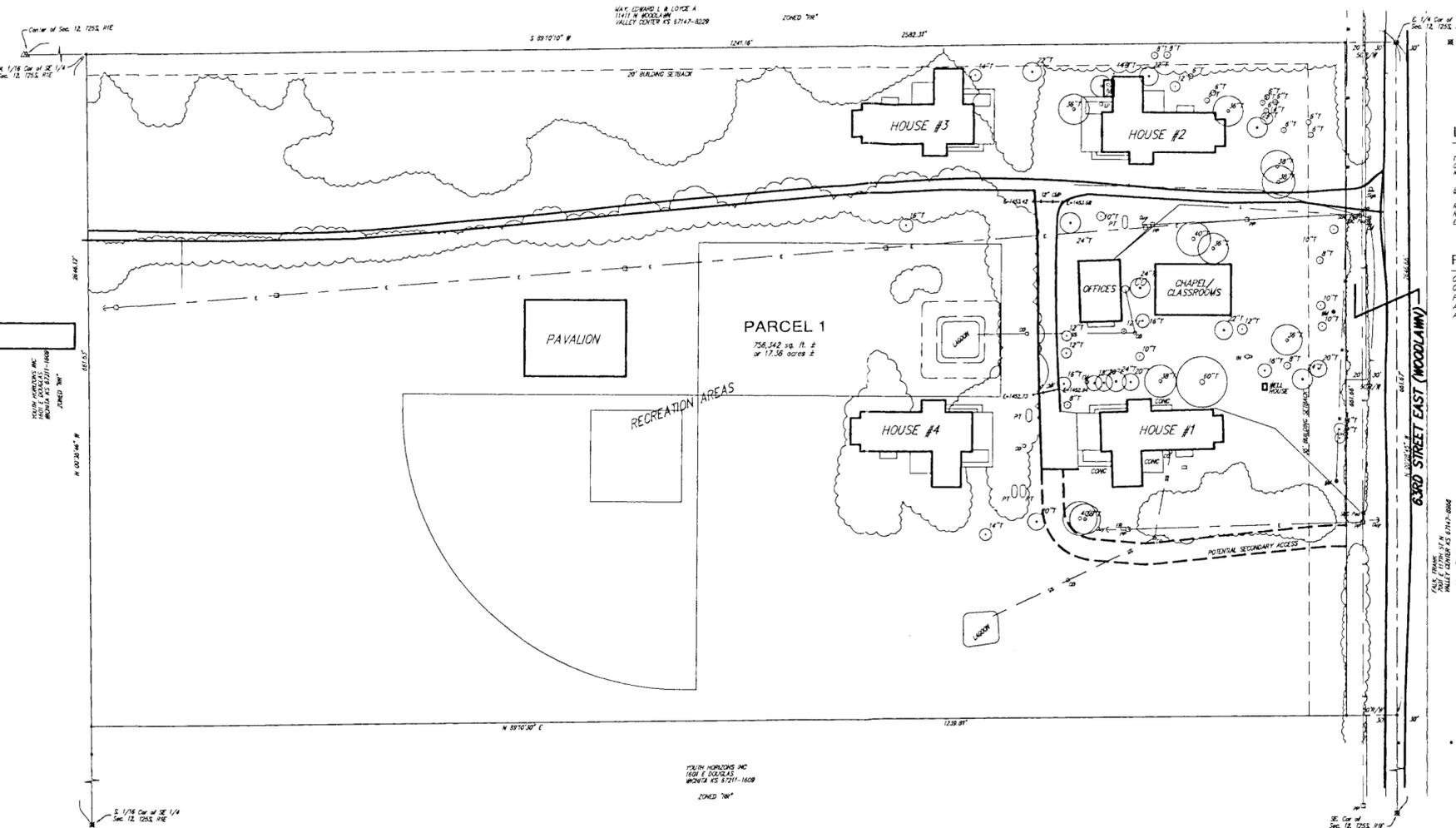


# YOUTH HORIZONS PLANNED UNIT DEVELOPMENT PUD-30



### LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SE 1/4 OF SEC. 12, T25S, R12E, S. 1/4-1-E, OF THE 6TH P.M., SODGWICK COUNTY, KANSAS, EXCEPT THAT PART TAKEN FOR ROAD.

BENCHMARK:  
RAILROAD STAKE IN HIGH LINE POLE 50' SOUTHEAST OF NORTHEAST CORNER CORNER SEC. 12, T25S, R12E, ELEV. 1437.21' (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:  
 Approved by County Commission:

63RD STREET EAST (WOODLAWN)

CALL TO THE SURVEYOR FOR THE LOCATION OF THE 1/4 CORNER OF SECTION 12, T25S, R12E, S. 1/4-1-E, OF THE 6TH P.M., SODGWICK COUNTY, KANSAS.



### GENERAL PROVISIONS:

- 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
- There shall be a minimum of two parking spaces per residential unit.
- Setbacks are as indicated on the P.U.D. drawing.
- 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.
- Signs shall be in accordance with the Sedgwick County Sign Code, with the following additional requirements:
  - Parcel 1 is permitted one free-standing sign with a maximum of 96 sq. ft. of sign area along 63rd Street East.
  - The free-standing sign shall be limited to a maximum height of 12 feet.
  - Access shall be limited to two openings to 63rd Street East as indicated on the Plan.
  - Uses in Parcel 1 shall be limited to those permitted by-right in the "RR" Rural Residential district and Group Residence (limited). 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.
- 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 assure compliance with these provisions.
- Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
- 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.
- 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 Jointing Administrator or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

### PARCEL 1

- Net Area: 756,343 sq. ft. ± or 17.36 acres ±
- Maximum Building Coverage: 48,000 sq. ft. or 6.35 percent
- Maximum Gross Floor Area: 62,000 sq. ft.
- Floor Area Ratio: 8.2 percent
- Maximum Dwelling Units: Four (4)
- 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.
- Setbacks: See Drawing
- Access Points: See Drawing
- Permitted Uses: See General Provision #7.

**PUD-30**  
 YOUTH HORIZONS  
 PLANNED UNIT DEVELOPMENT

**Baughman**  
 ENGINEERING | SURVEYING | PLANNING  
 LANDSCAPE ARCHITECTURE

11 PLANNING PLACE | SUITE 1000 | SODGWICK COUNTY, KANSAS 66209