



CITY OF
TOPEKA

A G E N D A

TOPEKA PLANNING COMMISSION

MONDAY, SEPTEMBER 21, 2020
6:00 P.M.

Meeting Held Electronically Only via Video Conference
For information on live viewing,
contact the Planning & Development Department.

Persons addressing the Planning Commission will be limited to four minutes of public address on a particular agenda item. Debate, questions/answer dialogue or discussion between Planning Commission members will not be counted towards the four minute time limitation. The Commission by affirmative vote of at least five members may extend the limitation an additional two minutes. The time limitation does not apply to the applicant's initial presentation.

Items on this agenda will be forwarded to the City Council for final consideration.

All information forwarded to the City Council can be accessed via the internet on Thursday prior to the City Council meeting at: <https://www.topeka.org/calendar>



ADA Notice: For special accommodations for this event, please contact the Planning Department at 785-368-3728 at least three working days in advance.

HEARING PROCEDURES

Welcome! Your attendance and participation in tonight's hearing is important and ensures a comprehensive scope of review. Each item appearing on the agenda will be considered by the City of Topeka Planning Commission in the following manner:

1. The Topeka Planning Staff will introduce each agenda item and present the staff report and recommendation. Commission members will then have an opportunity to ask questions of staff.
2. Chairperson will call for a presentation by the applicant followed by questions from the Commission.
3. Chairperson will then call for public comments. Each speaker must come to the podium and state his/her name. At the conclusion of each speaker's comments, the Commission will have the opportunity to ask questions.
4. The applicant will be given an opportunity to respond to the public comments.
5. Chairperson will close the public hearing at which time no further public comments will be received, unless Planning Commission members have specific questions about evidence already presented. Commission members will then discuss the proposal.
6. Chairperson will then call for a motion on the item, which may be cast in the affirmative or negative. Upon a second to the motion, the Chairperson will call for a role call vote. Commission members will vote yes, no or abstain.

Each item appearing on the agenda represents a potential change in the manner in which land may be used or developed. Significant to this process is public comment. Your cooperation and attention to the above noted hearing procedure will ensure an orderly meeting and afford an opportunity for all to participate. Please Be Respectful! Each person's testimony is important regardless of his or her position. **All questions and comments shall be directed to the Chairperson from the podium and not to the applicant, staff or audience.**

Members of the Topeka Planning Commission

Brian Armstrong, 2020 Chairperson
Ariane Messina
Corey Dehn
Marc Fried
Wiley Kannarr
Jim Kaup
Corliss Lawson
Katrina Ringler
Matt Werner

Topeka Planning Staff

Bill Fiander, AICP, Planning Director
Carlton O. Scroggins, AICP, Planner III
Dan Warner, AICP, Planner III
Mike Hall, AICP, Planner III
Tim Paris, Planner II
Annie Driver, AICP, Planner II
Taylor Ricketts, Planner I
Bryson Risley, Planner I
Melissa Fahrenbruch, Planner I
Kris Wagers, Administrative Officer



CITY OF
TOPEKA

TOPEKA PLANNING COMMISSION

Agenda for Monday, September 21, 2020

- A. Roll call**
- B. Approval of minutes – August 17, 2020**
- C. Declaration of conflict of interest/ex parte communications
by members of the commission or staff**
- D. Action Items**
 - 1. Public Hearings**
 - a. Z20/04 by Stormont-Vail Healthcare, Inc.** requesting to amend the district zoning map on property located at 700 SW Washburn Avenue from M-3 Multiple Family Dwelling District to MS-1 Medical Service District to allow for Cotton O'Neil Cancer Center Pharmacy Addition. **(Fahrenbruch)**
 - b. Z20/03 by A.M. El-Koubysi, Trustee for El-Koubysi Jana Trust,** requesting to amend the district zoning map on property located at 3440 SE 29th Street from R-1 Single Family Dwelling District to M-2 Multiple Family Dwelling District to allow for conversion of the existing single family home to a duplex, as well as conversion of attached garage to use as a single family dwelling. Future development will add three duplexes on the north side of the property upon the extension of SE 28th Terrace. **(Driver)**
 - 2. Other**
 - a. P20/15 Timber Ridge Subdivision #2** (preliminary/final plat phase) is a 6.08 acre tract for ten lots generally located at the southeast intersection of SW 53rd Street and SW Timber Ridge Lane, the center of the tract being approximately 1,000 feet south of SW 53rd Street along the east side of SW Timber Ridge Lane, all being within the City of Topeka three mile extraterritorial jurisdiction and within unincorporated Shawnee County, Kansas. **(Driver)**
- E. Communications to the Commission**
- F. Adjournment**

P20/15

Timber Ridge Subdivision #2

SUBDIVISION REPORT

CITY OF TOPEKA PLANNING DEPARTMENT

PLANNING COMMISSION DATE:
Monday, September 21, 2020

Preliminary Plat Phase

Preliminary and Final Plat Phase

Final Plat Phase

NAME: Timber Ridge Subdivision #2 - [P20/15]

OWNER/DEVELOPER: Dultmeier – Rollenhagen LLC

ENGINEER/SURVEYOR: Bartlett and West (Angela Sharp, P.E.)

CASE PLANNER: Annie Driver, AICP, Senior Current Planner

GENERAL LOCATION: The center of the tract being approximately 1300' south of SW 53rd Street along the east side of SW Timber Ridge Lane, more generally located near the southeast intersection of SW 53rd and SW Wanamaker Road.

PARCEL ID NUMBERS: 1483300001002140

JURISDICTION: Class "C" subdivision within the three-mile extra territorial jurisdiction (ETJ) of the City of Topeka not contiguous to the city limits, but contained inside the City's Urban Growth Area (UGA).

ANNEXATION: The proposed plat is located in Tier 3 of the Urban Growth Area. Tier 3 areas are generally not ready for annexation because they lack one or more of the five basic urban services and are not contiguous to the City limits. However, City Code requires annexation prior to receiving sanitary sewer.

An exception is allowed if the City has previously agreed to provide sewer service to the property owner and a consent to annexation is provided. The developer of Timber Ridge entered into an agreement to participate in the cost to extend sanitary sewer when the City/USD 437 adopted an Interlocal Agreement in 2008 to construct the Southwest Interceptor that would serve Washburn Rural High School. This interceptor, built around 2009-2010, enabled Timber Ridge (platted 1990) to develop upon connection to the City's sewer system. This lot was originally platted for a private sewage lagoon that would serve the subdivision; this lagoon system was unnecessary because of the interceptor and was never constructed. A consent to annexation note has been added to the plat.

Area	# of Lots	Density	Proposed Land Use	Zoning
6.08 acres	10 new lots (0.21 to 0.9 acre lot sizes)	1.6 DUs per acre	Single Family Residential	"RR-1" Residential Reserve District

Pending Zoning Case: N/A

Design: The subject plat is irregular in shape measuring approximately 298' X 412' with its longest measurement running parallel with SW Timber Ridge Lane. The purpose is to replat Lot 9, Block A into 10 lots. The originally created lot was for a sewage treatment lagoon. The plat proposes access to Lots 1-7 from SE 55th Street (cul-de-sac). Lots 8-10 have access from SW Timber Ridge Lane. A stream buffer easement is provided on Lot 10 for the Type II stream that crosses this lot. The final plat provides public easements as required for stormwater, sanitary sewer and other public utilities.

BACKGROUND: Timber Ridge Subdivision was platted and approved in 1990, but did not start developing until 2012 after construction of the sewer interceptor. A preliminary plat for Timber Ridge Subdivision was approved by the Planning Commission at this time that also included an additional 38 acres of presently undeveloped land to the south and not yet final platted. The preliminary plat is being honored for the additional land to the south as the owner has a vested right to develop this land.

SERVICES AND FACILITIES:

1. WATER SERVICE: Rural Water District # 3 by means of connection to an existing 6" water main located along SW Timber Ridge Lane and extension of a 6" water main along SW 55th Street.
2. SEWAGE DISPOSAL: City of Topeka by means of connection to an existing 8" sanitary sewer main located along SW Timber Ridge Lane and extension of an 8" main along SW 55th Street.
3. WASTEWATER PLAN SERVICE AREA: The property is located within the Primary Urban Service Area as reflected by the Land Use and Growth Management Plan (2040), which requires connection to sanitary sewer unless a waiver is granted. The proposal is in compliance with said plan.
4. DRAINAGE CONDITIONS: The Stormwater Management Report as submitted by the Consultant to the City of Topeka Department of Utilities has been approved per memo dated September 10, 2020. Easements are added to the plat for the stormwater management facility and drainage channel.
5. STREET PLAN/ACCESS: The preliminary street plans for the extension of SW Timber Ridge Lane and SW 55th Court as submitted by the developer to the Shawnee County Public Works Department have been approved by that department. The street improvement project will be completed upon the developer petitioning the County Commission for approval of a benefit district. The plat proposes to extend SW Timber Ridge Lane to the south boundary and terminate in a temporary turnaround until extended as approved by the original Timber Ridge Subdivision preliminary plat (approved 1990). Sidewalks will be provided along street frontages as lots are developed.
6. FIRE DISTRICT: Mission Township Fire expressed no concerns with the plat. Fire hydrants will be provided as needed with water main extensions.
7. STREAM BUFFER: The subdivision is impacted by a Type II stream buffer crossing the mid-section and southern portions of the property (Lot 10). The developer has complied with the City of Topeka stream buffer regulations as required by TMC 18.40.150 of the subdivision regulations and has dedicated appropriate Type II stream buffer easements on the plat for the stream and streamside area.
8. SCHOOL DISTRICT: USD No. 437 – Auburn- Washburn Rural
9. PARKS/OPEN SPACE: The subject property is located within Parkland Fee District #6 – Southwest. A fee of \$300 will be collected for each new unit by Shawnee County at the time of building permit issuance.

WAIVER/VARIANCE TO STANDARDS: Pursuant to TMC 18.40.050(c), a variance will need to be granted with the approval of Timber Ridge Subdivision regarding the length of dead-end street exceeding 500 ft. for Timber Ridge Lane from SW 55th Street to its dead-end at the south boundary until extended. Planning staff is supportive of this variance as the street was dedicated in this original configuration and the change increases the overall density on the dead-end by only three new lots. The total number of lots taking access from this dead-end is under 10 lots, which is well below the accepted standard (i.e. 20 lots on a dead-end street).

CAPITAL IMPROVEMENT PLAN (CIP): There are no County projects in the Shawnee County CIP for SW 53rd Street.

CONFORMANCE TO COMPREHENSIVE PLAN: The proposed subdivision is located inside Tier 3 of the Urban Growth Area as reflected by the Land Use and Growth Management Plan (LUGMP) - 2040. The plan identifies Tier 3 areas as comprising the bulk of the UGA outside Tier 1. Generally speaking, developing these areas is not cost effective because investment has not been made in all five of the urban services (sewer, water, roads, Police and Fire) and they are not contiguous to the City limits. However, considerations are given to properties where there is already an approved preliminary plat before the adoption of the LUGMP-2040. Timber Ridge Subdivision was platted in 1990. The proposed final plat is a replat of Lot 9, originally intended for community sewage facility that was not built. Lots within Timber Ridge Subdivision did not develop until the City constructed the Southwest Interceptor around 2009-10 that provided sanitary sewer to Washburn Rural High School. In 2008, this developer entered in an Interlocal Agreement with the City/USD 437 to participate in costs for extending that interceptor, which enabled Timber Ridge to develop with a connection to the City's sewer system rather than as originally platted in 1990 with a community lagoon.

The proposed plat subdividing Lot 9 into ten residential lots is in conformance with policies of the Comprehensive Plan given the fact the lot is no longer needed as it was originally dedicated for a community sewage lagoon. The proposal does add new lots to the original plan. However, the overall density of this replat (1.6 DUs/acre) is comparable to the surrounding subdivision's density and lot sizes.

STAFF ANALYSIS: The overall subdivision design conforms to the established standards and provisions of the subdivision regulations relative to design criteria with approval of the noted design variances. Based upon the above findings and staff analysis, the Planning Department recommends the Preliminary and Final Plat phases for Timber Ridge Subdivision #2 be **APPROVED**, **subject to:**

1. Add "SME" label to the final plat as it is missing although it is in the Legend. (Remove any preliminary plat information that may have been left on the final plat inadvertently i.e. inlet/outlet from the SME?)
2. Add "TTE" label to final plat Legend.
3. Add Variance note: *"Pursuant to TMC 18.30.040, with approval of Timber Ridge Subdivision #2 the Topeka Planning Commission grants a design variance to TMC18.40.050(c) regarding the length of dead-end street exceeding 500 ft. for SW Timber Ridge Lane from SW 55th Street to its dead-end at the south boundary until extended as part of future development when that property is platted."*

Exhibits:

Preliminary Plat (Timber Ridge #2)

Final Plat (Timber Ridge #2)

Aerial Map

Aerial Map – Location Relative to UGA

A FINAL PLAT FOR: **TIMBER RIDGE SUBDIVISION No. 2**

A REPLAT OF LOT 9, BLOCK A, TIMBER RIDGE SUBDIVISION
SHAWNEE COUNTY, KANSAS

BOOK : _____

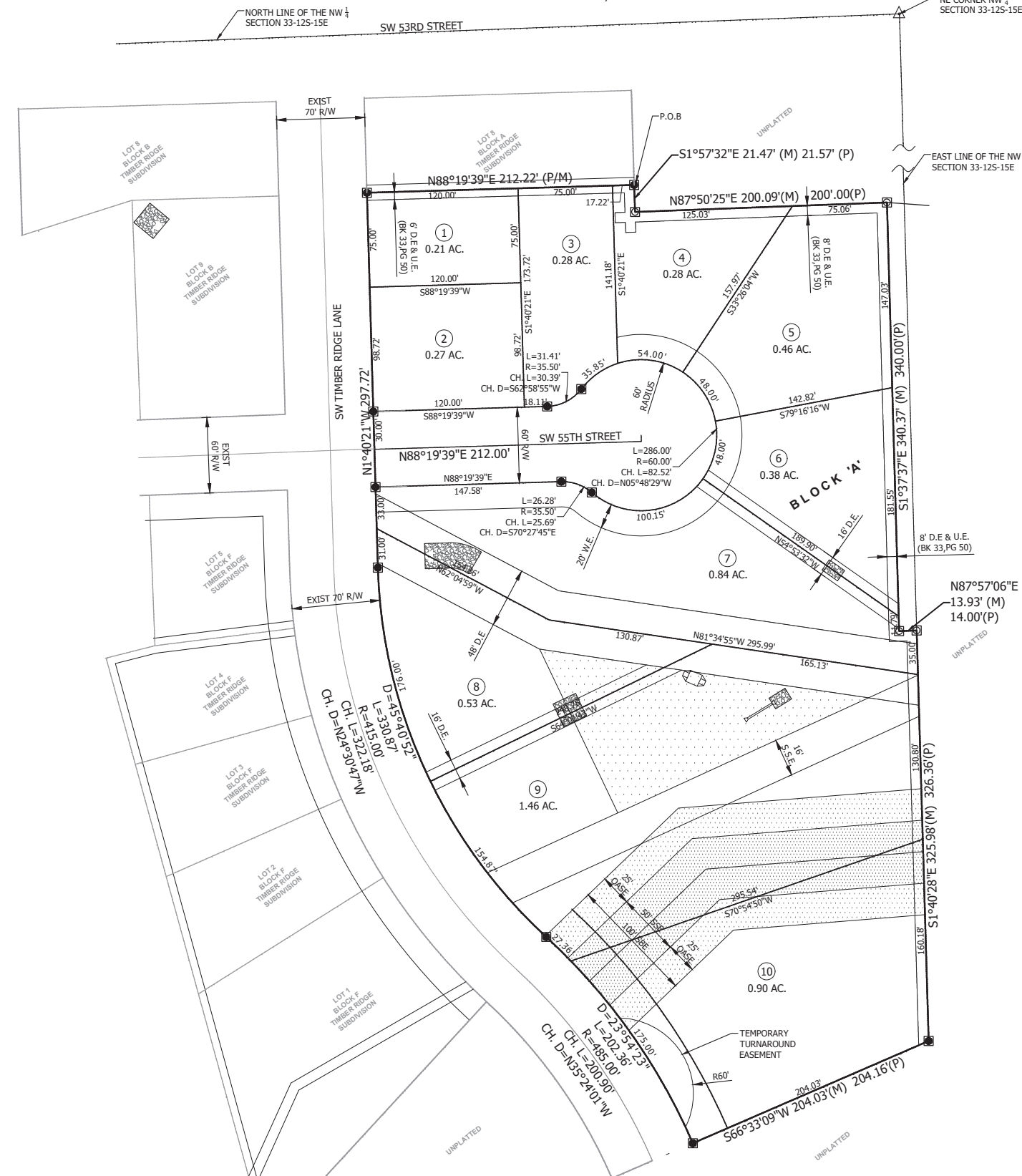
PAGE : _____

DATE : _____

TIME : _____

NOTES:

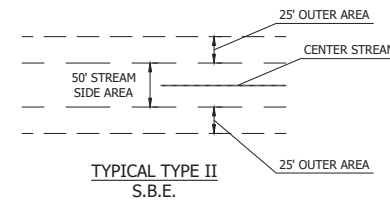
- WATER SERVICE IS BY THE SHAWNEE CONSOLIDATED RURAL WATER DISTRICT No. 3
- SANITARY SEWER SERVICE SHALL BE BY THE CITY OF TOPEKA.
- THE PROPERTY LINES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) No. 20177C0282E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011 AND No. 20177C0284E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.
- PROPERTY OWNERS SHALL BE ADMONISHED FROM PLACING ANY PERMANENT OR SEMI-PERMANENT OBSTRUCTION IN PERMANENT SEWER OR UTILITY EASEMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, TREES, SHRUBS, FENCES, RETAINING WALLS, BUILDINGS OR OTHER MISCELLANEOUS OBSTRUCTIONS THAT INTERFERE WITH ACCESS OR EGRESS OF MAINTENANCE VEHICLES OR EQUIPMENT FOR THE OPERATION AND MAINTENANCE OF THE UTILITIES OR PIPE LINES LOCATED IN THE EASEMENT. ANY PERMANENT OR SEMI-PERMANENT OBSTRUCTION LOCATED IN THE PERMANENT SEWER OR UTILITY EASEMENT MAY BE REMOVED BY THE GOVERNING BODY, ITS EMPLOYEES OR AGENTS TO PROVIDE FOR THE PROPER OPERATION AND MAINTENANCE OF THAT UTILITY LINE, WITHOUT COST OF OBLIGATION FOR REPLACEMENT, COST OF REMOVAL, AND/OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE PUBLIC WAYS (STREET AND ROADS) NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC. TEMPORARY TURN-AROUND EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND SHALL BE AUTOMATICALLY VACATED WHEN STREETS ARE EXTENDED.
- THE MINIMUM OPENING ELEVATION FOR LOT 7, LOT 8, AND LOT 9, BLOCK A SHALL BE 1 FOOT ABOVE THE HIGHEST ADJACENT 100-YR WATER SURFACE ELEVATION.
- STORMWATER MANAGEMENT EASEMENTS (SME) ARE HEREBY ESTABLISHED AS SHOWN OR DESCRIBED TO PROVIDE FOR THE MANAGEMENT OF STORM WATER INCLUDING, BUT NOT LIMITED TO, DETENTION, RETENTION, STORAGE AND TREATMENT OF STORM WATER. PROPERTY OWNERS AND THEIR ASSIGNS AND SUCCESSORS (PROPERTY OWNERS) AGREE TO INSTALL, CONSTRUCT, RECONSTRUCT, REPLACE, ENLARGE, REPAIR, OPERATE AND PROVIDE PERPETUAL MAINTENANCE OF PIPE, FLUME, DITCH, SWALE, VEGETATIVE AREAS OR MECHANICAL DEVICES FOR STORM WATER CONVEYANCE AND/OR TREATMENT, OR ANY IMPROVEMENTS IN THE SME FOR THE DRAINAGE AND/OR TREATMENT OF SAID STORM WATER. NO CHANGE TO THE GRADE, TOPOGRAPHY OR STORM WATER MANAGEMENT STRUCTURES AND IMPROVEMENTS IN THE SME SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE APPLICABLE PUBLIC WORKS DIRECTOR OR DESIGNEE. PROPERTY OWNERS SHALL NOT PLACE OR PERMIT ANY PERMANENT, SEMI-PERMANENT OR TEMPORARY OBSTRUCTION IN SAID SME INCLUDING, BUT NOT LIMITED TO, TREES, SHRUBS, VEGETATION, ROCKS, FENCES, RETAINING WALLS, LANDSCAPING, STRUCTURES, BUILDINGS OR OTHER OBSTRUCTIONS THAT INTERFERE WITH OR OBSTRUCT DESIGNED WATER FLOW AND/OR TREATMENT PROCESS IN AN ENGINEERED CHANNEL, CONDUIT, STRUCTURE OR AREA, NOR SHALL PROPERTY OWNERS OBSTRUCT, PREVENT OR OTHERWISE HINDER INGRESS, EGRESS OR OPERATION OF MAINTENANCE VEHICLES, EQUIPMENT AND PERSONNEL. UPON RECEIVING WRITTEN PERMISSION FROM THE APPLICABLE PUBLIC WORKS DIRECTOR OR DESIGNEE, PROPERTY OWNERS MAY CONSTRUCT AT THEIR OWN PERIL OTHER LIMITED IMPROVEMENTS AND/OR LANDSCAPING WITHIN THE SME WHICH DO NOT AND WILL NOT INTERFERE WITH THE FUNCTION OF THE STORM WATER MANAGEMENT SYSTEM. ANY OBSTRUCTIONS OR IMPROVEMENTS IN THE SME, PERMITTED OR NOT PERMITTED, MAY BE REMOVED BY THE APPLICABLE PUBLIC WORKS DEPARTMENT OR ITS CONTRACTOR TO PROVIDE FOR DESIGNED WATER FLOW AND/OR TREATMENT PROCESS OF THE STORM WATER MANAGEMENT SYSTEM. COST OF REMOVAL, DAMAGE AND ANY REPAIR OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL MAINTENANCE AND REPAIRS WITHIN THE SME SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS OF THE PROPERTY ON WHICH THE SME IS LOCATED. HOWEVER, IF DESIGNED WATER FLOW AND/OR TREATMENT PROCESS ARE IMPEDED BY NEGLECTED MAINTENANCE, SYSTEM FAILURE OR ARE SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES CAUSING A HAZARD OR THREAT TO PUBLIC SAFETY, AS DETERMINED BY THE APPLICABLE PUBLIC WORKS DIRECTOR OR HIS/HER DESIGNEE, EMERGENCY OR CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE APPLICABLE PUBLIC WORKS DEPARTMENT OR ITS CONTRACTOR WITH COSTS CHARGED TO SAID PROPERTY OWNERS. UNPAID COSTS SHALL BE ASSESSED TO AND IMPOSED AS A LIEN ON THE LAND. THE APPLICABLE PUBLIC WORKS DEPARTMENT STAFF AND THEIR CONTRACTORS SHALL HAVE THE RIGHT TO ENTER UPON THE SME FOR PURPOSES OF PERIODIC OR SPECIAL INSPECTION AND/OR CORRECTIVE MAINTENANCE.
- STREAM BUFFER EASEMENTS (SBE) ARE HEREBY ESTABLISHED AS SHOWN TO ENHANCE AND PROTECT THE INTEGRITY OF THE STREAM AND PROVIDE FOR THE NATURAL UNOBSTRUCTED OVERLAND FLOW OF SURFACE WATER TO AND IN EXISTING DRAINAGE WAYS. ALL MAINTENANCE PERMITTED WITHIN THE SBE SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) OF THE PROPERTY IN WHICH THE EASEMENT IS SO LOCATED. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE APPLICABLE PUBLIC WORKS DIRECTOR OR DESIGNEE, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE CITY WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE DEPARTMENT OF UTILITIES SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE.
- STREAM BUFFER EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR INFORMAL GREEN SPACE AND THE NATURAL UNOBSTRUCTED OVERLAND FLOW OF SURFACE WATER IN EXISTING DRAINAGE WAYS. PROPERTY OWNER(S) SHALL NOT PLACE PERMANENT OR SEMI-PERMANENT OBSTRUCTIONS IN SAID EASEMENT. ALL MAINTENANCE WITHIN THE STREAM BUFFER EASEMENT (SBE) SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) OF THE PROPERTY IN WHICH THE EASEMENT IS SO LOCATED. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE APPLICABLE PUBLIC WORKS DIRECTOR OR DESIGNEE, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE APPLICABLE DEPARTMENT OF PUBLIC WORKS OR UTILITIES SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE.
- RESTRICTED ACCESS LINE DEFINES PORTION OF SUBDIVISION BOUNDARY IN WHICH THE PUBLIC IS NOT ALLOWED TO CROSS IN ORDER TO GAIN ACCESS TO THE SUBDIVISION OTHER THAN IN AN EMERGENCY SITUATION OF FOR TEMPORARY ACCESS DURING CONSTRUCTION ACTIVITIES. TEMPORARY ACCESS REQUIRES PRIOR APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND PURSUANT TO CITY RIGHT OF WAY MANAGEMENT STANDARDS.
- SIDEWALKS ALONG FRONTAGES SHALL BE PROVIDED AT THE TIME OF SITE DEVELOPMENT PURSUANT TO TMC18.45.080.
- DRAINAGE EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR THE UNOBSTRUCTED OVERLAND FLOW OR SURFACE WATER AND/OR THE CONSTRUCTION AND MAINTENANCE OF PIPE, FLUME, DITCH OR ANY OR ALL IMPROVEMENT FOR THE DRAINAGE OF SAID WATER, ALL AS MAY BE DETERMINED AND/OR APPROVED BY THE DIRECTOR OF THE APPLICABLE DEPARTMENT OF PUBLIC WORKS. PROPERTY OWNERS SHALL NOT PLACE ANY PERMANENT OR SEMI-PERMANENT OBSTRUCTION IN SAID EASEMENT. ALL MAINTENANCE WITHIN THE GENERAL DRAINAGE EASEMENT (GDE) SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) OF THE PROPERTY IN WHICH THE EASEMENT IS SO LOCATED, HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE APPLICABLE DIRECTOR OF PUBLIC WORKS OR DESIGNEE, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE APPLICABLE DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE.
- EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS FOLLOWS: "UTILITY EASEMENTS" TO ALLOW PUBLIC UTILITY PROVIDERS, CONTRACTORS, AND AUTHORIZED AGENTS TO LOCATE, CONSTRUCT AND MAINTAIN FACILITIES TO PROVIDE UTILITY SERVICE TO THE PUBLIC. ALL PUBLIC UTILITIES SPECIFICALLY INCLUDING BUT NOT LIMITED TO WATER, GAS, SEWER, STORMWATER, AND TELECOMMUNICATIONS MAY PLACE OR LOCATE THEIR FACILITIES OVER, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENTS". A TEMPORARY CONSTRUCTION EASEMENT OF 12-FEET ADJACENT TO THE SIDE OF THE UTILITY EASEMENT IS DEDICATED FOR THE USE OF THE PUBLIC UTILITIES WHILE INITIAL CONSTRUCTION OF THE PUBLIC UTILITY'S FACILITIES ARE IN PROGRESS.
- THE OWNERS OF RECORD OF THE ABOVE DESCRIBED REAL ESTATE DOES HEREBY EVIDENCE ITS COMPLETE AND IRREVOCABLE CONSENT TO ANNEXATION BY THE CITY OF TOPEKA, IN ACCORDANCE WITH THE LAWS OF THE STATE OF KANSAS. THIS CONSENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE HEIRS, SUCCESSORS AND ASSIGNS OF THE UNDERSIGNED.



LEGEND

- SET 5/8"x24" REBAR
 - ◻ FOUND 1/2"x24" REBAR PE #4326
 - (M) MEASURED BEARING & DISTANCE
 - (R) RECORD BEARING & DISTANCE
 - (P) PLAT - FINAL PLAT TIMBER RIDGE BOOK 33, PAGE 50
- | | |
|----------|--------------------------------|
| D.E. | DRAINAGE EASEMENT |
| U.E. | UTILITY EASEMENT |
| W.E. | WATERLINE EASEMENT |
| S.M.E. | STORMWATER MANAGEMENT EASEMENT |
| S.B.E. | STREAM BUFFER EASEMENT |
| R/W | RIGHT OF WAY |
| S.S.E. | SANITARY SEWER EASEMENT |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| O.A.S.E. | OUTER AREA STREAM EASEMENT |
| S.S.E. | STREAM SIDE EASEMENT |

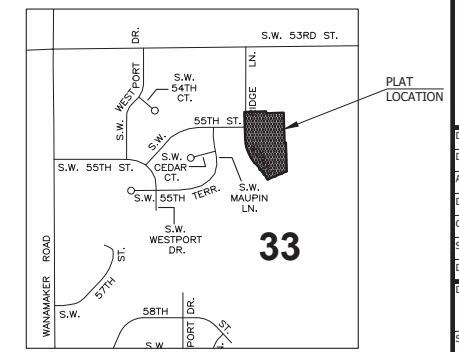
- BOUNDARY LINE
- SECTION LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- RESTRICTED ACCESS
- UNDERGROUND ELECTRIC LINE
- WATER LINE
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND TELEPHONE



STREAMSIDE AREA - USES ALLOWED : NATIVE VEGETATION, FLOOD CONTROL, UTILITY CORRIDORS, FOOT PATHS, ROAD CROSSINGS

OUTER AREA - USES ALLOWED : NATIVE VEGETATION, MANAGED LAWN, FLOOD CONTROL, DETENTION, RETENTION, UTILITY CORRIDORS, STORMWATER BEST MANAGEMENT PRACTICES, RESIDENTIAL YARDS, LANDSCAPE AREAS

PLEASE REFER TO CHAPTER 17.10 OF THE CITY OF TOPEKA CODE FOR ALL PERTINENT MANAGEMENT GUIDELINES AND PROHIBITED PRACTICES AND ACTIVITIES WITHIN THE STREAM BUFFER AREAS.



#	DATE	DESCRIPTION

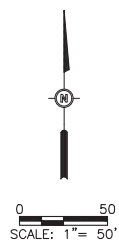
Bartlett & West

1200 SW EXECUTIVE DRIVE - TOPEKA, KS 66616-3800
 PHONE 785-772-2200 FAX 785-772-2201
 WWW.BARTLETTWEST.COM

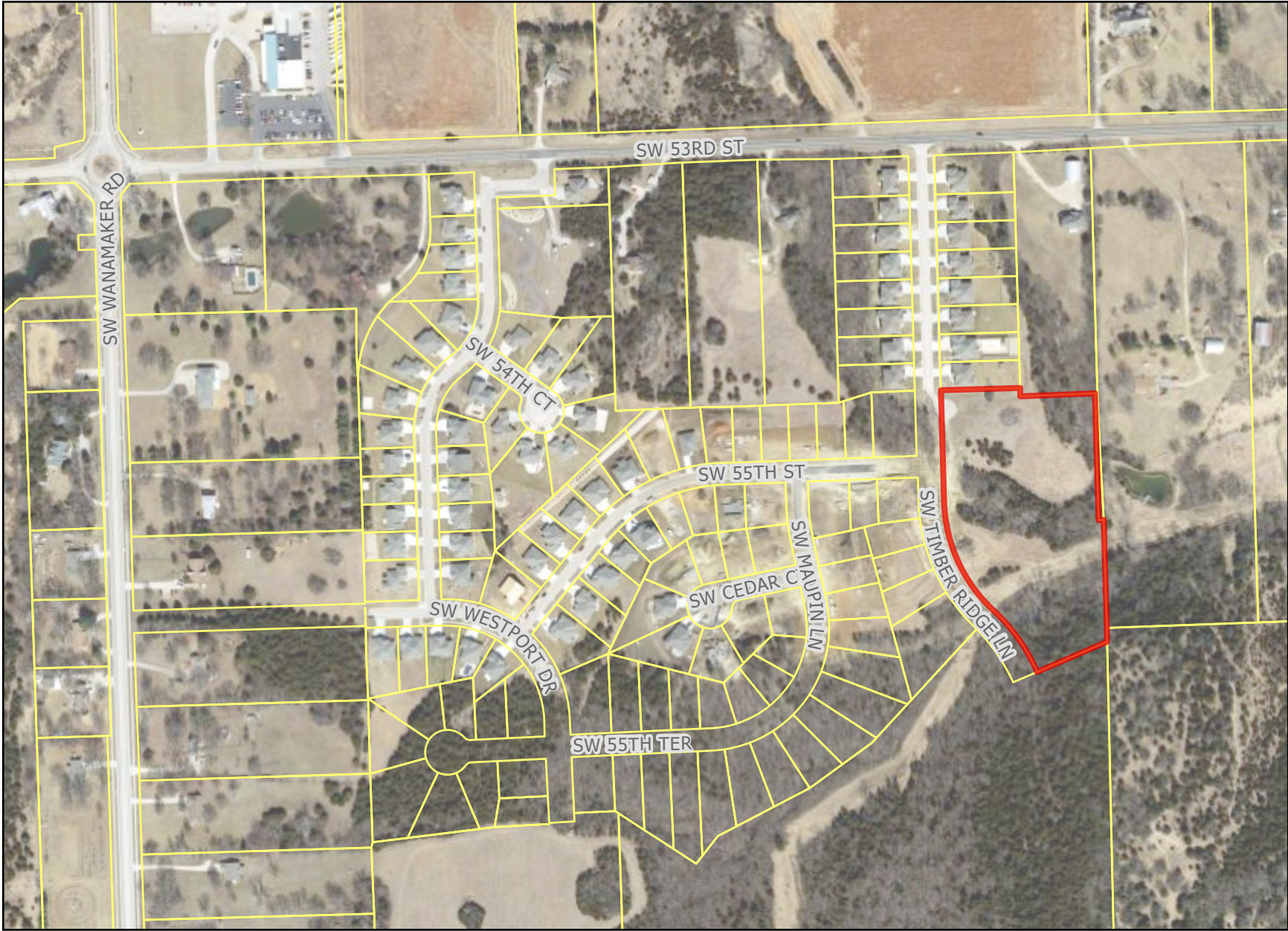
A PRELIMINARY PLAT FOR TIMBER RIDGE SUBDIVISION NO. 2

A REPLAT OF LOT 9, BLOCK A
 TIMBER RIDGE SUBDIVISION
 SHAWNEE COUNTY, KANSAS

DESIGNED BY:	ACS
DRAWN BY:	RCP
APPROVED BY:	SIM
DESIGN PROJ.:	16519.202
CONST. PROJ.:	
SCALE:	AS NOTED
DATE:	JULY 2020
DRAWING NO.:	P20-15
SHEET NO.:	1 of 2



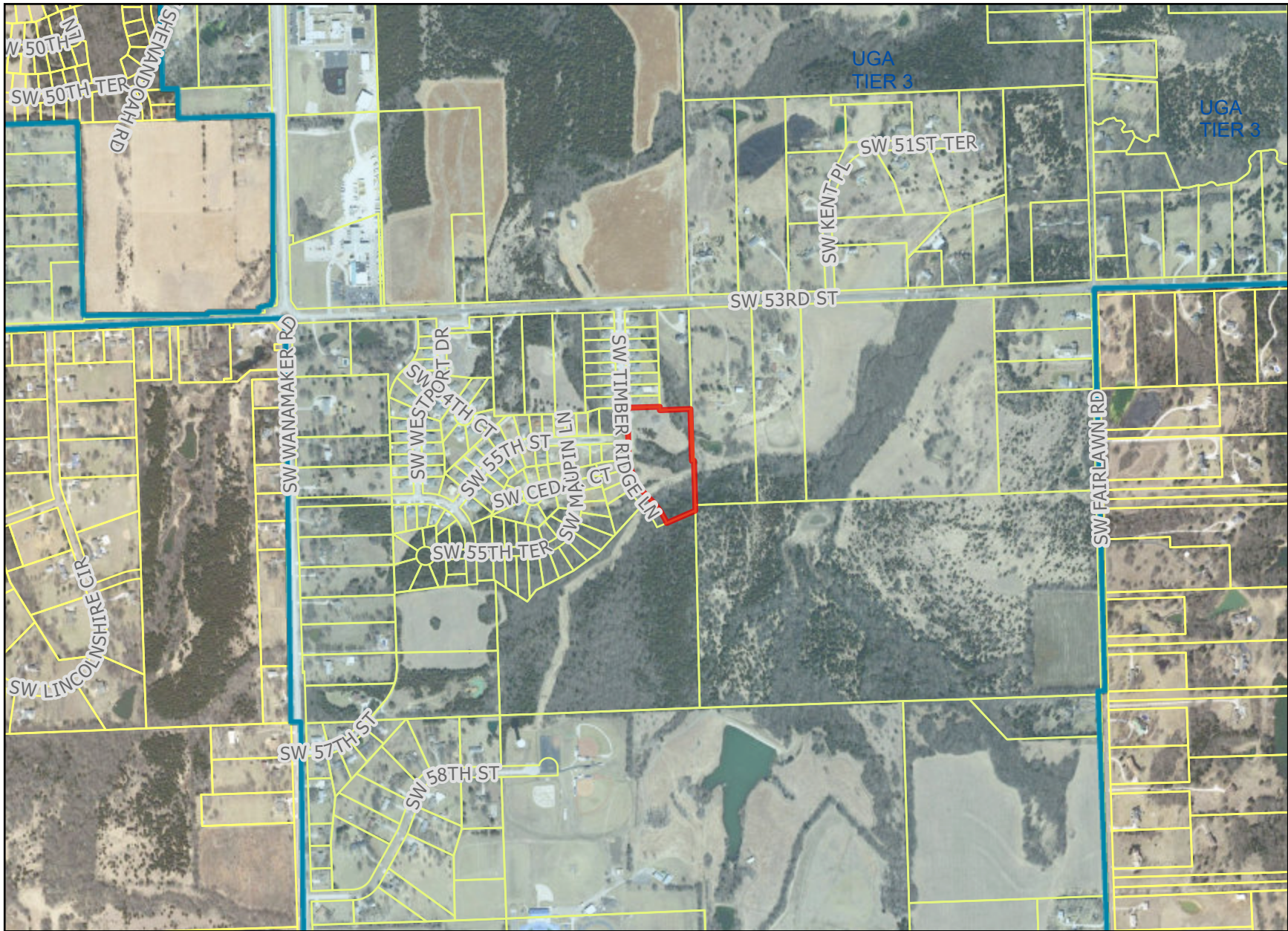
P20/15 Timber Ridge Subdivision #2



City of Topeka
Planning and Development
Department

 Subject Property (Timber Ridge Subdivision #2)

P20/15 Timber Ridge Subdivision #2



City of Topeka
Planning and Development
Department

 Subject Property (Timber Ridge Subdivision #2)

 ServiceAreasAndAnnexConsent

 Urban Growth Area