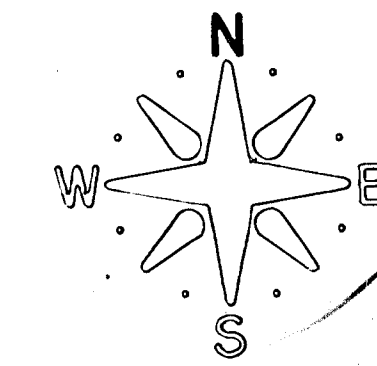


# COMMUNITY UNIT PLAN BROADWAY 47 PLAZA



Scale 1"=60'

### GENERAL PROVISIONS

- Total Land Area: 349,311 Sq. Ft. or 21.3 acres
- Legal Description: Lot 1, Broadway 47 Plaza, Wichita, Sedgewick County, Kansas, together with the north 3 feet of vacated 48th St. So., lying south of and adjacent to said Lot 1.
- Curb Cuts:
  - Maximum number of curb cuts to Broadway shall not exceed 3
  - Maximum number of curb cuts to 47th St. So. shall not exceed 4

Both the westerly entrance (existing) on 47th Street South and the entrance on Broadway across from the K-Mart major entrance shall be designed to major street standards.
- Sign Control: On site signs as permitted by zoning district.
- Fire Lane:
  - A fire lane, a minimum of 20 feet in width (except adjacent to the existing loading dock) with sufficient turning radii at corners to accommodate standard fire apparatus, shall be provided around all main structures. Said fire lane or lanes shall have a minimum of five inches of asphalt thickness. No parking shall be allowed in such fire lanes, although it may be used for general traffic circulation and passenger loading and unloading. Prior to the final approval of the parking plan, the Fire Chief or his designated representative shall approve the plan as to the location of the fire lane or lanes.
- Screening and Landscaping:
 

Planting screens as indicated on the plan shall be provided and maintained and shall consist of low shrubbery and trees not less than ten (10) feet in width and shall be of such a type, and maintained in such a manner as to not constitute a traffic hazard.

A landscape plan shall be prepared by a landscape architect and shall include the following:
 
  - Locations of planting screens, indicating the location and specifications of planting materials.
  - Planting schedule to the Planning Department for their review and approval prior to issuance of any building permits.

A financial guarantee for the plant materials approved for the landscape plan may be required prior to the issuance of occupancy permits, if the required landscaping has not been planted.
- Screening Wall:
  - A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural tile or similar material (not including woven wire or wood) shall be constructed along the west property line; such wall to be reduced to 3 feet in height within 35 feet of 47th St. So. and 48th St. So. This wall to be constructed only as the center develops and buildings are constructed adjacent to Water Street and only if abutting property to the west is utilized for residential purposes. No wall shall be constructed in any utility easements.
- 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 that the planting strips are not properly maintained.
- Off-street parking and loading spaces shall be provided as required by ordinance.
- The transfer of title of all or any portion of the land included within the Community Unit Plan 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, unless amended.
- All future utilities shall be installed underground.

### PARCEL DESCRIPTIONS

Parcel No. 1	
1. Net Area:	815,318 Sq. Ft.
2. Maximum Building Coverage:	248 or 244,815 Sq. Ft.
3. Maximum Gross Floor Area:	244,815 Sq. Ft.
4. Floor Area Ratio:	30% of total area
5. Building Setback Lines:	
47th St. So.	As shown on plan
Broadway	100 feet
South Property Line	15 feet (except see Parcel No. 1 Provision #6)
Water Street	35 feet
6. Building setback line shall be 35 feet except where existing building, loading docks and incinerator project closer. No building additions or loading docks shall be added to the south side of the existing building.	
7. Maximum Building Height:	35 feet
8. Maximum Number of Buildings:	4
9. Parking Ratio:	As per zoning ordinance
10. Proposed Uses:	Shopping Center and/or Offices, Professional personal services, Comparison and convenience shopping.
Parcel No. 2	
1. Net Area:	79,880 Sq. Ft.
2. Maximum Building Coverage:	248 or 18,000 Sq. Ft.
3. Maximum Gross Floor Area:	18,000 Sq. Ft.
4. Floor Area Ratio:	24%
5. Building Setback Lines:	
47th St. So.	35 feet
Broadway	35 feet
South line	35 feet
West line	35 feet
6. Maximum Building Height:	35 feet
7. Maximum Number of Buildings:	3
8. Parking Ratio:	As per zoning ordinance
9. Proposed Uses:	Restaurant - Offices - Convenience shopping.
Parcel No. 3	
1. Net Area:	54,650 Sq. Ft.
2. Maximum Building Coverage:	248 or 13,000 Sq. Ft.
3. Maximum Building Height:	35 feet
4. Maximum Gross Floor Area:	13,000 Sq. Ft.
5. Floor Area Ratio:	24%
6. Maximum Number of Buildings:	1
7. Building Setback Lines:	
Outdoor storage of merchandise for the garden shop is permitted in accordance with Section 28.04.090.1.28 of the zoning ordinance, subject to the approval of the screening plan by the Director of Planning and the Superintendent of Central Inspection.	
8. Proposed Uses:	As per zoning ordinance
9. Proposed Use:	Retail Sales Garden Center
10. Proposed Use:	Retail Sales Garden Center
11. Said building shall be constructed of similar material and shall be architecturally compatible to the existing buildings on the site as determined by the Superintendent of Central Inspection.	



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 Blughman Co.  
 330 Laura  
 Wichita, Kansas  
 Phone 262-7271