PROPERTY OWNER:

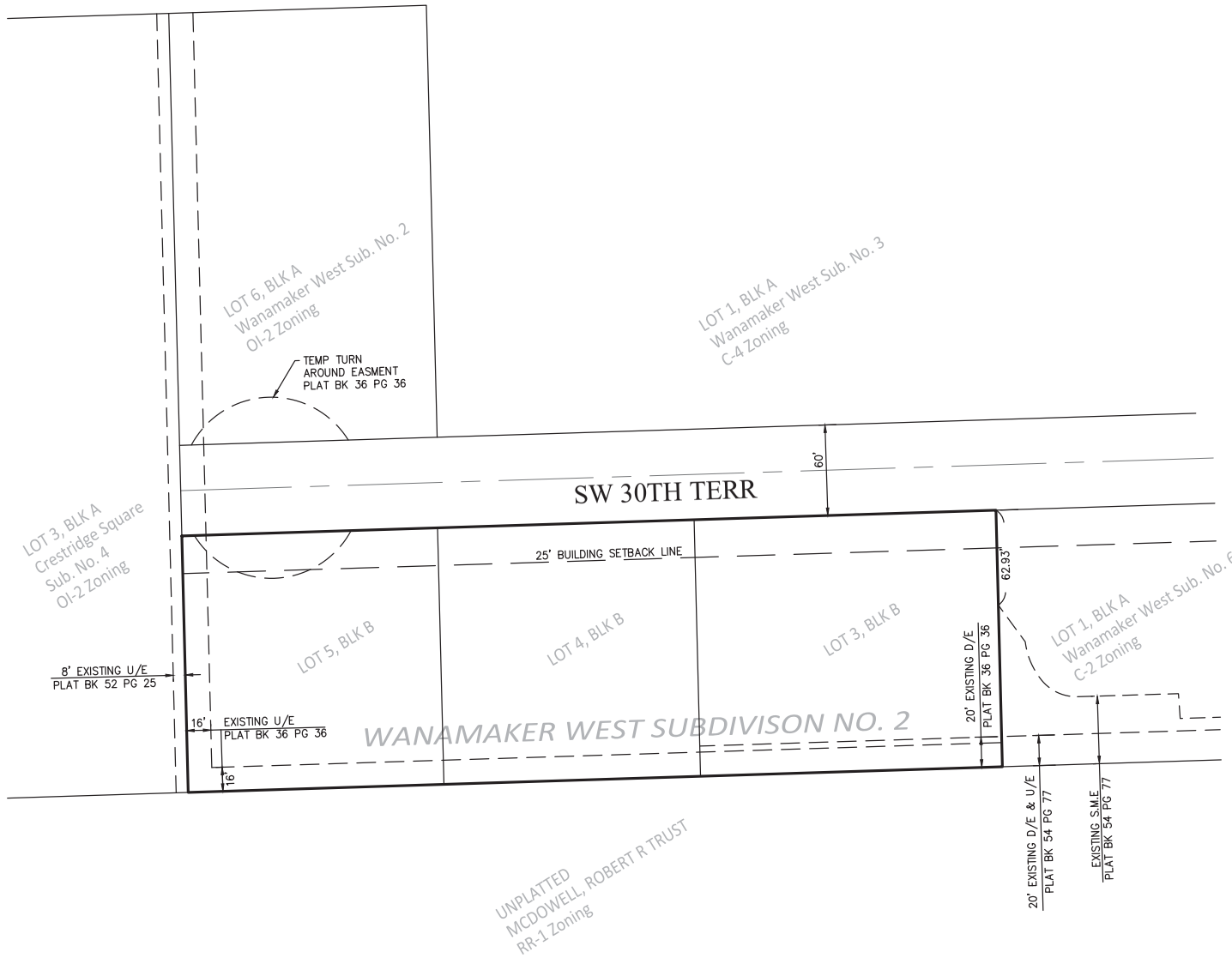
COOK, N T & FLATT, DW & STROBEL, KENNETH E TRUST D/B/A C F & S PRTNSHIP

PROPERTY ADDRESS
6017 SW 30TH TER
TOPEKA, KS 66614

DATE:
JULY 24, 2020

1" = 50'

0 50 100 Feet



PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN

WANAMAKER WEST DEVELOPMENT

AMENDMENT NO. 1

CFS ENGINEERS
cfse.com
2930 SW Woodside Dr, Topeka, KS 66614
o: 785-272-4706 f: 785-272-4736

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DESCRIPTION

LOTS 3, 4, AND 5, BLOCK "B", WANAMAKER WEST SUBDIVISION NO. 2, IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 15 EAST OF THE 6TH P.M., IN THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

PERFORMANCE OBJECTIVE

TO PROVIDE FOR DEVELOPMENT IN ACCORDANCE WITH THE C-2 ZONING CLASSIFICATION AND LIMITED STORAGE USES IN A MANNER COMPATIBLE WITH SURROUNDING ZONING AND LAND USE.

GENERAL NOTES

1. THE STANDARDS APPLICABLE TO THE BASE ZONING OF C-2 SHALL APPLY UNLESS OTHERWISE STATED.
2. NO BUILDING PERMITS SHALL BE ISSUED UNTIL A SITE PLAN REVIEW APPLICATION 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. THE SITE PLAN SHALL ADDRESS OFF-STREET PARKING AND CIRCULATION, FIRE PREVENTION, LANDSCAPING, EXTERNAL LIGHTING, BUILDING ARCHITECTURAL ELEVATIONS, STORMWATER MANAGEMENT AND RELATED EASEMENTS, COMPATIBILITY WITH ADJACENT DEVELOPMENT, UTILITIES, ETC.
3. NO BUILDING PERMITS SHALL BE ISSUED UNTIL STORMWATER MANAGEMENT PLANS ARE MET AND APPROVED, INCLUDING GRANTING OF ANY NECESSARY STROMWATER MANAGEMENT EASEMENTS.
4. PURSUANT TO TMC 18.190, THE APPLICANT MUST RECORD THE PUD MASTER 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.
5. ALL REGULATIONS OF TITLE 18, TOPEKA MUNICIPAL CODE APPLY UNLESS STATED OTHERWISE HEREIN.
6. OUTDOOR STORAGE SHALL BE LIMITED TO OPERABLE AND LICENSED VEHICLES, AND MATERIALS INCIDENTAL TO THE OPERATION OF A CONTRACTOR'S SHOP OR OFFICE. OUTDOOR STORAGE AREAS SHALL BE EFFECTIVELY AND COMPATIBLY SCREENED FROM VIEW FROM OTHER PROPERTIES OR PUBLIC RIGHT-OF-WAY.

UTILITY NOTES

1. WATER AND SEWER WILL BE PROVIDED BY CITY OF TOPEKA. ALL REQUIRED PUBLIC IMPROVEMENTS SHALL BE COMPLETED BY THE DEVELOPER AT THE TIME OF SITE DEVELOPMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. THE FIRE DEPARTMENT SHALL REVIEW AND APPROVE FUTURE PLANS SHOWING FIRE HYDRANT LOCATIONS AND FIRE ACCESS PRIOR TO THE START OF CONSTRUCTION.
3. 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.
4. ALL UTILITIES SHALL BE PLACED UNDERGROUND PURSUANT TO THE CITY'S RIGHT-OF-WAY MANAGEMENT STANDARDS.

CIRCULATION, PARKING & TRAFFIC NOTES

1. ALL IMPROVEMENTS REQUIRED BY THE CITY TRAFFIC ENGINEER SHALL BE COMPLETED BY THE DEVELOPER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. IMPROVEMENTS SHALL INCLUDE THE CONSTRUCTION OF SW 30TH TERRACE TO A POINT ADJACENT TO THE WEST LOT LINE OF LOT 5 AS REQUIRED BY CITY OF TOPEKA PUBLIC WORKS DEPARTMENT.
2. 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.
3. ALL NEW DRIVES, STREETS, PARKING AREAS, APPROACHES AND WALKS SHALL BE CONSTRUCTED TO CITY OF TOPEKA STANDARDS.
4. 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 OWNER(S).

SIGNAGE NOTES

1. EACH SIGN SHALL BE APPROVED BY SEPARATE SIGN PERMIT APPLICATION.
2. TMC 18, DIVISION 2 SIGNS SHALL GOVERN ALL OTHER SIGNS UNLESS SPECIFICALLY STATED HEREIN FOR THE C-2 USE GROUP.

FENCING & LANDSCAPING NOTES

1. LANDSCAPING SHALL BE PROVIDED CONSISTENT WITH TMC 18.235 LANDSCAPE REGULATIONS. THE SPECIFIC POINTS, TYPES AND QUANTITIES SHALL BE APPROVED BASED ON THE LANDSCAPE PLANS THAT ARE SUBMITTED AT THE SITE DEVELOPMENT PLAN REVIEW STAGE.
2. 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.
3. FENCING WITHIN 25 FEET OF THE PERIMETER OF THE SITE SHALL CONFORM TO THE FOLLOWING: 1) A MAXIMUM HEIGHT OF 6 FEET; AND 2) MATERIALS CONSISTING OF EITHER DECORATIVE CHAIN LINK IN BLACK OR DARK GREEN (USE OF SLAT INSERTS PROHIBITED), DECORATIVE VINYL, DECORATIVE METAL, BRICK OR STONE MASONRY, OR DECORATIVE SPLIT-FACED CONCRETE MASONRY UNITS (CMU).
4. In addition to the requirements of TMC18.235:
   a. A MIX OF EVERGREEN TREES, SHRUBS, AND DECIDUOUS 'MEDIUM OR LARGE' TREES SHALL BE PROVIDED WHERE THE BUILDING AND/OR DEVELOPED AREA IS IMMEDIATELY ADJACENT TO RESIDENTIAL PROPERTIES.
   b. FOR ALL SELF-STORAGE, CONTRACTOR SHOPS, AND OUTSIDE STORAGE USES A MIX OF EVERGREEN TREES, SHRUBS, AND DECIDUOUS 'LARGE' TREES SHALL BE PROVIDED ALONG THE PROPERTY STREET FRONTAGE. OUTDOOR STORAGE SHALL BE SCREENED FROM VIEW FROM SW 30TH TERRACE BY INSTALLATION OF A FENCING AND LANDSCAPING.
   c. FENCING ALONG SW 30TH TERRACE SHALL BE SET BACK BEHIND THE PROPERTY LINE AND A MINIMUM OF 5 FEET BEHIND THE EDGE OF THE SIDEWALK. SHRUBS AND/OR TREES MAY BE REQUIRED BETWEEN THE FENCE AS PART OF AN APPROVED SITE DEVELOPMENT PLAN.

BUILDING NOTES

1. BUILDING ELEVATIONS TO BE APPROVED AT THE TIME OF SITE DEVELOPMENT PLAN REVIEW FOR TYPE A AS INDICATED FOR THE BASE C-2 USE GROUP.
2. STORAGE BUILDINGS MAY BE EXEMPTED FROM THE DOORS AND WINDOWS REQUIREMENTS OF THE NON-RESIDENTIAL BUILDING DESIGN STANDARDS OF TMC CHAPTER 18.275 PROVIDED ELEVATIONS ARE PROPERLY SCREENED BY ATTACTIVE FENCING AND/OR LANDSCAPING.

PROJECT DATA

- SITE AREA: 2.11 ACRES
- PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD) WITH C-2 USE GROUP, WITH OTHER SPECIFIC USES LIMITED TO INDOOR RECREATION TYPE II, INCLUDING AN INDOOR SIMULATED GOLF FACILITY AND ACCESSORY DRINKING ESTABLISHMENT, SELF-STORAGE TYPE(S) I AND II AND BUILDING, CONSTRUCTION, & MECHANICAL CONTRACTORS OFFICE.
- MINIMUM LOT AREA: 10,000 SF
- MAXIMUM BUILDING COVERAGE RATIO: 85%

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 18.190 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.

_____ _____
BILL FIANDER, PLANNING & DEVELOPMENT DIRECTOR DATE

OWNER'S CERTIFICATE

THE KANSAS UNIVERSITY ENDOWMENT ASSOCIATION, OWNER, AGREES TO COMPLY WITH THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PUD MASTER PLAN.

IN TESTIMONY WHEREOF: THE OWNERS OF THE ABOVE DESCRIBED PROPERTY, THE KANSAS UNIVERSITY ENDOWMENT ASSOCIATION, HAS SIGNED THESE PRESENTS THIS _____ DAY OF _____, 2019.

_____
DALE SEUFERLING, PRESIDENT,
THE KANSAS UNIVERSITY ENDOWMENT ASSOCIATION

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 DALE SEUFERLING, PRESIDENT, THE KANSAS UNIVERSITY ENDOWMENT ASSOCIATION, 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: _____

OWNER'S CERTIFICATE

CF&S PARTNERSHIP, OWNER, AGREES TO COMPLY WITH THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PUD MASTER PLAN.

IN TESTIMONY WHEREOF: THE OWNERS OF THE ABOVE DESCRIBED PROPERTY, CF&S PARTNERSHIP, HAS SIGNED THESE PRESENTS THIS _____ DAY OF _____, 2019.

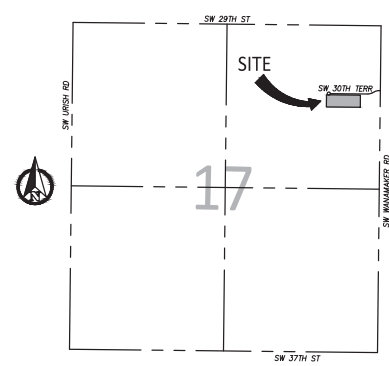
_____
STEVE FLATT, MANAGING MEMBER
CF&S PARTNERSHIP

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 STEVE FLATT, MANAGING MEMBER, CF&S PARTNERSHIP, 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: _____



VICINITY MAP
NO SCALE