

PROJECT PERFORMANCE OBJECTIVES:

1. THE INTENT OF THIS PROJECT IS TO ALLOW FOR THE UPGRADE OF A SUBSTATION FOR EVERY TO BETTER SERVE THE AREA.

GENERAL NOTES:

1. THE BASE ZONING OF X-1 SHALL APPLY UNLESS NOTED OTHERWISE HEREIN.
2. NO BUILDING PERMITS SHALL BE ISSUED UNTIL INDIVIDUAL SITE DEVELOPMENT PLANS SUBJECT TO TMC 18.190.060(C) HAVE BEEN REVIEWED AND APPROVED BY THE PLANNING DIRECTOR AND OTHER CITY AGENCIES PRIOR TO SUBMITTAL FOR BUILDING PERMITS. THESE SITE PLANS SHALL ADDRESS INDIVIDUAL BUILDING SITE LOCATIONS, OFF-STREET PARKING AND INTERNAL CIRCULATION, FIRE HYDRANTS, LANDSCAPING, FENCING, PEDESTRIAN CONNECTIVITY, EXTERNAL LIGHTING, SIGNAGE, BUILDING ELEVATIONS, OPTED, UTILITIES, STORM WATER, RELATIONSHIP TO ADJACENT LOTS, ETC.
3. NO BUILDING PERMITS SHALL BE ISSUED UNTIL THE PROPERTY IS PLATTED.
4. NO BUILDING PERMITS SHALL BE ISSUED UNTIL STORMWATER MANAGEMENT PLANS AND REQUIREMENTS ARE MET AND APPROVED, INCLUDING GRANTING OF ANY NECESSARY STORMWATER MANAGEMENT EASEMENTS.

VARIANCES:

1. THE ALLOWABLE HEIGHT FOR STRUCTURES SHALL BE 75 FEET.

SIGNAGE NOTES:

1. SIGNS SHALL BE APPROVED BY SEPARATE SIGN PERMIT APPLICATION.
2. TMC 18, DIVISION 2 SIGNS SHALL GOVERN ALL OTHER SIGNS UNLESS SPECIFICALLY STATED HEREIN.

OWNER:

EVERGY, INC.
818 S KANSAS AVE
TOPEKA, KS 66612

ENGINEER:

ALEXANDER M. DARBY, PE-20332
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
400 S KANSAS AVE, #200
TOPEKA, KS 66603
(765) 233-6300

PROPERTY DESCRIPTION:

LOT 1, BLOCK A, K.P. & L. SUBDIVISION, AND LOT 1, BLOCK A, SMITH BROTHERS SUBDIVISION, IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 12 SOUTH, RANGE 16 EAST, OF THE 6TH PRINCIPAL MERIDIAN IN SHAWNEE COUNTY, KANSAS.

BENCHMARKS:

BM A: SQUARE CUT ON STORM DRAIN INLET AT THE SOUTHEAST CORNER OF 6TH AND GOLDEN.
EL.=923.92

BM B: SQUARE CUT ON STORM DRAIN INLET EAST CURB LINE OF HIGHLAND STREET SOUTH OF 6TH STREET,
EL.=930.75

CURRENT USE OF PROPERTY:

EXISTING SUBSTATION AND AUTO REPAIR FACILITY.

PROPOSED USE OF PROPERTY:

PUBLIC UTILITY: PUBLIC UTILITY FACILITIES TYPE II, SUBSTATION
(EXISTING SUBSTATION TO BE EXPANDED TO THE EAST).

ZONING:

EXISTING ZONING: X1 MIXED USE

BOOK _____ PAGE _____
DATE _____ TIME _____

RECORDED WITH THE SHAWNEE COUNTY REGISTER OF DEEDS

REBECCA J. NIOCE, REGISTER OF DEEDS

CERTIFICATION OF PUD MASTER PLAN APPROVAL

THIS PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN HAS BEEN REVIEWED AND APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 18.490 OF THE COMPREHENSIVE ZONING REGULATIONS OF THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS AND MAY BE AMENDED ONLY AS PRESCRIBED IN TMC 18.190.070 OF AND AS SET FORTH ON THIS DOCUMENT OR AS MAY SUBSEQUENTLY BE APPROVED AND RECORDED.

BILL FIANDER, PLANNING & DEVELOPMENT DIRECTOR _____ DATE _____
SECRETARY TO THE PLANNING COMMISSION

BE IT REMEMBERED THAT ON THIS _____ DATE OF _____, A.D. 2020 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAME BILL FIANDER, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE WITHIN INSTRUMENT OF WRITING, AND SUCH PERSON DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE: EVERGY, INC. AGREES TO COMPLY WITH THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE MASTER PUD PLAN.

IN WITNESS WHEREOF:

THE OWNER OF THE DESCRIBED PROPERTY, EVERGY, INC. HAVE SIGNED THESE PRESENTS THIS _____ DAY OF _____, 2020.

NAME AND TITLE _____

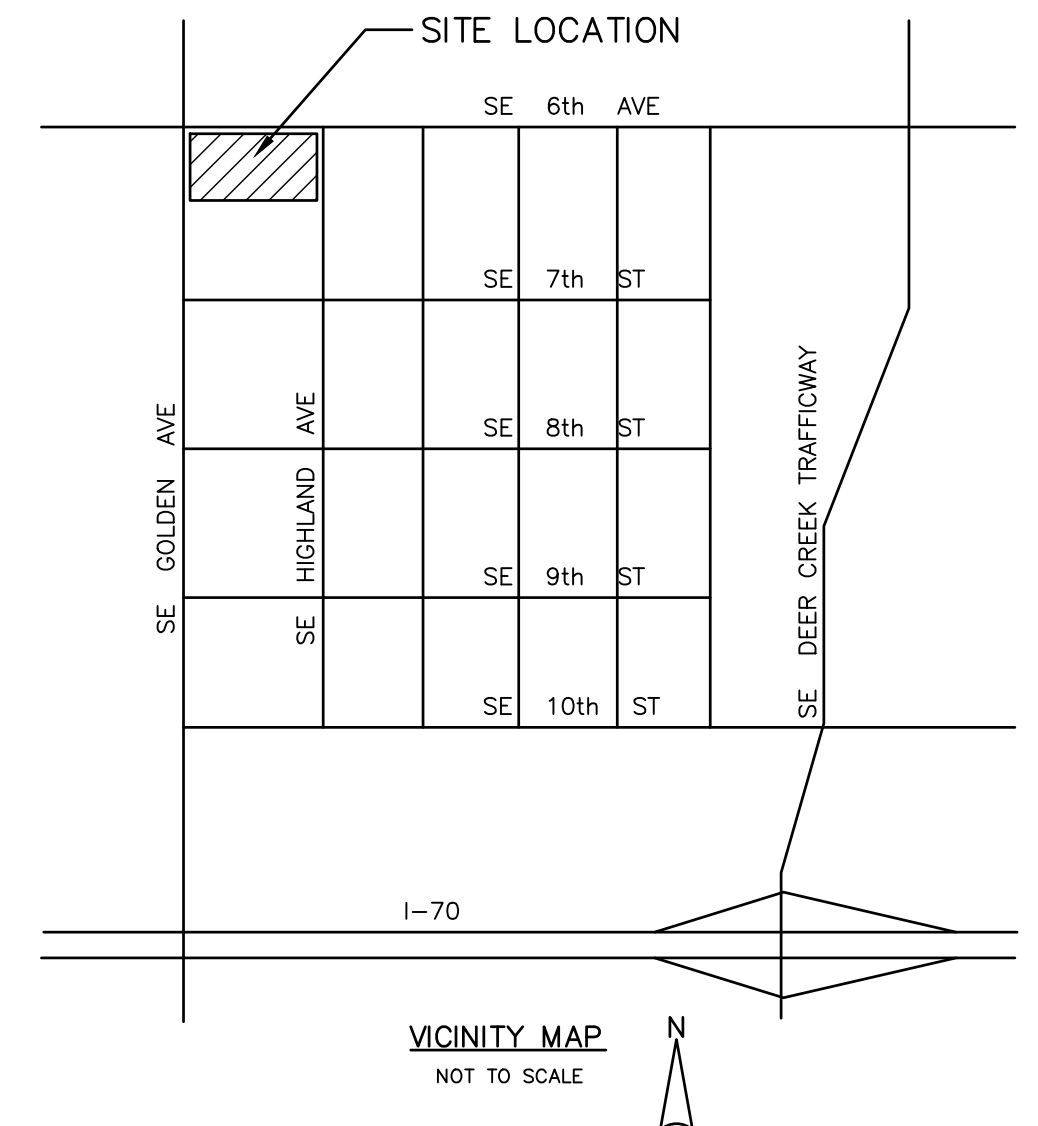
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, A.D. 2020 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAME _____, OWNER OF THE ABOVE DESCRIBED PROPERTY.

I HEREBY SET MY HAND AND AFFIX MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

PURSUANT TO TMC 18.190, THE APPLICANT MUST RECORD THE MASTER PUD PLAN WITH THE SHAWNEE COUNTY REGISTER OF DEEDS WITHIN SIXTY (60) DAYS UPON APPROVAL OF THE GOVERNING BODY. FAILURE BY THE APPLICANT TO RECORD THE PLAN WITHIN THE PRESCRIBED TIME PERIOD AND PROVIDE THE PLANNING DEPARTMENT WITH THE REQUIRED NUMBER OF COPIES OF THE RECORDED PLAN WITHIN NINETY (90) DAYS OF THE DATE OF ACTION BY THE GOVERNING BODY SHALL RENDER THE ZONING PETITION NULL AND VOID.



REV.	BY/CK	DATE	REVISION DESCRIPTION
8			
7			
6			
5			
4			
3			
2			
1			

DRAWN BY	DMS	DATE	08/2020
DESIGNED BY	AMD	DATE	08/2020
APPROVED BY	XXX	DATE	XX/2020

SCALE:	AS NOTED
W.R. NO.	XXXXXX



TITLE	P.U.D. EXHIBIT
DWG. NO.	
SHEET NO.	# OF #
REV.	0