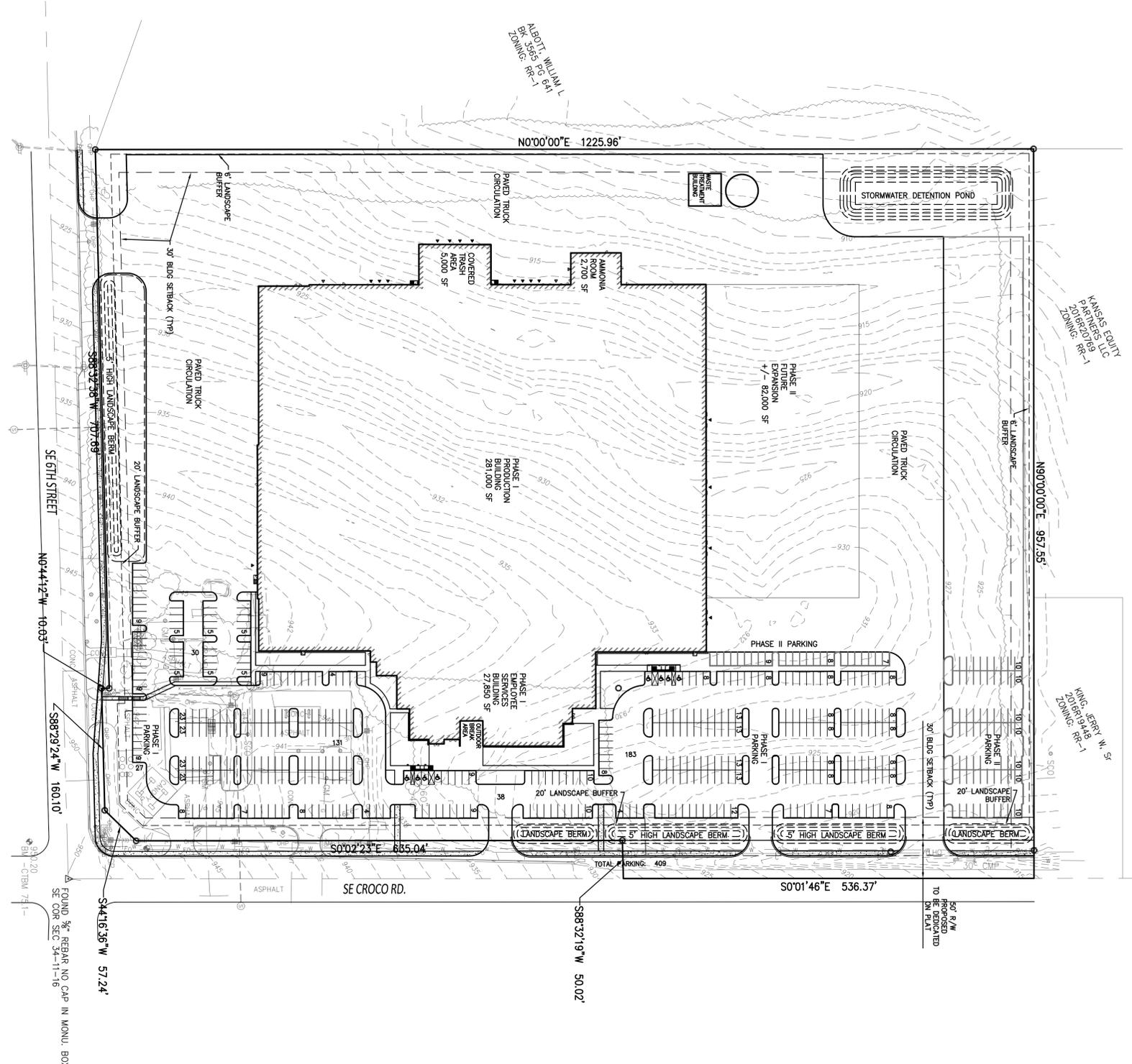


MASTER PLANNED UNIT DEVELOPMENT PLAN RESER'S FINE FOODS EAST DEVELOPMENT



PERFORMANCE OBJECTIVE
TO CONSTRUCT A FOOD PROCESSING AND PACKAGING FACILITY WITHIN A RESIDENTIAL/AGRICULTURAL SETTING WHILE REASONABLY ACCOMMODATING THE OWNERS OF THE FACILITY AND SURROUNDING NEIGHBORHOOD.

DEVELOPMENT SCHEDULE
PHASE I (2016-2018) CONSTRUCT 318,000 SF FACILITY, CONSTRUCT DETENTION LAKE AND WEST ENTRANCE OFF SE 6TH ST., ADJOINING SE CROCO RD. TO ACCOMMODATE INDUSTRIAL TRAFFIC 3 LANE ROADWAY THROUGH THE NORTH ENTRANCE ON SE CROCO AND IMMEDIATELY THEREAFTER TO EXISTING WIDTH (NOT SHOWN). CONSTRUCT SEPARAL ON SE 5TH ST TO CONNECT TO MAIN ON SE 18TH ST.
PHASE II (2023-2028) CONSTRUCT 82,000 SF STORAGE AND DISTRIBUTION BUILDING THAT WILL BE ATTACHED TO THE PHASE I MAIN STRUCTURE (NORTH OF EXISTING BUILDING WITHIN EXISTING PAVED)

PROJECT DATA
CURRENT ZONING: RA-1, C-2
PROPOSED ZONING: 1.1 USES FOR WAREHOUSING/DISTRIBUTION AND MANUFACTURING AND PROCESSING, TRUCK AND TRAILER, ALL OTHER USES LISTED IN RA-10
MINIMUM LOT AREA: 10,000 SF
MINIMUM LOT DEPTH: 100.00 SF
MINIMUM BUILDING COVERED AREA: 6553
TOTAL STRUCTURES PROPOSED: SINGLE STORY BUILDING
TOTAL WAREHOUSE BUILDING AREA: 317,199 SF
281,000 SF PRODUCTION
27,850 SF OFFICE/RECEPTION SERVICE
640 SF COVERED OUTDOOR BREAK AREA
5,000 SF COVERED TRASH COLLECTION AREA
2,700 SF AMMUNIA ROOM
PARCEL SIZE: 25.93 ACRES
PARKING CALCULATIONS: PH 1 & PH II
488 SPACES PROVIDED (629 STANDARD + 91 HANDICAP)
417 REQUIRED 1.1 SPACE / 600 SQ. FT UP TO 25,000 SQ. FT.; 1 SPACE / 1,000 SQ. FT. THEREAFTER
24 BIKE SPACES PROVIDED

GENERAL NOTES
1. THE BASE ZONING OF 1.1 SHALL APPLY UNLESS OTHERWISE STATED
2. NO BUILDING PERMITS SHALL BE ISSUED UNTIL INDIVIDUAL SITE DEVELOPMENT PLANS SUBJECT TO TRAC 18.150 (60%) HAVE BEEN REVIEWED AND APPROVED BY THE PLANNING DIRECTOR. THESE SITE PLANS SHALL ADDRESS INDIVIDUAL BUILDING SITE LOCATIONS, OFF-STREET PARKING AND INTERNAL CIRCULATION, FIRE HYDRANTS, LANDSCAPING, PEDESTRIAN CONNECTIVITY, EXTERNAL LIGHTING, SPONGE, BUILDING ELEVATIONS, 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 PURSUANT TO TRAC 13.335 ARE APPROVED, INCLUDING GRANTING OF ANY NECESSARY STORMWATER MANAGEMENT EASEMENTS.
5. THE LOCATION OF ALL TRASH ENCLOSURES SHALL BE DETERMINED AT THE SITE DEVELOPMENT PLAN STAGE.
6. ALL DRIVES, LINES, AND 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 FOR OWNERS, TENANTS, INVITED GUESTS, CLIENTS, EMPLOYEES, CUSTOMERS, SUPPORTS AND UTILITY SERVICE 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.
7. ALL UTILITIES SHALL BE MAINTAINED AT ALL TIMES IN GOOD SERVICEABLE CONDITION WITH THE MAINTENANCE OF SAID ACCESS WAYS BEING THE RESPONSIBILITY OF THE OWNERS.

UTILITY NOTES
1. 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 CANDLE AS MEASURED AT THE PROPERTY LINE. EXTERIOR LIGHTING SHALL FOLLOW ACCEPTED NATIONAL GUIDELINES FOR PARKING LOT LIGHTING (IE. CPTED). THE TYPE, ILLUMINATION, POLE HEIGHT & QUANTITY OF NEW PARKING LOT LIGHTING SHALL BE APPROVED BY THE TOPEKA PLANNING DEPARTMENT AT THE TIME OF PERMIT APPROVAL. A FOOT CANDLE ANALYSIS WILL BE APPROVED AT THE SITE DEVELOPMENT PLAN STAGE.
2. WATER AND SEWER WILL BE PROVIDED BY CITY OF TOPEKA. THE PROJECT WILL PROVIDE A LOOP FROM THE WATER MAINS ON 6TH & CROCO ALONG THE WEST AND NORTH OF THE PARCEL. FIRE HYDRANTS WILL BE ADDED NORTHWEST OF THE PROPOSED BUILDING. THE FIRE DEPARTMENT SHALL REVIEW AND APPROVE FUTURE PLANS SHOWING THE HYDRANT LOCATIONS AND FIRE ACCESS PRIOR TO THE START OF CONSTRUCTION.
3. ALL UTILITIES SHALL BE PLACED UNDERGROUND PURSUANT TO THE CITY'S RIGHT-OF-WAY MANAGEMENT STANDARDS.

CIRCULATION, PARKING & TRAFFIC NOTES
1. HANDICAP SPACES SHALL MEET MINIMUM ADA CRITERIA WITH A MINIMUM OF NINE(9) HANDICAP SPACES PER 401,500 PARKING SPACES.
2. A 40 FT. RIGHT TRIANGLE, MEASURED FROM THE FACE OF CURB EXTENDED, SHALL BE MAINTAINED AT ALL ENTRANCES. NO OBSTRUCTIONS OR OTHER THAN 180 INCHES ABOVE GRADE OF ANY ADJACENT STREET OR ENTRANCE MAY BE PLACED WITHIN THE AREA.
3. ACCESS OPENINGS SHALL BE ALLOWED AS DICTATED ON THE PLAN.
4. ALL NEW DRIVES, STREETS, PARKING AREAS, APPROACHES AND WALKS SHALL BE CONSTRUCTED TO CITY OF TOPEKA STANDARDS.
5. ALL DRIVES, LINES & 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 SERVICE 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.
6. ALL REQUIREMENTS OF THE TRAFFIC IMPACT ANALYSIS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
7. A TOPEKA METRO BUS SHELTER CONCEPT PLAN AND/OR FULL OUTLET LANE MAY BE REQUIRED AS DETERMINED AT THE SITE DEVELOPMENT STAGE UPON FURTHER DETERMINATION BY THE CITY TRAFFIC ENGINEER AND THE TOPEKA METROPOLITAN TRANSIT AUTHORITY.

BUILDING NOTES
1. ALL BUILDING STRUCTURES SHALL BE CONSISTENT WITH 1.1 ZONING REQUIREMENTS AND RESTRICTIONS.
2. THE OUTSIDE STORAGE OF VEHICLES OTHER THAN TRUCKS (INCLUDING LOADING) EQUIPMENT AND MACHINERY SHALL NOT BE PERMITTED. ALL DOCKS AND/OR LOADING AREAS SHALL BE RECESSED TO THE SIDE AND BEAR WAYS AND NOT FRONT ON TO ANY PUBLIC STREET RIGHTS OF WAY.
3. A MINIMUM OF 50% OF THE MAIN ENTRY OF THE FRONT FACADE SHALL BE COMPOSED OF WINDOWS AND DOOR OPENINGS, THE MAIN ENTRY OF THE FRONT FACADE SHOULD BE TREATED WITH ARCHITECTURAL FINISHES. ADD MECHANICAL EQUIPMENT SHALL BE SCREENED OR NOT VISIBLE FROM PUBLIC STREET RIGHTS OF WAY.
4. ALL LANDSCAPING SHALL BE CONSISTENT WITH 1.1 ZONING REQUIREMENTS AND RESTRICTIONS.
5. LANDSCAPING SHALL BE PROVIDED CONSISTENT WITH TRAC 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 LARGER 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 FRONTAGES.
6. THE CARE, MAINTENANCE, AND OVERSEER OF COMMON OPEN SPACE, PARKING AREAS, UTILITIES, PRIVATE STREETS, ACCESS WAYS, STORMWATER MANAGEMENT FACILITIES, FENCING, AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNERS. ALL LANDSCAPING SHALL BE INSTALLED PURSUANT TO PLANNING SCHEDULE AND PROPERLY MAINTAINED. IF ANY PORTION OF THE LANDSCAPED MATERIAL DIES, IT SHALL BE REPLACED BY THE NEXT PLANTING SEASON.

LANDSCAPING NOTES
1. ALL LANDSCAPING SHALL BE CONSISTENT WITH 1.1 ZONING REQUIREMENTS AND RESTRICTIONS.
2. LANDSCAPING SHALL BE PROVIDED CONSISTENT WITH TRAC 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 LARGER 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 FRONTAGES.
3. THE CARE, MAINTENANCE, AND OVERSEER OF COMMON OPEN SPACE, PARKING AREAS, UTILITIES, PRIVATE STREETS, ACCESS WAYS, STORMWATER MANAGEMENT FACILITIES, FENCING, AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNERS. ALL LANDSCAPING SHALL BE INSTALLED PURSUANT TO PLANNING SCHEDULE AND PROPERLY MAINTAINED. IF ANY PORTION OF THE LANDSCAPED MATERIAL DIES, IT SHALL BE REPLACED BY THE NEXT PLANTING SEASON.

BOOK PAGE
DATE TIME
RECORDED WITH THE SHAWNEE COUNTY REGISTER OF DEEDS
REBECCA L. NIOCE, REGISTER OF DEEDS

CERTIFICATION OF MASTER PUD PLAN APPROVAL
THIS PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN HAS BEEN REVIEWED AND APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 18.150 OF THE COMPREHENSIVE ZONING REGULATIONS OF THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS AND MAY BE AMENDED ONLY AS DESCRIBED IN IWC 18.150.070 OF SAID CHAPTER AND AS SET FORTH ON THIS DOCUMENT OR AS MAY SUBSEQUENTLY BE APPROVED AND RECORDED.

OWNER'S CERTIFICATE
RESER'S FINE FOODS INC. 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, RESER'S FINE FOODS INC. HAS SIGNED THESE PRESENTS THIS _____ DAY OF _____ 2016.
PAUL LEVAY, CHIEF FINANCIAL OFFICER
RESER'S FINE FOODS INC.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
DATE: _____
STATE OF KANSAS) s)
COUNTY OF SHAWNEE) ss
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME BILL FINDER, PLANNING DIRECTOR, 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.

DESCRIPTION
INSTR. 2016R17250
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 16 EAST OF THE 6TH P.M. SHAWNEE COUNTY, KANSAS DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 88 DEGREES 32 MINUTES 38 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 250.20 FEET; THENCE NORTH 0 DEGREES 21 MINUTES 22 SECONDS EAST, 60.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 32 MINUTES 38 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF 54-00 HIGHWAY, 707.69 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 1225.56 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 59.55 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 186.46 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 38 SECONDS WEST, 403.50 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, 350.00 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 38 SECONDS EAST, 153.59 FEET TO THE NORTHWEST CORNER OF CORE SUBDIVISION NO. 4; THENCE SOUTH 0 DEGREES 01 MINUTES 22 SECONDS WEST (MAYO) SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST (PLATT) ALONG THE WEST LINE OF CORE SUBDIVISION NO. 4, 668.14 FEET TO THE POINT OF BEGINNING.
AND
INSTR. 2016I8725
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 16 EAST OF THE 6TH P.M. SHAWNEE COUNTY, KANSAS DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 775.00 FEET AND SOUTH 88 DEGREES 32 MINUTES 38 SECONDS WEST, 79.00 FEET TO THE WEST RIGHT OF WAY LINE OF SE CROCO ROAD AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 350.00 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 32 MINUTES 38 SECONDS WEST, 373.50 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 350.00 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 38 SECONDS EAST, 373.50 FEET ALONG THE NORTH LINE OF CORE SUBDIVISION NO. 4 EXTENDED TO THE POINT OF BEGINNING.
AND
AND
CORE SUBDIVISION NO. 6, SHAWNEE COUNTY, KANSAS
AND
CORE SUBDIVISION NO. 4, SHAWNEE COUNTY, KANSAS
AND
CORE SUBDIVISION NO. 6, SHAWNEE COUNTY, KANSAS