

SCHOLFIELD HONDA COMMERCIAL

COMMUNITY UNIT PLAN - DP-305

GENERAL PROVISIONS:

- This development contains a net area of 10.61 acres, more or less.
- Signs shall be permitted in accordance with the City of Wichita Sign Code, except as noted in this section. No billboards, portable signs, or off-site signs shall be permitted. Lighted building wall signage shall be prohibited on the south facades of all buildings facing the south 105 feet of Governor Road, the south 170 feet of Mission Road, and along the southern property line, except for directional signs denoting parking spaces within the property. There may be up to five (5) lighted building/wall signs on the north elevation of the new auto dealership. Signs shall be spaced a minimum of 150 feet apart, except the spacing between two signs on Kellogg that may be reduced to 120 feet as previously permitted by BZA2006-53. The number of signs allowed along Kellogg will be limited to four. One sign will be allowed to be up to 405 square feet. The remaining signs are limited to a total of 235 square feet. One sign will be allowed to have a height of 35 feet.
- Building setback lines are as shown on the C.U.P. plan.
- Access control shall be as shown on the plan. Dedication of access control shall be granted by separate instrument or by replating the property. Access drives spaced less than 50 feet apart along Kellogg Drive shall be consolidated into a single access point. At the time of platting the applicant shall guarantee the installation of a cul-de-sac, hammerhead turnaround or similar traffic improvement terminus for Drury Lane north of Gilbert Street as required by the Traffic Engineer. At the time of platting the applicant shall guarantee the installation of an access point through the Governor Road median at Gilbert Street. Said improvements shall be completed prior to the closure of Drury Lane at Orme Street and the closure of Orme Street west of Drury Lane.
- Off-street parking shall be provided in accordance with the Unified Zoning Code.
- Screening and Landscaping:
 - A solid masonry wall 6 to 8 feet high shall be provided along the southern perimeter of the parcel as indicated on the plan. The required screening wall shall be of the same material and style as the existing wall along Orme. A building permit shall be obtained prior to the construction of said wall. The use of other decorative fencing, such as wood or wrought-iron, may be used in place of a solid masonry wall only where in conflict with adjacent utility easements.
 - Street trees shall be planted in accordance with the City of Wichita Landscape Ordinance, except that the number of required trees shall be calculated at 1 tree per 20 linear feet of frontage.
 - Trash receptacles, rooftop mechanical equipment, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view per Section III-14 "LC" Limited Commercial District and Section IV-B of the U.Z.C.
 - A landscape plan prepared by a Landscape Architect for the required plantings, including the type, location and specifications of plant materials shall be submitted to the Planning Department for review and approval prior to the issuance of building permits. A financial guarantee for the required plantings shall be required prior to the issuance of any occupancy permit if said plantings have not been installed.
 - Failure to properly maintain the required screening or landscaping shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and the Superintendent of Central Inspection.
- Fire lane(s) shall be provided in accordance with the fire code of the City of Wichita. No parking shall be allowed in said fire lane(s) although they may be used for passenger loading and unloading. Prior to final approval of the parking plan the Fire Chief or his designated representative, shall approve the plan as to location and design of the fire lane(s).
- A drainage plan and guarantee for drainage improvements shall be provided at the time of site development.
- All portions of the CUP shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.), and shall employ cutoff luminaires to minimize light trespass and glare. No string lighting or banners shall be permitted. Lighting within the south 120 feet of the C.U.P. shall have a maximum height of 15 feet.
- Parcel 1 shall be subject to U.Z.C. Section III-D.6.x, except outdoor speakers and sound amplification systems and the use of elevated platforms to display vehicles shall be permitted within the north 270 feet of the portion of Parcel 1 not included in BZA 30-85.
- Overhead doors facing south toward residential zoning are prohibited for all buildings within the south 120 feet of the C.U.P.
- Portions of the C.U.P. are subject to the existing conditions of approval of the following cases: BZA #30-85 & PD #124 and these approval shall be deemed to remain in effect. Upon approval of the CUP, CON2004-28 and BZA2006-53 shall be deemed superseded by the CUP requirements.
- Sidewalks shall be retained where adjacent to the perimeter of the C.U.P.
- The ordinance establishing the zone change shall not be published until all conditions of approval have been met and the ordinance enacting the zone change has been published.
- Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating this tract (referenced as DP-305) includes special conditions for development on this property.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
- The transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
- The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- The applicant may have up to 12 months from the date of final approval to install the required masonry wall; however, the applicant may be granted an additional 12 months delay by administrative adjustment, provided the applicant has under contract or has purchased additional property abutting the CUP's southern property line. Regardless of the waiver of the masonry screening, a solid six-foot tall fence shall be installed prior to the issuance of an occupancy permit or final approval for a parking lot located along any property line abutting or across the street from SF-5 or IF-3 zoning.

PARCEL 1

- | | |
|--|--|
| A. Net Area: | 462,328 sq.ft.
or 10.61 acres ± |
| B. Maximum Building Coverage: | 138,800 sq.ft.
or 30 percent |
| C. Maximum Gross Floor Area: | 161,934 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | Five (5) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | New and used auto sales, leasing, service and all other associated uses, including parking areas for storage of vehicles for lease or sale, vehicles awaiting customer service and employee parking. |

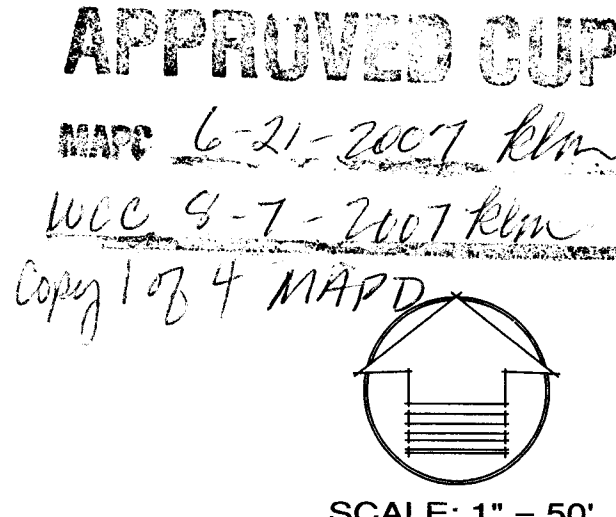
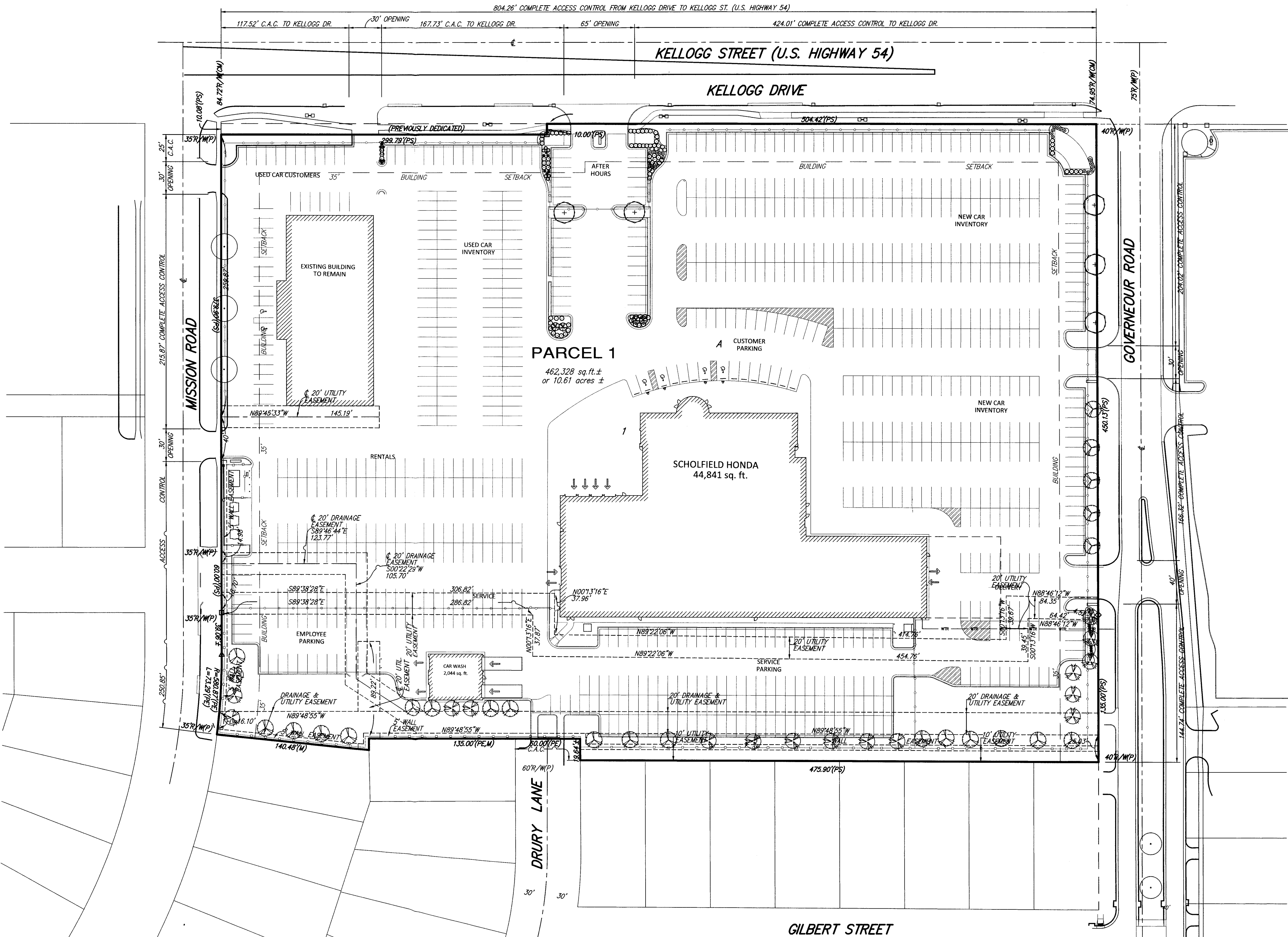
REVISIONS

Submitted:	May 14, 2007
Revised:	June 14, 2007
Revised per MAPC:	June 21, 2007
Revised per City Council:	August 7, 2007
Revised:	August 30, 2013
Revised per MAPC (Amendment #1):	October 10, 2013
Revised per City Council (Amendment #1):	November 19, 2013
Revised per Administrative Adjustment:	November 6, 2014
Revised per Amendment #2:	February 9, 2015
Revised per staff comments:	February 27, 2015
Revised per MAPC (Amendment #2):	March 19, 2015
Revised per City Council (Amendment #2):	April 21, 2015
Revised per Plat (Amendment #2):	December 8, 2015
Revised per Administrative Adjustment:	November 7, 2016

LEGAL DESCRIPTION:

Lot 1, Block A, Scholfeld Honda Commercial 2nd Addition, Wichita, Sedgwick County, Kansas.

- Solid Masonry Screening Wall
- Pipe Ballard Fence
- — — — — Decorative Fencing in lieu of Wall



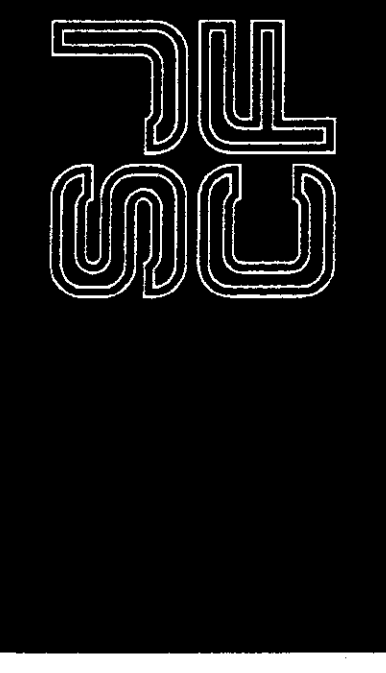
SCALE: 1" = 50'

Adm. Ord. 11-7-2016 Rln

DP-305

SCHOLFIELD HONDA
COMMERCIAL
COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



SCHOLFIELD HONDA
DETAIL AND DELIVERY
CENTER
7017 E. KELLOGG, WICHITA KANSAS

DUDLEY WILLIAMS & ASSOCIATES, P.A.
STRUCTURAL ENGINEERS
MIDWEST ENGINEERING, INC.
MECHANICAL ENGINEERS
JOHNSON ENGINEERING
ELECTRICAL ENGINEERS

SCHOLFIELD HONDA
DETAIL AND DELIVERY
CENTER
7017 E. KELLOGG, WICHITA KANSAS

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Revisions	
1	As Shown
2	As Shown
3	As Shown
4	As Shown
5	As Shown
6	As Shown
7	As Shown
8	As Shown
9	As Shown
10	As Shown

Project Number
Date
14-MAR-2008

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE
Baughman Company, P.A.
315 Ellis Wichita, KS 67211
P316-262-7271 P316-262-0149

SL 1.0

LANDSCAPE NOTES:

- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Sod" or "Seed" shall be installed and fertilized as follows:
SOD--Kansas Premium Fescue Sod
FERTILIZER--16-20-6 ratio 4#/1000 sq. ft.
- Trees with broken leaders or no central leader will not be accepted.
- 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 (55) (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 retolled in to a depth of 10-12".
- 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.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
- General Contractor to supply and place at a depth of 4", all topsoil on site.
- 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 of trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- 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.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- 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.
- The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- 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.
- General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
- 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.
- Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.

IRRIGATION NOTES:

- All irrigation work is to be installed in compliance with all local codes and regulations.
- Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
- 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.
- Prior to construction, Irrigation Contractor to locate all exist and proposed utilities and electrical wiring.
- Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
- 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.
- 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.
- 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.
- Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
- 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.
- Locate Irrigation Controller per Owner/G.C request.
- Irrigation water is to be supplied as shown.

SITE LANDSCAPE PLAN

Scale 1"= 20'-0"



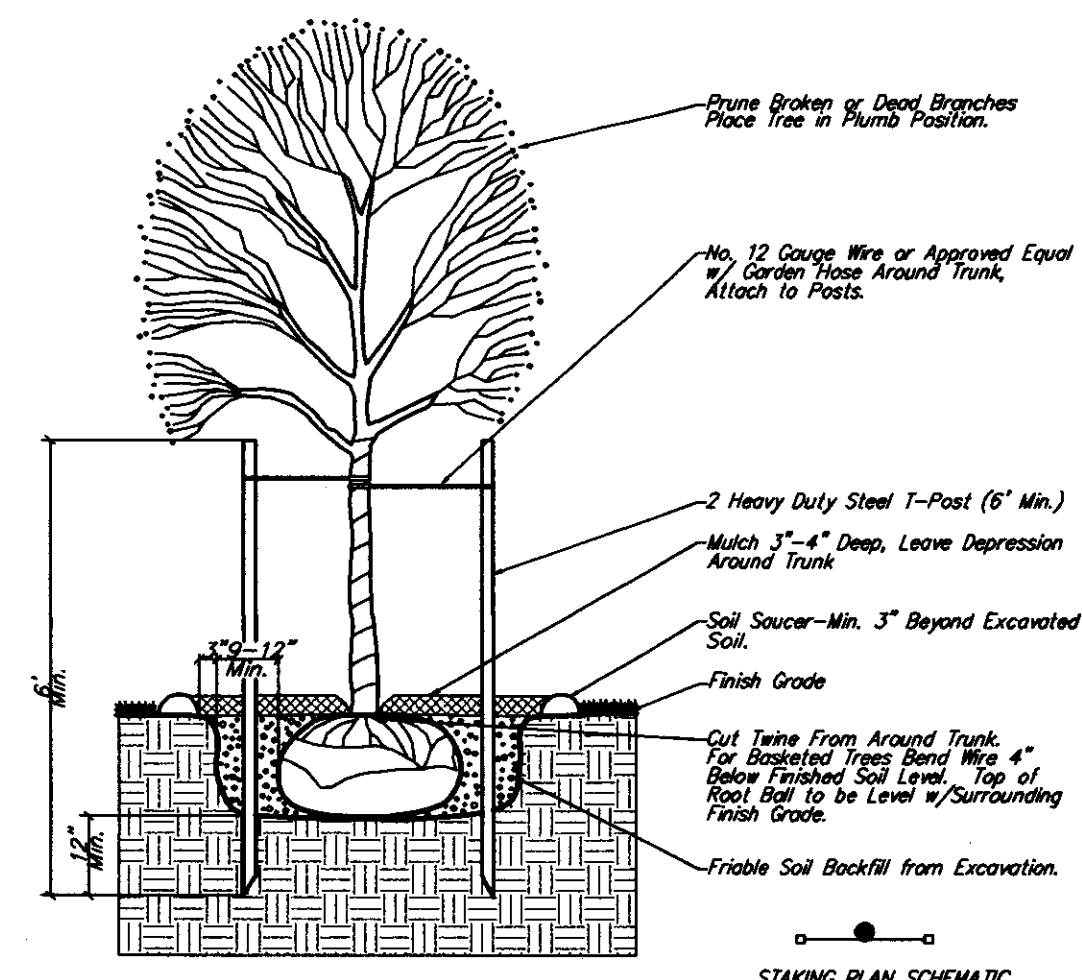
LANDSCAPE ORDINANCE CALCULATIONS

METHOD 1
Streetyard requirement: 149.95' x 10 (sq. ft. factor) = 1,499.50 sq. ft.
Streetyard Required: 1,499.50 sq. ft.
Streetyard shown: 2,943.35 sq. ft.
Streetyard Trees Required: 1 per 500 sq. ft.=2.99= 3 Shade Trees
Streetyard Trees Shown: 3 Existing Trees
Parking Trees Required: 1/20 spaces=66/20=3.3= 4 Shade Trees
Streetyard Trees Shown: 1.5 Existing, 3 Shade Trees = 4.5 Trees

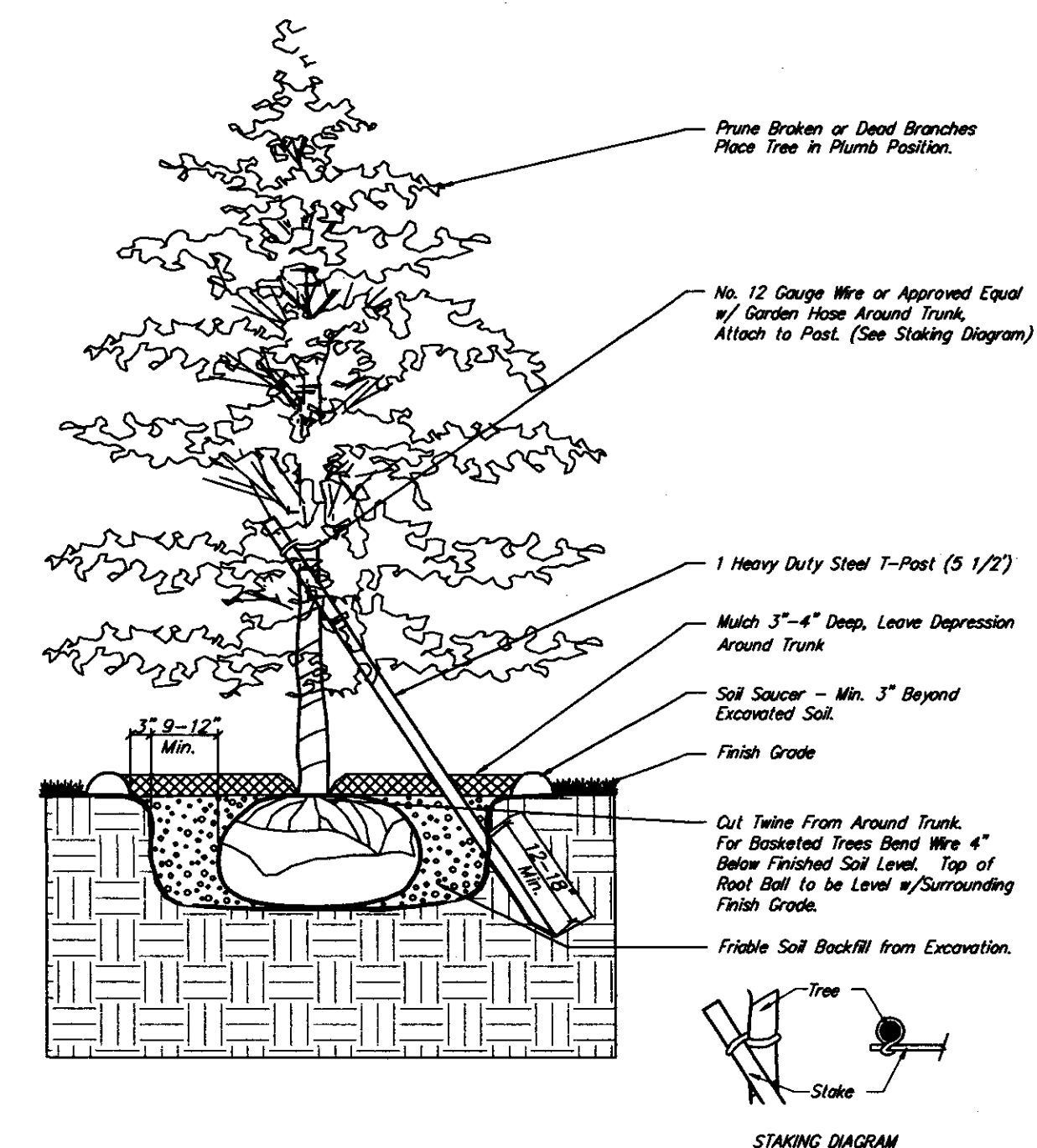
PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
3	Acer rubrum x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2" Cal.	B&B	Single Stem Only
10	Pinus nigra	Austrian Pine	5-8' Tall	B&B	Full & Healthy
53	Euonymus fortunei 'Canadale Gold'	Canadale Gold Euonymus	5-Cal.	Container	Full & Healthy
40	Chamaelirium luteum 'Texas Scarlet'	Texas Scarlet Quince	5-Cal.	Container	Full & Healthy
30	Pyracantha coccinea 'Lowboy'	Lowboy Pyracantha	5-Cal.	Container	Full & Healthy

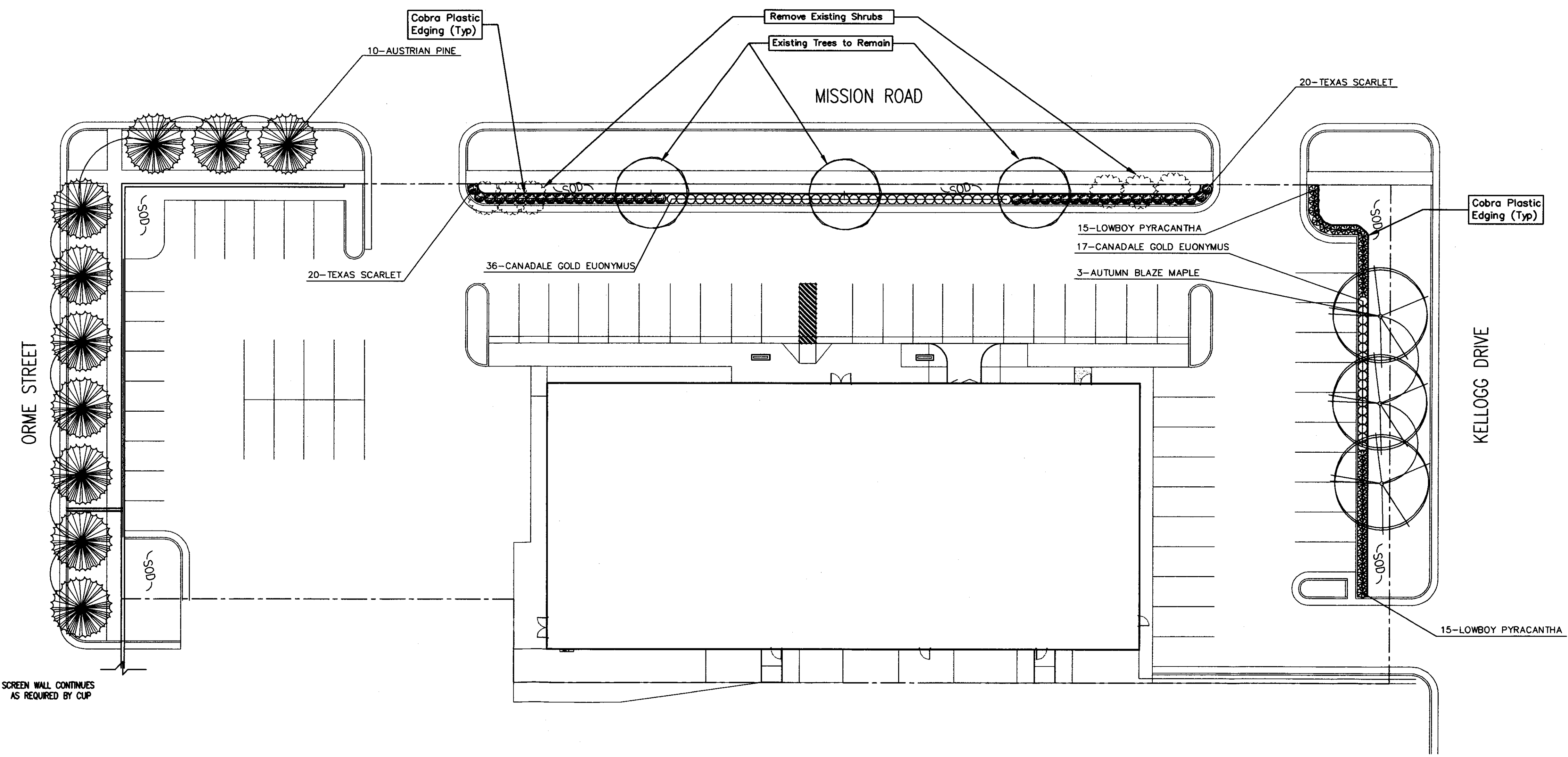
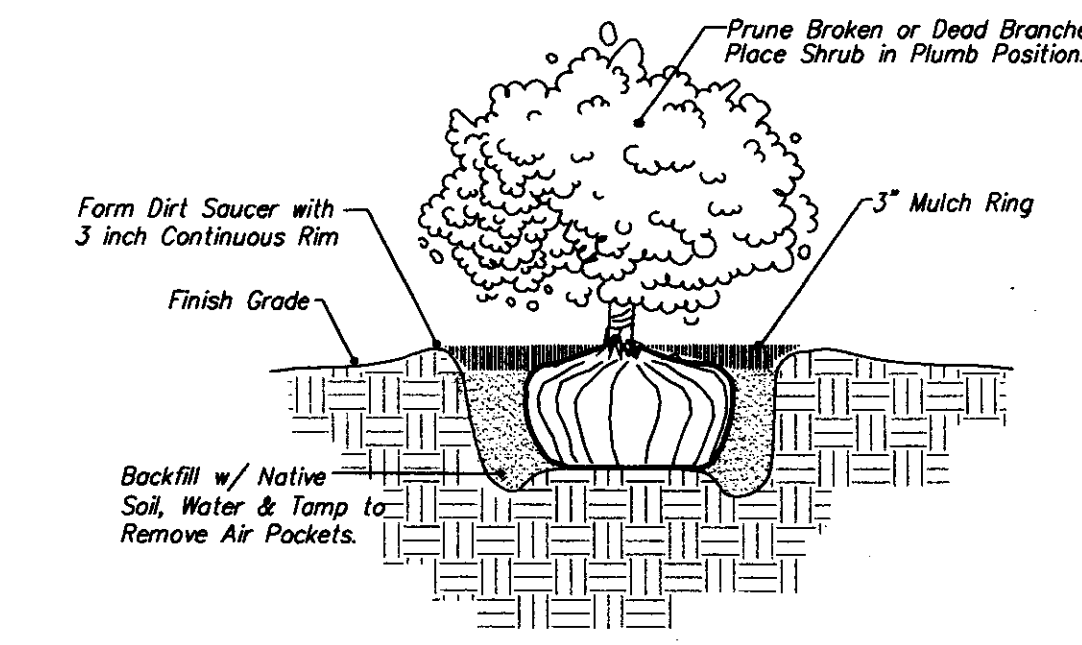
1 TREE PLANTING & STAKING DETAIL



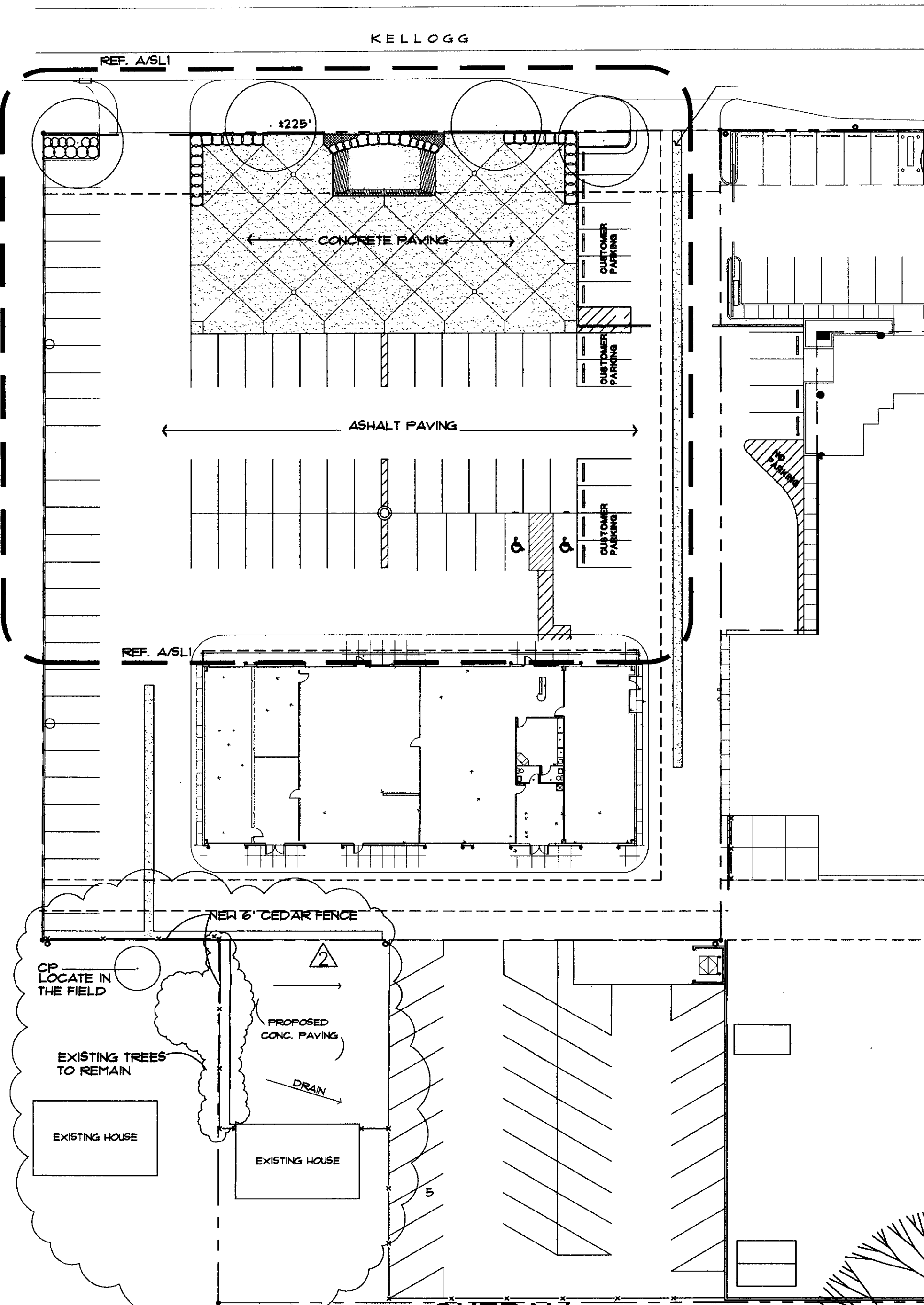
2 TREE PLANTING & STAKING DETAIL



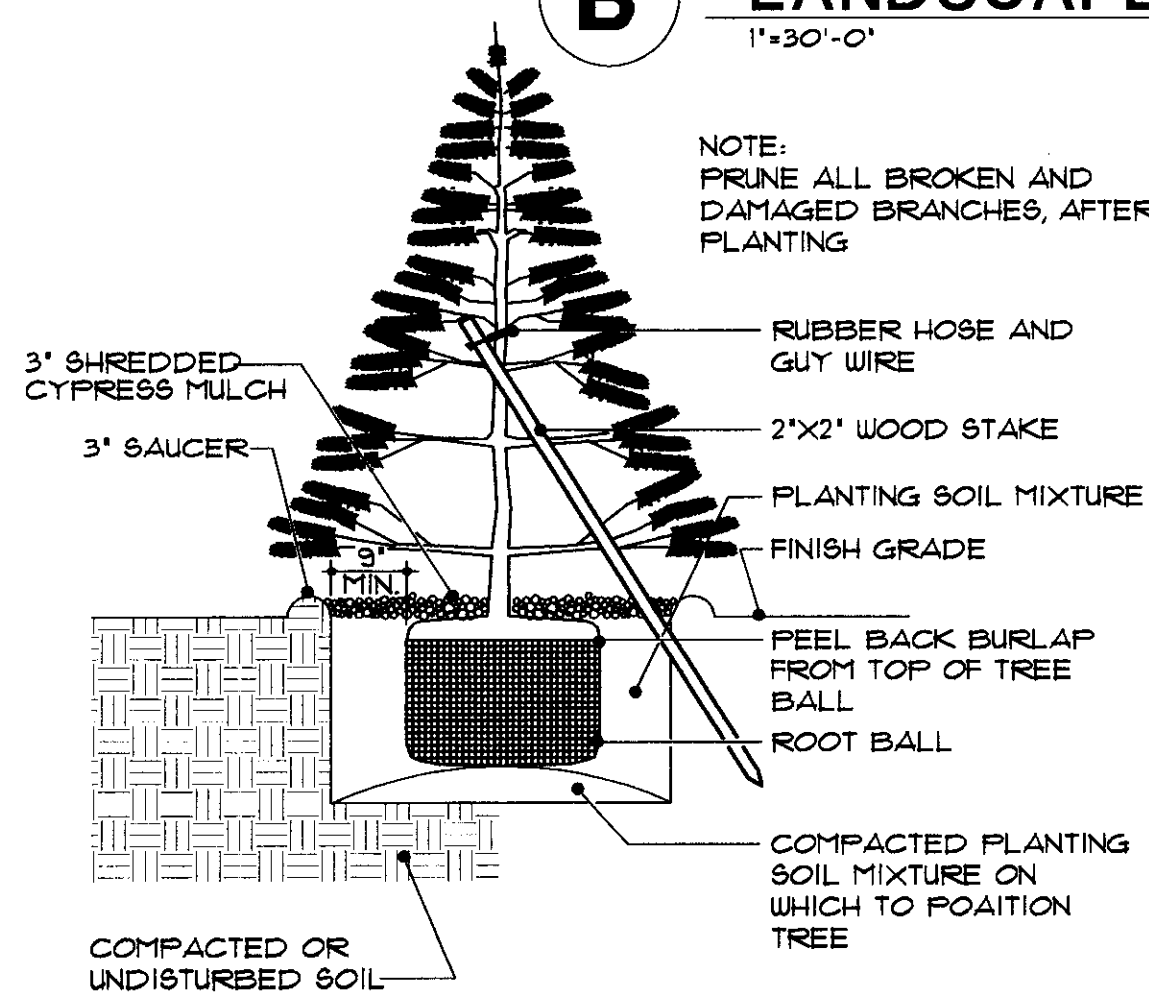
3 SHRUB PLANTING DETAIL



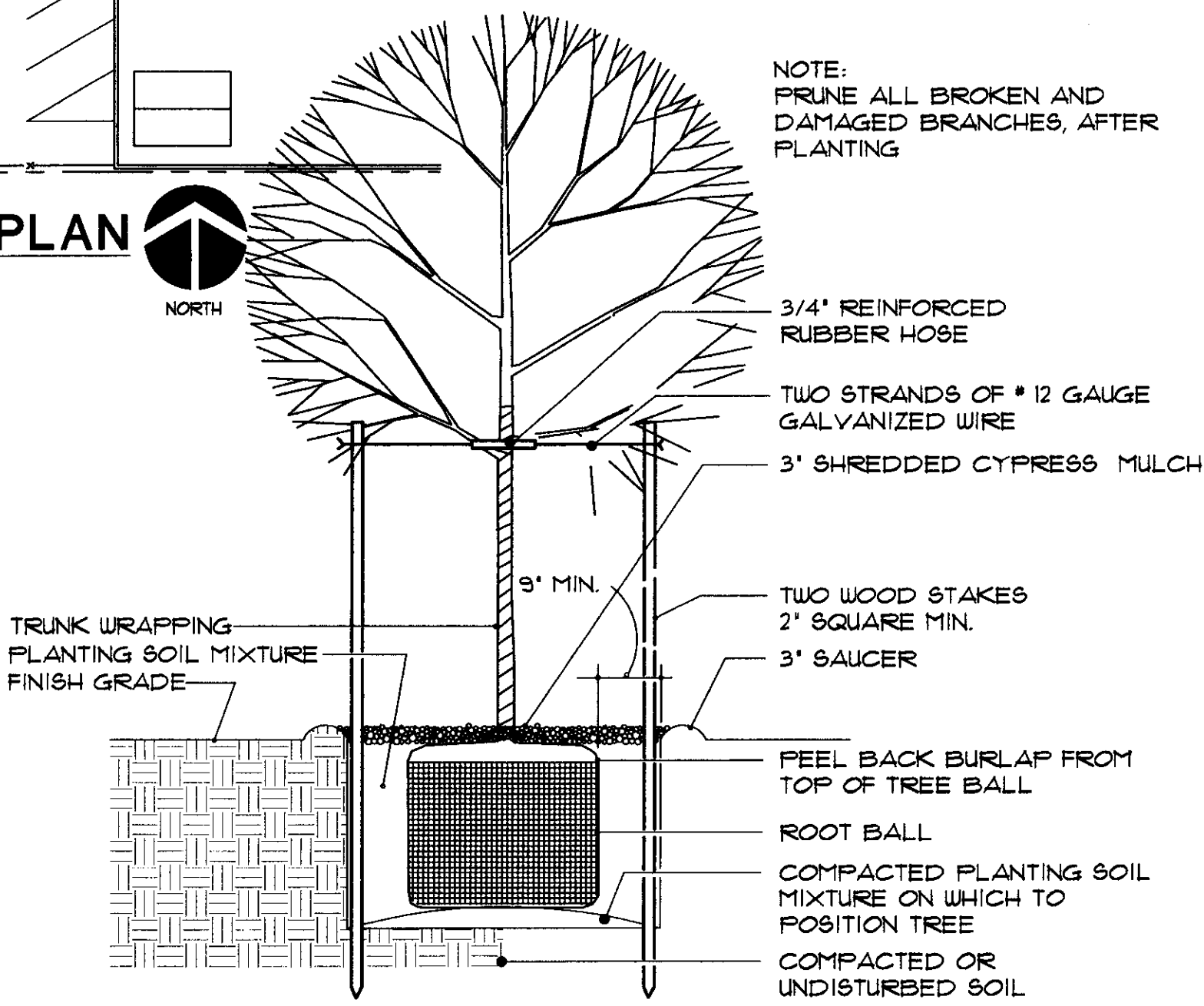
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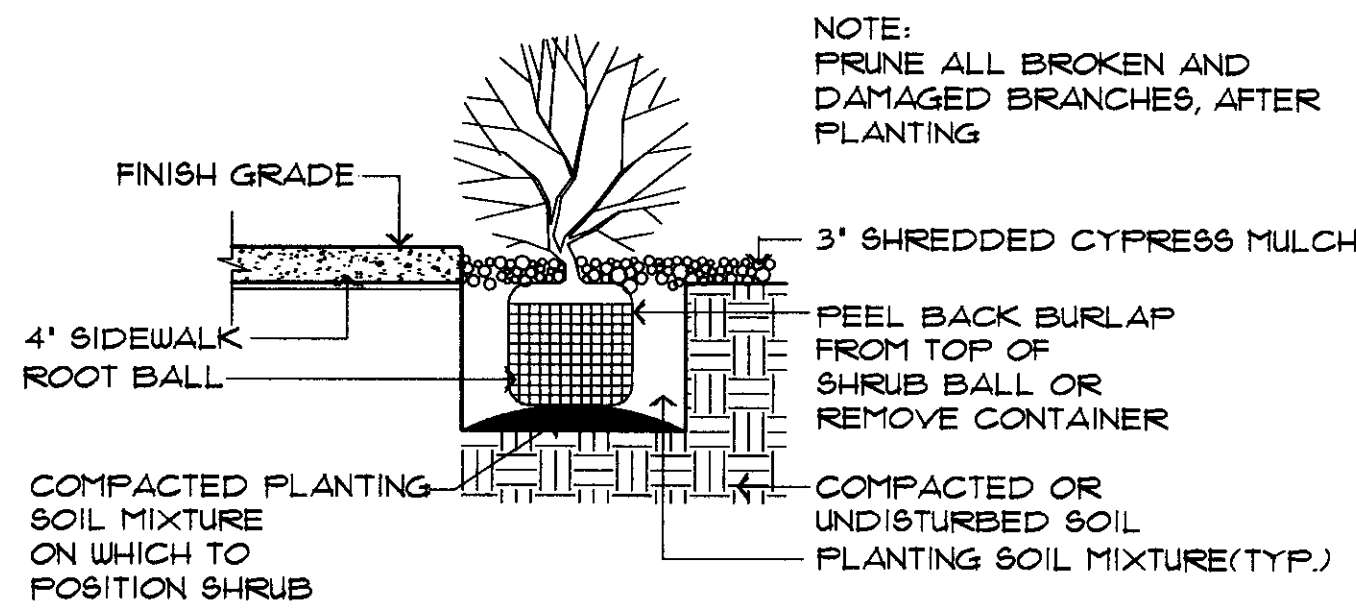
B OVERALL LANDSCAPE PLAN
1"=30'-0"
NORTH



1 EVERGREEN PLANTING DETAIL
NOT TO SCALE

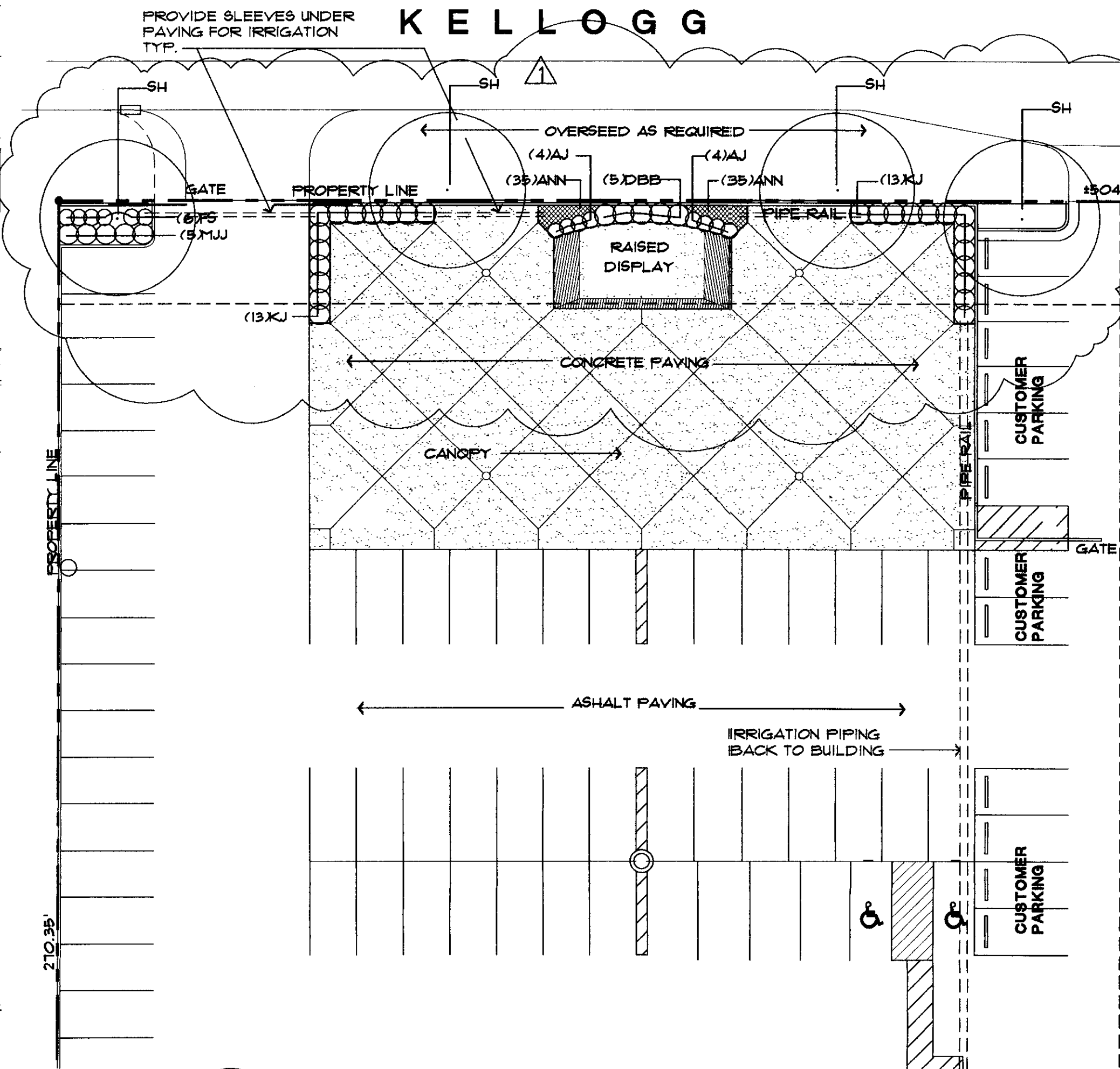


2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



3 SHRUB PLANTING DETAIL AT SIDEWALK/BED AREAS
NOT TO SCALE

A ENLARGED LANDSCAPE PLAN
1"=20'-0"
NORTH



GENERAL LANDSCAPE SPEC'S

1. Landscape contractor shall provide all labor, materials and service necessary to furnish and install plantings as specified herein and as shown on these plans.
2. No material substitutions shall be made without Owner/Architect's approval. Alternate materials of similar size and character may be considered if specified plant materials cannot be obtained. Owner/Architect reserves the right to adjust plant list as deemed necessary.
3. Total quantities of materials shown on drawings shall take precedence over quantities shown on the plant schedule. Landscape contractor shall be responsible for verifying all quantities on the planting plans.
4. When clay soil is encountered in the establishment of the lawn or the installation of the plant material, it shall be improved in accordance with standard trade practice (i.e. addition of lime gypsum, etc.).
5. Re-establish turf in all the areas disturbed by grading or utility trenching in the R.O.W.
6. 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. Cut of one inch(1") or more to be planted with tree paint. Central leaders shall not be removed.
7. Use triangular spacing in all ground cover and annual beds unless stated otherwise on plans.
8. Plant ground cover within one foot(1') of trunk of trees or shrubs planted within area. Planting arrangement shall be triangular, with proper on-center spacing between plants.
9. Heavy duty steel edging shall be used to separate all turf areas from planting beds. Place edging flush with grade (see planting details).
10. Use shredded cypress mulch in all planting beds. Landscape contractor shall supply Owner/Architect with a sample of mulch for approval prior to starting construction.
11. Place mulch in beds and tree saucers per planting details.
12. Planting beds receiving mulch are to be free of weeds and grass. Treat beds with a pre-emergent herbicide prior to planting and mulch placement. Apply in accordance with standard trade practice. Do not apply herbicide in annual/perennial beds.
13. Seasonal annual/perennial beds are to be planted with local materials that will offer the longest lasting, boldest color display beginning at the time of installation.
14. Landscape contractor to remove tree stakes, tree wrap, and remove all dead wood on trees and shrubs one year after provisional acceptance.
15. Report any discrepancies in the planting plan to the architect prior to starting construction.
16. Prior to any excavation for landscaping purposes, the location of underground utilities shall be determined by calling the local utility companies. Landscape contractor shall be responsible for any damage done to existing utilities.
17. The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
18. Topsoil hauled onto the site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic representing local soils which produce heavy growth of crops, grass or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
19. All grass areas called out on the plans are to be seeded/sodded with local industry standard type variety. Submit seed type to Architect prior to installation. Starter fertilizer is also to be applied using local industry standards.

LANDSCAPE ORDINANCE CALC.'S

CENTRAL STREET(North):		
LANDSCAPE YARD REQUIRED:	10 SF. X 4225' = 2,2250 S.F.	
LANDSCAPE YARD SHOWN:	1100 SF	
STREET YARD TREES REQUIRED:		
STREET YARD TREES PROVIDED:	30 SHRUBS	
PARKING LOT TREE REQUIRED:		NONE REQUIRED
PARKING LOT SCREENING:	NONE REQUIRED	
LANDSCAPE BUFFERS REQUIRED:		SOUTHWEST CORNER (58')
LANDSCAPE BUFFERS SHOWN:	AS SHOWN	

PLANT LIST

KEY QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES				
SH 4	SHADEMASTER HONEYLOCUST	Gleditsia triacanthos 'Inermis'	1 1/2" - 2" cal.	B4B
CP 1	CHANTICLEER PEAR	Pyrus Calleryana	1 1/2" - 2" cal.	B4B
SHRUBS				
AJ 8	ANDORRA JUNIPER	Juniperus horizontalis 'Andorra Juniper'	2 gal.	Container
DBB 5	DWARF BURNING BUSH	Euonymus alatus 'compactus'	5 gal.	Container
KJ 26	KALLAY JUNIPER	Juniperus chinensis 'Kallay's Compacta'	5 gal.	Container
MJJ 5	MINT JULEP JUNIPER	Juniperus chinensis sp.	5 gal.	Container
FS 6	FROEBEL SPIREA	Spiraea bunaldia 'Froebell'	2 gal.	Container
OTHERS				
ANN 10	SEASONAL ANNUALS/PERENNIALS	PER OWNER'S REQUEST	4" Pots	Container

***IF THERE ARE ANY DISCREPANCIES IN PLANT QUANTITIES, THE PLANTING PLAN WILL DICTATE.

GENERAL IRRIGATION SPEC'S

1. Irrigation - Water for establishment and maintenance of plant materials on this project will be provided by an irrigation system. Connect system to local water supply with new meter.
2. Contractor will verify static pressure and volume of site water supply and design entire irrigation system accordingly. Each zone of irrigation system is to be designed with a maximum of 35 gallons per minute.
3. The Contractor shall submit shop drawings to Owner's representative prior to construction with will illustrate type of head, valve location, piping and accessories, show design pressure, valve sizes, gpm requirements and pipe sizes.
4. System is to consist of separate drip emitter zones, spray head zones, and turf rotor zones. Each with separate valves and stations on the controller.
5. Controller(s) is to be a solid state type with lockable cabinet. Controller must have dual programming, drip stations and be capable of multiple valves per station.
6. Rainswitch shall be located near controller. Wire so rainswitch interrupts valve common and leaves clock activated.
7. Manual drain valves are to be located at the ends and low points of the irrigation mainline. Place manual valves in latchable valve box for easy access. Place on cubic foot of gravel below valve.
8. Automatic drain valves are to be located at all low points of irrigation lateral lines. Where low point is at end of line, locate valve at a minimum of 12' from end sprinkler head. Place valves on top of one cubic foot of fill gravel.
9. Provide PVC sleeves for irrigation pipes and wiring that crosses under walks, streets, concrete pads and building pads. Combine piping whenever possible to save on sleeving materials. Coordinate installation of sleeves with general contractor to install before paving operations have commenced.
10. When installing irrigation pipe along curbs or in islands, place pipe as near to curb as possible to allow for planting trees, shrubs and groundcovers.
11. Drip emitter zones require an underground pressure regulator and a filter with 150 mesh screen located after each drip zone valve.
12. Use the following guidelines when design and installing drip system, based on one(1) gallon per hour emitters:
 - 1 drip emitter per one square foot of annual bed.
 - 1 drip emitter per two 2'-4" groundcover.
 - 1 drip emitter per 1 gallon groundcover.
 - 2 drip emitter per one 1-5 gallon shrub.
 - 4 drip emitter per 1'-3' caliper tree located in planter bed.
12. Drip irrigation line shall be installed above grade but beneath mulch. Drip distribution pipe shall be secured to grade by the use of 'u' shaped stakes. The emitters stated above shall be inserted into these lines. Polyethylene resin emitter distribution tubing shall distribute water to the crown of the plants. Each surfaced end of distribution tube will be fitted with an insect cap and elevated at a minimum of 2" above grade.
13. Adjust all irrigation equipment so that sidewalks, paving, fences and buildings remain dry of direct spray for excess water run-off.

DATE DRAWN
1-09-04
REVISIONS

1-12-04
1-28-04

PRINTS ISSUED
BIDDING
01-09-04

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METROPOLITAN PLANNING
ROUTE 1

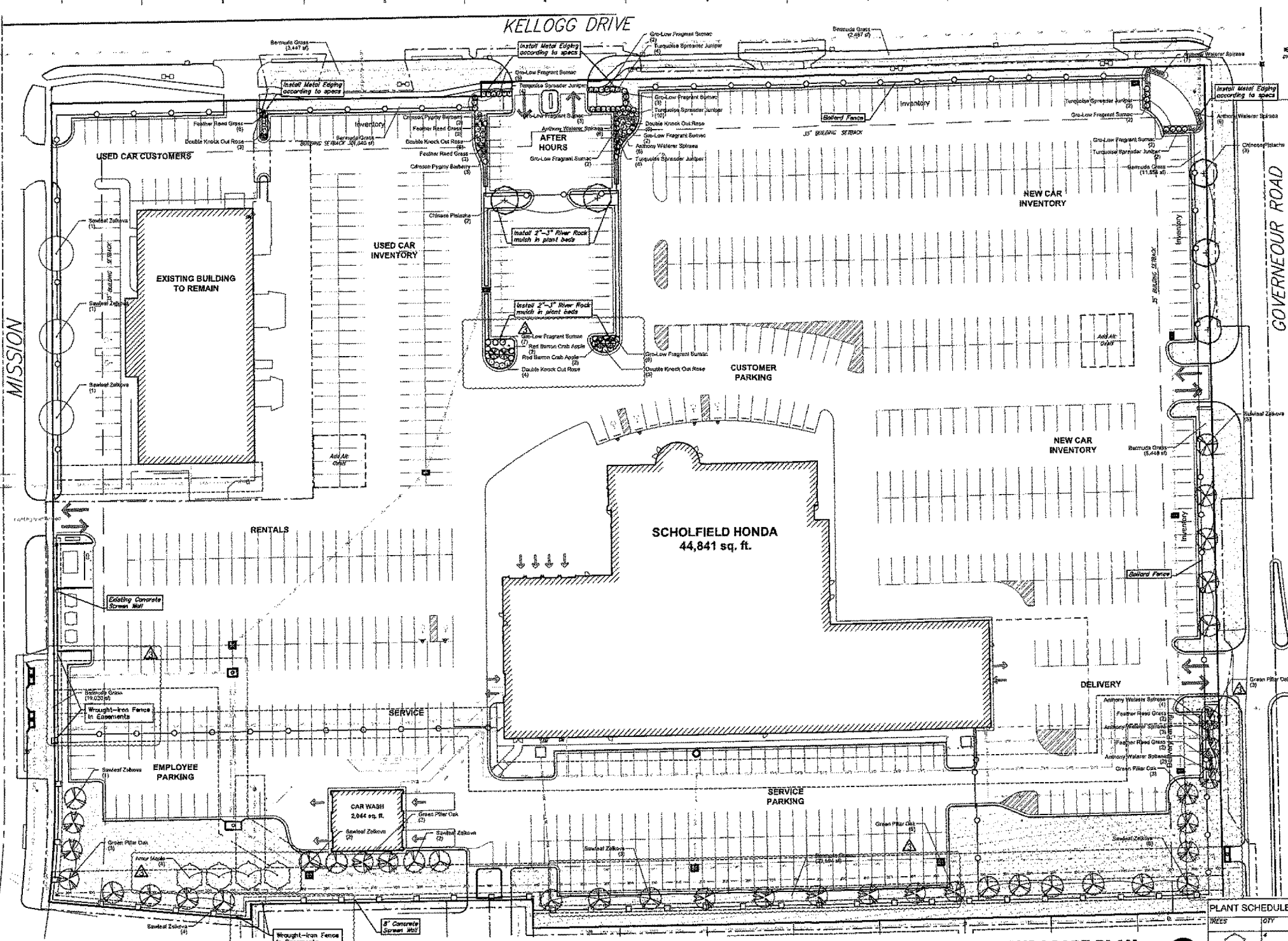
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Jeff Krehbiel Associates

QUICK SERVICE BUILDING:
SCHOLFIELD HONDA
7001 E. KELLOGG
WICHITA, KANSAS

PROJECT NUMBER
03054
SHEET TITLE
SITE LANDSCAPE
PLAN

SHEET NUMBER
SL1
OF - SHEETS





SITE INFORMATION

Total Area: 4,462,327 sq. ft. (10.81 acres)
Ex. NW Corner: 4,478,884 sq. ft. (10.80 acres)
Imperial Area: 4,462,327 sq. ft. (10.80 acres)

Disturbed Area: 4,404,120 sq. ft. (10.28 acres)
Ex. Imperial Area: 4,404,120 sq. ft. (10.28 acres)
Removed: 299,991 sq. ft. (6.83 acres)
Added: 360,000 sq. ft. (8.27 acres)
Building Area: 44,841 sq. ft.

LEGAL DESCRIPTION

Lot 1, Block A, Scholfield Honda Commercial
2nd Addition, Wichita, Sedgewick County, Kansas.

BENCHMARKS

Benchmark #1 "X" checked on top of curb at top of return at the south-west corner of Kellogg Drive and Mission Street.
ELEVATION= 1357.19 NAVD83.

Benchmark #2 "X" checked on top of curb at top of return at the south-west corner of Kellogg Drive and Gouverneur Road.
ELEVATION= 1350.54 NAVD83.

Benchmark #3 "X" checked on top of curb on east side of Gouverneur Road +/- 105 feet from southern lot line of Mike Shover Motors Addition.
ELEVATION= 1348.46 NAVD83.

Benchmark #4 "X" checked on top of north-west corner of northern Addition.
ELEVATION= 1353.91 NAVD83.

LANDSCAPE NOTES:

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out as seeded shall be seeded at 2.5 to 3 lbs per 1,000 sq ft and fertilized at 40 lbs per acre.
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 (50%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic mulch (such as cotton bur mulch, compost, or humus) and shall be rebalanced 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 premium cedar mulch of uniform consistency.
6. Metal 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 within the Limits of Construction.
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, grasses, or other vegetation. It shall be free of trash, or other matter likely to inhibit 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 877-3470/1-800-344-7233. 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. Full planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, full season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
17. Landscape and Irrigation by Owner.

LANDSCAPE PLAN

Scale 1" = 30'-0"

PLANT SCHEDULE

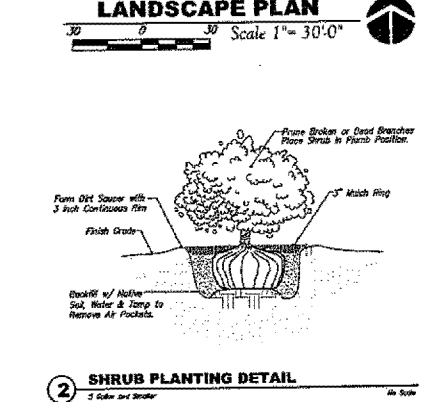
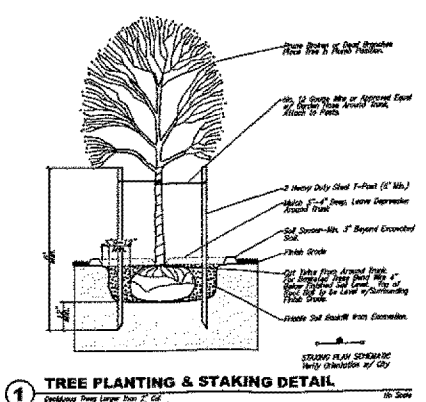
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	LOC
1	4	Acer japonicum 'Fairy Lights'	Amur Maple	B & B	
2	4	Malus x 'Red Baron'	Red Baron Crab Apple	B & B	1.5' Cu
3	5	Platanus chinensis	Chinese Platanus	B & B	1.5' Cu
4	17	Quercus palustris 'Green Pillar'	Green Pillar Oak	B & B	2' Cu
5	23	Zelkova serrata 'Mussashina'	Sandert Zelkova	B & B	2' Cu

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	POINTS
6	8	Barberry thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	3 gal	
7	16	Calamagrostis x oculiformis 'Karl Foerster'	Feather Reed Grass	3 gal	
8	20	Juniperus horizontalis 'Turquoise Spreader'	Turquoise Spreader Juniper	3 gal	
9	34	Rhus aromatica 'Gra-Low'	Gra-Low Fragrant Sumac	5 gal	
10	21	Rosa x 'Madame'	Double Knock Out Rose	3 gal	
11	34	Spiraea x humilis 'Anthony Waterer'	Anthony Waterer Spirea	3 gal	

SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	POINTS
12	67,371 sf	Oryzopsis latifolia	Bermuda Grass	Sod	

IRRIGATION NOTES:

1. All irrigation work is to be installed in compliance with all local codes and regulations.
2. Irrigation Contractor shall design system drip system for shrubs and trees. Bermuda will not be irrigated.
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. Use Robb's, Toro, Hunter 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 shall 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 existing 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. Heads to be adjusted to not spray on buildings, walks, or drives.
7. Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines allowing prior to any paving. Consider piping when possible to show on existing material. Slopes to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
8. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
9. Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.
10. Locate irrigation Controller per Owner's direction.
11. Irrigation Contractor to bid the irrigation of Bermuda grass as an alternate.
12. Irrigation and Landscape by owner.



LANDSCAPE ORDINANCE CALCULATIONS

Regulatory Street Yard Requirements

Lot Width (Scholfield: S. Mission, Kellogg Dr.) 305' ± 51' ± 45'

Minimum Lot Depth: 20'

Required Landscape Factor: 20

Required Landscape Street Yard: 20,729 Sq. Ft.

1 Shade Tree Required per 300 Sq. Ft. 69 Shade Trees required

Parking Lot Screen Requirements

Gouverneur: S. Mission, Kellogg Dr. 20'

Standard Screening with 10' High Plantings

Required Buffer: 1,100 lf of finished 40' Trees Required 30 Trees Provided

Shading/Landscaping/Screening: 172

1 Shade Tree per 20 Spaces 9 parking trees required

45 trees 9 Ornamental Trees 41 Shade Trees 3 Existing Shade Trees

50.5 total trees

Working lot trees achieved through street yard trees per city ordinance.

SJCF architecture

2714 Broadway, Suite 100, Kansas City, MO 64111
816.234.1313

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
STRUCTURAL ENGINEERS
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
MECHANICAL ENGINEERS
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
ELECTRICAL ENGINEERS
BAUGHMAN COMPANY, P.A.
CIVIL ENGINEERS

New Dealership for Scholfield Honda
Wichita Kansas

7017 E. Kellogg Drive Wichita, KS

Project Number
8224.10

Date
02 OCTOBER 2015

LANDSCAPE PLAN

1" = 30'

L10.0R3



Wichita-Sedgwick County Metropolitan Area Planning Department

November 7, 2016

RJ Realty, LLC
Attn: Roger Scholfield
7017 E. Kellogg
Wichita, KS 67207

Baughman Company, P.A.
Attn: Russ Ewy
315 S. Ellis
Wichita, KS 67211

RE: CUP2016-40 – City CUP Administrative Adjustment to Scholfield Honda Commercial Community Unit Plan DP-305 for two additional building/wall signs.

LEGAL: Lot 1, Block A, Scholfield Honda Commercial 2nd Addition, Wichita, Sedgwick County, KS

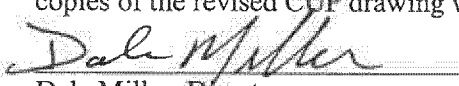
Dear Applicant:

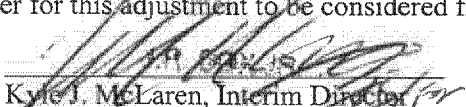
We received and reviewed your request for an Administrative Adjustment to DP-305, to allow two additional building/walls signs on the north elevation of the new auto dealership, per Section 24.04.251(2.d). The combined square footage of the signs is approximately 481 square feet, which does not exceed 20 percent of the north wall elevation square footage which is approximately 28,812 square feet.

On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph 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


Kyle J. McLaren, Interim Director
Metropolitan Area Building and Construction
Department

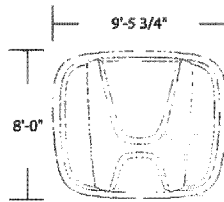
cc: Kyle J. McLaren, MABCD
J.R. Cox, MABCD
Paul Hays, MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Liaison District V

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SITE PLAN
 appr 11/9/2016 by RLM/rga



75.84 \$

8x10 GEN-3 Illuminated Emblem

Supply & install (1) one 8x10 GEN-3 Emblem
 Illuminated



HLS-30 Honda Letter Set

Supply & install (1) one set of fabricated aluminum channel letters
 Returns prefinished satin anodized aluminum
 Trimcap 1" brushed chrome (Jewelrite)
 Acrysteel #6701 blue faces
 Illuminated with LED
 Remote power supply

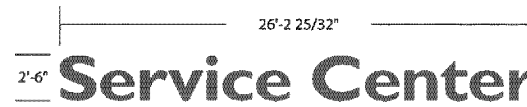
56.2 \$



± 66 \$

DNL-36 Dealer Name Letters

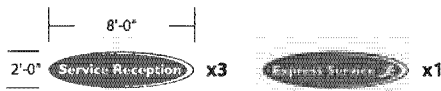
Supply & install (1) one set of fabricated aluminum channel letters
 Returns prefinished satin anodized aluminum
 Trimcap 1" brushed chrome (Jewelrite)
 Acrysteel #6701 blue faces
 Illuminated with LED
 Remote power supply



SCL-30 Service Center Letters

Supply & install (1) one set of fabricated aluminum channel letters
 Returns prefinished satin anodized aluminum
 Trimcap 1" brushed chrome (Jewelrite)
 Acrysteel #6701 blue faces
 Illuminated with LED
 Remote power supply

65.55 \$



80 \$

OVAL-2x8 Illuminated Wall Sign

Supply & install (4) four illuminated oval signs
 Returns prefinished satin anodized aluminum
 Trimcap 1" brushed chrome (Jewelrite)
 Acrysteel #7328 white faces
 3M 3630-8264 blue vinyl face applied
 3M 7725-31 gray vinyl face applied
 Illuminated with LED

- ☐ #7328 white acrysteel
- ☒ 3M 3630-8264 blue vinyl
- ☒ 3M 7725-31 gray vinyl

144' 9" 11"
 75' 9" 11"



Customer Approval:

Date:

www.pattisongroup.com



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code under other applicable local codes. This includes proper grounding and bonding of the sign.



Pattison Sign Group illuminated signs may contain fluorescent, neon and/or LED lamps. These lamps contain mercury vapor. Dispose of these lamps according to local, state, or Federal laws.

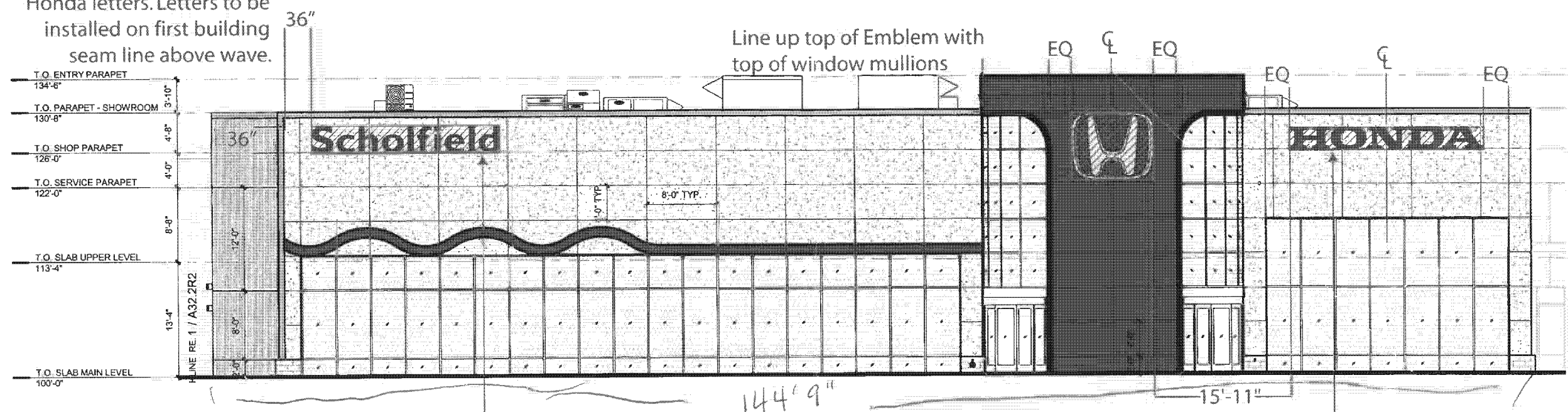


120V

Client:	SCHOLFIELD HONDA - 806607		
Site:	7017 East Kellogg	Wichita, KS	
Signs (Qty):	Quantity	Unit	18MAY2016
Date:	E. Violante	Scale:	1/8"=1'-0"
Project #:	CF1-8944	Rev:	

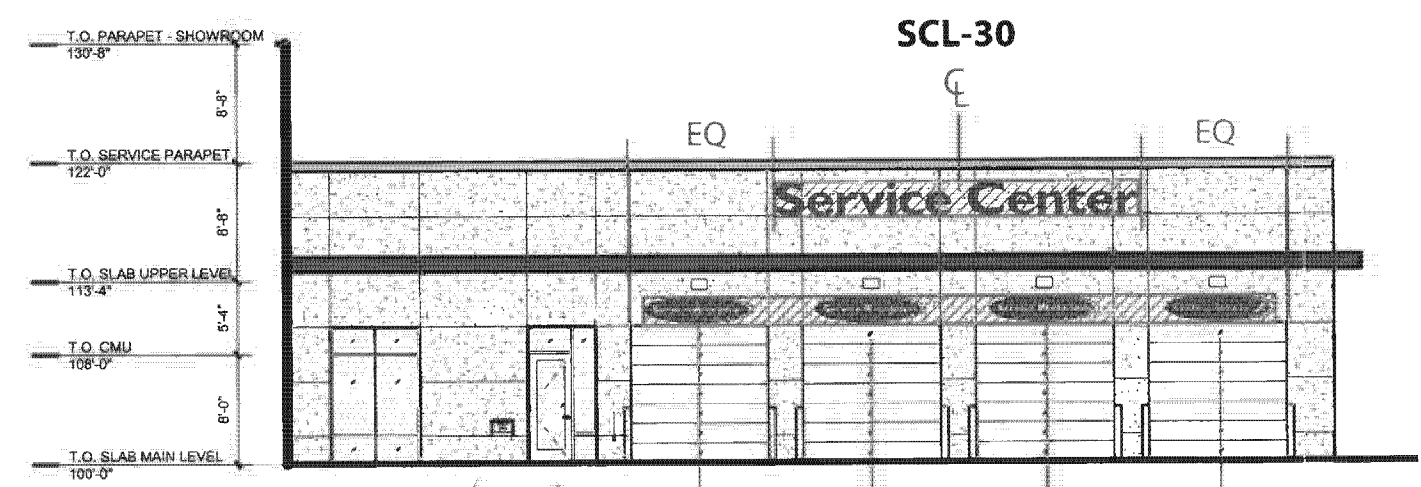
410 N. Cedar Bluff Rd. • Suite 101 • Knoxville, TN, 37923
 Tel (865) 633-1105 • Fax (888) 694-1106 • Toll Free (866) 218-1976

Same letter baseline as Honda letters. Letters to be installed on first building seam line above wave.



1 BUILDING ELEVATION - NORTH SHOWROOM

Dealer Name & Honda letter baseline



OVAL-2x8-SR OVAL-2x8-SR OVAL-2x8-SR OVAL-2x8-ES

Elevation 28,812 \$
 Signage = ± 280 \$
 allowed ± 5762 \$



410 N. Cedar Bluff Rd. • Suite 101 • Knoxville, TN, 37923
 Tel (865) 693-1105 • Fax (888) 694-1106 • Toll Free (866) 218-1976

Customer Approval:

Date:

www.pattisonsign.com

This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Pattison Sign Group illuminated signs may contain Fluorescent, Neon and/or HID lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, State, or Federal Laws.

Electrical 120V

Client:	SCHOLFIELD HONDA - 206607
Site:	7017 East Kellogg Wichita, KS
Sales Rep:	Cathy Farmer
Designer:	E. Violante
Project ID#:	CF1-8944
Date:	18MAY2016
Scale:	NTS
Rev:	



November 10, 2014

Wichita-Sedgwick County Metropolitan Area Planning Department

RJ Realty, LLC.
7017 E. Kellogg
Wichita, KS 67207

Ferris Consulting
Greg Ferris
P.O. Box 573
Wichita, KS 67201

RE: CUP2014-37 – City CUP Administrative Adjustment to DP-305 Provision 2 to reduce the size and number of signs allowed; generally located south of E. Kellogg and west of Gouverneur Road, on the south side of East Kellogg (7017 E. Kellogg.)

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to DP-305, the Scholfield Honda Commercial Community Unit Plan ("CUP"). We understand that you wish to increase the size of one sign to 405 square feet with a maximum height of 35 feet and reduce the number of signs permitted along East Kellogg to four (4) signs. The effective area of the other permitted signs will not exceed 235 square feet total.

A new Provision 2 will be added to the CUP as follows "Signs shall be permitted in accordance with the City of Wichita Sign Code, except as noted in this section. No billboards, portable signs, or off-site signs shall be permitted. Building wall signage shall be prohibited on the south facades of all buildings facing the south 105 feet of Gouverneur Road, the south 120 feet of Mission Road and Orme Street, except for directional signs denoting parking spaces within the property. Signs shall be spaced a minimum of 150 feet apart, except the spacing between two signs on Kellogg that may be reduced to 120 feet as previously permitted by BZA2006-53. The number of signs allowed along Kellogg will be limited to four. One sign will be allowed to be up to 405 square feet. The remaining signs are limited to a total of 235 square feet. One sign will be allowed to have a height of 35 feet."

On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph 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. This approval is subject to the following conditions:

1. All signs shall be permitted and installed within one year.

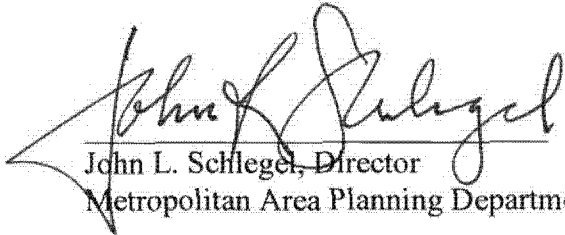
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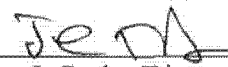
www.wichita.gov

2. All signs along the East Kellogg frontage shall conform to a site plan and elevation drawings approved by planning staff.
3. Signage is limited to 25 feet in height except for one sign which can be 35 feet in height.

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.



John L. Schlegel, Director
Metropolitan Area Planning Department



Thomas J. Stolz, Director
Metropolitan Area Building and
Construction Department

cc: J.R. Cox, MABCD
Pete Meitzner, CM District II
Alana Haynes, NA District II



Wichita-Sedgwick County Metropolitan Area Planning Department

October 21, 2013

RJ Realty LLC
7017 East Kellogg
Wichita, KS 67207

Baughman Company PA
Russ Ewy
315 Ellis
Wichita, KS 67211

RE: CUP2013-00031 and ZON2013-00023 – Amendment of the Schofield Honda Commercial Community Unit Plan (CUP), DP-305 and zone change from SF-5 Single-family Residential (“SF-5”) to LC Limited Commercial (“LC”) generally located on the north and south sides of East Orme Street, between South Drury Lane and South Gouverneur Road (6932 East Orme Street and all lots located on the south side of East Orme Street between South Drury Lane and South Gouverneur Road).

Dear Gentlemen:

At its regular meeting on October 10, 2013, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to APPROVE the request subject platting within one year and the following conditions:

- A. Approve the zone change (ZON2013-00023) to LC Limited Commercial.
- B. Approve the amendments to Community Unit Plan DP-305, subject to the development standards contained in submitted CUP DP-305, except for General Provision 14.
- C. Revise General Provision 14 to state: The ordinance establishing the zone change shall not be published until the replat has been recorded with the Register of Deeds.
- D. Complete access control shall be granted along the application area located south of existing East Orme Street; additional access controls and other traffic related controls or improvements shall be determined at the time of replatting.
- E. The replat of the site may require modification to the submitted CUP DP-305. CUP DP-305 shall be considered to be adjusted without further review so long as four copies of a revised CUP that is consistent with the approved plat are submitted to planning staff within 60 days of the recording of the plat.
- F. The applicant shall submit four copies of the approved CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

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T 316.268.4421 **F** 316.268.4390

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Property owners opposed to the application may file with the City Clerk signed written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed within 14 days of the MAPC's action or by 5:00 p.m. on October 24, 2013. Property owners may file written protest petitions on land use related items heard by the MAPC. In order to be considered a "valid" petition towards a three-quarters majority vote requirement, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by October 24, 2013, at 5:00 p.m.

This application will be forwarded to the City Council for consideration at its regular meeting on Tuesday, November 19, 2013. This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Dale Miller
Current Plans Manager
Current Plans Division

Copies to: WCC II, Pete Meitzner, Mail Stop 1-13
 N.A. II, Megan Buckmaster, Mail Stop 1-135
 Eastridge HOA, Paul Bradley, 1120 Briarcliff Court, Wichita 67207
 Jeff Van Zandt, City Law, Mailstop 1-134
 Julianne Kallman, Engineering, Mail Stop 1-71