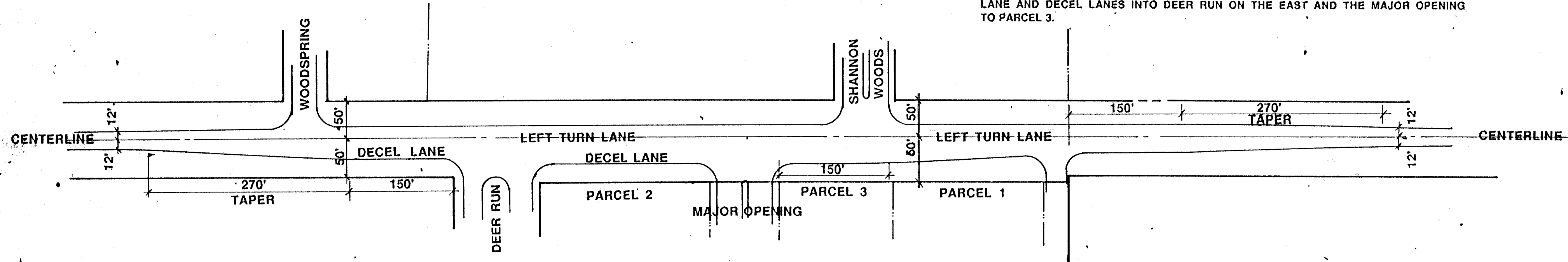


TEMPORARY STREET IMPROVEMENTS TO INCLUDE THE ADDITION OF A LEFT TURN LANE AND DECEL LANES INTO DEER RUN ON THE EAST AND THE MAJOR OPENING TO PARCEL 3.

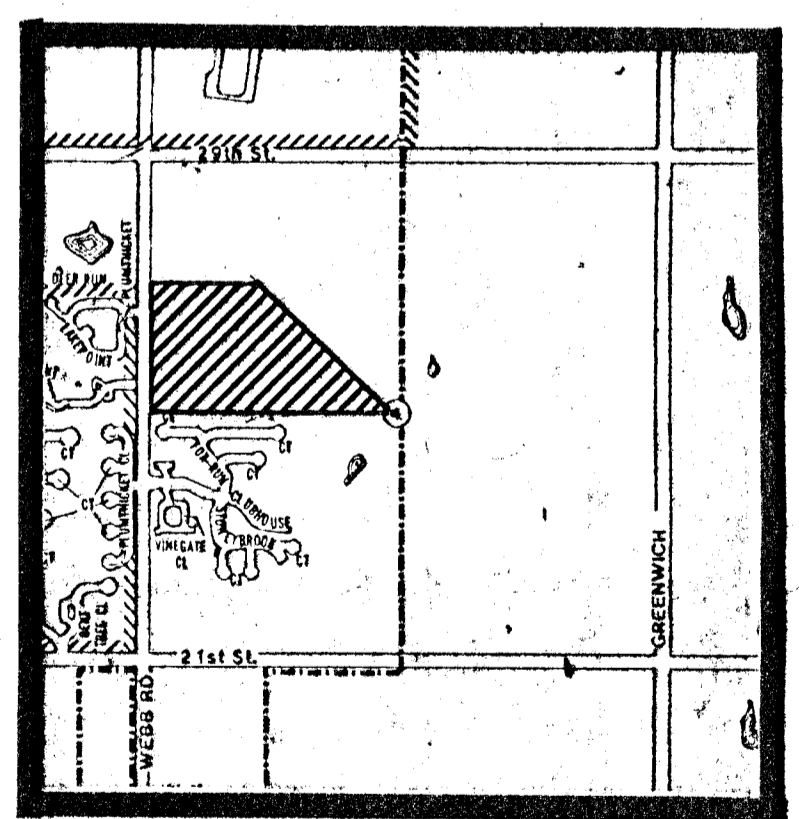
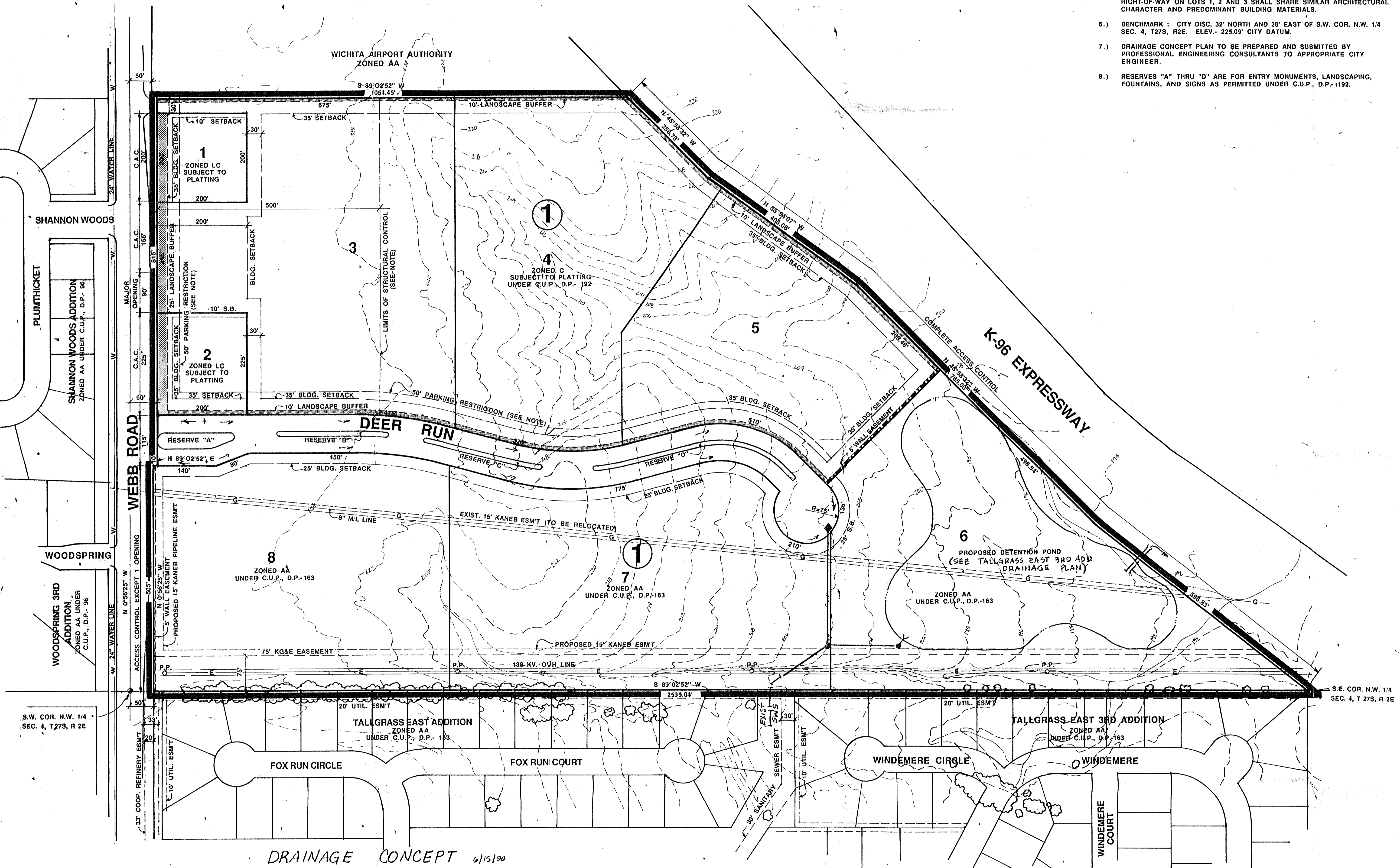


TEMPORARY STREET IMPROVEMENTS

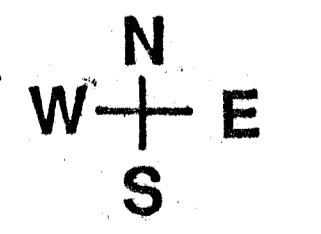
NOTE: PERMANENT STREET IMPROVEMENTS OF WEBB ROAD TO INCLUDE TWO MOVING LANES EACH DIRECTION WITH A CENTER TURN LANE.

NOTES:

- 1.) PLAN ILLUSTRATES PERMANENT STREET IMPROVEMENTS TO WEBB ROAD.
- 2.) LOTS 1-5 ARE UNDER TALLGRASS EAST BUSINESS PARK C.U.P., D.P. 192 GENERAL PROVISIONS.
- 3.) LOTS 6-8 ARE UNDER TALLGRASS II C.U.P., D.P. 63 GENERAL PROVISIONS.
- 4.) PARKING RESTRICTION: SEE GENERAL PROVISION 15-E OF D.P. 192. IN GENERAL, ALL PARKING LOCATED WITHIN THE 50' RESTRICTION LINE SHALL BE SCREENED WITH LANDSCAPING, BERMS, AND OR WALLS.
- 5.) ARCHITECTURAL CONTROL: SEE GENERAL PROVISION 21 OF D.P. 192. IN GENERAL, ALL BUILDINGS CONSTRUCTED WITHIN 50' OF WEBB ROAD RIGHT-OF-WAY ON LOTS 1, 2 AND 3 SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER AND PREDOMINANT BUILDING MATERIALS.
- 6.) BENCHMARK: CITY DISC, 32' NORTH AND 28' EAST OF S.W. COR. N.W. 1/4 SEC. 4, T27S, R2E. ELEV. 225.09' CITY DATUM.
- 7.) DRAINAGE CONCEPT PLAN TO BE PREPARED AND SUBMITTED BY PROFESSIONAL ENGINEERING CONSULTANTS TO APPROPRIATE CITY ENGINEER.
- 8.) RESERVES "A" THRU "D" ARE FOR ENTRY MONUMENTS, LANDSCAPING, FOUNTAINS, AND SIGNS AS PERMITTED UNDER C.U.P., D.P.-1192.



LOCATION MAP



CONTOUR INTERVAL = 2'
SCALE: 1"=100'-0"

NORTHGATE BUSINESS PARK ADDITION

OWNER: RITCHIE DEVELOPMENT CORP. BLDG. 1000 8100 E. 22ND ST. N. WICHITA, KANSAS PH.: (316) 684-7300

DATE:

