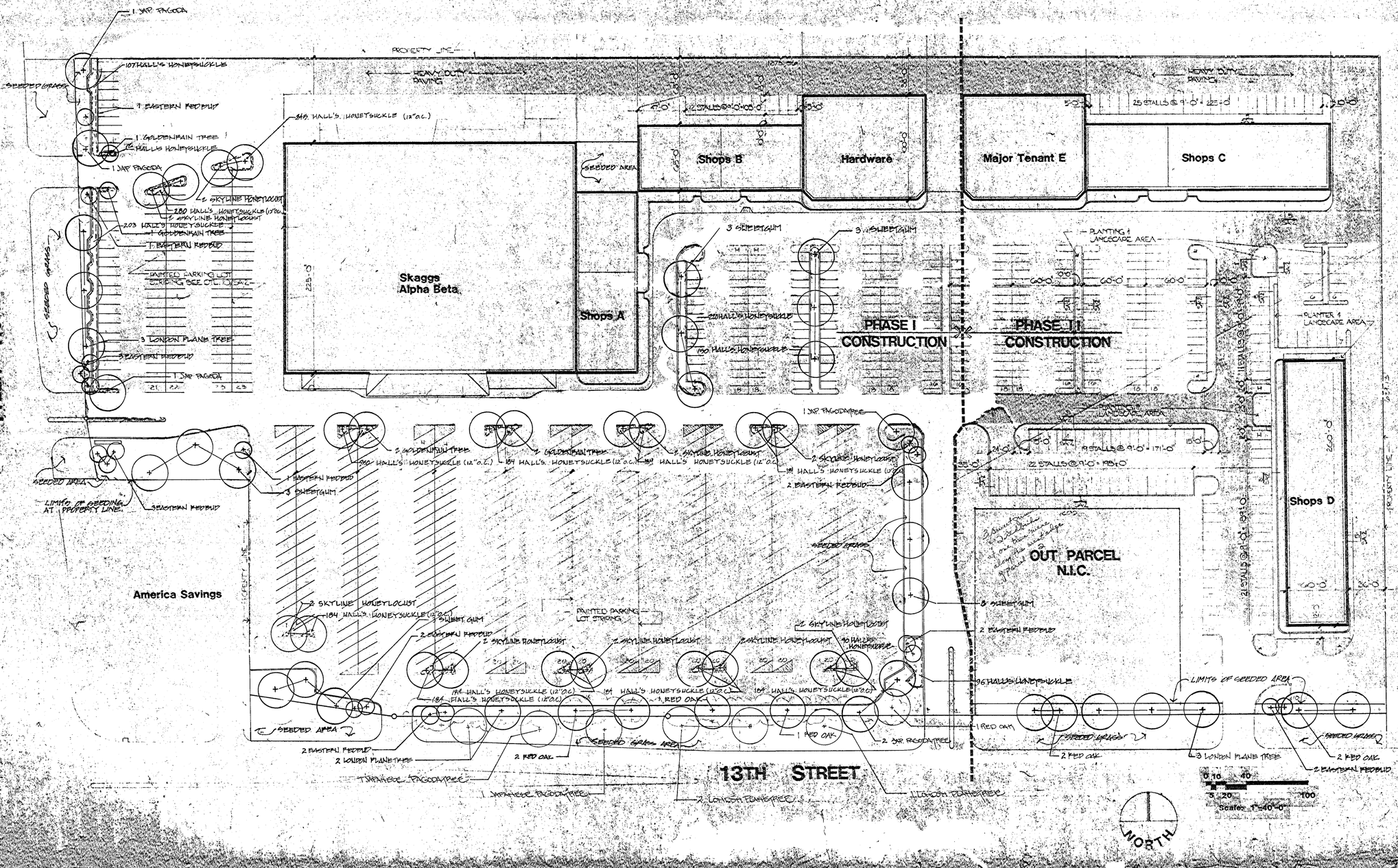
NORTHWEST VILLAGE COMMUNITY UNIT PLAN

MAPD Copy 1 of 4

Plant List for Phase 1

Quantity	Botenical Name	Common Name	Size	Condition	Remarks
8	ELAEAGNUS JAPONICA	JAPANESE SILVERBERRY	2½"-3"	B&B	
12	CERCIS CANADENSIS	EASTERN REDBUD	1½"-2"	B&B	MULTI-STEM
14	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2½"-3"	B&B	
6	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	1½"-2"	B&B	MULTI-STEM
9	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	2½"-3"	B&B	
5	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2½"-3"	B&B	
6	QUERCUS RUBRA (BOREALIS)	RED OAK	2½"-3"	B&B	
* 12	ULMUS PARVIFOLIA	CHINESE ELM			
1979	LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE	2¼" POT	CONT.	PLANT @ 12" O.C.
310	LONICERA JAPONICA 'HALLIANA'	HALLS HONEYSUCKLE	4" POT	CONT.	PLANT @ 12" O.C.
42,619		FALCON FESCUE LAWNS	SEED	SEED	

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



PRINTS ISSUED

DATE	PURPOSE	NO.
6/30/04	FOR AM. SITE REV.	
7/16/04	FOR BIDDING	2
7/19/04	FOR PERMITS	3

FOR CONSTRUCTION:

REVISIONS

DATE	ITEM	NO.

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Planning Planning Planning Associates

DRAWN: ZMS | CHECKED:

RELATED DRAWINGS

SHELL	
DETAILS	
STRUCTURE	
MECHANICAL	
ELECTRICAL	
OTHER	

SEQUENCE NUMBER
OF SHEETS

Northwest Center
st 13th & Tyler Road
Wichita, Kansas
PROJECT NUMBER 7435

KEY PLAN

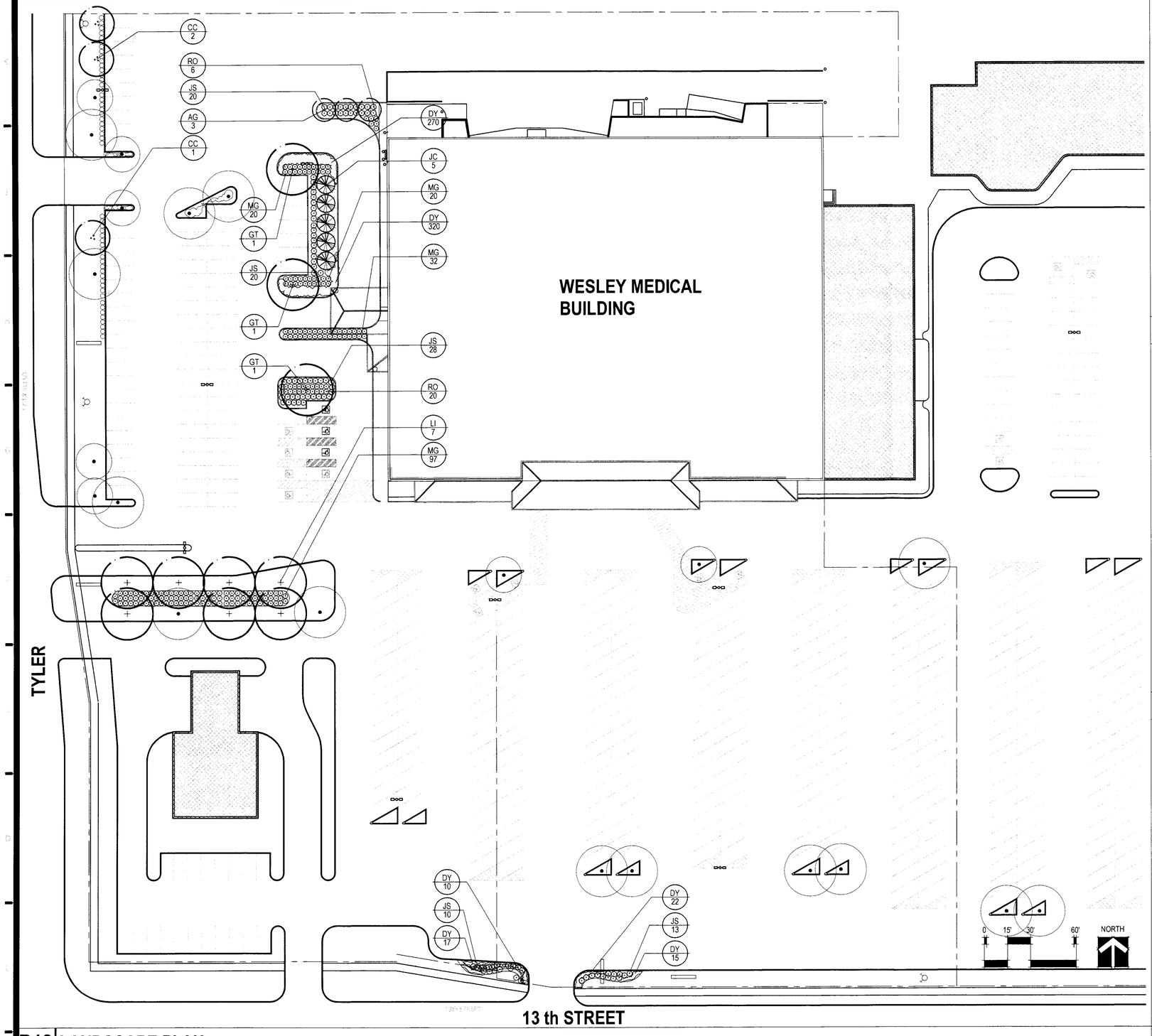
DP-106
PARCELS 43-E:100'
(LAST PARCEL 2/Sec 12/2/97 MEMO)

Planting Plan

SHEET TITLE

SHEET NUMBER
SP-1

APPROVED 8-17-04

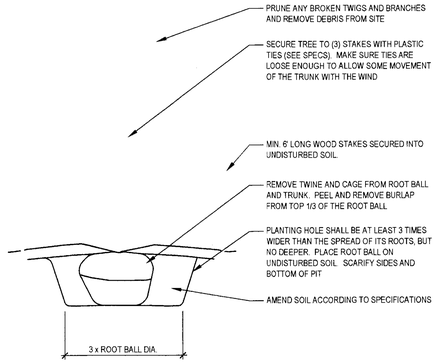


B12 LANDSCAPE PLAN

1" = 30'-0"

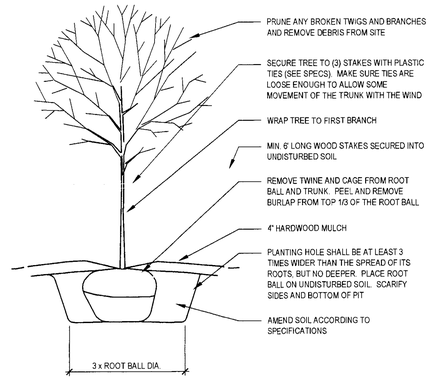
PLANT SCHEDULE

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE & COND.	REMARKS
CC	3	EASTERN REDBUD	Cercis canadensis	1 1/2" CAL. B&B	
GT	3	SHADEMASTER LOCUST	Gleditsia triacanthos inermis	3" CAL. B&B	
AG	3	A. BRILLIANCE SERVICEBERRY	A. grandiflora 'Autumn Brilliance'	1 1/2" CAL. B&B	
LI	7	SWEETGUM	Liquidambar styraciflua	3" CAL. B&B	
JC	5	SPARTAN JUNIPER	Juniperus chinensis 'Spartan'	6'-7' HT. B&B	
JS	91	TAM JUNIPER	Juniperus sabina var. tamariscifolia	3 GAL. CONT.	
RO	26	CAREFREE DT. WONDER ROSE	Rosa x 'Carefree Delight'	2 GAL. CONT.	
MG	169	DWARF MAIDEN GRASS	Miscanthus sinensis 'Yaku Jima'	1 GAL. CONT.	
DY	654	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	1 GAL. CONT.	PLANT 12" O.C.



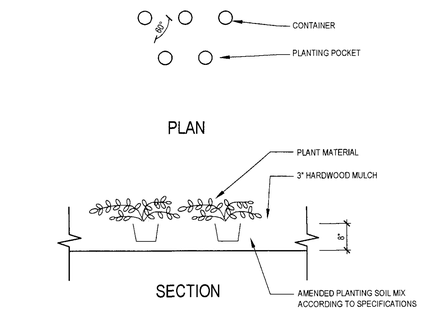
D3 EVERGREEN TREE DETAIL

Not to Scale



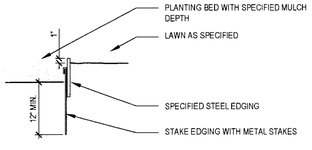
C3 DECIDUOUS TREE DETAIL

Not to Scale



B3 CONTAINER PLANT DETAIL

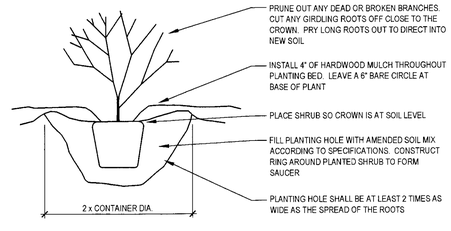
Not to Scale



NOTES:
1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH TOP OF CONCRETE.
3. ALL JOINTS SHALL BE SECURELY STAKED.

A6 STEEL EDGE DETAIL

Not to Scale



A3 SHRUB DETAIL

Not to Scale

LANDSCAPE NOTES

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.

2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.

3. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DESCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.

4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI A60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.

5. ALL PLANTING BEDS SHALL BE EDGED WITH GREEN STEEL EDGING.

6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO SPECIFICATIONS.

7. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.

8. ALL TREES SHALL BE STAKED PER DETAIL AND SPECIFICATIONS.

9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT. A TWO FOOT (2') CLEARANCE FOR CAR OVERHANG IS REQUIRED AT ALL PARKING PERIMETERS.

10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.

11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.

12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS SHALL BE SODDED WITH TURF TYPE FESCUE, RE: SPECIFICATIONS.

LANDSCAPE REQUIREMENTS

LANDSCAPE ORDINANCE PER THE CITY OF WICHITA CHAPTER 10.32 OF THE WICHITA CITY CODE	
SECTION 2 - REQUIRED LANDSCAPE STREET YARD	
REQUIRED - CALCULATED TABLE 2.1 METHOD 2	
(301 L.F. 13TH STREET + 408 L.F. TYLER = 709 TOTAL L.F. 318 (PER. DISTANCE) = 391 X 20 = 7820 S.F. / 500 = 16 TREES	
REQUIRED	PROVIDED
16 LANDSCAPE CREDITS	7 EXIST. SHADE TREES = 7 TC
	6 EXIST. ORNAMENTAL TREES = 3 TC
	50 EXIST. SHRUBS = 5 TC
	2 PROP. ORNAMENTAL TREES = 1 TC
SECTION 3 - REQUIRED BUFFERS	
RESIDENTIAL BUFFER - 546 L.F. (1 TREE CREDIT PER 40 L.F.)**	
REQUIRED	PROVIDED
14 RESIDENTIAL BUFFER TREE CREDITS	10 PROP. SHADE TREES = 10 TC
	10 PROP. ORNAMENTAL TREES = 10 TC
**EXISTING SITE LAYOUT PROHIBITS PLANTING THESE CREDITS WITHIN 15' PROPERTY AND CURB LINE. REQUEST VARIANCE TO RELOCATE PROPOSED TREES ON SITE, BOTH WHERE EXISTING LANDSCAPE IS SPARSE AND WHERE SCREENING IS NEEDED AT THE EMERGENCY DROP-OFF.	
SECTION 4 - PARKING LOT SCREENING AND LANDSCAPING	
SCREENING- EXIST. SHRUBS ALONG TYLER MEET REQUIREMTS. NO SHRUBS REQUIRED ALONG 13TH STREET - EXISTING LOT UNCHANGED	
PARKING LOT TREE CEDITS REQUIRED	
1 TREE CREDIT PER 20 STALLS - 300 STALLS/ 20 = 15 TREES (1/2 OF YARD TREES /7 TREE CREDITS) = 8 TREES	
REQUIRED	PROVIDED
8 TREE CREDITS	9 EXISTING SHADE TREES = 9 TC
	2 EXIST. ORNAMENTAL TREES = 1 TC

DP-106 PARCEL 4

LANDSCAPE PLAN

APPROVED 03/06/06 BY DG

MAPD Copy 1 of 2

HWA
HOEFER WYSOCKI ARCHITECTS, LLC
612 W. 47TH ST, STE 300
KANSAS CITY, MO 64112
P: 816.221.0606
F: 816.221.0626

PBA
PATTI BANKS ASSOCIATES

WEST WESLEY MEDICAL PLAZA

8714 WEST 13TH STREET NORTH
WICHITA, KANSAS 67212

REVISION DATES:

CITY SUBMITTAL

PROFESSIONAL SEAL

L0.10

ISSUE DATE: 28 FEBRUARY, 2006
PROJECT #: 44101

LANDSCAPE PLAN

DP-106 PARCEL 2
AMENDED

LANDSCAPE PLAN

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

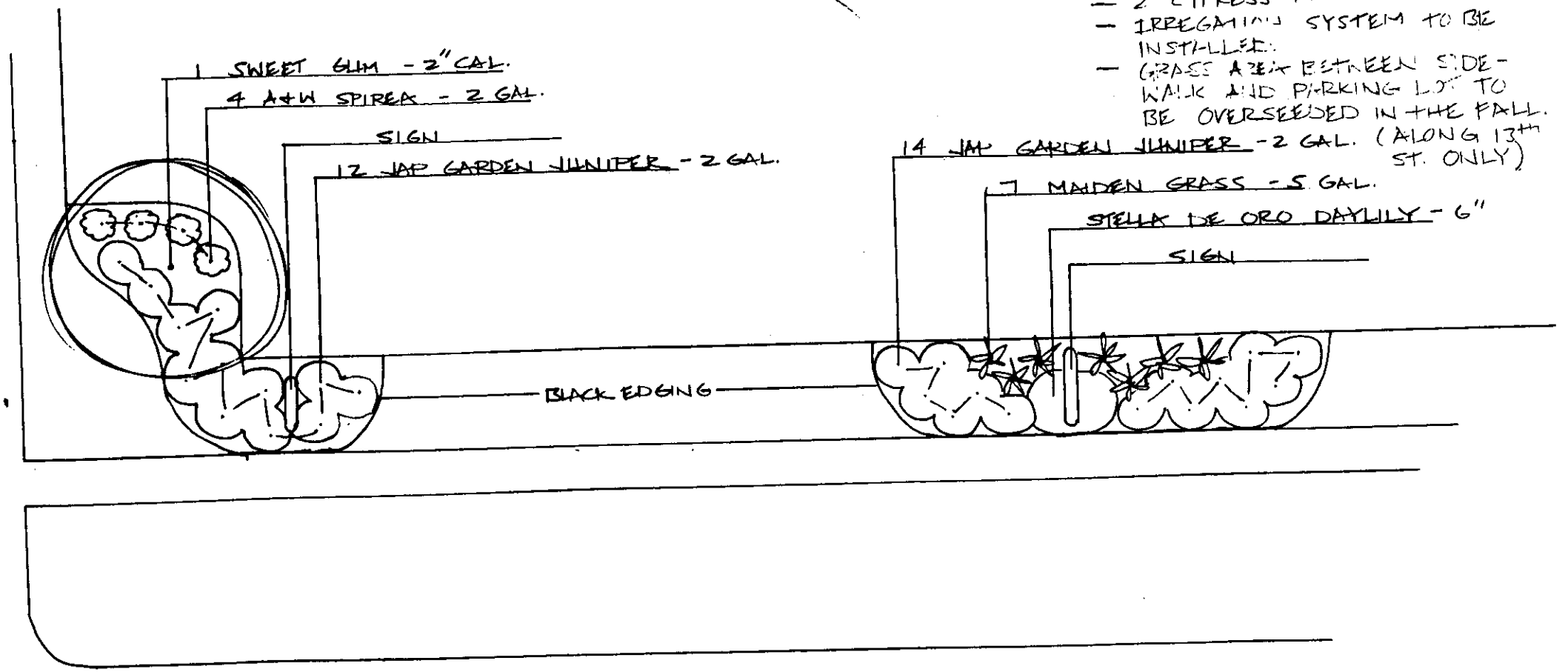
FIDELITY SAVINGS
8442 W. 13th

NORTH

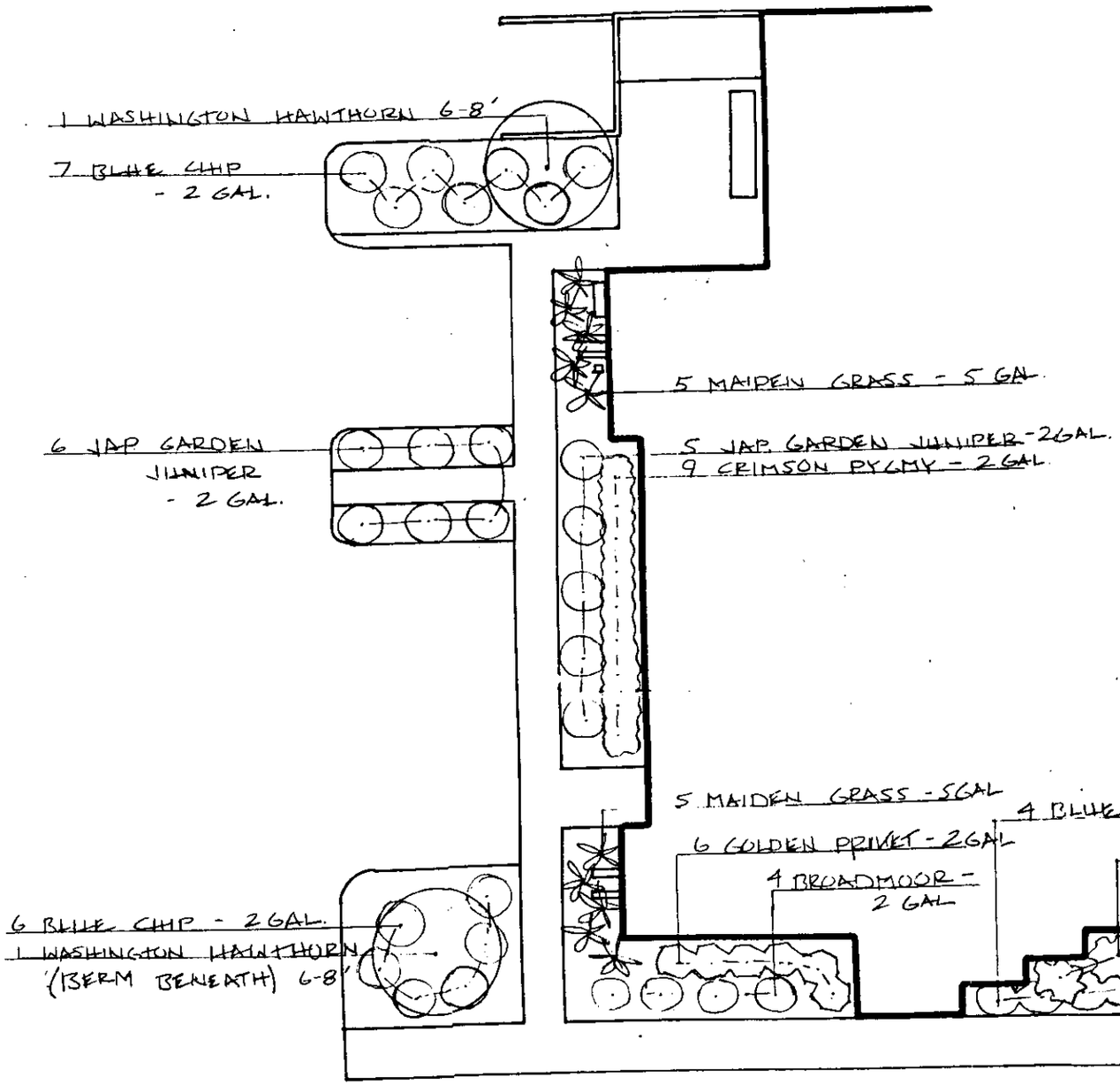
SCALE: 1" = 10'

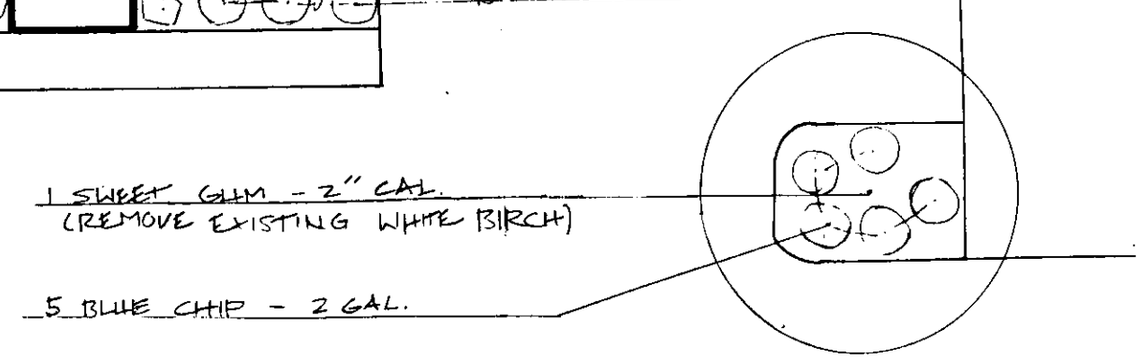
* scale reduced

NOTES:
- 2" CYPRESS MULCH IN BEDS.
- IRREGATION SYSTEM TO BE INSTALLED.
- GRASS AREA BETWEEN SIDEWALK AND PARKING LOT TO BE OVERSEEDED IN THE FALL. (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. Olivas

SHEET 2 OF 2

NOTES:

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

LANDSCAPE MATERIAL

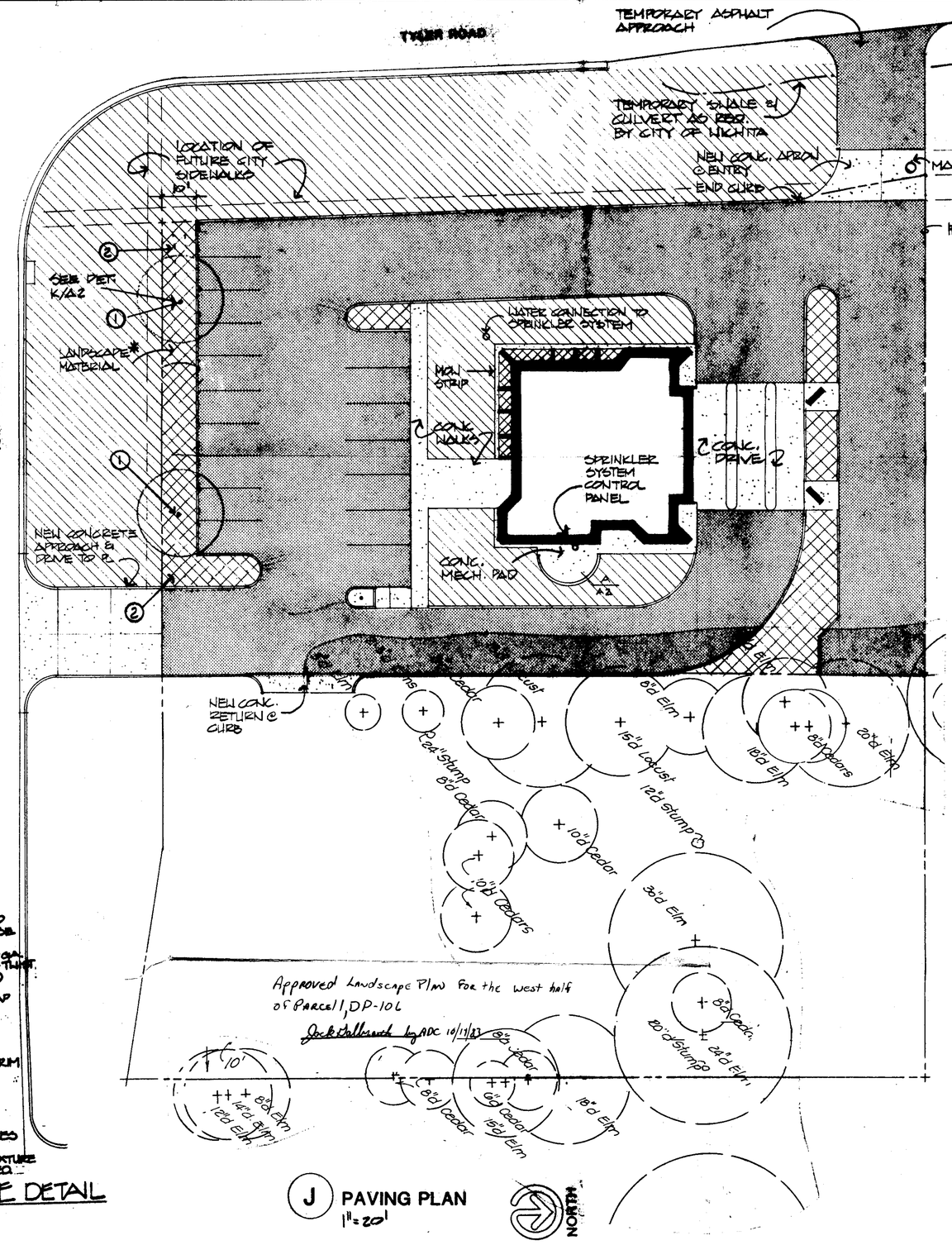
① LOCUST (PATENT) SHADEMASTER OR SKYLINE (TYPICAL 2) SIZE: 1½-1¾ CALIPER

② K-31 FESCUE

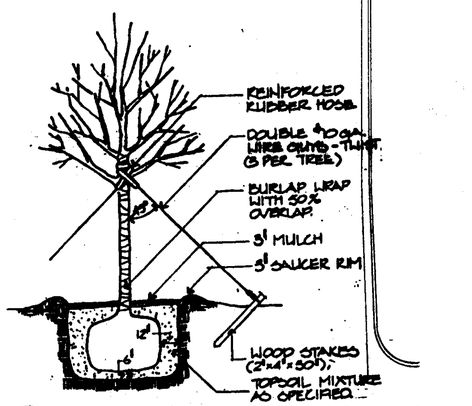
*NOTE: LANDSCAPE MATERIAL IS IRRIGATED WITH "BUBBLER" TYPE WATER SYSTEM

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

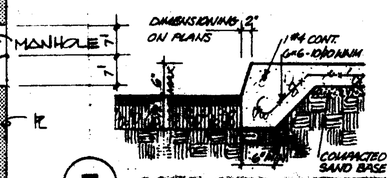
- SHRUBBERY AREA (PLANTERS)
- NEW CONC AREAS
- LANDSCAPE AREA (GRASS) TO HAVE AUTO SPRINKLER SYSTEM
- ASPHALT PAVING



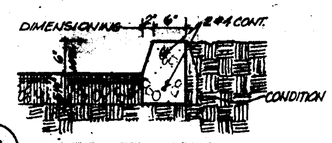
J PAVING PLAN
1"=20'



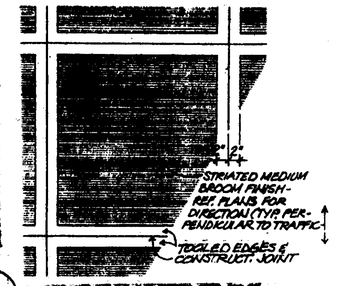
K TREE BASIN & STAKE DETAIL
NO SCALE



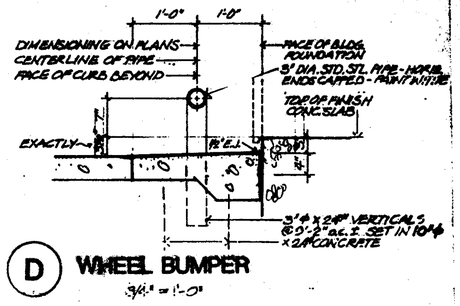
E CONC. CURB at SIDEWALK
3/4"=1'-0"



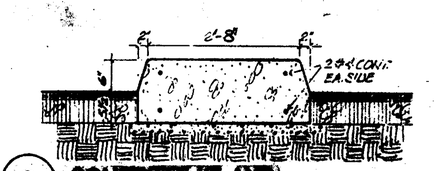
F CONCRETE CURB
3/4"=1'-0"



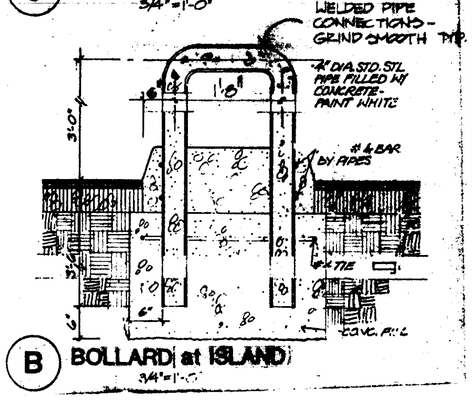
G SIDEWALK TEXTURE
NO SCALE



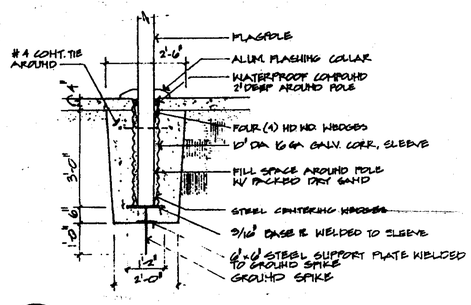
D WHEEL BUMPER
3/4"=1'-0"



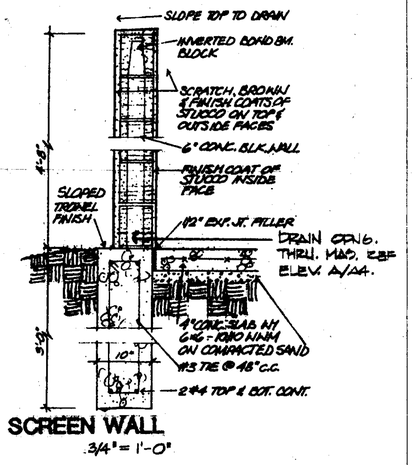
C CONCRETE ISLAND
3/4"=1'-0"



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



H FLAGPOLE BASE
N.T.S.



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

LANDSCAPE INFO ADDED TO PLAN 30 SEPT / REVISED 4 OCT 83

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

SCHAEFER & ASSOCIATES P.A.

ARCHITECTURE PLANNING
ENGINEERING INTERIORS
LANDSCAPE ARCHITECTURE
WICHITA KANSAS

REGISTERED ARCHITECT ROBERT J. SCHAEFER 1092 STATE OF KANSAS

DATE: 25 AUG 83
DR: R TOM CH:
JOB: 01690.10
SHEET NO: A 2
OF 11 SHEETS

EXISTING RETAIL

EXISTING RETAIL

EXISTING RETAIL

EXISTING RETAIL

10" CAL. CRAB
(12)DAYLILY
PROCUMBENS JUNIPER

12" CAL. CRAB
LIRIOPE
PROCUMBENS JUNIPER
12" CAL. CRAB
LIRIOPE
DAYLILLY

10" CAL. CRAB
15" CAL. CRAB
24" HT. JUNIPER
24" HT. JUNIPER

12" CAL. CRAB
LIRIOPE
PROCUMBENS JUNIPER
12" CAL. CRAB
LIRIOPE
DAYLILLY

(4)PROCUMBENS JUNIPER
(10) DAYLILY
(3)PROCUMBENS JUNIPER
8" SWEETGUM

30" HT. PYRACANTHA
PROCUMBENS JUNIPER
CARPET ROSE
PROCUMBENS JUNIPER
30" HT. PYRACANTHA
PROCUMBENS JUNIPER
GRASS

13
34
32
34
20
34
32
36
13
12
12

12" CAL. CRAB
(12)DAYLILY
PROCUMBENS JUNIPER

DAYLILLY
12" CAL. CRAB
LIRIOPE
12" CAL. CRAB
LIRIOPE

24" HT. JUNIPER
8" CAL. PISTACHE
24" HT. JUNIPER
10" CAL. PISTACHE

DAYLILLY
12" CAL. CRAB
LIRIOPE
12" CAL. CRAB
LIRIOPE

(8) CARPET ROSE
(7) CARPET ROSE
(5)DAYLILLY
30" HT. ?
(5)DAYLILLY

(8) CARPET ROSE
12" HONEYLOCUST
(20)DAYLILY
(12)PROCUMBENS JUNIPER
(3)PROCUMBENS JUNIPER
8" CRAB

PROCUMBENS JUNIPER
STRIPED ISLAND AND PARKING
(6)PROCUMBENS JUNIPER
10" CAL. HONEYLOCUST
(8)DAYLILY
(8)DAYLILY
STRIPED ISLAND AND PARKING
(10)DAYLILY
6" CAL. REDBUD
(2)PROCUMBENS JUNIPER

12" CAL. HONEYLOCUST

25

EXISTING STRIPED ISLAND AND PARKING

GRASS

25

GRASS

29

25'-0" BUILDING SETBACK

19

EXISTING BANK SERVICES FACILITY UNDER SEPARATE OWNERSHIP

EXISTING RETAIL

17

GRASS

36

(6)EXIST. SHADE TREES W/(5) DAYLILY EA.
(7)PROCUMBENS JUNIPER
18" PINE
EXISTING SIGN

36
(5)DAYLILY
(5)CARPET ROSE
36
(2)8" CAL. HONEYLOCUST
(8)PROCUMBENS JUNIPER
(5)DAYLILY
(2)8" CAL. HONEYLOCUST
(5)CARPET ROSE
STRIPED ISLAND AND PARKING
EXIST. ATM
(10) DAYLILY
(10) DAYLILY
(6) BOXWOOD
(5) CARPET ROSE
(6) BOXWOOD
(5) CARPET ROSE
(10) DAYLILY

(8)BROADMOOR JUNIPER
(8)CARPET ROSE
8" CAL. HONEYLOCUST
(10)DAYLILY
GOLDCOAST JUNIPER
6
BARBERRY
(5)CARPET ROSE
(12)DAYLILY
(2)18" CAL. PINE

EXISTING SIGN
(4) BOXWOODS EA. SIDE OF SIGN
STL. EDGING
GRASS
EXIST. CONC. FLUME
STL. EDGING

GRASS
(4)BOXWOOD EA. SIDE OF SIGN
EXISTING SIGN
GRASS

EXISTING SIDEWALK
(10) GREEN VELVET BOXWOOD, 2 GAL.
(10) GREEN VELVET BOXWOOD, 2 GAL.
NEW PLANTS

EXISTING SIDEWALK

CENTRAL

1 LANDSCAPE PLAN
1"=30'
0 30'

NOTE:
PRUNE ALL BROKEN AND DAMAGED BRANCHES, AFTER PLANTING

PLANTING BED STL. EDGING
FINISH GRADE
ROOT BALL
COMPACTED PLANTING SOIL MIXTURE ON WHICH TO POSITION SHRUB
3" SHREDDED CEDAR MULCH
24" PLANTING SOIL MIXTURE
PEEL BACK BURLAP FROM TOP OF SHRUB BALL OR REMOVE CONTAINER
COMPACTED OR UNDISTURBED SOIL

1 SHRUB PLANTING DETAIL AT EDGING/BED AREAS
NOT TO SCALE

DP-106 Portion of Parcel 4

LANDSCAPE PLAN

APPROVED 05-11-09 BY DG
ADDENDUM TO PLAN APPROVED 08-17-84
, MAPD Copy 1 of 2

SPANGENBERG PHILLIPS ARCHITECTURE
121 N. Mead, Suite 201, Wichita, KS 67202
TEL: 316.267.4002 FAX: 316.267.1509
www.spangenbergphillips.com

STUTZMAN'S GREEN HOUSE
NORTH WEST SHOPPING CENTER
13TH AND TYLER ROAD, WICHITA KANSAS

PERMIT DRAWING
13 APR 09

LANDSCAPE PLAN

LP

CITY OF WICHITA

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.

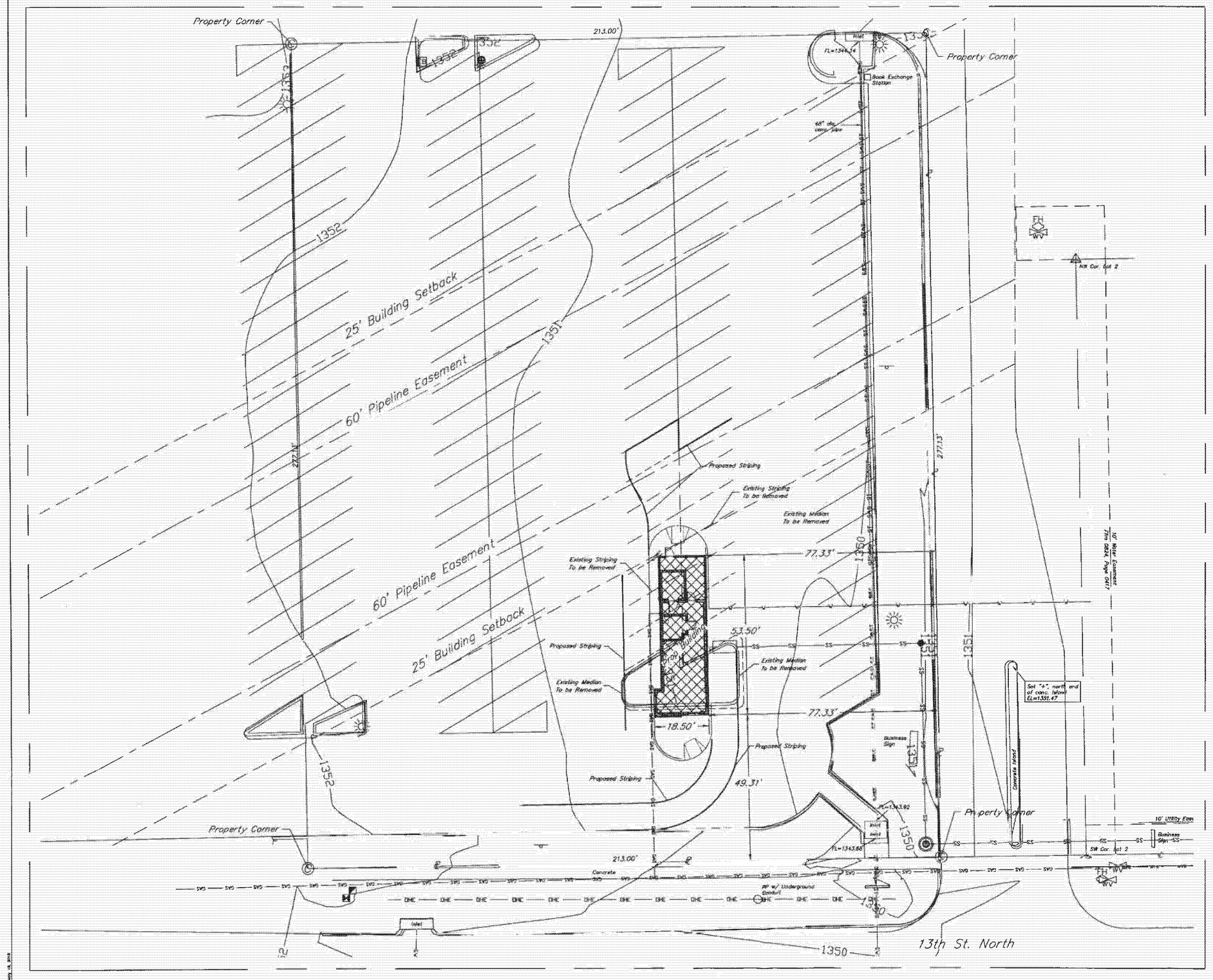
The "Development Application" sign should now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Dale Miller

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

HORIZONTAL SCALE
(IN FEET)
1 inch = 15 ft.

NW Fried Pies Kiosk
Site Plan
Wichita, Kansas

KEMILLER ENGINEERING PA
117 E. Lewis, Wichita, KS 67202 (316)264-0242

PROJECT NUMBER			
KEM NO. 17223	FILE	DATE 1/2018	SHEET C1.0
DESIGN KM	DRAWN ME	REVISED	