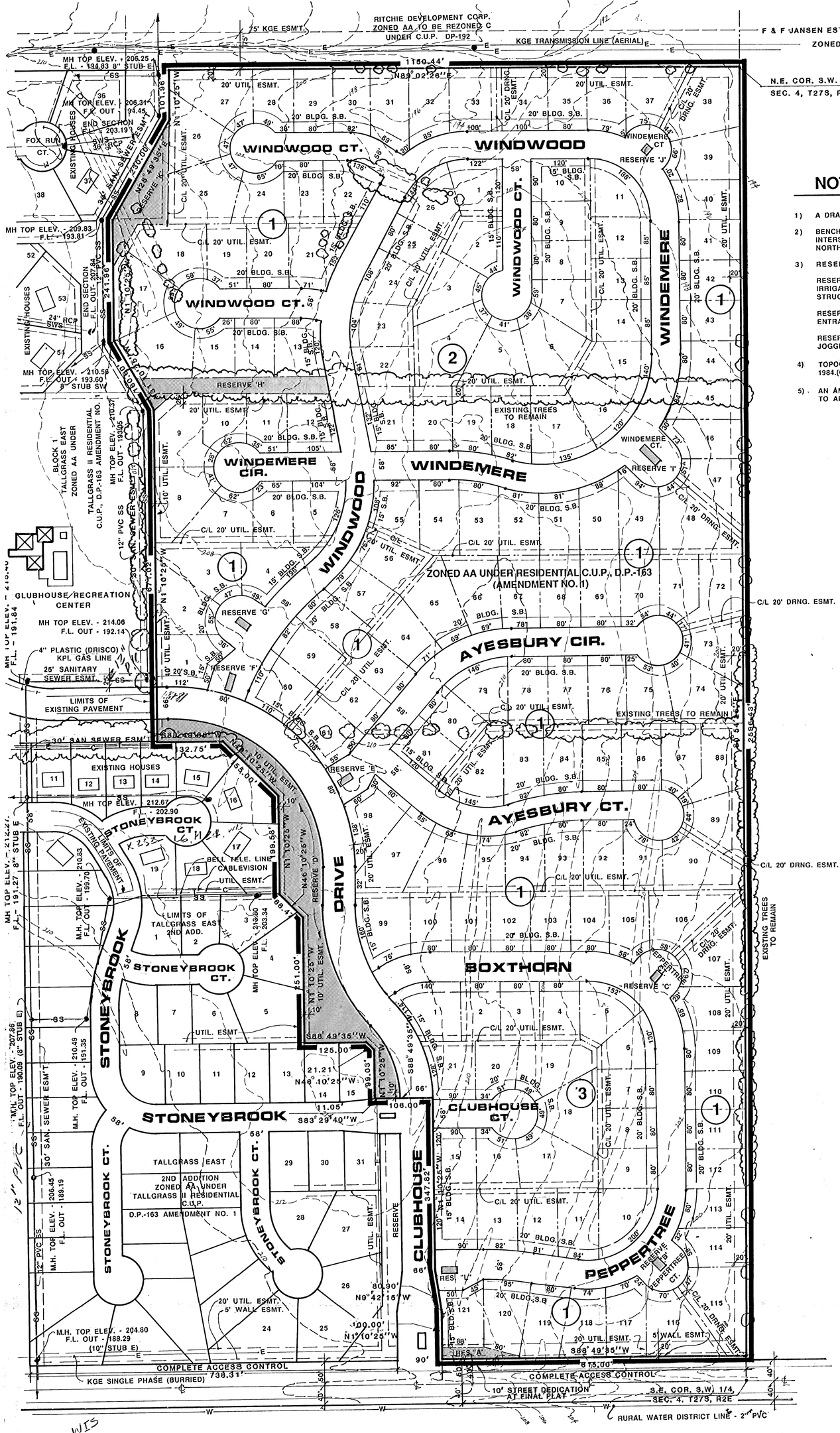


NOTES:

1) A DRAINAGE CONCEPT FOR THIS PLAN HAS BEEN PREPARED BY P.E.C.

2) BENCH MARK: CITY OF WICHITA B.M. DISC 44' SOUTH AND 48' EAST OF THE INTERSECTION OF THE CENTERLINES OF WEBB ROAD AND 21ST STREET NORTH. ELEV. = 205.238 CITY DATUM, OR 1392.683 M.S.L.

3) RESERVES:

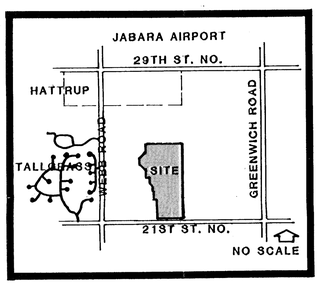
RESERVE "A" SHALL PERMIT LANDSCAPING, ENTRANCE MONUMENTS, IRRIGATION SYSTEMS, LIGHTING, SIDEWALKS, DRAINAGE/DRAINAGE STRUCTURES, UTILITIES CONFINED TO EASEMENTS, WALLS.

RESERVES "B", "C", "E", "F", "G", "I", "J" AND "L" SHALL PERMIT LANDSCAPING ENTRANCE MONUMENTS, AND IRRIGATION SYSTEMS.

RESERVES "D", "H", AND "K" SHALL PERMIT ALL USES IN RESERVE "A" PLUS JOGGING PATHS, AND GAZEBOS.

4) TOPOGRAPHIC MAP PREPARED BY MILES AIR PHOTO SURVEY APRIL 1984.(CONTOUR INTERVAL 2 FT.)

5) AN AMENDED SIDEWALK PLAN SHALL BE SUBMITTED PRIOR TO APPROVAL OF FINAL PLAT.



LOCATION MAP

N
W E
S

PRELIMINARY PLAT UNDER RESIDENTIAL C.U.P., D.P.-163 (AMENDMENT NO. 1) 59.7 ACRES SCALE: 1" = 100'

TALLGRASS EAST 3RD ADD

RITCHIES DEVELOPMENT CORP., 8100 E. 22ND ST. NORTH, WICHITA, KS. 67226

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

sheet of

project TALLGRASS EAST 3RD ADD.

sheet title PRELIMINARY PLAT

date JUNE 2, 1989
rev.