



- PARCEL DESCRIPTIONS**
- PARCEL ONE**
 Legal Description - Lot 5, Captains Second Addition to Wichita, Sedgewick County, Kansas.
 Proposed Use - Residential storage warehouses, commercial warehouses including resident managers quarters and office for same. No outside storage except in designated areas. Tracts designated "outside storage area" to permit outside storage of vehicles to include only recreation vehicles, trailers, boats, small trucks, pick-up trucks and cars, excluding semi-trailers, trash trucks and heavy construction vehicles.
 Gross Area - 5.132 Acres.
 Net Area - 5.124 Acres or 223,500 square feet.
 Maximum Building Coverage - 40% or 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 163.0' of lots 4 and 5, Branson Second Addition to Wichita, Sedgewick County, Kansas.
 Proposed Use - Residential storage warehouses, commercial warehouses. No outside storage permitted.
 Gross Area - 1.724 Acres.
 Net Area - 1.724 Acres or 74,897 square feet.
 Maximum Building Coverage - 45% or 33,703 square feet.
 Floor Area Ratio - .45
 Maximum Gross Floor Area - 33,703 square feet.
 Maximum Building Height - 35 feet.
- GENERAL PROVISIONS**
- This development is proposed to contain a gross area of 6.852 Acres and a net area of 6.852 Acres.
 - Only one point of ingress/egress shall be permitted to/from subject property. That access being from Rock Road.
 - All utilities shall be installed underground.
 - Drainage shall be as indicated on the plan, or resolved prior to the issuance of building permits.
 - Minimum building setbacks shall be as indicated on the plan.
 - On Parcel One, a 20 foot landscaped yard shall be provided and maintained along that portion of the south property line lying adjacent to Boston Avenue.
 - On Parcel One, a five to eight foot solid or semi-solid fence, constructed to prevent the passage of debris or light and constructed of either brick, stone, architectural tile, masonry, vinyl, wood or other similar material (not including woven wire) shall be erected along the building setback line for that portion of the south property line lying adjacent to or across the street from a residential zoning district.
 - Approval of this C.U.P. shall constitute the waiver of a masonry wall for those areas adjacent to or across the street from a residential zoning district provided that a five to eight foot high solid wooden fence shall be erected and maintained in good order.
 - Security fencing of woven wire of least six but not more than eight feet high shall be constructed at the perimeter of all storage areas including circulation drives and outside storage areas. In areas where building walls without openings bound the storage areas, and in areas where screen fencing is required per #7 above, the security fencing may be omitted.
 - On Parcel One, any side of the building providing doorways to storage areas shall be set back from the property line not less than 35 feet, with the exception of Building J as shown, and to turnpike right-of-way a 30 foot setback from the property line would be sufficient for building J and a 20 foot setback would be appropriate for Buildings 1, 2, and 3.
 - Parking shall not be less than twelve spaces located in close proximity to the development office. Parking in "outside storage areas" shall not be used to satisfy this requirement.
 - All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphalt concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.
 - All lights shall be shielded to direct light onto the uses established and directed away from adjacent property.
 - No activities such as miscellaneous or garage sales shall be conducted on the premises.
 - The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
 - Signs shall be limited to one per arterial street frontage in this case one sign would be permitted. This sign shall not exceed twenty feet in height nor exceed fifty square feet in gross surface area and shall not project over any public right-of-way.
 - The area shall be properly policed by the owner or operator for removal of trash and debris.
 - A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with this C.U.P.
 - Storage units on parcels one and two shall be of the same architectural design.
 - The approval of this C.U.P. supercedes Resolution No. EZA 32-77.

DP-101
APPROVED
 MAPC 1-31-80
 BCC 2-26-80

ROCK ROAD STORAGE
 COMMERCIAL COMMUNITY UNIT PLAN

RODGER A. BROOKS
 ARCHITECT P.A.
 1700 KILLBUCK QUINCY, MISSOURI 64501

NORTH

SCALE : 1" = 50 FEET
 ELEVATIONS : CITY DATUM
 1420 FINISH FLOOR ELEV.
 ← ← ← DRAINAGE ARROWS

Revision	▲
Issue date	1-27-80
Sheet	1