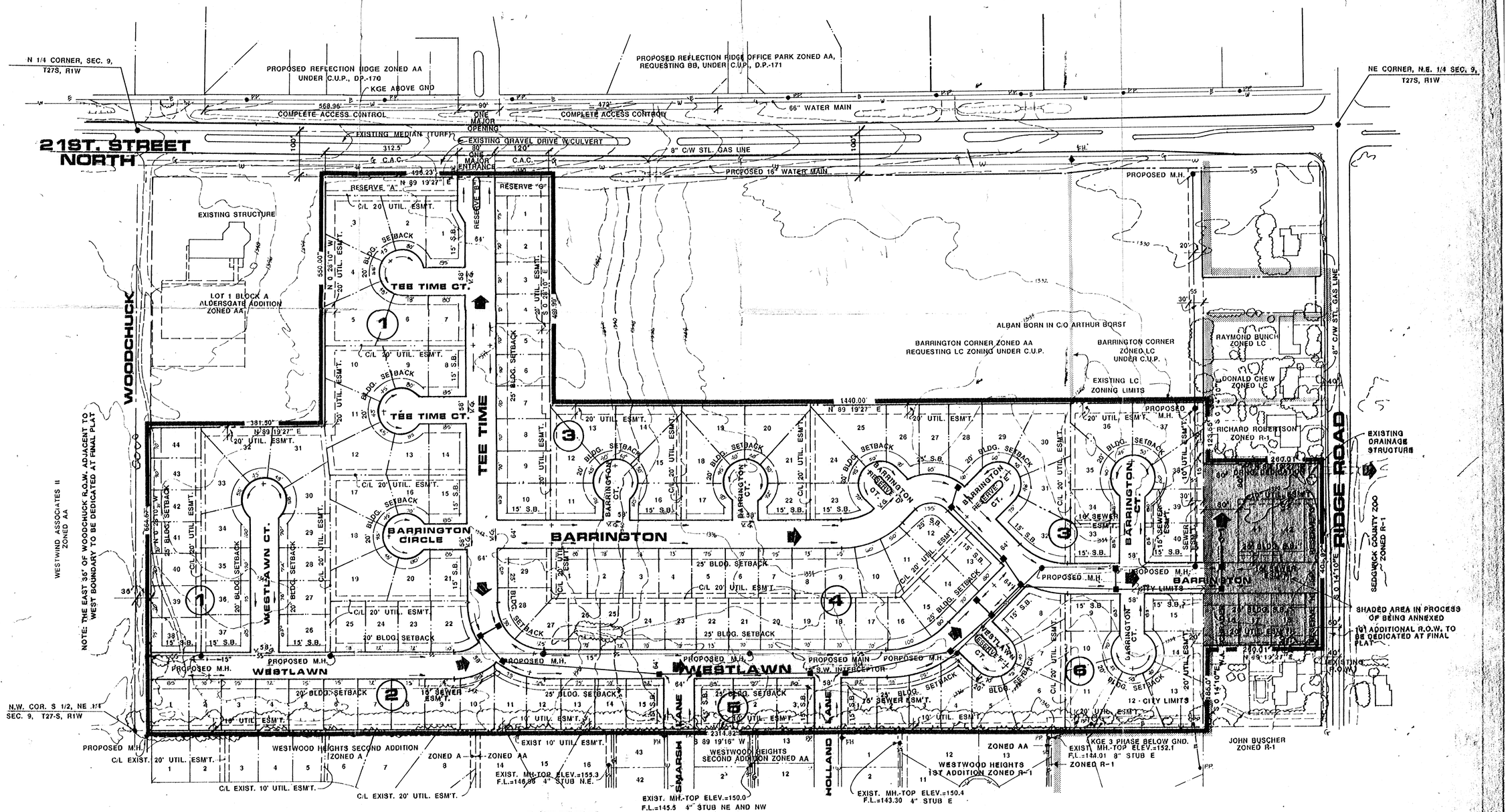


NOTES

1) NOTE: REFERENCE THE REFLECTION RIDGE COMMERCIAL TRAFFIC STUDY DATED JULY 22, 1987 FOR INFORMATION CONCERNING DRIVE LANES, ACCEL/DECEL LANES, CHICKEN LANES, ETC., BOTH TEMPORARY AND FINAL SOLUTIONS ON 21ST STREET NORTH.

2) BENCH MARK: N.E. CORNER RIDGE ROAD AND 21ST STREET NORTH, R.R. SPIKE IN S.W. SIDE OF POWER POLE 75' N. AND 58' E. OF THE CENTERLINE OF RIDGE ROAD AND 21ST STREET NORTH, ELEV.-1330.70.

3) TOPOGRAPHY PLOTTED FROM AERIAL PHOTOGRAPH OBTAINED JULY 25, 1986. (2' CONTOUR INTERVAL)

4) A DRAINAGE CONCEPT PLAN HAS BEEN PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS P.A.

5) RESERVES

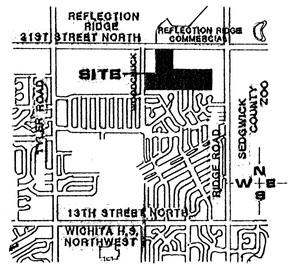
RESERVES 'A', 'C', 'G', 'H' ARE FOR LANDSCAPING UTILITIES CONFINED TO EASEMENTS, ENTRY MONUMENTS, DRAINAGE, DRAINAGE STRUCTURES, WALK-WAYS, WALLS CONFINED WITHIN EASEMENTS, AND IRRIGATION.

RESERVES "B", "D", "E" AND "F" ARE FOR LANDSCAPING, WALK-WAYS AND IRRIGATION.

6) REQUESTING FRONT YARD SETBACK REDUCTION - 20' ON 58' R.O.W. IN LIEU OF 25'. ALL OTHER SETBACK REQUIREMENTS TO REMAIN THE SAME AS PER ZONING CODE

LEGEND

- Drainage Direction - Minor Storm
- Drainage Direction - Major Storm
- Proposed Storm Sewer & Inlets
- V.G. Proposed Valley Gutter



LOCATION MAP
NO SCALE

TOTAL ACRES = 46.145

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

300 200 100 50 0 50 100 200 300

DRAINAGE CONCEPT
BARRINGTON PLACE

OWNER: ALBAN BORN IN C/O ARTHUR BORST 808 N. RIDGE ROAD, WICHITA, KS. 67212 DATE: DEC. 7, 1987

BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH, WICHITA, KS 67220 316-683-5887