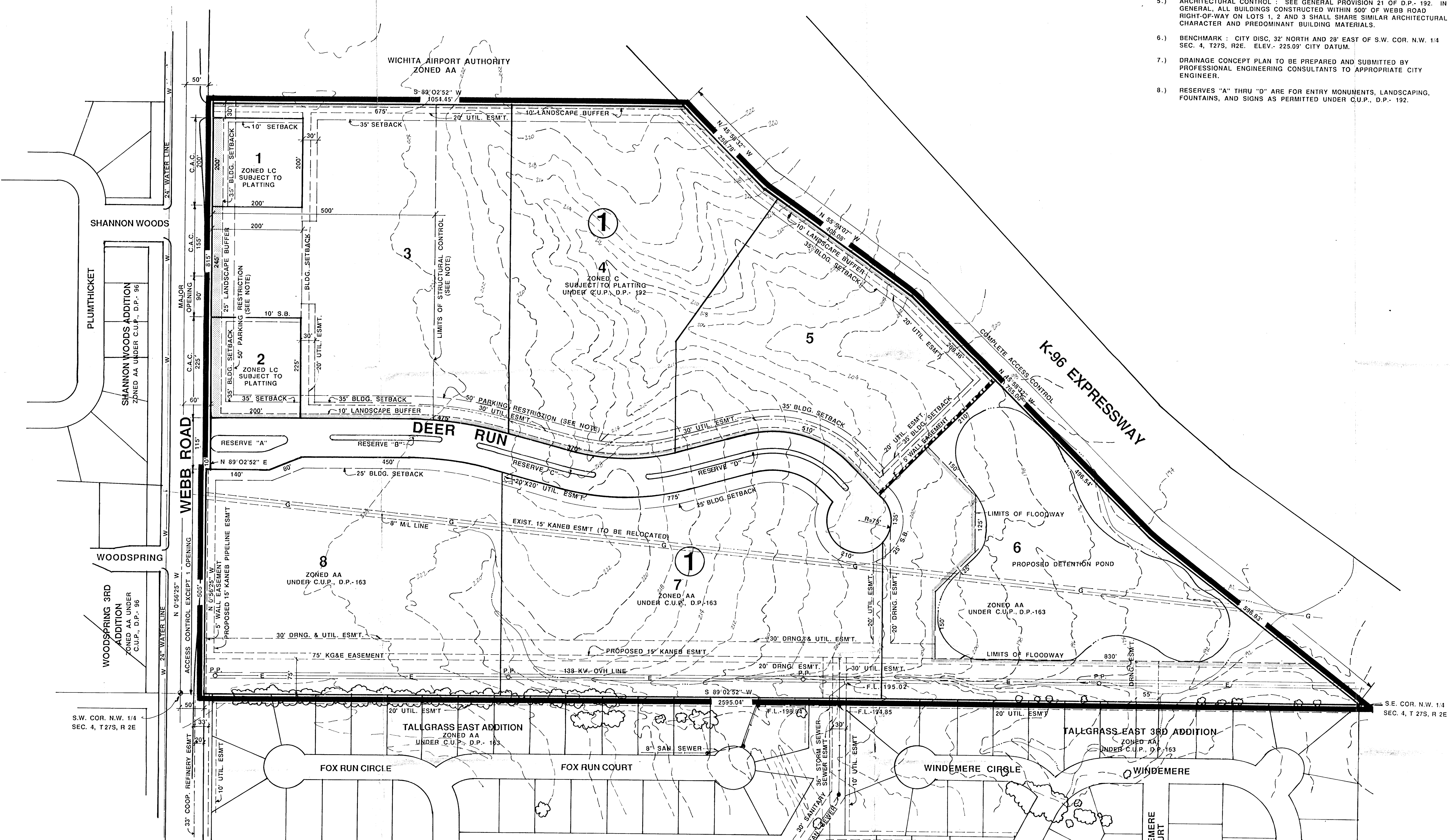


TEMPORARY STREET IMPROVEMENTS

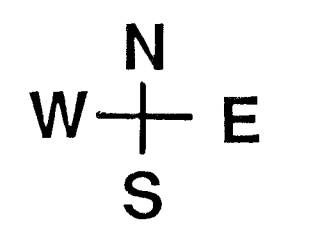
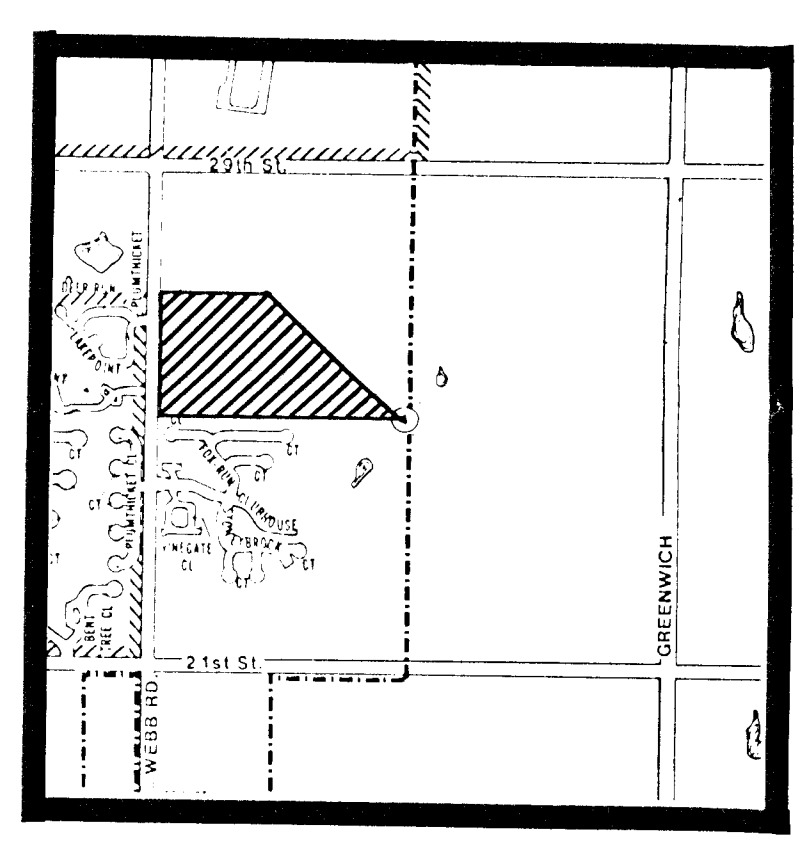
NOTE: PERMANENT STREET IMPROVEMENTS OF WEBB ROAD TO INCLUDE TWO MOVING LANES EACH DIRECTION WITH A CENTER TURN LANE.

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 15-18 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 500' 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.- 192.



TOTAL AREA: 58.2 AC.



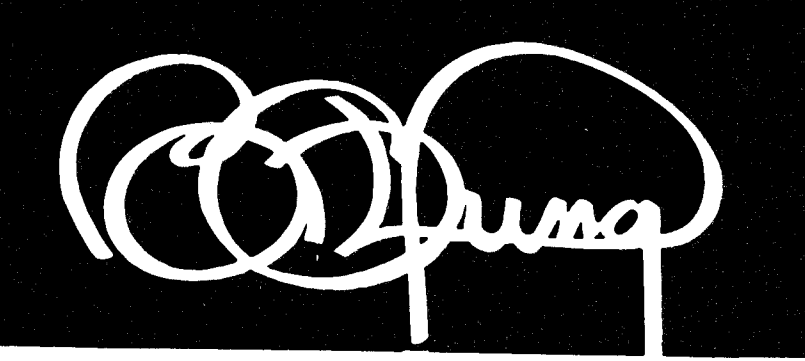
CONTOUR INTERVAL = 2'
SCALE : 1"=100'-0"

PRELIMINARY PLAT

NORTHGATE BUSINESS PARK ADDITION

OWNER: RITCHIE DEVELOPEMENT CORP. BLDG. 1000 8100 E. 22ND ST. N. WICHITA, KANSAS 67226 PH: (316) 684-7300

DATE : JUNE 15, 1990



BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH WICHITA, KS 67220 316-683-5567