



LOCATION MAP

LEGEND

- RESERVE
- EXISTING EASEMENT TO BE VACATED
- MH - MANHOLE
- C.I. - CURB INLET
- FL - FLOW LINE

NOTES

- 1) BENCH MARK: CITY OF WICHITA DISC AT ROCK ROAD AND 21ST STREET NORTH, 45' NORTH, AND 48' E OF CL OF BOTH. ELEVATION = 214.568. (CITY DATUM)
- 2) A DRAINAGE CONCEPT HAS BEEN PREPARED BY MID-KANSAS ENGINEERING CONSULTANTS (MKEC).
- 3) TOPOGRAPHY FROM A FIELD SURVEY BY MKEC. (MAY 1989)
- 4) RESERVE 'A' SHALL PERMIT A PRIVATE STREET (20' B-B PAVEMENT DESIGN) AND A PUBLIC 24" DRAINAGE AND UTILITY ESMT. SAID PRIVATE STREET AND PUBLIC DRNG.UTIL. ESMT. SHALL BE RECORDED AS A SEPARATE INSTRUMENT BEFORE THE FINAL PLAT IS FILED TO ALLOW BOOK AND PAGE NUMBER REFERENCES ON THE PLAT. NO PARKING IS ALLOWED. THE AREA IN RESERVE 'A' ADJACENT TO 22ND ST. NORTH CT. AND THE RAISED MEDIAN ADJACENT TO TARA CIRCLE (NOT PART OF THE PROPOSED 20' PRIVATE STREET,ESMT.) SHALL PERMIT LANDSCAPING, IRRIGATION, SIGNAGE, LIGHTING, AND UTILITIES.
- RESERVE 'B' SHALL PERMIT A PRIVATE ACCESS ESMT. (SEE NOTE 5 BELOW), LANDSCAPING, IRRIGATION, LIGHTING, DRAINAGE, DRAINAGE STRUCTURES, WALK-WAYS, SIGNAGE, AND UTILITIES CONFINED TO EASEMENTS.
- 5) THE 20' PRIVATE ACCESS EASEMENT (SEE PLAN) SHALL BE BY SEPARATE INSTRUMENT AND SHALL BE RECORDED BEFORE THE FINAL PLAT IS FILED TO ALLOW FOR BOOK AND PAGE NUMBER REFERENCES ON THE PLAT.
- 6) AN ACCESS ESMT. IS TO BE PROVIDED FROM LOTS 1 AND 2 TO 22ND STREET VIA THE EXISTING PARKING RESERVE IN EXECUTIVE PARK AT TALLGRASS ADDITION (SEE PLAN). SAID ESMT. SHALL BE RECORDED AS A SEPARATE INSTRUMENT BEFORE THE FINAL PLAT IS FILED TO ALLOW FOR BOOK AND PAGE NUMBER REFERENCES ON THE PLAT.
- 7) EXISTING UTILITY LAYOUTS SHOWN ON THE PLAN ARE TAKEN FROM UTILITY COMPANY AND CITY INTERNAL RECORDS. FIELD VERIFY LOCATIONS.

TOTAL ACRES = 15.55
(677,531.5) SQ. FT.)

PRELIMINARY PLAT UNDER TALLGRASS COMMERCIAL AND OFFICE PARK C.U.P., D.P.-92 AMENDMENT NO. 2
TALLGRASS COMMERCIAL 5TH ADDITION

OWNER: SLAWSON COMMERCIAL DEVELOPMENT CO. 200 DOUGLAS BUILDING 104 S. BROADWAY WICHITA, KANSAS 67202

DATE: JULY 14, 1989 JULY 17, 1989



BILL G. YUNG DESIGN
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