

FOUR H COMMUNITY UNIT PLAN

GENERAL PROVISIONS:

- Total Net Land Area 838,769 Sq. Ft. or 19.26 Acres
- Total Gross Floor Area 161,000 Sq. Ft.
Total Floor Area Ratio 19.20 Percent
- The following restrictions shall be placed on Administrative Adjustments:
 - No adjustment increasing the total floor area in the C.U.P.
 - No adjustment increasing the total floor area over 10% for any one parcel.
 - No adjustment to any use not listed on this C.U.P. will be allowed.
 - No Adjustment reducing the perimeter building setback lines (ie. facing Central Ave. or Tyler Road or adjacent to "A" zoning).
- Administrative adjustments transferring the floor area and interior boundaries will be permitted between Parcels 1, 2, and/or 3. (Note: if Parcel 1, 2, and/or 3 are combined the building setback line along Tyler Road may be adjusted to 100 feet). Adjustments transferring the floor area and interior boundaries will be permitted between Parcels 4, 5, and/or 6.
- At the time of platting, the applicant shall guarantee the construction of a continuous deceleration lane to serve all openings on Tyler and Central. Those portions of the major entrances to Tyler Road and Central to be built on public Right-of-way shall be guaranteed at the time of platting. The cost of the portion of the major entrance on private property will be required at the time any building permit is requested on the parcel being served with access. The decal lane along Tyler will be extended north into the proposed "BB" tract.
- A Drainage Plan and guarantees for drainage improvements are provided at the time of platting.
- Any and all changes to the existing medians on Tyler Road and Central Ave. must be with the approval of the City Engineer.
- Signalization of the major intersection on Tyler Road shall be guaranteed at the time of platting. The installation of the signalization will be determined by the Traffic Engineer based upon a Traffic Engineering study.
- Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership with a continuous structure, setbacks between parcels will not be required.
- If multiple ownership is anticipated, an owner's agreement providing for maintenance of any reserves, open space, drives, parking areas, drainage improvements, etc. shall be filed with the plat of the area. All drives and parking areas shall be privately owned and maintained by the owner.
- A cross-lot circulation agreement shall be required at the time of platting to assure internal vehicular circulation between parcels within the C.U.P.
- Signs as permitted by Chapter 24.04 of the Code of the City of Wichita with the following stipulations:
 - Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - Portable and off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - No temporary display signs are permitted on any parcel developed with auto sales uses, including the use of flags, pennants, string light and balloons, except that fixed banners, affixed to light poles and not exceeding 50 square feet of material per light pole, will be permitted. However, in addition to the above, affixed banners or special promotional items shall be limited to twelve (12) events per year not to exceed ninety (90) days per year for all events.
 - Parcel 4 shall be limited to no more than four ground or pole signs. With exception of one multiple use sign for Parcel 1 located within the major entrance adjacent to Central Ave. All other parcels shall be limited to one ground or pole sign.
- Individual structures within Parcels 1, 2, and 3; Parcels 4 and 5; and Parcel 6 shall share similar architectural character and design and be constructed of the same or visually similar exterior building materials.
- A 6 to 8 foot solid or semi-solid wall of brick, stone, masonry, architectural tile or similar material shall be constructed along the west line and the north line of Parcel 1 adjacent to the AA Zoned property. The wall shall be constructed within a five-foot-wide wall easement, along the west line. The wall shall not be constructed across utility easements, unless column footings are used in association with removable wall segments. Wall construction is subject to the issuance of a building permit. The wall shall be complete prior to a final certificate of occupancy for any buildings constructed on said Parcel.
- The 6 to 8 foot solid screen wall and landscape plant material required adjacent to the west line of Parcels 1 and 4 shall be constructed per the approved landscape plan on file at the Planning Office. A financial guarantee shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted. If the wall is constructed it shall not be constructed across utility easements, unless column footings are used in association with removable wall segments.
- Failure to properly maintain required masonry screening walls and landscaped buffers 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.
- Development of all parcels with the C.U.P. shall comply with the landscape and screening provisions of City code. Parcel 4 shall be developed with a minimum of 20,000 square feet of landscaped area and the equivalent of 30 shade trees between the Right-of-way and the existing building and visible from Central and Tyler Road.
- All lights shall be directed so as not to shine directly towards the residentially zoned properties to the north and west.
- Exterior audio systems that project sound beyond the boundaries of the C.U.P. are prohibited.
- Utilities shall be installed underground on all parcels.
- Access Controls shall be as shown on the plan, with the total number of access points being as follows:

Location	Points of access
Tyler Road	5 Points of access
Central Avenue	4 Points of access

Two of the access points to Parcel 4 shall be constructed to major entrance standards, however the 80' median may be reduced to 40'. These major entrances shall align with the entrances established on Tyler Acres Fifth Addition, east of Tyler, and Westlink Center 4th Addition, south of central. Other access points to Parcels 4, 5 and 6 are right-turn only.
- Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in solid fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
- New and used automotive and light truck sales, leasing and service, does not include heavy trucks, motorcycles, boats, campers, or other recreational vehicles, except those which are traded-in at this site. No outside storage of salvaged vehicles or parts shall be permitted in association with new and used automotive sales, leasing and service.
- No parcel within the C.U.P. shall allow the use of adult entertainment establishments, private clubs, taverns and drinking establishments.
- 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.

PARCEL 1

	LC ZONING
A. Net Area:	163,370 Sq. Ft. or 3.75 Acres
B. Maximum Building Coverage:	35,015 sq. Ft. (21.4% Maximum)
C. Maximum Gross Floor Area:	35,015 Sq. Ft.
D. Floor Area Ratio:	21.4%
E. Maximum Number of Buildings	3
F. Maximum Building Height:	Per Unified Zoning Code
G. Setbacks:	North Line 30 Feet East Line 230 Feet from Tyler South Line 30 Feet West Line 60 Feet
H. Access Points:	1 Opening to Tyler Road
I. Proposed uses:	Retail, New and used automotive sales, leasing, service and all other associated uses, all non-residential uses permitted in the "GO" General Office Zoning District. *See General Provision #25.

PARCEL 3

	LC ZONING
A. Net Area:	203,360 Sq. Ft. or 4.67 Acres
B. Maximum Building Coverage:	43,585 Sq. Ft. (21.4% Maximum)
C. Maximum Gross Floor Area:	43,585 Sq. Ft.
D. Floor Area Ratio:	21.4%
E. Maximum Number of Buildings	3
F. Maximum Building Height:	Per Unified Zoning Code
G. Setbacks:	North Line 10 Feet East Line 35 Feet from Tyler South Line 30 Feet & 5 Feet West Line 60 Feet
H. Access Points:	2 Openings to Tyler Road
I. Proposed uses:	Retail, Restaurant, Financial Institutions, Personal Care and Improvement Service, New and used automotive sales, leasing, service and all other associated uses, all non-residential uses permitted in the "GO" General Office Zoning District. *See General Provision #25.

PARCEL 5

	GC ZONING
A. Net Area:	40,312 Sq. Ft. or 0.67 Acres
B. Maximum Building Coverage:	5,000 Sq. Ft. or 17.4%
C. Maximum Gross Floor Area:	5,000 sq. Ft.
D. Floor Area Ratio:	17.37%
E. Maximum Number of Buildings	1
F. Maximum Building Height:	to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.
G. Setbacks:	Central Avenue 35 Feet
H. Access Points:	1 to Central Avenue
I. Proposed uses:	Restaurant, New and used automotive sales, leasing, service and all other associated uses, and all non-residential uses permitted in "BB" zoning. *See General Provision #24 & #25.

PARCEL 7

	GC ZONING
A. Net Area:	54,451± Sq. Ft. or 1.25 Acres
B. Maximum Building Coverage:	8,212± Sq. Ft. or 15.1%
C. Maximum Gross Floor Area:	8,212± Sq. Ft.
D. Floor Area Ratio:	15.14%
E. Maximum Number of Buildings	1
F. Maximum Building Height:	to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.
G. Setbacks:	Tyler Line 100 Feet Central Avenue 100 Feet North Line 30 Feet West Line 60 Feet
H. Access Points:	2 to Tyler Road 2 to Central Avenue
I. Proposed uses:	New and used automobile sales, leasing, service and all other associated uses, and all non-residential uses permitted in "BB" zoning. *See General Provision #24 & #25.

PARCEL 2

	LC ZONING
A. Net Area:	39,995 Sq. Ft. or 0.92 Acres
B. Maximum Building Coverage:	11,400 Sq. Ft. or 15.0%
C. Maximum Gross Floor Area:	11,400 Sq. Ft.
D. Floor Area Ratio:	28.5%
E. Maximum Number of Buildings	1
F. Maximum Building Height:	to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.
G. Setbacks:	Tyler Road 30 Feet North Line 5 Feet South Line 10 Feet
H. Access Points:	No Access to Tyler Road
I. Proposed uses:	Retail uses, Restaurant, Financial Institutions and Personal Services, New and Used automotive sales and leasing (Subject to BZA approval), and all non-residential uses permitted in "BB" zoning. *See General Provision #25.

PARCEL 4

	GC ZONING
A. Net Area:	275,806 Sq. Ft. or 6.33 Acres
B. Maximum Building Coverage:	41,647 Sq. Ft. or 15.1%
C. Maximum Gross Floor Area:	41,647 Sq. Ft.
D. Floor Area Ratio:	15.14%
E. Maximum Number of Buildings	6
F. Maximum Building Height:	to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.
G. Setbacks:	Tyler Line 100 Feet Central Avenue 100 Feet North Line 30 Feet West Line 60 Feet
H. Access Points:	2 to Tyler Road 2 to Central Avenue
I. Proposed uses:	New and used automobile sales, leasing, service and all other associated uses, and all non-residential uses permitted in "BB" zoning. *See General Provision #24 & #25.

PARCEL 6

	GC ZONING
A. Net Area:	72,773 Sq. Ft. or 1.67 Acres
B. Maximum Building Coverage:	16,000 Sq. Ft. or 22.0%
C. Maximum Gross Floor Area:	16,000 Sq. Ft.
D. Floor Area Ratio:	22.0%
E. Maximum Number of Buildings	2
F. Maximum Building Height:	to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.
G. Setbacks:	Central Avenue 35 Feet
H. Access Points:	1 to Central Avenue
I. Proposed uses:	Office, New and used automobile sales, leasing, service, and all other associated uses, and all non-residential uses permitted in "BB" zoning. *See General Provision #24 & #25.

DP-209

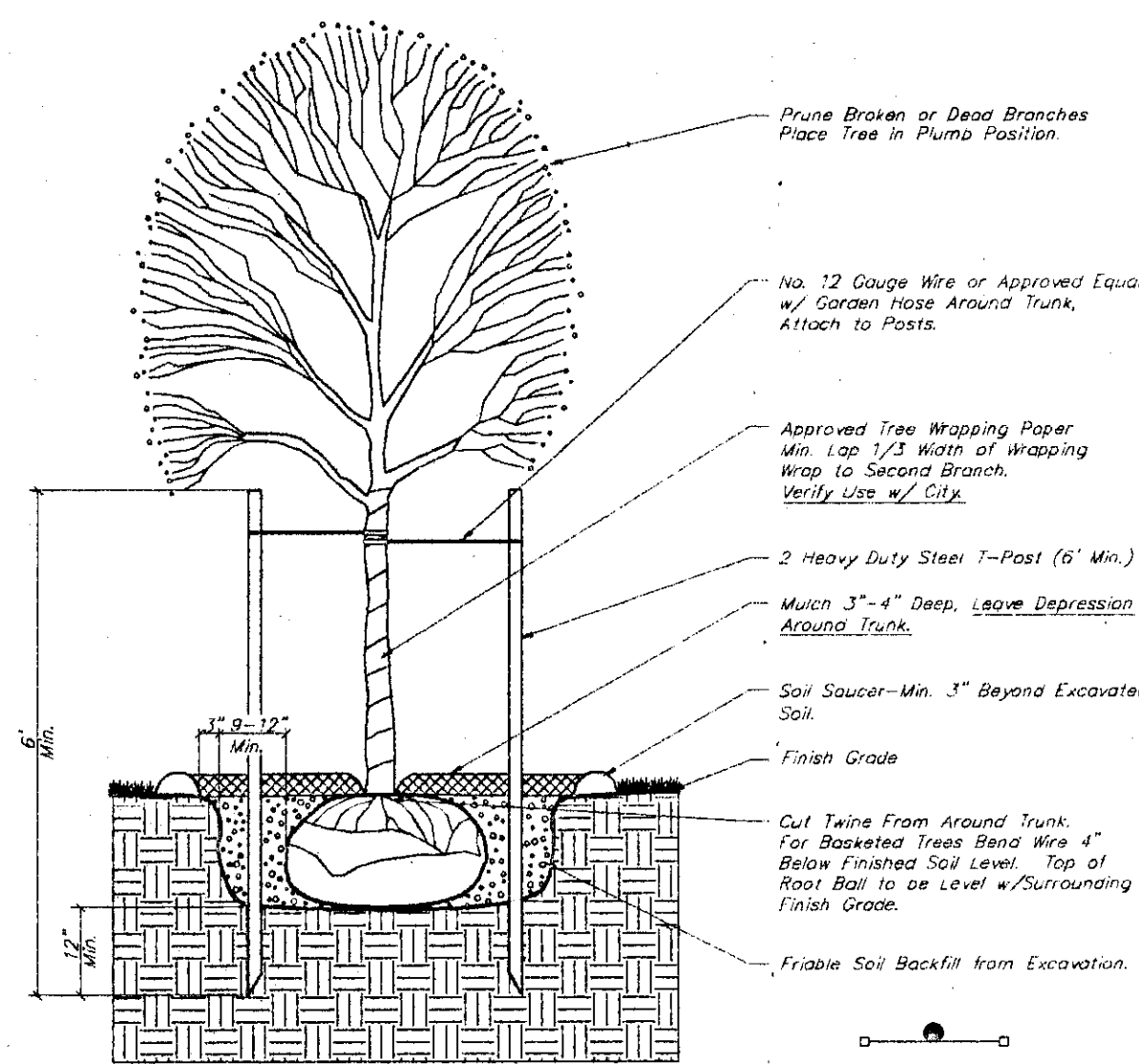
FOUR H
COMMUNITY UNIT PLAN

REVISIONS:

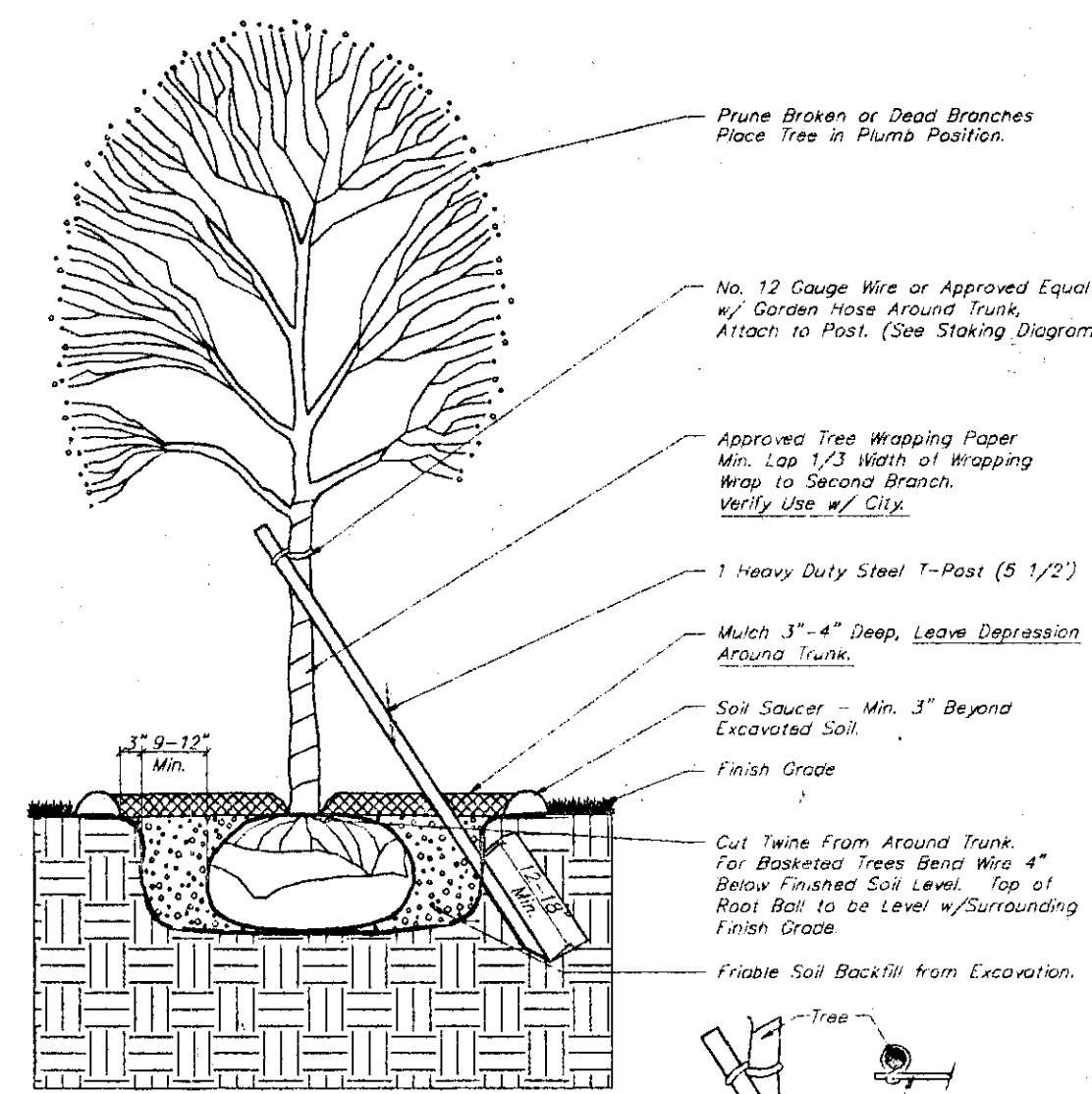
Dec. 28, 1992
Revised Jan. 12, 1993
Revised Jan. 22, 1993
Revised Jan. 29, 1993
Revised Mar. 22, 2006
Revised Oct. 12, 2007
Revised Nov. 27, 2007



ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE



TREE PLANTING & STAKING DETAIL
 Discontinue Trees Larger than 2" Cal.
 Evergreen Trees Larger than 6" Height



TREE PLANTING & STAKING DETAIL
 Discontinue Trees 2" Cal. and Smaller
 Evergreen Trees 6" Height and Smaller

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
3	<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple Ash	2"-2 1/2" Cal.	B & B	Single Stem Only
4	<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honeylocust	2"-2 1/2" Cal.	B & B	Single Stem Only
2	<i>Cercia reniformis</i> 'Oklahoma'	Oklahoma Redbud	1 1/2"-2" Cal.	B & B	Single Stem Only
2	<i>Crotaegus crusgalli</i> 'terris'	Thornless Cockspur Hawthorn	1 1/2"-2" Cal.	B & B	Single Stem Only
23	<i>Betula thurbergii</i> 'Atrorubra' Nana'	Crimson Pygmy Barberry	2 Gallon	Cont.	
1	<i>Cornus stolonifera</i> 'Colorado'	Red Twig Dogwood	4 Gallon	Cont.	
6	<i>Chamaelirium luteum</i> 'Superba'	Dwarf Flowering Quince	5 Gallon	Cont.	
11	<i>Juniperus horizontalis</i> 'Plumosa'	Andorra Juniper	2 Gallon	Cont.	
36	<i>Juniperus sabinio</i> 'Broadmoor'	Broadmoor Juniper	2 Gallon	Cont.	
10	<i>Spiraea bumalda</i> 'Frederick'	Frederick Spirea	2 Gallon	Cont.	
5	<i>Viburnum opulus compactum</i>	Compact Cranberry	5 Gallon	Cont.	
224	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	2 Gallon	Cont.	Space 42" On Center
	<i>Liriodendron tulipifera</i>	Liriodendron	4" Pots	Cont.	Space 12" On Center
23	<i>Hemerocallis hybrid</i>	Daylilies	1 Gallon	Cont.	Space 18" On Center

PLANTING NOTES:

- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as seed shall be seeded with Kansas Premium Fescue blend at a rate of 5-8 pounds per 1,000 square feet, (equal parts of Olympic II, Bonanza, Apache, and Monarch) Fertilizer shall have a 16-20-6 ratio, applied at a rate of 4 pounds per 1,000 square feet.
- Trees with broken leaders 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 (5%) in spring or Dymid (5%) in the fall (or equal) shall be applied per label directions. All beds to receive 2" organic matter such as cotton bur mulch, peat moss, or organic humus, and retolled in to a depth of 12".
- Mulch all planting beds with 2" of mulch. Mulch all tree saucer wells with 4" of mulch. Mulch material to be shredded cypress mulch.
- Use triangular spacing on all Ground Cover and Annual Beds.
- Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be Cobra Commercial Heavy Duty Grade from Old Dutch Materials Company or approved equal.
- 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 subsoil, clay lumps, brush, weeds, roots, stones, 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.
- Fully automatic irrigation system to be installed by Landscape Contractor. Irrigation system to meet all city codes. Automatic Rain Shut-off or moisture-sensing device required.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.

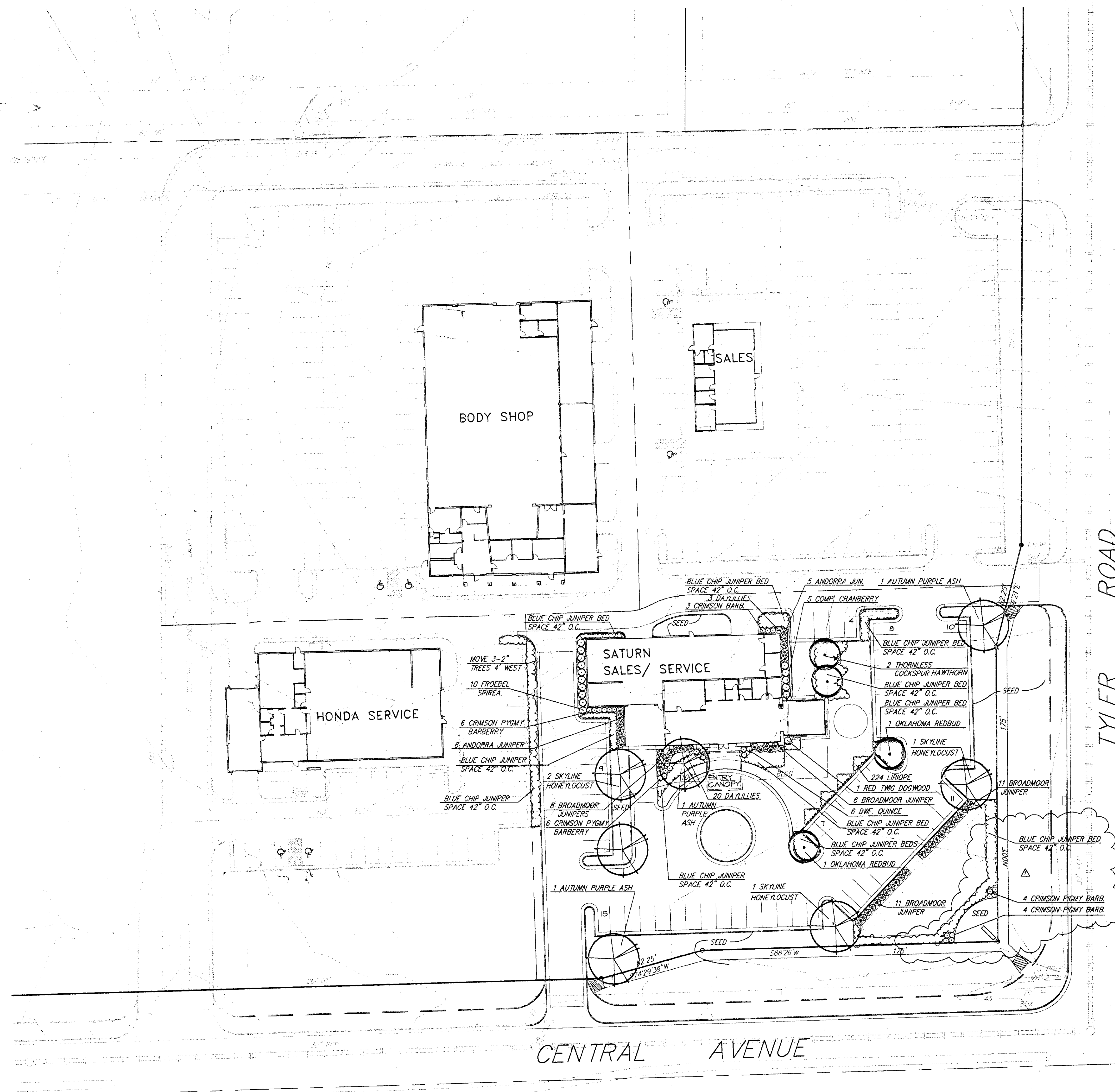
LEGAL DESCRIPTION

Lot 4, Four H Addition, Wichita, Kansas

CALCULATIONS

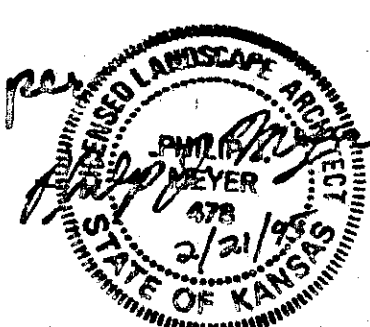
APPROXIMATELY 7000 S.F. REQUIRED BY REMAINING C.U.P.
 9650 S.F. LANDSCAPE PROVIDED (FROM FC. OF BLDG. TO PL.)

9 TREES REQUIRED BY REMAINING C.U.P.
 EQUIVALENT TO 9 TREES PROVIDED



(A) SITE LANDSCAPE PLAN
 SCALE: 1" = 30'-0"

DP-209 PARCEL #4
 Partial Landscape Plan per
 General Provision #15
LANDSCAPE PLAN
 APPROVED 3/15/95 BY 20



REVISED 2-21-95



JEFF KREHBIEL ASSOCIATES
 architecture • planning • interiors

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date drawn 7-15-94
 prints issued
 revisions 9-30-94



SATURN OF WICHITA SERVICE CENTER
 CENTRAL & TYLER
 WICHITA, KANSAS

sheet
LS-1
 of

N.A.P.D. copy 1 of 1

BENCHMARK

Chiseled on top of inlier north of the north access drive.
Elev. = 1333.66 NVD29

LEGAL DESCRIPTION

All of Lot 3, Block A, Four-H Addition, Wichita, Sedgwick County, Kansas, together with that part of Lot 1 in said Block A, and lying South of and abutting the westerly extension of the south line of said Lot 2.

SITE INFORMATION

Total Area: ±192,600 sq. ft. (4.42 acres)
Impervious Area: ±128,133 sq. ft. (2.95 acres)
Building Area: 19,865 sq. ft.
Parking Required: 1 per 250 sq. ft. =80 spaces
3 Accessible Spaces Required
Parking Provided: 230 Spaces, plus 4 Accessible Stalls

LANDSCAPE NOTES:

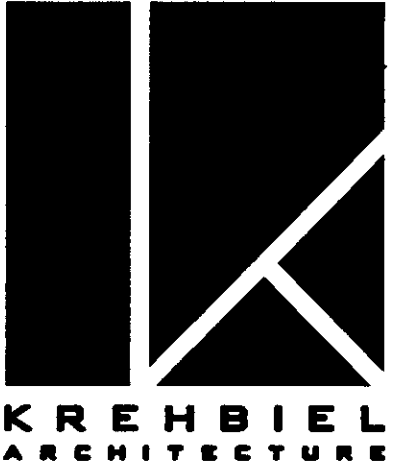
- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Seed" shall be installed and fertilized as follows:
SEED--Kansas Premium Fescue Seed
FERTILIZER--16-20-6 ratio 4#/1000 sq. ft.
- Trees with broken leaders or no central leader will not be 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 (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled 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.

Landscape Requirements:

Average Lot Depth 813.49'
Street Frontage 200.07'
Square Foot Factor 20
Required Landscaped Street Yard 4,000 SF
Required Street Yard Trees 8 Shade Trees
Required Parking Lot Trees 224/20 = 12 Shade Trees
8 Street Yard Trees = 4 Shade Trees
Parking lot trees required 8 Shade Trees
Total Number of Trees Required 16 Shade Trees
No Landscape Buffer Needed
No Parking Lot Screen Required
Provided Landscaped Street Yard 4,513 SF
Provided Street Yard Trees 3 Shade Trees
10 Ornamental Trees 8 Trees
Provided Parking Lot Trees 6 Shade Trees
4 Ornamental Trees 8 Trees
Total Trees Provided 16 Trees

04-01-07
REVISIONS
Addition of Storm Sewer
07-25-07
Adjustment of Bio-retention
07-25-07

PRINTED
HYUNDAI SUBMITTAL
04-17-07
Permit
07-10-07



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krehbielarchitecture.com

DATE

SCHOLFIELD HYUNDAI
757 N. TYLER RD.
WICHITA, KANSAS

PROJECT NO.
04119
SHEET TITLE
LANDSCAPE PLAN

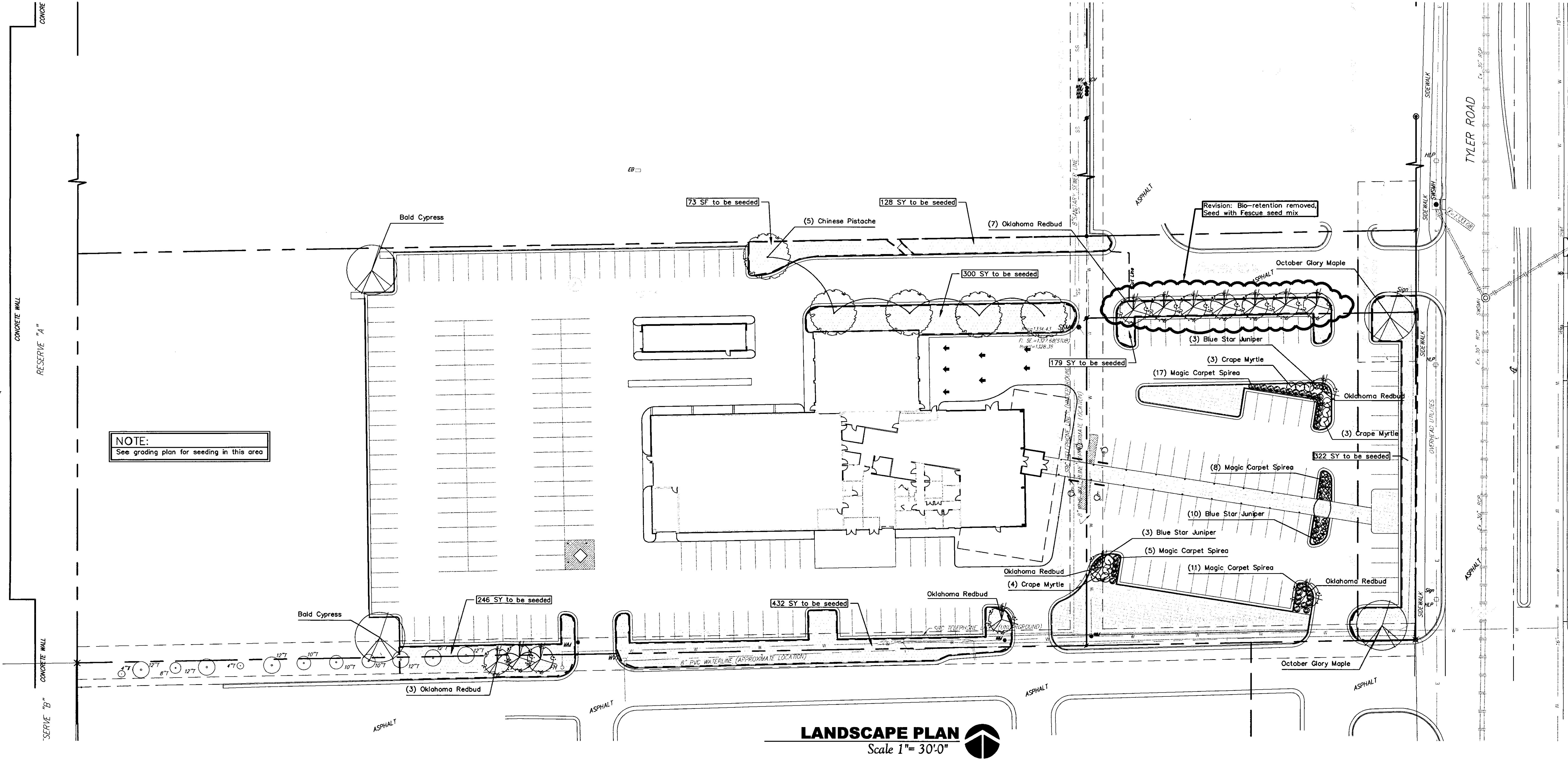
SHEET NO.

SL 1

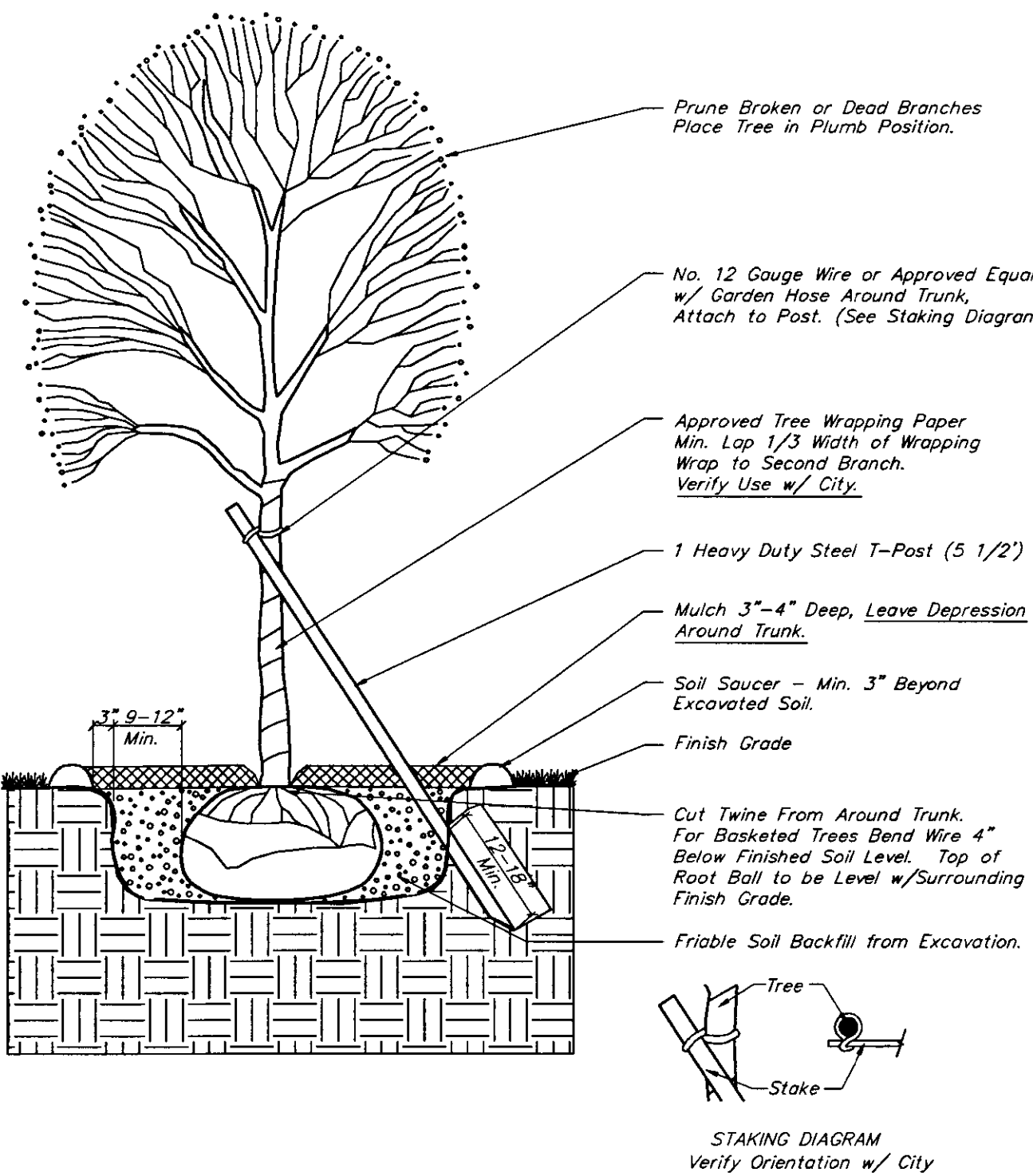


Baughman Company, P.A.
315 Ellis
Wichita, KS 67211
316-262-7271 F316-262-0149

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LANDSCAPE PLAN
Scale 1"= 30'-0"

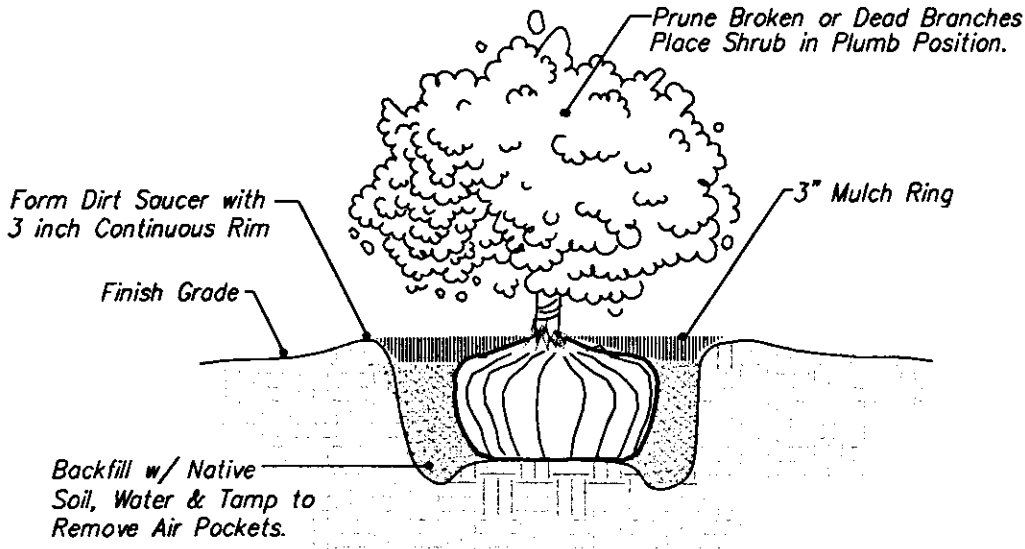


1 Tree Planting and Staking Detail
Deciduous Trees 2" Cal. and Smaller
Evergreen Trees 6" Height and Smaller

Not to Scale

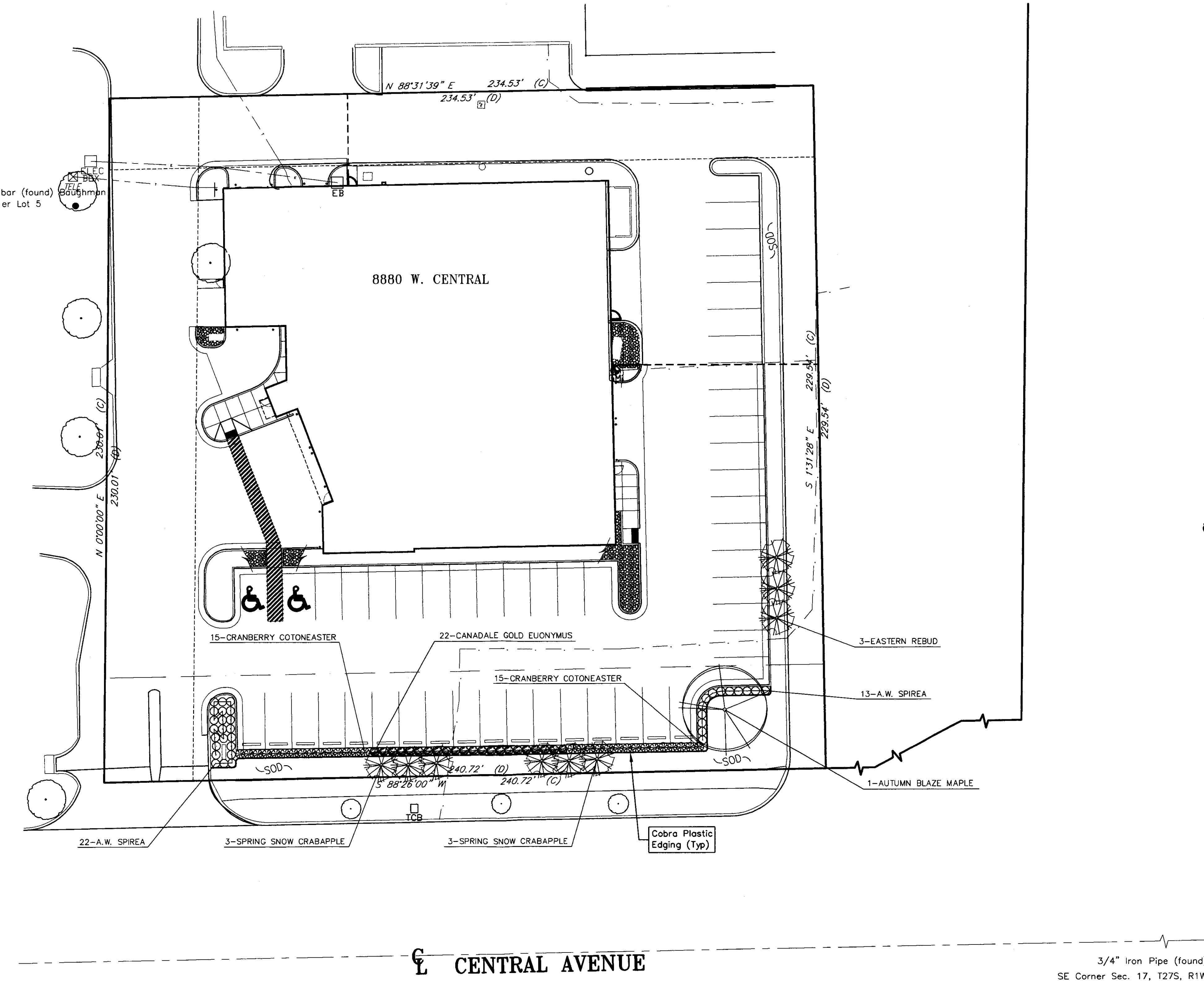
Plant List						
Quantity	SCIENTIFIC	COMMON	SIZE	METHOD	TYPE	NOTE
2	Acer rubrum 'October Glory'	October Glory Maple	2" Cal.	B&B	Shade	Single Stem, Full & Healthy
5	Pistachia chinensis	Chinese Pistache	2" Cal.	B&B	Shade	Single Stem, Full & Healthy
2	Taxodium distichum	Bald Cypress	2" Cal.	B&B	Shade	Single Stem, Full & Healthy
14	Cercis canadensis 'Oklahoma'	Oklahoma Redbud	2" Cal.	B&B	Ornamental	Full & Healthy
16	Juniperus squamata 'Blue Star'	Blue Star Juniper	2 Gal.	Container	Shrub	Full & Healthy
10	Lagerstroemia indica 'Royalty'	Crape Myrtle	2 Gal.	Container	Shrub	Full & Healthy
41	Spiraea x bumalda 'Magic Carpet'	Magic Carpet Spirea	2 Gal.	Container	Shrub	Full & Healthy
1680 SY	Festuca arundinacea	Tall Fescue	Seed		Turf	Clean Blend

Alternate 1						
Quantity	SCIENTIFIC	COMMON	SIZE	METHOD	TYPE	NOTE
1680 SY	Festuca arundinacea	Tall Fescue	Rolled	Sod	Turf	In lue of Fescue seed



2 Shrub Planting Detail
Shrubs 5 Gallon and Smaller

Not to Scale



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.

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 Trellon (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled 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.

LANDSCAPE ORDINANCE CALCULATIONS

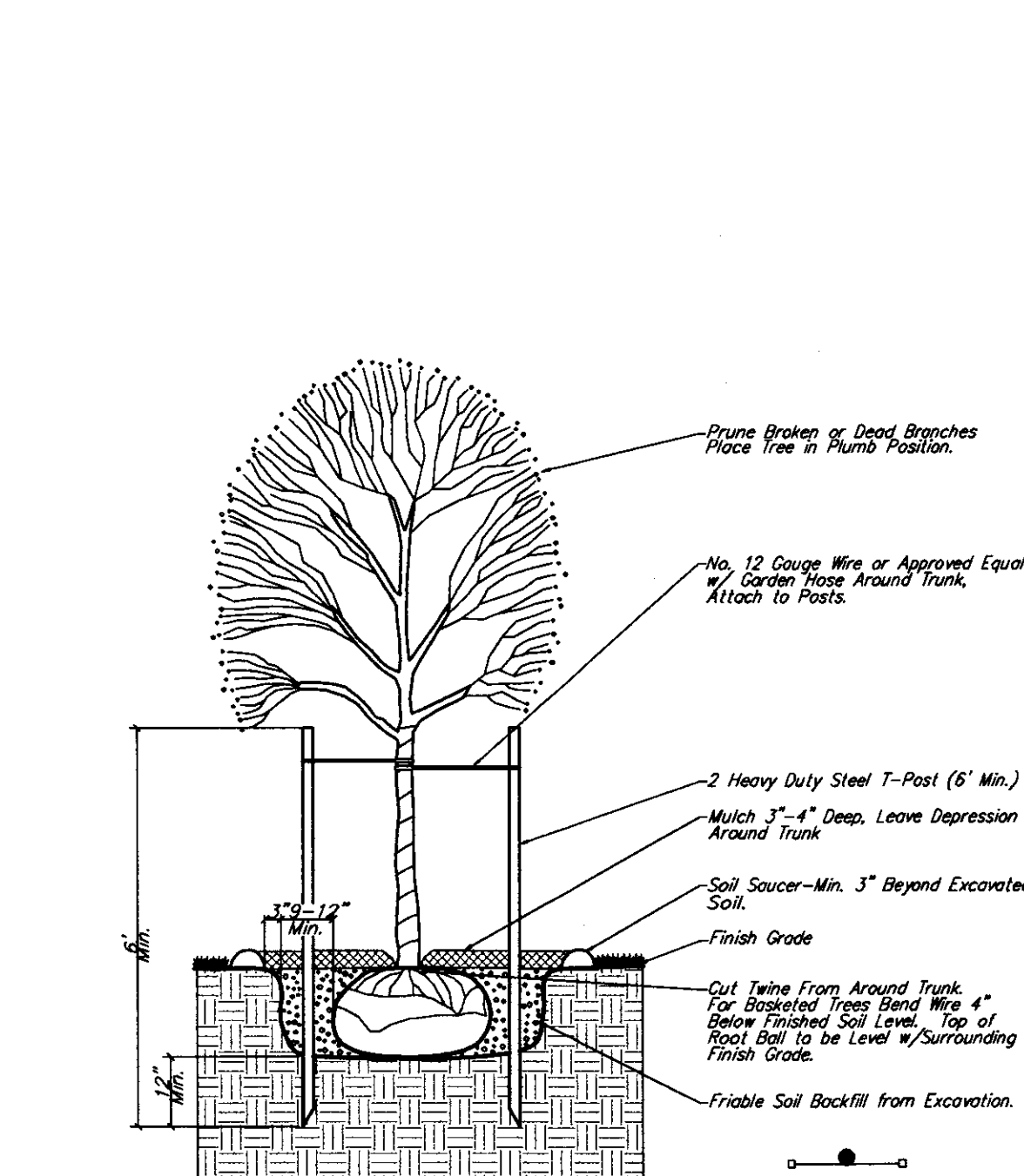
METHOD 1	
Streetyard requirement:	240.72'
	x 10 (sq. ft. factor)
Streetyard Required	2,407.20 sq. ft.
Streetyard shown:	2,772.03 sq.ft.
Streetyard Trees Required:	1 per 500 sq. ft.=4.82= 5 Shade Trees
Streetyard Trees Shown:	1 Shade Tree, 8 Ornamentals
Parking Trees Required:	1/20 spaces=49/20=2.45= 3 Shade Trees
Streetyard Trees Shown:	1 Orn., 2.5 From Streetyard = 3 Trees

SITE LANDSCAPE PLAN

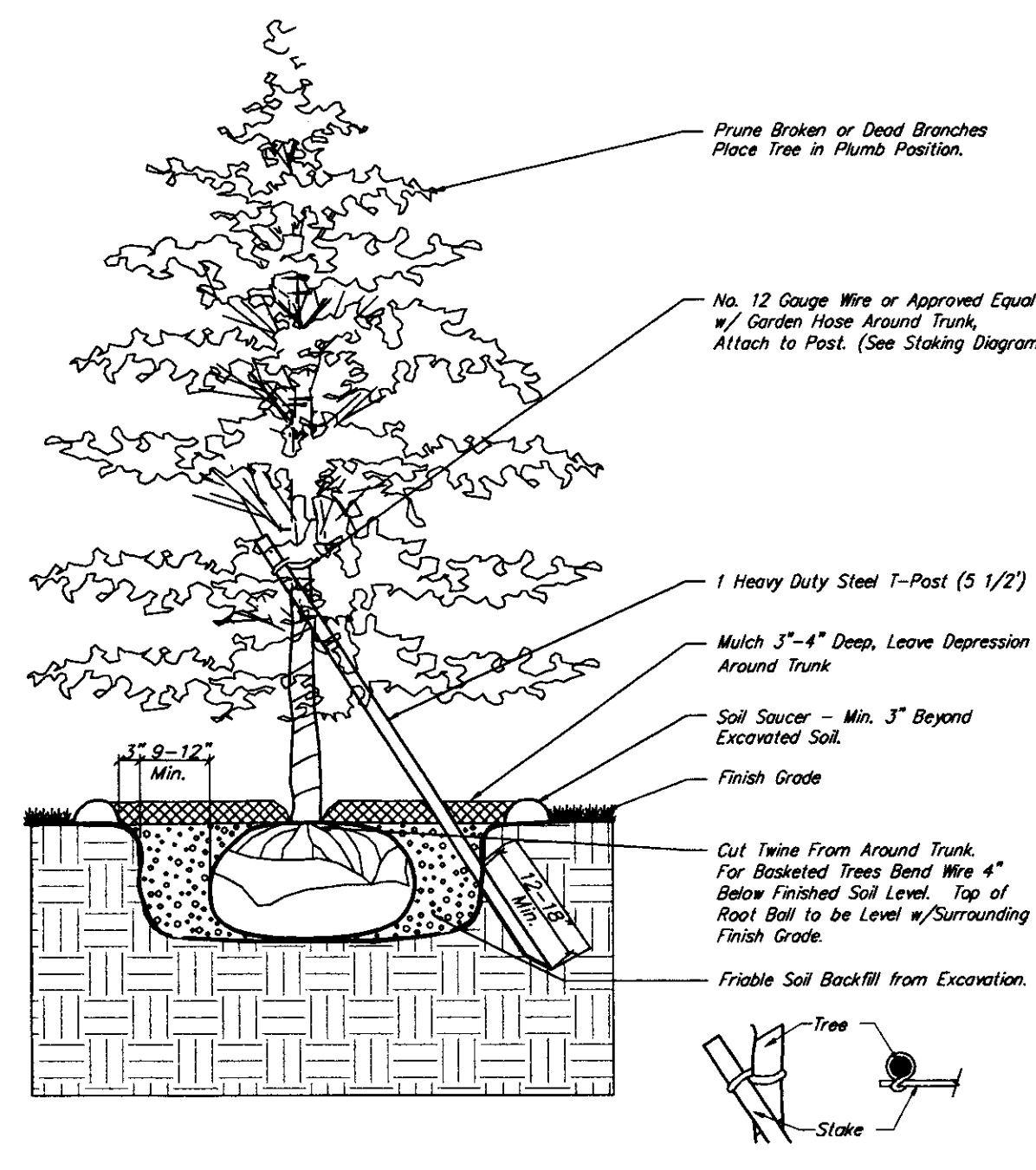
Scale 1"= 20'-0"

PLANT SCHEDULE

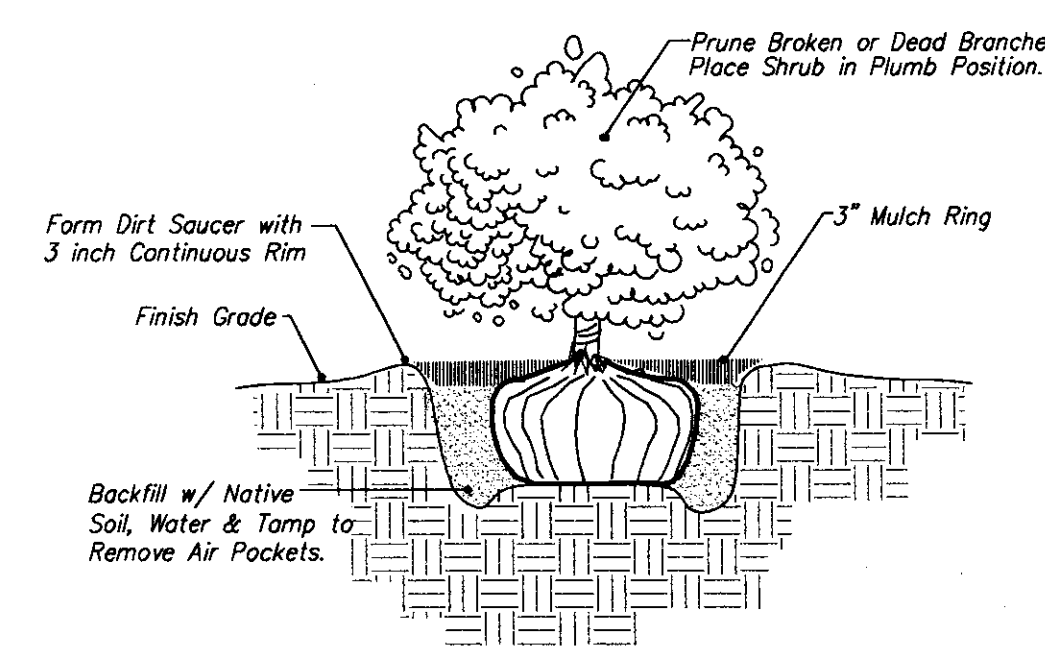
QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
1	<i>Acer rubrum x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	3" Cal.	B&B	Single Stem Only
3	<i>Cercis canadensis</i>	Eastern Redbud	2" Cal.	B&B	Single Stem Only
6	<i>Malus</i> 'Spring Snow'	Spring Snow Crabapple	2" Cal.	B&B	Single Stem Only
30	<i>Cotoneaster aciculatus</i>	Cranberry Cotoneaster	3-Gal.	Container	Full & Healthy
22	<i>Euonymus fortunei</i> 'Canadale Gold'	Canadale Gold Euonymus	3-Gal.	Container	Full & Healthy
35	<i>Spiraea x bumalda</i> 'Anthony Waterer'	Anthony Waterer Spiraea	3-Gal.	Container	Full & Healthy



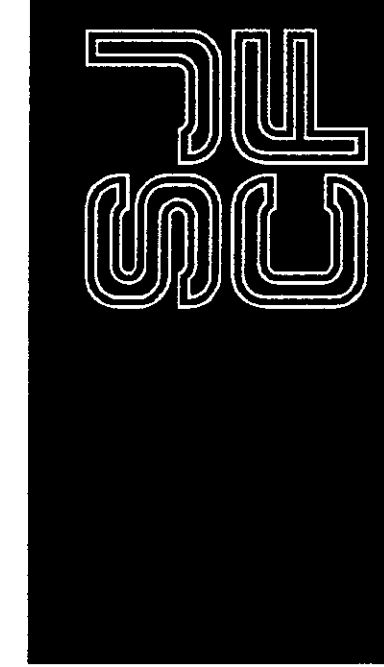
1 TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 2" Cal.
Evergreen Trees Larger than 6' Height
No Scale



2 TREE PLANTING & STAKING DETAIL
Deciduous Trees 2" Cal. and Smaller
Evergreen Trees 6' Height and Smaller
No Scale



3 SHRUB PLANTING DETAIL
5 Gallon and Smaller
No Scale



SCHAEFER JOHNSON COX FREY ARCHITECTURE
EMILIA COX
267 N. Broadway
Wichita, Kansas
67202-2317
Ph. 316.864.0171
Fax 316.864.0198
www.sjcf.com
architecture@sjcf.com

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

SCHOLFIELD HONDA
SERVICE DEPARTMENT
WEST
8880 W. CENTRAL, WICHITA KANSAS

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Revisions
1
2
3
4
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10

Project Number

Date
14-MAR-2008

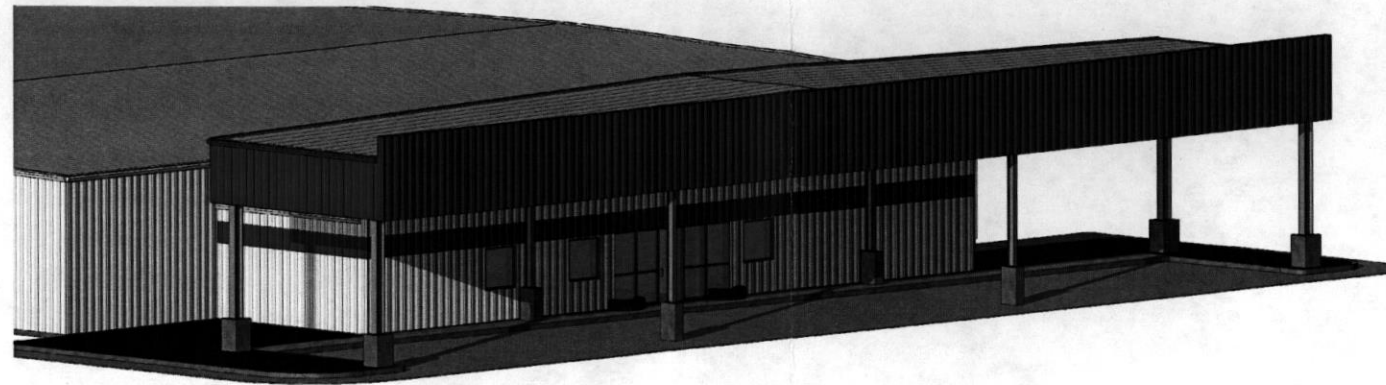
SITE PLAN



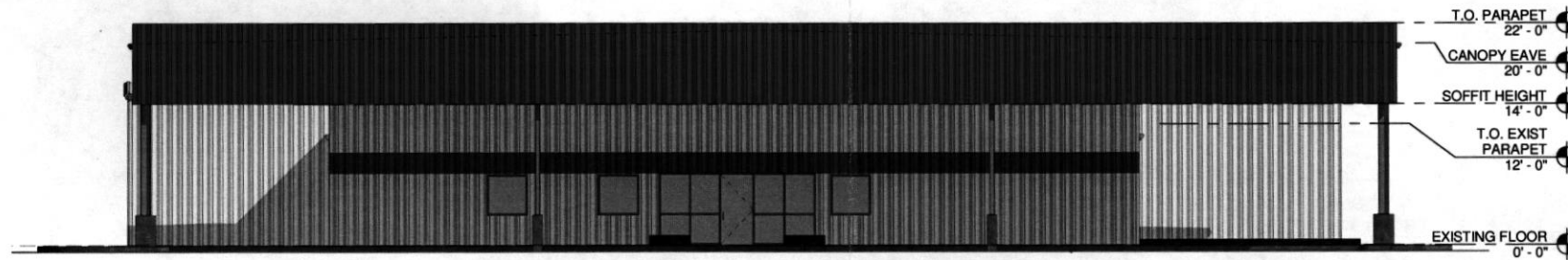
Baughman Company, P.A.
315 Ellis Wichita, KS 67211
316-262-7271 316-262-0149

SL 1.0

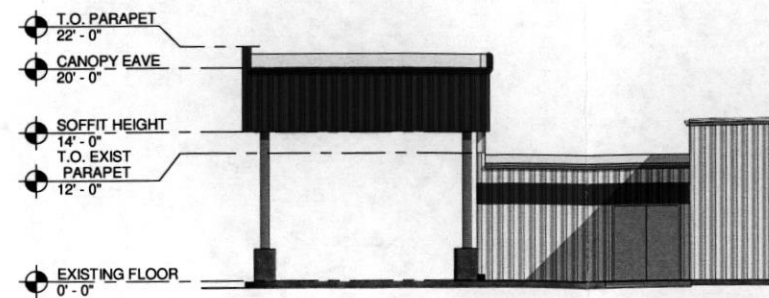
9/8/2017 10:08:16 AM G:\- ACTIVE JOBS\17-134 SCHOLFIELD WEST CANOPY AND REMODEL\SCHOLFIELD WEST CANOPY AND REMODEL.rvt



1 RENDER



2 EAST ELEVATION RENDER
1/8" = 1'-0"



3 NORTH ELEVATION RENDER
1/8" = 1'-0"

APPROVED

DP-209 Arch Rev per GP #14

Date: 9-8-17 SK

EVANS
EVANS BUILDING CO. INC.
9801 W. YORK
WICHITA, KANSAS 67277

SCHOLFIELD AUTO
WEST CANOPY
737 N TYLER RD
WICHITA, KS

PROPERTY
OF
EVANS BUILDING COMPANY, INC.
UNLAWFUL TO REPRODUCE
Wichita City License No. 26
Sedgewick Co. License No. 00046

NO.	DATE	TIME

DATE: 8-21-17
DR. BY: AC
CK. BY: --

PROJECT NO.
17---

SHEET
A2.1



Wichita-Sedgwick County Metropolitan Area Planning Department

September 19, 2017

West Auto Realty, LLC
11212 East Kellogg
Wichita, KS 67207

Evans Building Company
Attn: Bill Johnson
9801 W. York
Wichita, KS 67277

RE: CUP2017-44 – City Administrative Adjustment to the Four H Community Unit Plan DP-209, to reflect an increase in building area coverage in Parcel 4, and adjust building area coverage in Parcel 5

Legal Description: BEG NW COR LOT 4 TH E 333.7 FT S 274.95 FT W 30.01 FT N 49.99 FT W 303.87 FT N 228.14 FT TO BEG BLOCK A FOUR H ADDITION, Wichita, Sedgwick County, Kansas

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-209, to reflect an increase of building area coverage from 41,000 square feet to 46,381 square feet. General Provision #4 allows building area coverage to be transferred between Parcels 4, 5 and 6. You are requesting 1,300 square feet of building area coverage from Parcel 5 to Parcel 4 and a 10% increase in building area coverage on Parcel 4.

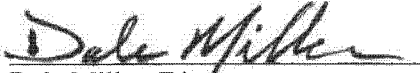
Changes are as follows:

1. Parcel 5 building area coverage to be reduced from 5,000 square feet to 3,700 square feet.
2. Parcel 4 building area coverage to be increased from 41,000 square feet to 46,530 square feet.
3. All clerical errors on the face of Four H Community Unit Plan DP-209 are to be corrected and submitted to planning department staff for review before final copies are submitted.

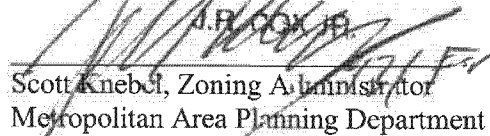
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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, Community Services Representative District V

9/8/2017 2:19:23 PM
GA- ACTIVE JOBS17-134 SCHOLFIELD WEST CANOPY AND
REMODEL SCHOLFIELD WEST CUP-17



1

CUP ADJUSTMENT
1" = 60'-0"

EVANS
EVANS BUILDING CO., INC.
9801 W. YORK
WICHITA, KANSAS 67277

CUP DP-209
BUILDING AREA ADJUSTMENT
WICHITA, KS
737 N TYLER RD

PROPERTY
OF
EVANS BUILDING COMPANY, INC.
UNLAWFUL TO REPRODUCE
Wichita City License No. 26
Seigwick Co. License No. 0095

REVISIONS		
NO.	DATE	OWN.

DATE: 09/08/17
DR. BY: AC
CK. BY:

PROJECT NO.
17...

SHEET
CUP

7/18/2017 RLM