

APPROVED

Bill Longnecker

Date: JAN 15, 2013

Planned Unit Development #33 PRAIRIE POLO ADDITION Sedgwick County, Kansas

GENERAL: THIS DEVELOPMENT IS PROPOSED TO CONTAIN 124.80 NET ACRES.

GENERAL PROVISIONS:

- 1.) DRAINAGE WILL BE HANDLED AT THE TIME OF PLATTING. REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAT. ALL STRUCTURES AND SEWER SYSTEMS MUST OBTAIN ALL PERMITS AND INSPECTIONS, INCLUDING ISSUES ASSOCIATED WITH LOCATION WITHIN FEMA FLOOD AREAS.
- 2.) THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF. BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES, UNLESS AMENDED.
- 3.) BUILDING SETBACKS: A 100-FOOT SETBACK SHALL BE MAINTAINED AROUND THE PERIMETER OF THE SITE, EXCEPT AS SHOWN ON THE RECORDED PLAT, AND SHALL BE REDUCED TO 30-FOOT ABUTTING THE KANSAS TURNPIKE AUTHORITY RIGHT-OF-WAY ONLY IN LOCATIONS WHERE BILLBOARDS ARE PERMITTED BY K.T.A..
- 4.) ALL EXISTING LANDSCAPING LOCATED WITHIN THE 100-FOOT SETBACKS SHALL REMAIN. A LANDSCAPE BUFFER SHALL BE PLANTED AND MAINTAINED WHERE THE PUD ABUTS AND IS ADJACENT TO RESIDENTIAL ZONING. EXISTING LANDSCAPING ON ABUTTING RESIDENTIAL PROPERTIES CAN BE UTILIZED BY CONTRACT WITH THE APPLICANT, AGREEING TO MAINTAIN AND REPLACE THOSE EXISTING OFF-SITE LANDSCAPES. THE CONTRACTS MUST BE FILED WITH REGISTER OF DEEDS.
- 5.) 35-FOOT TALL (INCLUDING THE BASE) POLE LIGHTS ARE ALLOWED FOR POLO MATCHES AT THE ARENA, LOCATED ON PARCEL 3 THAT MAY EXTEND INTO THE EVENING, FOR PACKING UP AND CLEANING UP AFTER POLO MATCHES. THESE LIGHTS ARE TO BE ON NO LATER THAN 10 PM. ALL OUTDOOR LIGHTING SOURCES SHALL EMPLOY CUTOFF LUMINAIRES AND SHALL REFLECT LIGHTING DOWNWARD AND AWAY FROM RESIDENTIAL AREAS.
- 6.) ALL TRASH DUMPSTERS WILL HAVE SOLID SCREENING AROUND THEM.
- 7.) PARKING SHALL BE IN ACCORDANCE WITH ARTICLE IV, SEC. 11A OF THE UNIFIED ZONING CODE.
- 8.) ALL DRIVES AND ACCESS THROUGH THE SITE WILL BE SURFACED AS DIRECTED BY COUNTY FIRE.
- 9.) ACCESS CONTROL: ACCESS CONTROLS SHALL BE AS SHOWN ON THE FACE OF THE CUP UNLESS DIFFERENT ACCESS CONTROLS ARE APPROVED BY VACATION.
- 10.) BATHROOM FACILITIES WILL BE PERMANENT, AS APPROVED BY COUNTY CODE.
- 11.) ALL BUILDINGS/STRUCTURES MUST MEET COUNTY CODES AND PERMITTING REQUIREMENTS.
- 12.) ALL OUTDOOR STORAGE OF EQUIPMENT NEEDED TO MAINTAIN THE PUD, INCLUDING POLO FIELDS, PASTURES, BARN, PADDOCKS, STALLS AND AGRICULTURAL ACTIVITIES IS PERMITTED.

13.) HORSES USED FOR THE POLO MATCHES OR FOR TEACHING POLO SHALL BE MAINTAINED PER COUNTY CODE IN REGARDS TO HANDLING, PENNING, VETERINARIAN CARE, FEED AND WATER, WASTE COLLECTION, STORAGE AND DISPOSAL. WASTE SHALL BE COLLECTED OFTEN ENOUGH TO MINIMIZE COLOR AND FLY INFESTATION. WASTE MAY BE SPREAD IN AREAS APPROVED BY COUNTY CODE ENFORCEMENT, BUT NOT WITHIN ANY FLOODWAY RESERVES OR LASHMENTS AND NOT WITHIN 100 YARDS OF ABUTTING OR ADJACENT PROPERTIES. GRAIN SHALL BE STORED IN ENCLOSED CONTAINERS TO MINIMIZE FLY AND RODENT INFESTATION.

14.) ALLOW THE TEACHING OF POLO ON THE SITE AND THE BOARDING OF POLO HORSES FOR TEACHING, EITHER RENTING THE APPLICANT'S POLO HORSES OR BOARDING THE STUDENTS' HORSES. ONLY POLO HORSES CAN BE BOARDED ON THE SITE.

15.) ONE (1) FREE STANDING 60-FOOT WIND GENERATOR PERMITTED, WITH A SITE PLAN AS REVIEWED, APPROVED AND PERMITTED BY COUNTY CODE. TWO (2) WIND GENERATORS ATTACHED TO BUILDINGS, WITH A MAXIMUM HEIGHT OF 45 FEET, MEASURED FROM THE BASE OF THE BUILDING, AS APPROVED AND PERMITTED BY COUNTY CODE.

16.) SIGNS: ONE INTERIOR LIGHTED 40- SQUARE FOOT, 12-FOOT TALL POLE SIGN FROM THE GROUND, INCLUDING THE BASE, WITH MANUALLY CHANGEABLE COPY ON BROADWAY AVENUE. ONE INTERIOR LIGHTED 40-SQUARE FOOT, 12-FOOT TALL POLE SIGN, FROM THE GROUND, INCLUDING THE BASE, WITH MANUALLY CHANGEABLE COPY ON 95TH ST. SOUTH. STATIC 16-SQUARE FOOT DIRECTIONAL SIGNS AS NEEDED, WITH AN 8-FOOT MAXIMUM HEIGHT AS ATTACHED TO A POLE OR AS A MONUMENT SIGN OR ATTACHED TO BUILDINGS AS MEASURED FROM THE GROUND, INCLUDING THE BASE. NO INTERIOR LIGHTING OF DIRECTIONAL SIGNS. STATIC 16-SQUARE FOOT LIABILITY SIGNS, AS ASSOCIATED WITH STATE STATUTES, ALLOWED AS NEEDED WITH AN 8-FOOT MAXIMUM HEIGHT AS ATTACHED TO A POLE, OR AS A MONUMENT SIGN OR ATTACHED TO BUILDINGS AS MEASURED FROM THE GROUND, INCLUDING THE BASE. NO INTERIOR LIGHTING OF LIABILITY SIGNS. ALLOW EXISTING SIGN ON SILO. ALL SIGNAGE REQUIRES PERMITS. THE FOLLOWING ARE PERMITTED SIGNS IN THE POLO ARENA, LOCATED IN PARCEL 1:

- (A) TWO (2) STATIC, 85-SQUARE FOOT, 17-FOOT TALL, FROM THE GROUND, POLO ARENA, SPONSOR/GOAL POST/SCORE BOARD SIGNS, NO LIGHTING, ANIMATION, OR DIGITAL PARTS.
- (B) ONE (1) STATIC, 30-SQUARE FOOT, UNITED STATES POLO ASSOCIATION REGIONAL TRAINING CENTER SIGN, ATTACHED TO THE POLO ARENA'S PERMANENT BROADCAST BOOTH. NO LIGHTING, ANIMATION, OR DIGITAL PARTS. NO TALLER THAN 35-FEET.
- (C) STATIC ADVERTISERS/SPONSORS SIGNS ATTACHED TO INNER FENCE AROUND THE ARENA. CAN BE NO TALLER THAN 6-FOOT FROM THE GROUND.
- (D) 2-SQUARE FOOT, STATIC, NAME PLATES AS NEEDED WITHIN THE SEATING OF THE POLO ARENA, PADDOCKS, STALLS AND BUILDINGS. NO LIGHTING.

THE 100-FOOT SETBACK SHALL BE REDUCED TO 30 FEET WHERE IT IS ABUTTING THE KANSAS TURNPIKE AUTHORITY RIGHT-OF-WAY ONLY FOR THE LOCATION OF ONE ILLUMINATED/LED DIGITAL 256-SQUARE FOOT (128-SQUARE FOOT PER SIGN) TWO FACE ON SITE SIGN ADVERTISING THE SITE, CONTINGENT ON REVIEW AND PERMITTING BY K-DOT AND SEDGWICK COUNTY CODE ENFORCEMENT, PER THE STANDARDS OF THE SEDGWICK COUNTY SIGN CODE.

THE 100-FOOT SETBACK SHALL BE REDUCED TO 30 FEET WHERE IT IS ABUTTING THE KANSAS TURNPIKE AUTHORITY RIGHT-OF-WAY ONLY FOR THE LOCATION OF ONE ILLUMINATED/LED DIGITAL 256-SQUARE FOOT (128-SQUARE FOOT PER SIGN) TWO FACE ON SITE SIGN ADVERTISING THE SITE, CONTINGENT ON REVIEW AND PERMITTING BY K-DOT AND SEDGWICK COUNTY CODE ENFORCEMENT, PER THE STANDARDS OF THE SEDGWICK COUNTY SIGN CODE.

THE BILLBOARD AND THE ON-SITE BUSINESS SIGN SHALL BE LOCATED A MINIMUM OF 150 FEET APART.

ALL SIGNS SHALL MEET THE STANDARDS OF THE SEDGWICK COUNTY SIGN CODE, K-DOT, AND PUD#33, UNLESS OTHERWISE SPECIFIED.

NO PORTABLE OR FLASHING SIGNS SHALL BE PERMITTED ON THE SUBJECT PROPERTY. NO BUILDING SIGNS SHALL BE PERMITTED ALONG THE FACE OF ANY BUILDING, EXCEPT AS PERMITTED IN PARCEL 1 AND ALLOWING THE 2-SQUARE FOOT, STATIC, NAME PLATES AS NEEDED ON PADDOCKS, STALLS AND BUILDINGS. NO LIGHTING ON THE NAME PLATES.

PARCEL 1
ACRES = 66.32
USES:

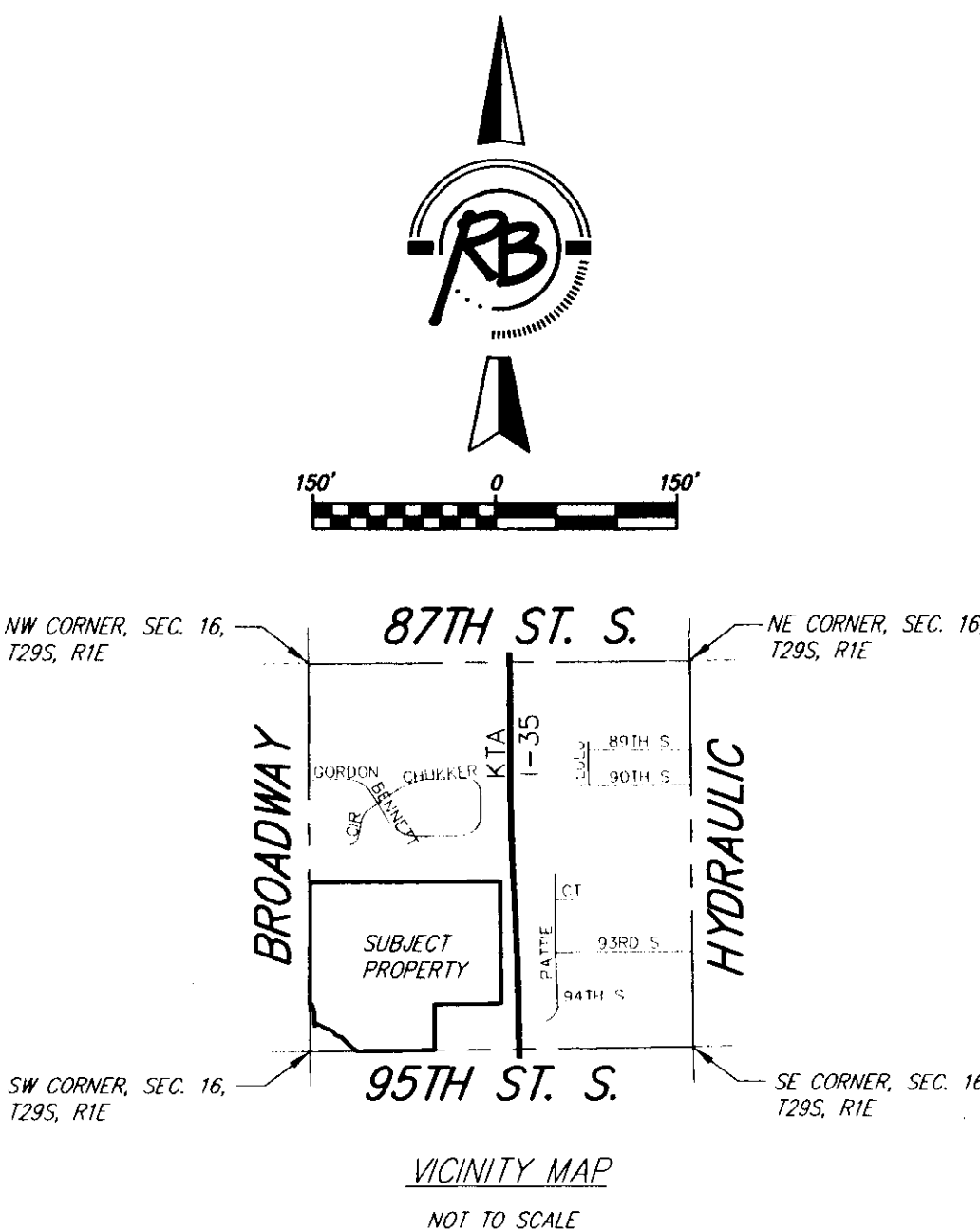
- (A) PASTURE, POLO HORSE EXERCISE TRACKS AND AREA, PADDOCKS/STALLS, PRACTICE FIELDS AND POLO PLAYING FIELDS.
- (B) ONE (1) 40-FOOT (X) 60-FOOT BUILDING, TO BE USED FOR STORAGE, OFFICES, AND/OR CLASSROOMS FOR THE TEACHING OF POLO. NOT TO BE USED AS A RESIDENCE.
- (C) ONE (1) 35-FOOT (X) 65-FOOT EXISTING PAVILION, TO BE USED FOR AS SHELTER, PICNIC AREA (WITH GRILLING AREAS AS APPROVED BY COUNTY FIRE), AND CONCESSIONS, INCLUDING THE SELLING OF ALCOHOL, TO BE OPERATED ONLY DURING POLO MATCHES, NOT INCLUDING PRACTICE, OUTDOOR SPEAKERS AND SOUND AMPLIFICATION SYSTEMS AND OPERATION OF THEM (NO LATER THAN 10 PM) MUST BE APPROVED BY THE SEDGWICK COUNTY CODE ENFORCEMENT, THE INTENT BEING THAT THE AMPLIFICATION CAN BE REASONABLY CONFINED TO THE PLAYING AREA.
- (D) 35-FOOT MAXIMUM HEIGHT FOR ALL STRUCTURES, EXCEPT AS NOTED IN THE GENERAL PROVISIONS FOR WIND GENERATORS.
- (E) PARKING AROUND THE SOUTH, EAST AND WEST SIDES ALLOWED.

PARCEL 2
ACRES = 49.43
USES:

- (A) PASTURE, POLO HORSE EXERCISE TRACKS AND AREA, PADDOCKS/STALLS, PRACTICE FIELDS AND POLO PLAYING FIELDS.
- (B) 35-FOOT MAXIMUM HEIGHT FOR ALL STRUCTURES, EXCEPT AS NOTED IN THE GENERAL PROVISIONS FOR WIND GENERATORS.
- (C) ONE (1) 40-FOOT (X) 60-FOOT BUILDING TO BE USED AS A BARN, STORAGE, OFFICES, AND/OR CLASSROOMS FOR THE TEACHING OF POLO. NOT TO BE USED AS A RESIDENCE.
- (D) OVERNIGHT CAMPING, BUT LIMIT IT TO STOCKMEN AND/OR OWNERS STAYING WITH POLO HORSES LEFT ON THE SITE AFTER POLO MATCHES AND HAVING NO MORE THAN 21 UNITS (AN COMBINATION OF RV'S, TENTS AND TRAILERS WITH LIVING ACCOMMODATIONS) ALLOWED ON THE SITE, AT ANY ONE TIME. THE CAMPING AREA WILL BE LOCATED IN THE AREA SHOWN ON THE SITE PLAN THAT HAS A GROUPING OF TREES. NO OPEN FIRES ALLOWED, BUT FIRES IN CONTAINERS APPROVED BY COUNTY FIRE ARE PERMITTED. NO PARTIES IN THE CAMPING AREA.

PARCEL 3
ACRES = 7.34
USES:

- (A) ONE (1) 55,000-SQUARE FOOT PERMANENT POLO PLAYING FIELD ARENA, WITH TWO (2) ATTACHED MOUNT AREAS AND PERMANENT BLEACHERS/SEATING DECK. 45-FOOT MAXIMUM HEIGHT. OUTDOOR SPEAKERS AND SOUND AMPLIFICATION SYSTEMS AND OPERATION OF THEM (NO LATER THAN 10 PM) MUST BE APPROVED BY THE SEDGWICK COUNTY CODE ENFORCEMENT, THE INTENT BEING THAT THE AMPLIFICATION CAN BE REASONABLY CONFINED TO THE PLAYING AREA.
- (B) ONE (1) CONCESSION, LOCATED EAST OF THE PERMANENT POLO PLAYING FIELD ARENA. THE CONCESSION CAN SELL ALCOHOL ONLY DURING POLO MATCHES AND CANNOT SELL ALCOHOL AFTER 10 PM. 35-FOOT MAXIMUM HEIGHT.
- (C) PADDOCKS/STALLS FOR THE POLO HORSES. 35-FOOT MAXIMUM HEIGHT.
- (D) AN EXISTING 32.5 FOOT (X) 65-FOOT BARN CAN BE USED FOR CLASSROOM INSTRUCTION. NOT TO BE USED FOR COMMUNITY ASSEMBLY, PARTIES, GROUP ACTIVITIES OR AS A RESIDENCE.
- (E) ONE (1) 40-FOOT (X) 60-FOOT BUILDING, TO BE USED AS A BANQUET HALL, CLASSROOMS, OFFICE, AND RETAIL ASSOCIATED WITH THE OPERATION OF THE POLO COMPLEX, INCLUDING TACK. THE BANQUET HALL CAN PREPARE FOOD FOR FUND RAISERS, SPECIAL EVENTS, CONFECTIONS AND MEALS FOR THE PUBLIC USING THE FACILITIES. THE BANQUET HALL MAY SELL ALCOHOL WITH FOOD, AS LONG AS THE FOOD SALES EXCEED 50% OF THE GROSS SALES. NOT TO BE USED AS A RESIDENCE.
- (F) ONE (1) 40-FOOT (X) 60-FOOT PATIO SERVING AREA.
- (G) AN EXISTING GARAGE 16-FOOT (X) 20-FOOT GARAGE.



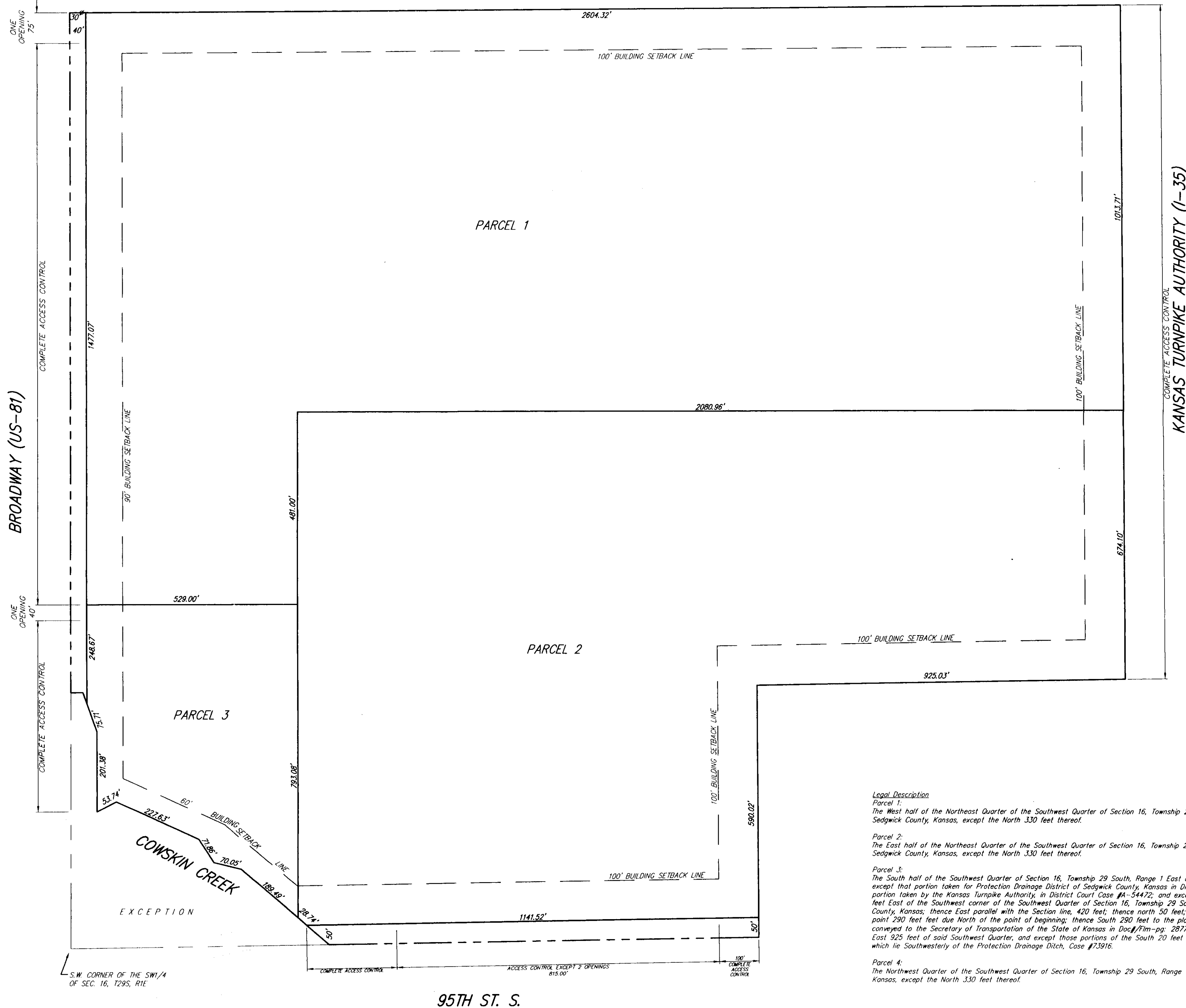
Legal Description

Parcel 1:
The West half of the Northeast Quarter of the Southwest Quarter of Section 16, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except the North 330 feet thereof.

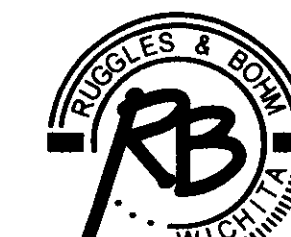
Parcel 2:
The East half of the Northeast Quarter of the Southwest Quarter of Section 16, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except the North 330 feet thereof.

Parcel 3:
The South half of the Southwest Quarter of Section 16, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; except that portion taken for Protection Drainage District of Sedgwick County, Kansas in District Court Case # 73916; and except that portion taken by the Kansas Turnpike Authority, in District Court Case #A-54472; and except a tract beginning 20 feet North and 30 feet East of the Southwest corner of the Southwest Quarter of Section 16, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence East parallel with the Section line, 420 feet; thence north 50 feet; thence in a Northwesterly direction to a point 290 feet due North of the point of beginning, thence South 290 feet to the place of beginning, and except that part conveyed to the Secretary of Transportation of the State of Kansas in Doc#Fm-pg: 28773844; and except the South 640 feet of the East 925 feet of said Southwest Quarter, and except those portions of the South 20 feet and West 30 feet of said Southwest Quarter which lie Southwesterly of the Protection Drainage Ditch, Case #73916.

Parcel 4:
The Northwest Quarter of the Southwest Quarter of Section 16, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except the North 330 feet thereof.



DWG FILE: SURVEY BASE
PROJECT NO. 3627P
JANUARY 15, 2013



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