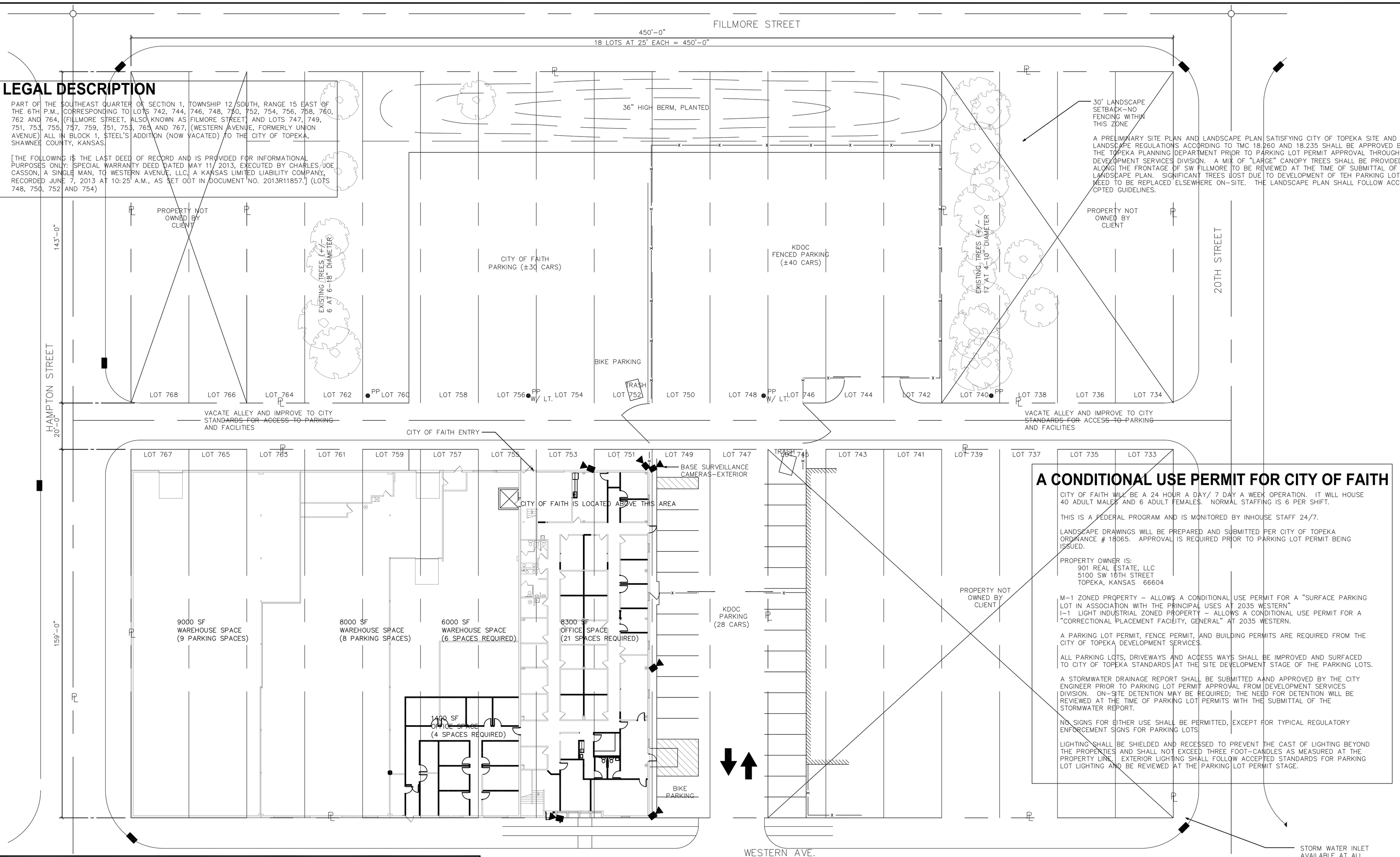
LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 15 EAST OF THE 6TH P.M., CORRESPONDING TO LOTS 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762 AND 764, (FILLMORE STREET, ALSO KNOWN AS FILMORE STREET) AND LOTS 747, 749, 751, 753, 755, 757, 759, 751, 753, 763 AND 767, (WESTERN AVENUE, FORMERLY UNION AVENUE) ALL IN BLOCK 1, STEEL'S ADDITION (NOW VACATED) TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

[THE FOLLOWING IS THE LAST DEED OF RECORD AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY: SPECIAL WARRANTY DEED DATED MAY 11, 2013, EXECUTED BY CHARLES JOE CASSON, A SINGLE MAN, TO WESTERN AVENUE, LLC, A KANSAS LIMITED LIABILITY COMPANY, RECORDED JUNE 7, 2013 AT 10:25 A.M., AS SET OUT IN DOCUMENT NO. 2013R11857.] (LOTS 748, 750, 752 AND 754)



A CONDITIONAL USE PERMIT FOR CITY OF FAITH

CITY OF FAITH WILL BE A 24 HOUR A DAY/ 7 DAY A WEEK OPERATION. IT WILL HOUSE 40 ADULT MALES AND 6 ADULT FEMALES. NORMAL STAFFING IS 6 PER SHIFT.

THIS IS A FEDERAL PROGRAM AND IS MONITORED BY INHOUSE STAFF 24/7.

LANDSCAPE DRAWINGS WILL BE PREPARED AND SUBMITTED PER CITY OF TOPEKA ORDINANCE # 18065. APPROVAL IS REQUIRED PRIOR TO PARKING LOT PERMIT BEING ISSUED.

PROPERTY OWNER IS:
901 REAL ESTATE, LLC
5100 SW 10TH STREET
TOPEKA, KANSAS 66604

M-1 ZONED PROPERTY - ALLOWS A CONDITIONAL USE PERMIT FOR A "SURFACE PARKING LOT IN ASSOCIATION WITH THE PRINCIPAL USES AT 2035 WESTERN"
I-1 LIGHT INDUSTRIAL ZONED PROPERTY - ALLOWS A CONDITIONAL USE PERMIT FOR A "CORRECTIONAL PLACEMENT FACILITY, GENERAL" AT 2035 WESTERN.

A PARKING LOT PERMIT, FENCE PERMIT, AND BUILDING PERMITS ARE REQUIRED FROM THE CITY OF TOPEKA DEVELOPMENT SERVICES.

ALL PARKING LOTS, DRIVEWAYS AND ACCESS WAYS SHALL BE IMPROVED AND SURFACED TO CITY OF TOPEKA STANDARDS AT THE SITE DEVELOPMENT STAGE OF THE PARKING LOTS.

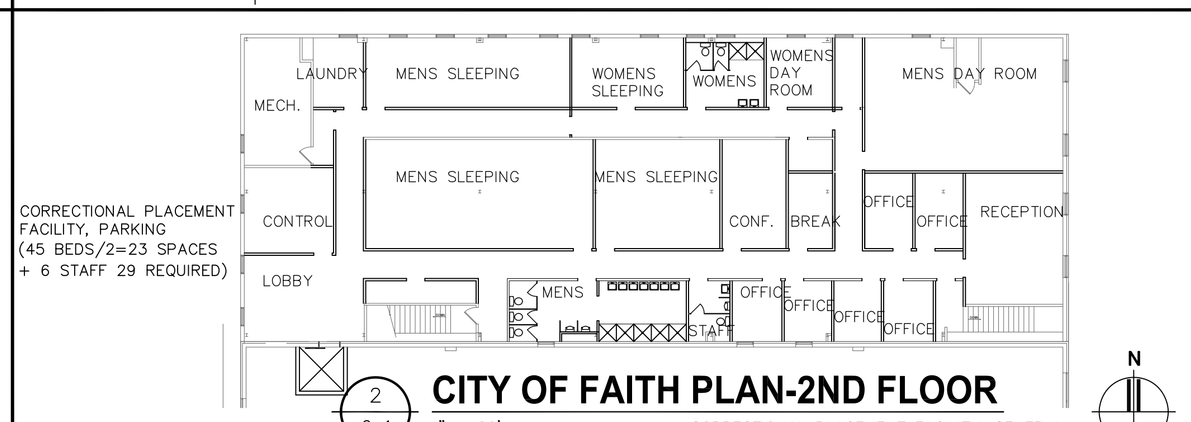
A STORMWATER DRAINAGE REPORT SHALL BE SUBMITTED AAND APPROVED BY THE CITY ENGINEER PRIOR TO PARKING LOT PERMIT APPROVAL FROM DEVELOPMENT SERVICES DIVISION. ON-SITE DETENTION MAY BE REQUIRED; THE NEED FOR DETENTION WILL BE REVIEWED AT THE TIME OF PARKING LOT PERMITS WITH THE SUBMITTAL OF THE STORMWATER REPORT.

NO SIGNS FOR EITHER USE SHALL BE PERMITTED, EXCEPT FOR TYPICAL REGULATORY ENFORCEMENT SIGNS FOR PARKING LOTS.

LIGHTING SHALL BE SHIELDED AND RECESSED TO PREVENT THE CAST OF LIGHTING BEYOND THE PROPERTIES AND SHALL NOT EXCEED THREE FOOT-CANDLES AS MEASURED AT THE PROPERTY LINE. EXTERIOR LIGHTING SHALL FOLLOW ACCEPTED STANDARDS FOR PARKING LOT LIGHTING AND BE REVIEWED AT THE PARKING LOT PERMIT STAGE.

1 C-1 **OVERALL PLAN-GROUND LEVEL**
1" = 20'

N



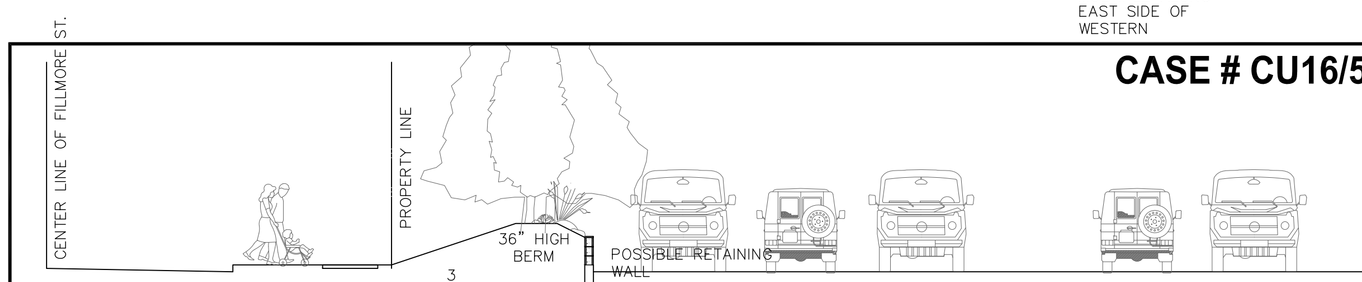
2 C-1 **CITY OF FAITH PLAN-2ND FLOOR**
1" = 20'

CORRECTIONAL PLACEMENT FACILITY, GENERAL
8300 SF COMMUNITY LIVING TYPE 1

N

1'3'5' 10' 20'
02'4'
SCALE
1" = 20'

CASE # CU16/5



3 C-1 **SECTION AT BERM-PRELIMINARY**
1/8"=1--0"

1' 3' 5' 10' 20'
0' 2' 4'

PETERSON ARCHITECTURAL GROUP
ARCHITECTURE - PLANNING
1000 SW JACKSON, SUITE 100
TOPEKA, KANSAS 66612
TEL: (785) 357-5003
E-MAIL: cspa@peterschools.com

BUILDING REMODEL FOR CITY OF FAITH RE-ENTRY DEVELOPMENT, LLC
2035 WESTERN STREET, TOPEKA, KANSAS

DATE: APRIL 2016
DRAWN BY: CSP
CHECKED BY: CSP
REV: -

CHARLES STANLEY PETERSON
LICENSED 2299 KANSAS
PROFESSIONAL ARCHITECT

PAG JOB NO. 2016-007

SITE PLAN

C-2
CASE #CU 16/5