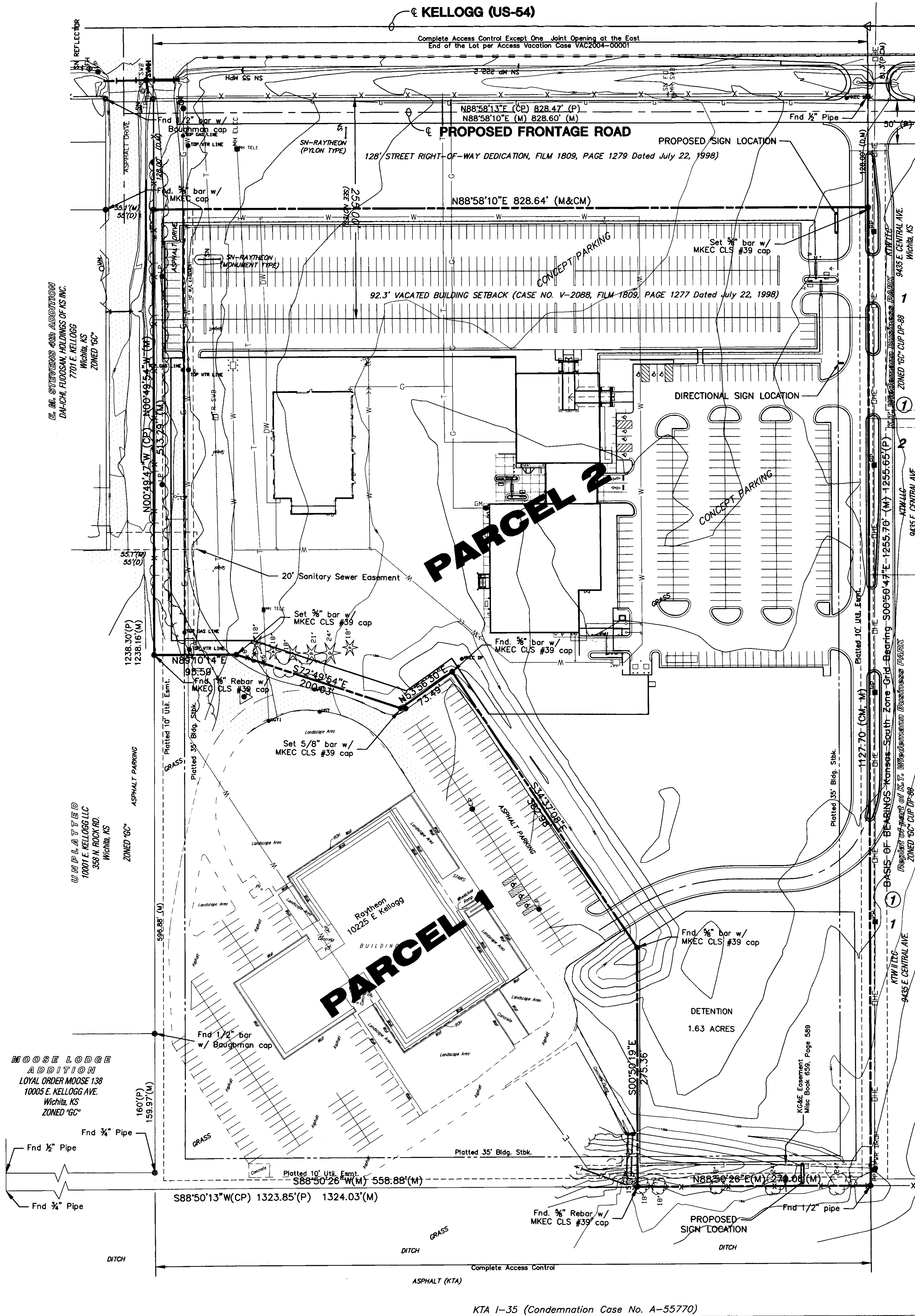
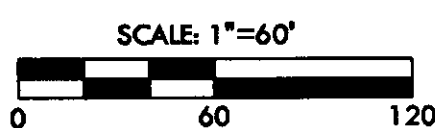




 POLE - Pole
 - Gate
 - Wall
 LP - Light Pole
 FH - Fire Hydrant
 WV - Water Valve
 WM - Water Meter
 SM - Sign
 GM - Gas Meter
 PP - Power Pole And Guy Anchor
 KE - Electric Box
 TR - Telephone Riser
 - Inlet
 SWMH - Storm Water Manhole
 SSMH - Sanitary Sewer Manhole
 CO - Sewer Clean Out
 - Storm Sewer Pipe
 - Water Line
 - Sanitary Sewer Line
 - Gas Line
 GL - Telephone Line
 UE - Underground Electric Line
 OT - Overhead Telephone
 OE - Overhead Electric
 FC - Underground Fiber Optic Cable
 - Edge Of Trees
 - Bush
 BT - Coniferous Tree & Diameter
 DT - Deciduous Tree & Diameter
 - Fence
 F - Found Survey Monument
 S - Section Corner Monument
 (P) - Platted Measurement
 (D) - Dead Measurement
 (M) - Measured
 (CP) - Calculated From Platted Measurement
 (CM) - Calculated From Measurement

**LOT 1, BLOCK A, PIZZA HUT SECOND ADDITION to
Wichita, Sedgwick County, Kansas, according to the
recorded plat thereof, EXCEPT the North 128 feet
thereof dedicated for street right-of-way purposes.**

Incidentally, the platted access control along the North line of said Lot 1 shall be vacated and rededicated concurrently with this first amendment of C.U.P. DP-36.



1. This development contains 21.70 net acres more or less. (excludes N. 128 feet of Lot 1, Block A, Pizza Hut Second Addition or 2.39 acres more or less dedicated to the public for right-of-way).
2. Parcel Descriptions and Development Restrictions:

Parcel 1
Gross Area=7.05 Ac.
Maximum Height=41 feet
Maximum Lot Coverage (Building footprint area/property area)=30%
Max. Gross Floor Area (Building footprint area/property area)=35%

Parcel 2
Gross Area=14.65 Ac. (excludes N. 128 feet of Lot 1, Block A, Pizza Hut
Second additional or 2.39 acres more or less dedicated public for right-of-way).
Maximum Height=41 feet
Maximum Lot Coverage (Building footprint area/property area)=30%
Max. Gross Floor Area (Building footprint area/property area)=35%

Buildings, signs, light poles and any and all projections or architectural embellishments shall not exceed 41 feet in height unless an Airport Hazard Zoning Permit for Area A is granted prior to the issuance of a building permit.

3. Permitted Uses: The following uses are permitted for all parcels within the C.U.P.: All uses permitted in the "GC" Zoning District; EXCEPT: correctional placement residences, group residences, group homes, halfway houses, night bus stops including adult entertainment and sexually oriented businesses; public and/or private recycling collection stations including recycling processing center; pawn shops; tattooing and body piercing facilities; wireless communication facilities; and recreational vehicle campgrounds and vehicle storage yards; uses that require conditional use permits in the "GC" district.

4. Runs with Land: The transfer of the title on all or any portion of the land included in the development does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present land owners, their successors and assigns and their lessees unless amended. However, the Planning Director, with the concurrence of the OCI Superintendent, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

5. Landscaping: Landscape and Parking Lot Screening shall be in accordance with Section 10.32.010 et. seq. of the City of Wichita Code. A landscape plan indicating the location, type, and specification of plant material shall be submitted to the Planning Department for its review and approval prior to the issuance of any building permit(s).

6. Minimum Setback Requirements:
Front setback.....35'
Rear setback.....10'
Interior side setback...0'

7. Sign Control. Signage shall be per the City of Wichita Sign Ordinance. In addition, the following provisions shall apply: A. No offsite or portable signs shall be permitted. B. Signs shall not exceed 35 feet in height provided such height is permitted by the Sign Code. C. The maximum square footage for all signs on the C.U.P. shall not exceed 2,100 square feet, including "Building Signs." No sign shall exceed the maximum height or area allowed by the Sign Code, and the maximum square footage of freestanding shall not exceed 0.8 times the linear footage along either Kellogg Drive or the KTA. All freestanding signs shall be spaced a minimum of 150 feet apart regardless of ownership and for each five feet of height above 25 feet, it shall be counted for spacing purposes as equaling a freestanding sign.

8. Water and Sewer Handling: No occupancy permits shall be issued for any buildings without municipal water and sewer service.

9. Storm Water Handling: Storm water from the property shall be detained on Parcel 2 in accordance with storm water handling regulations applicable to the property. A grading and drainage plan for the property shall be prepared for approval by the City prior to the issuance of a building permit for construction on Parcel 2.

10. Utilities: All utilities hereafter constructed to serve Parcel 2 shall be underground except for storm-water detention.

11. Screening: Loading areas (parking areas for the unloading of motor vehicles from car carriers shall not be considered loading areas), mechanical equipment, trash receptacles, outside storage, and docks shall be screened from ground level view. Screening of all trash dumpsters, outside storage, and mechanical equipment will be constructed of material to match and preferably be connected to the buildings they support.

12. Curb Cuts: The Maximum number of curb cuts along Kellogg Street shall not exceed one. Developer shall provide a private access road from such curb cut to Parcel 1. The owners of Parcels 1 and 2 shall enter into and record a maintenance agreement providing for the maintenance of such private access road.

13. Owners agree and bind upon their successors and assigns, that no development shall take place on the north 255 feet of Lot 1, Block A Pizza Hut Second Addition, until such time as a frontage road system is dedicated from this property. This provision has been satisfied by 128' street right-of-way dedication, Film 1809, Page 1279 dated July 22, 1998.

14. Owners agree and bind upon their successors and assigns, that said drainage road will be dedicated at the location required by the City of Wichita within the 128 feet of the original 255 feet when this portion of the property is proposed to be developed; or when the City of Wichita determines that said right-of-way and frontage road is needed. In the event owners or their successors or assigns, desire to develop said property being herein reserved for future frontage road, replatting shall be required and the needed right-of-way and geometrics of construction shall be determined at that time.

15. Owners and their successors and assigns shall be bound to provide and/or join in a valid paving petition for the guarantee of the future improvement at the time the frontage road right-of-way is dedicated or at the time of development of the residual area within the 128 feet of the original 255 feet of property, or the construction of the future road when deemed necessary by the City.

16. Owners agree, and bind upon their successors and assigns, that when a frontage road is constructed, the private drive indicated generally along the west property line shall be relocated to the east of where the frontage road will intersect with its direct access to the highway.

17. A traffic impact study shall be submitted to the City Traffic Engineer for review and submittal to KDOT.

18. If in the future KDOT grants access to Kellogg frontage road for the interim prior to freeway construction, the owner of Parcel 2 agrees and binds upon its successors and assigns, to guarantee the cost of channelization, accel/decel lanes, left-turn lanes and signalization of Kellogg and Kellogg Drive, If warranted by KDOT.

19. This approval shall not be interpreted to convey any direct access onto Kellogg from this property. All new access shall be permitted onto the Kellogg Drive frontage road only, which frontage road may have a new access onto Kellogg at the east property line only by Kansas Department of Transportation approval and subject to KDOT provisions. If granted, the owners or successors and assigns shall be responsible to construct the interim frontage road from the existing opening o the new access point.

20. KDOT retains the right to at any time revoke access onto the Kellogg freeway or relocate access for other future traffic needs.

DP-36 AMENDMENT #1
APPROVED CUP
MAPC 02/19/04 *DM*

COMMUNITY UNIT PLAN - DP 36 AMENDMENT #1 REVISED ON MARCH 16, 2005 TO REFLECT THE VACATION OF ACCESS TO KELLOGG FRONTAGE ROAD PER VAC2004-00001 DATE: MARCH 16, 2005 **PIZZA HUT SECOND ADDITION**

OWNER: Car Max Auto Superstores, Inc. 4900 Cox Road, Glen Allen, VA 23060 804-747-0422

Nestor R. Weigand, Jr., Ross Tidemann, Herbert L. Krumsick, Louis E. Weiss, Norma Jean Weiss 150 N. Market, Wichita, KS 67202 316-262-6400



1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES SHOWN ON THESE DRAWINGS BEFORE PRICING THE WORK.
2. PROVIDE PLANT MATERIALS TRUE TO SPECIES AND VARIETY COMPLYING WITH RECOMMENDATIONS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERY MEN.
3. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTY PERIOD (AS DIRECTED BY THE OWNER).
4. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO DATE OF SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MATURITY AS THE ORIGINAL LIST SPECIFICATIONS.
5. LOCATE AND VERIFY ALL UTILITY LOCATIONS AND EXISTING STRUCTURES IN AND AROUND THE SITE PRIOR TO WORK. MAINTAIN EXISTING UTILITIES AND STRUCTURES AND PROTECT AGAINST DAMAGE DURING THE WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, STRUCTURES, PAVING AND/OR WORK OF OTHER TRADES RESULTING FROM LANDSCAPE CONSTRUCTION.
7. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF DISEASES, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR OTHERS OF ANY DISFIGURING NATURE.
8. WATER AND WATER TRANSPORTATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND UNTIL DATE OF SUBSTANTIAL COMPLETION OF THE WORK.
10. ALL PLANTS MUST BE CONTAINER-GROWN (CONT.) OR BALLED AND BURLAPPED (B & B) AS INDICATED IN THE PLANT LIST
11. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
12. AFTER BEING DUS AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
13. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANTINGS PRIOR TO INSTALLATION.
14. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
15. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DRAWINGS.
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO: WATERINGS, SPRAYING, WEEDING, FERTILIZING, MOVING ETC.) OF PLANTING AREAS AND LANS UNTIL DATE OF SUBSTANTIAL COMPLETION.

17. FOR TREE PLANTING REFER TO DETAILS      
18. FOR EVERGREEN TREE PLANTING REFER TO DETAILS    
19. FOR MULTI-TRUNK TREE PLANTING REFER TO DETAIL  
20. FOR FLOWERING TREE PLANTING REFER TO DETAIL  
21. FOR HEDGE PLANTING REFER TO DETAIL  
22. FOR SHRUB PLANTINGS REFER TO DETAILS  
23. FOR GROUND COVER BED PLANTING REFER TO DETAIL 
24. FOR SOD INSTALLATION REFER TO DETAIL 

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH TOPSOIL; TOPSOIL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. REFER TO SPECIFICATION SECTION 02400 FOR TOPSOIL REQUIREMENTS.
2. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANTING SOIL MIX.
3. THE PLANTING SOIL MIX MUST APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY BACKFILLING.
4. THE TYPICAL PLANTING SOIL MIX FOR ON-GRADE PLANTINGS (TREES, SHRUBS & GROUND COVER) SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE INDICATED ON THE DRAWINGS:
 - 60% TOPSOIL (AS SPECIFIED)
 - 40% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS):
 - 2 PARTS HUMUS AND/OR PEAT: 1 PART STERILIZED COMPOSTED COW MANURE
 - 1 PART SHREDDED FINE BARK: 2 BARK FRAGMENTS BETWEEN 1/2 INCH AND 2 INCHES IN LENGTH)
 - COMMERCIAL FERTILIZER AS RECOMMENDED IN SOIL REPORT.
 - LIME AS RECOMMENDED IN SOIL REPORT.

FILE NAME: LAFL044

Note	Quantity	Botanical Name	Common Name	Caliper	Height	Spread	Root	Comment
▲	(9)	<i>Cercis canadensis</i> ssp. <i>texasensis</i> 'Oklahoma'	Oklahoma Redbud	2-2.5"	8-9'	4-5'	B4B	Standard; straight trunk; branching begins at 2'; balanced head
▲	(1)	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	3-3.5"	14-16'	7-8'	B4B	Single straight trunk; dense, uniform branching; matched
▲	(1)	<i>Crataegus phoenicoma</i>	Washington Hawthorn	2-2.5"	8-9'	4-5'	B4B	Standard; straight trunk; branching begins at 3'; balanced head
▲	(1)	<i>Malus x 'Snowdrift'</i>	Snowdrift Crabapple	2-2.5"	8-9'	5-6'	B4B	Standard; straight trunk; branching begins at 4'; balanced head
▲	8	<i>Ulmus parvifolia</i> 'Emer II'	Alice Elm	3-3.5"	12-14'	6-7'	B4B	Single straight trunk; branching begins above 4'; dense branching
▲	(362)	<i>Berberis thunbergii</i> var. <i>atro-purpurea</i> 'Crimson Pyram'	Crimson Pyram Barberry		12-15'	12-15'	3 gal	Dense branching; well rooted in pot; self supporting stems
▲	9	<i>Buddleia davidii</i> 'Pink Delight'	Pink Delight Butterfly-bush		30-36"	18-24"	3 gal	Dense branching; well rooted in pot; self supporting stems
▲	10	<i>Buddleia davidii</i> 'White Profusion'	White Profusion Butterfly-bush		30-36"	18-24"	3 gal	Dense branching; well rooted in pot; self supporting stems
▲	40	<i>Caryopteris x clandonensis</i> 'Blue Mist'	Blue Mist Blue-spirea		12-15'	15-18'	3 gal	Dense branching; well rooted in pot; self supporting stems
▲	185	<i>Euonymus alatus</i> 'Compactus'	Dwarf Burning Bush		18-24"	15-18'	3 gal	Dense branching; well rooted in pot; self supporting stems
▲	12	<i>Lonicera fragrantissima</i>	Bush Honeysuckle		18-24"	18-24"	3 gal	Dense branching; well rooted in pot; self supporting stems
▲	70	<i>Potentilla fruticosa</i> 'Jackmanii'	Jackman Cinquefoil		9-12'	15-18'	3 gal	Dense form; well rooted in pot; self supporting stems
▲	245	<i>Pyracantha x 'Lowboy'</i>	Lowboy Pyracantha		15-18"	18-24"	3 gal	Dense form; good color; well rooted in pot
▲	(130)	<i>Rosa x 'Knockout'</i>	Knockout Rose		12-15'	12-15'	3 gal	Full to ground; dense branching; self-supporting, sturdy stems
▲	9	<i>Spiraea x bumalda</i> 'Anthony Waterer'	Anthony Waterer Spirea		12-15'	15-18'	3 gal	Dense branching; well rooted in pot; self supporting stems
▲	120	<i>Spiraea x bumalda</i> 'Goldflame'	Goldflame Spirea		12-15'	15-18'	3 gal	Dense branching; well rooted in pot; self supporting stems
▲	15	<i>Viburnum x juddii</i>	Judd Viburnum		18-24"	18-24"	3 gal	Dense branching; well rooted in pot; self supporting stems
▲	220	<i>Eucynthus fortunei</i> 'Coloratus'	Purple Wintercreeper		12-15'	1'	gal	Full in pot; 5 runners min., each 6' min. in length
▲	1295	<i>Juniperus horizontalis</i> 'Turquoise Spreader'	Turquoise Spreader Juniper		6-9"	12-15'	1 gal	All plants from one source; healthy color; uniform branching
▲	32	<i>Miscanthus sinensis</i> 'Gracillimus Nana'	Dwarf Maiden Grass				3 gal	Full in pot; well rooted; dense clump
▲	100,978	<i>Cynodon dactylon</i> 'Tifway'	Tifway Bermuda Grass				Sod	Certified pure; free of weeds; good color
▲	88889	<i>Cynodon dactylon</i> 'Tifway'	Tifway Bermuda Grass				Seed	Certified pure; free of weeds; good color

Notes:

1-The seed and sod quantities have been separated

DP-36 PARCEL 2

APPROVED 08/05/80 SET 1050
SHEET 4 of 4
MAPS COPY 1 of 2

CARmax
THE AUTO SUPERSTORE

STORE NO. 7267

WICHITA, KANSAS

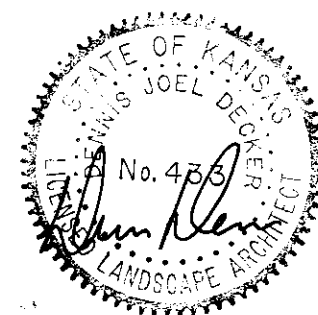
PROJECT NO	20-02096.02
DATE	24 FEB 2005
SHEET TITLE	LANDSCAPE DEVELOPMENT DETAILS
SHEET NO	LS-4

LS-4

LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN • ENVIRONMENTAL SERVICES

FIGOR

6 EXECUTIVE PARK DR. • STE 300
ATLANTA • GEORGIA 30329
P 404 | 248 | 1960
F 404 | 248 | 1092
EMAIL hgor@hgor.com
www.hgor.com



RELEASED FOR CONSTRUCTION

FILE # - 04293

APPROVAL

REVISIONS

[illegible]

LANDSCAPE STREET YARD REQUIREMENT:

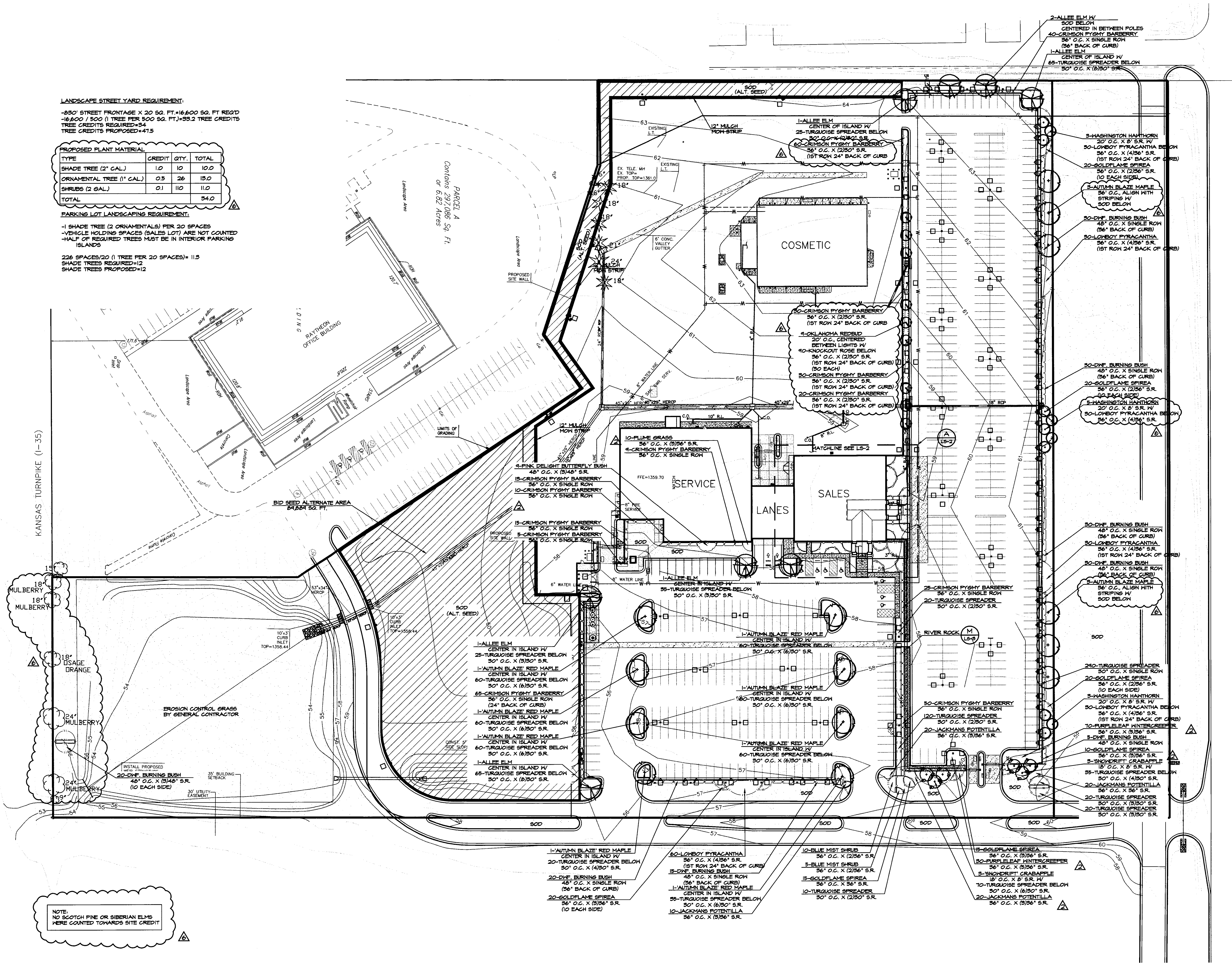
-850' STREET FRONTAGE X 20' SQ. FT. = 16,600 SQ. FT. REQ'D
 -16,600 / 500 (1 TREE PER 500 SQ. FT.) = 33.2 TREE CREDITS
 TREE CREDITS REQUIRED = 34
 TREE CREDITS PROPOSED = 41.5

PROPOSED PLANT MATERIAL	CREDIT	QTY.	TOTAL
SHADE TREE (2" CAL.)	1.0	10	10.0
ORNAMENTAL TREE (1" CAL.)	0.5	26	13.0
SHRUBS (2 GAL.)	0.1	110	11.0
TOTAL			34.0

PARKING LOT LANDSCAPING REQUIREMENT:

-1 SHADE TREE (2 ORNAMENTALS) PER 20 SPACES
 -VEHICLE HOLDING SPACES (SALES LOT) ARE NOT COUNTED
 -HALF OF REQUIRED TREES MUST BE IN INTERIOR PARKING ISLANDS

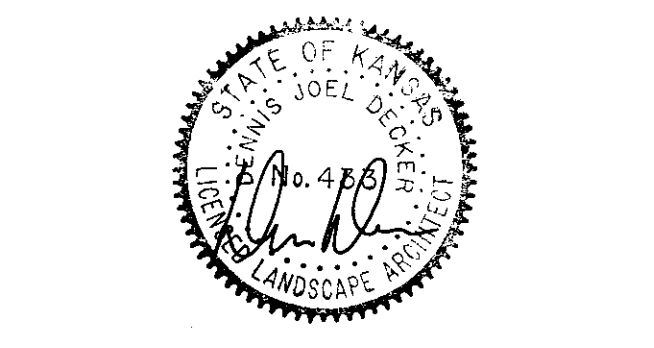
226 SPACES/20 (1 TREE PER 20 SPACES) = 11.3
 SHADE TREES REQUIRED = 12
 SHADE TREES PROPOSED = 12



HUGHES | GOOD | O'LEARY & RYAN

LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN • ENVIRONMENTAL SERVICES

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FILE # - 04283

APPROVAL

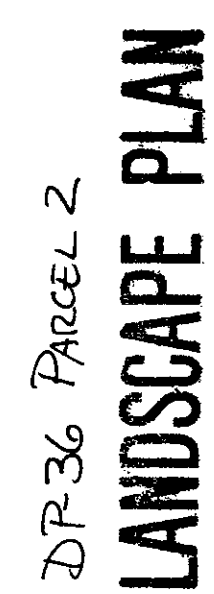
REVISIONS

REV. NO.	DATE	DESCRIPTION
02/07/05	PERMIT/ BID DOCUMENTS	
03/18/05	OWNER/ PERMIT COMMENTS	
07/08/05	BULLETIN #5	

Carmax
 THE AUTO SUPERSTORE

STORE NO. 7267
 WICHITA, KANSAS

PROJECT NO 20-02096.02
DATE 24 FEB 2005
SHEET TITLE LANDSCAPE DEVELOPMENT PLAN
SHEET NO LS-1



APPROVED 08/28/05 BY DB
SHEET 2 of 4
MAPS Copy 1 of 2

CARmax
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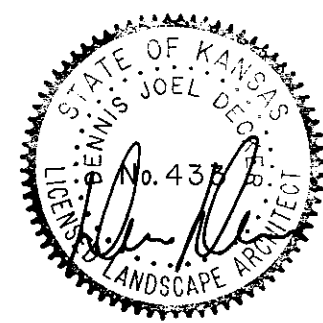
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WICHITA, KANSAS

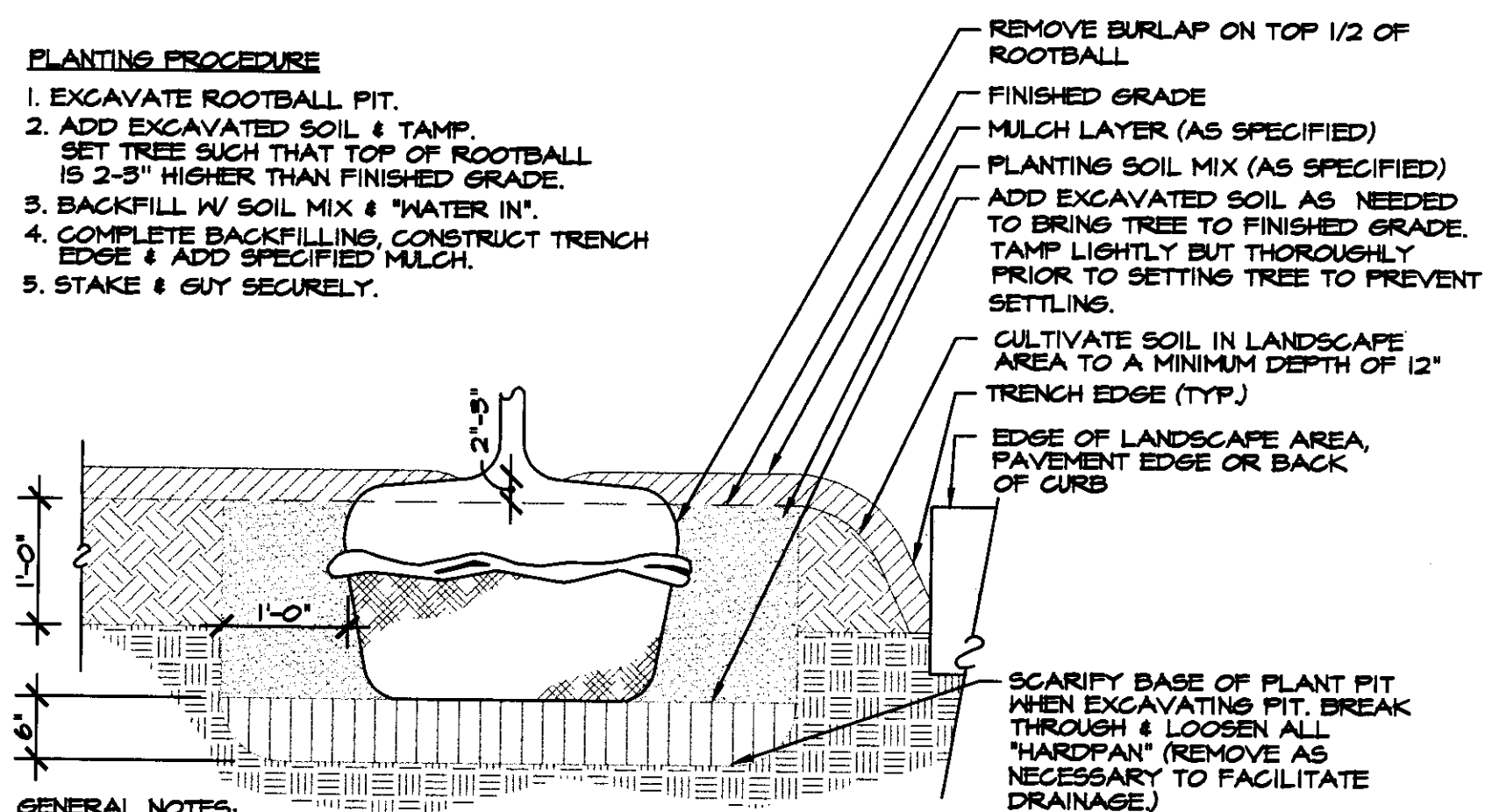
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LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN • ENVIRONMENTAL SERVICES

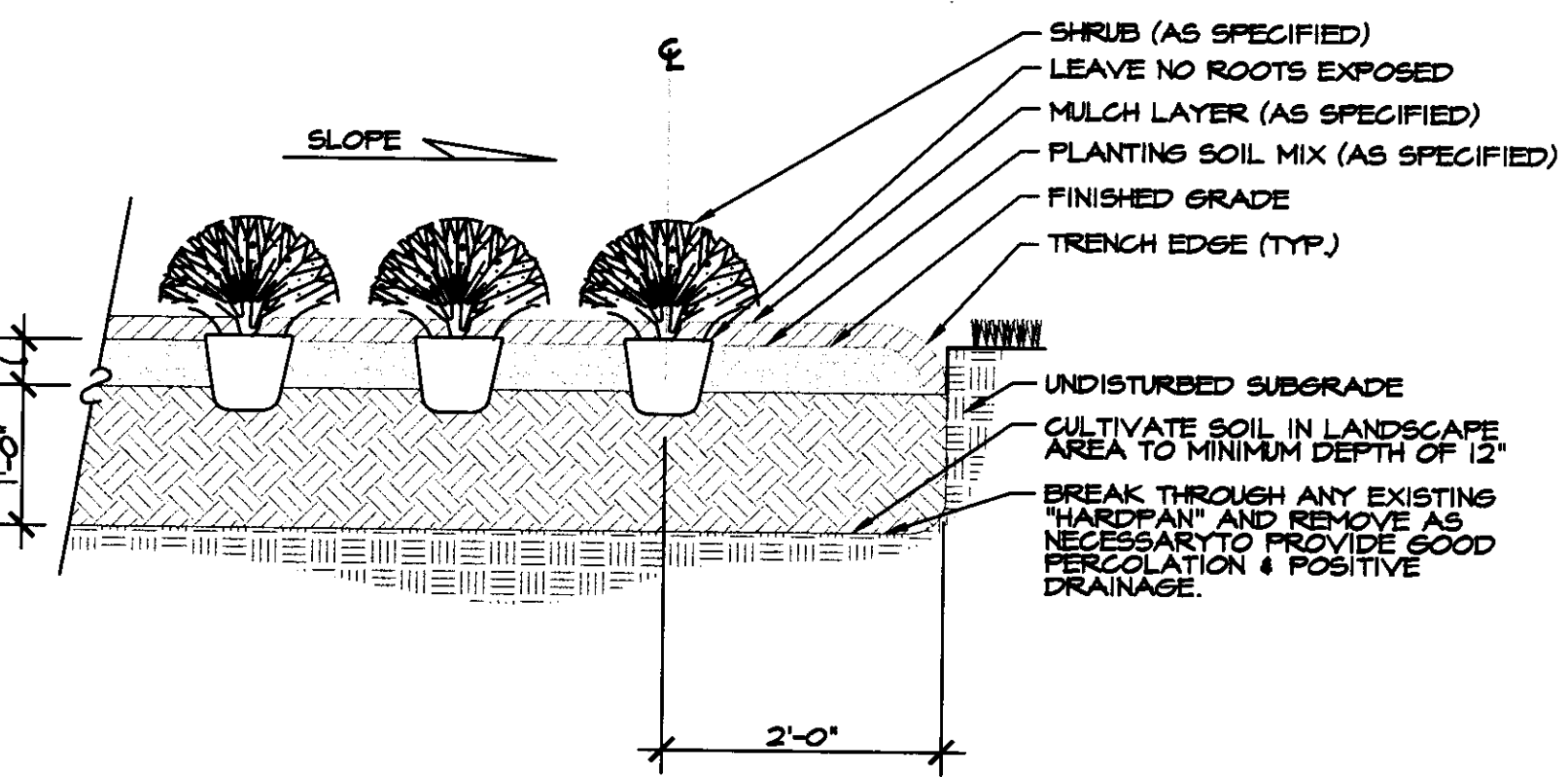
6 EXECUTIVE PARK DR. • STE 300
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P 404 | 248 | 1960
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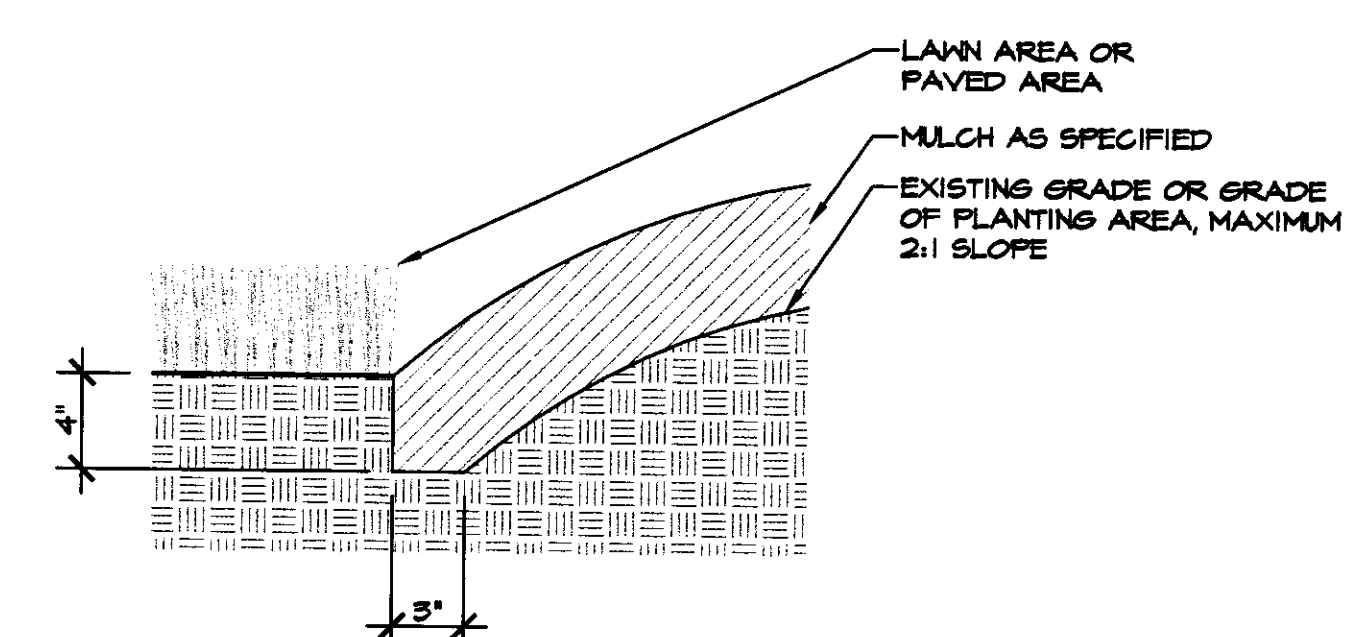




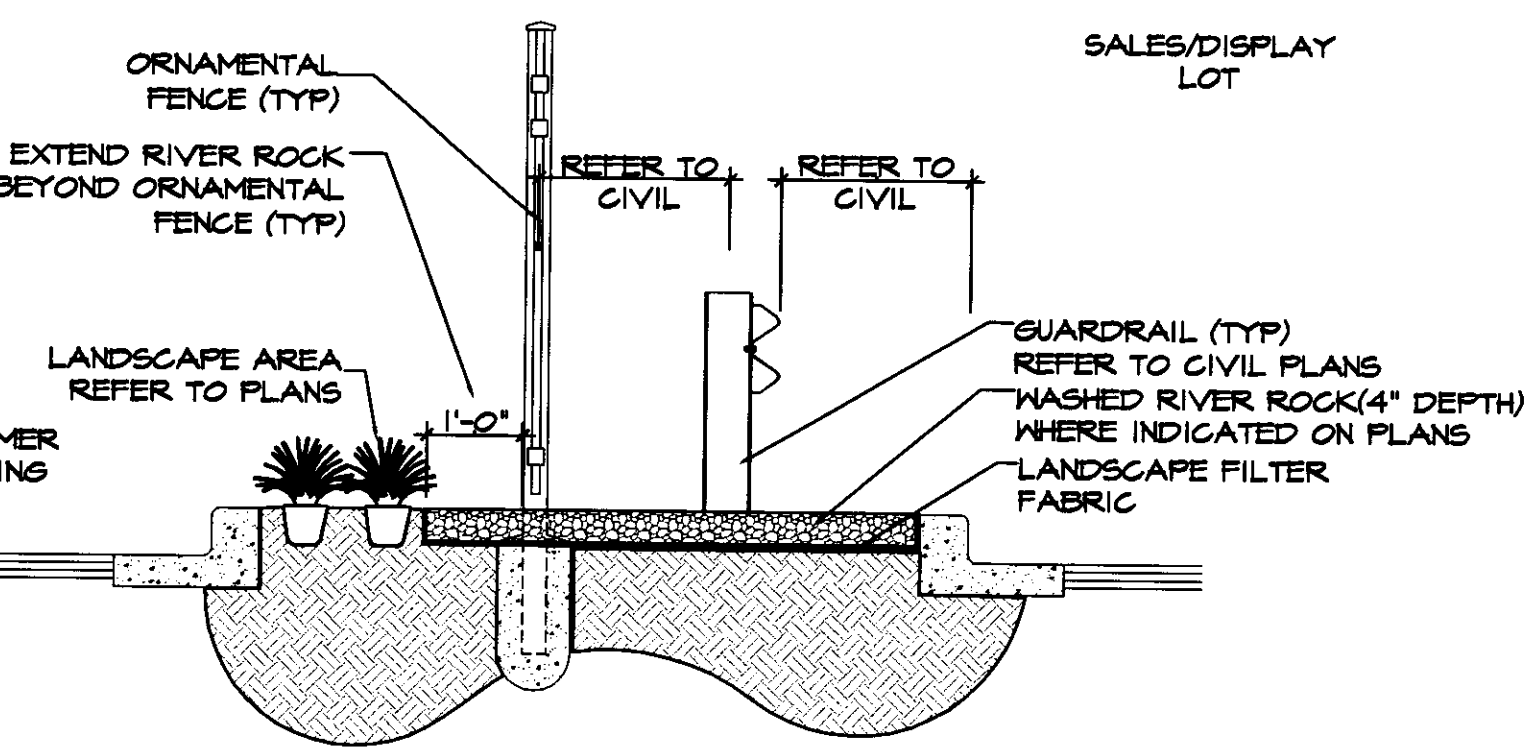
A TYPICAL TREE ROOTBALL PIT IN CULTIVATED AND MULCHED PLANTING AREA
LS-3 SCALE: 3/4"=1'-0"
FILE NAME: LSP002



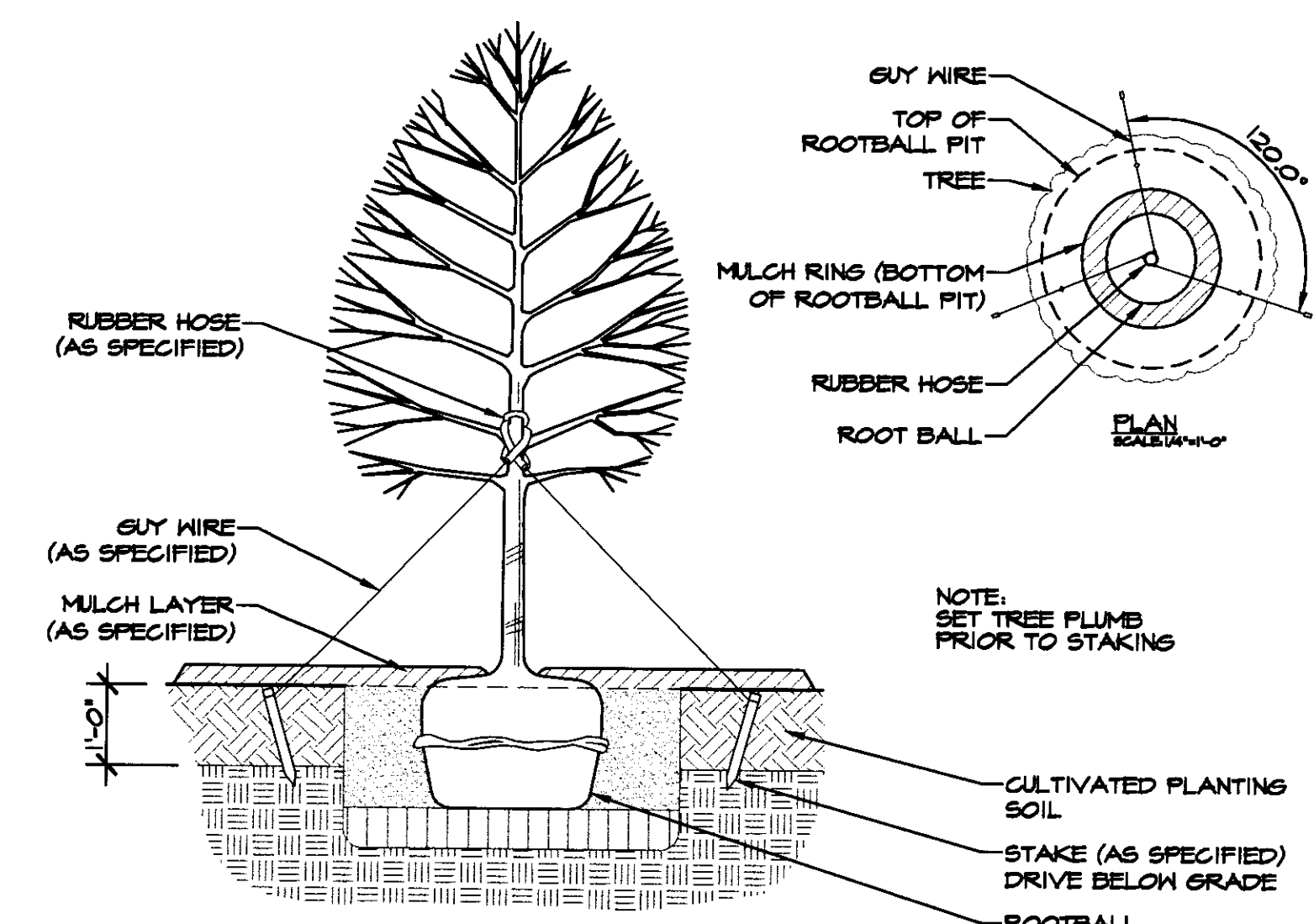
E SHRUB PLANTING
LS-3 SCALE: 3/4"=1'-0"
FILE NAME: LSP003



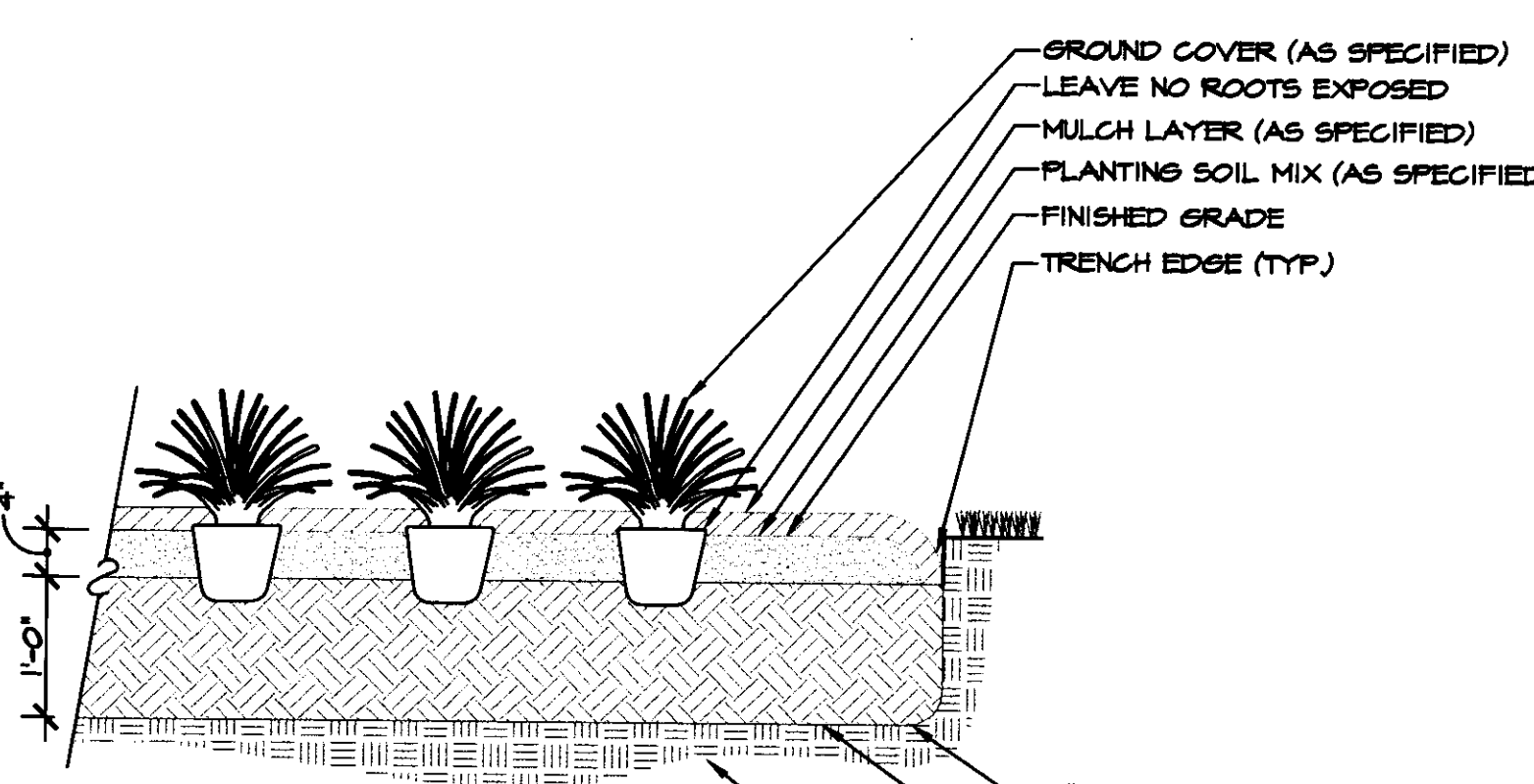
I TRENCH EDGE DETAIL
LS-3 SCALE: 1/2"=1'-0"
FILE NAME: LSP004



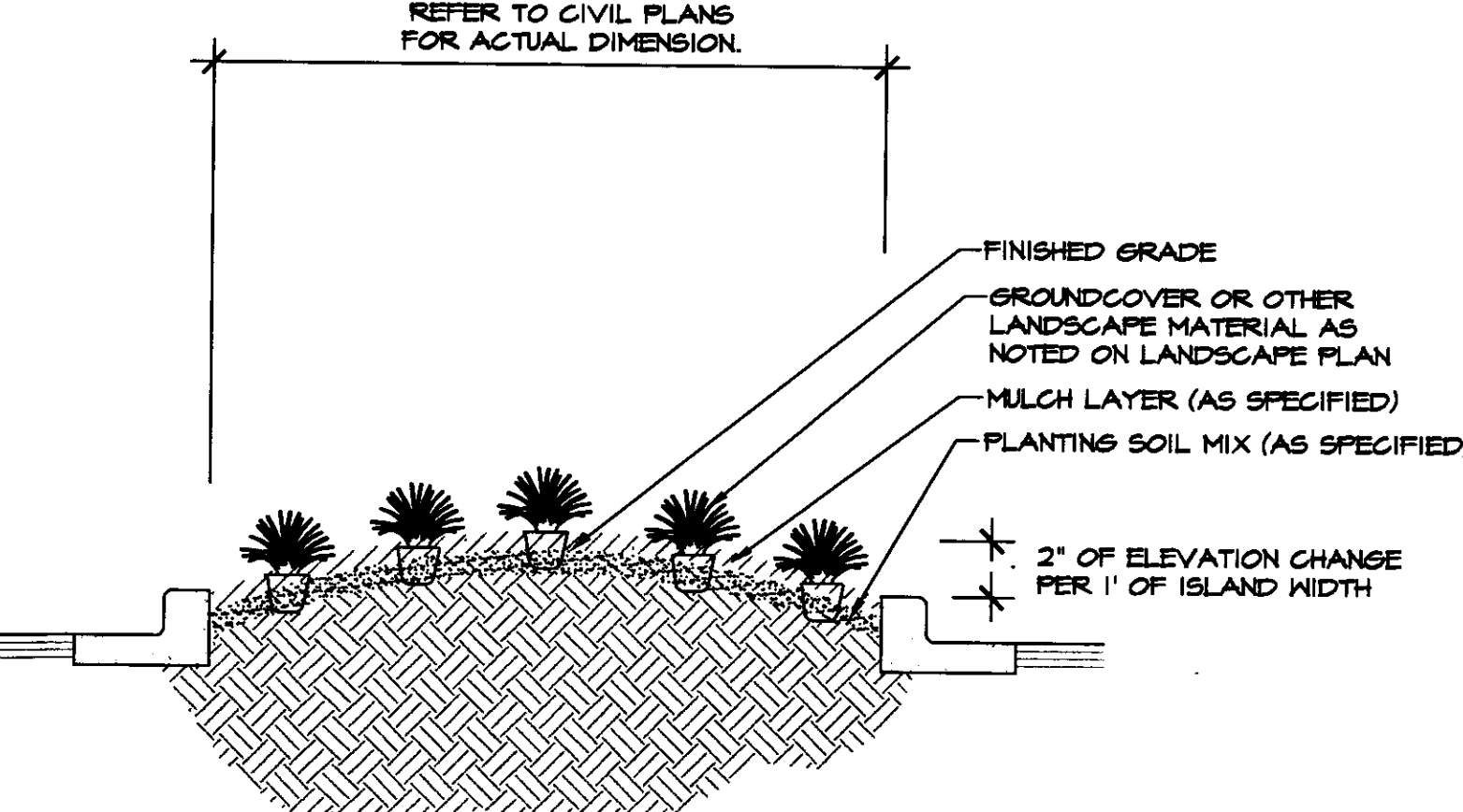
M RIVER ROCK
LS-3 SCALE: 1/2"=1'-0"
FILE NAME: LSP005



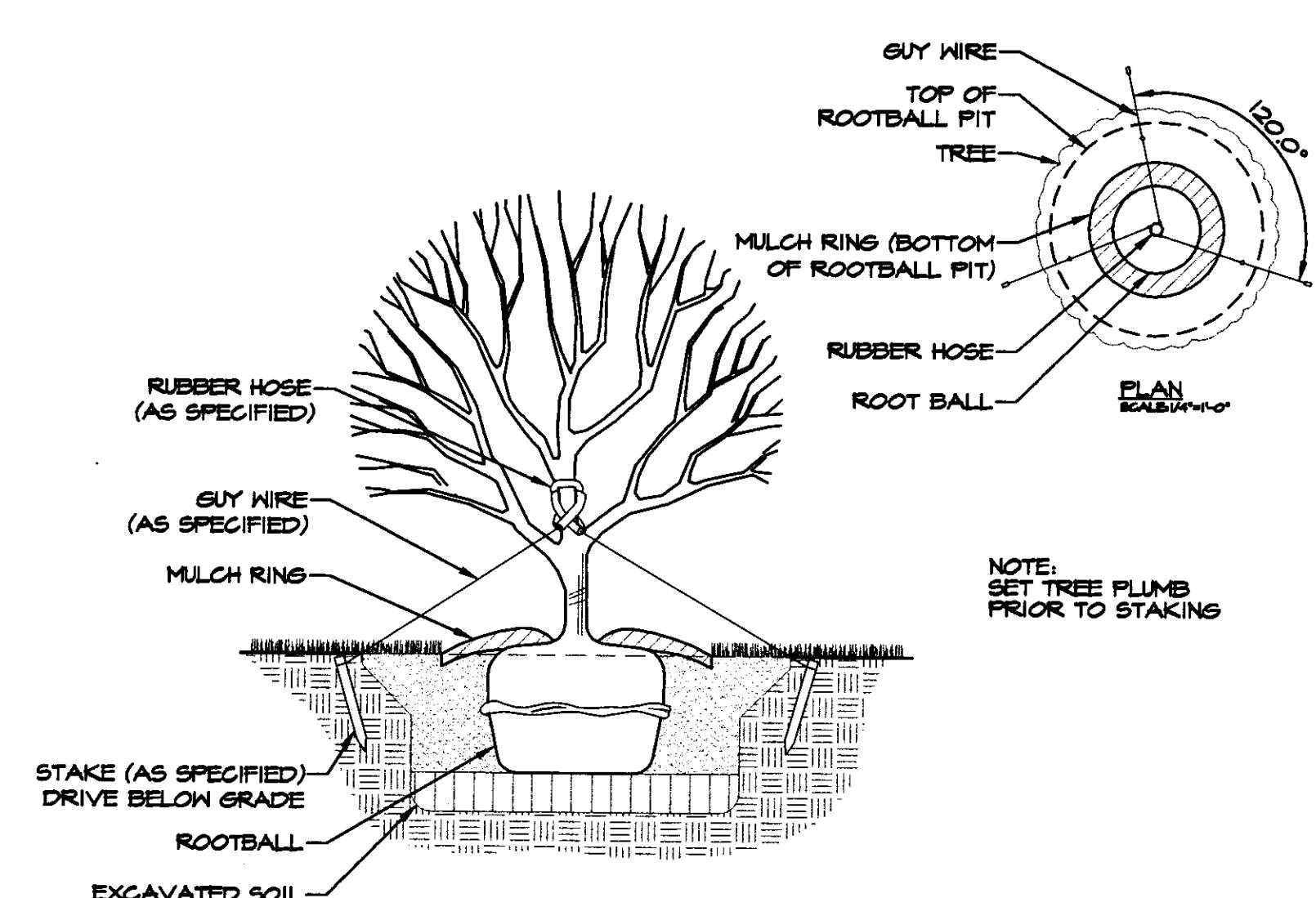
B TREE STAKING AND GUYING IN CULTIVATED AND MULCHED PLANTING AREA
LS-3 SCALE: 1/2"=1'-0"
FILE NAME: LSP006



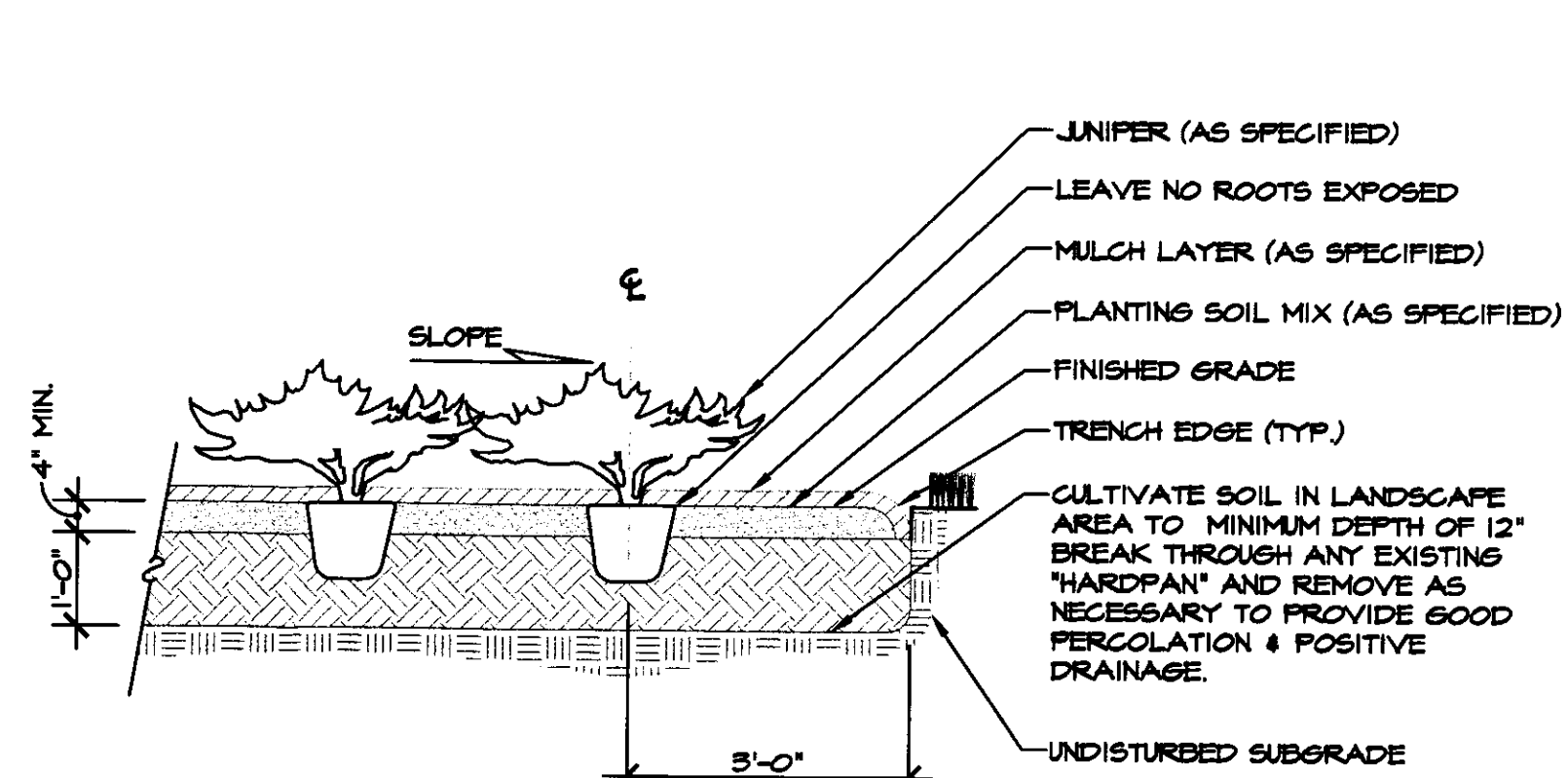
F GROUND COVER PLANTING
LS-3 SCALE: 3/4"=1'-0"
FILE NAME: LSP007



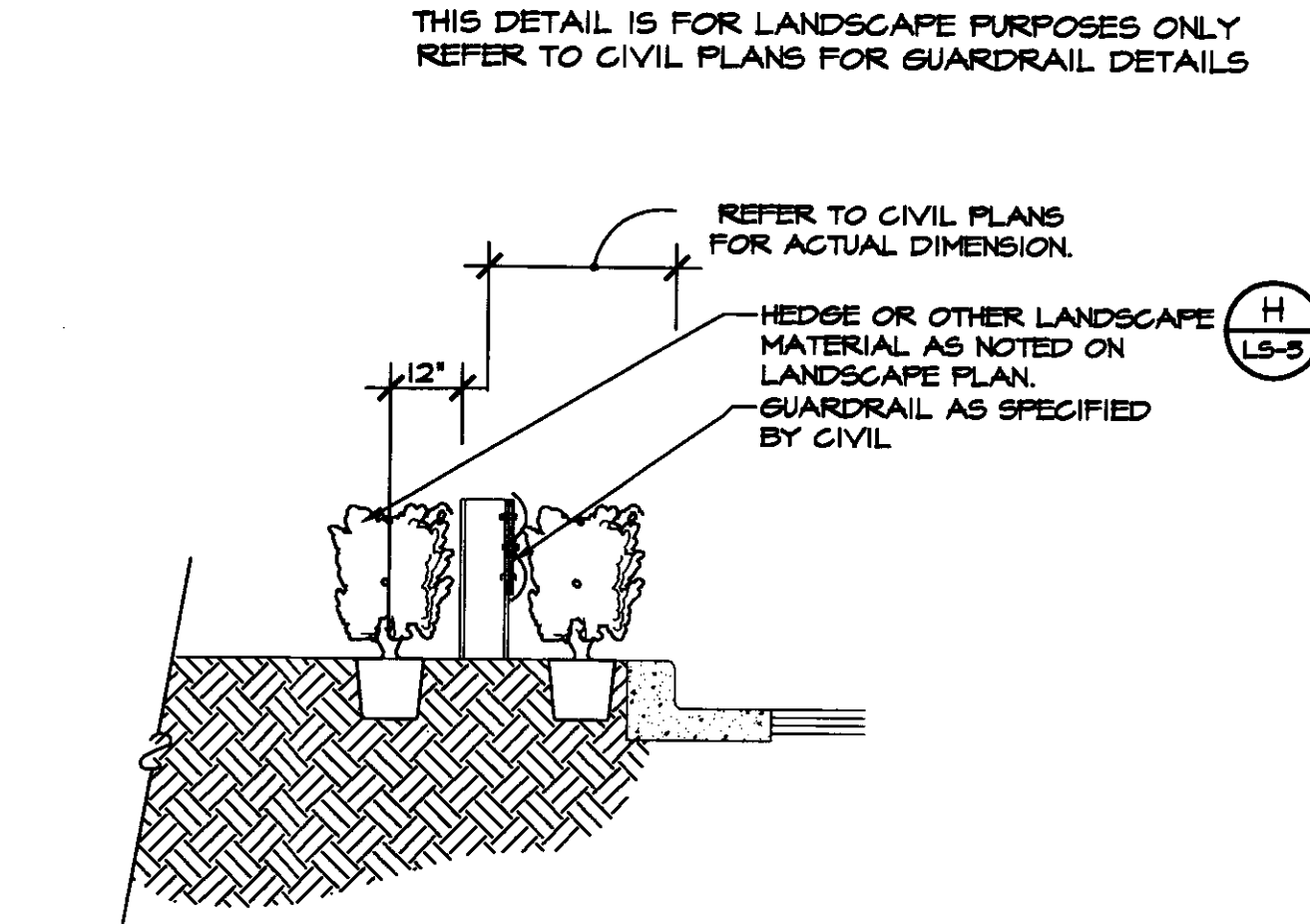
J BERMING LANDSCAPE ISLANDS
LS-3 SCALE: 1/2"=1'-0"
FILE NAME: LSP008



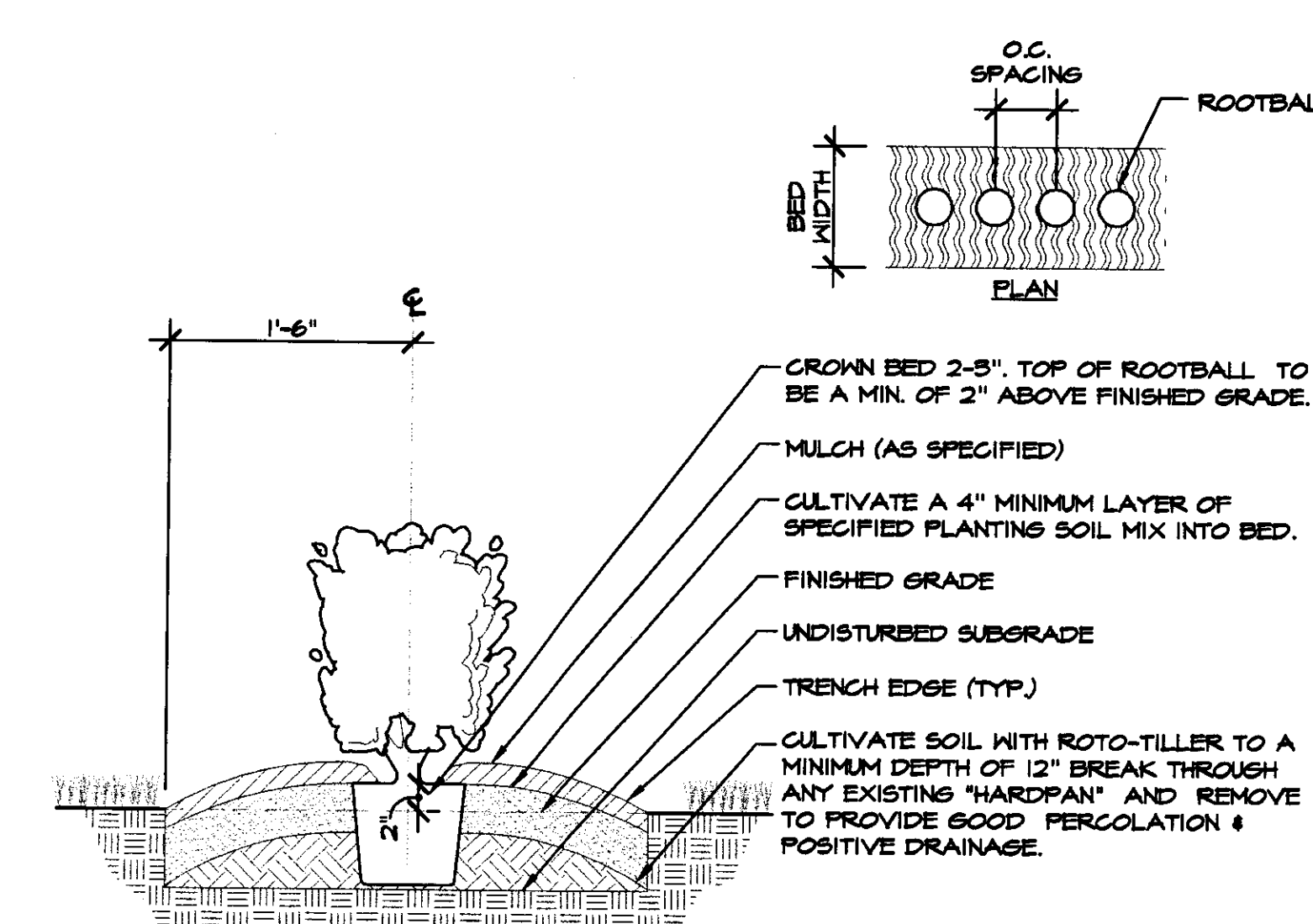
C FLOWERING TREE STAKING AND GUYING
LS-3 SCALE: 1/2"=1'-0"
FILE NAME: LSP009



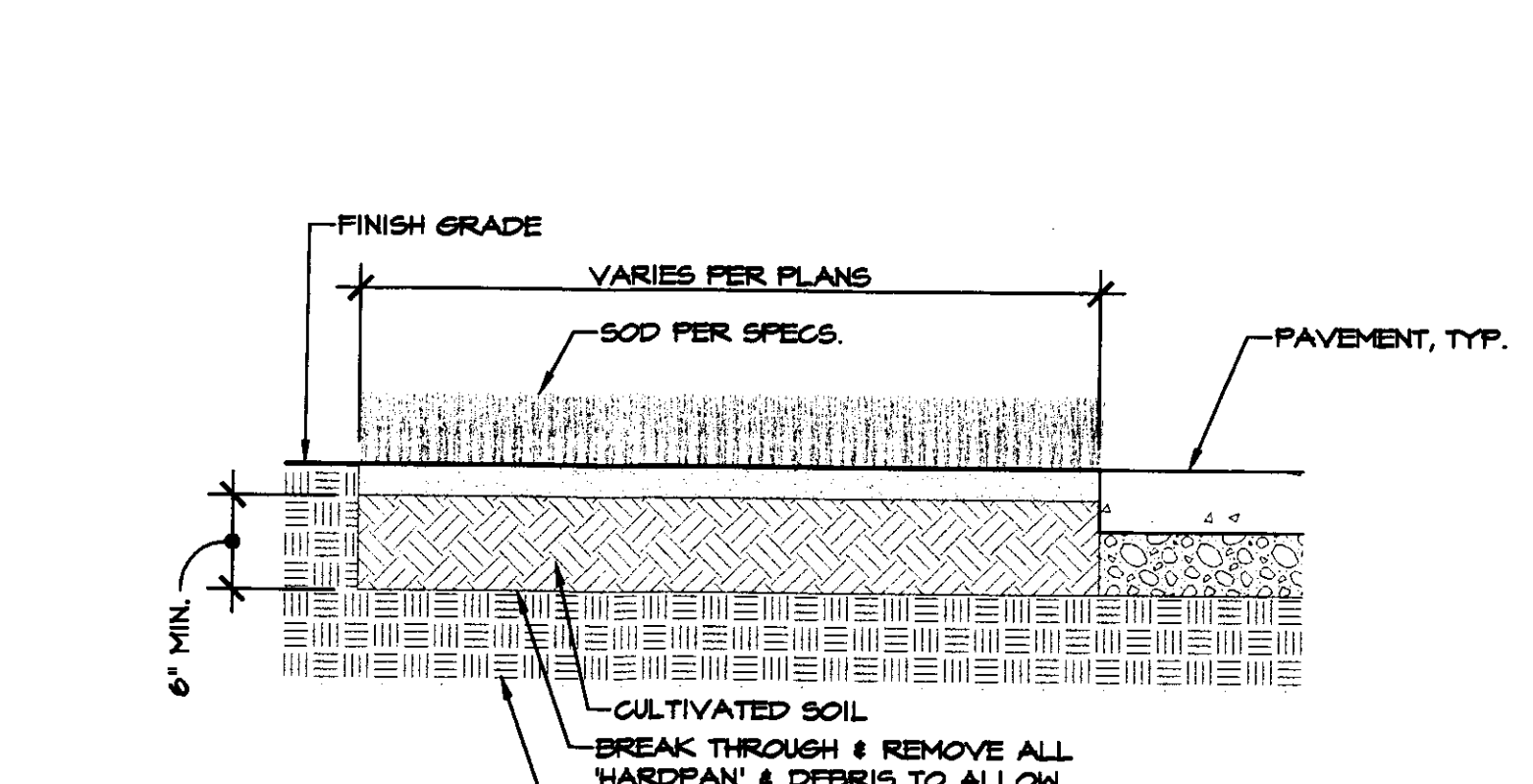
G JUNIPER PLANTING
LS-3 SCALE: 3/4"=1'-0"
FILE NAME: LSP010



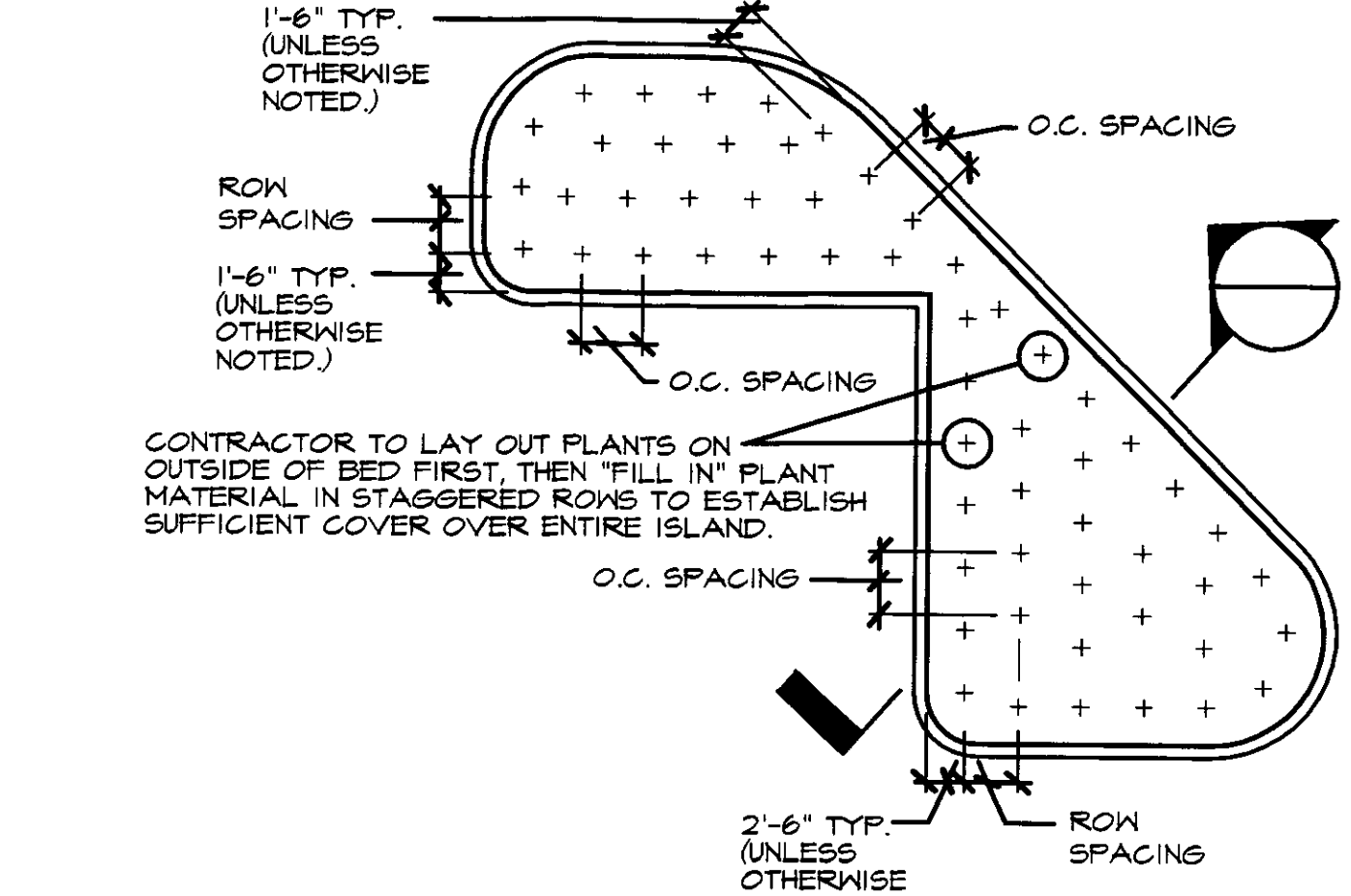
K LANDSCAPE LAYOUT AT GUARDRAIL
LS-3 SCALE: 1/2"=1'-0"
FILE NAME: LSP011



D HEDGE PLANTING (SINGLE ROW)
LS-3 SCALE: 1/4"=1'-0"
FILE NAME: LSP012

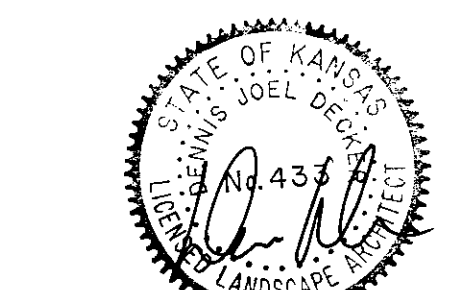


H SOD INSTALLATION
LS-3 SCALE: 1/4"=1'-0"
FILE NAME: LSP013



L TYPICAL PARKING END ISLAND PLANTING PLAN
LS-3 N.T.S.
FILE NAME: LSP014

DP-36 PARCEL 2
LANDSCAPE PLAN
APPROVED BY JES
SHEET 3 OF 4
M-APP 604, 1 OF 2



RELEASED FOR CONSTRUCTION
FILE # - 04283

APPROVAL

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	02/07/05	PERMIT/ BID DOCUMENTS
2	03/18/05	OWNER/PERMIT COMMENTS

Carmax
THE AUTO SUPERSTORE
STORE NO. 7267
WICHITA, KANSAS

PROJECT NO 20-02096.02

DATE 24 FEB 2005

SHEET TITLE LAND

DEVELOPMENT

DETAILS

SHEET NO **LS-3**