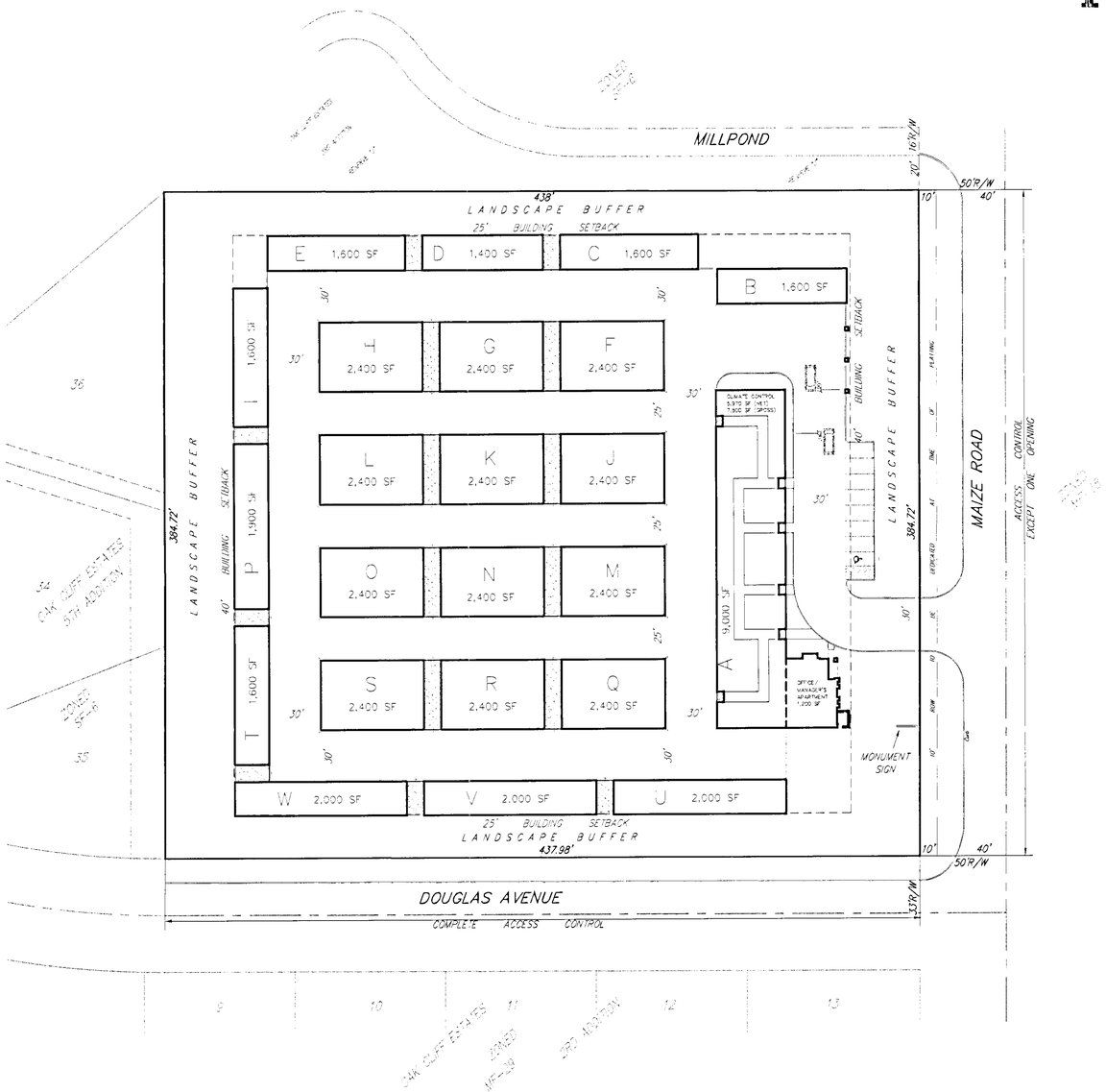
SECURITY STORAGE
PLANNED UNIT DEVELOPMENT
P.U.D. #7

#8
APPROVED PUD
MAPC 11-19-98 DM
12-15-98 WCC DM
MAPC 2 of 2

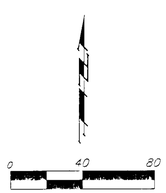


GENERAL PROVISIONS:

1. Total Land Area: 168,460 sq.ft. or 3.86 acres
   - A. Maximum Building Coverage: 55,100 sq.ft. or 32.7 percent
   - B. Maximum Number of Buildings: 23
   - C. Maximum Building Height: 25 ft.
   - D. The only permitted use is self-storage warehouse. subject to the provisions of Section III-D.6.y of the Unified Zoning Code, except where amended herein.
2. Parking shall be provided as indicated on the plan.
3. Setbacks are as indicated on the plan.
4. A Drainage Plan will be submitted to City Engineering for approval at the time of platting. If required, guarantees for drainage shall be provided at the time of platting improvements.
5. One 50 sq.ft. monument sign, limited to 12 feet in height, is permitted subject to the following restrictions:
   - A. Flashing, rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
   - B. Portable signs, off-site signs, banners, string pennants and the like are not permitted, except for a banner sign permitted for 30 days from the opening of business.
   - C. Building Signs shall be permitted on the north, east and south elevations of the Office/Manager's apartment. Said building signs shall be allowed 50 sq.ft., and similar to the building signage shown in Exhibit "B".
6. Access controls shall be as indicated on the plan.
7. Lighting for this development shall meet Section IV-B.4 of the UZC.
8. All exterior lighting shall be affixed to a building.
9. Utilities shall be installed underground.
10. The perimeter screening of this development shall be a combination of building elevations with sections of wrought iron fencing between buildings, in conjunction with the required landscape buffers as described General Provision #11.
11. Landscaping for this site shall be required as follows:
    - A. Development of the subject property shall comply with the Landscape Ordinance of the City of Wichita, except said landscaping shall be calculated at 1.5 times the ordinance requirements.
    - B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
    - C. Requirements for streetyard landscaping and buffer strip trees will be calculated at 1.5 times the minimum ordinance requirements. Requirements for parking lot screening and landscape shall comply with the landscape ordinance.
    - D. Landscape buffers shall be as follows:
      1. 40 foot landscape buffer along the east property line.
      2. 25 foot landscape buffer along the south property line.
      3. 40 foot landscape buffer along the west property line.
      4. 25 foot landscape buffer along the north property line.
    - E. In addition to the new plantings, the plan shall maximize the preservation of existing trees in the landscape buffer areas, and identify all existing trees to be preserved. Trees and/or shrubs shall be planted to provide at least partial screening to views into the storage compound.
12. Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
13. All buildings in the P.U.D. shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building roofs must use a wood-colored asphalt shingle. All perimeter buildings, except Building "A", shall be built in substantial conformance to the elevation submitted as Exhibit "A". In addition, the architectural character of the development shall be similar to other Security Storage developments as illustrated in Exhibit "B".
14. 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. Fire hydrant installation and paved access to all to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
15. The Transfer of title of all or any portion of land included within the P.U.D. (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 for commercial development and be binding upon present owners, their successors and assigns, unless amended.
16. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
17. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
18. All property included within the P.U.D. shall be platted within one year after approval of this P.U.D. by the Governing Body, or the case shall be considered denied and closed.
19. Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as P.U.D.-7) includes special conditions for development on this property.

LEGAL DESCRIPTION:

A tract in Sec. 19, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point in the east line and 1541.38 feet north of the SE Corner of said Sec. 19; thence west at right angles, 488 feet; thence south at right angles, 384.72 feet; thence east at right angles, 488 feet to the east line of said Section 19; thence north 384.72 feet to the place of beginning.



SECURITY STORAGE
P.U.D. #7

December 15, 1998

BAUGHMAN COMPANY P.A.
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