

18 LOTS AT 25' EACH = 450'-0"

FILLMORE STREET

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 FILLMORE STREET) AND LOTS 747, 749, 751, 753, 755, 757, 759, 761, 763, 765 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 CARSSON, 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. 2013RH1857.] (LOTS 746, 750, 752 AND 754)

HAMPTON STREET

DO NOT VACATE ALLEY HERE

CITY OF FAITH ENTRY AND FACILITIES

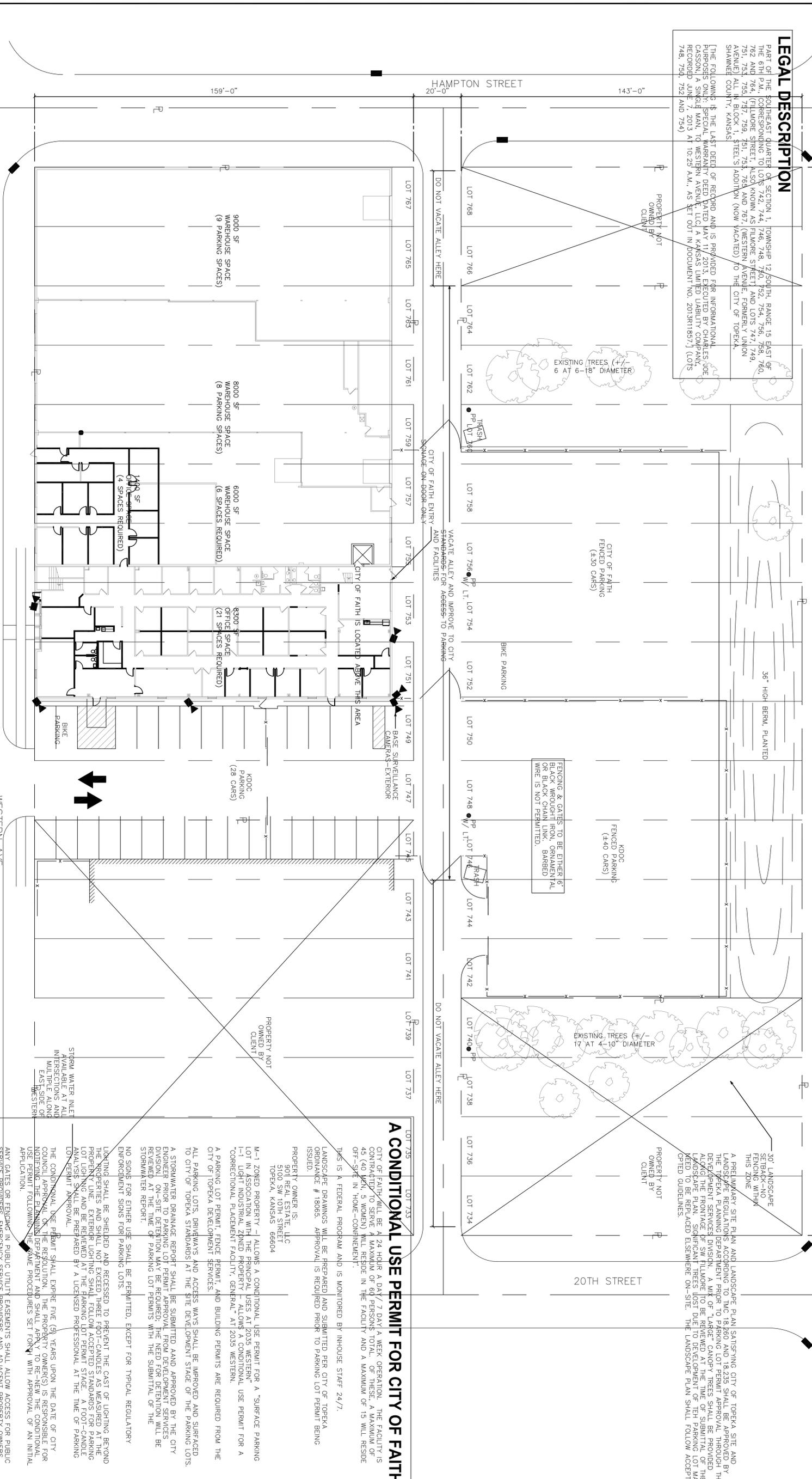
VACATE ALLEY AND IMPROVE TO CITY STANDARDS FOR ACCESS TO PARKING

BIKE PARKING

BIKE PARKING

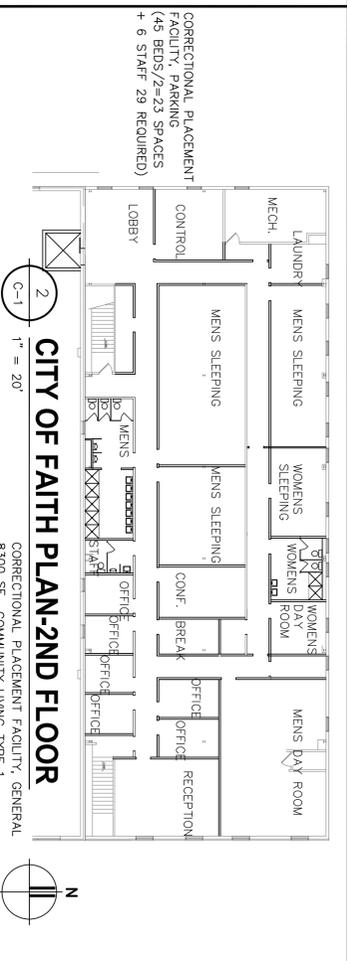
DO NOT VACATE ALLEY HERE

20TH STREET



1 OVERALL PLAN-GROUND LEVEL

C-1 1" = 20'

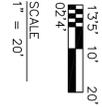


2 CITY OF FAITH PLAN-2ND FLOOR

C-1 1" = 20'



1 1/8" = 1'-0"
SCALE



A CONDITIONAL USE PERMIT FOR CITY OF FAITH

CITY OF FAITH WILL BE A 24 HOUR A DAY 7 DAY A WEEK OPERATION. THE FACILITY IS CONTRACTED TO SERVE A MAXIMUM OF 60 PERSONS TOTAL. OF THESE, A MAXIMUM OF 45 (40 MEN, 5 WOMEN) WILL RESIDE IN THE FACILITY AND A MAXIMUM OF 15 WILL RESIDE OFF-SITE IN HOME-COMMUNEMENT.

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 # 19005. 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 AND 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 PERMITTED AREAS AND SHALL NOT EXCEED THREE FOOT-CANDLES AS MEASURED AT THE PROPERTY LINE. THE PERMITTED AREAS SHALL BE ILLUMINATED BY A FOOT-CANDLE ANALYSIS SHALL BE PREPARED BY A LICENSED PROFESSIONAL AT THE TIME OF PARKING LOT PERMIT APPROVAL.

THE CONDITIONAL USE PERMIT SHALL EXPIRE FIVE (5) YEARS UPON THE DATE OF CITY COUNCIL APPROVAL OF THE REGULATORY. THE PROPERTY OWNER(S) IS RESPONSIBLE FOR NOTIFYING THE DEVELOPMENT DEPARTMENT AND SHALL APPLY TO RE-NEW THE CONDITIONAL PERMIT FOLLOWING THE SAME PROCEDURES SET FORTH WITH APPROVAL OF AN INITIAL APPLICATION.

ANY GATES OR FENCING IN PUBLIC UTILITY EASEMENTS SHALL ALLOW ACCESS FOR PUBLIC SERVICE PROVIDERS, EMERGENCY SERVICE PROVIDERS AND ADJACENT PROPERTY OWNERS WHO NEED ACCESS. PROVIDE FOR PRIVATE ACCESS AGREEMENT/SHARED PARKING AGREEMENT WITH ADJOINING OWNERS, IF NECESSARY.

IN THE EVENT THE ALLEY VACATION IS NOT APPROVED, THE SITE PLAN SHALL BE REVISED TO REFLECT FENCING AROUND PARKING LOTS, BUT NOT ACROSS OR WITHIN THE PUBLIC ALLEY.

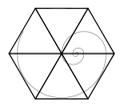
3 SECTION AT BERM-PRELIMINARY

C-1 1/8" = 1'-0"



CASE # CU1615

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



**PETERSON
ARCHITECTURAL
GROUP**
1000 WEST 10TH STREET, SUITE 100
TOPEKA, KANSAS 66604
PHONE: 785-550-1643
E-MAIL: star@tpkarchitects.com

DATE: APRIL 2016 DRAWN BY: CSP CHECKED BY: CSP REV: 1



C-2
SITE PLAN
PAGE JOB NO. 2016-007
CASE #CU 1615