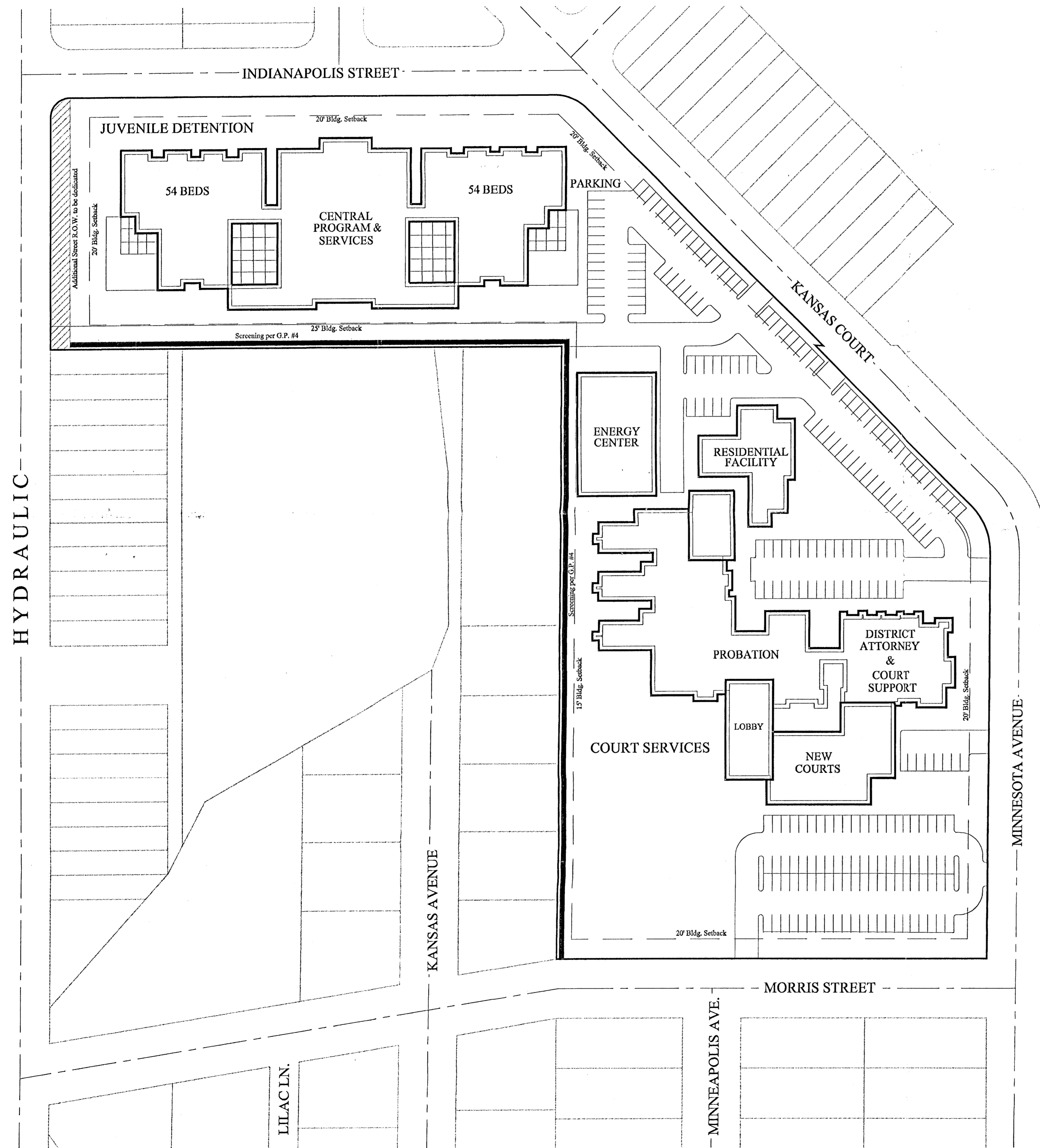


SEDGWICK COUNTY JUVENILE COMPLEX

PLANNED UNIT DEVELOPMENT



GENERAL PROVISIONS:

1. THE PARCEL DESCRIPTION FOR THIS PLANNED UNIT DEVELOPMENT IS AS FOLLOWS:

GROSS AREA: 9.89 ACRES
 MAXIMUM BUILDING COVERAGE: 166,730 SQ. FT. (38.7%)
 MAXIMUM BUILDING HEIGHT: 35 FT.
 MAXIMUM NUMBER OF BUILDINGS: 5

2. THIS PLANNED UNIT DEVELOPMENT IS RESTRICTED TO THE FOLLOWING USES: CORRECTIONAL FACILITY, GOVERNMENT SERVICE, GROUP RESIDENCE, OFFICE, AND ACCESSORY UTILITY USE ASSOCIATED WITH THE SEDGWICK COUNTY DEPARTMENT OF CORRECTIONS JUVENILE COMPLEX. AT THE TIME THE PROPERTY IS NO LONGER ASSOCIATED WITH THE SEDGWICK COUNTY DEPARTMENT OF CORRECTIONS JUVENILE COMPLEX, THE SITE SHALL BE RESTRICTED TO THE USES PERMITTED BY THE "B" MULTI-FAMILY RESIDENTIAL ZONING DISTRICT, INCLUDING ALL APPLICABLE DEVELOPMENT REGULATIONS.

3. THE DESIGN LAYOUT SHOWN ON THE PLAN ILLUSTRATES ONLY ONE DEVELOPMENT CONCEPT. ADDITIONAL DESIGN CONCEPTS MUST MEET ALL REQUIREMENTS OF THIS PLAN AND BE APPROVED BY THE MAPD. THE MATERIALS TO BE USED FOR ALL NEW OR RENOVATED BUILDINGS ON THIS SITE AND ELEVATION DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO ISSUANCE OF BUILDING PERMITS. ALL NEW BUILDING CONSTRUCTION SHALL EMPLOY ONE COMMON MATERIAL WITH THE EXISTING COMPLEX.

4. A SIX (6) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE, WOOD, OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOVEN WIRE) WHERE INDICATED ON THE PLAN.

5. A LANDSCAPE PLAN SHALL BE PREPARED FOR THE REQUIRED LANDSCAPING, INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF ALL PLANT MATERIAL AND A METHOD OF PROVIDING WATER TO THE PLANT MATERIAL. THIS PLAN SHALL CONFORM TO THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA, AND SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT. EXISTING TREES MAY BE INCLUDED IN CALCULATING SAID LANDSCAPING REQUIREMENTS UPON APPROVAL BY THE DIRECTOR OF PLANNING.

6. SETBACKS FOR THIS DEVELOPMENT ARE AS SHOWN ON THE PLAN.

7. A MINIMUM OF 220 PARKING SPACES SHALL BE PROVIDED.

8. THE JUVENILE COMPLEX SHALL BE PERMITTED TWO IDENTIFICATION SIGNS IN ACCORDANCE WITH THE STANDARDS FOR THE "B" MULTI-FAMILY RESIDENTIAL ZONING DISTRICT, EXCEPT THAT SAID SIGN SHALL BE MONUMENT STYLE AND LIMITED TO A HEIGHT OF 16 FEET. OTHER SIGNS AS PERMITTED UNDER CHAPTER 24.04.190 SHALL ALSO BE ALLOWED.

9. ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT IN A DOWNWARD DIRECTION.

10. ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM GROUND VIEW PER UNIFIED ZONING CODE.

11. FINAL DETERMINATION OF STREET RIGHT-OF-WAY, PAVEMENT WIDTHS, AND ACCESS CONTROLS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.

12. A DRAINAGE PLAN SHALL BE SUBMITTED TO CITY ENGINEERING DEPARTMENT FOR APPROVAL AT THE TIME OF PLATTING. REQUIRED GUARANTEES FOR DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.

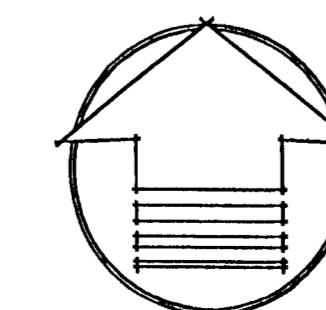
13. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. THE LOCATION OF ALL EASEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING.

14. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. THE FIRE CHIEF OR HIS/HER DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE LOCATION AND DESIGN OF ALL FIRE LANES. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

INTERSTATE I-135

SEDGWICK COUNTY JUVENILE
 COMPLEX

PLANNED UNIT DEVELOPMENT #11



SCALE: 1" = 60'

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
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