

COMMUNITY UNIT PLAN EAST KELLOGG MINI STORAGE

OFFICE
COPY

GENERAL PROVISIONS

1. This development is proposed to cover a gross area approximately 7.40 acres and a net area of 7.40 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 will 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. *revised* The thirty (30) foot east side yard setback, ~~with the thirty~~ *five (55) 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 145 (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

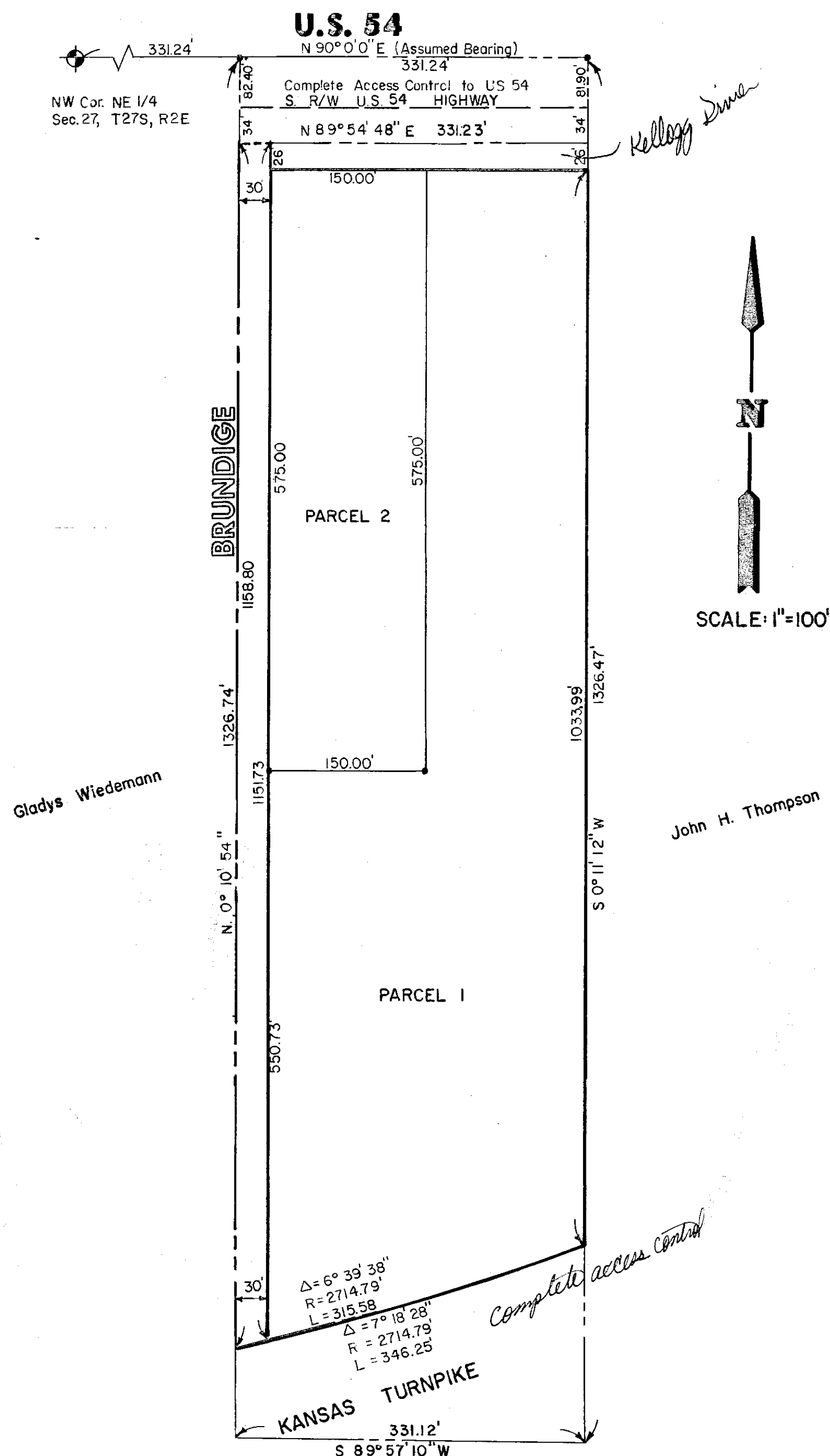
Proposed use - Residential storage warehouse, commercial warehousing including resident managers quarters and office for same. Outside storage to permit outside storage of vehicles to include only recreational vehicles, trailers, boats, small trucks, pick-up trucks and cars; excluding semi-trailers, 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	55 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 warehouses
Floor Area Ratio	.50
Maximum Gross Floor Area	43,125 Sq. Ft.
Maximum Building Height	55 feet



Plant List

code	quan	Plant Name	cond	size
CRC	12	Concert Redcedar	BB	4-5'
HL	9	Thornless Honeylocust	BB	1 1/2"
em	20	Manhattan Evonymus	Cont	5gal

total seeded area 2950 #

○ irrigation line indicating hydrant location

/// limits of landscape buffer

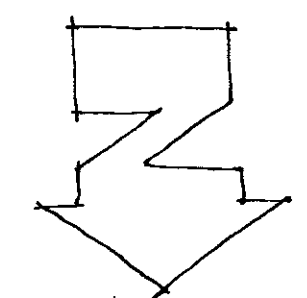
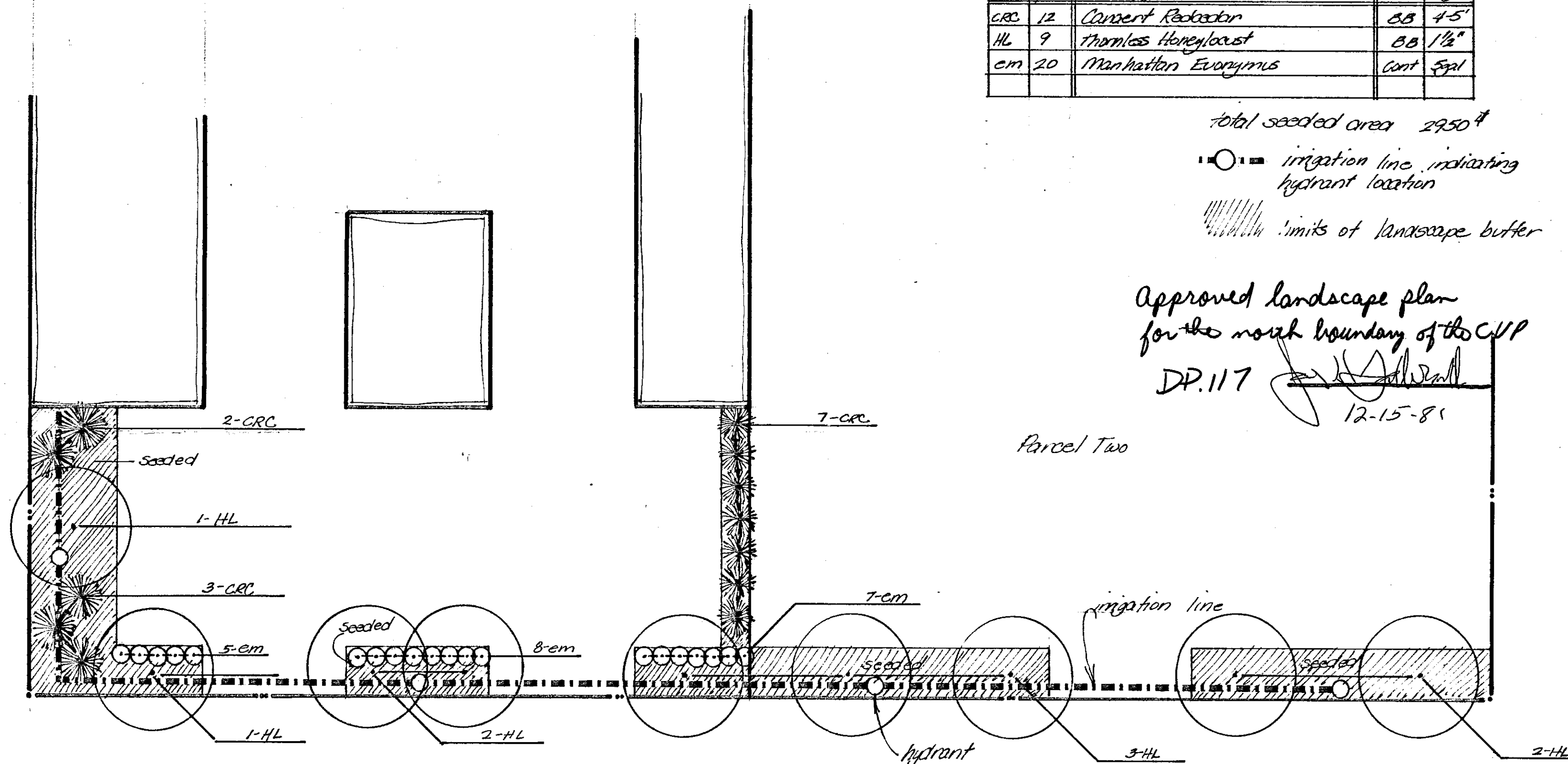
Approved landscape plan
for the north boundary of the CVP

DP.117

12-15-81

Brundage Street

Parcel Two



Scale 1"=20'

sheet
1.
of 1.

project
Bith Addition

sheet title
Buffer Planting Plan

date 21 Oct 81
rev.

BILL G. YUNG DESIGN
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