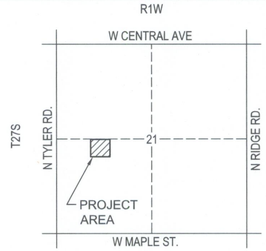
TYLER SUBSTATION
PLANNED UNIT DEVELOPMENT (PUD 145)
WICHITA, SEDGWICK COUNTY, KANSAS





VICINITY MAP

APPROVED PUD
MAPD 1-29-2025
PUD2025-11

PROJECT DESCRIPTION

THE INTENT OF THIS PLANNED UNIT DEVELOPMENT IS TO ALLOW FOR THE CONSTRUCTION AND EXPANSION OF THE SUBSTATION TO SUPPORT A RESILIENT AND RELIABLE ELECTRICAL GRID.

PARCEL SUMMARY

PARCEL 1 AREA: 0.7 ACRES

ALLOWABLE: USES:
1. ELECTRIC SUBSTATION AND ASSOCIATED EQUIPMENT AS DEFINED AS "MAJOR UTILITY" IN WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE.

GENERAL PROVISIONS:

1. TOTAL LAND AREA = 30,472 SF (0.7 ACRES)
2. PARKING SHALL NOT BE REQUIRED AS THE PROPOSED USE IS AN UNOCCUPIED SUBSTATION.
3. SETBACKS SHALL BE IN CONFORMANCE WITH THE BASE ZONING REGULATIONS, SF-5.
4. ALL LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT IN A DOWNWARD DIRECTION AND AWAY FROM RESIDENTIAL AREAS.
5. A DRAINAGE PLAN SHALL BE SUBMITTED TO CITY ENGINEERING FOR APPROVAL.
6. ALL-WEATHER SURFACE AS DEFINED BY THE UNIFIED ZONING CODE SHALL BE ALLOWED INTERIOR OF SECURITY FENCE.
7. PERIMETER SECURITY SHALL BE HIGH SECURITY FENCE AND SHALL BE NO MORE THAN 10' (FEET) IN HEIGHT AND ALLOWED TO BE PLACED WITHIN SETBACKS. SCREENING SHALL BE INSTALLED TO COMPLY WITH SECTION IV-B.
8. LANDSCAPING: WITH THE NATURE OF THE DEVELOPMENT AND NECESSARY SAFETY STANDARDS, THERE SHALL BE NO LANDSCAPING REQUIREMENT FOR THIS SITE.
9. AMENDMENTS, ADJUSTMENTS OR INTERPRETATIONS TO THE P.U.D. SHALL BE DONE IN ACCORDANCE WITH THE UNIFIED ZONING CODE.
10. THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF LAND WITHIN THE PLANNED UNIT DEVELOPMENT (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 BE BINDING UPON PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS.
11. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND APPROVAL 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.
12. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
13. THE DESIGN LAYOUT SHOWN ON THE PLAN ILLUSTRATES THE GENERAL DEVELOPMENT CONCEPT. SLIGHT MODIFICATIONS TO THE LOCATION OF IMPROVEMENTS MAY BE PERMITTED PROVIDED THEY MEET ALL REQUIREMENTS OF THIS PLAN.

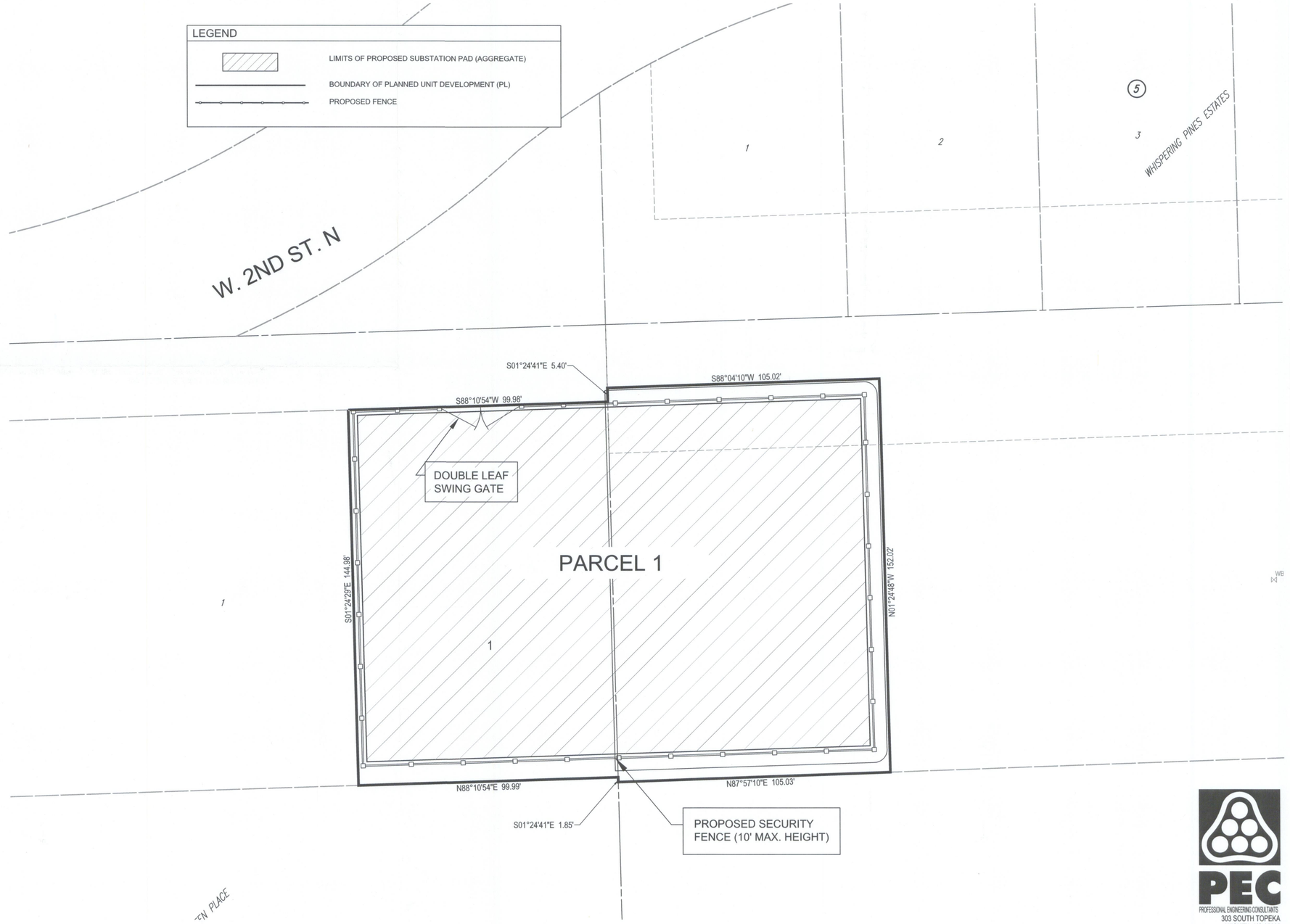
LEGAL DESCRIPTION

EAST ONE HUNDRED FEET (100') OF LOT ONE (1), EVERGREEN PLACE.

AND,

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, BEING DESCRIBED AND PREPARED ON 06/10/2025 BY GREGORY E. MCDOWELL PS #1393 AND PROFESSIONAL ENGINEERING CONSULTANTS P.A., C.L.S. #65, AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE N01°24'41"W (BEARINGS BASED ON THE KANSAS COORDINATE SYSTEM 1983 SOUTH ZONE) ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER A DISTANCE OF 2475.00 FEET TO THE POINT OF BEGINNING; THENCE N87°57'10"E PARALLEL WITH THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER A DISTANCE OF 105.00 FEET; THENCE N01°24'41"W PARALLEL WITH SAID WEST LINE A DISTANCE OF 152.00; THENCE S87°57'10"W PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 105.00 FEET TO SAID WEST LINE; THENCE S01°24'41"W ALONG SAID WEST LINE A DISTANCE OF 152.00 FEET TO THE POINT OF BEGINNING.



PEC
PROFESSIONAL ENGINEERING CONSULTANTS
303 SOUTH TOPEKA
WICHITA, KS 67202
316-262-2691 www.pec1.com