

Rustic Timbers Planned Unit Development PUD #44 For Outdoor Weddings and Events

This development contains 20.25 acres (net) and will include both residential and commercial uses allowed in the General Provisions of this PUD.

GENERAL PROVISIONS:

- 1) Commercial uses: The PUD'S facilities shall be rented out for public or private activities such as weddings, receptions, graduation parties, birthdays, photo sessions, and similar activities that are not repeated on a weekly basis and that are not open to the public on a daily basis at times other than when an event is scheduled. Events shall be a maximum of 30 days a year, available (7) days a week. Events are available for rent: Monday - Thursday, 8 a.m. to 8 p.m. with music off by 7:30 p.m.; Friday - Saturday 8 a.m. to 11 p.m., with music off by 10:30 p.m. and; Sunday 8 a.m. to 7 p.m. with music off by 6:30 p.m.
- 2) All RR Rural Residential uses permitted by right are allowed. The current single-family residence (home) is allowed and will continue to be used for residential purposes.
- 3) The site shall be developed per the approved PUD. Except where marked proposed, all shown structures and development are existing conditions.
- 4) The transfer of title of all or any portion of the land included within the development does not constitute a termination of the PUD or any portion thereof, but said PUD shall run with the land for development and be binding upon the present owners, their successors and assigns and their lessees, unless amended.
- 5) Maximum building height for habitable building shall be 35 feet. Maximum building coverage shall be 35%.
- 6) Solid screen of trash receptacles and outdoor mechanical equipment for heating and air and equipment storage shall be per the Wichita-Sedgwick County Unified Zoning Code. Trash receptacles shall be located as shown on the approved PUD.
- 7) 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. No enclosed structures will be built inside of the Floodplain area.
- 8) Building Setbacks are as shown on this drawing.
- 9) Except as shown, a 50' landscape buffer shall be maintained where the PUD abuts and is adjacent to residential zoning, however, gazebos and walking trails are allowed in said 50' buffer area.
- 10) All outdoor lighting shall employ cut-off luminaires to minimize light trespass and glare, and will be aimed or shielded such that the light sources not visible from the neighboring property. Lighting sources shall be thirty (30) feet in height and limited to fifteen (15) feet in height when located within two hundred feet of residential zoning districts. No pole lighting shall be located within building set-backs.
- 11) Parking shall be per the Wichita-Sedgwick County Unified Zoning Code for a maximum of 150 people and shall have a surface approved by Sedgwick County, including having paved handicap parking stalls.
- 12) All drives and access to the PUD shall be 20-foot wide and surfaced with a material approved by Sedgwick County standards including Sedgwick County Fire and Service Drive Codes.
- 13) Access Control shall be as shown on the face of the plat.
- 14) All buildings/structures must meet County Codes and permitting requirements.
- 15) Signage shall be a monument type or an archway type of sign with a maximum sign area of 150-square feet of sign and no taller than 15 feet.
- 16) Security allowed through contracted security services.
- 17) All live music or music provided by a DJ is an option for events and shall be inside event venue building. Music to accompany wedding ceremonies or other outdoor events shall be at a low volume so as not to be a nuisance to the neighbors. Except for low level music that cannot be heard on neighboring properties, no outdoor musical group or speakers will be allowed.
- 18) Alcohol allowed through contracted beverage services. Alcohol will be served outside of enclosed event structures. The consumption and serving of alcohol and/or cereal malt beverages (drinking) is an option for these events, as is dining. The site shall not obtain a Drinking Establishment (DE) or Drinking Establishment Restaurant (DER) license. Alcohol may only be served on the site through a licensed caterer.
- 19) The PUD shall not be affiliated with any Class A or Class B clubs, as defined by the Wichita-Sedgwick County Unified Zoning Code.
- 20) Food services as allowed by Sedgwick County Code.
- 21) Lighting and Music along walking paths will be allowed but shall not be seen or heard from neighboring properties.
- 22) Tents shall be allowed for events as approved by Sedgwick County Code and will not be used for camping. Portable toilets are permitted as needed and as permitted and approved by the Wichita-Sedgwick County Metropolitan Area Building Construction Department, per event. Portable toilets shall not be placed within the 50' landscape buffer.

PHASE 1 DEVELOPMENT:

- A) 2,400 square foot climate controlled building with rest rooms (1 Men, 1 Women, 2 stalls each).
- B) Developed land for Wedding and Event Venues usage.
- C) Rustic landscaping will be developed and maintained.
- D) Wooded walking paths with lighting and soft music will be developed and maintained.
- E) Adequate parking will be developed and maintained per County Code, for up to 150 guests.
- F) Outdoor seating, dining and photography areas will be developed and maintained.
- G) Storage buildings and Gazebos will be developed and maintained.

PHASE 2 DEVELOPMENT:

- H) Indoor kitchen facility to be used in conjunction with food services.
- I) Outdoor kitchen facility to be used in conjunction with food services.

Legal Description:

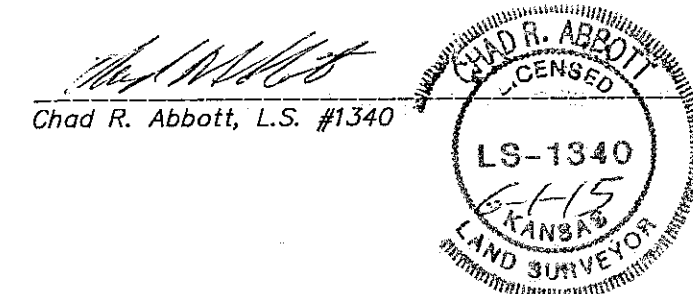
State of Kansas)
County of Sedgwick) SS

Lot 1, Block 1, Rustic Timbers Addition Sedgwick County, Kansas.

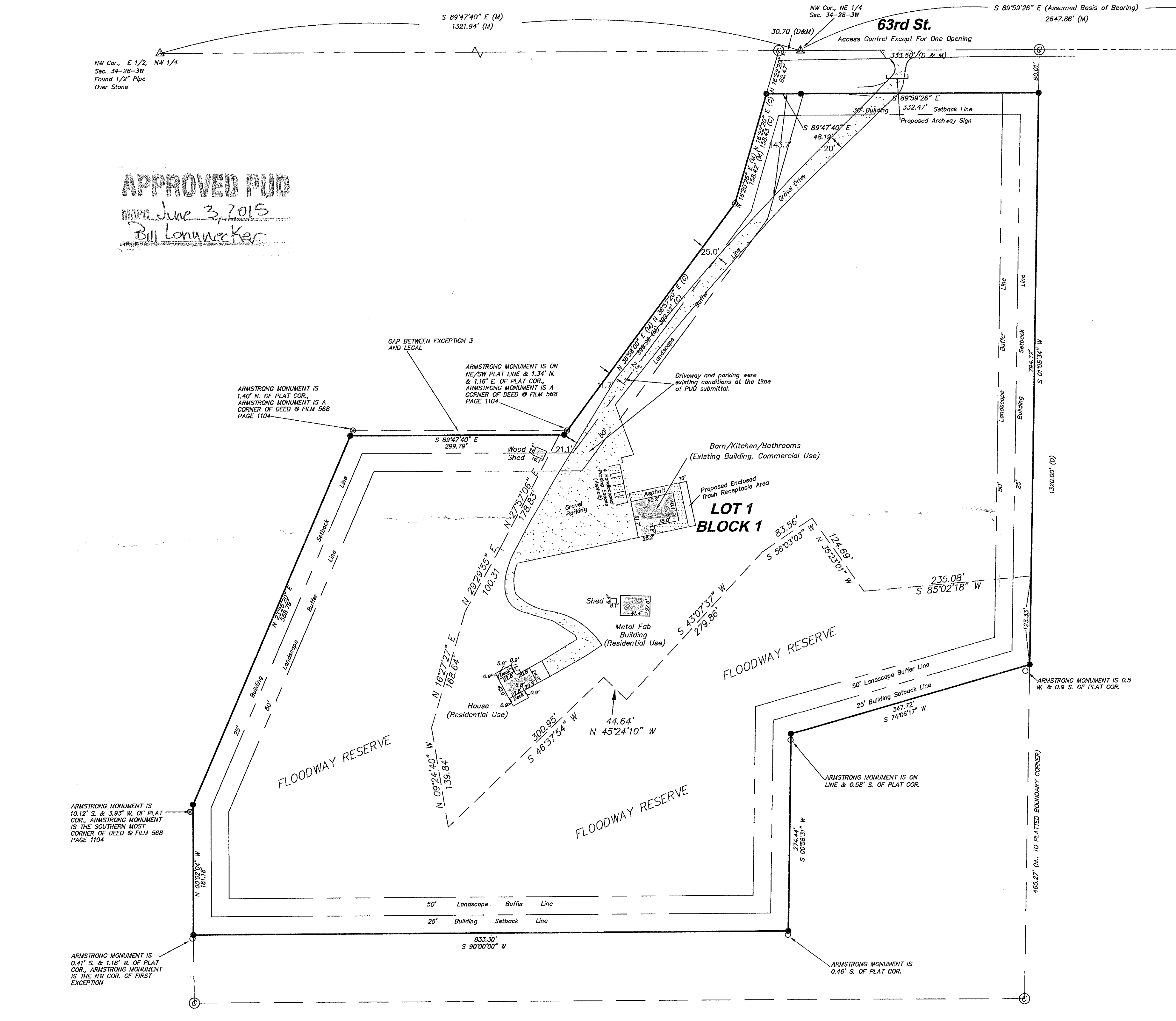
State of Kansas SS
County of Sedgwick

I, Chad R. Abbott, L.S. #1340 do hereby certify that this drawing is a true representation of a Planned Unit Development (PUD) performed by me or under my direct supervision and that I am a duly licensed Land Surveyor in the State of Kansas.

Date of Survey: 2014, 2015
Date of Preparation: June 1, 2015



Chad R. Abbott, L.S. #1340

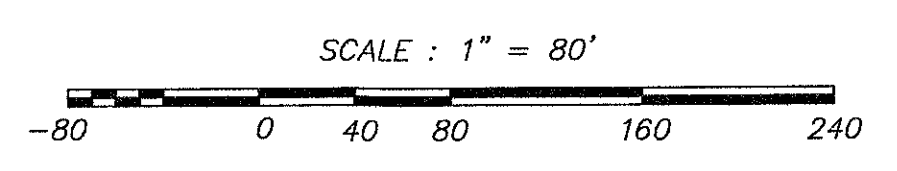
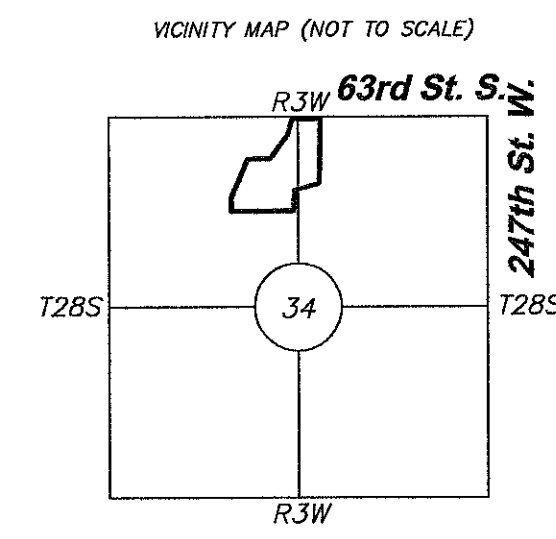


APPROVED PUD
DATE: June 3, 2015
Bill Lonwacker

JOB DESCRIPTION: P.U.D.	
PREPARED FOR: Kim Stroupe	
JOB LOCATION: 25501 W. 63rd Viola, KS	DATE OF PREPARATION: 6-1-2015
JOB NUMBER: A13786	SHEET 1 OF 1
<small>DRAWN BY: J.M.S. CHECKED BY: C.R.A.</small>	

LEGEND:

- = SET 1/2" REBAR WITH CLS #1340 CAP
- = FOUND 1/2" REBAR (ARMSTRONG CAP)
- ⊙ = FOUND 5/8" REBAR (ARMSTRONG CAP)
- △ = FOUND MONUMENT AS NOTED
- ⊕ = CALCULATED POINT
- (M) = MEASURED OR CALCULATED FROM MEASUREMENT
- (MA) = MEASURED BETWEEN FOUND ARMSTRONG MONUMENTS
- (D) = DISTANCE PER DEED
- (C) = CALCULATED
- (SD) = DISTANCE PER STROUPE DEED



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