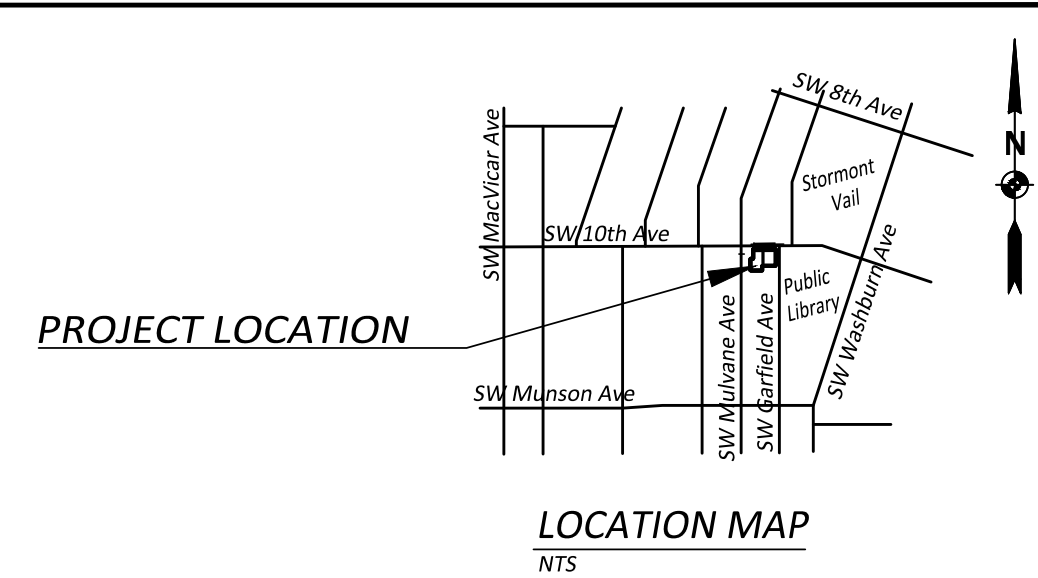


The site plan illustrates a complex urban lot configuration with various easements and proposed developments. Key elements include:

- Lot Layout:** Lots 326, 328, 330, 332, 334, 336, 338, 340, 342, 339, 344, and 346 are shown with their respective dimensions and boundaries.
- Access and Easements:**
 - RESTRICTED ACCESS TO BE DEDICATED WITH PLAT:** A specific area within Lot 326 is designated for restricted access.
 - PROPOSED NEW PARKING CURB AND STRIPING:** A new parking area is proposed between Lots 332 and 334.
 - 5' LANDSCAPE BUFFER:** A buffer zone is proposed along the SW Garfield Avenue frontage.
 - Non-Exclusive Permanent Easement:** An easement for ingress-egress and parking is proposed across Lots 326 through 342.
 - ACCESS EASEMENT TO BE DEDICATED BY PLAT:** An easement is proposed along the southern boundary of Lot 340.
- Structures and Features:**
 - 1001 SW Garfield Avenue:** A 4-story brick building, previously a medical office building.
 - 1020 SW Mulvane Street:** A 1 1/2-story wood frame house.
 - Sanitary Sewer Manhole:** Located near the intersection, with a rim elevation of 930.38 and an invert of 921.22.
 - Storm Sewer Inlets:** Several inlets are shown with their respective elevations.
 - Utility Lines:** Water, sewer, and gas lines are indicated throughout the site.
- Setbacks and Buffers:** Various setbacks are shown, including a 32.5' R/W (Right of Way) along SW Mulvane Street and a 5' landscape buffer along SW Garfield Avenue.
- Orientation:** A north arrow is located in the upper left corner of the plan.



- LEGAL DESCRIPTION:**
- A replat of Lots 325 through 337 (odd) on SW Garfield Avenue, Lots 326 through 342 (even) on SW Mulvane Avenue (Formerly Morris Avenue), less the West 30 feet of said Lots 326, 328, 330 and 332, all in Stilson and Bartholomew's Addition to the City of Topeka, Shawnee County, Kansas, and all of the Alley adjacent to said Lots 325 through 338, described as follows:
- Beginning at the Northeast corner of said Lot 325; thence S00°02'57"E along the Westerly right-of-way line of SW Garfield Avenue, a distance of 174.87 feet to the Southeast corner of said Lot 337; thence S89°50'18"W along the South line of said Lot 337, a distance of 140.44 feet to a point on the West line of said Alley; thence S00°03'16"E, a distance of 49.98 feet to the Southeast corner of said Lot 342; thence S89°48'17"W, a distance of 125.35 feet to the Southwest corner of said Lot 348; thence N00°04'55"W along the Easterly right-of-way line of SW Mulvane Street, a distance of 124.93 feet to the Northwest corner of said Lot 334; thence N89°49'45"E, a distance of 30.00 feet; thence N00°04'55"W, a distance of 99.95 feet to a point on the Southerly right-of-way line of SW 10th Avenue; thence N89°49'46"E, a distance of 235.92 feet to the POINT OF BEGINNING. Said property contains 1.14 acres more or less.

STATEMENT OF USE:

Conditional Use Permit to allow for an off-site parking lot for use primarily by employees of the Topeka and Shawnee County Public Library.

1. *Parking lot lighting shall point downward and the source of illumination shall not exceed 3 foot-candles at the property lines, including right-of-way lines.*
2. *A landscape plan is to be provided prior to the issuance of a Parking Lot permit that demonstrates compliance with all requirements of TMC 18.235 including requirements for residential screening buffer in reducing impacts on existing residential uses to the south.*
3. *A Final Plan shall be recorded with the Shawnee County Register of Deeds prior to issuance of a Parking Lot permit. The Parking Lot permit shall be approved prior to construction.*
4. *According to "FIRM" Map Community Panel Number 20177C0215E, effective date September 29, 2011, this tract is in flood zone Zone X, areas determined to be outside the 0.2% annual chance floodplain.*
5. *Landscape adjacent to SW 10th Ave. and within the 10' Utility Easement, east of the west side of the alley to be closed, shall include a 12" to 18" high earthen berm.*
6. *Landscape Buffer adjacent to SW Garfield Ave. shall be a minimum of 5 feet in width.*
7. *To discourage unsafe pedestrian access, the existing east-west sidewalk segment and steps as located approximately 50 feet south of SW 10th Ave. shall be removed prior to parking lot approval by the City of Topeka Development Services Division.*
8. *No signs shall be permitted other than typical regulatory enforcement signs for parking lots.*

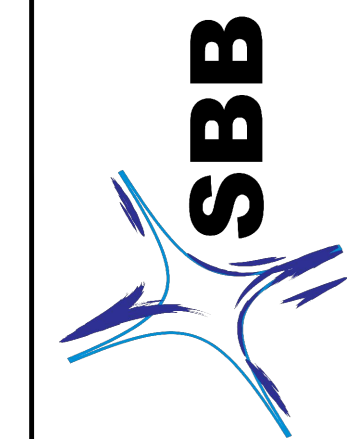
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Prepared for:

Topeka-Shawnee County Public Library
1515 SW 10th Avenue
Topeka, Kansas 66604

**Schmidt, Beck & Boyd
Engineering, LLC**

1415 SW Topeka Blvd.
Topeka, KS 66612
Ph: (785) 215-8630



1001 SW Garfield Avenue
Topeka, Kansas 66604

SHEET TITLE:	PROJECT LOCATION:	SBB Proj. No.:	17-239
			-
		Drawn by:	MB
		Checked by:	RS
		Date:	12/1/2017
		Scale:	1" = 20'
Drawing No.:			