

A MASTER PLANNED UNIT DEVELOPMENT FOR: 29TH AND GAGE RETAIL DEVELOPMENT (NWC) 29TH STREET AND GAGE BOULEVARD

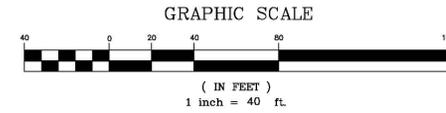
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 15 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN TOPEKA, SHAWNEE COUNTY, KANSAS

BOOK
PAGE
DATE
TIME

CERTIFICATE OF REGISTER OF DEEDS

STATE OF KANSAS }
COUNTY OF SHAWNEE } SS
FILED FOR RECORD IN THE OFFICE OF THE SHAWNEE COUNTY REGISTER OF DEEDS
THIS ____ DAY OF _____, 2014, AT ____ O'CLOCK.

REBECCA J. NIOCE, REGISTER OF DEEDS



PROPERTY DESCRIPTION:

THAT PORTION OF LOTS 5 THRU 8, LOTS 15 THRU 21, BLOCK C AND A PORTION OF 28TH STREET TERRACE RIGHT-OF-WAY, WESTVIEW HEIGHTS ESTATE IN THE CITY OF TOPEKA, COUNTY OF SHAWNEE, STATE OF KANSAS, RECORDED IN DEED BOOK 12-A, PAGE 151 AND RE-RECORDED IN BOOK 12-A, PAGE 198 AND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 SOUTH AND RANGE 15 EAST, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 14 IN SAID WESTVIEW HEIGHTS ESTATE; THENCE ALONG AN ASSUMED BEARING OF S 18°56'38" W, ALONG THE WEST RIGHT-OF-WAY LINE OF GAGE BOULEVARD, A DISTANCE OF 79.00 FEET; THENCE SOUTH, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 79.16 FEET; THENCE S 18°56'38" W, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 81.64 FEET; THENCE S 53°27'35" W, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 38.43 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 29TH STREET; THENCE N 89°46'48" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 285.47 FEET TO THE SOUTHEAST CORNER OF LOT 22 OF SAID WESTVIEW HEIGHTS ESTATE; THENCE N 00°49'04" E, ALONG THE EAST LINE OF SAID LOT 22 AND LOT 4 OF SAID WESTVIEW HEIGHTS ESTATE, A DISTANCE OF 273.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 4 AND TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 328.00 FEET, AN ARC LENGTH OF 229.20 FEET, A CHORD BEARING OF N 59°03'34" E, AND A CHORD DISTANCE OF 224.57 FEET TO THE SOUTHWEST CORNER OF LOT 9 OF SAID WESTVIEW HEIGHTS ESTATE; THENCE S 71°03'22" E, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 125.65 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE N 18°56'38" E, ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 9.50 FEET TO THE SOUTHWEST CORNER OF LOT 14 OF SAID WESTVIEW HEIGHTS ESTATE; THENCE S 71°03'22" E, ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 120.01 FEET TO THE POINT OF BEGINNING. CONTAINS 2.88 ACRES, MORE OR LESS.

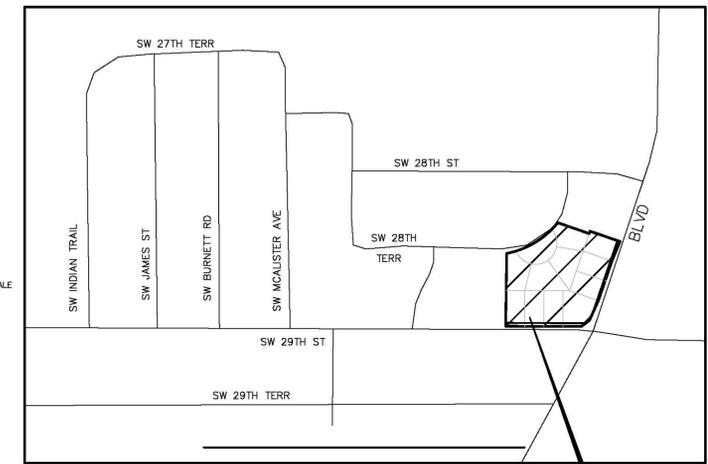
END OF DESCRIPTION

LEGEND

- HEAVY DUTY ASPHALT
- NUMBER OF PARKING STALLS IN A ROW
- DEDICATED RIGHT-OF-WAY
- 8' COMPOSITE PLANK FENCE
- TRAFFIC FLOW ARROW (IN DRIVE)
- CURBED TRAFFIC ISLAND
- LIGHT POLE
- PROPERTY LINE
- HANDICAP PARKING SYMBOL
- SEVEN-BIKE TUBULAR STEEL RACK

SITE ANALYSIS TABLE

WALGREENS	14,820 SF
PARKING SPACES REQUIRED	1/200 SF = 14820/200=74 STALLS
PARKING SPACES PROVIDED	76 SPACES
ACCESSIBLE SPACES PROVIDED	4 SPACES
TOTAL PARKING SPACES PROVIDED	80 SPACES
OPEN SIZE	119,932.23 SF / 2.75 ACRES
BICYCLE PARKING	7 SPACES
BICYCLE PARKING REQUIRED	5% OF 74 = 3.7



BENCHMARKS:

- BMF #1: ALUMINUM DISC IN TOP OF POINT OF INTERSECTION OF CONCRETE RETAINING WALL AT SOUTHWEST QUADRANT OF SOUTHWEST 29TH STREET AND SOUTHWEST GAGE BOULEVARD. STAMPED CITY OF TOPEKA ENGINEERING DEPARTMENT. ELEV=935.82
- BMS #1: CHISELED "SQUARE" SET ON TOP OF SOUTHEAST CORNER CURB INLET, NORTH SIDE OF 29TH STREET, 20± WEST OF SOUTHWEST PROPERTY CORNER. ELEV=935.61
- BMS #2: CHISELED "SQUARE" SET ON TOP OF SOUTHWEST CORNER CURB INLET, WEST SIDE OF GAGE BOULEVARD, 10± EAST OF THE NORTHEAST PROPERTY CORNER. ELEV=925.82
- BMF #2: CHISELED "SQUARE" ON TOP OF CURB INLET SOUTH SIDE ELEV=928.42

2319 NORTH JACKSON
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KAW VALLEY ENGINEERING, INC.
CONSULTING ENGINEERS
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION #S-20. EXPIRES 12/31/14
PROJ. NO. A14-6828 DSN: LDO
CFN: 6828PUD_SP DWN: BKR



I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED SURVEYOR UNDER THE LAWS OF THE STATE OF KANSAS AND THAT I HAVE HAND AND SEAL.



NO.	DATE	BY	DESCRIPTION	REVISIONS
1	05-22-14	BKR	REVISED PER CITY COMMENTS	
0	04-30-14	BKR	INITIAL ISSUE	

SITE AND GRADING PLAN
WALGREENS STORE NO.
WALGREENS
29TH STREET & GAGE BOULEVARD
TOPEKA, KANSAS

CADD PLOT: 6828PUD.SP
DRAWN BY: BKR
DATE: 04/17/2014
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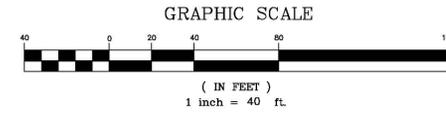
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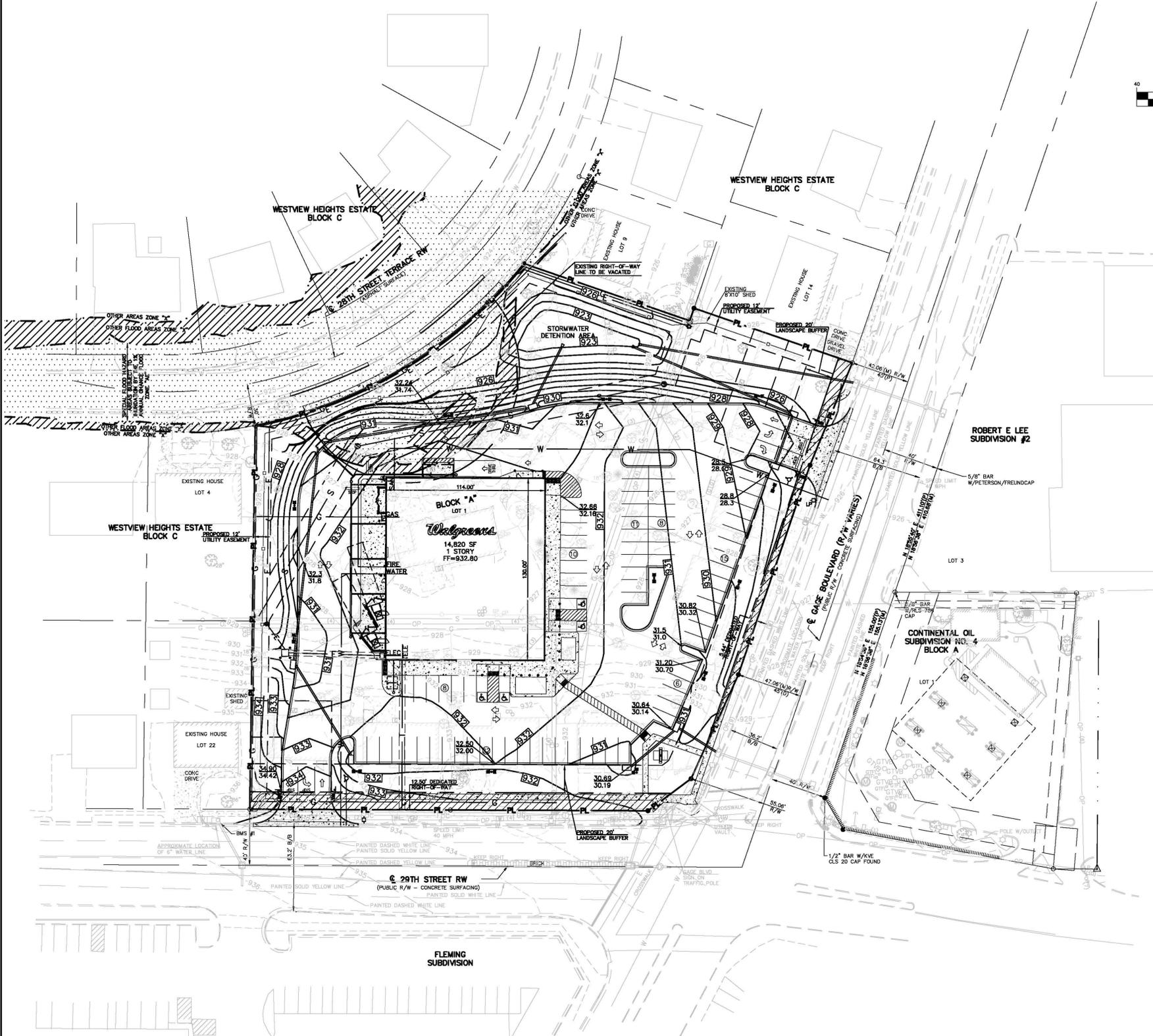


- LEGEND**
- ⑩ NUMBER OF PARKING STALLS IN A ROW
 - [Hatched Box] DEDICATED RIGHT-OF-WAY
 - [Dashed Line] 8' COMPOSITE PLANK FENCE
 - [Arrow] TRAFFIC FLOW ARROW (IN DRIVE)
 - [Curb Symbol] CURBED TRAFFIC ISLAND
 - [Vertical Line] LIGHT POLE
 - [Solid Line] PROPERTY LINE
 - [Handicap Symbol] HANDICAP PARKING SYMBOL
 - [Bike Symbol] SEVEN-BIKE TUBULAR STEEL RACK



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BATIS DEVELOPMENT
2313 NW WOODSIDE DRIVE, SUITE 200
TOPEKA, KANSAS 66604
TEL: 785-272-6600
FAX: 785-271-9844



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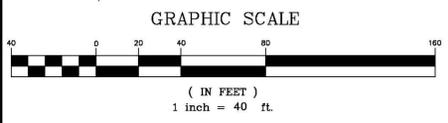
GRADING PLAN
WALGREENS STORE NO.
WALGREENS
29TH STREET & GAGE BOULEVARD
TOPEKA, KANSAS

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PLANT SCHEDULE									
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HEIGHT	MATURE SPREAD	PTS PER PLANT	TOTAL POINTS
SHRUBS									
BB	80	EUONYMUS ALATUS	BURNING BUSH	2 GAL.	CONT.	4'	30'	1	80
SGJ	105	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	2 GAL.	CONT.	3'	4'	1	101
BBP	114	BUDDLEJA HYBRID	BUTTERFLY BUSH	5 GAL.	CONT.	1.5'	2.5'	1	106
TREES									
RM	14	AMUR RUBRA 'RED SUNSET'	RED SUNSET MAPLE	2.5" CAL.	B & B	40'	30'	11	154
RB	5	CERCIS CANADENSIS 'OKLAHOMA'	OKLAHOMA REDBUD	1.5" CAL.	B & B	15'	12'	5	25
HL	17	GLEDTISIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	1.5" CAL.	B & B	15'	12'	8	136
RO	6	QUERCUS RUBRA	RED OAK	2.5" CAL.	B & B	60'	40'	11	66
CONIFEROUS TREE									
TJ	135	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	6' HEIGHT	B & B	20'	3'	8	1080
GROUND COVER									
PW	280	EUONYMUS COLORATUS 'WINTERGREEN'	PURPLE LEAF WINTERCREEPER	6" POT	CONT.	8-12"	12-18"	0.25	70

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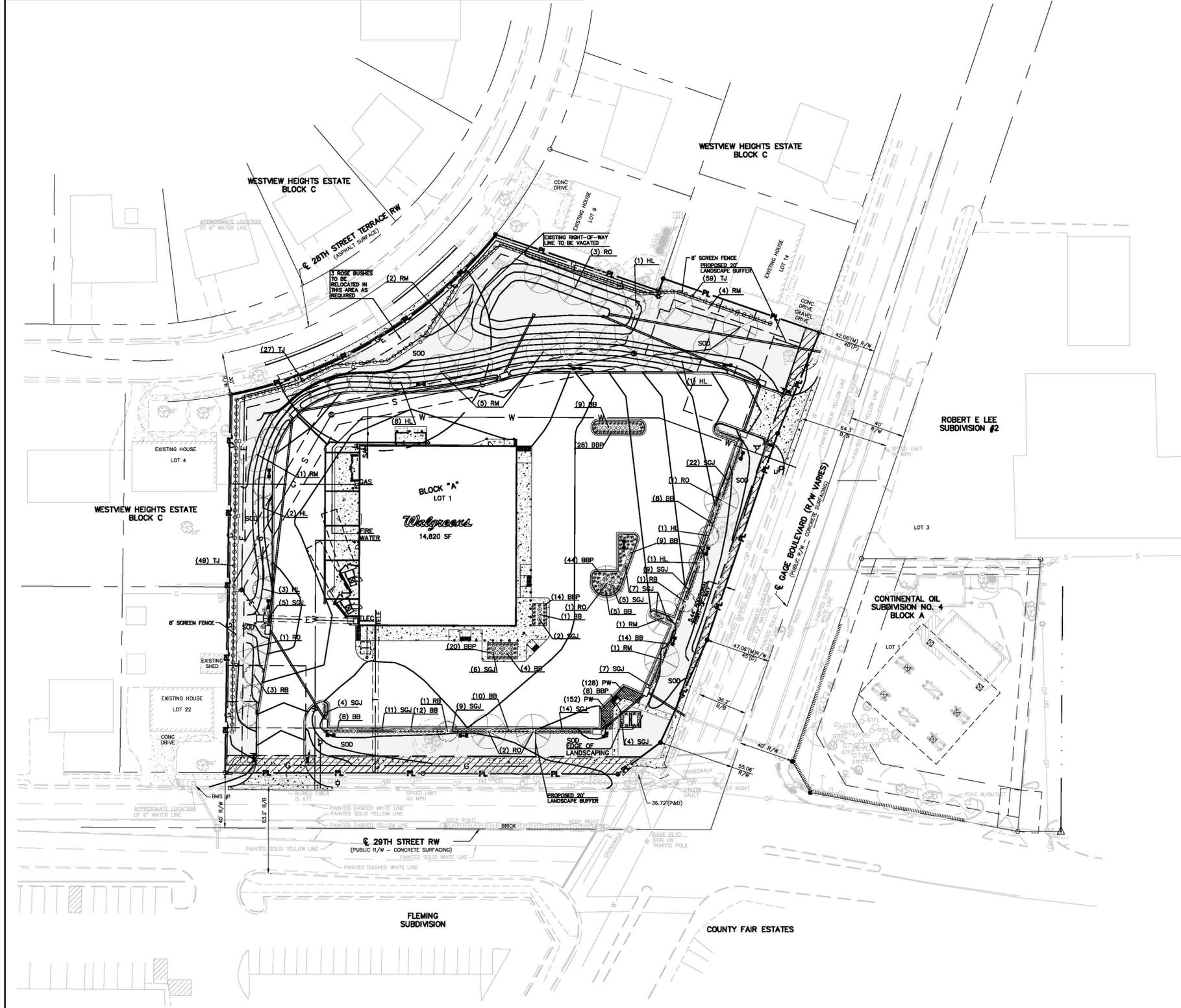


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REBECCA J. NIOCE, REGISTER OF DEEDS

- LEGEND**
- 8' COMPOSITE PLANK FENCE
 - CURBED TRAFFIC ISLAND
 - LIGHT POLE
 - PROPERTY LINE
 - SEVEN-BIKE TUBULAR STEEL RACK
 - SODDED AREA



I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED SURVEYOR UNDER THE LAWS OF THE STATE OF KANSAS AND SIGNED BY MY HAND AND SEAL.

BATIS
DEVELOPMENT

2319 NORTH JACKSON
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FAX: 785-762-7744
E-MAIL: jcb@kveng.com

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LANDSCAPE PLAN
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TOPEKA, KANSAS

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kv

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3 OF 4

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PROJECT PERFORMANCE OBJECTIVES:

CREATE A COMMERCIAL DEVELOPMENT AND DRIVE-THRU PHARMACY THAT INCORPORATES QUALITY DESIGN CHARACTERISTICS AND STANDARDS TO ENHANCE THE SUBJECT SITE AND ADJACENT PROPERTIES.

GENERAL NOTES:

1. SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN OTHER AREAS ZONE "X", OTHER FLOOD AREAS ZONE "X" AND SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE "AE" ON THE FLOOD INSURANCE RATE MAP FOR CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS. MAP NO. 20177C0213E, EFFECTIVE DATE SEPTEMBER 29, 2011. OTHER AREAS ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". OTHER FLOOD AREAS ZONE "X" IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE "AE" IS DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V AND VE. THE BASE FLOOD ELEVATIONS IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.
2. ALL PUBLIC IMPROVEMENTS SHALL BE MADE TO CITY OF TOPEKA STANDARDS.
3. ALL APPLICABLE BASE ZONING USE GROUP REGULATIONS APPLY UNLESS STATED OTHERWISE HEREIN.
4. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL STORMWATER MANAGEMENT REQUIREMENTS SET FORTH IN TMC CHAPTER 13.35 ARE MET INCLUDING: APPROVAL OF STORMWATER MANAGEMENT PLANS AND GRANTING OF ANY NECESSARY STORMWATER MANAGEMENT EASEMENT (SME).
5. NO BUILDING PERMITS SHALL BE ISSUED UNTIL THE FINAL SITE DEVELOPMENT PLAN AND LANDSCAPE PLAN HAVE BEEN REVIEWED BY CITY STAFF AND APPROVED BY THE PLANNING DIRECTOR FOR COMPLIANCE WITH SAID MASTER PLANNED UNIT DEVELOPMENT PLAN FOR 29TH AND GAGE RETAIL.

UTILITY NOTES:

1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND PURSUANT TO THE CITY'S RIGHT-OF-WAY MANAGEMENT STANDARDS.
2. SANITARY SEWER SERVICE SHALL BE BY THE CITY OF TOPEKA.
3. WATER SERVICE SHALL BE BY CITY OF TOPEKA.
4. FIRE HYDRANTS TO BE INSTALLED PER CITY OF TOPEKA STANDARDS.
5. THE LOCATION, HEIGHT, TYPE OF FIXTURE AND INTENSITY OF SITE, LIGHTING SHALL BE DETERMINED AT THE SITE DEVELOPMENT PLAN STAGE. LIGHT POLES BORDERING RESIDENTIAL AREAS WILL NOT EXCEED 3.0 FOOT-CANDLES AND PROVIDE SCREENING OF THE ILLUMINATION.

CIRCULATION, PARKING, AND TRAFFIC NOTES:

1. SW GAGE AND SW 29TH SHALL EACH BE PERMITTED ONE ACCESS OPENING THAT ARE CONSISTENT WITH CITY STREET DESIGN SPACING AND LOCATION CRITERIA OR AS ALLOWED BY THE PUD PLAN.
2. A CONCRETE PAD FOR THE INSTALLATION OF A TOPEKA METRO BUS STOP SHELTER ALONG SW 29TH STREET OR SW GAGE BOULEVARD SHALL BE INSTALLED BY THE PROPERTY OWNER, IF DETERMINED NECESSARY, AND AT A LOCATION AS APPROVED BY THE TOPEKA METROPOLITAN AREA TRANSIT AUTHORITY AND THE CITY ENGINEER.
3. VEHICULAR CROSS ACCESS SHALL BE PROVIDED WITH THE ADJACENT PROPERTIES FRONTING ALONG SW GAGE AND SW 29TH IF THESE ARE DEVELOPED FOR COMMERCIAL USES IN THE FUTURE. A CROSS ACCESS AGREEMENT WITH THE ADJOINING OWNERS SHALL BE RECORDED WITH SHAWNEE COUNTY REGISTER OF DEEDS AT SUCH TIME OR BE PROVIDED BY VIRTUE OF THE MINOR PLAT.

SIGNAGE NOTES:

1. ONE 25FT SINGLE POLE PYLON SIGN WITH 2 PANELS NOT TO EXCEED 126 SQ FT. PANEL ONE IS TO NOT EXCEED 85 SF OF SIGNAGE. PANEL 2(LED) IS NOT TO EXCEED 41 SF OF SIGNAGE. THE BASE OF THE SIGN WILL BE 2' BRICK AND MAINTAINED WITH LANDSCAPING.
2. WALL SIGNS SHALL COMPLY WITH THE PROPERTY'S BASE "C-2" ZONING USE GROUP.
3. DIRECTIONAL TRAFFIC SIGNS SHALL NOT BE INCLUDED WITHIN THESE RESTRICTIONS. PORTABLE, TEMPORARY, OR ROOF MOUNTED SIGNS SHALL OTHERWISE NOT BE PERMITTED.

LANDSCAPE NOTES:

1. LANDSCAPE PLANS SHALL BE SUBMITTED WITH THE SITE DEVELOPMENT PLAN PRIOR TO BULDIG PERMIT ISSUANCE. SAID PLAN SHALL CONFORM TO THE CITY LANDSCAPE REGULATIONS, INCLUDING REQUIRED POINT VALUES AND RESIDENTIAL BUFFERS.
2. A 8 FT. TALL COMPOSITE PLANK FENCE SHALL EXTEND ALONG THE SURROUNDING RESIDENTIAL AREA AND BE PLANTED WITH 6 FT TALL TAYLOR JUNIPERS ON THE SAME SIDE OF THE RESIDENTIAL AREA THE ENTIRE LENGTH OF THE FENCE.

BUILDING AND STRUCTURE NOTES:

1. THE EXTERIOR BUILDING DESIGN SHALL BE COORDINATED ON ALL ELEVATIONS WITH REGARD TO COLOR, MATERIALS, AND ARCHITECTURAL FORM TO ACHIEVE A HARMONY OF DESIGN AND NEIGHBORHOOD COMPATIBLY. BUILDING ELEVATIONS SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE TIME OF SITE DEVELOPMENT.
2. THE LOCATION OF ALL TRASH ENCLOSURES SHALL BE DETERMINED AT THE SITE DEVELOPMENT PLAN 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 RECEPTACLE SHALL HAVE 8 FT TALL ENCLOSURES THAT SCREEN THE RECEPTACLES FROM VIEW AND ARE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE ARCHITECTURAL FEATURES OF THE PRINCIPAL STRUCTURE.

PROJECT PROGRAM NOTES:

1. BASE ZONE: 'C-2' ZONING USE GROUP
2. NO STRUCTURE SHALL BE BUILT WITHIN THE FOLLOWING SETBACKS OF THE PLANNED UNIT DEVELOPMENT BOUNDARY: 30' FROM THE FRONT OR BACK, AND 7' FROM THE SIDE OF ANY LOT.
3. MAXIMUM HEIGHT OF 70'
4. AT 5% OF THE REQUIRED VEHICLE PARKING SPACES, FOUR BIKE RACK SPACES WILL BE REQUIRED PER CITY CODE. I.E. ONE BIKE RACK SHOULD BE DESIGNED TO ACCOMMODATE TWO BIKES. THEREFOR, TWO BIKE RACKS WILL BE REQUIRED NEAR THE FRONT ENTRANCE.
5. LOT AREA = 119,932.23 SF / 2.75 ACRES
6. OPEN AREA = 45,155.57 SF

PROJECT PHASING:

1. THIS PROJECT WILL BE COMPLETED IN ONE PHASE.

CERTIFICATE OF REGISTER OF DEEDS

STATE OF KANSAS } SS
COUNTY OF SHAWNEE }

FILED FOR RECORD IN THE OFFICE OF THE SHAWNEE COUNTY REGISTER OF DEEDS
THIS ____ DAY OF _____, 2014, AT ____ O'CLOCK.

REBECCA J. NIOCE, REGISTER OF DEEDS

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 AND SHAWNEE COUNTY, KANSAS, AND MAY BE AMENDED ONLY AS PRESCRIBED IN TMC 18.190.070 AND AS SET FORTH ON THIS DOCUMENT OR AS MAY SUBSEQUENTLY BE APPROVED AND RECORDED.

OWNER'S CERTIFICATE

STATE OF _____ } SS
COUNTY OF _____ }

JAMES MARK WITTENBURG, PRESIDENT OF BATIS DEVELOPMENT COMPANY, AGREES TO COMPLY WITH THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE MASTER PUD PLAN

IN TESTIMONY WHEREOF:

THE OWNER OF THE ABOVE DESCRIBED PROPERTY, JAMES MARK WITTENBURG, PRESIDENT OF BATIS DEVELOPMENT COMPANY, A KANSAS CORPORATION, HAVE CAUSED THESE PRESENTS THIS ____ DAY OF _____, 2014.

JAMES MARK WITTENBURG, PRESIDENT
BATIS DEVELOPMENT COMPANY, A KANSAS CORPORATION

BE IT REMEMBERED THAT ON THIS ____ DATE OF _____, A.D. _____, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAME JAMES MARK WITTENBURG, PRESIDENT OF BATIS DEVELOPMENT COMPANY, OWNER OF THE ABOVE DESCRIBED PROPERTY.

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

NAME OF NOTARY

MY COMMISSION EXPIRES _____

CERTIFICATE OF MASTER PLANNED UNIT DEVELOPMENT PLAN APPROVAL

APPROVED BY THE TOPEKA PLANNING DIRECTOR THIS ____ DAY OF _____, 2014.

BILL FIANDER, AICP, PLANNING DIRECTOR
SECRETARY TO PLANNING COMMISSION

BE IT REMEMBERED THAT ON THIS ____ DATE OF _____, A.D. _____, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAME BILL FIANDER, AICP, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE WITHIN INSTRUMENT OF WRITING, AND SUCH PERSON DULY ACKNOWLEDGE 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.

NAME OF NOTARY

MY COMMISSION EXPIRES _____

BENCHMARKS:

BMF #1: ALUMINUM DISC IN TOP OF POINT OF INTERSECTION OF CONCRETE RETAINING WALL AT SOUTHWEST QUADRANT OF SOUTHWEST 29TH STREET AND SOUTHWEST GAGE BOULEVARD, STAMPED CITY OF TOPEKA ENGINEERING DEPARTMENT.
ELEV=935.82

BMS #1: CHISELED "SQUARE" SET ON TOP OF SOUTHEAST CORNER CURB INLET, NORTH SIDE OF 29TH STREET, 20'± WEST OF SOUTHWEST PROPERTY CORNER.
ELEV=935.81

BMS #2: CHISELED "SQUARE" SET ON TOP OF SOUTHWEST CORNER CURB INLET, WEST SIDE OF GAGE BOULEVARD, 10'± EAST OF THE NORTHEAST PROPERTY CORNER.
ELEV=925.82

BMF #2: CHISELED "SQUARE" ON TOP OF CURB INLET SOUTH SIDE
ELEV=928.42

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CFN: 6828PUD_NOTES DWN: BKR



I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED SURVEYOR UNDER THE LAWS OF THE STATE OF KANSAS AND SEAL.



NO.	DATE	BY	DESCRIPTION	REVISIONS
1	05-22-14	BKR	REVISED PER CITY COMMENTS	
0	05-16-14	BKR	INITIAL ISSUE	

NOTES
WALGREENS STORE NO.
WALGREENS
29TH STREET & GAGE BOULEVARD
TOPEKA, KANSAS

CADD PLOT:
6828PUD_NOTES
DRAWN BY:
BKR
DATE: 04/17/2014
REVIEWED:
LDO