

Information provided by
Applicants

Background

A few years ago Bob and I were notified that McConnell AFB was transitioning its current mission to another base. Many servicemen would be repatriated in other jobs but because Bob met the criteria for Air force military retirement which is over 30 years of service and over 50 years of age we started thinking about how to supplement Bob's income. We decided to invest in country property that we would live on and create a place where we could hold weddings with an outdoor ceremony site and indoor barn reception.

I've been a project manager and process improvement analyst for more than 20 years in addition I've owned a wedding photography business and shot for more than 500 wedding over the past 12 years. I've provided photography at many of the outside venue in Sedgwick and Butler County. Bob is a big nature and hiking buff plus builds rustic wood furniture as a hobby. He has worked with explosives and munitions for over 30 years. We married in 1987 and raised 3 daughters and have 4 grandchildren. We've lived in Sedgwick/Butler County most of our lives. Bob was raised on a farm and grew up working with horses. We lived in the county for several years before moving to Wichita so when we started discussing what we would do when Bob retired we thought how great it would be to move back to the country. I mentioned how I thought with the right property we could create a beautiful fairytale outdoor ceremony site for farm weddings. This began our research. We determined a basis for what we would need. An older rustic home for us to live in, a barn, proximity to Wichita and neighbors, paved roads, land with many trees and an open meadow, as well as acreage were important factors.

At the bridal fairs I attended for my photography business I did some market research and verbally polled hundreds of brides and their family in order to understand the need of an outdoor venue. I found the brides felt in Sedgwick County the options were non-existent for a residential farm turned into a wedding venue. Eberly Farms, Prairie Pines, YMCA Camp Hyde were all established several years as something other than a wedding venue. They easily just started having weddings without having to ask permission. The same is true for the golf course industry and botanical gardens. Even newer establishments Tanganyika and The Round Barn in Derby were not established solely as a Wedding Venue. None of these do the owners actually live on the property.

As we looked at homes with acreage for sale I met with the MAPC staff at their Wednesday meeting and received feedback on some of the properties we were considering. They educated us on several codes that made other properties not so favorable. In fact they told me this type of business has been presented but no one had actually followed through. I can see why after leaving the meeting I felt extremely confused and felt like I had been through a war zone of requirements. The PUD was mentioned and explained that this could cost 15K—20K. We still had a home to sell so we decided to focus on that. We put our home in Northwest Wichita up for sale in Sept 2013 and ironically the same day a contract was placed on our home the property we now own came on the market. After deciding to purchase this property we contacted the MAPC staff and scheduled another Wednesday meeting to discuss this piece of property and receive feedback. This meeting was at least 6 months later than the first meeting I had previously attended. Again this meeting felt like this was something that was not going to be an easy task and I felt as if the staff was trying to discourage me from this business. Kelly

Dixon gave me a copy of FEMA map which showed our property to be coming out of the flood zone in later 2015. A staff member followed me and my sister in law (who attended the meeting with me) and said to be sure and keep in communication with him as otherwise we might end up going down the wrong path. He suggested Bob and I build the barn first then apply for the PUD. This would save us the money from platting. I took his card and asked if he knew any surveyors. He did not recommend anyone specific. On May 2nd we took ownership of our new home.

This property was in the flood zone and we had already contacted Chad Abbot to submit a modification to FEMA to move the property out of the flood zone. I also spoke to Chad about PUD and Platting. I have an email on May 7th where Chad indicates he started talking with Bill Longnecker about our PUD application. On May 23rd I received a proposal from Chad for the cost of him writing and submitting the PUD as well as the Plat

In preparation for a barn loan that we would need if the PUD passed we started gathering quotes. One quote was for bathrooms that would be installed. Bob called a couple of Septic Company's to ask if a Septic system would be best and/or a lagoon as well as the cost. Neither company's called us back; instead they contacted the County inspection office and notified them of our questions. I received a call from the same staff member who met me after the prior Wednesday staff meeting. He wanted to meet at our property. I met him out on our property and discussed with him where the barn would be located. I explained that Chad Abbott was currently in process of submitting the LOMA revision and would then start on the PUD application. Again this staff member suggested we build the barn then submit the PUD application and avoid platting cost. It was at this junction that I started focusing on building the barn and put off submitting the PUD.

June

Soon after this my husband met Aaron Pauly. My husband discussed our plans of the Wedding Venue with him. He told us they were expecting a baby. We sent a baby gift to them for their new son. We contacted Aaron Pauly to cultivate our hay. In July this was complete and we received \$350.00 for 20 round bales of hay.

July

I sent an email to Kelly Dixon on July 18th along with a picture of building we liked. He scheduled an appointment for July 29th at the Sedgwick County Public Works Building with a fire marshal and I think building engineer. Kelly told the people this building will eventually hope to be a commercial building for a wedding venue but we are building it for residential use first until we file a PUD.

We had also exchanged pleasantries with two of the neighbors that live closest to our property line. The Pauly's to the West and Hugh (Brad) Hinner to the South. We discussed in depth what our dream was for this property. We ask them to please let us know at anytime along the way if they had concerns. At the time the feedback we received from Brad Hiner was "what a person does on their property is their business". The Pauly's said if they had concerns they would let us know.

Aug

On Thursday Aug 8th Bob went in to get our Building permit and Kelly helped him with the Site Plan. On Sept 2nd I spoke with Kelly about the ADA parking spaces and he said a neighbor had called him. We discussed the possibility of rejection and how the neighbor's objections play a significant part in approval for the PUD application. He also said no matter what we would have to platt. I do not understand why Kelly was so adamant about us building the barn first if there was no benefit. This has never been explained to me. Kelly forwarded my ADA question onto Greg Harlan and I received a response from Kelly that led me to believe I had been led down the wrong path. This is when Aaron Pauly may have called. It is also mentioned in this email that we intended to build a building no matter what. This is true; however we would never have put in ADA parking spaces, bathrooms, and increased the road size, built the building to commercial code and spent thousands of extra dollars if we were simply building a building. It is at this point when Bud Lett stepped in and took over the situation. Phone calls and emails were exchanged between Bud Lett and I. I appreciate that everyone from the county tried to work with us, however everyone involved had to know that if the PUD was denied we would be stuck with this Event Venue and the cost of paying for it. Even after Mr. Lett got involved no one said let's put a hold this until you've got the PUD application process completed.

Barn Building

In August we broke ground on the barn. Knowing we would have dance music we asked the builder to insulate the walls and ceilings. After the builders were complete Bob and I decided to add an additional layer of insulation, sheetrock, and paneling to the walls. While this was an additional expense we felt it necessary in respect of our neighbors. Inspections were a disaster. Our electrician called three people to ask if we should use romex or conduit. He was told romax. Tom Kerschen came out took pictures left and didn't even say a word. We had to call to see what was up. At that time even though we had an inspection sign off he said we would have to use conduit. \$3,000.00 down the drain to change to conduit. Many times we were told County and city inspectors are merging so people are getting confused on county code vs city code. That shouldn't be our fault, however we chunked it up to just another issue where one person tells us information that is misleading.

Business Plan

In determining a Business Plan we looked at a few of the outdoor venues in and around Wichita (Prairie Pines, Eberly Farms, Round Barn, Tanganyika, Botanical Gardens and Camp Hyde). What were their rules as far as number of guests, number of events, ending hours, and Alcohol? What I found was for a Friday or Saturday event they all end at 11 or later, number of guests could go over 300, unlimited events per year with various types, and alcohol could be present usually with a beverage cater. None of these have venues that serve alcohol neither have sprinkler systems nor are they considered a night club. Our business plan is much more restrictive.

In short Bob and I have been project planners in our individual positions at work, we are safety conscious and highly customer service oriented. Our dream to provide a beautiful fairytale wedding ceremony on our beautiful piece of property is our number one goal. The ceremony will be outdoors covered by a canopy of trees to shade from the sun and wind. Guest can enter through the meadow or through a walking path filled with low Christmas lights, short bridges and low instrumental music playing. They will be seated on benches made from tree trunks and a long wooden board. The bride will enter from the meadow as she is walked down a stone path to a rustic arch made of unique trees.

The celebration of the union of the bride and groom will be in and around the barn. We would be very selective of our clients and ensure a good fit.

In closing the wedding industry is ever changing. Today farm weddings are much sought after. 5 years from now that could change. Should this zoning be approved we would like to continue to receive feedback from our neighbors as they have always been a consideration and will continue to be in the future.

***Why are we categorized as a Night Club instead of a religious entity or other? What are ^{our} options?

***Why would we be required to have sprinklers?

***We cannot control the exact number of people per the PUD use a range rather than an exact number.

***Remove use of Port a Potty

***Restrict Use to Weddings Only

*** Add additional wooden fencing or trees as additional barrier for neighbor's site.

***DOCUMENT
SEPARATION
PAGE***

WWW.ROUNDBARN.WEBS.COM

WE OFFER A
VARIETY OF
PRICING OPTIONS.
WITH HALF DAY.
ALL DAY AND
HOURLY RATES. WE
HAVE AN OPTION
TO SUIT YOUR
BUDGET.



JON AND TERRI REECE
(316)788-BARN (2276)
9449 S. WOODLAWN
BERBY, KS 67037

		Hourly	Half Day	All Day
Mon – Thurs	9am - 4pm	\$50.00	\$300.00	
	4pm - 10pm	\$75.00	\$350.00	
	9am - 10pm			\$500.00
Friday	9am - 4pm	\$75.00	\$350.00	
	4pm - 12am	\$100.00	\$700.00	
	9am - 12am			\$800.00
Saturday	9am - 4pm	\$100.00	\$600.00	
	4pm - 12am	\$125.00	\$800.00	
	9am - 12am			\$995.00
Sunday	12pm - 10pm	\$75.00		\$600.00
* 3 Hour Minimum				
*Wedding Ceremonies are an additional \$100.00 up to 200 people. (Includes ceremony set up & breakdown, rehearsal time and bridal room)				

Closest neighbors 325 feet



The Round Barn Ranch offers the facilities you need in a fun and relaxed setting. Our newly renovated Banquet Hall seats up to 100 people *cafe or banquet style*. The inviting entry has a comfortable seating area and accessible restrooms. The kitchen features 2 warming ovens, microwave, refrigerator, ice storage and serving/eating bar.

The Round Barn will hold up to 300 people and makes the perfect place for parties and dancing.

You can bring your own food or use the caterer of your choice. A licensed bartending service is required if you will be serving alcohol. We can furnish referrals for some excellent services. We provide *cafe and banquet seating* for 200 people (additional seating can be arranged). Linen table cloths are provided for *cafe tables, buffet & head tables*. We also offer decor and other items at an additional charge.



Prairie Pines

We do not hold parties past 11:00 p.m.

We provide tables and chairs for up to 300 people for *The Grande Garden & Playhouse* rental.

Eberly Farms

MINIMUMS & HOURS	TUES-THURS	FRIDAY	SATURDAY	SUNDAY
MINIMUM NUMBER OF GUESTS OCTOBER-MAY	50	125	150	125
MINIMUM NUMBER OF GUESTS JUNE-SEPTEMBER	50	150	200	125
HOURS	4:30pm until 11:00pm	4:30 pm until 11:00 pm	12:00 to 10:00 pm choose 6 ½ hours	12:00 to 10:00 pm choose 6 ½ hours

Botanica Gardens closest neighbors 695 feet

- 17 acres of enchanting gardens

- Large banquet hall complete with tables and chairs for indoor receptions and weddings
- Adjacent outdoor patio with wrought iron tables and chairs for outdoor receptions and weddings
- Lovely fountains, sculptures, streams and ponds, a perfect spot for a wedding or reception
- Spectacular photo opportunities
- Open catering for food and beverage
- Prep kitchen with ice machine
- Large, free parking lot
- Audio visual available for presentations and business meetings
- Central location in the heart of Wichita
- Iron trellis or arch available for weddings
- Patio umbrellas available for wedding receptions

The Red barn

Illusions 1939 East Diedrich Avenue haysville

***DOCUMENT
SEPARATION
PAGE***

Subject: RE: Next Steps

From: cabbott@benchmarkis.net (cabbott@benchmarkis.net)

To: stroupe@sbcglobal.net;

Date: Wednesday, May 7, 2014 11:13 AM

Kim,

Great that you have the closing behind you.

So this is where we are at:

1. We did the Elev. Cert for you to take care of the lender.
2. We determined that (A) the house and a large part of the property will be taken out of the floodzone when the maps get revised (B) we don't know for sure when that will be so you will probably be money ahead to have us do a LOMA on that same piece of property instead of waiting on FEMA (this will also be very helpful because then when we do the PUD plat the county won't hassle us over the floodplain), so I would recommend that you give us the green light on doing the LOMA.
3. I had a meeting with Bill Longnecker (with MAPC) about your property and the PUD.
4. I will provide you with a proposal document that will explain the particulars of the PUD (both the platting and rezoning) and give you the costs and timeframe for the completion of it.
5. I will send you a invoice for the Elev. Cert. (\$350)
6. Let me know if you want me to do the LOMA (\$550)
7. Once you receive the proposal document let me know if you want to proceed and I will set up a on-site meeting with you to go over everything and get that ball rolling.
8. In regards to the notification letter you mentioned DON'T send that out till we/you are a little further down the road (call me on this if questions).

Give me a call anytime.

Thanks!

Chad Abbott

Phone - 316-262-2262

On Wed, May 7, 2014 at 10:21 AM, Kim Stroupe wrote:

Chad,

I hope everything is going well with you. We finally closed on the home what a relief that is. I owe you a check!! I'm kinda lost on where we are on getting the flood insurance removed. I need to send an email to Kelly Dixon on how to proceed with the prelims for the PUD. I know he said the first step was to get a letter of notification out to all the neighbors within 1000 feet of our property.

Thank you,

Kim

From: Chad Abbott <cabbott@benchmarkis.net>

To: 'Kim' <stroupe@sbcglobal.net>

Sent: Wednesday, April 23, 2014 9:01 AM

Subject: RE: Stroupe #36206

LOL, it's all good.

Chad Abbott
Abbott Land Survey
520 S. Holland, Suite 103
Wichita, KS 67209
Ph 316.262.2262
Fax 316.262.2268
cabbott@benchmarkls.net

From: Kim [mailto:stroupe@sbcglobal.net]

Sent: Wednesday, April 23, 2014 8:38 AM

To: Chad Abbott

Subject: RE: Stroupe #36206

Thanks Chad for straightening the title company and the bank out. Seems like they should be paying you a consultant fee lol

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Chad Abbott

Date: 04/23/2014 8:18 AM (GMT-06:00)

To: 'Kim'

Subject: RE: Stroupe #36206

We will still need to send in the paper packet because it is in an "unstudied" zone A area.

I spoke with Karen at the title company late yesterday, the owners HAVE conveyed by deed that exception on the South, however the title work had a previous legal that had a typo on it as the exception to your parcel so they will be issuing a revised policy to clean that up. The original deed was filed on December 13th, the refilled document was recorded on April 10th. I spoke with Ann and got her straight on the legal, they were under the impression that this transaction would be combining two parcels (probably because of the "mortgage" parcel that the county GIS shows around the house), when in fact there is only one parcel that now has an exception TAKEN FROM it. The legal on the revised title policy will be fine for the bank. I will forward to you the email I received from Karen at the title company that has the attached legal of the parcel that was sold.

Thanks,

Chad Abbott
Abbott Land Survey
520 S. Holland, Suite 103
Wichita, KS 67209
Ph 316.262.2262
Fax 316.262.2268
cabbott@benchmarkls.net

From: Kim [mailto:stroupe@sbcglobal.net]
Sent: Tuesday, April 22, 2014 5:38 PM
To: Chad Abbott
Subject: RE: Stroupe #36206

Chad if the legal description doesn't have to change are we able to efile the DWR to FEMA or is that still going to take longer than our close date to get that done

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Chad Abbott
Date: 04/22/2014 3:11 PM (GMT-06:00)
To: 'Kim Stroupe'
Subject: RE: Stroupe #36206

Kim,
I didn't get an attachment...I just talked with Ann at the bank...working on legal.

Chad Abbott
Abbott Land Survey
520 S. Holland, Suite 103
Wichita, KS 67209
Ph 316.262.2262
Fax 316.262.2268
cabbott@benchmarks.net

From: Kim Stroupe [mailto:stroupe@sbcglobal.net]
Sent: Tuesday, April 22, 2014 2:01 PM
To: Chad Abbott
Subject: Re: Stroupe #36206

Chad,
According to Ann this is a form that she needs.
Thank you,
Kim

From: Chad Abbott <cabbott@benchmarks.net>
To: 'Kim' <stroupe@sbcglobal.net>
Sent: Monday, April 21, 2014 8:24 AM
Subject: RE: Stroupe #36206

Kim,
I spoke with the Appraiser this morning, he has the legal description from the title company and I forwarded to him the letter from DWR showing that on the future maps the portion of the property being taken out of the flood zone. He is going to appraise the property accordingly. So I think he is good at this point.
Thanks,

Chad Abbott
Abbott Land Survey
520 S. Holland, Suite 103
Wichita, KS 67209
Ph 316.262.2262
Fax 316.262.2268
cabbott@benchmarks.net

From: Kim [<mailto:stroupe@sbcglobal.net>]
Sent: Friday, April 18, 2014 4:59 PM
To: Chad Abbott
Subject: RE: Stroupe #36206

thanks Chad did you get the legal description from the title company I guess the homeowner is putting a new roof on and they are waiting to do that until they find out if the appraisal value is good and they had scheduled for the roof to go on Monday so I'm getting pressure from them to know if will have the legal description Monday morning or not

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Chad Abbott
Date: 04/18/2014 4:06 PM (GMT-06:00)
To: 'Kim Stroupe'
Subject: RE: Stroupe #36206

Sure thing, just wait for the other invoice then you can take care of it.
Thanks.

Chad Abbott
Abbott Land Survey
520 S. Holland, Suite 103
Wichita, KS 67209
Ph 316.262.2262
Fax 316.262.2268
cabbott@benchmarks.net

From: Kim Stroupe [<mailto:stroupe@sbcglobal.net>]
Sent: Friday, April 18, 2014 3:59 PM
To: Chad Abbott
Subject: Re: Stroupe #36206

Chad,
Thank you for all your help. If it's ok can I pay you with one check for the Cert and the Legal description survey? I can drop it off at your office. I told the bank and

relator the legal survey was on the way too.

Thank you,
Kim

From: Chad Abbott <cabbott@benchmarkls.net>
To: 'Kim Stroupe' <stroupe@sbcglobal.net>
Cc: AnnS@mms.coop
Sent: Friday, April 18, 2014 3:31 PM
Subject: RE: Stroupe #36206

Kim,

See attached. Per our conversation I am working with Kansas Division of Water Recourses on getting a BFE determined so we can perform a LOMA to have a portion of this property removed from the flood zone A. Working on legal...
Thanks.

Chad Abbott
Abbott Land Survey
520 S. Holland, Suite 103
Wichita, KS 67209
Ph 316.262.2262
Fax 316.262.2268
cabbott@benchmarkls.net

From: Kim Stroupe [mailto:stroupe@sbcglobal.net]
Sent: Thursday, April 17, 2014 4:23 PM
To: Ann Schrick
Cc: cabbott@benchmarkls.net
Subject: Re: Stroupe #36206

Chad Abbott said he should have the elevation certificate tomorrow and the legal desc should be completed shortly.

Thank you,
Kim

From: Ann Schrick <AnnS@mms.coop>
To: 'Kim' <stroupe@sbcglobal.net>
Sent: Thursday, April 17, 2014 2:24 PM
Subject: RE: Stroupe #36206

Has the survey been done? I need that to give it to the appraiser, so hopefully I can get that back soon.

Ann Schrick
Loan Consultant
Members Mortgage Services
PO Box 1185

Hutchinson, KS 67504
620.665.7713 or 866.441.4447 ext. 278
Fax: 855.856.6731
AnnS@mms.coop

Members Mortgage Services Notice: The information contained in the email may be privileged, confidential and protected from disclosure. If you have received this communication in error, please notify us immediately by replying to this message, and then delete it from your computer.

From: Kim [mailto:stroupe@sbcglobal.net]
Sent: Wednesday, April 16, 2014 6:45:PM
To: Ann Schrick
Subject: RE: Stroupe #36206

OK thanks a bunch

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Ann Schrick
Date: 04/16/2014 9:08 AM (GMT-06:00)
To: 'Kim Stroupe'
Subject: RE: Stroupe #36206

Thank you. I will review your file again hopefully sometime today.

Ann Schrick
Loan Consultant
Members Mortgage Services
PO Box 1185
Hutchinson, KS 67504
620.665.7713 or 866.441.4447 ext. 278
Fax: 855.856.6731
AnnS@mms.coop

Members Mortgage Services Notice: The information contained in the email may be privileged, confidential and protected from disclosure. If you have received this communication in error, please notify us immediately by replying to this message, and then delete it from your computer.

From: Kim Stroupe [mailto:stroupe@sbcglobal.net]
Sent: Tuesday, April 15, 2014 2:17 PM
To: Ann Schrick
Subject: Re: Stroupe #36206

Ann,
Here is the Bank information showing our \$4,000.00 ck 1002 that cleared on 4/11 plus the \$1,000.00 ck 1005 that cleared on 3/31

Thank you, Kim

From: Ann Schrick <AnnS@mms.coop>
To: 'Kim Stroupe' <stroupe@sbcglobal.net>

***DOCUMENT
SEPARATION
PAGE***



520 S. Holland, Ste. 103 Wichita, KS 67209
Ph. 316.262.2262 Fax 316.262.2268
surveyors@benchmarkis.net

May 23, 2014

Kim Stroupe
25501 W. 63rd S.
Viola, Ks 67149

Re: Proposal for platting and re-zoning (into a PUD development), 1 to 2 lots (18+/- acres). Property located at 25501 W. 63rd S. Viola, Ks 67149

Legal: BEG NE COR NW1/4 TH E 333.5 FT INTONE1/4 SLY 1320 FT W 1162.4 FT NLY 264.8 FT NELY 571.1 FT ELY 300.2 FT NELY 398.3 FT NLY 220.9 FT ELY 30.7 FT TO BEG - EXC PT BEG 333.5 FT W & 854.81 FT S NE COR NW1/4 S 465.19 FT W 1162.4 FT N 95.56 FT E 834.34 FT N 274.44 FT NELY 347.43 FT TO BEG & EXC PT TAKEN FOR RD ON N SEC 34-28-3W 24.75A M-L

Thank you for the opportunity to submit this proposal to provide services for the referenced project. After reviewing your request for a proposal it is my understanding that you have a need for surveying services as outlined below.

Scope of services:

- 1) Collect onsite data needed for PUD concept plan drawing (field collection).
- 2) Prepare and submit PUD zoning application, including language for zoning restrictions and accompanying concept plan drawing.
- 3) Represent PUD submittal before planning department and planning commission.
- 4) Provide platting boundary data in accordance with Sedgwick County Subdivision Regulations. Create and submit preliminary plat per Sedgwick County regulations.
- 5) Create and Review the final plat layout, including lot dimensions and curve tables. Prepare closure computations in accordance with Sedgwick County Subdivision Regulations. Provide all legal descriptions for the plat, including legal descriptions for easements, petitions, covenants, or other plat documents as needed. Sign and seal Mylar tracing.
- 6) Install block corner monuments in accordance with Sedgwick County Subdivision Regulations. Block corners shall be installed following approval of the final layout by the Planning Commission.
- 7) Provide topographical survey data for engineering calculations for the design of all utilities and drainage plan.
- 8) Provide data needed to develop PUD zoning and platting restrictions.

Time Schedule:

Work will begin upon receipt of notice to proceed, we anticipate this PUD and platting process to take 6 months (This is an estimate based on past experience).

Fee:

A not to exceed fee of \$3,000 would be necessary to satisfy items 1, 2 and 3 as outlined in the scope of services.

*Half of this fee and fees for items 1 and 3 (below) are required at the authorization to proceed.

A not to exceed fee of \$8,000 would be necessary to satisfy items 4, 5, 6, 7 and 8 as outlined in the scope of services.

*Half of this fee and the fees for Items 2, 4 and 5 are required at the authorization to proceed.

Please be advised that the following items are usually required for the submittal of a subdivision plat/zoning of this type and are not included in our fee:

- 1) PUD submittal fee - \$1280.00
- 2) Sedgwick County Plat submittal fee - \$1280.00
- 3) Ownership notification list - \$500.00 (estimate)
- 4) Title Work - \$300.00
- 5) Civil Engineering drainage study - \$2500 (estimate; if the amount is less or more the difference will be subtracted or added from the second half of our invoice)

Sincerely,

Chad Abbott,
Abbott Land Survey

(I hereby authorize Abbott Land Survey to perform the indicated services)

***DOCUMENT
SEPARATION
PAGE***

Subject: RE: Next Steps

From: Chad Abbott (cabbott@benchmarkls.net)

To: stroupe@sbcglobal.net;

Date: Tuesday, May 27, 2014 8:31 AM

Will do. I'll get the crew out today or tomorrow to do the field work for the LOMA, I'll also do a online submittal of the data to see if we can save several weeks. So if I get the LOMA submitted on Thursday we should get something back from them inside of 4 weeks. Not sure how long the refund will take (never dealt with that side before).

The next submittal date for the PUD would be June the 9th - no way could we meet that. So the realistically earliest date for the PUD submittal would be June 30th, after that July 14th (every two weeks thereafter)...
Thanks,

Chad Abbott
Abbott Land Survey
520 S. Holland, Suite 103
Wichita, KS 67209
Ph 316.262.2262
Fax 316.262.2268
cabbott@benchmarkls.net

From: Thanks Kim [mailto:stroupe@sbcglobal.net]
Sent: Friday, May 23, 2014 6:53 PM
To: Chad Abbott
Subject: RE: Next Steps

Chad we are most likely going to do the 5000 first but I'm concerned about the timeliness and about the loma. I want to get the money back from the flood insurance but based on our conversation it is looking like the loma will still be another month or more before we can even start the process to request a refund which could take even more time. How long do you anticipate it will take to submit the application for the PUD? Would you be able to put some dates together for me?

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Chad Abbott
Date: 05/23/2014 4:33 PM (GMT-06:00)
To: 'Kim Stroupe'
Subject: RE: Next Steps

Kim,
See attached proposal for the PUD and platting. I'm going to call you as I have several things to discuss.
Thanks!

Chad Abbott
Abbott Land Survey
520 S. Holland, Suite 103
Wichita, KS 67209
Ph 316.262.2262
Fax 316.262.2268
cabbott@benchmarkls.net

From: Kim Stroupe [mailto:stroupe@sbcglobal.net]
Sent: Thursday, May 22, 2014 1:15 PM
To: Chad Abbott
Subject: Re: Next Steps

Hey Chad hope your week is going good... Just wanted to touch base and make sure I didn't miss an email from you. Have a great weekend.

Thank you,

Kim

From: Chad Abbott <cabbott@benchmarkls.net>
To: 'Kim Stroupe' <stroupe@sbcglobal.net>
Sent: Wednesday, May 7, 2014 2:15 PM
Subject: RE: Next Steps

There is usually someone at the office but I am in and out often, so feel free to do either one but if you come buy just check with me or I might not be here (if you want to talk with me).

I will get the LOMA filed ASAP - will have a proposal to you sometime this week on the PUD stuff.

Thanks again!

Chad Abbott
Abbott Land Survey
520 S. Holland, Suite 103
Wichita, KS 67209
Ph 316.262.2262
Fax 316.262.2268
cabbott@benchmarkls.net

From: Kim Stroupe [mailto:stroupe@sbcglobal.net]
Sent: Wednesday, May 07, 2014 1:58 PM
To: cabbott@benchmarkls.net
Subject: Re: Next Steps

Greenlight, Greenlight, Greenlight. If anything the LOMA will help us get the flood insurance reimbursed, but hoping the PUD works out.

I will bring you a check for the full \$900.00. Is there someone usually in your office or is it better to

mail?

Thank you,

Kim

From: "cabbott@benchmarksl.net" <cabbott@benchmarksl.net>
To: stroupe@sbcglobal.net
Sent: Wednesday, May 7, 2014 11:13 AM
Subject: RE: Next Steps

Kim,

Great that you have the closing behind you.

So this is where we are at:

1. We did the Elev. Cert for you to take care of the lender.
2. We determined that (A) the house and a large part of the property will be taken out of the floodzone when the maps get revised (B) we don't know for sure when that will be so you will probably be money ahead to have us do a LOMA on that same piece of property instead of waiting on FEMA (this will also be very helpful because then when we do the PUD plat the county won't hassle us over the floodplain), so I would recommend that you give us the green light on doing the LOMA.
3. I had a meeting with Bill Longnecker (with MAPC) about your property and the PUD.
4. I will provide you with a proposal document that will explain the particulars of the PUD (both the platting and rezoning) and give you the costs and timeframe for the completion of it.
5. I will send you a invoice for the Elev. Cert. (\$350)
6. Let me know if you want me to do the LOMA (\$550)
7. Once you receive the proposal document let me know if you want to proceed and I will set up a on-site meeting with you to go over everything and get that ball rolling.
8. In regards to the notification letter you mentioned DON'T send that out till we/you are a little further down the road (call me on this if questions).

Give me a call anytime.

Thanks!

Chad Abbott

Phone - 316-262-2262

On Wed, May 7, 2014 at 10:21 AM, Kim Stroupe wrote:

Chad,

I hope everything is going well with you. We finally closed on the home what a relief that is. I owe you a check!! I'm kinda lost on where we are on getting the flood insurance removed. I need to send an email to Kelly Dixon on how to proceed with the prelims for the PUD. I know he said the first step was to get a letter of notification out to all the neighbors within 1000 feet of our property.

Thank you,

Kim

From: Chad Abbott <cabbott@benchmarkls.net>
To: 'Kim' <stroupe@sbcglobal.net>
Sent: Wednesday, April 23, 2014 9:01 AM
Subject: RE: Stroupe #36206
LOL, it's all good.

Chad Abbott
Abbott Land Survey
520 S. Holland, Suite 103
Wichita, KS 67209
Ph: 316.262.2262
Fax 316.262.2268
cabbott@benchmarkls.net

From: Kim [mailto:stroupe@sbcglobal.net]
Sent: Wednesday, April 23, 2014 8:38 AM
To: Chad Abbott
Subject: RE: Stroupe #36206

Thanks Chad for straightening the title company and the bank out. Seems like they should be paying you a consultant fee lol

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Chad Abbott
Date: 04/23/2014 8:18 AM (GMT-06:00)
To: 'Kim'
Subject: RE: Stroupe #36206

We will still need to send in the paper packet because it is in an "unstudied" zone A area. I spoke with Karen at The title company late yesterday, the owners HAVE conveyed by deed that exception on the South, however the title work had a previous legal that had a typo on it as the exception to your parcel so they will be issuing a revised policy to clean that up. The original deed was filed on December 13th, the refilled document was recorded on April 10th. I spoke with Ann and got her straight on the legal, they were under the impression that this transaction would be combining two parcels (probably because of the "mortgage" parcel that the county GIS shows around the house), when in fact there is only one parcel that now has an exception TAKEN FROM it. The legal on the revised title policy will be fine for the bank. I will forward to you the email I received from Karen at the title company that has the attached legal of the parcel that was sold.
Thanks.

Chad Abbott
Abbott Land Survey
520 S. Holland, Suite 103
Wichita, KS 67209
Ph: 316.262.2262

Fax 316.262.2268
cabbott@benchmarkls.net

From: Kim [mailto:stroupe@sbcglobal.net]
Sent: Tuesday, April 22, 2014 5:38 PM
To: Chad Abbott
Subject: RE: Stroupe #36206

Chad if the legal description doesn't have to change are we able to efile the DWR to FEMA or is that still going to take longer than our close date to get that done

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Chad Abbott
Date: 04/22/2014 3:11 PM (GMT-06:00)
To: 'Kim Stroupe'
Subject: RE: Stroupe #36206

Kim,
I didn't get an attachment...I just talked with Ann at the bank...working on legal.

Chad Abbott
Abbott Land Survey
520 S. Holland, Suite 103
Wichita, KS 67209
Ph 316.262.2262
Fax 316.262.2268
cabbott@benchmarkls.net

From: Kim Stroupe [mailto:stroupe@sbcglobal.net]
Sent: Tuesday, April 22, 2014 2:01 PM
To: Chad Abbott
Subject: Re: Stroupe #36206

Chad,
According to Ann this is a form that she needs.
Thank you,
Kim

From: Chad Abbott <cabbott@benchmarkls.net>
To: 'Kim' <stroupe@sbcglobal.net>
Sent: Monday, April 21, 2014 8:24 AM
Subject: RE: Stroupe #36206

Kim,
I spoke with the Appraiser this morning, he has the legal description from the title company and I forwarded to

him the letter from DWR showing that on the future maps the portion of the property being taken out of the flood zone. He is going to appraise the property accordingly. So I think he is good at this point.
thanks.

Chad Abbott
Abbott Land Survey
520 S. Holland, Suite 103
Wichita, KS 67209
Ph 316.262.2262
Fax 316.262.2268
cabbott@benchmarkls.net

From: Kim [mailto:stroupe@sbcglobal.net]
Sent: Friday, April 18, 2014 4:59 PM
To: Chad Abbott
Subject: RE: Stroupe #36206

thanks Chad did you get the legal description from the title company I guess the homeowner is putting a new roof on and they are waiting to do that until they find out if the appraisal value is good and they had scheduled for the roof to go on Monday so I'm getting pressure from them to know if will have the legal description Monday morning or not

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Chad Abbott
Date: 04/18/2014 4:06 PM (GMT-06:00)
To: 'Kim Stroupe'
Subject: RE: Stroupe #36206

Sure thing, just wait for the other invoice then you can take care of it.
Thanks.

Chad Abbott
Abbott Land Survey
520 S. Holland, Suite 103
Wichita, KS 67209
Ph 316.262.2262
Fax 316.262.2268
cabbott@benchmarkls.net

From: Kim Stroupe [mailto:stroupe@sbcglobal.net]
Sent: Friday, April 18, 2014 3:59 PM
To: Chad Abbott
Subject: Re: Stroupe #36206

Chad,

Thank you for all your help. If it's ok can I pay you with one check for the Cert and the Legal description survey? I can drop it off at your office. I told the bank and relator the legal survey was on the way too.

Thank you,
Kim

From: Chad Abbott <cabbott@benchmarks.net>
To: 'Kim Stroupe' <stroupe@sbcglobal.net>
Cc: AnnS@mms.coop
Sent: Friday, April 18, 2014 3:31 PM
Subject: RE: Stroupe #36206

Kim,

See attached. Per our conversation I am working with Kansas Division of Water Recourses on getting a BFE determined so we can perform a LOMA to have a portion of this property removed from the flood zone A. Working on legal...

Thanks.

Chad Abbott
Abbott Land Survey
520 S. Holland, Suite 103
Wichita, KS 67209
Ph 316.262.2262
Fax 316.262.2268
cabbott@benchmarks.net

From: Kim Stroupe [mailto:stroupe@sbcglobal.net]
Sent: Thursday, April 17, 2014 4:23 PM
To: Ann Schrick
Cc: cabbott@benchmarks.net
Subject: Re: Stroupe #36206

Chad Abbott said he should have the elevation certificate tomorrow and the legal desc should be completed shortly.

Thank you,
Kim

From: Ann Schrick <AnnS@mms.coop>
To: 'Kim' <stroupe@sbcglobal.net>
Sent: Thursday, April 17, 2014 2:24 PM
Subject: RE: Stroupe #36206

Has the survey been done? I need that to give it to the appraiser, so hopefully I can get that back soon.

Ann Schrick
Loan Consultant

Members Mortgage Services
PO Box 1185
Hutchinson, KS 67504
620.665.7713 or 866.441.4447 ext. 278
Fax: 855.856.6731
AnnS@mms.coop

Members Mortgage Services Notice: The information contained in the email may be privileged, confidential and protected from disclosure. If you have received this communication in error, please notify us immediately by replying to this message, and then delete it from your computer.

From: Kim [mailto:stroupe@sbcglobal.net]
Sent: Wednesday, April 16, 2014 6:45 PM
To: Ann Schrick
Subject: RE: Stroupe #36206

OK thanks a bunch

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Ann Schrick
Date: 04/16/2014 9:08 AM (GMT-06:00)
To: 'Kim Stroupe'
Subject: RE: Stroupe #36206

Thank you. I will review your file again hopefully sometime today.

Ann Schrick
Loan Consultant
Members Mortgage Services
PO Box 1185
Hutchinson, KS 67504
620.665.7713 or 866.441.4447 ext. 278
Fax: 855.856.6731
AnnS@mms.coop

Members Mortgage Services Notice: The information contained in the email may be privileged, confidential and protected from disclosure. If you have received this communication in error, please notify us immediately by replying to this message, and then delete it from your computer.

From: Kim Stroupe [mailto:stroupe@sbcglobal.net]
Sent: Tuesday, April 15, 2014 2:17 PM
To: Ann Schrick
Subject: Re: Stroupe #36206

Ann,

Here is the Bank information showing our \$4,000.00 ck 1002 that cleared on 4/11 plus the \$1,000.00 ck 1005 that cleared on 3/31

Thank you, Kim

From: Ann Schrick <AnnS@mms.coop>
To: 'Kim Stroupe' <stroupe@sbcglobal.net>

***DOCUMENT
SEPARATION
PAGE***

Subject: RE: New building at 25501 W 63rd S Viola KS
From: Dixon, Kelly (Kelly.Dixon@sedgwick.gov)
To: stroupe@sbcglobal.net;
Date: Friday, August 8, 2014 12:23 PM

We are good with what was submitted. You won't be held to the angle, etc.

From: Kim Stroupe [mailto:stroupe@sbcglobal.net]
Sent: Friday, August 08, 2014 12:23 PM
To: Dixon, Kelly
Subject: Re: New building at 25501 W 63rd S Viola KS

Kelly,

I looked at the site plan you made and wanted to keep the building relatively in the same place but angle it slightly. Something like what is attached. Do I need to come back in or is this an OK change?

Thank you,

Kim

From: Kim Stroupe <stroupe@sbcglobal.net>
To: "Dixon, Kelly" <Kelly.Dixon@sedgwick.gov>
Sent: Wednesday, August 6, 2014 9:12 AM
Subject: Re: New building at 25501 W 63rd S Viola KS

Kelly,

I called FEMA today and they said the MAP change request is still in process and could take up to 60 days. When I called two weeks ago the girl told me it was still in process and is taking an average of 30 days. I don't want to lose my spot with the builder because my survey guy took an extra two months to submit the request. I know it will cost additional fees (I will work that out with my survey guy). Can you tell me the extra paperwork I need to fill out and the cost?

Thank you,

Kim

From: "Dixon, Kelly" <Kelly.Dixon@sedgwick.gov>
To: Kim Stroupe <stroupe@sbcglobal.net>
Sent: Tuesday, July 29, 2014 12:32 PM
Subject: RE: New building at 25501 W 63rd S Viola KS

See below:

-----Original Message-----

From: Kim Stroupe [mailto:stroupe@sbcglobal.net]
Sent: Tuesday, July 29, 2014 11:56 AM
To: Dixon, Kelly
Subject: RE: New building at 25501 W 63rd S Viola KS

Kelly,

Thank you for taking the time to meet with me today. I must say I was a little overwhelmed with the requirements. After our meeting I ended up thinking of a few more questions about the service road. I've visited other facilities with a similar business plan and I didn't notice some of these requirements. I appreciate you helping me through this process.

1. The service drive. Where our drive way meets 63rd St has a ditch on either side. (Entry point) Will I have to widen that too? Am I responsible or is this a county/township thing?

I suspect your entrance is fine.

2. The most direct route... Can I use our current drive way or do I have make a new road?

You can use the existing road path.

3. For the handy cap space. (I've not seen this as cement vs rock with a side walk right off of the parking space at other facilities). Can I put a parking spot really close to the building, designated as handy cap and only put the side walk from that parking spot to the building? All others will park further away.

Yes, that is what I would expect you would do.

4. To lessen the cost of the service drive how far back am I required to put the buiding? In other words 700 ft is going to be really expensive. What if the building was moved closer to the main road. (Just trying to get your thoughts.

You can be no closer than 85' from the center line of the road.

Again thank you for all your help.

Kim

On Fri, 7/25/14, Dixon, Kelly <Kelly.Dixon@sedgwick.gov> wrote:

Subject: RE: New building at 25501 W 63rd S Viola KS

To: "Thanks Kim" <stroupe@sbcglobal.net>

Date: Friday, July 25, 2014, 8:20 AM

1144 S Seneca –
Sedgwick County Public Works Building

From: Thanks Kim
[<mailto:stroupe@sbcglobal.net>]

Sent: Thursday, July 24, 2014 4:55 PM

To: Dixon, Kelly

Subject: RE: New building at 25501 W 63rd S Viola KS

Thank You Kelly what is
the address I should come to

Sent from my Verizon
Wireless 4G LTE smartphone

----- Original message -----

From: "Dixon,
Kelly"

Date: 07/24/2014 2:09 PM
(GMT-06:00)

To: Kim Stroupe

Subject: RE: New building
at 25501 W 63rd S Viola KS

I have sent out a meeting
notice to plans review and fire for Tuesday at 10 am.

-----Original Message-----

From: Kim Stroupe [mailto:stroupe@sbcglobal.net]

Sent: Wednesday, July 23, 2014 2:51 PM

To: Dixon, Kelly

Subject: RE: New building at 25501 W 63rd S Viola KS

Kelly,

I am available Tues July 29th, Wed 30th from 8 - 1, or Friday Aug 1st.

Thank you,

Kim

On Tue, 7/22/14, Dixon, Kelly <Kelly.Dixon@sedgwick.gov>
wrote:

Subject: RE: New building at 25501 W 63rd S Viola KS

To: "Kim Stroupe" <stroupe@sbcglobal.net>

Date: Tuesday, July 22, 2014, 3:05 PM

Kim,

It

would be best if we have you come in to speak with all the interested parties regarding the building, etc.
Let me know what days work best for you.

Kelly

-----Original Message-----

From: Kim Stroupe [<mailto:stroupe@sbcglobal.net>]

Sent: Friday, July 18, 2014 4:32 PM

To: Dixon, Kelly

Subject: New

building at 25501 W 63rd S Viola KS

Kelly,

Hello we have finally

pretty much settled on a building. I have attached a picture of it. I wasn't sure if you want to meet in person or just discuss over the phone. Either is fine with me. I attached a picture.

The building is basically a 40 x 50 or 40 x 60 (still looking at price) with either a 10 ft side wall or 12 ft (again depends on pricing) The wrap around roof will be

12 ft length. A bathroom is going to be built under one side of the porch it will be approx 12 x 15 split in two for a mens and womens accessable from the inside. All will be insulated and inside of barn will be 4" concrete.

The changes to the picture are

no garage doors. Unless otherwise needed there will be double swinging doors in the front with two 3 x 3 windows on each side of double swinging door. On each side will be a door and another window.

I

don't know if the bathrooms would need windows or not (pls let me know).

The LOMA

change was filed on July 1st it is attached.

Hopefully the field will be

cut this week.

Thank you for all your guidance.

Kim

***DOCUMENT
SEPARATION
PAGE***

Subject: RE: 25501 W 63rd S Viola KS
From: Dixon, Kelly (Kelly.Dixon@sedgwick.gov)
To: stroupe@sbcglobal.net;
Cc: Gary.Cox@sedgwick.gov; Greg.Harlan@sedgwick.gov;
Date: Tuesday, September 2, 2014 4:56 PM

Kim,

I have spoken to both Gary and Greg and both agree that until the occupancy and plans are reviewed, the number of ADA parking spaces could not be determined. It was stated in the meeting that at least one would be required. As it stands, it appears that if the building is a 40x50, then 2 ADA spaces would be required, but that is not a final determination.

It was my understanding that you wanted to build the building now, without waiting on the zoning or platting due to a time crunch. You said the building was going to be built, no matter what. The PUD is always a question mark, it always has had the chance of being denied. Platting, is and always has been a requirement of commercial development. You may ask the commission to waive the platting requirement until such time as a building permit is requested and may very well be successful or they may say no, you need to plat. As I mentioned this morning, you may very well have neighborhood opposition which may or may not impact the commissions decisions.

Let me know if you need any additional clarifications. If so, please request them in writing so that we can limit the amount of misunderstandings.

Kelly

-----Original Message-----

From: Kim Stroupe [mailto:stroupe@sbcglobal.net]
Sent: Tuesday, September 02, 2014 1:58 PM
To: Dixon, Kelly
Subject: 25501 W 63rd S Viola KS

Kelly,

After speaking with you this afternoon I am now questioning everything I understand about our process. In our meeting with the Fire Marshall it was stated I would only need 1 parking space as ADA. In looking over ADA requirements I am seeing possibly more than that. Could you please let me know how this would be calculated? I now think we would have been better off doing the PUD first as planned, but we thought we were saving \$\$ on platting. Due to the possibility of rejection we have spent alot of extra money on this building, let's hope it wasn't all for nothing.

Thank you,

Kim

On Mon, 8/25/14, Dixon, Kelly <Kelly.Dixon@sedgwick.gov> wrote:

Subject: Automatic reply: New building at 25501 W 63rd S Viola KS

To: "Kim Stroupe" <stroupe@sbcglobal.net>

Date: Monday, August 25, 2014, 11:33 AM

#yiv5816320136

#yiv5816320136 --

_filtered #yiv5816320136 {font-family:Calibri;panose-1:2 15

5.2 2 2 4 3 2 4;}

#yiv5816320136

#yiv5816320136 p.yiv5816320136MsoNormal, #yiv5816320136 li.yiv5816320136MsoNormal,

#yiv5816320136 div.yiv5816320136MsoNormal

{margin:0in;margin-bottom:.0001pt;font-size:11.0pt;}

#yiv5816320136 a:link, #yiv5816320136

span.yiv5816320136MsoHyperlink

{color:blue;text-decoration:underline;}

#yiv5816320136 a:visited, #yiv5816320136 span.yiv5816320136MsoHyperlinkFollowed

{color:purple;text-decoration:underline;}

#yiv5816320136 span.yiv5816320136EmailStyle17

{}

#yiv5816320136 .yiv5816320136MsoChpDefault

{}

_filtered #yiv5816320136 {margin:1.0in 1.0in 1.0in 1.0in;}

#yiv5816320136 div.yiv5816320136WordSection1

{}

#yiv5816320136

I expect to be out of the

office Aug 25-Sept 1. Should you need assistance with a Floodplain, Well/Wastewater or Zoning questions, call 316.660.1840.

***DOCUMENT
SEPARATION
PAGE***

Subject: RE: PUD

From: Chad Abbott (cabbott@benchmarkls.net)

To: stroupe@sbcglobal.net;

Date: Wednesday, September 3, 2014 2:33 PM

Kim,

Good to hear from you. I'm assuming you have received the FEMA determination letter (I never received one from FEMA, but it is kind of hit and miss with them sending me a copy)...

In regards to the PUD/zoning/platting stuff, I understand, It can be a frustrating process and is a bit complicated. Let review my notes on your project, get my "brain wrapped around it" again, and then I'll email a plan/timeframe/cost.

Thanks.

Chad Abbott
Abbott Land Survey
520 S. Holland, Suite 103
Wichita, KS 67209
Ph 316.262.2262
Fax 316.262.2268
cabbott@benchmarkls.net

-----Original Message-----

From: Kim Stroupe [mailto:stroupe@sbcglobal.net]
Sent: Wednesday, September 03, 2014 1:19 PM
To: cabbott@benchmarkls.net
Subject: PUD

Hey Chad,

Long time no talk. Thanks for getting the Map Change into FEMA. I wasn't sure what your schedule was looking like for PUD. I've been wishy washy on that because of information I was receiving from MAPD but I've recently found out most of the information I received was incorrect and so I should have just stayed on schedule with this process as we had discussed. I'm about stressed to the max with this whole process, but I'm glad I've got your expertise. Let me know your thoughts on how we should proceed.

Thank you,

Kim

***DOCUMENT
SEPARATION
PAGE***

Subject: RE: New building at 25501 W 63rd S Viola KS
From: Dixon, Kelly (Kelly.Dixon@sedgwick.gov)
To: stroupe@sbcglobal.net;
Date: Tuesday, July 22, 2014 3:05 PM

Kim,

It would be best if we have you come in to speak with all the interested parties regarding the building, etc.
Let me know what days work best for you.

Kelly

-----Original Message-----

From: Kim Stroupe [mailto:stroupe@sbcglobal.net]
Sent: Friday, July 18, 2014 4:32 PM
To: Dixon, Kelly
Subject: New building at 25501 W 63rd S Viola KS

Kelly,

Hello we have finally pretty much settled on a building. I have attached a picture of it. I wasn't sure if you want to meet in person or just discuss over the phone. Either is fine with me. I attached a picture.

The building is basically a 40 x 50 or 40 x 60 (still looking at price) with either a 10 ft side wall or 12 ft (again depends on pricing) The wrap around roof will be 12 ft length. A bathroom is going to be built under one side of the porch it will be approx 12 x 15 split in two for a mens and womens accessible from the inside. All will be insulated and inside of barn will be 4" concrete.

The changes to the picture are no garage doors. Unless otherwise needed there will be double swinging doors in the front with two 3 x 3 windows on each side of double swinging door. On each side will be a door and another window.

I don't know if the bathrooms would need windows or not (pls let me know).

The LOMA change was filed on July 1st it is attached.

Hopefully the field will be cut this week.

Thank you for all your guidance.

Kim

***DOCUMENT
SEPARATION
PAGE***

Subject: RE: 25501 W 63 S Electrical
From: Dixon, Kelly (Kelly.Dixon@sedgwick.gov)
To: stroupe@sbcglobal.net;
Date: Friday, September 19, 2014 4:50 PM

Hey Kim,

It is in discussion amongst the building officials powers that be and you will receive a response Monday or Tuesday.

Kelly

-----Original Message-----

From: Kim Stroupe [mailto:stroupe@sbcglobal.net]
Sent: Friday, September 19, 2014 9:14 AM
To: Dixon, Kelly
Subject: RE: 25501 W 63 S Electrical

Kelly,

I hate to bother you again, but hey it's Friday.. Yesterday we received sign off on the initial electrical install. There appears to be some confusion on the county code in relation to conduate and commercial buildings. Our Electrician is thouroughly confused because in his past experience for commercial no conduate was needed, however the inspectors that came out yesterday eluded that if the building ever went commercial it would need conduate. I think Tom was out yesterday taking pictures would it be possible to get clarification on this as we don't want to move forward and have to redo electrical later. I really appreciate your help.

Thank you very much,

Kim

On Tue, 9/16/14, Dixon, Kelly <Kelly.Dixon@sedgwick.gov> wrote:

Subject: RE: 25501 W 63 S Septic
To: "Kim Stroupe" <stroupe@sbcglobal.net>
Date: Tuesday, September 16, 2014, 10:43 AM

Kim,

The PUD is handled thru the Metropolitan Area Planning Department. I don't have anything to do with it. Contact a planner at 268-4421.

Kelly

-----Original Message-----

From: Kim Stroupe [mailto:stroupe@sbcglobal.net]

Sent: Tuesday, September 16, 2014 9:38

AM

To: Dixon, Kelly

Subject:

RE: 25501 W 63 S Septic

Kelly,

A couple of weeks ago I

contacted the Survey person who provided the flood elevation work. I originally asked him to write the PUD for me back in June. I'm still waiting on him to be able to have time to get to this. I'm wondering how hard this paper work really is. Is this something I can complete without him? Your thoughts are appreciated. If possible, can you send me the paperwork that needs to be filled out? Is there an example document you could provide of a similar case that was filled out previously that i could use? I'm really working hard to get this done.

Thank you,

Kim

On Tue, 9/9/14, Dixon, Kelly <Kelly.Dixon@sedgwick.gov>
wrote:

Subject: RE: 25501

W 63 S Septic

To: "Kim Stroupe"

<stroupe@sbcglobal.net>

Date: Tuesday, September 9, 2014, 3:39 PM

Got them and thank
you.

-----Original
Message-----

From: Kim Stroupe [mailto:stroupe@sbcglobal.net]

Sent: Tuesday, September 09,
2014 3:31

PM

To: Dixon,
Kelly

Cc:
Wagner, Tim
Subject: Re: 25501 W 63 S

Septic

Kelly,
I called and spoke to Monty. He took my CC info.

Thank you,

Kim

On Tue, 9/9/14, Dixon, Kelly <Kelly.Dixon@sedgwick.gov>
wrote:

Subject: 25501 W 63
S Septic
To: "Kim Stroupe (stroupe@sbcglobal.net)"
<stroupe@sbcglobal.net>
Cc: "Wagner, Tim" <Tim.Wagner@sedgwick.gov>
Date: Tuesday, September 9, 2014, 9:19 AM

Kim,
Thru my error,
your
credit
card
information was shredded before
it was
actually used.
Could you be so kind
as to give it to us again, please? You may call me or Tim, whichever is available.
Thanks.

Kelly Dixon, CFM |
Codes
& Floodplain
Technician
| Metropolitan Area Building and
Construction Department

p: (316) 660-1840 | f:
(316) 383-7502 | kelly.dixon@sedgwick.gov

1144 S Seneca |
Wichita,
KS 67213-4443 |
www.sedgwickcounty.org

***DOCUMENT
SEPARATION
PAGE***

Subject: RE: PUD

From: cabbott@benchmarkls.net (cabbott@benchmarkls.net)

To: stroupe@sbcglobal.net;

Date: Monday, September 22, 2014 12:37 PM

Kim,

sorry but actually I didn't receive this email??...anyway yes that is a doable timeframe...I am out of the office for much of today so I will call you tomorrow to get this going - or not. We will be completing several large projects at the end of this week and our schedule will be freed up at that time.

Thanks

Chad Abbott
Abbott Land Survey L.L.C
520 S. Holland, Suite 103
Wichita KS 67209
Phone - 316-262-2262

On Fri, Sep 19, 2014 at 9:20 AM, Kim Stroupe wrote:

> Chad,
> Just wanted to make sure you received this email.
>
> Thank you,
> Kim
> -----
> On Mon, 9/15/14, Kim Stroupe <stroupe@sbcglobal.net> wrote:
>
> Subject: RE: PUD
> To: "Chad Abbott" <cabbott@benchmarkls.net>
> Date: Monday, September 15, 2014, 11:50 AM
> Chad,
> Thank you for your reply.. You can reach me at work number
> 517-6385 (please try first as I have lots of meetings.) or
> cell 316 312-1285.
> Here is where I am on the schedule. There is a bridal Fair
> that I have to be able to book weddings at. It is January
> 2015. I need to know by then if I am approved to be a
> business. Based on previous email it looks like I need to
> have a PUD submitted no later then in December, but I don't
> want to cut it that close if at all possible. Does that
> sound like a schedule that we can make? I don't know

> how long the approval actually takes and this needs to be
> considered as well as stipulations/inspection time ect.
> Thank you, Kim -----
> On Mon, 9/15/14, Chad Abbott <cabbott@benchmarkls.net>
> wrote:
> Subject: RE: PUD
> To: "Kim Stroupe" <stroupe@sbcglobal.net>
> Date: Monday, September 15, 2014, 9:22 AM
> Kim. I haven't forgot
> about you. We are in the middle of a big project and
> will be very busy for the next two weeks
> finishing it up, so I won't be able
> to
> start on your project for two weeks. I did take the time
> to
> look over
> your file/notes so I am ready to
> call and have a meeting with you on it
> (would like to do this before I send email
> outlining project). When would be
> a good
> time for a phone meeting with you? What is the best number
> to reach
> you at?
> Thanks.
> Chad Abbott
> Abbott Land Survey
> 520 S.
> Holland, Suite 103
> Wichita, KS 67209
> Ph 316.262.2262
> Fax
> 316.262.2268
> cabbott@benchmarkls.net
> -----Original Message-----
> From: Kim Stroupe [mailto:stroupe@sbcglobal.net]
> Sent: Monday, September 15, 2014 8:50 AM
> To: Chad Abbott
> Subject: RE:
> PUD
> Chad,
> Good Morning.. I was wondering if you had time
> to fit this in your schedule
> yet? Just let
> me know.
> Thank you, Kim
> -----
> On Wed, 9/3/14, Chad Abbott <cabbott@benchmarkls.net>

> wrote:
> Subject: RE: PUD
> To: "Kim Stroupe" <stroupe@sbcglobal.net>
> Date: Wednesday, September 3, 2014, 2:33 PM
> Kim,
> Good
> to hear from you. I'm assuming you
> have received the FEMA determination
> letter (I never received one from FEMA, but
> it is kind of hit and miss with
> them sending
> me a copy)...
> In
> regards
> to the PUD/zoning/platting stuff, I understand, It can
> be
> a
> frustrating process and is a bit
> complicated. Let review my notes on your
> project, get my "brain wrapped around
> it" again, and then I'll email a
> plan/timeframe/cost.
> Thanks.
> Chad
> Abbott
> Abbott Land Survey
> 520 S. Holland, Suite
> 103
> Wichita, KS 67209
> Ph
> 316.262.2262
> Fax
> 316.262.2268
> cabbott@benchmarkls.net
> -----Original
> Message-----
> From: Kim Stroupe [mailto:stroupe@sbcglobal.net]
> Sent: Wednesday, September
> 03, 2014 1:19 PM
> To: cabbott@benchmarkls.net
> Subject: PUD
> Hey Chad,
> Long time no
> talk.
> Thanks for getting the Map Change
> into FEMA. I wasn't sure what your
> schedule was looking like for PUD. I've
> been wishy washy on that because

> of
> information I was receiving from MAPD but I've
> recently found out most
> of the
> information I received was incorrect and so I should
> have just
> stayed on schedule with this
> process as we had discussed. I'm about
> stressed to the max with this whole process,
> but I'm glad I've got your
> expertise. Let me know your thoughts on
> how we should proceed.
> Thank you, Kim

***DOCUMENT
SEPARATION
PAGE***

Subject: Re: 25501 W. 63rd St. S.
From: Lett, Verlyn (Bud.Lett@sedgwick.gov)
To: stroupe@sbcglobal.net;
Cc: Kelly.Dixon@sedgwick.gov; TKerschen@wichita.gov; Gary.Cox@sedgwick.gov; thomas.stolz@sedgwick.gov;
Date: Tuesday, September 23, 2014 6:20 PM

Ms. Stroupe,

I would be glad to act as point man on this. I'm sure that we can work this all out favorably. Please send me a phone number & I will contact you tomorrow to discuss the direction you plan to go on the building. Thank you for your quick response to my email.

Sent from my iPhone - Bud Lett

> On Sep 23, 2557 BE, at 5:20 PM, "Kim Stroupe" <stroupe@sbcglobal.net> wrote:

>

> Mr. Lett,

> I appreciate your reply. Kelly Dixon did set up a meeting with me and a couple of other gentlemen. I didn't write their names down, but I know one was representing the fire dept, and the other may have been Mr. Cox. I remember us discussing the drawings you reference, but it was pointed out that due to building size of a width less than 42 ft that no engineering drawings would be required. I will call Gary Cox tomorrow.

>

> When I started this process in June, I was underway with the PUD when I was re-directed to build the building first. I have a large family. I need a place for us to get together so if the PUD fell through my plan was to build a building no matter what, but if I was denied the PUD approval I certainly would NOT have built the building to this scale. I realize now I should have dismissed the redirection to build the building first. I have had a few meetings with people and no ever said NOOOOO STOOOOP this is not the correct way to do things get your PUD first.

>

> I'm crying right now because I feel I tried to do things the right way but got caught up in mis information and miscommunication. I don't want to say anything to get anyone in trouble. I just want to know how to fix this mess I've gotten in. Is there a single point of contact who I can talk to instead of getting bumped from person to person?

>

> I sincerely apologize for the mess that has been caused and I hope you are willing to help me work through this.

>

> Thank you,

>

> Kim

>

> -----

> On Tue, 9/23/14, Lett, Verlyn <Bud.Lett@sedgwick.gov> wrote:

>

> Subject: 25501 W. 63rd St. S.
> To: "stroupe@sbcglobal.net" <stroupe@sbcglobal.net>
> Cc: "Dixon, Kelly" <Kelly.Dixon@sedgwick.gov>, "Tom Kerschen" <TKerschen@wichita.gov>, "Cox, Gary E." <Gary.Cox@sedgwick.gov>, "Stolz, Thomas" <thomas.stolz@sedgwick.gov>
> Date: Tuesday, September 23, 2014, 2:49 PM

>
>
>
>
>
>
>
>
>
>

> Ms. Stroupe,
> I have discussed this with
> our staff that were involved at the time the permit was
> issued & been able to determine the following. They
> indicated to me that you stated that you wanted to use the
> structure as an event center. Since the property
> it is currently zoned as Rural Residential, a Planned
> Unit Development permit would be required the event
> center. We would consider this to be a commercial project ,
> but since the PUD had not been submitted to Planning, we
> couldn't issue a commercial permit
> for the project. The permit was issued as an accessory
> structure to the residence. Gary Cox told me that he had
> spoken to you & felt that he had made it clear the
> commercial use of an event center would require engineered
> sealed drawings for the project. We
> have not received any drawings to date on the electrical,
> plumbing or mechanical work. We would also need an architect
> to provide a site plan & code footprint of the
> structure.

>

> If you proceed with any of
> the electrical, plumbing or mechanical installations at this
> time, there is a very good chance that the work will have to
> be redone at the time you wish to get the PUD & open the
> event center. We are trying to
> be proactive on the matter to attempt to help you to move
> forward with the process. I do know that Tom Kerschen, our
> Chief Electrical Inspector, is working with your electrical
> contractor on his installation. If you have any further
> questions on the drawings,
> please contact Gary Cox at 660-1840.

>

> Thank you,

> Bud Lett

> |

> Asst. Director I Metropolitan Area Building &

> Construction Dept.

>

> p: (316) 660-1840 | f: (316) 383-0000 | bud.lett@sedgwick.gov

>

>

> 1144 S. Seneca | Wichita, KS 37213 | www.sedgwickcounty.org |

> Facebook |

> Twitter

>

>

>

>

>

>

>

>

***DOCUMENT
SEPARATION
PAGE***

Subject: 25501 W. 63rd St. S.
From: Lett, Verlyn (Bud.Lett@sedgwick.gov)
To: stroupe@sbcglobal.net;
Cc: Kelly.Dixon@sedgwick.gov; TKerschen@wichita.gov; Gary.Cox@sedgwick.gov; thomas.stolz@sedgwick.gov;
Date: Tuesday, September 23, 2014 2:49 PM

Ms. Stroupe,

I have discussed this with our staff that were involved at the time the permit was issued & been able to determine the following. They indicated to me that you stated that you wanted to use the structure as an event center. Since the property it is currently zoned as Rural Residential, a Planned Unit Development permit would be required the event center. We would consider this to be a commercial project, but since the PUD had not been submitted to Planning, we couldn't issue a commercial permit for the project. The permit was issued as an accessory structure to the residence. Gary Cox told me that he had spoken to you & felt that he had made it clear the commercial use of an event center would require engineered sealed drawings for the project. We have not received any drawings to date on the electrical, plumbing or mechanical work. We would also need an architect to provide a site plan & code footprint of the structure.

If you proceed with any of the electrical, plumbing or mechanical installations at this time, there is a very good chance that the work will have to be redone at the time you wish to get the PUD & open the event center. We are trying to be proactive on the matter to attempt to help you to move forward with the process. I do know that Tom Kerschen, our Chief Electrical Inspector, is working with your electrical contractor on his installation. If you have any further questions on the drawings, please contact Gary Cox at 660-1840.

Thank you,

Bud Lett | Asst. Director | Metropolitan Area Building & Construction Dept.

p: (316) 660-1840 | f: (316) 383-0000 | bud.lett@sedgwick.gov

1144 S. Seneca | Wichita, KS 37213 | www.sedgwickcounty.org | [Facebook](#) | [Twitter](#)



*Sedgwick County...
working for you*

***DOCUMENT
SEPARATION
PAGE***



*Sedgwick County...
working for you*

Wichita-Sedgwick County Metropolitan Area Building and Construction Department

Sept. 25, 2014

Bobby & Kim Stroupe
25501 W. 63rd S.
Viola, Ks. 67149

Re- Building permit # BLD2014-02383

Mr. & Mrs. Stroupe

This letter is to clarify the intent regarding the accessory structure permit referenced above. You have indicated to our staff, at the time you applied for the permit, the possible intention to one day turn this facility into an event center. We appreciate this early notification as it will help us assist you in avoiding unexpected regulation and expense in the future should you decide to switch the usage of this building.

The permit for the structure has currently been issued for an "accessory structure" to the primary residence. In the event you wish to move forward regarding the event center conversion you will need to apply for a planned unit development (PUD) and a change of occupancy permit will need to be issued to convert this structure to an Assembly (A) Occupancy. It would also require submission of engineered drawings, sealed by a licensed design professional, showing the installed requirements for the electrical, mechanical & plumbing systems as well as a site plan & sealed architect's code footprint of the property. All of these required materials are needed to insure proper safety for potential clients who may frequent an "event center". Achieving this project according to code helps to reduce your liability regarding the site. MABCD requires this type of material for all commercial structures within Sedgwick County.

We will agree to waive submittal of these documents at this time; however, they will be required at the time you wish to obtain the PUD. I would caution you that if the installations of the building and trade systems do not comply with the applicable code, the work will need to be corrected prior to approval of the change of occupancy permit. Please contact me if you have any questions.

Respectfully submitted,

Bud Lett- Asst. Director
MABCD

***DOCUMENT
SEPARATION
PAGE***

Rustic Timbers
25501 W. 63rd S.
Viola, KS 67149
(316) 778-0270
info@rustic-timbers.com

WEDDING RECEPTION AND EVENT CONTRACT

This Contract is made effective as of _____ (date) by and between Rustic Timbers and _____ (CLIENTS).

The CLIENTS represent that they desire to hold a special event or wedding on _____ (date) at Rustic Timbers. Therefore, the parties agree as follows:

VENUE RENTAL FEE(S)

- The CLIENTS agree to pay a non-refundable **RETAINER** of \$300.00. This payment is for the use of the venue for the specified date of event / wedding and is payable at the time of contract signature. If for any reason, Rustic Timbers is unable to fulfill its contractual obligation under this contract, the entire deposit will be returned with no further penalties or liabilities. In the event of a cancellation by the CLIENT of this special event / wedding, this deposit will be non-refundable.
- A refundable **DAMAGE DEPOSIT** of \$200.00 (to be paid by separate check or money order 30 days prior to event, returnable to the CLIENT(S) up to two (2) weeks after the event has been held once property has been inspected for any potential damage from special event or wedding).

DATE CHANGES:

In the event the CLIENT(S) are forced to change the date of the event, every effort will be made by Rustic Timbers to transfer reservations to support the new date. If we are able to agree on a new date and the date change is requested greater than 4 months before event date, no additional fees will be required. If the event date is less than or equal to 4 months before the date change, an additional 50% of rental fee will be charged. If no date can be agreed upon Please see Cancellation Policy.

UNFORSEEN EVENTS:

If an Act of God were to occur preventing the event from taking place as scheduled, Rustic Timbers will allow for the event to be rescheduled, pending availability, with no penalty. Last minute cancellations of outdoor site due to inclement weather other than tornado will not be considered for rescheduling.

Liability/Security:

The CLIENT(S) cannot hold Rustic Timbers, its staff and volunteers, liable from suit, actions, damages, and expenses in connection with personal injury, illness, or property damage or theft resulting from the use of facility at Rustic Timbers. Rustic Timbers does not accept any responsibility for damage to or loss of any articles or property left at Rustic Timbers prior to, during or after the event. The CLIENT agrees to be responsible for any damage done to Rustic Timbers by the CLIENT, his guests, invitees, employees or other agents under the CLIENT's control. Events with guests count exceeding 150 will require a security guard and/or when alcohol other than beer/wine is present.

Facilities and Services Provided by Rustic Timbers:

Rustic Timbers will provide the facilities and services described in this contract on the event date noted above for:

Sat- up to 12 hours: up to eleven and on-half (11 ½) hours are included for the event by use of the CLIENT until 10:30PM, and one-half (1/2) hour for breakdown and clean up after the event. Please

plan accordingly with your time as everyone must be off the property by 11:00 PM. If you need additional time for clean up please plan your event end time earlier. Facility should be left as you found it upon arrival. ALCOHOL WILL STOP SERVING AND MUSIC WILL BE LOWERED AT 10PM and off at 10:30PM (NO EXEPTIONS TO ENDING TIME IN COMPLIANCE WITH CITY AND COUNTY SOUND ORDINANCES.)

Fri- up to 9 hours: up to eight and on-half (8 ½) hours are included for the event by use of the CLIENT until 10:30PM and one-half (1/2) hour for breakdown and clean up after the event. Please plan accordingly with your time as everyone must be off the property by 11:00 PM. If you need additional time for clean up please plan your event end time earlier. Facility should be left as you found it upon arrival. ALCOHOL WILL STOP SERVING AND MUSIC WILL BE LOWERED AT 10PM and off at 10:30PM (NO EXEPTIONS TO ENDING TIME IN COMPLIANCE WITH CITY AND COUNTY SOUND ORDINANCES.)

Sun morning/afternoon up to 8 hours: up to seven and on-half (7 ½) hours are included for the event by use of the CLIENT until 5:30PM and one-half (1/2) hour for breakdown and clean up after the event. Please plan accordingly with your time as everyone must be off the property by 6:00 PM. If you need additional time for clean up please plan your event end time earlier. Facility should be left as you found it upon arrival. ALCOHOL WILL STOP SERVING AND MUSIC WILL BE LOWERED AT 5PM and off at 5:30PM (NO EXEPTIONS TO ENDING TIME IN COMPLIANCE WITH CITY AND COUNTY SOUND ORDINANCES.)

Mon - Thurs up to 6 hours: up to five and one-half (5 ½) hours are included for the event by use of the CLIENT until 8:00PM and one-half (1/2) hour for breakdown and clean up after the event. Please plan accordingly with your time as everyone must be off the property by 8 PM. If you need additional time for clean up please plan your event end time earlier. Facility should be left as you found it upon arrival. ALCOHOL WILL STOP SERVING AND MUSIC WILL BE LOWERED AT 7 PM and off at 7:30 PM (NO EXEPTIONS TO ENDING TIME IN COMPLIANCE WITH CITY AND COUNTY SOUND ORDINANCES.)

All other services and arrangements for services shall be the responsibility of the CLIENT and managed through a separate agreement with other Vendors. Vendors must be approved by Rustic Timbers (this is to ensure we have had no previous altercations with a Vendor you choose. Rustic Timbers will provide the following:

Men and Women bathroom (ADA Compliant)	2400 sq foot climate controlled barn
One Ceremony Site	60" Round Tables and 8' Long tables and chairs as needed for up to 175 guests
1 hour rehearsal Mon – Thurs by appt	Additional Tables (Cake, Present)

Deposits and Payment Agreements:

The total cost for use of Rustic Timbers and its facilities described in this contract is package price plus Sedgwick County sales tax. To reserve services on the date requested Rustic Timbers requires this contract be signed by both parties and an initial non refundable retainer of \$300.00 which applies toward your full rental fee. Payment of the remaining balance of the rental fee is due thirty (30) days in advance of the event along with security deposit of \$200.00 which will be returned within 10 business days. Any payment received greater than or equal to 120 days prior to event date will be 100% refunded excluding initial non-refundable retainer (\$300.00). Any payment received between 119 – 60 days prior to event date will be refunded at 50% excluding initial non-refundable retainer (\$300.00). Any payment received less than 60 days prior to event date is non refundable. Payment can be made by certified or bank check made payable to Rustic Timbers or through online payment.

FOOD & CATERING

- CLIENT(S) may select any caterer or bring food in on their own.
- If your event is catered, your catering company is responsible for the set-up, break-down, and clean-up of the catered site by the designated package time.
- Please allow appropriate time for break-down and clean-up.
- All event trash must be disposed of in the designated areas at the conclusion of the event.
- ALL vendors (florists, bakers, musicians, Rental Company, etc.) must adhere to the terms of our guidelines, and it is the client's responsibility to share these guidelines with them.

Music and Entertainment:

The proximity of local residences to Rustic Timbers is such that venue sounds, specifically sound related to music, must be kept below certain levels. All music must end by 10:30PM on Fri and Sat, 6PM on Sun, and 7:30PM Mon - Thurs.

CLIENT(S) CANCELLATIONS:

In the unlikely event of a cancellation, RETAINER DEPOSIT IS NON-REFUNDABLE. Any payment received greater than or equal to 120 days prior to event date will be 100% refunded excluding initial non-refundable retainer (\$300.00). Any payment received between 119 - 60 days prior to event date will be refunded at 50% excluding initial non-refundable retainer (\$300.00). Any payment received less than 60 days prior to event date is non refundable. Rustic Timbers shall have the right to terminate this contract if the CLIENT fails to meet or violates any terms of the contract, in which case the provisions of this cancellation policy also apply. The CLIENT shall not assign or sub-lease any terms, conditions or services contained in this contract or any interest therein without the written consent of Rustic Timbers.

Alcoholic Beverages:

As the host of a private party, the CLIENT acknowledges responsibility for the proper and lawful consumption of alcoholic beverages at Rustic Timbers during the duration of the event described in this contract. Alcoholic beverages will be served through an Approved Beverage Services from caterer or bar tending company only. The beverage company and its agent will exercise due care in serving alcoholic beverages, and will refuse service to any person appearing to be under the age of 21 or any person who appears to be intoxicated. Identification and proof of age will be requested from any person who appears to be under 21 years of age. Alcoholic beverages will be removed from anyone believed to be a minor or from any intoxicated person. The caterer service or its agent will serve all alcoholic beverages consumed in accordance with the laws and regulations of the State of Kansas. The alcoholic beverage service will end no later than one-half hours (½) prior to event clean up time. The CLIENT agrees to fully cooperate and assist Rustic Timbers, the catering service and/or beverage catering service and its agent in enforcing the laws of the State of Kansas and the policies of Rustic Timbers regarding the consumption of alcoholic beverages. UNDER NO CIRCUMSTANCES WILL UNDER AGE DRINKING OR INTOXICATED GUEST BE TOLERATED. A security guard service will need to be provided where alcohol other than beer/wine is served and/or guest count greater than 150.

COURTESY PROTOCOL:

Rustic Timbers reserves the right to request any person or group of people acting unruly and contrary to rental regulations to leave the premises. Assistance from law enforcement agencies may be acquired if this request is not met immediately.

RULES AND REGULATIONS:

The following is a list of rules and regulations to be upheld by CLIENT(S), which includes all EVENT PLANNERS and other VENDORS who are involved in the planning and execution of a special event or wedding on the premises of Rustic Timbers:

- **Event Ending Time:** All events must end by designated time above to comply with the City sound ordinances and in order to allow for clean-up and closure of the site by designated time above.
- **Decorations:** Tape, tacks, nails, or screws, etc., may not be used to affix items to any surface in the facilities. All decorations must be removed without leaving damages. Be kind and leave the property as you found it. No lit candles are allowed unless previously approved by Rustic Timbers. (Unity candle allowed within a glass container).
- **Placements of tables, tents, live music, catering equipment etc.** must be approved by Rustic Timbers Management.
- **Parking** is of up to 75 cars in designated parking lot. A Vendor who is dropping off heavy items may temporarily drive up closer by approval of Rustic Timbers Management.
- **Alcohol** will not be served to minors at any time, if the staff deems alcohol consumption to be excessive, the staff has the authority to close down all alcohol service and/or evict inebriated guests from the premises.
- All music must end by designated time above to comply with City and County Sound Ordinances.
- **Children and Adults** are not permitted to wander the grounds unsupervised. They must stay within the barn, ceremony and parking areas as designated by signs.

Reservation Process:

A rental contract must be signed, as well as appropriate retainer submitted in order to confirm Rustic Timbers venue. This contract is void if not returned within two weeks of issuance even if retainer has been paid.

TYPE OF FUNCTION: Wedding _____ Reunion _____ Other _____

GROUP NAME: _____

CONTACT PERSON _____

TOTAL NUMBER OF GUESTS (Reception Hall 175 Inside limit) _____

Bride's Information: Please Print Clearly

Name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Cell Phone _____

Email _____

Groom's Information:

Name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Cell Phone _____

Email _____

Additional Wedding Information:

Officiate: _____

Reception Start Time _____

Rehearsal Date _____ Rehearsal Time _____