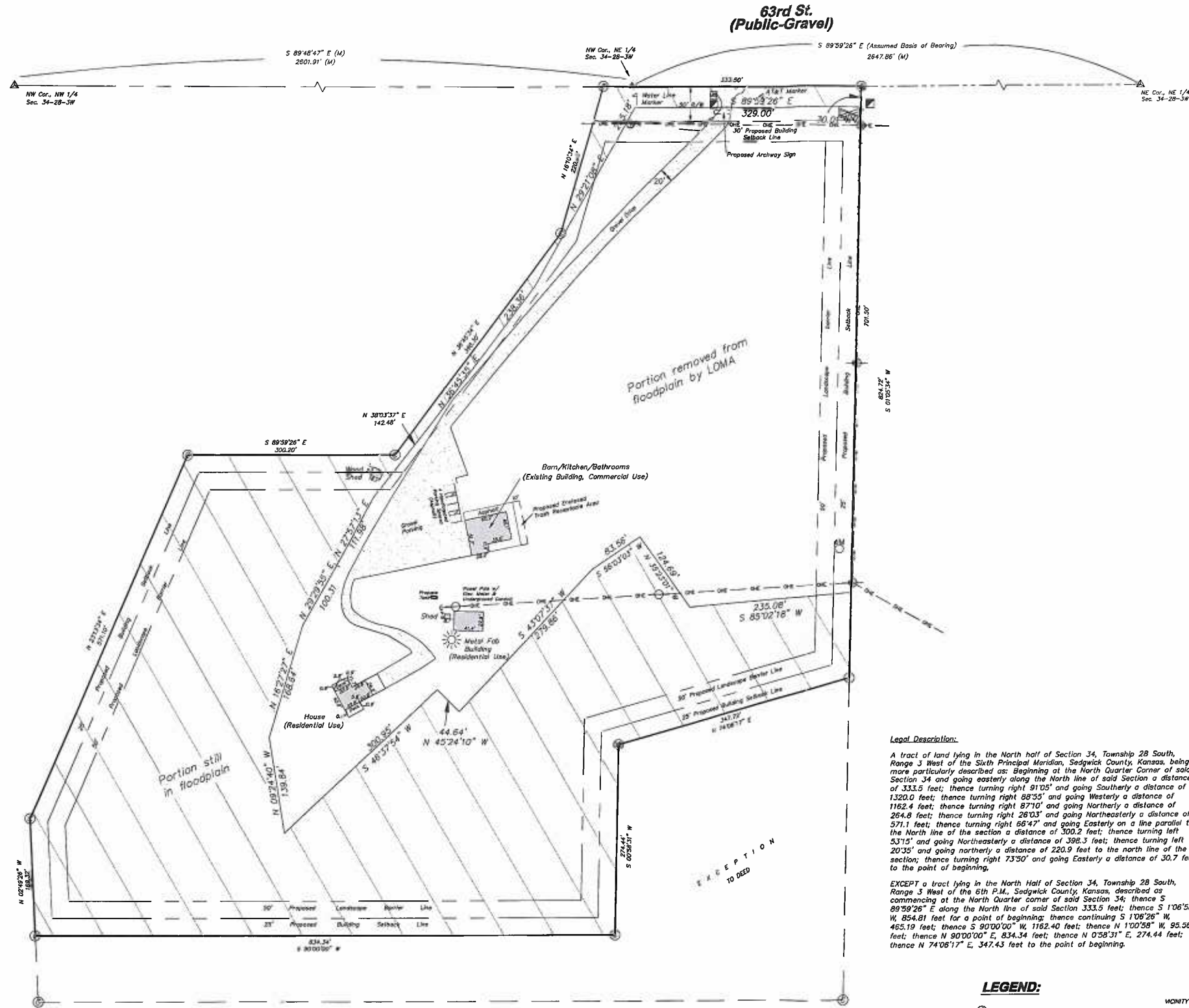


Rustic Timbers Addition, Viola, Sedgwick County, Kansas  
Planned Unit Development Concept Plan  
For Outdoor Weddings and Events



**GENERAL:** This development contains 21.01 acres and will include both residential and commercial uses.

**Commercial uses:** The facility 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 ; on Sunday 8 a.m. to 7 p.m. with music off by 6:30 p.m.

Maximum building height for habitable building shall be 35 feet. Maximum building coverage shall be 35%.

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.

All RR uses allowed as permitted by right.

The site shall be developed per the approved PUD.

Except where marked proposed, all shown structures and development are existing conditions.

**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 are as shown on this drawing.

4) Except as shown, a 50' landscape barrier shall be maintained where the PUD abuts and is adjacent to residential zoning, however, gazebo's and walking trails are allowed in said 50' barrier area.

5) All outdoor lighting shall employ cut-off luminaries to minimize light trespass and glare, and will be aimed or shielded such that the light sources not visible from the neighboring lot. Lighting sources shall be thirty feet in height and lended to fifteen feet in height when within two hundred feet of residential zoning districts. No pole lighting within building set backs.

6) Parking shall be per Code for a maximum of 150 people and shall have a surface approved by Sedgwick County, including having paved handicap parking stalls.

7) All drives and access to the PUD shall be 20-foot wide and surfaced with a material approved by Sedgwick County standards including FIRE.

8) Access Control: Access controls shall be as shown on the face of the plat.

9) All buildings/structures must meet County Codes and permitting requirements.

10) Signage shall be a monument type with maximum sign area of 150-square feet of sign and no taller than 15 feet.

11) Single Family residential home site is allowed and will continued to be used for residential purposes.

12) No enclosed structures will be built inside of Floodplain area.

13) Security allowed through contracted security services.

14) 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.

15) 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.

16) Food services allowed by Sedgwick County Code.

17) Lighting and Music along walking paths will be allowed but shall not be seen or heard from neighboring properties.

18) Tents shall be allowed for events as approved by Sedgwick County Code and will not be used for camping.

19) Portable toilets are permitted as needed and as permitted and approved by the MARQD, per event. Portable toilets shall not be placed within the 50' landscape barrier.

20) The facility shall not be affiliated with any Class A or Class B clubs, as defined by the Wichita-Sedgwick County Unified Zoning Code.

**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 Gazebo's 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:**

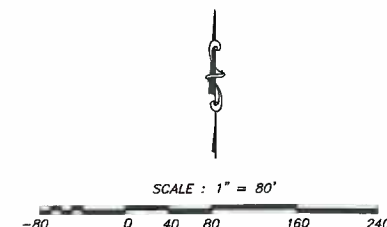
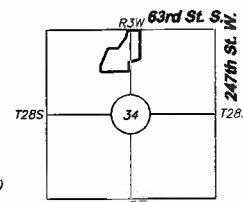
A tract of land lying in the North half of Section 34, Township 28 South, Range 3 West of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as: Beginning at the North Quarter Corner of said Section 34 and going easterly along the North line of said Section a distance of 333.5 feet; thence turning right 91°05' and going Southerly a distance of 1320.0 feet; thence turning right 88°55' and going Westerly a distance of 1162.4 feet; thence turning right 87°10' and going Northerly a distance of 264.8 feet; thence turning right 26°03' and going Northeasterly a distance of 571.1 feet; thence turning right 66°47' and going Easterly on a line parallel to the North line of the section a distance of 305.2 feet; thence turning left 53°15' and going Northeasterly a distance of 398.5 feet; thence turning left 20°35' and going northerly a distance of 220.9 feet to the north line of the section; thence turning right 73°50' and going Easterly a distance of 30.7 feet to the point of beginning.

EXCEPT a tract lying in the North Half of Section 34, Township 28 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas, described as commencing at the North Quarter corner of said Section 34; thence S 89°58'26" E along the North line of said Section 333.5 feet; thence S 1°06'58" W, 854.81 feet for a point of beginning; thence continuing S 1°06'26" W, 465.19 feet; thence S 90°00'00" W, 1162.40 feet; thence N 1°00'58" W, 95.56 feet; thence N 90°00'00" E, 834.34 feet; thence N 0°58'31" E, 274.44 feet; thence N 74°06'17" E, 347.43 feet to the point of beginning.

**LEGEND:**

- ⊙ = CALCULATED POINT
- ⊙ = WATER VALVE
- ⊙ = POWER POLE
- ⊙ = GUY WIRE
- ⊙ = TELEPHONE RISER
- ⊙ = OVERHEAD ELECTRIC LINE
- ⊙ = WATER METER
- ⊙ = LIGHT POLE
- ⊙ = MAIL BOX
- ⊙ = UNDERGROUND MARKER (AS NOTED)

COMITY MAP (NOT TO SCALE)



JOB DESCRIPTION: P.U.D.	
PREPARED FOR: Kim Stroupe	
JOB LOCATION: 25501 W. 63rd Viola, KS	DATE OF PREPARATION: 1-14-2015
JOB NUMBER: A15786	SHEET 1 OF 1
DRAWN BY: A.B. CHECKED BY: C.A.	