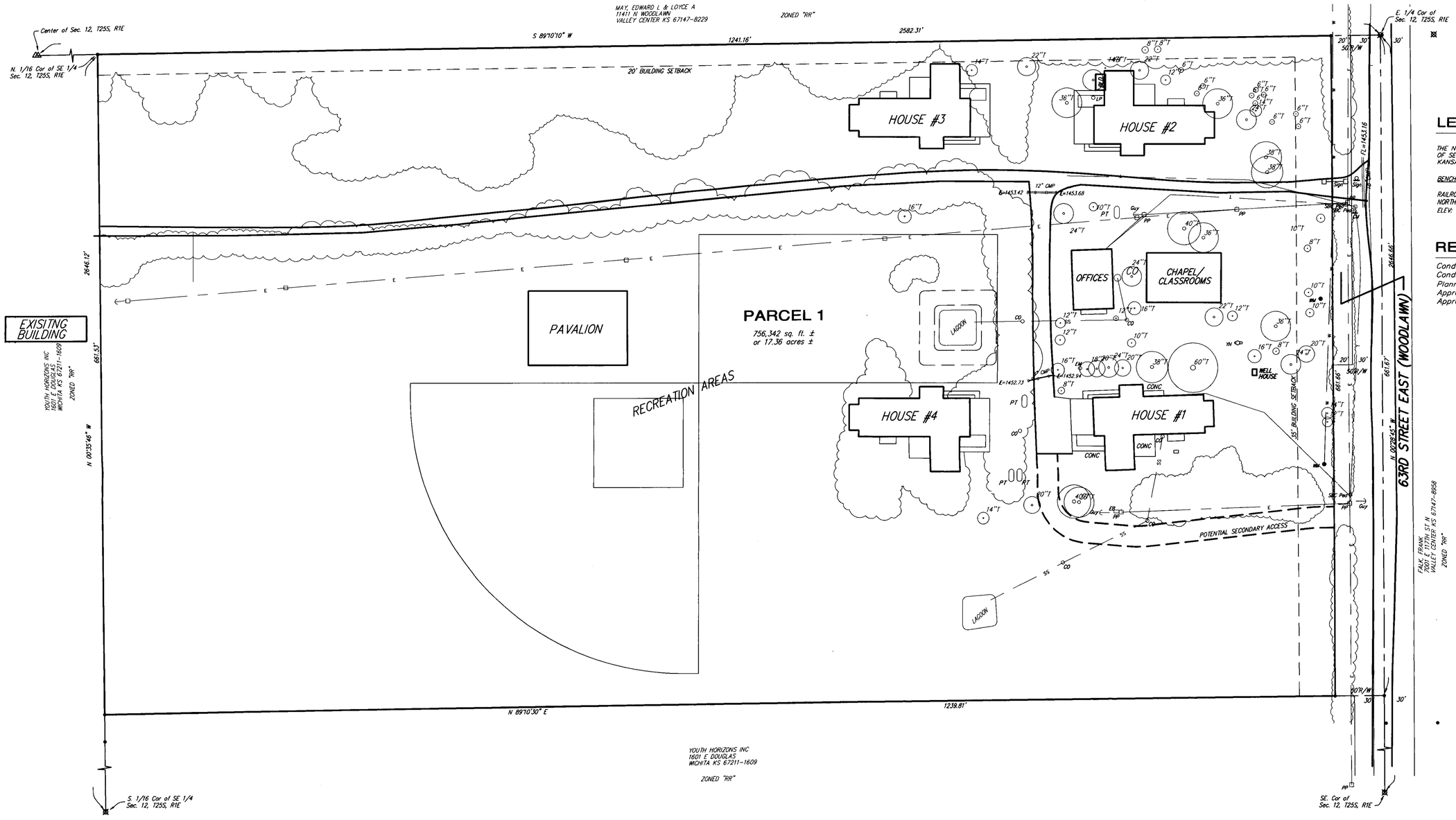
YOUTH HORIZONS
PLANNED UNIT DEVELOPMENT
PUD-30



LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SE1/4 OF SEC. 12, TWP. 25-S, R-1-E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THAT PART TAKEN FOR ROAD.

BENCHMARK:

RAILROAD SPIKE IN HIGH LINE POLE 50' SOUTHEAST OF NORTHEAST SECTION CORNER SEC. 12, T25S, R1E, ELEV: 1457.21 (NGVD29)

REVISIONS:

Conditional Use CON2005-51 Approved:	January 25, 2006
Conditional Use Amend. CON2007-12 Approved:	May 30, 2007
Planned Unit Development (PUD2008-09) Filed:	November 10, 2008
Approved by MAPC:	December 18, 2008
Approved by County Commission:	January 21, 2009

APPROVED PUD
MAPC 12-18-08 DM
BoCC 1-21-09 DM

SCALE: 1" = 50'

GENERAL PROVISIONS:

1. Total Land Area: 756,342± sq.ft. or 17.36 acres
   Total Gross Floor Area: 62,000 sq.ft.
   Total Floor Area Ratio: 8.2 percent
2. There shall be a minimum of two parking spaces per residential unit.
3. Setbacks are as indicated on the P.U.D. drawing.
4. A Drainage Plan shall be submitted to Sedgwick County Public Works Department for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
5. Signs shall be in accordance with the Sedgwick County Sign Code, with the following additional requirements:
   A. Parcel 1 is permitted one free-standing sign with a maximum of 96 sq. ft. of sign area along 63rd Street East.
   B. The free-standing sign shall be limited to a maximum height of 12 feet.
6. Access shall be limited to two openings to 63rd Street East as indicated on the Plan.
7. Uses in Parcel 1 shall be limited to those permitted by-right in the "RR" Rural Residential district and Group Residence (General). Any other use that requires Conditional Use approval in the "RR" Rural Residential district shall only be permitted by separate P.U.D. Amendment approval.
8. Group Residences shall be designed with a residential architectural character, including roofs that are mansard, gable or hip in style. Building elevation drawings shall be required for review and approval by the Planning Director prior to the issuance of any building permits to ensure compliance with these provisions.
9. Amendments, adjustments or interpretations to this 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 included 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 approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator or 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.

PARCEL 1

A.	Net Area:	756,343 sq. ft. ± or 17.36 acres ±
B.	Maximum Building Coverage:	48,000 sq.ft. or 6.35 percent
C.	Maximum Gross Floor Area:	62,000 sq.ft.
D.	Floor Area Ratio:	8.2 percent
E.	Maximum Dwelling Units:	Four (4)
F.	Maximum building height:	35 feet; 45 feet if located at least 25 feet from all lot lines; no maximum height limit for barns, silos and other similar farm buildings.
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing
I.	Permitted Uses:	See General Provision #7.

PUD-30
YOUTH HORIZONS
PLANNED UNIT DEVELOPMENT

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE

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