

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 18.190 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. THIS APPROVED AND RECORDED MASTER PUD PLAN FOR SPORTS ZONE REPLACES THE SPECIAL USE PERMITS (#SP65/18 AND SP#89/13) COVERING THIS PORTION OF THE PROPERTY.

BILL FIANDER, PLANNING & DEVELOPMENT DIRECTOR

DATE

OWNER'S CERTIFICATE

T & J LAND COMPANY, LLC , OWNER, AGREES TO COMPLY WITH THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE MASTER PUD PLAN.

IN TESTIMONY WHEREOF, THE OWNERS OF THE ABOVE DESCRIBED PROPERTY, T & J LAND COMPANY, LLC, HAS SIGNED THESE PRESENTS THIS DAY OF , 2019.

JOHN OSTROWSKI, MANAGING MEMBER
T & J LAND COMPANY, LLC

STATE OF KANSAS) ss
COUNTY OF SHAWNEE) ss
BE IT REMEMBERED THAT ON THIS DAY OF , 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME JOHN OSTROWSKI, MANAGING MEMBER, T & J LAND COMPANY, LLC, WHO IS PERSONALLY KNOWN 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 SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

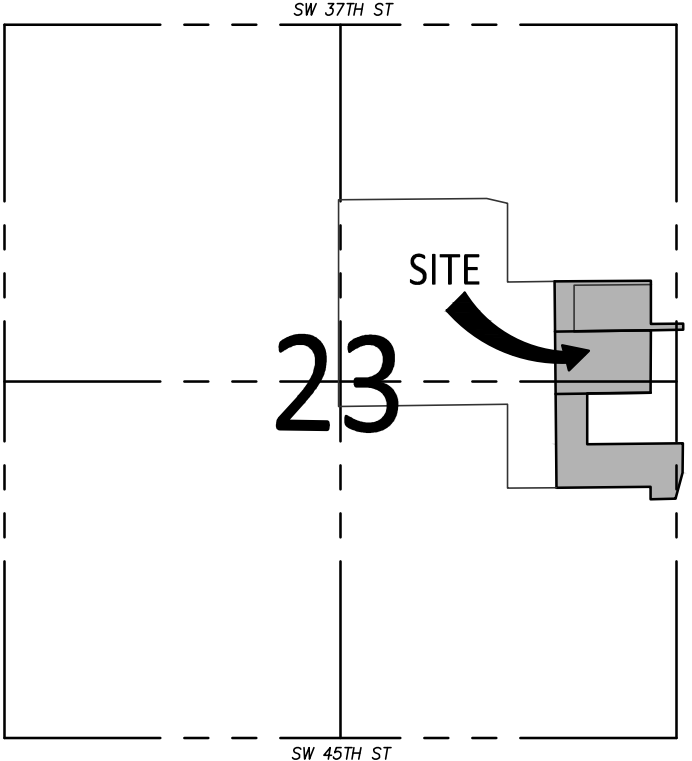
PROJECT INFORMATION

CURRENT ZONING: R-1.

- TRACT A:
- USE GROUP: INDOOR RECREATION, TYPE I AS WELL AS ACCESS TO THE OUTSIDE RECREATIONAL USES (TYPE I AND II) ON THE ADJACENT PROPERTY; AND "O&I-2" OFFICE AND INSTITUTIONAL DISTRICT USES IN ADDITION TO ANY OTHER ALLOWED USES UNDER THE EXISTING CONDITIONAL USE PERMIT #CU97/7.
 - MAXIMUM BUILDING HEIGHT: 42 FT.
 - MAXIMUM BUILDING SIZE: 20,000 SF
 - FRONT BUILDING SETBACK: 30' AS MEASURED FROM ADJOINING PROPERTY TO THE EAST.
 - OTHER: "O&I-2" DIMENSIONAL STANDARDS AND SETBACKS UNLESS STATED OTHERWISE.

- TRACT B:
- USE GROUP: INDOOR RECREATION TYPE I AS ALLOWED UNDER THE EXISTING CONDITIONAL USE PERMIT CU#97/7; "O&I-2" OFFICE AND INSTITUTIONAL DISTRICT PLUS:
 - ENCLOSED WAREHOUSING AND STORAGE FACILITY
 - AGRICULTURAL PRODUCT SALES AND STORAGE
 - CONTRACTOR SHOPS WITHOUT OUTDOOR STORAGE OF EQUIPMENT, MATERIALS, VEHICLES
 - MACHINERY EQUIPMENT REPAIR AND RESTORATION
 - SELF-STORAGE TYPE I AND II
 - WAREHOUSE, STORAGE, DISTRIBUTION FACILITIES
 - ENCLOSED WELDING, TINSMITING& MACHINE SHOP
 - MANUFACTURING/PROCESSING TYPE I
 - OUTDOOR RECREATION TYPE I AND II
 - MAXIMUM HEIGHT: 60 FT.
 - MAXIMUM BUILDING SIZE: 50,000 SF
 - FRONT BUILDING SETBACK: 30' AS MEASURED FROM ADJOINING PROPERTY TO THE EAST. SIDE SETBACK OF 7' SHALL NOT APPLY TO THE NORTH SIDE OF THE EXISTING BUILDING.
 - OTHER: "O&I-2" DIMENSIONAL STANDARDS AND SETBACKS UNLESS STATED OTHERWISE.
 - THE OUTSIDE STORAGE AND SALES OF PRODUCTS, MATERIALS, AND/OR EQUIPMENT SHALL NOT BE PERMITTED EITHER AS PRIMARY OR ACCESSORY USE.

- TRACT C:
- USE GROUP: "I-1" LIGHT INDUSTRIAL DISTRICT
 - DIMENSIONAL STANDARDS, HEIGHT, AND BUILDING SETBACKS OF "I-1" LIGHT INDUSTRIAL IN TMC 18.60 APPLY



VICINITY MAP
NO SCALE

PUD /

DESCRIPTION

ALL OF LOT 1, BLOCK A, KNIGHTS OF COLUMBUS SUBDIVISION AND A PART OF LOT 1, BLOCK A, SAINT SEBASTIAN SPORTS SUBDIVISION, IN THE CITY OF TOPEKA, SHAWNEE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 89 DEGREES 21 MINUTES 18 SECONDS WEST A DISTANCE OF 195.17 FEET, THENCE NORTH 00 DEGREES 08 MINUTES 04 SECONDS EAST A DISTANCE OF 99.00 FEET, THENCE NORTH 89 DEGREES 51 MINUTES 56 SECONDS WEST A DISTANCE OF 658.83 FEET, THENCE NORTH 00 DEGREES 08 MINUTES 04 SECONDS EAST A DISTANCE OF 1620.46 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 51 SECONDS EAST A DISTANCE OF 678.64 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 33 SECONDS WEST A DISTANCE OF 340.54 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 46 SECONDS EAST A DISTANCE OF 254.02 FEET, THENCE SOUTH 00 DEGREES 45 MINUTES 31 SECONDS WEST A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 33 SECONDS WEST A DISTANCE OF 253.76 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 37 SECONDS WEST A DISTANCE OF 490.53 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS WEST A DISTANCE 497.89 FEET, THENCE SOUTH 01 DEGREES 04 MINUTES 03 SECONDS WEST A DISTANCE OF 400.00 FEET, THENCE SOUTH 89 DEGREES 57 MINUTES 32 SECONDS EAST A DISTANCE OF 752.87 FEET; THENCE SOUTH 01 DEGREES 12 MINUTES 17 SECONDS WEST A DISTANCE OF 233.33 FEET; THENCE SOUTH 16 DEGREES 22 MINUTES 11 SECONDS WEST A DISTANCE OF 210.46 FEET TO THE POINT OF BEGINNING. CONTAINS 23.00 ACRES MORE OR LESS.

PERFORMANCE OBJECTIVE

PROVIDE FOR A RANGE OF USES THAT CAN BEST UTILIZE THE EXISTING BUILDINGS, AND DEVELOPED AND UNDEVELOPED LAND, WHILE ENSURING COMPATIBILITY OF USE AND DEVELOPMENT WITH ADJACENT RESIDENTIAL AND INSTITUTIONAL USES, AND OPEN SPACE. FUTURE IMPROVEMENTS FOR THE EXISTING BUILDINGS SHALL FIT INTO CERTAIN INDUSTRIAL USES.

GENERAL NOTES

- THE BASE ZONING AND STANDARDS OF EACH TRACT SHALL APPLY UNLESS STATED OTHERWISE HEREIN.
- NO BUILDING PERMITS SHALL BE ISSUED FOR NEW CONSTRUCTION OR SUBSTANTIAL CHANGE OF USE/OCCUPANCY UNTIL SITE PLAN REVIEW APPLICATIONS PURSUANT TO TMC 18.190.060(C), FOR DEVELOPMENT MEETING THE APPLICABILITY CRITERIA IN TMC 18.260.030 HAVE BEEN REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DIRECTOR AND OTHER CITY DEPARTMENTS PRIOR TO SUBMITTAL FOR BUILDING PERMITS. THESE SITE PLANS SHALL ADDRESS EACH BUILDING SITE LOCATION, OFF-STREET PARKING AND CIRCULATION, FIRE HYDRANTS, LANDSCAPING, PEDESTRIAN CONNECTIVITY, EXTERNAL LIGHTING, BUILDING ARCHITECTURAL ELEVATIONS, STORMWATER, RELATIONSHIP TO ADJACENT LOTS, UTILITIES, BUS STOPS, ETC."
- NO BUILDING PERMITS FOR NEW CONSTRUCTION OR SUBSTANTIAL CHANGE OF USE/OCCUPANCY SHALL BE ISSUED. STORMWATER MANAGEMENT PLANS ARE MET AND APPROVED, INCLUDING GRANTING OF ANY NECESSARY STORMWATER MANAGEMENT EASEMENTS.
- 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.
- A REPLAY MAY BE REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE FOR ANY SUBSTANTIAL CHANGE OF USE OR NEW CONSTRUCTION.
- ALL REGULATIONS OF TITLE 18, TOPEKA MUNICIPAL CODE APPLY UNLESS STATED OTHERWISE HEREIN.

UTILITY NOTES

- WATER AND SEWER WILL BE PROVIDED BY CITY OF TOPEKA.
- THE FIRE DEPARTMENT SHALL REVIEW AND APPROVE FUTURE PLANS SHOWING FIRE HYDRANT LOCATIONS AND FIRE ACCESS PRIOR TO THE START OF CONSTRUCTION.
- LIGHTING SHALL BE FULL CUT OFF, SHIELDED & RECESSED WITH CUT-OFF ANGLES TO PREVENT THE CAST OF LIGHTING BEYOND THE PROPERTY & NOT EXCEED 3 FOOT CANDLES AS MEASURED AT THE PROPERTY LINE.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND PURSUANT TO THE CITY'S RIGHT-OF-WAY MANAGEMENT STANDARDS.

CIRCULATION, PARKING & TRAFFIC NOTES

- A 40 FT. SIGHT TRIANGLE, MEASURED FROM THE FACE OF CURB EXTENDED, SHALL BE MAINTAINED AT ALL ENTRANCES; NO OBSTRUCTIONS GREATER THAN (30) INCHES ABOVE GRADE OF ANY ADJACENT STREET OR ENTRANCE MAY BE PLACED WITHIN THIS AREA.
- ALL NEW DRIVES, STREETS, PARKING AREAS, APPROACHES AND WALKS SHALL BE CONSTRUCTED TO CITY OF TOPEKA STANDARDS.
- ALL DRIVES, LANES & PRIVATELY OWNED ACCESS WAYS PROVIDING ACCESSIBILITY TO STRUCTURES, BUILDINGS AND USES WITHIN THE PLANNED UNIT DEVELOPMENT SHALL BE CONSIDERED AND SERVE AS MUTUAL RIGHTS OF ACCESS TO OWNERS, TENANTS, INVITED GUESTS, CLIENTS, EMPLOYEES, CUSTOMERS, SUPPORT AND UTILITY PERSONNEL AND EMERGENCY SERVICE PROVIDERS, INCLUDING LAW ENFORCEMENT, FIRE PROTECTION AND AMBULANCE SERVICES. ALL ACCESS WAYS PROVIDING GENERAL ACCESSIBILITY TO, AND CIRCULATION AMONG, THE USES WITHIN THE PLANNED UNIT DEVELOPMENT SHALL BE MAINTAINED AT ALL TIMES IN GOOD SERVICEABLE CONDITION WITH THE MAINTENANCE OF SAID ACCESS WAYS BEING THE RESPONSIBILITY OF THE OWNERS).
- ACCESS OPENINGS ALONG SW BURLINGAME ROAD ARE EXISTING FOR THE EXISTING USES ONLY. A CHANGE OF USE/OCCUPANCY OR SUBSTANTIAL NEW CONSTRUCTION SHALL ONLY BE APPROVED BY THE CITY OF TOPEKA TRAFFIC ENGINEER AT THE TIME OF SITE PLAN REVIEW OR BUILDING PERMIT REVIEW. A TRAFFIC IMPACT ANALYSIS (TIA) SHALL BE REQUIRED AS DETERMINED BY THE CITY OF TOPEKA TRAFFIC ENGINEER TO ADDRESS ON-SITE AND OFF-SITE ROADWAY IMPROVEMENTS. THE NORTHERNMOST DRIVEWAY IS INTENDED ONLY FOR PASSENGER VEHICLES AND LIGHT TRUCKS. SEMI-TRACTOR TRAILERS SHALL NOT USE THIS NORTHERNMOST DRIVEWAY OPENING ON TO BURLINGAME ROAD. ALTERNATE ACCESS MAY BE APPROVED THROUGH THE ADJACENT PARCEL AT 4201 SW BURLINGAME ROAD PROVIDED LEGAL RIGHTS OF ACCESS ARE ESTABLISHED.
- CROSS ACCESS SHALL BE PROVIDED WITH PROPERTY TO THE WEST AND NORTH AS ESTABLISHED BY SEPARATE MUTUAL CROSS ACCESS AGREEMENTS WITH ADJOINING PROPERTY OWNERS.

SIGNAGE NOTES

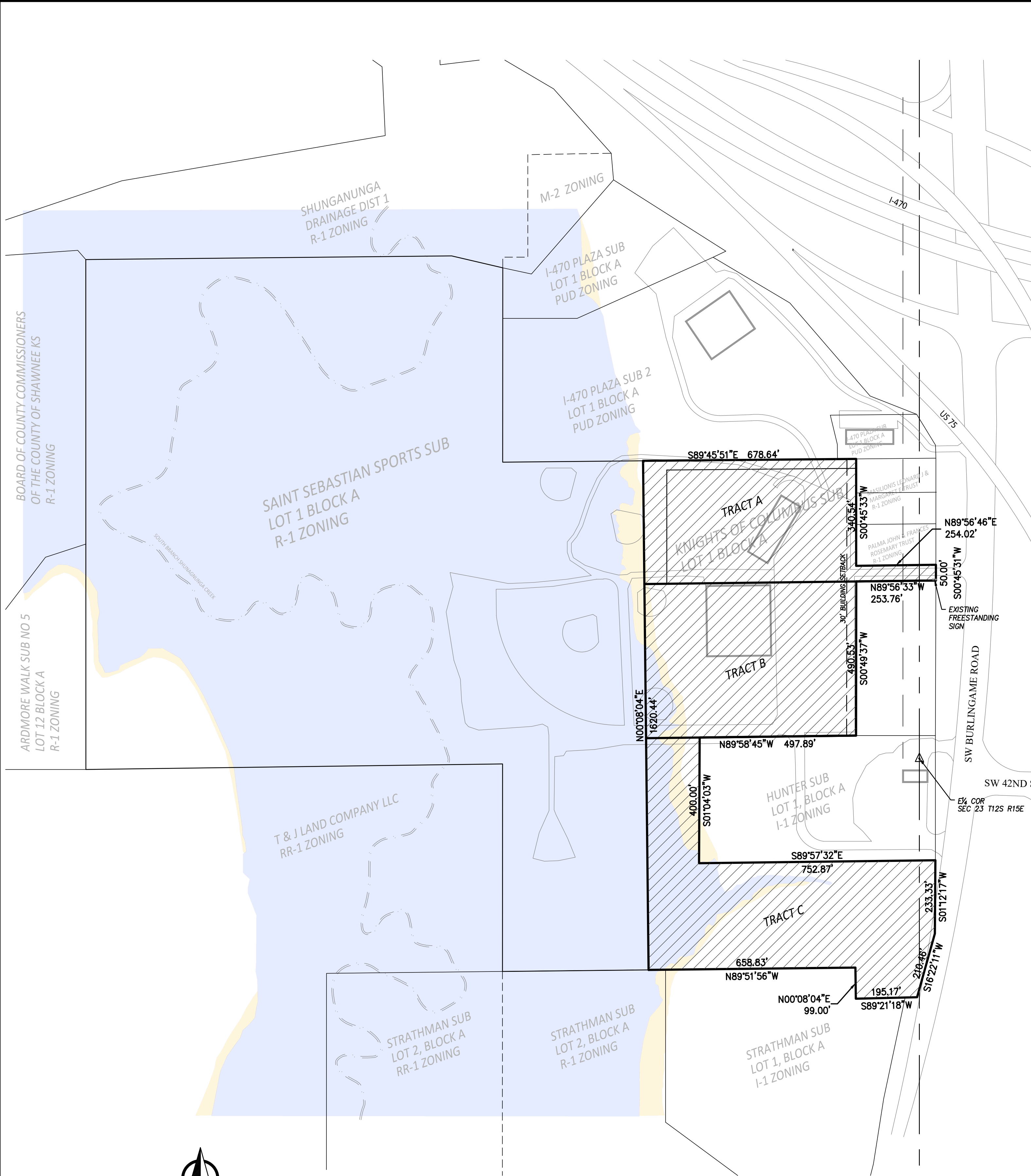
- SIGNS SHALL BE APPROVED BY SEPARATE SIGN PERMIT APPLICATION.
- ANY ALTERATION TO THE EXISTING FREESTANDING SIGN AT THE NORTHERNMOST ENTRANCE SHALL REQUIRE COMPLIANCE WITH SIGN STANDARDS APPLICABLE TO O&I-2 ZONING. UPON ANY CHANGE TO A USE NOT ALLOWED UNDER THE O&I-2 USE GROUP ON TRACTS A OR B THE EXISTING FREESTANDING SIGN SHALL BE MODIFIED AS NEEDED TO COMPLY WITH SIGN STANDARDS APPLICABLE TO THE O&I-2 ZONING CLASSIFICATION.
- ONE FREESTANDING SIGN SHALL BE ALLOWED ON TRACT 3 AND SUBJECT TO THE STANDARDS FOR SIGNS APPLICABLE TO O&I-2 ZONING.
- THE REGULATIONS OF TMC 18, DIVISION 2 SIGNS, APPLICABLE TO O&I-2 ZONING, SHALL GOVERN ALL OTHER SIGNS UNLESS SPECIFICALLY STATED HEREIN.
- SIGNAGE ELEVATIONS TO BE APPROVED AT THE TIME OF SIGN PERMIT APPLICATION OR AS PART OF A MASTER SIGN PLAN.

LANDSCAPING NOTES

- LANDSCAPING SHALL BE PROVIDED CONSISTENT WITH TMC 18.235 LANDSCAPE REGULATIONS. THE SPECIFIC POINTS, TYPES AND QUANTITIES SHALL BE APPROVED BASED ON THE LANDSCAPE PLAN SUBMITTED AT THE SITE DEVELOPMENT PLAN REVIEW STAGE. "AN ATTRACTIVE MIX OF EVERGREEN TREES, SHRUBS, AND DECIDUOUS 'LARGE' TREES SHALL BE PROVIDED ALONG THE PROPERTY'S STREET FRONTAGES WITHIN THE 20 FT. LANDSCAPE SETBACK AND WHERE THE BUILDING AND/OR DEVELOPED AREA IS IMMEDIATELY ADJACENT TO RESIDENTIAL PROPERTIES. A 6 FT. WIDE LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE EAST BOUNDARY LINE OF TRACT A AND B AND ALONG THE NORTH BOUNDARY LINE OF TRACT A AND PLANTED WITH A MIX OF EVERGREENS TO CREATE A VISUALLY PLEASING BUFFER IF NEW DEVELOPMENT IS PROPOSED OR THERE IS A SUBSTANTIAL CHANGE OF USE ON TRACT A OR TRACT B AS DESCRIBED ON THE PUD MASTER PLAN.
- THE CARE, MAINTENANCE, AND OWNERSHIP OF COMMON OPEN SPACE, PARKING AREAS, UTILITIES, PRIVATE STREETS, ACCESS WAYS, STORMWATER MANAGEMENT EASEMENTS, FENCING, AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNERS. ALL LANDSCAPING SHALL BE INSTALLED PURSUANT TO PHASING SCHEDULE AND PROPERLY MAINTAINED. IF ANY PORTION OF THE LANDSCAPED MATERIAL DIES, IT SHALL BE REPLACED BY THE NEXT PLANTING SEASON.

BUILDING NOTES

- BUILDING ELEVATIONS FOR NEW CONSTRUCTION OR BUILDING AND PARKING ADDITIONS GREATER THAN 50 PERCENT SHALL BE REVIEWED FOR CONSISTENCY WITH THE STANDARD FOR EACH USE GROUP AS INDICATED IN TMC 18.275 NON-RESIDENTIAL DESIGN STANDARDS AT THE TIME OF SITE PLAN REVIEW. TYPE C STANDARD IN TMC 18.275 APPLIES FOR TRACTS B AND C AND TYPE B STANDARD IN TMC 18.275 APPLIES TO TRACT A.
- THE LOCATION OF TRASH AND RECYCLING RECEPTACLES SHALL BE DETERMINED AT THE SITE DEVELOPMENT STAGE TO ENSURE TRASH AREAS ARE NOT OVERLY CONCENTRATED, ARE EFFECTIVELY SCREENED FROM PUBLIC AREAS, AND PROVIDE ADEQUATE CIRCULATION WITHIN THE OVERALL DEVELOPMENT. ALL SAID RECEPTACLES SHALL HAVE ENCLOSURES THAT SCREEN THE RECEPTACLES FROM VIEW AND ARE CONSTRUCTED WITH MATERIALS COMPATIBLE WITH THE ARCHITECTURAL FEATURES OF THE PRINCIPLE BUILDING.



SPORTS ZONE COMPLEX
PLANNED UNIT DEVELOPMENT MASTER PLAN

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