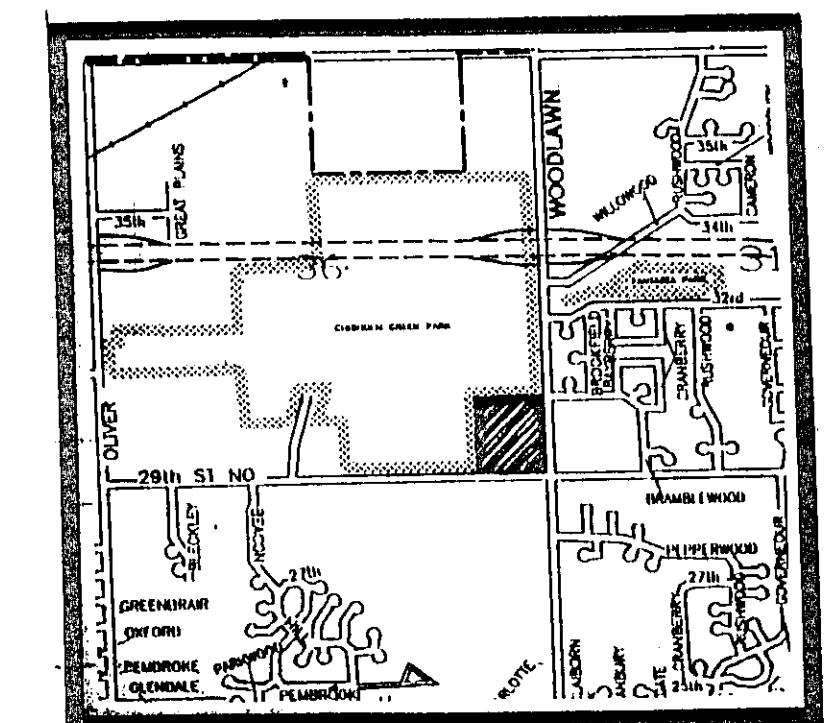


GENERAL PROVISIONS

1. THIS DEVELOPMENT AS PROPOSED TO CONTAIN 13.17 GROSS ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS FIVE (5) PARCELS PERMITTING LIGHT COMMERCIAL, OFFICE AND EDUCATIONAL USES. FOR SPECIFIC USES, SEE PARCEL DESCRIPTIONS.
3. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON PLAN VIEW.
4. ACCESS CONTROL: ACCESS TO 29TH STREET NORTH SHALL BE LIMITED TO FOUR (4) OPENINGS, ONE OPENING EACH TO PARCELS 1, 2, 4 AND 5 WITH COMPLETE ACCESS CONTROL ON THE EAST 40' OF PARCEL 3. ACCESS TO WOODLAWN SHALL BE LIMITED TO THREE (3) OPENINGS, ONE OPENING EACH ON PARCELS 1, 2 & 3 WITH COMPLETE ACCESS CONTROL ON THE SOUTH 40' OF PARCEL 3.
5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF THE SIGN CODE TITLE 24 (REVISED MAY 1990) OF THE CITY OF WICHITA, EXCEPT THAT NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED. NO FLASHING LIGHTS IN SIGNS; EXTERNAL SIGNS, WHETHER MOUNTED ON STRUCTURES OR FREE-STANDING, SHALL BE VISIBLE FROM THE PARK FOR PARCEL #1. NO FREE-STANDING EXTERIOR SIGNS WITHIN 400 FEET OF THE NORTHEAST AND 245 FEET OF THE SOUTHWEST CORNERS OF THE C.U.P., EXCEPT FOR GROUND SIGNS LIMITED TO A MAXIMUM HEIGHT OF 6 FEET FOR SIGN MESSAGE AREA AND A MAXIMUM MESSAGE AREA OF 50 SQUARE FEET PER SIGN; ALL EXCEPT OF THOSE MANDATED BY LAW OR LOCAL ORDINANCE.
7. ALL DRAINAGE WAYS AND DRAINAGE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE DRAINAGE PLAN FOR THE C.U.P. SHALL LIMIT THE RUNOFF TO A MAXIMUM RATE NOT TO EXCEED PRE-DEVELOPMENT QUANTITY. DEVELOPMENT OF THE SITE SHALL NOT SUBSTANTIALLY IMPACT THE WATER QUALITY OF CHISHOLM CREEK.
8. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENTS WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
9. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.
10. A. A TEN (10) FOOT LANDSCAPE BUFFER CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES SHALL BE REQUIRED ALONG THE EAST PROPERTY LINES OF PARCELS 2 AND 3 AND THE SOUTH PROPERTY LINES OF PARCELS 1 AND 5 WHERE ACROSS FROM RESIDENTIALLY ZONED AREAS (SEE PLAN VIEW).
- B. IN THE EVENT PARCEL 1 IS DEVELOPED WITH THE WILDLIFE CENTER A 30' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE NORTH AND WEST BOUNDARIES OF PARCELS 2 & 3 AND THE NORTH BOUNDARY OF PARCEL #4 ALONG WITH A 100' BUFFER ALONG THE EAST BOUNDARY OF PARCEL #1 AND SHALL INCLUDE EARTH BERMS AND A MINIMUM OF ONE TREE FOR EVERY 40 LINEAL FEET OF PROPERTY BOUNDARY. THIS BUFFER IS TO BE INSTALLED AND MAINTAINED BY THE OWNER OF PARCEL #1. PLANTINGS IN THESE AREAS SHALL CONSIST OF DECIDUOUS TREES 2" CAL AND/OR CONIFERS 6" TALL AND MAY INCLUDE SHRUBS, GRASS AND OTHER ORNAMENTAL PLANTINGS. SCREENING OF THE NORTH AND WEST SIDES OF PARCELS 2, 3 AND THE NORTH SIDE OF PARCEL #4 (WITH FENCING, WALLS, BERMS, AND/OR PLANT MATERIALS) WOULD BE ACCOMPLISHED AND PERMANENTLY MAINTAINED WITHIN THE BOUNDARIES OF PARCEL #1. SUCH LANDSCAPING PLANS MUST BE SUBMITTED TO THE CITY, THROUGH KOWP, TO NPS FOR REVIEW AND APPROVAL. IF OFFICE USES ARE DEVELOPED THE 30' BUFFER ALONG THE NORTH LINE OF PARCELS 2 & 3 AND THE WEST LINE OF 2 MAY BE WAIVED.
11. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE LANDSCAPE BUFFERS SHALL INDICATE THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIAL AND METHOD OF PROVIDING WATER AND SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS ON PARCELS INVOLVED. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIPS 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.
12. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
13. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
14. A. A DECAL LANE AS REQUIRED BY THE FINAL STREET PLAN ALONG THE SOUTH AND EAST LINES OF THIS C.U.P. SHALL BE GUARANTEED AT THE TIME OF PLATTING AS APPROVED BY TRAFFIC ENGINEERING.
- B. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF A MEDIAN IN 29TH STREET NORTH, INCLUDING LEFT TURN MOVEMENTS AND STORAGE LANES, AND THE RECONSTRUCTION OF THE MEDIAN ALONG WOODLAWN INCLUDING LEFT TURN MOVEMENTS AND STORAGE LANES AS NEEDED.
- C. THE NEED FOR AND THE LOCATION OF THE LEFT TURN MOVEMENT AND STORAGE LANES ON 29TH STREET NORTH, AND WOODLAWN SHALL BE DETERMINED BY THE CITY ENGINEER, AND SHALL BE COMPLETED AT NO COST TO THE CITY OF WICHITA.
15. A. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID 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 PRIOR TO FINAL APPROVAL OF THE PARKING PLAN.
- B. FIRE HYDRANT INSTALLATION AND PAVED ACCESS SHALL BE PROVIDED TO ALL BUILDING SITES FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
16. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR AWAY FROM ADJACENT RESIDENTIAL PROPERTY.
17. NO SOUND EQUIPMENT INTENDED FOR EXTERNAL MESSAGES THAT CAN BE HEARD BEYOND THE PROPERTY AND/OR OTHER AUDIO USE WILL BE INSTALLED, UNLESS REQUIRED BY CODE.
18. EARTH TONES WOULD BE USED FOR THE EXTERIORS OF ALL IMPROVEMENTS WITHIN THE C.U.P.
19. IF MULTIPLE OWNERSHIP IS ANTICIPATED FOR PARCELS 2, 3, 4 AND 5, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA. NOTE: ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S). PARCEL #1 SHALL NOT BE REQUIRED TO BELONG TO THE OWNERS ASSOCIATION AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL FACILITIES ON PARCEL #1.
20. PARCEL DESCRIPTIONS:
PARCEL NUMBER 1:
PROPOSED USES:
A. FOR ALL OF PARCEL #1 REGARDLESS OF ZONING - REGIONAL WILDLIFE EDUCATIONAL CENTER (INCL. CLASSROOMS, OFFICES, AUDITORIUM AND ASSOCIATED INDOOR AND OUTDOOR FACILITIES), INCLUDING MEDICAL AND DENTAL CLINICS, LANDSCAPE, SIDEWALKS, ENTRY MONUMENTS, DIRECTIONAL GRAPHICS, PARKING FACILITIES, OUTDOOR PAVED AREAS, COVERED SHELTERS, FREE STANDING RESTROOMS, LAKE CONSTRUCTION, AND EXTERIOR LIGHTING.
B. FOR THAT PORTION OF PARCEL #1 ZONED LC ONLY - ALL USES DESCRIBED UNDER PARCEL #2 BELOW.
GROSS AREA - 8.39 ACRES (365,468 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 35,000 SQ. FT. (10% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 50,000 SQ. FT.
FLOOR AREA RATIO - .137
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 3
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 9
SETBACKS - AS INDICATED ON PLAN VIEW
PARCEL NUMBER 2:
PROPOSED USES: RESTAURANTS, RETAIL SHOPS, FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL CLINICS, CLOTHING STORES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOPS, TAILOR SHOPS, SHOES STORES, KIDWEAR, APPLIANCE STORES, FITNESS CENTERS, NEW CAR LEASING/SALES (INDOOR SHOWROOM - NO OUTDOOR LOT OR REPAIR FACILITIES), SUBJECT TO BZA APPROVAL.
GROSS AREA - 1.45 ACRES (63,278 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 18,983 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 14,750 SQ. FT.
FLOOR AREA RATIO - 0.369
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 9
SETBACKS - 35' ALONG THE EAST, 20' ALONG THE NORTH AND WEST, AND 30' ALONG THE SOUTH PROPERTY LINE.
PARCEL NUMBER 3:
PROPOSED USES: CONVENIENCE STORES, SERVICE STATIONS WITH ACCESSORY, SINGLE LANE, AUTOMATIC, ENCLOSED CAR WASH WITH BZA APPROVAL, AND ALL USES IN PARCEL 2.
GROSS AREA - .94 ACRE (40,755 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 10,800 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 10,800 SQ. FT.
FLOOR AREA RATIO - 0.265
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 9
SETBACKS - 35' ALONG THE SOUTH AND EAST PROPERTY LINES.
PARCEL NUMBER 4:
PROPOSED USES: SAME AS PARCEL 2
GROSS AREA - 1.22 ACRE (53,082 S.F.)
MAXIMUM BUILDING COVERAGE - 15,925 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 19,587 SQ. FT.
FLOOR AREA RATIO - 0.369
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 9
SETBACKS - 35' ALONG 29TH ST., 30' ALONG EAST, 15' ALONG WEST, AND 20' ALONG THE NORTH PROPERTY LINE.
PARCEL NUMBER 5:
PROPOSED USES: SAME AS PARCEL 2
GROSS AREA - .20 ACRE (8,718 S.F.)
MAXIMUM BUILDING COVERAGE - 15,725 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 19,343 SQ. FT.
FLOOR AREA RATIO - 0.369
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 9
SETBACKS - 35' ALONG 29TH ST., 15' ALONG EAST, AND 20' ALONG THE NORTH AND WEST PROPERTY LINE.



LOCATION MAP

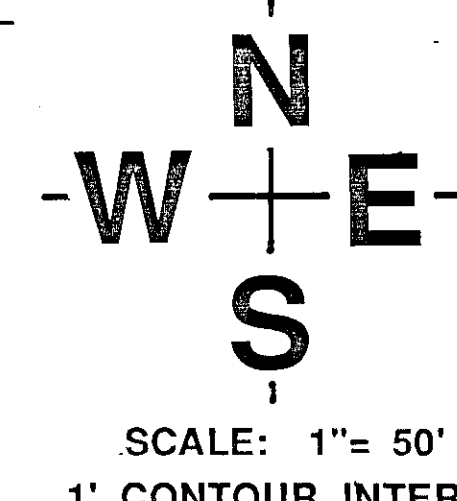
DP-175 (AMENDMENT #1)
THE BOARDWALK COMMERCIAL
APPROVED CUP
MPC APP'D 8-1-91
BCC APP'D 8-21-91
A.A.R.D. COPY 1-6-92

COTTONWOOD VILLAGE ZONED AA

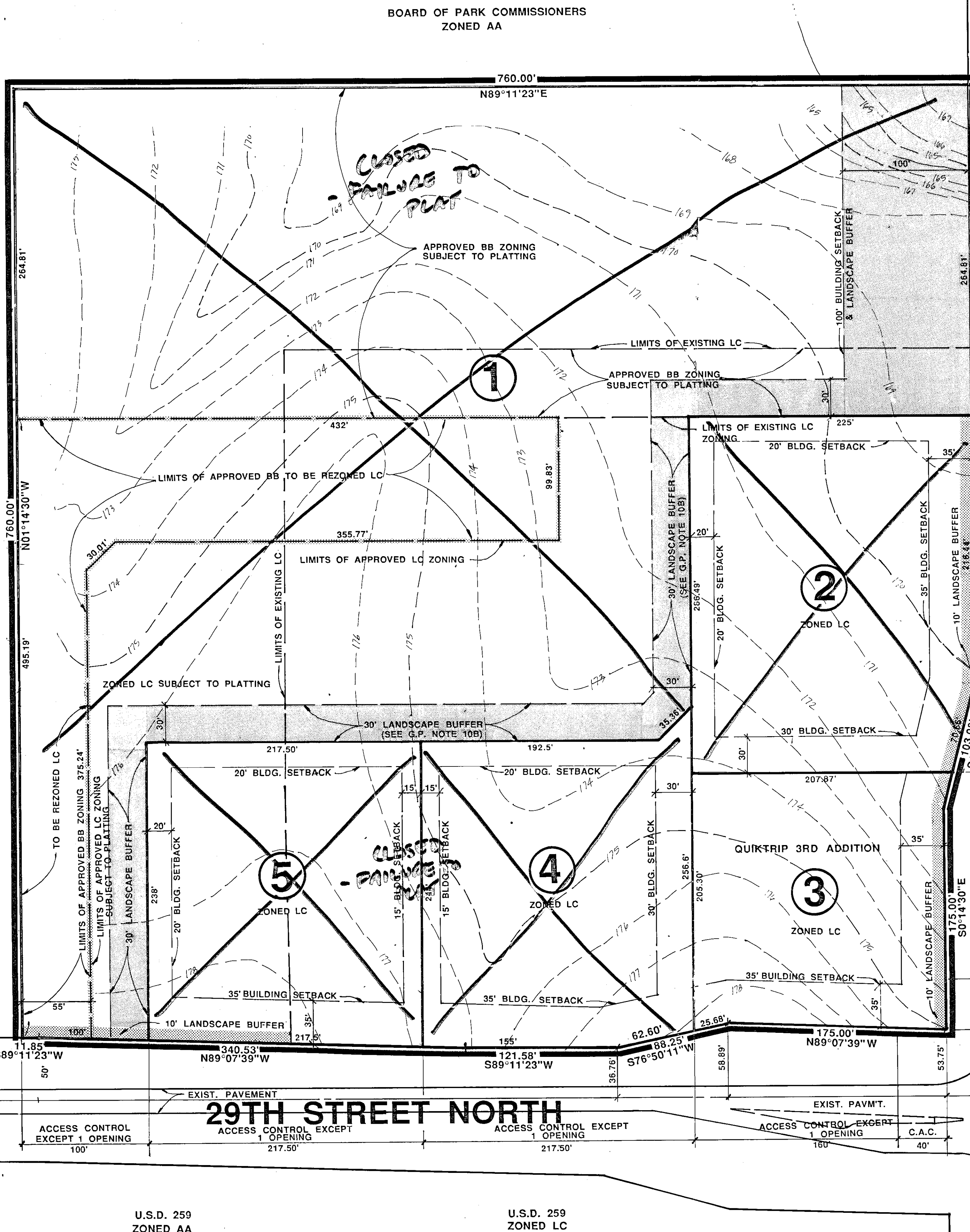
30TH ST. NO.

WOODLAWN AVE

ALLENS FARM ZONED R-5



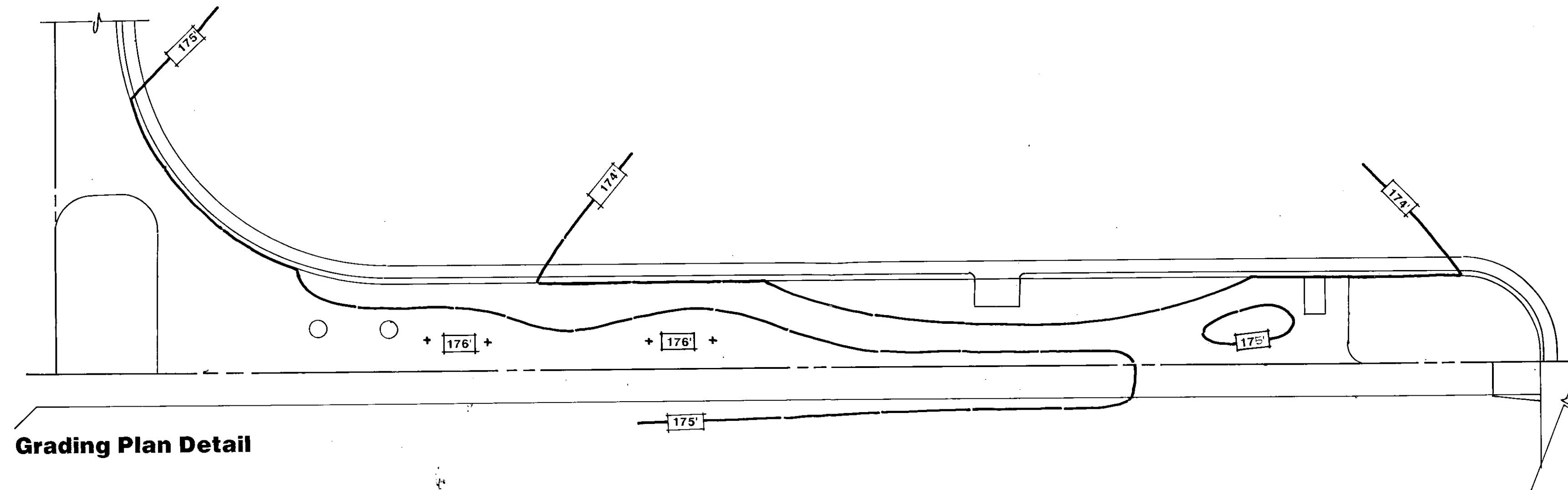
13.17 AC.



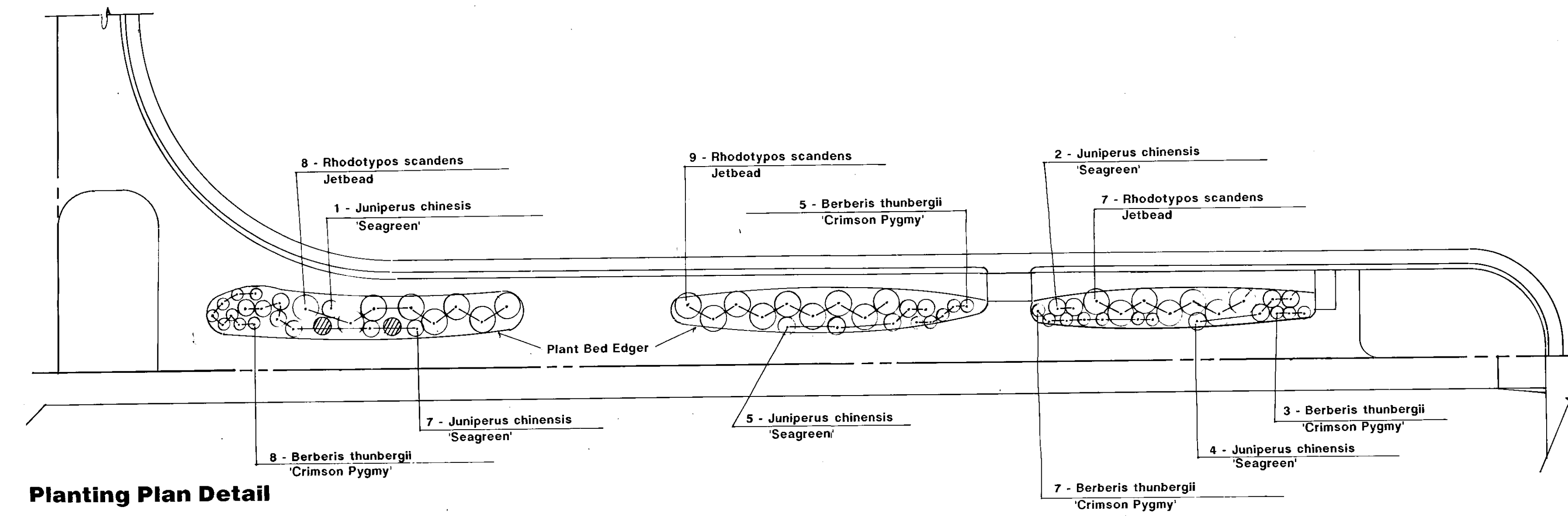
COMMUNITY UNIT PLAN D.P.-175 AMENDED (JUNE 1991) THE BOARDWALK

OWNER: WOODLAWN LAND CO. PARTNERSHIP A KANSAS GENERAL PARTNERSHIP 7633 E. KELLOGG, WICHITA, KS 67207

DATE: SEPT. 9, 1987 REV. JUNE 13, 1991 JUNE 19, 1991 JULY 2, 1991 JULY 22, 1991



Grading Plan Detail



Planting Plan Detail

Plant List			
Name	Size	Quantity	Spacing
Berberis thunbergii 'Crimson Pygmy'	2 gal	23	as shown (18" oc typ)
Juniperus chinensis 'Seagreen'	5 gal	19	as shown (2' oc typ)
Rhodotypos scandens 'Jetbead'	5 gal	24	as shown (3' oc typ)

North  Scale: 1" = 10'

Planting Design Detail

Quiktrip # 393
Wichita, Kansas

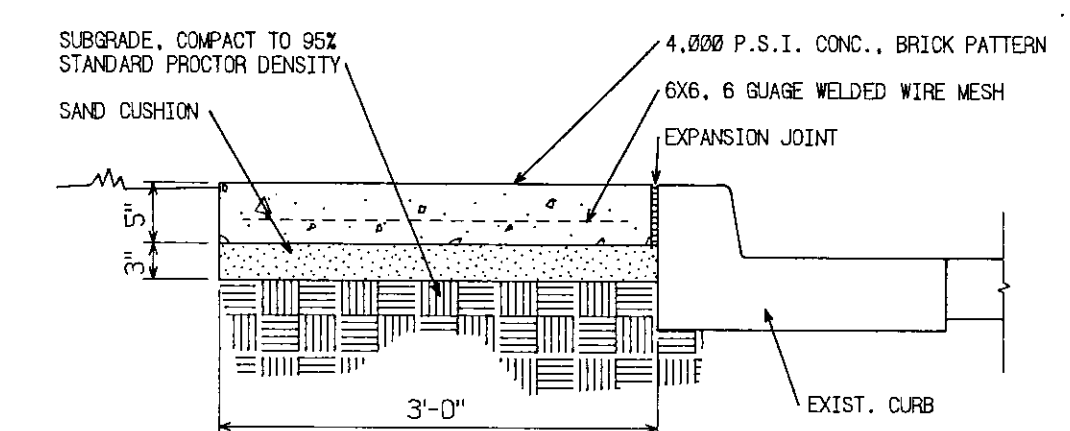
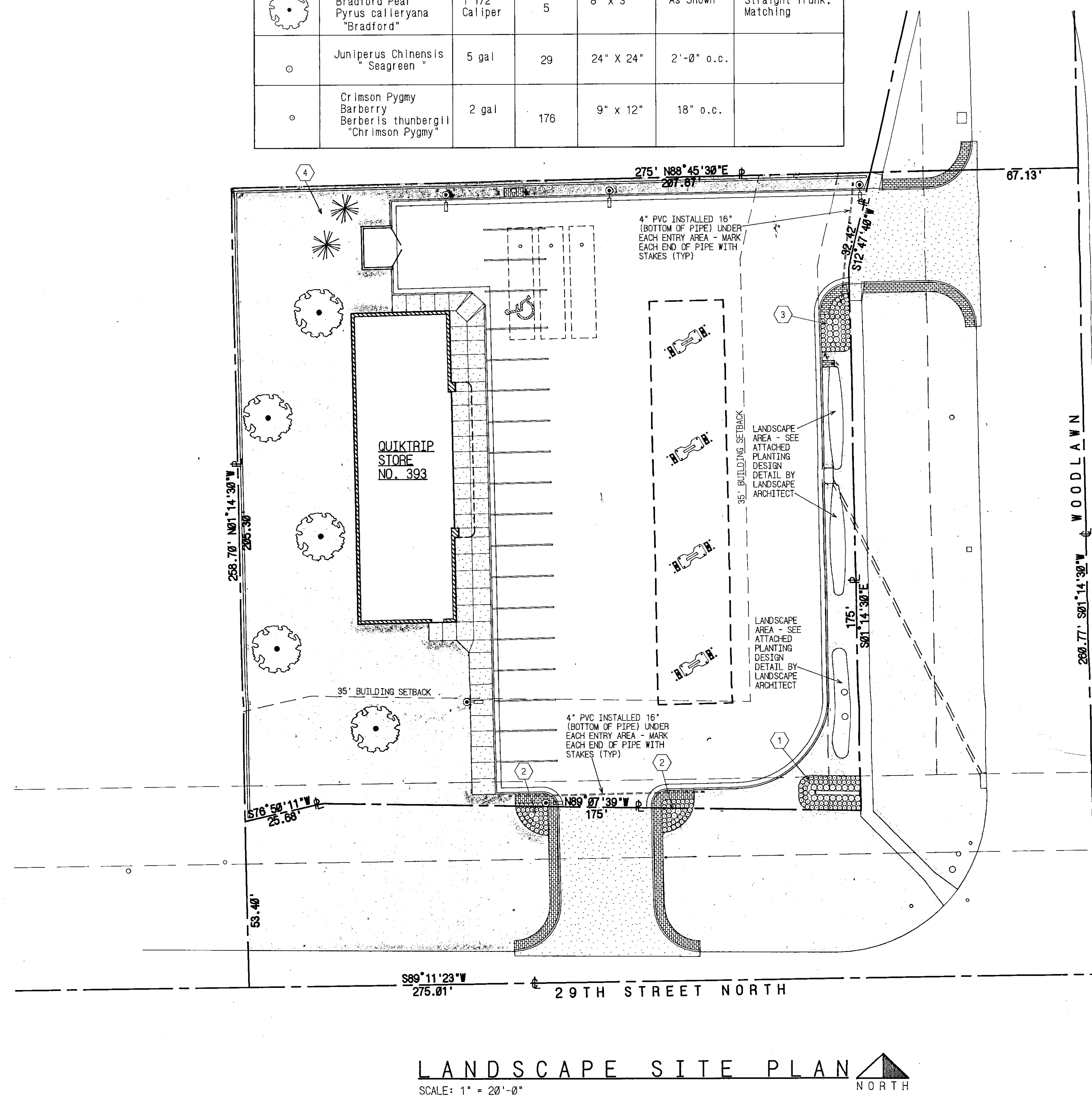
Holloway Architects
Lenexa, Kansas

A.M. Niedenthal, ASLA
Landscape Architect
Prairie Village, Kansas

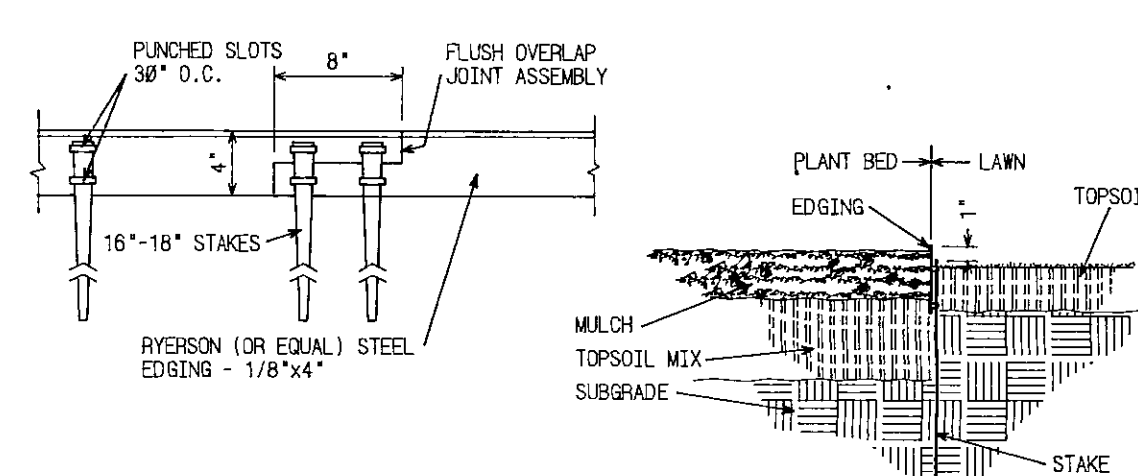
Date: 2/15/91

Edith A. Niedenthal #231

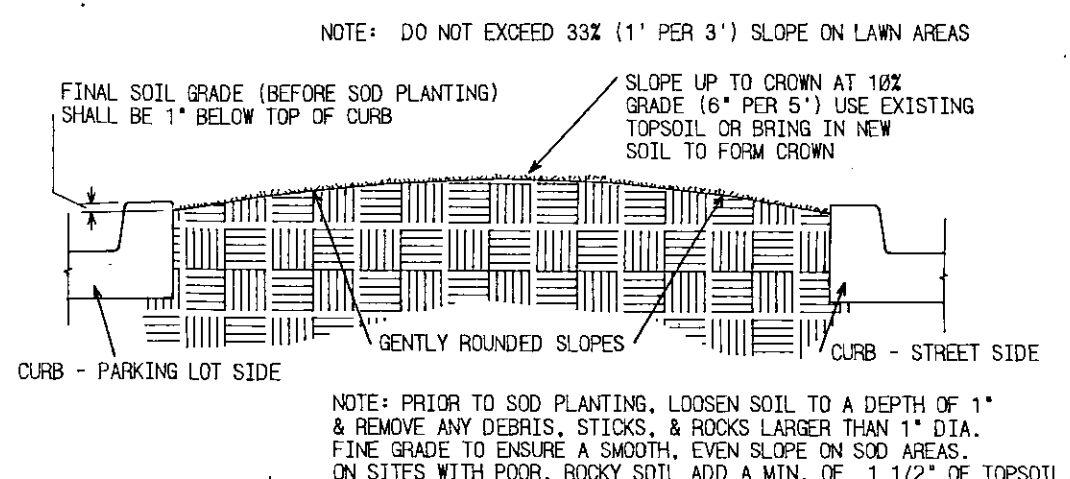
NORTHERN ZONE PLANTS & TREES						
SYMBOL	COMMON NAME BOTANICAL NAME	SIZE	QUANTITY REQ'D.	MIN. HEIGHT & SPREAD	SPACING	REMARKS
	Scotch Pine <i>Pinus Sylvestris</i>	5'-6' Ht.	2	5' x 3'-6"	As Shown	Straight Trunk, Matching
	Bradford Pear <i>Pyrus calleryana</i> "Bradford"	1 1/2" Caliper	5	8' x 3'	As Shown	Straight Trunk, Matching
	Juniperus Chinensis "Seagreen"	5 gal	29	24" X 24"	2'-0" o.c.	
	Crimson Pygmy Barberry <i>Berberis thunbergii</i> "Crimson Pygmy"	2 gal	176	9" x 12"	18" o.c.	



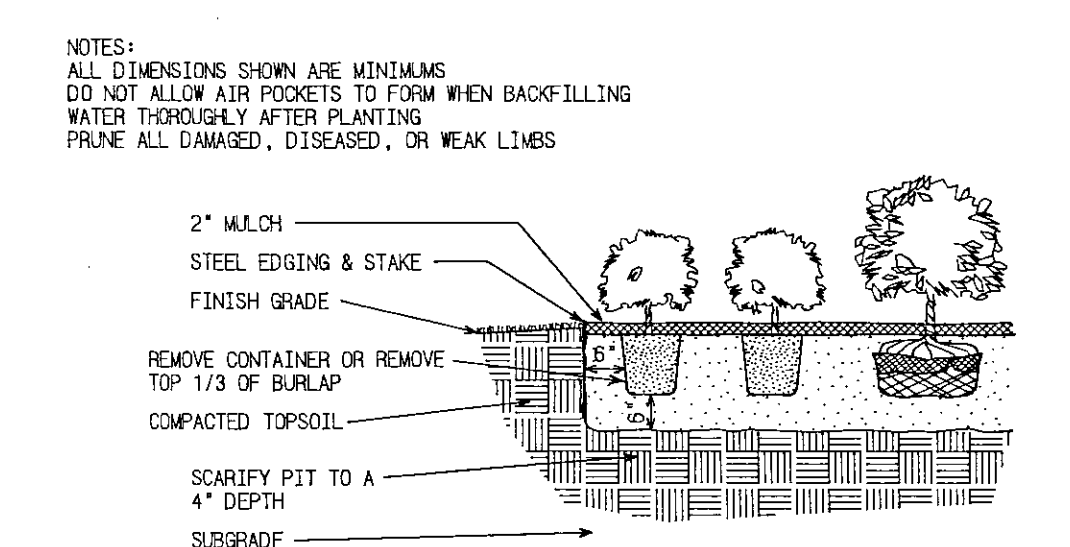
CONC. RADIUS PROTECTOR SECTION
SCALE: 3/4" = 1'-0"



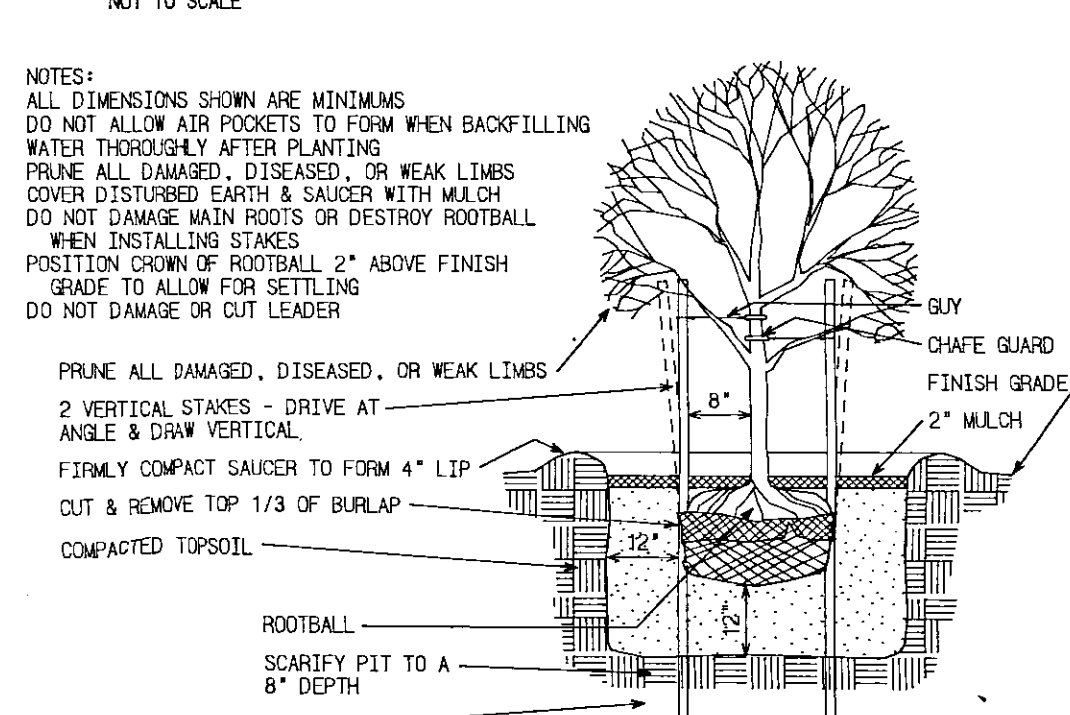
STEEL LANDSCAPE EDGING
SCALE: 1" = 1'-0"



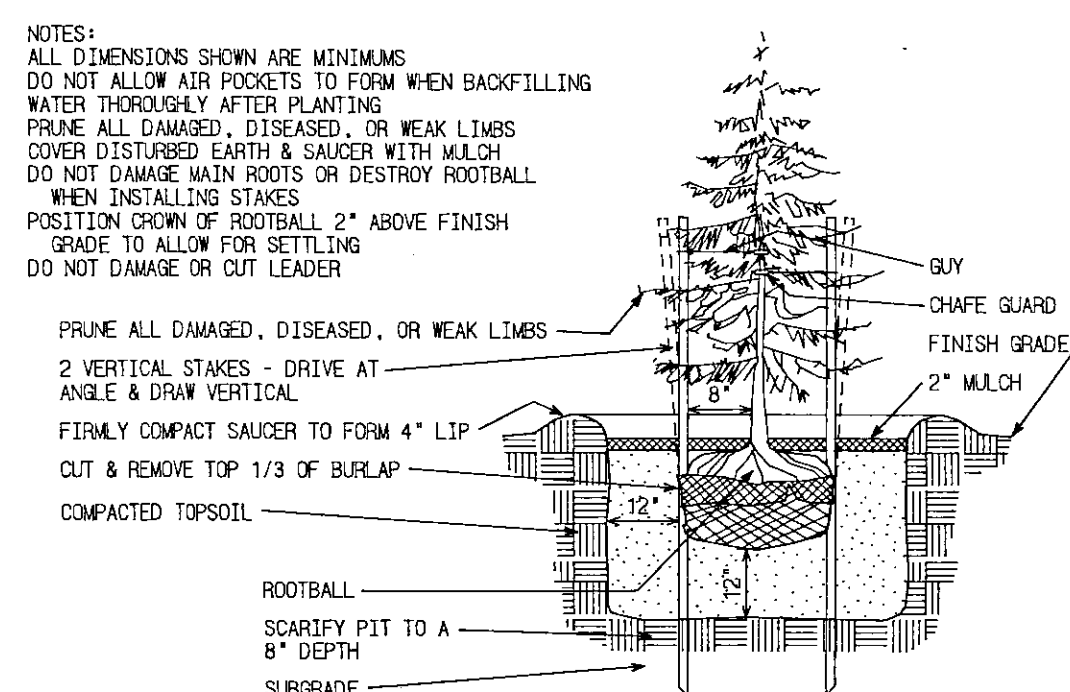
LAWN SECTION
SCALE: 1/2" = 1'-0"



SHRUB PLANTING DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING DTL.
NOT TO SCALE



EVERGREEN TREE PLANTING DTL.
NOT TO SCALE

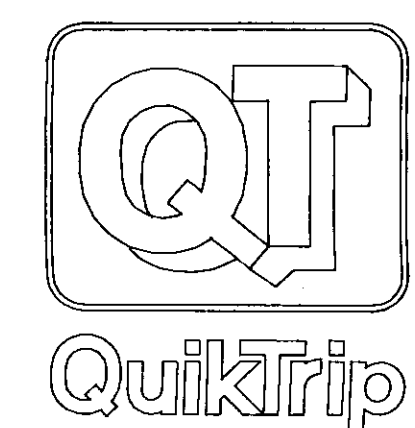
- LANDSCAPE LEGEND**
- MARK QUIKTRIP NUMBER/DESCRIPTION
- 1 LN-1-B PLANTS
 - 2 I-2-A PLANTS
 - 3 L-2-B PLANTS
 - 4 LW-4-B TREES
 - SOD
 - RADIUS PROTECTORS - NORMAL CONCRETE PAVING (NO COLOR ADDED) SCORED WITH BRICK PATTERN - SEE DETAILS THIS SHEET

HOLLOWAY ARCHITECTS

11900 WEST 87TH STREET PARKWAY
SUITE 160, LENEXA, KANSAS 66215
913-894-0707 FAX 913-894-9291

QUIKTRIP NO. 393

29TH ST. NORTH
AND WOODLAWN
WICHITA, KANSAS

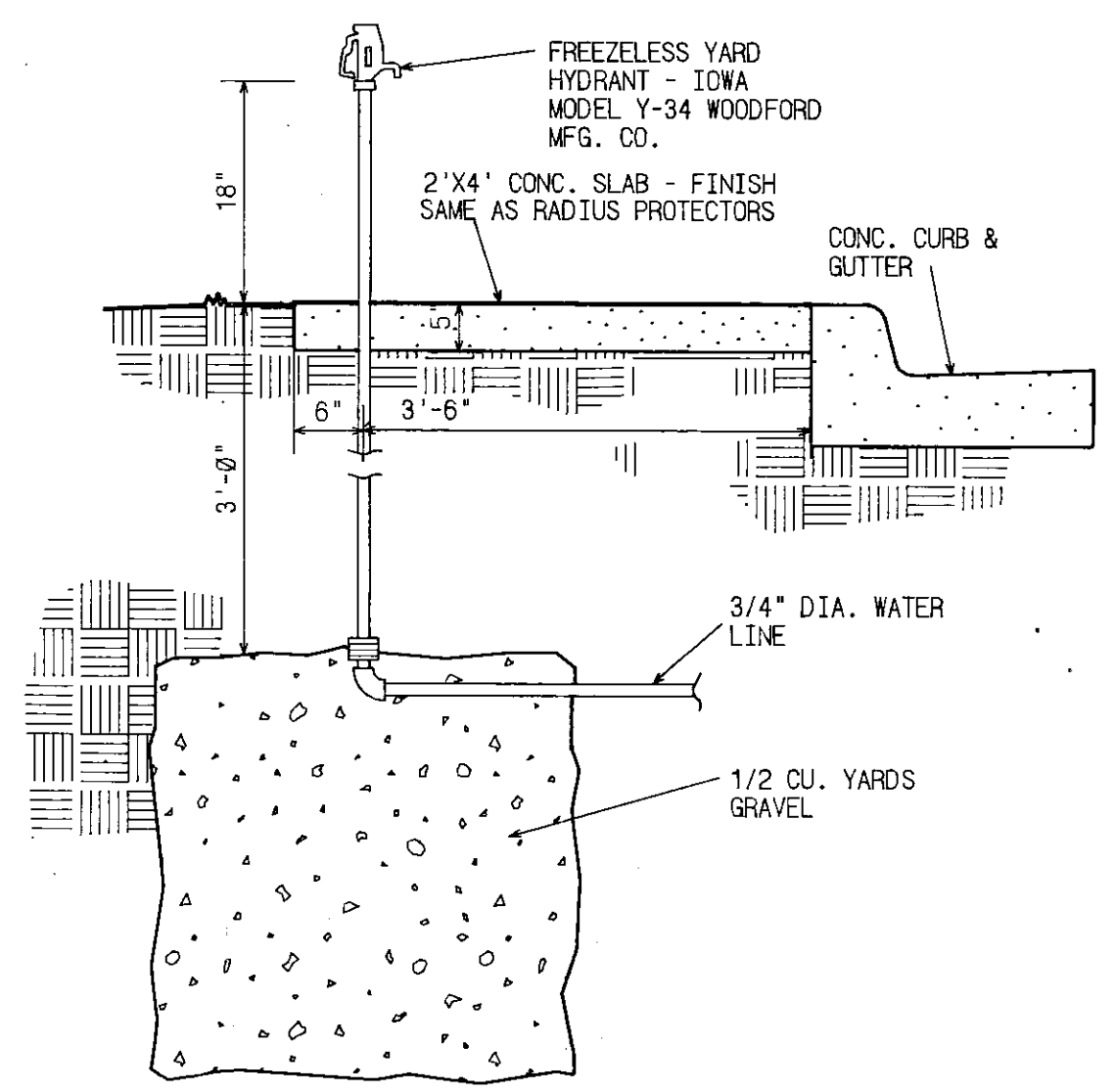
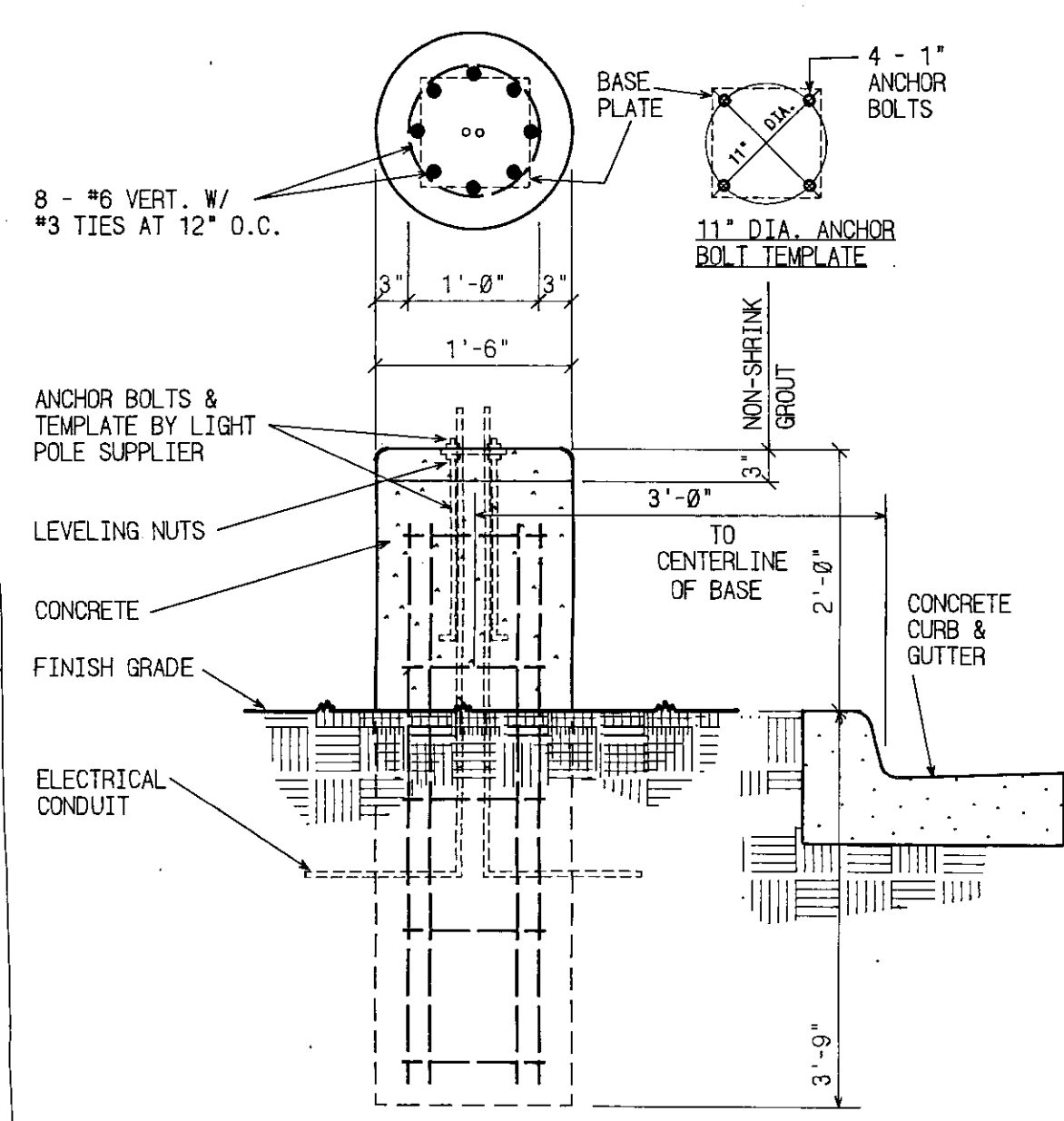
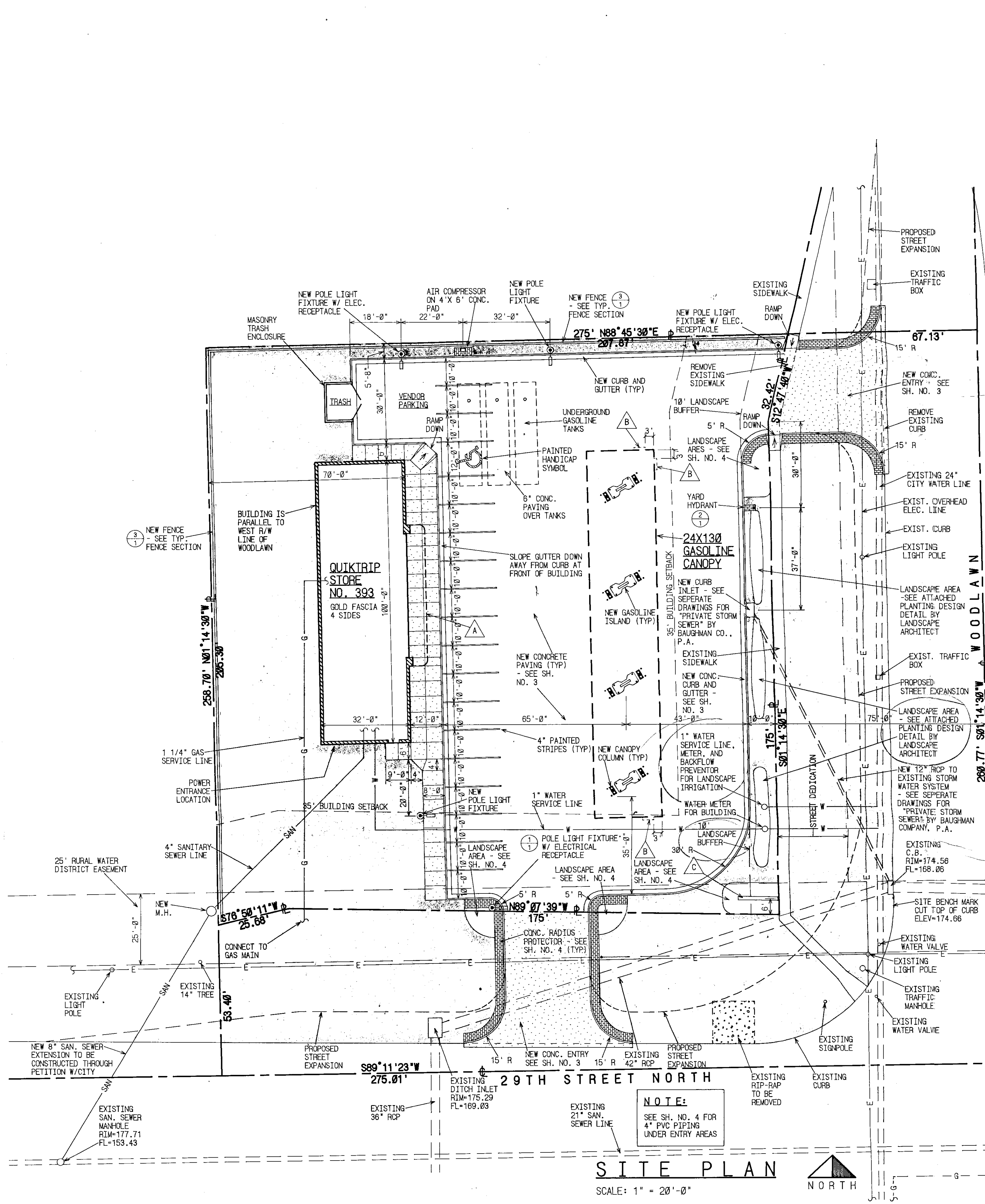


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REVISIONS
3/6/91

DATE: 12/03/90
SHEET NUMBER

4
OF 4

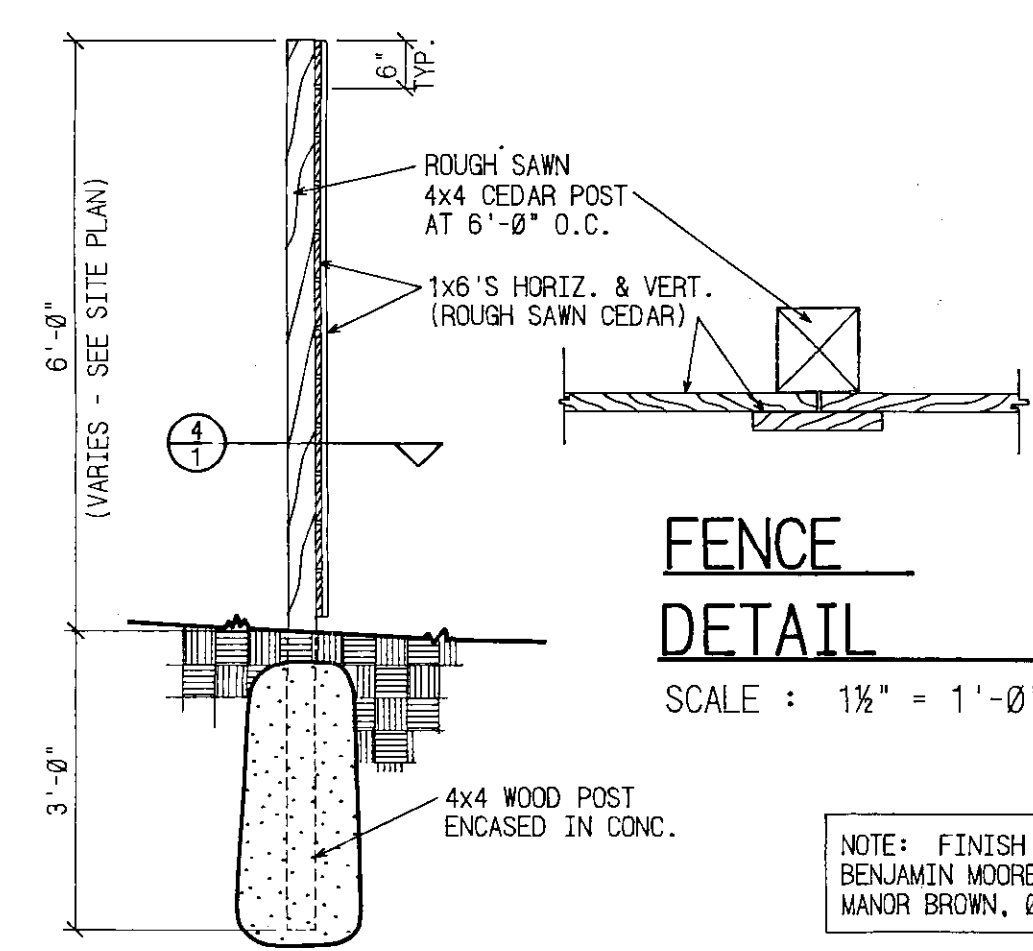


POLE LIGHT BASE
SCALE: 3/4" = 1'-0"

FREEZELESS YARD HYDRANT DETAIL
SCALE: 3/4" = 1'-0"

NOTES:

1. CONTRACTOR RESPONSIBLE FOR UNDERGROUND UTILITIES, CALL: KANSAS ONE-CALL SYSTEM INC. 687-2470 FOR VERIFICATION OF UTILITIES LOCATIONS.
2. CONTRACTOR TO OBTAIN MINOR STREET PRIVILEGE PERMIT FROM CITY ENGINEER FOR PERMANENT SYSTEMS IN RIGHT OF WAY.



NOTE:

THE UTILITY LOCATIONS REPRESENTED ON THIS DRAWING WERE COMPILED BY BOTH FIELD OBSERVATION AND INFORMATION FROM THE VARIOUS UTILITY COMPANIES. THE CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES TO VERIFY LOCATIONS OF UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION.

TYP. FENCE SECTION
SCALE: 1/2" = 1'-0"

SIGN LEGEND

MARK	QUIKTRIP NUMBER/DESCRIPTION
A	E-031 PANAFLEX STORE CANOPY SIGN
B	G-022 BUTTON SIGN FOR GASOLINE CANOPY
C	P-011R MONUMENT SIGN (HORIZONTAL)

LEGAL DESCRIPTION

A tract in the S.E. 1/4 of Sec. 36, Twp. 26-S., R-1-E of the 6th P.M., Sedwick County, Kansas, described as beginning at the S.E. Corner of said S.E. 1/4; thence west along the south line of said S.E. 1/4, 275.01 feet; thence north parallel with the east line of said S.E. 1/4, 258.70 feet; thence east at right angles to the east line of said 1/4, 275 feet to a point on the east line of said S.E. 1/4; thence south 268.77 feet to the place of beginning, except the east 50 feet thereof and the south 40 feet thereof for road, and except that part deeded for street as recorded at Film 586, Page 624.

APPROVED LANDSCAPE PLAN FOR PARCEL #3-DP-175

Marvin Skroot April 1, 1991
MARVIN S. SKROOT
DIRECTOR OF PLANNING

MATERIAL QUANTITY ESTIMATES

CONCRETE PAVING	5"	18,435 SF	285 CY
CONCRETE PAVING	6"	4,800 SF	89 CY
RADIUS PROTECTORS	5"	657 SF	10 CY
CONCRETE SIDEWALK		1,722 SF	22 CY
CURB AND GUTTER		607 LF	
EARTH FILL		2643 CY	
EARTH CUT		143 CY	

These volumes are estimates and are not to be used by contractors for bidding purposes.

HOLLOWAY ARCHITECTS

11900 WEST 87TH STREET PARKWAY
SUITE 160, LENEXA, KANSAS 66215
913-894-0707 FAX 913-894-9291

QUIKTRIP NO. 393

29TH ST. NORTH AND WOODLAWN
WICHITA, KANSAS



db:qt393
bpb

REVISIONS
3/6/91

DATE: 12/03/90
SHEET NUMBER

1

OF 4