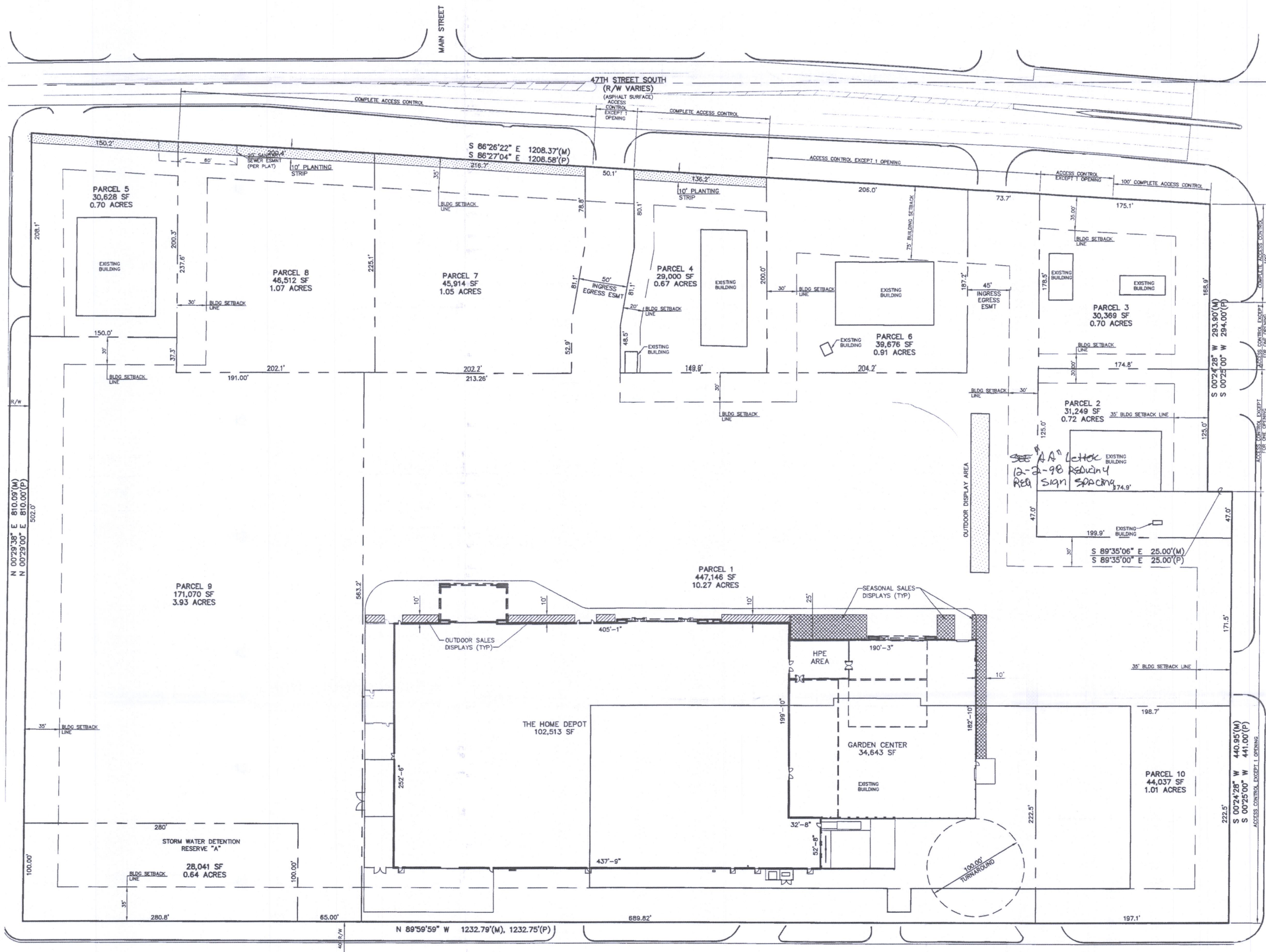


LEGAL DESCRIPTION: ALL OF THE FINAL PLAT OF BROADWAY 47 PLAZA 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

PORTION REZONE TO "GC" - GENERAL COMMERCIAL



Broadway 47 Plaza C.U.P.

Total Gross Area = 21.87 acres ±
Total Net Area = 21.87 acres ±

GENERAL PROVISIONS:

- 1.) Access control: Access to 47th Street South shall be limited to four openings...
2.) All utilities shall be installed underground.
3.) Drainage will be handled at the time of platting...
4.) Building setbacks: Minimum building setbacks shall be as indicated on the CUP and final plat plan.
5.) Parking ratio for parcels 2, 3, 4, 5, 6, 7 and 8 shall be in accordance with the appropriate code of the City of Wichita.
6.) Signs: Advertising signs for parcels 2, 3, 4, 5, 6, 7, 8, 9 and 10 shall be in accordance with Section 28.04.135...
7.) A fire lane, hard surfaced and twenty-four feet minimum in width shall be provided around all main structures...
8.) Screening and Landscaping: The planting strip, as indicated on Parcels 4, 5, 7 and 8, shall consist of trees, grass, and low shrubbery...
9.) A landscape plan, prepared by a landscape architect...
10.) Access/Drace Lanes: At the time of platting, the applicant shall guarantee the construction of the access/drace lanes...
11.) Loading Docks: No additional loading docks shall encroach into any building setback...
12.) Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
13.) Outdoor sales and storage shall be allowed on parcel 1 in the designated areas shown on the cup plan...

PARCEL DESCRIPTIONS:

- Parcel One: Proposed Use - Shopping center, financial institutions, office, personal services, Outdoor Sales and Storage...
Parcel Two: Proposed Use - Financial institutions, office, personal services, restaurants and retail sales...
Parcel Three: Proposed Use - Financial institutions, office, personal services, restaurants, service stations...
Parcel Four: Proposed Use - Financial institutions, office, personal services, restaurants, service stations...
Parcel Five: Proposed Use - Financial institutions, office, personal services, restaurants excluding drive-through facilities...
Parcel Six: Proposed Use - shopping center, financial institutions, office, personal services and retail sales...
Parcel Seven: Proposed Use - shopping center, financial institutions, office, personal services, restaurant and retail sales...
Parcel Eight: Proposed Use - shopping center, financial institutions, office, personal services, restaurant and retail sales...
Parcel Nine: Proposed Use - shopping center, financial institutions, office, personal services, restaurant and retail sales...
Parcel Ten: Proposed Use - shopping center, financial institutions, office, personal services, restaurant and retail sales...

BROADWAY 47 PLAZA COMMUNITY UNIT PLAN DP-28

Table with columns: REV, DATE, DESCRIPTION, DSN, DWN, CHK. Includes revision history and project details like 'HOME DEPOT 47TH STREET SOUTH AND BROADWAY AVENUE WICHITA, KANSAS'.

DP-28 APPROVED CUP Amendment #2 05-22-07 BL

See Admin Adjustment letter dated 5-24-07

APPROVED CUP stamp dated 11-19-2020 and 12-22-2020

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

