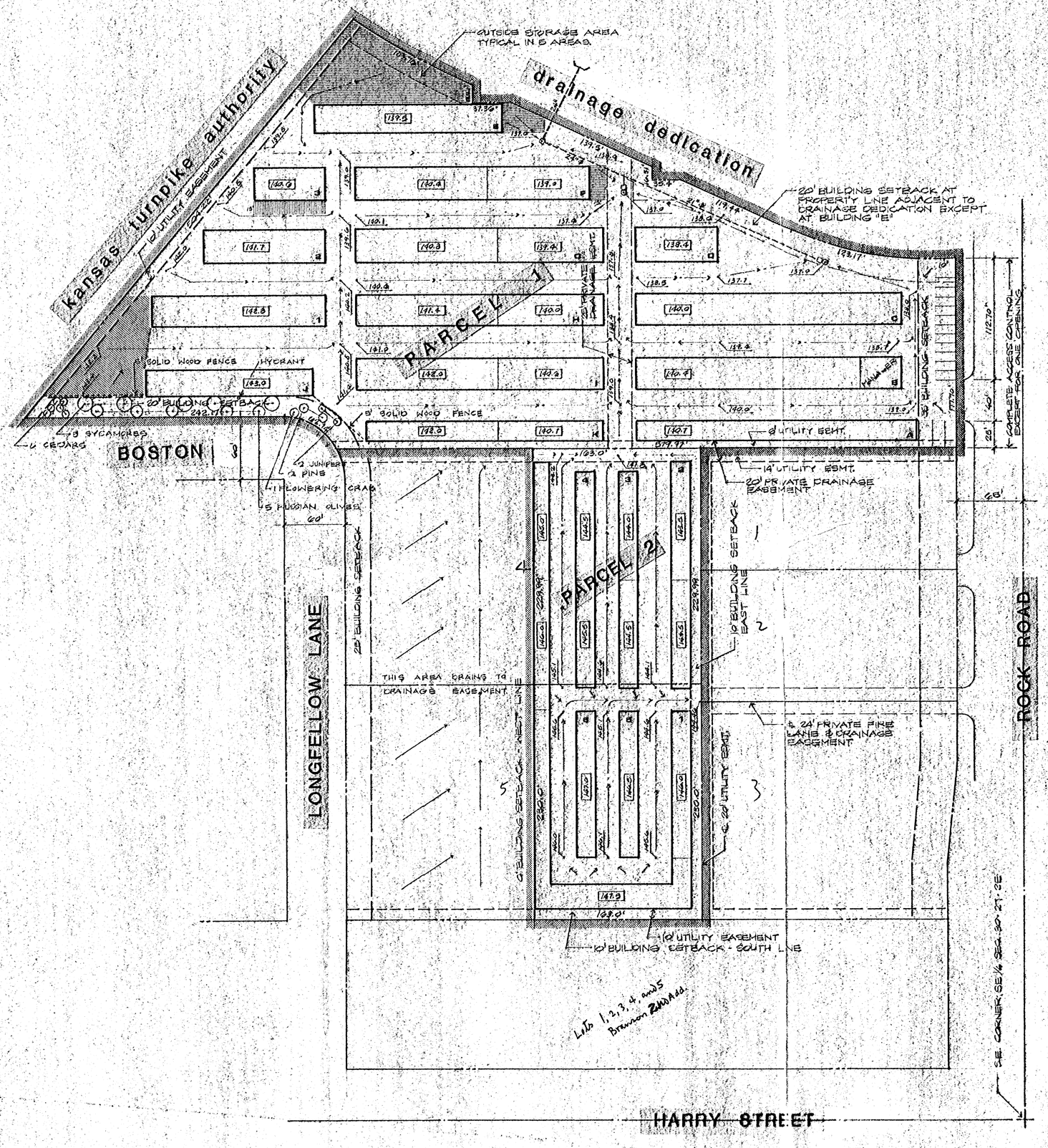

PARCEL DESCRIPTIONS

PARCEL ONE

Legal Description - Lot 5, Captains Second Addition to Wichita, Sedgwick County, Kansas.

Proposed Use - Residential storage warehouses, commercial warehouses including rentable storage units and office for same. No outside storage except in designated areas. Truck & designated vehicle storage area to permit outside storage of vehicles to include only recreational campers, trailers, boats, small trucks, pickups trucks and cars, excluding semi-trailers, tract trucks and heavy construction vehicles.

Gross Area - 5.138 Acres.
Net Area - 5.138 Acres or 223,800 square feet.
Maximum Building Coverage - 40% of 89,400 square feet.
Floor Area Ratio - .40
Maximum Gross Floor Area - 89,400 square feet.
Maximum Building Height - 35 feet.

PARCEL TWO

Legal Description - The east 107.0' of Lots 4 and 5, Bronson Second Addition to Wichita, Sedgwick County, Kansas.

Proposed Use - Residential storage warehouses, commercial warehouses. No outside storage permitted.

Gross Area - 1.724 Acres.
Net Area - 1.724 Acres or 74,957 square feet.
Maximum Building Coverage - .42% of 31,700 square feet.
Floor Area Ratio - .42
Maximum Gross Floor Area - 31,700 square feet.
Maximum Building Height - 35 feet.

GENERAL PROVISIONS

1. This development is proposed to contain a gross area of 6.862 Acres and a net area of 6.862 Acres.
2. Only one point of ingress/egress shall be permitted to/from Harry Street property. No ingress/egress from Rock Road.
3. All utilities shall be installed underground.
4. Drainage shall be as indicated on the plan. To resolved prior to the issuance of building permits.
5. Minimum building setbacks shall be as indicated on the plan.
6. A Forced Main - 20 feet in width and shall be provided and maintained along the portion of the south property line adjacent to Rock Road.
7. On Parcel Two - Plug to ALAV/PVC pipe or installed valves constructed to permit the connection of future sewer service to allow future public sewer, replacement line, gravity flow sewer or other sewer system. Plug or valve shall be placed within an easement or the building shall be so located that the portion of the south property line adjacent to Harry Street shall be a minimum distance of 60 feet.

   Maintenance of this Office shall maintain the values of the plug for future sewer connection or other improvements. Plug or valve shall be placed at the minimum required depth to be at least four feet below the ground. Fence shall be erected and maintained by property owner.
8. Security fencing of the entire property shall be provided with black vinyl-coated chain link fence not less than six feet in height and shall be placed around the perimeter of the property. Fence shall be placed behind the front yard setbacks and shall allow unobstructed view of the storage units from the street. Fence shall be erected prior to the issuance of building permits.
9. On Parcel Two, the fencing of the building provided pursuant to General Provisions Number Eight shall be the same and shall match the fencing of the adjacent property which is the property of Bronson and Associates of Wichita, Kansas.
10. Parking shall not be less than twelve feet (12') in width to allow parking on the perpendicular without requiring the vehicle stored shall not be used to enlarge this requirement.
11. All driveways, parking areas, aisles and vehicle storage areas shall be paved with concrete or asphaltic concrete. Adequate concrete barrier or bumper guards shall be provided to prevent the extension of vehicles beyond property lines.
12. All lights shall be arranged so as to deflect light away from the residential and adjacent commercial properties.
13. No activities such as manufacturing or repair work shall be conducted on the premises.
14. The storage of goods of other interior storage facilities, such as gas, oil, or other explosive materials shall not be conducted on the premises.
15. There shall be limited access on private street frontage to this property and shall be permitted. This will allow one access point for the Harry Street property and one access point for the Rock Road property. Access points shall be approved by the City Traffic Engineer.
16. The area shall be properly policed by the owner or operator for control of trash and debris.
17. A resident manager shall be residing on the site and shall be responsible for maintaining the operation of the facility in conformance with this CUP.
18. Storage units on parcels one and two shall be of the same architectural design.
19. The approval of this C.U.P. supersedes Resolution No. 32A 32-77.

NORTH

SCALE : 1" = 60 FEET
ELEVATIONS: CITY DATUM
[422] FINISH FLOOR ELEV.
←—— ——→ DRAINAGE ARROWS

ROCK ROAD STORAGE

COMMERCIAL COMMUNITY UNIT PLAN

RODGERS & BROOKS ARCHITECTS P.A.

Revisions
1/12/78
2/3/78
4/1/78
5/1/78

Issue date
11/11/77

Sheet No.
1
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