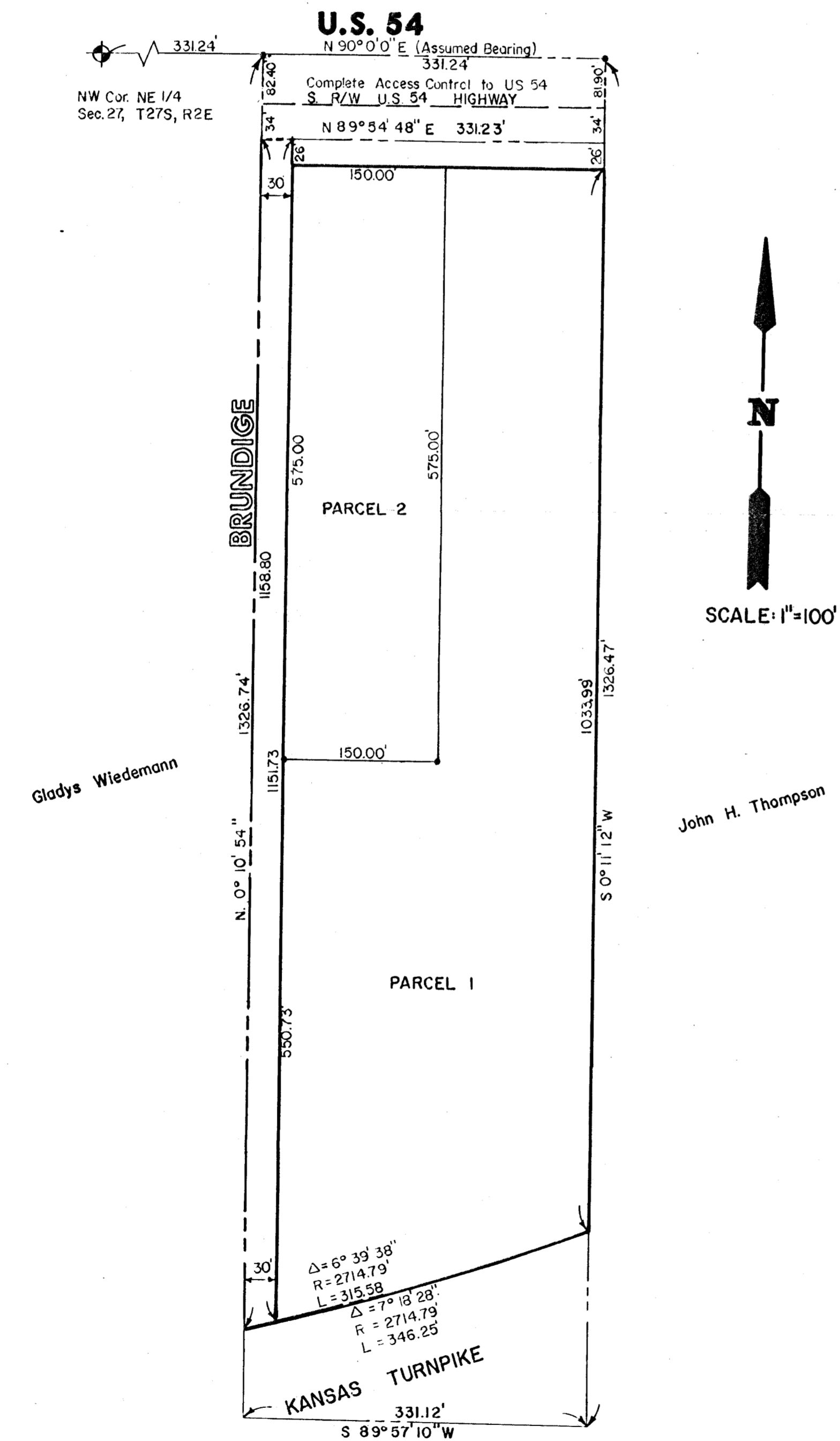


COMMUNITY UNIT PLAN  
EAST KELLOGG MINI STORAGE



GENERAL PROVISIONS

1. This development is proposed to cover a gross area approximately 7.10 acres and a net area of 7.10 acres approximately 522,000 square feet.
2. All utilities shall be installed underground.
3. Drainage plan will be resolved at time of platting.
4. Prior to final approval of the parking and circulation plans for parcels one (1) and two (2), the fire chief or his designated representative, shall approve the plan as to the location and design.
5. Parking for parcel one (1) shall not be less than ten (10) spaces located in close proximity to the management office parking ratio for parcel two (2) shall be as required by zoning district.
6. Signs shall be as permitted by the zoning district and the C.U.P. provisions.
7. Until additional residential building permits are issued for El Rancho Acres addition the screen wall and landscape requirements shall not be required along the west property line of parcels one (1) and two (2).
8. Screen wall and landscape along the east boundary of parcel one (1) shall not be required until the adjoining property develops as residential usage.
9. The approval of the C.U.P. shall constitute a waiver of the screen wall and landscape requirements of the south line of parcel one (1) adjacent to the Kansas Turnpike.
10. Waive the thirty (30) foot east side yard setback, waive the thirty five (35) foot Brundige Street (west) setback after the Director of Planning and Superintendent of the Inspection review and approve the site plan to build to the property lines on the east, south and west.
11. "Outside storage areas" shall be surfaced per section 28104 115 (1.2) of the code of the City of Wichita.
12. Security fencing of woven wire at least six feet but not more than eight feet high shall be constructed at the perimeter of all storage areas except where the building walls border the storage areas.

PARCEL ONE

Proposed use - Residential storage warehouse, commercial warehousing including resident managers quarters and office for same. Outside storage to permit outside storage of vehicles to include only recreational vehicles, trailers, boats, small trucks, pick-up trucks and cars; excluding semi-trailers, trash trucks and heavy construction vehicles.

Gross area	5.42 approximate acres
Net area	5.42 approximate acres 235,750 Sq. Ft.
Maximum Building Coverage	50% or 117,875 Sq. Ft.
Floor Area Ratio	.50
Maximum Gross Floor Area	117,875 Sq. Ft.
Maximum Building Height	35 Feet

PARCEL TWO

Proposed use - Any use allowed in C zoning excluding residential

Gross area	1.98 approximate acres
Net Area	1.98 approximate acres 86,250 Sq. Ft.
Maximum Building Coverage	50% except if used for storage warehouse
Floor Area Ratio	.50
Maximum Gross Floor Area	43,125 Sq. Ft.
Maximum Building Height	35 Feet