

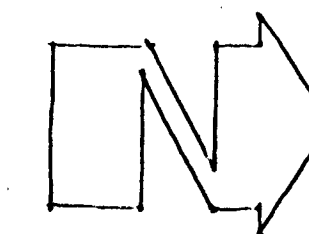
SKETCH PLAT

PRELIMINARY PLAT

COMOTARA OFFICE CENTER

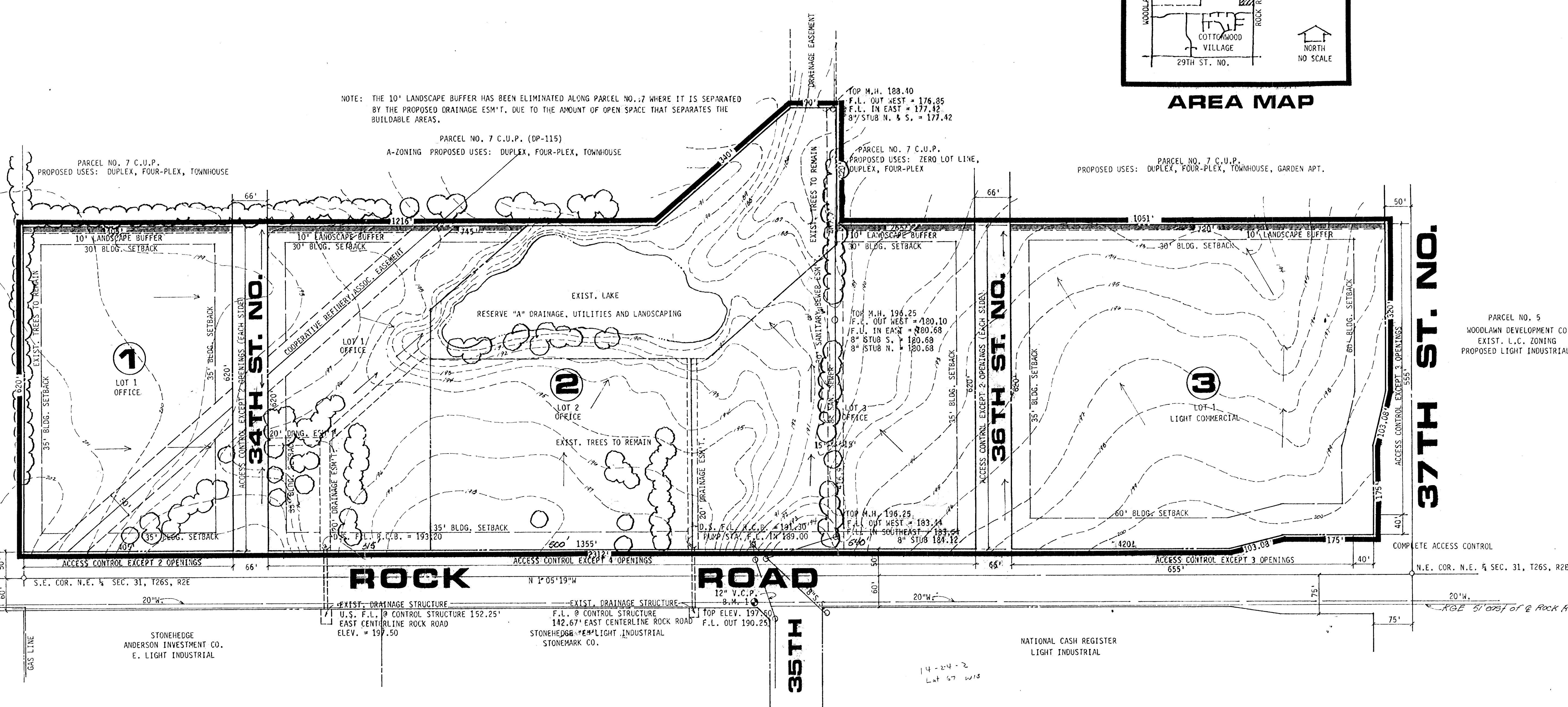
WOODLAWN DEVELOPMENT COMPANY, P.O. BOX 8128, WICHITA, KS 67208

100' 50' 0' 50' 100' 200' 300'



B.M. 1 R.R. SPIKE W. FACE P.P. 50.0' E. & 83.0' S.
CENTERLINE ROCK ROAD & 35TH ST. NORTH, ELEV. = 198.82

NOTE: A DECEL. LANE SHALL BE PROVIDED BY SEPARATE INSTRUMENT IN ACCORDANCE WITH CITY POLICIES FOR EACH DRIVE OPENING WHERE NEEDED WHEN THOSE OPENINGS CAN BE ACCURATELY LOCATED. THIS SHALL BE ACCOMPLISHED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE AFFECTED LOT OR LOTS.



NOTE: THE 10' LANDSCAPE BUFFER HAS BEEN ELIMINATED ALONG PARCEL NO. 7 WHERE IT IS SEPARATED BY THE PROPOSED DRAINAGE ESM'T., DUE TO THE AMOUNT OF OPEN SPACE THAT SEPARATES THE BUILDABLE AREAS.

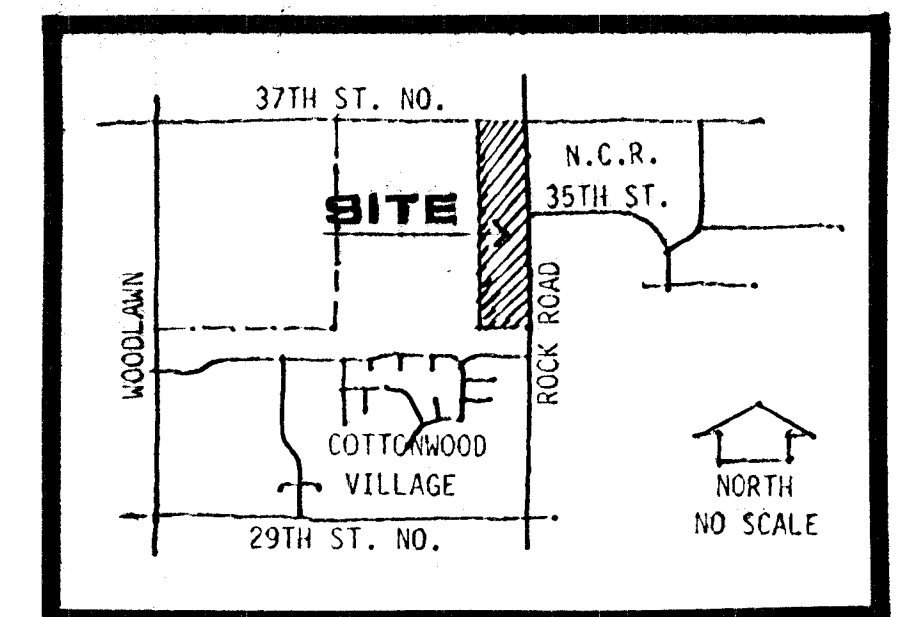
PARCEL NO. 7 C.U.P. (DP-115)
A-ZONING PROPOSED USES: DUPLEX, FOUR-PLEX, TOWNHOUSE

TOP M.H. 188.40
F.L. OUT WEST = 176.85
F.L. IN EAST = 177.42
8' STUB N. & S. = 177.42

PARCEL NO. 7 C.U.P.
PROPOSED USES: ZERO LOT LINE, DUPLEX, FOUR-PLEX

PARCEL NO. 7 C.U.P.
PROPOSED USES: DUPLEX, FOUR-PLEX, TOWNHOUSE, GARDEN APT.

PARCEL NO. 5
WOODLAWN DEVELOPMENT CO.
EXIST. L.C. ZONING
PROPOSED LIGHT INDUSTRIAL



AREA MAP



BILL G. YUNG DESIGN
8225 E. 35TH ST. NORTH, WICHITA, KS. 67226
316-695-5667

date Feb 15, 1983
rev.

sheet title
Preliminary Plat

project
Comotara Office Center

sheet
of