

Sanitary Sewer Extensions To Serve

BREEZY POINTE 2ND ADDITION - PHASE I

LATERAL 20, MAIN 1, COWSKIN INTERCEPTOR SEWER

Project No.

468-76-245-82263-000-000-001

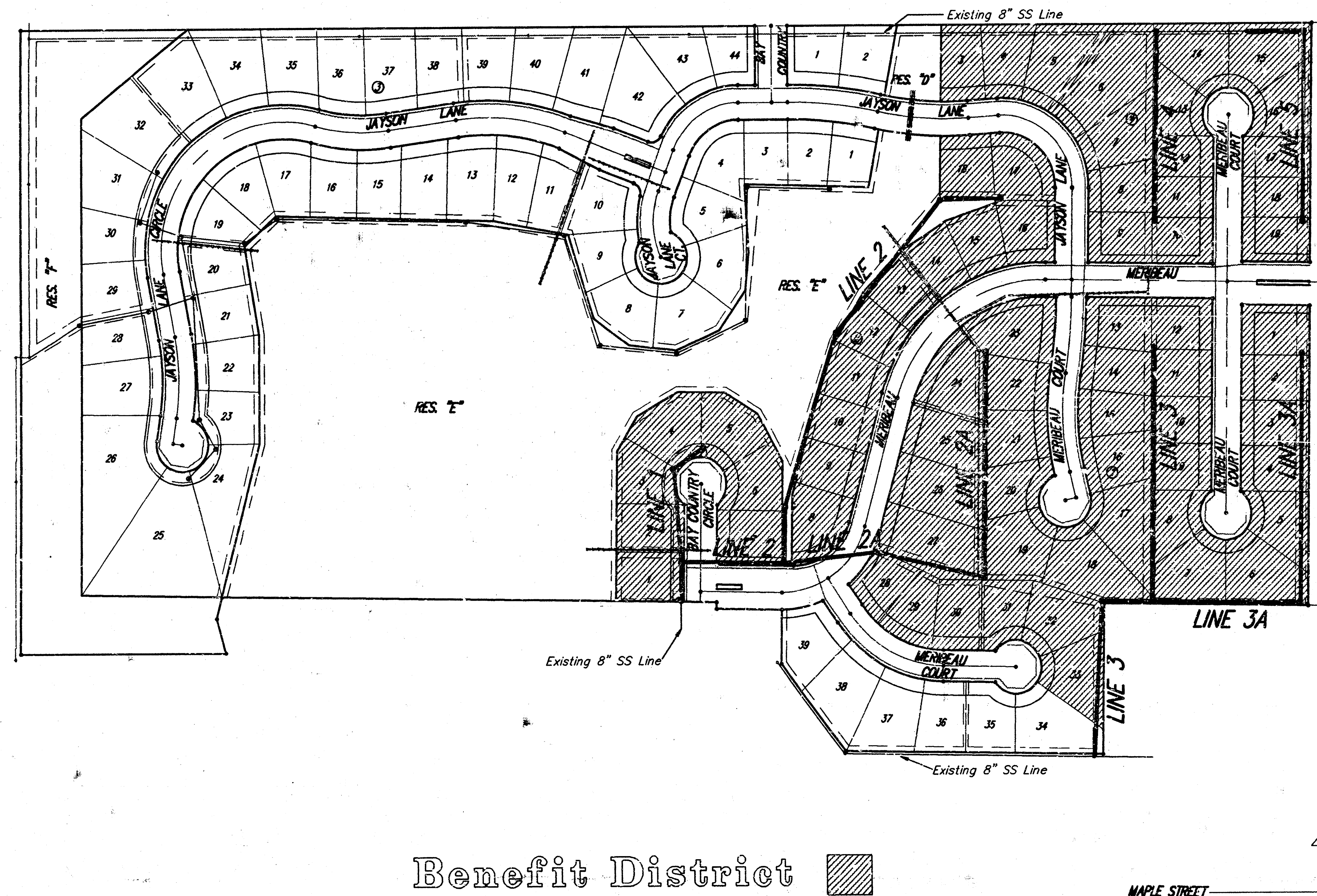
CITY OF WICHITA, KANSAS

Michael E. Lindebak City Engineer

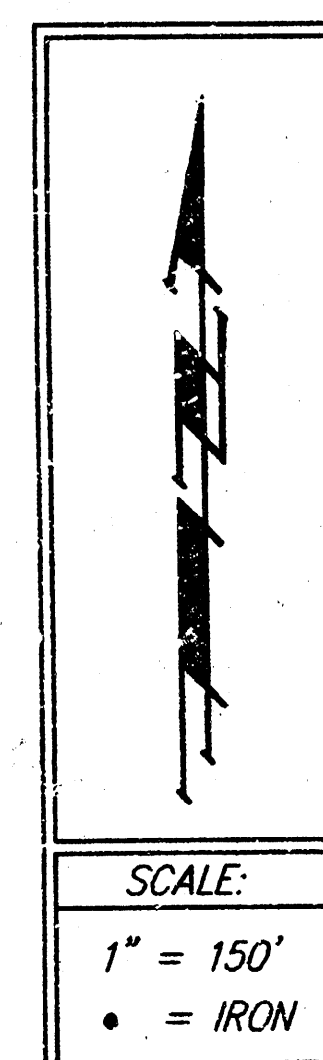
Index Code : 741348

General Notes

- Underground utility service lines and overhead utility pole lines are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.
- The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days advance notice prior to start of construction.
- The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor's proposed method for maintaining sewage flow shall be approved by the Engineer. Cost of maintaining flow of sewage through construction will not be paid for directly and this cost shall be considered as subsidiary to the other pay items of work.
- The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.
- Contractor shall grade the sanitary sewer alignment to the profile and elevations shown on each sanitary sewer plan. All costs for grading shall be paid as lump sum easement grading.
- Traffic will not be affected by construction on this project.
- All excavation material shall remain on this site - contact J.W. Russell, 722-2417 for location of areas within the site to receive fill material.



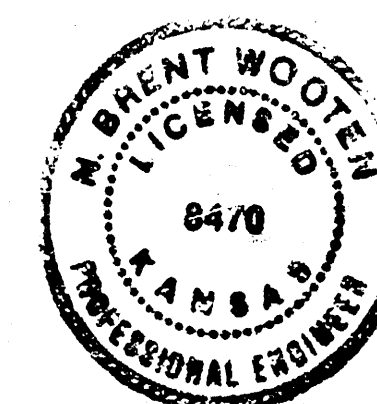
Benefit District



Index

- Title Sheet
- Plan/Profile Sheets
- Standard Manhole Detail
- Plat of Breezy Pointe 2nd Addition

Booked 7-23-93
SKB
AS PER PLAN



BAUGHMAN COMPANY P. A.
ENGINEERING & SURVEYING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

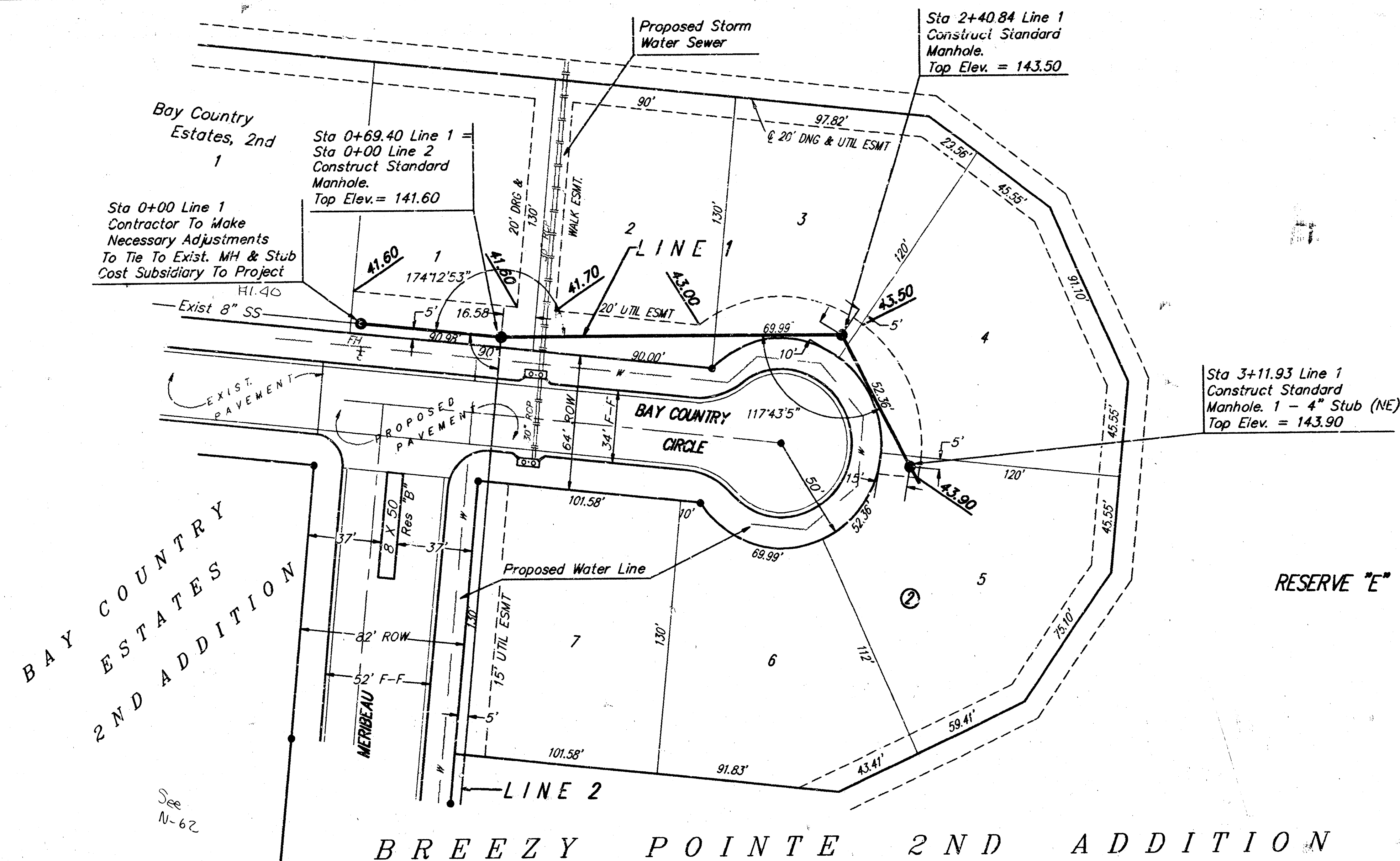
1/9

BENCHMARKS:

City Disc 30' N & 40' E of C of Rolling Hills & 119th Street W.
Elev. = 157.92 City Datum

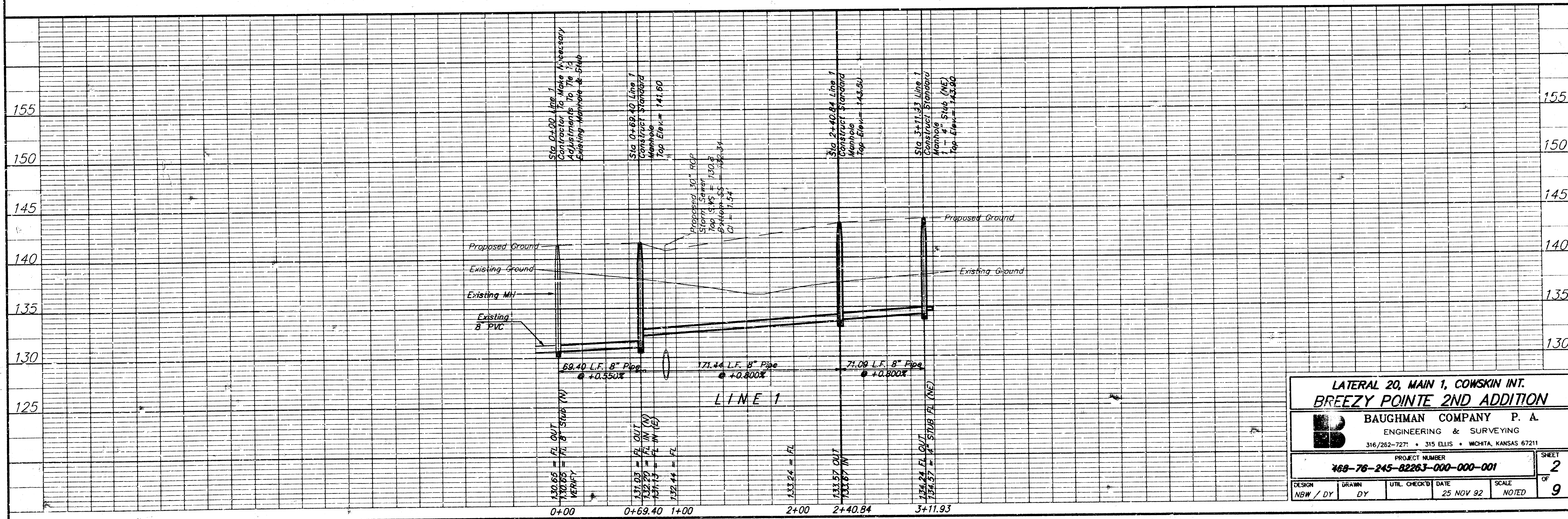
" " Top of Curb 95' S of C of Meribeu & 20' W of 119th Street.
Elev. = 158.63 City Datum

" " Top of Curb on N.W. Corner Lot 38 Blk 5 of Bay Country Estates.
Elev. = 151.48 City Datum



SCALE:

1" = 40' Horizontal
1" = 5' Vertical
• = Iron



Sta 0+00 Line 2 =
Sta 0+69.40 Line 1
Construct Standard
Manhole
Top Elev. = 141.60

Sta 2+04.00 Line 2
Construct Standard
Manhole
Top Elev. = 144.70

Sta 3+08.08 Line 2
Construct Standard
Manhole
Top Elev. = 143.40

Sta 6+47.29 Line 2
Construct Standard
Manhole
Top Elev. = 142.60

Sta 9+69.03 Line 2
Construct Standard
Manhole
Top Elev. = 142.80

Sta 10+89.13 Line 2
Construct Standard
Manhole. 2 - 4" Stub (NE, SE)
Top Elev. = 146.00

SCALE:

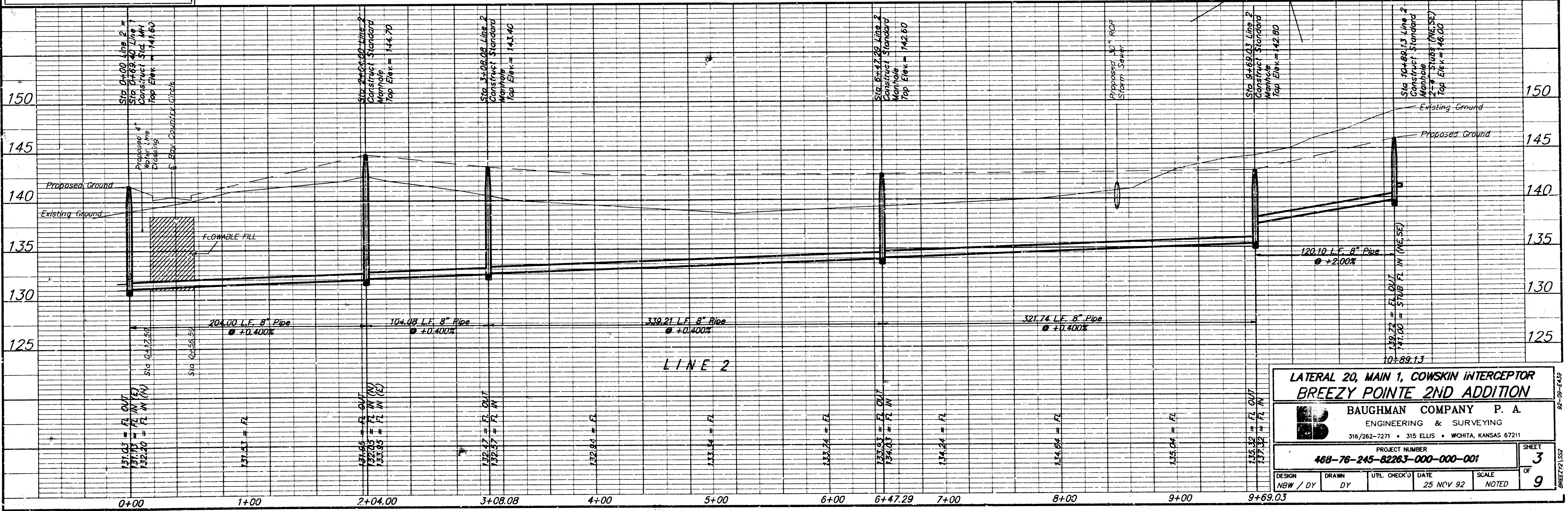
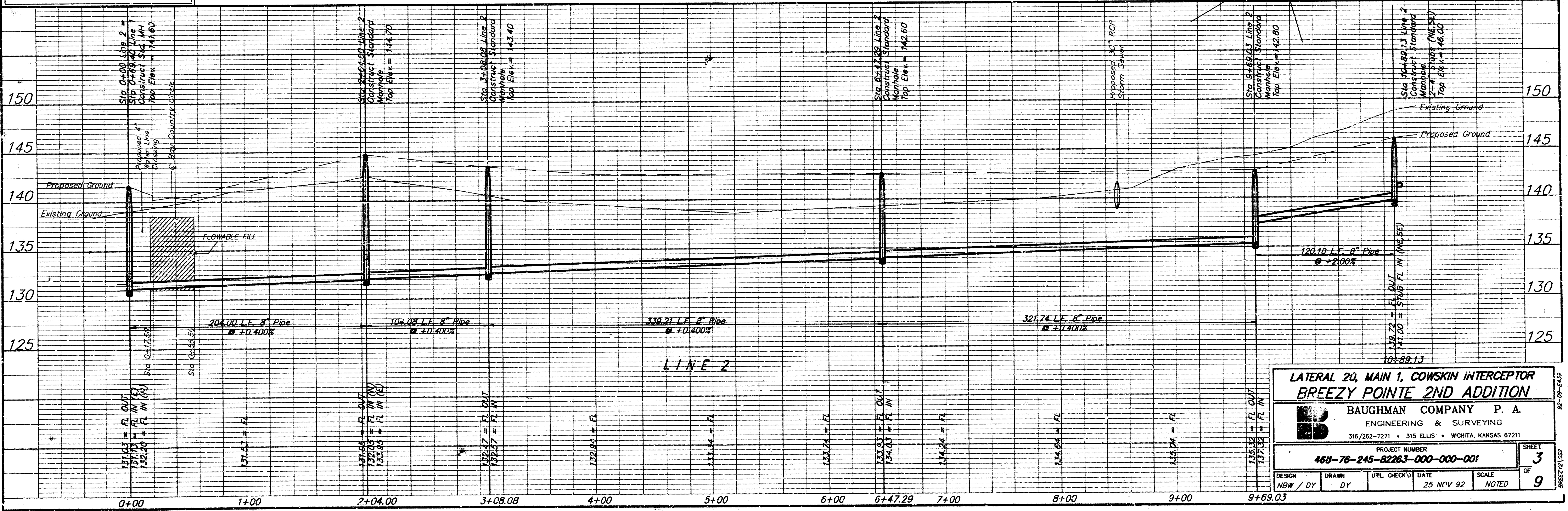
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Elev. = 151.48 City Datum



**LATERAL 20, MAIN 1, COWSKIN INTERCEPTOR
BREEZY POINTE 2ND ADDITION**

BAUGHMAN COMPANY P. A.
ENGINEERING & SURVEYING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
468-76-245-82263-000-001

DESIGN: NBW / DY
DRAWN: DY
UTIL CHECK: DATE: 25 NOV 92
SCALE: NOTED

SHEET
3 OF 9

BENCHMARKS:

City Uisc 30' N & 40' E of Q's of
Rolling Hills & 119th Street W.
Elev. = 157.92 City Datum

"□" Top of Curb 95' S of Q of
Meribau & 20' W of 119th Street.
Elev. = 158.63 City Datum

"□" Top of Curb on N.W. Corner
Lot 38 Blk 3 of Bay Country Estates.
Elev. = 151.48 City Datum

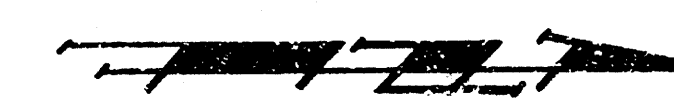
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Sta 2+04.00 Line 2
Construct Standard
Manhole
Top Elev. = 144.70

Sta 1+81.07 Line 2A
Construct Standard
Manhole
Top Elev. = 147.10

Sta 4+01.88 Line 2A
Construct Standard
Manhole
Top Elev. = 146.40

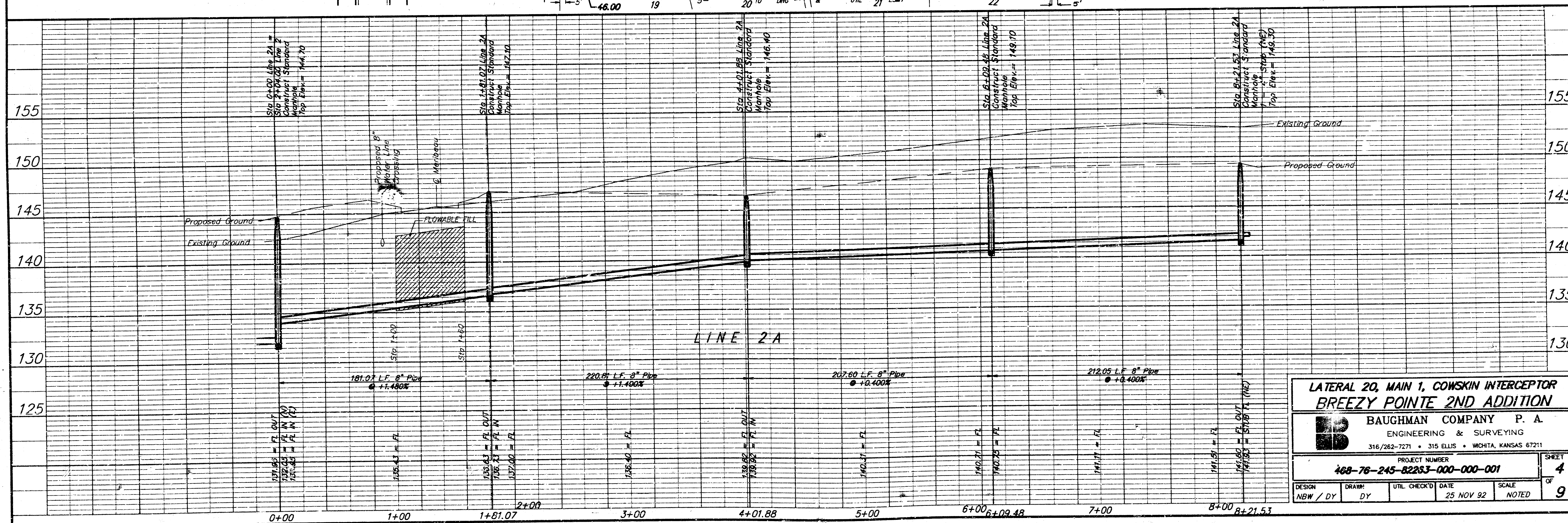
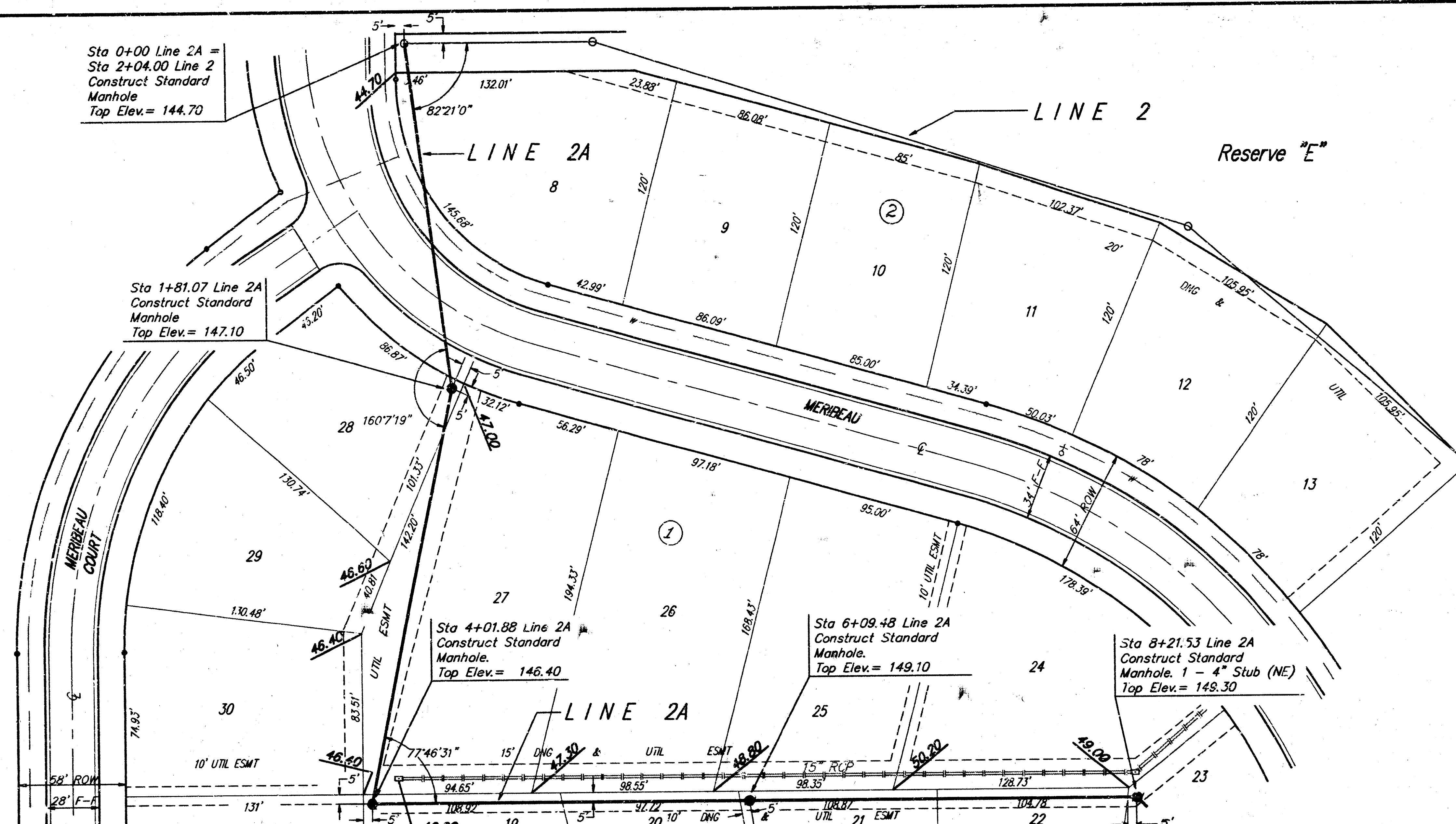
Sta 6+09.48 Line 2A
Construct Standard
Manhole
Top Elev. = 149.10

Sta 8+21.53 Line 2A
Construct Standard
Manhole 1 - 4" Stub (NE)
Top Elev. = 148.30



SCALE:

1" = 40' Horizontal
1" = 5' Vertical
• = Iron



LATERAL 20, MAIN 1, COWSKIN INTERCEPTOR BREEZY POINTE 2ND ADDITION

BAUGHMAN COMPANY P. A.
ENGINEERING & SURVEYING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
468-76-245-82253-000-000-001

DESIGN / DY DRAWN / DY UTIL CHECK'D / DATE SCALE SHEET
NBW / DY DY 25 NOV 92 NOTED 4

OF
9

92-20-6409
BREEZY POINTE

BENCHMARKS:

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Elev. = 157.92 City Datum

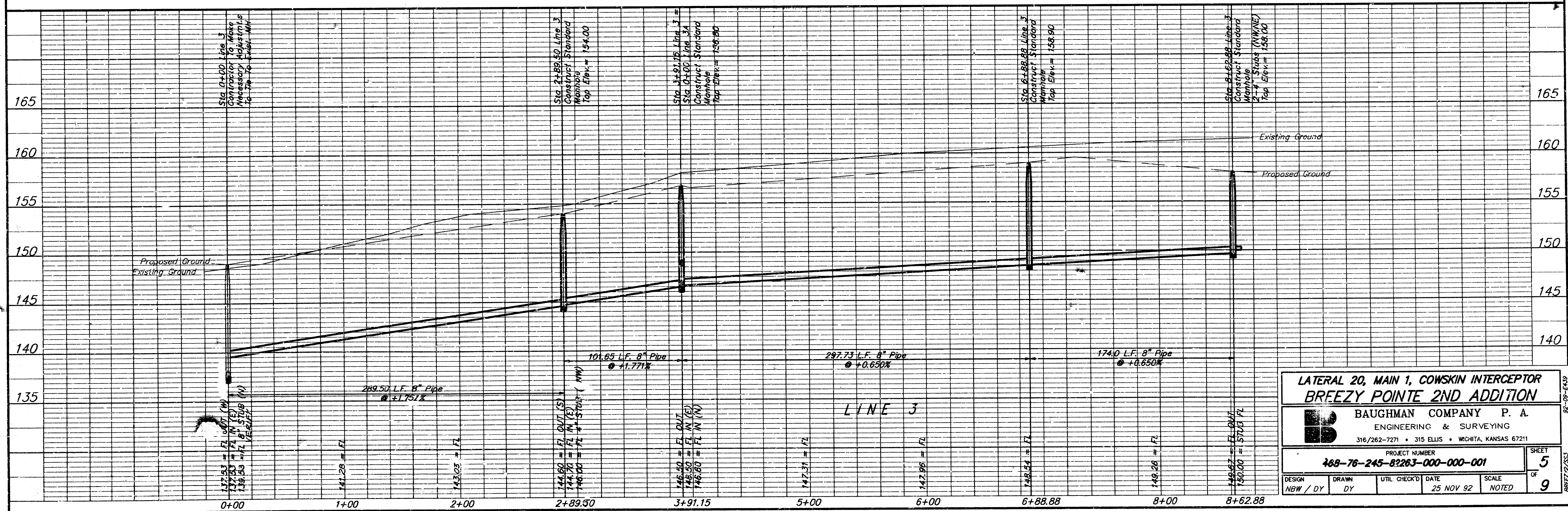
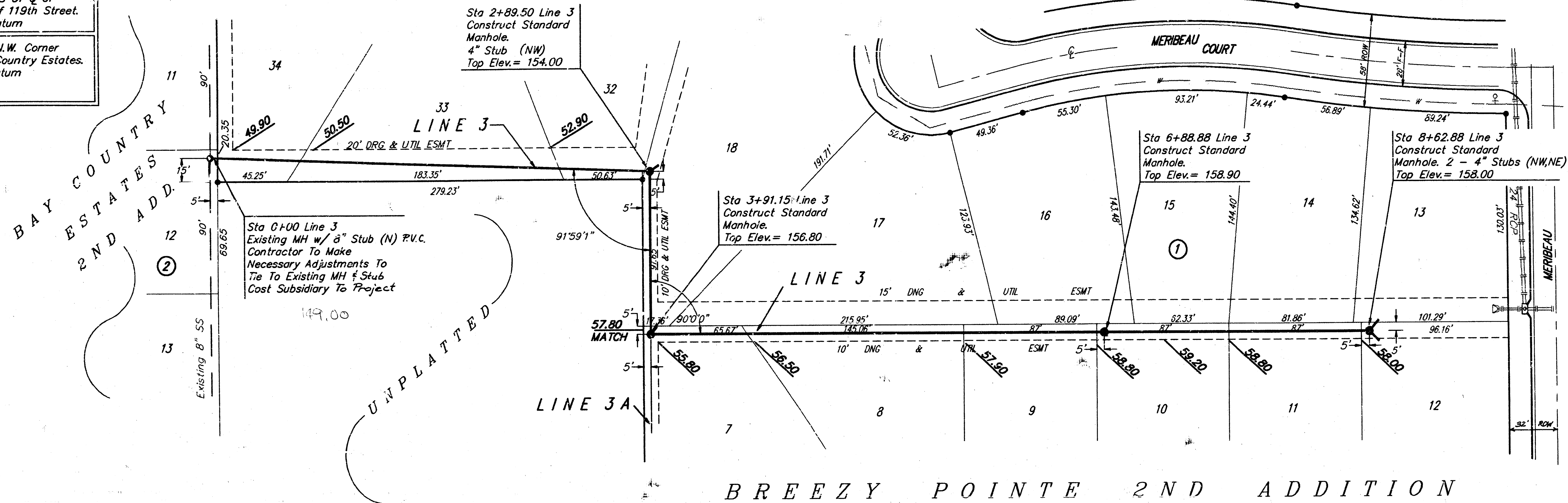
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" " Top of Curb on N.W. Corner Lot 38 Blk 5 of Bay Country Estates.
Elev. = 151.48 City Datum



SCALE:

1" = 40' Horizontal
1" = 5' Vertical
• = Iron



LATERAL 20, MAIN 1, COWSKIN INTERCEPTOR			
BREEZY POINTE 2ND ADDITION			
BAUGHMAN COMPANY P. A.			
ENGINEERING & SURVEYING			
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER			
168-76-245-8263-000-000-001			
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OF			9

BENCHMARKS:

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" " Top of Curb on N.W. Corner Lot 38 Blk 5 of Bay Country Estates.
Elev. = 151.48 City Datum

Sta 0+00 Line 3A =
Sta 3+91.15 Line 3
Construct Standard
Manhole.
Top Elev. = 156.80

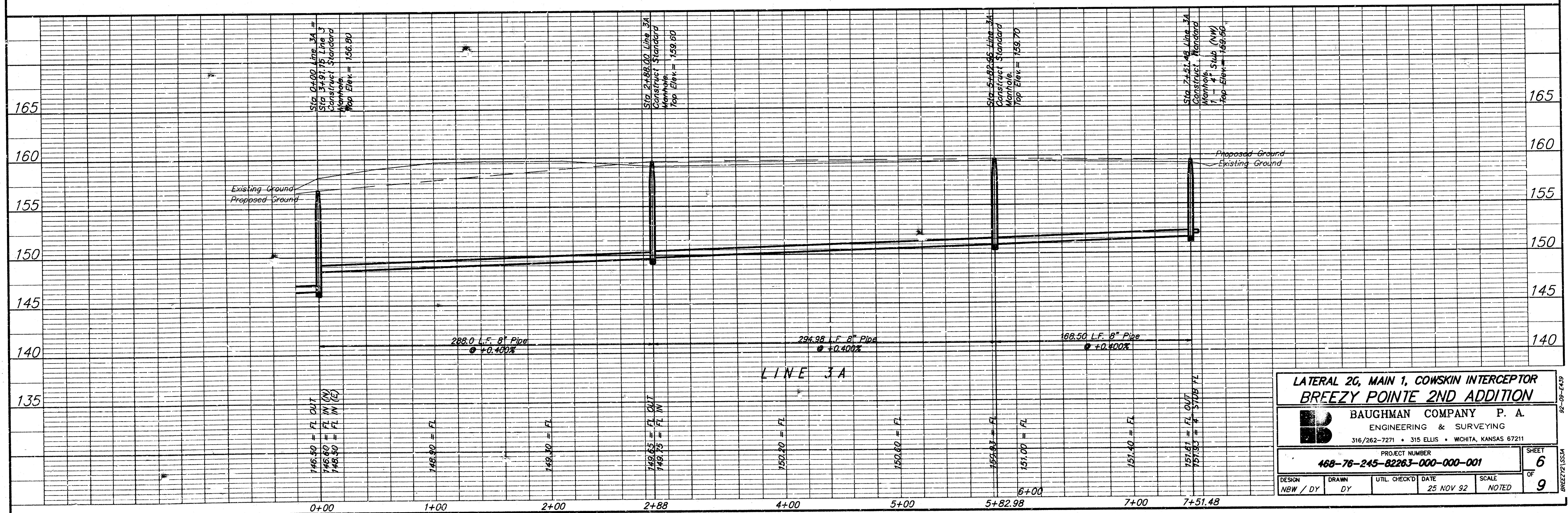
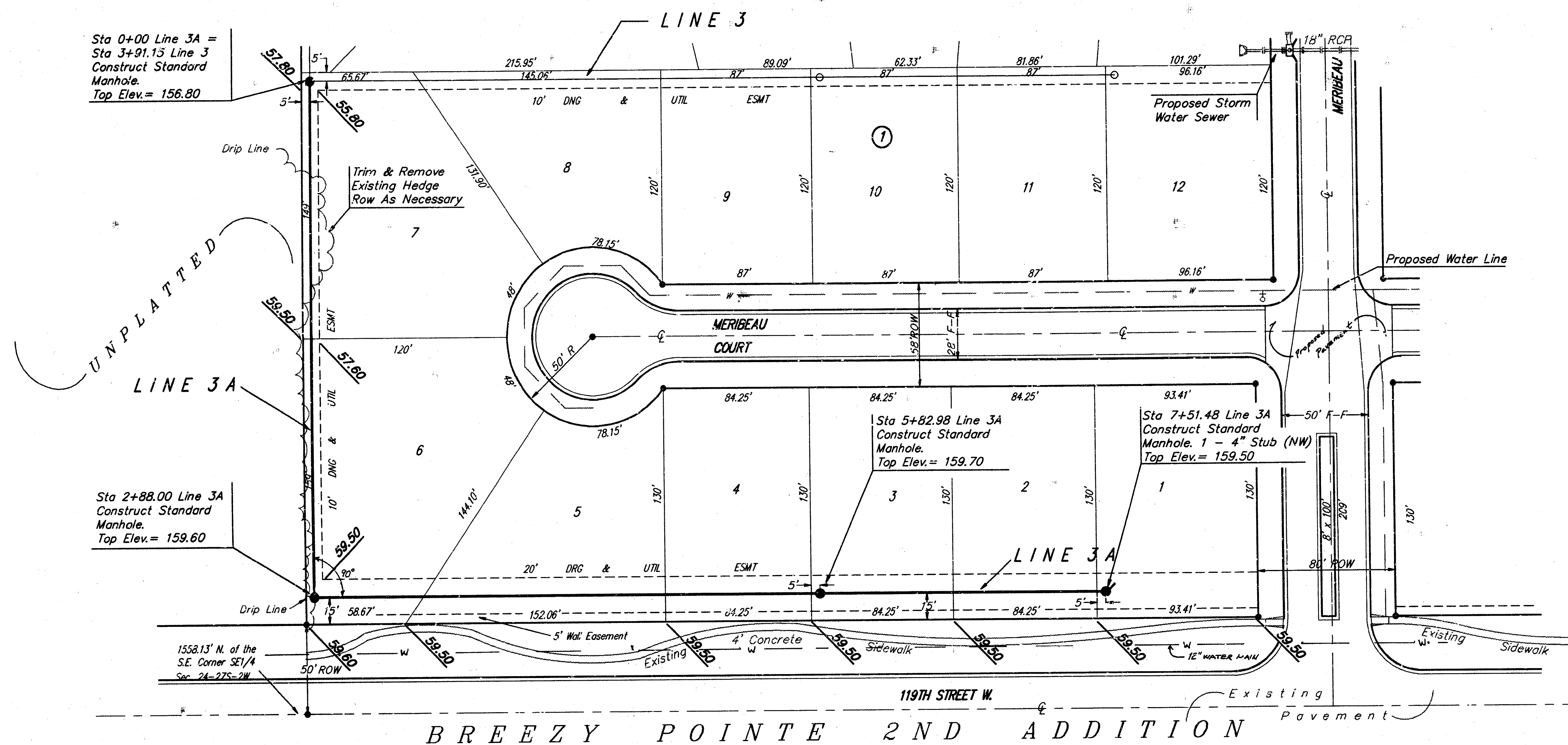
Sta 2+88.00 Line 3A
Construct Standard
Manhole.
Top Elev. = 159.60

Sta 5+82.98 Line 3A
Construct Standard
Manhole. 1 - 4" Stub (NW)
Top Elev. = 159.70

Sta 7+51.48 Line 3A
Construct Standard
Manhole. 1 - 4" Stub (NW)
Top Elev. = 159.50

SCALE:

1" = 40' Horizontal
1" = 5' Vertical
• = Iron



LATERAL 2G, MAIN 1, COWSKIN INTERCEPTOR BREEZY POINTE 2ND ADDITION

BAUGHMAN COMPANY P. A.
ENGINEERING & SURVEYING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
468-76-245-82263-000-000-001

DESIGN: NBW / DY DRAWN: DY UTIL CHECKED: DATE: 25 NOV 92 SCALE: NOTED

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OF
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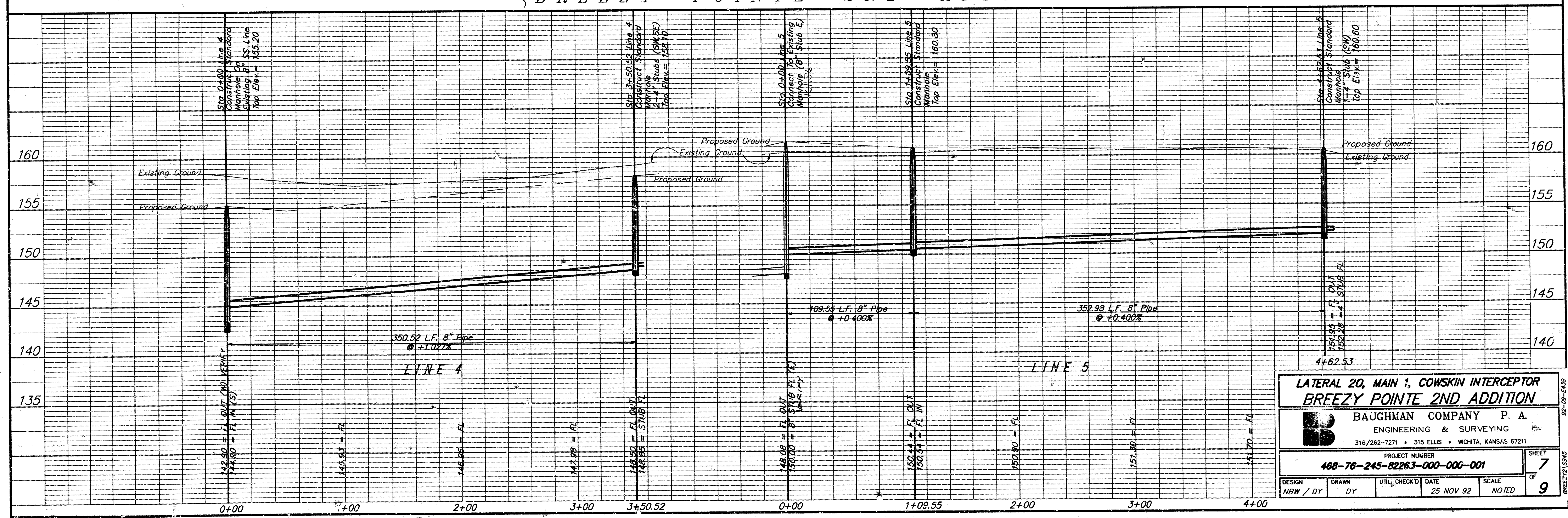
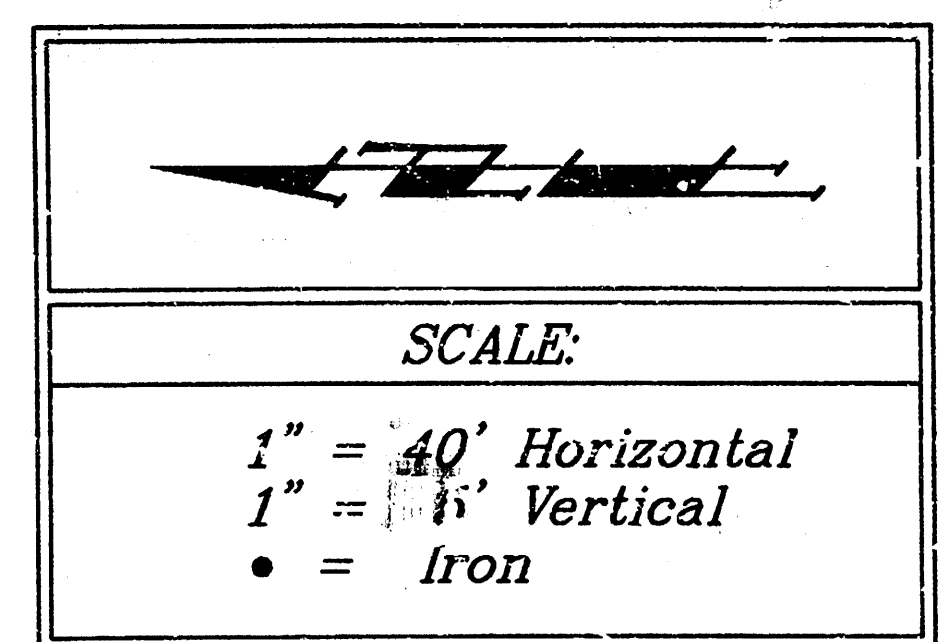
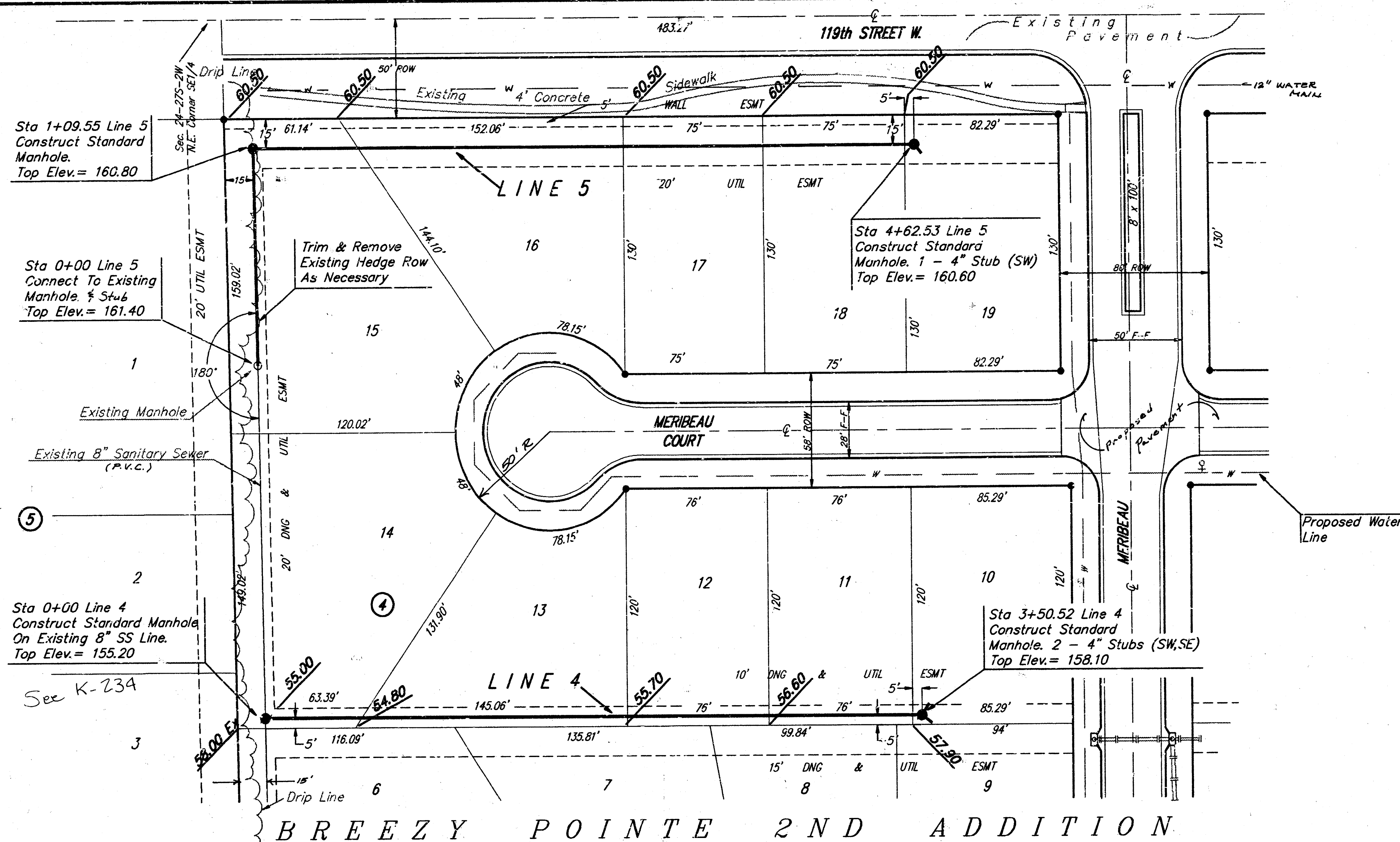
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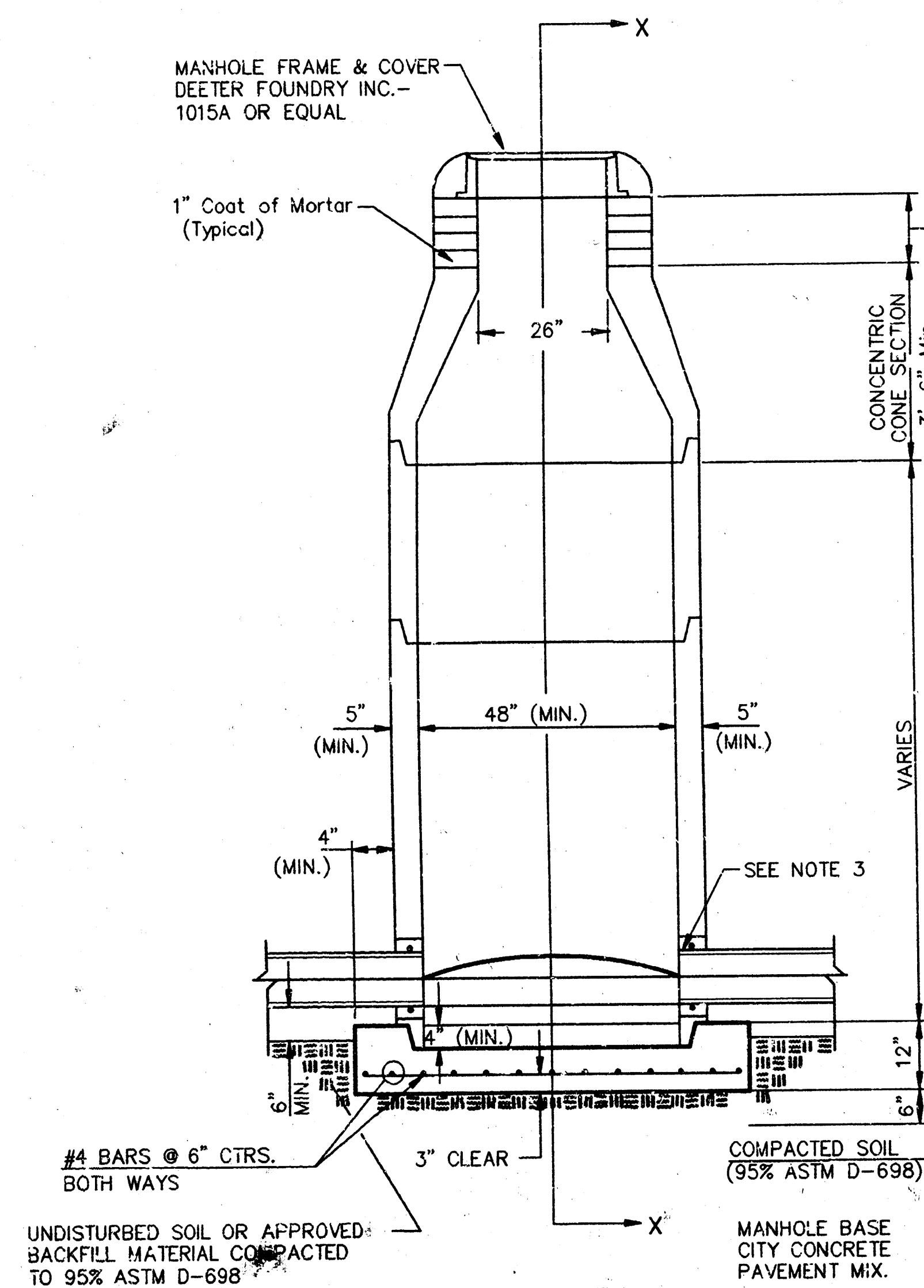
"□" Top of Curb on N.W. Corner Lot 38 Blk 5 of Bay Country Estates.
Elev. = 151.48 City Datum

BAY COUNTRY

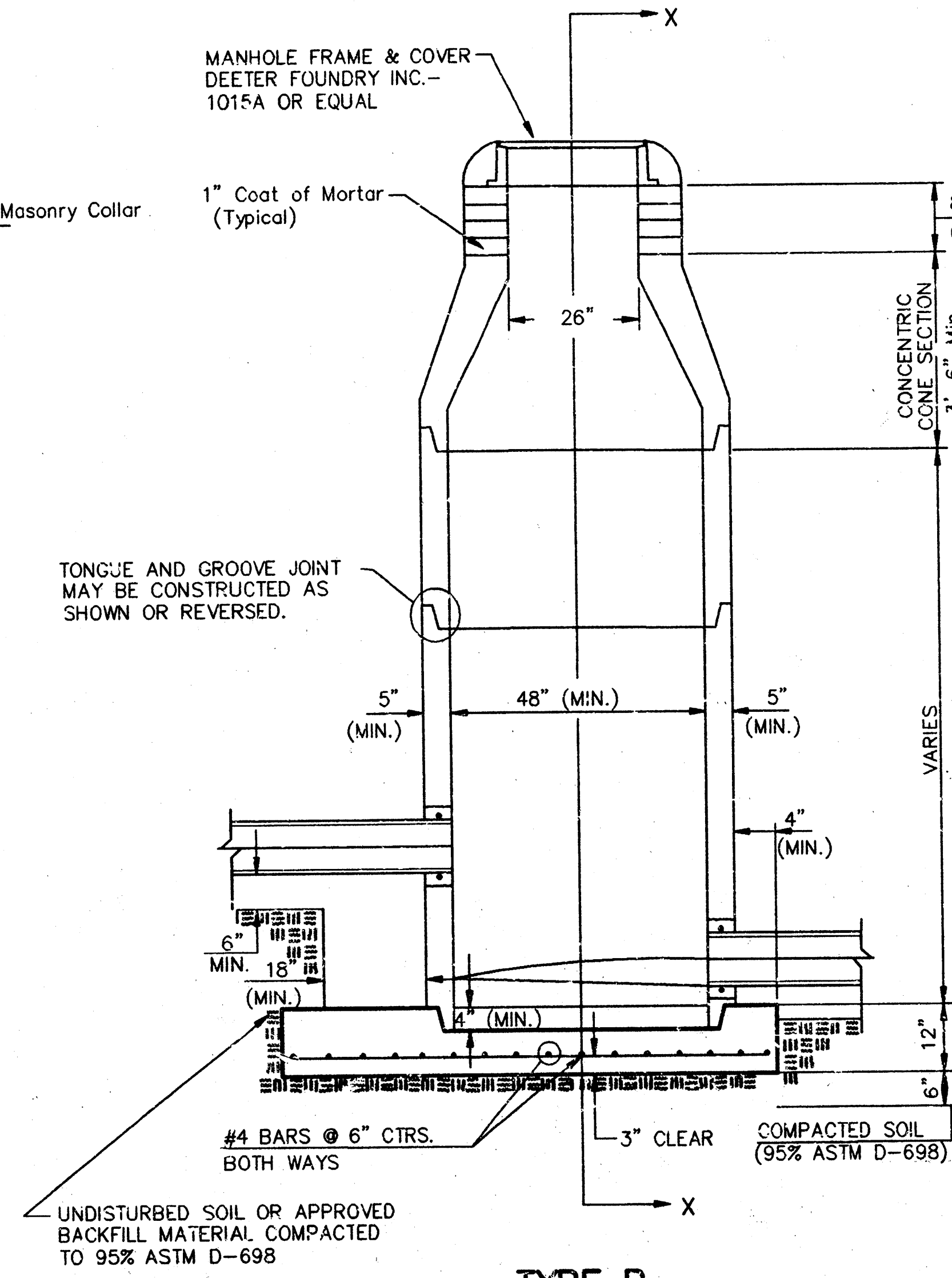


LATERAL 20, MAIN 1, COWSKIN INTERCEPTOR			
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BAUGHMAN COMPANY P. A. ENGINEERING & SURVEYING 316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER 468-76-245-82263-000-001			
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SHEET 7 OF 9			DATE 25 NOV 92

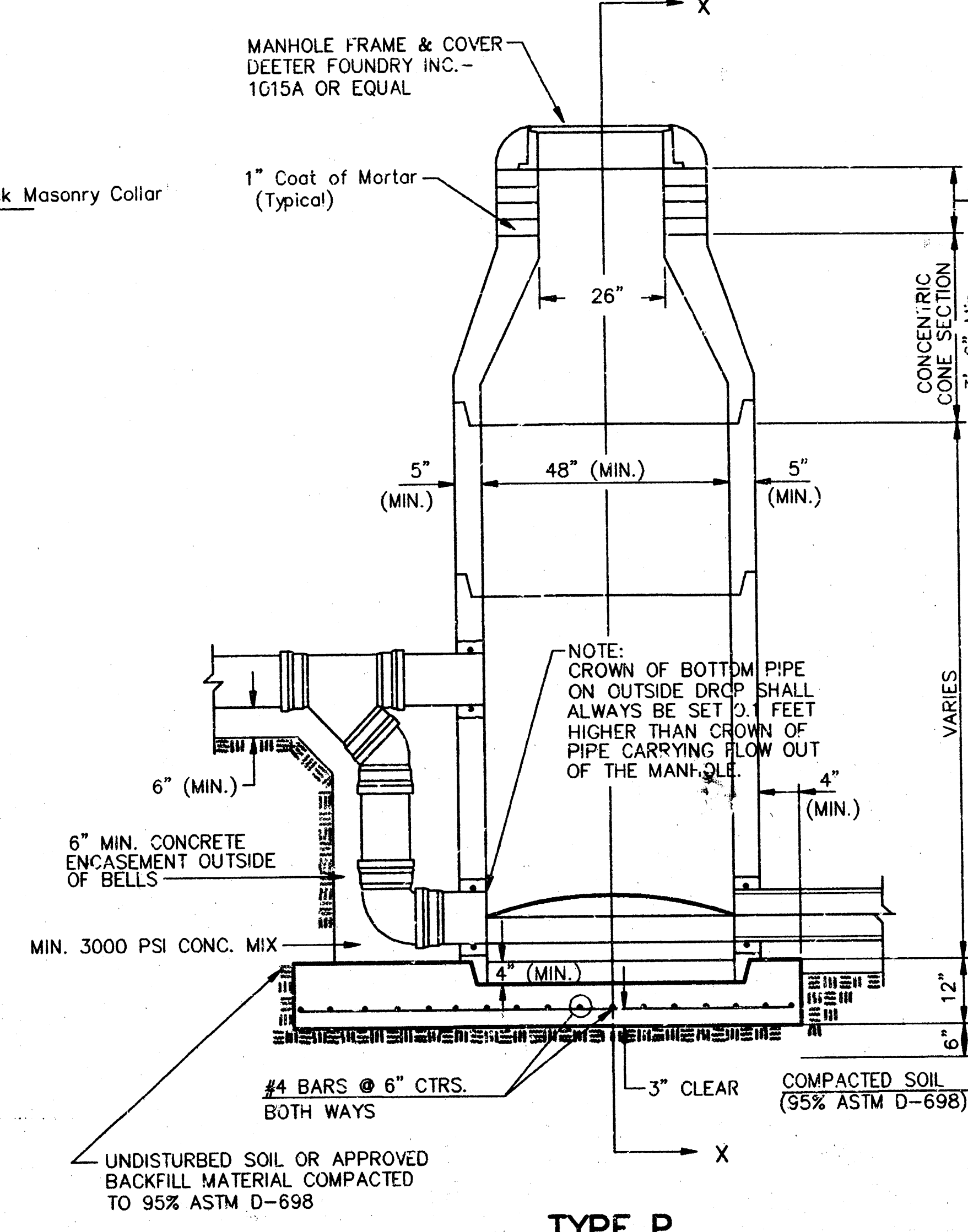
SEWER APPURTENANCES DETAILS



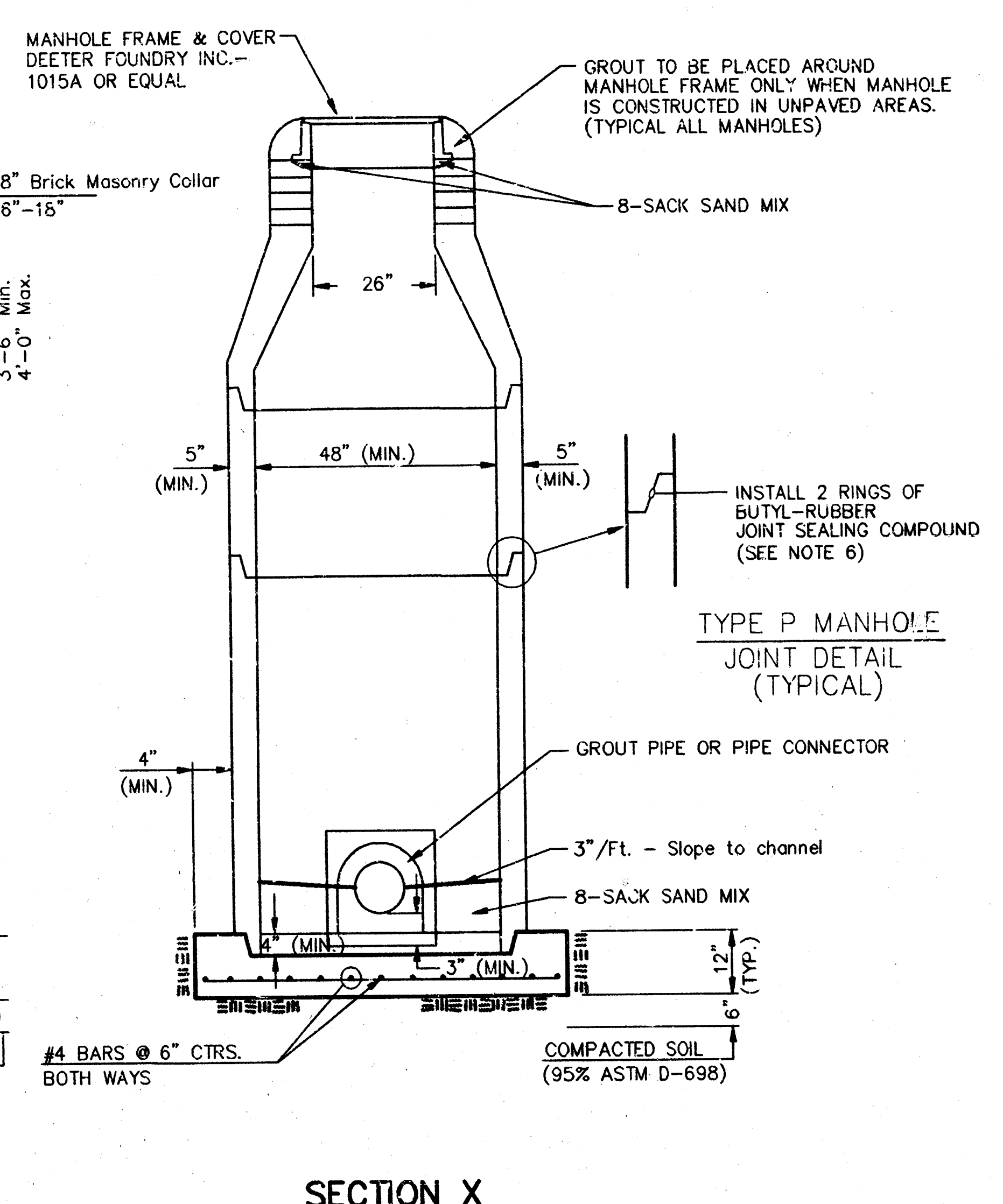
**TYPE P
STANDARD MANHOLE**



**TYPE P
INSIDE DROP MANHOLE**



**TYPE P
OUTSIDE DROP MANHOLE**



**SECTION X
(TYPICAL)**

GENERAL NOTES PRECAST MANHOLE NOTES

- ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
- NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
- APPROVED FLEXIBLE WATERSTOP GASKETS SHALL BE INSTALLED TO JOIN THE SEWER TO THE MANHOLE WALL WHEN A.B.S. COMPOSITE PIPE OR P.V.C. PIPE IS USED. FOR OTHER TYPES OF PIPE THE SEWER PIPE SHALL BE GROUTED IN PLACE WITH NON-SHRINK GROUT. THE SEWER PIPE SHALL BE SUPPORTED WITH CONCRETE ENCASEMENT A MINIMUM OF 3 FEET FROM THE MANHOLE WALL AND TO THE FIRST JOINT FOR V.C.P. SUCH THAT THE JOINT REMAINS FLEXIBLE.
- ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS TNEC SERIES 66 HI-BUILD EPOXY, DRY THICKNESS OF 8 MILS (MIN.)
- EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 638 BITUMINOUS COATING.
- JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
- PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
- TOP OF MANHOLE FLOOR SLAB SHALL BE AT LEAST 3 INCHES BELOW THE FLOW LINE OF THE OUTLET PIPE TO INSURE SUFFICIENT MINIMUM THICKNESS OF SHAPED INVERT.
- LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
- MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 8 SACKS OF CEMENT PER CUBIC YARD. CONCRETE USED IN MANHOLE BASES SHALL CONFORM TO THE REQUIREMENTS OF CONCRETE FOR CONCRETE PAVING CONSTRUCTION AS SPECIFIED IN THE CITY STANDARD PAVING SPECIFICATIONS USING CITY CONCRETE PAVEMENT MIX WITHOUT AIR ENTRAINING ADMIXTURE. MORTAR SHALL BE PLACED AROUND THE MANHOLE RING AS SHOWN ON THE DRAWINGS WHEN MANHOLES ARE CONSTRUCTED IN UNPAVED AREAS. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE SMALLER THAN 24" SHALL HAVE AN INSIDE DIAMETER OF 4". MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE 24" OR LARGER SHALL HAVE AN INSIDE DIAMETER OF 5". COMPLETED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.

- REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO. 4 BARS PLACED ON 6" CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED AT LEAST 3" ABOVE THE BOTTOM OF THE MANHOLE BASE. ALL COSTS FOR FURNISHING AND INSTALLING REINFORCING STEEL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.
- OPENINGS SHALL BE CUT INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXISTING MANHOLES. SUCH OPENINGS CUT INTO EXISTING MANHOLES SHALL BE AS SMALL AS PRACTICAL TO FACILITATE INSTALLING AND GROUTING THE NEW PIPE IN PLACE. WATERSTOP GASKETS SHALL BE USED WITH P.V.C. AND A.B.S. COMPOSITE PIPE. THE NEW PIPE SHALL BE GROUTED INTO THE OPENING USING AN APPROVED NON-SHRINK GROUT FOR THE FULL MANHOLE WALL THICKNESS. THE EXTERIOR OF THE COMPLETED CONNECTION SHALL BE SEALED WITH AN APPROVED BITUMINOUS COATING SUCH THAT THE CONNECTION WILL BE WATER TIGHT. FLOOR OF MANHOLE SHALL BE MODIFIED TO FORM NEW FLOW CHANNEL FOR THE NEW CONNECTION AS INDICATED BY THE DRAWING. THIS WORK, INCLUDING MODIFICATION OF MANHOLE FLOOR, SHALL BE PAID FOR AT THE UNIT PRICE BID FOR OUTSIDE DROP STACK CONSTRUCTED ON EXISTING MANHOLE.
- THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF-CLEANING AND FREE OF AREAS WHERE SOLIDS COULD BE DEPOSITED AS SEWAGE FLOWS THROUGH THE MANHOLE FROM ALL INLET PIPES TO THE OUTLET PIPE. FLOW CHANNELS SHALL BE FORMED TO MATCH THE BOTTOM HALVES OF THE INFLOWING PIPES AND THE OUTFLOWING PIPE AS SHOWN BY THE DRAWINGS EXCEPT FOR INSIDE DROP MANHOLES. FLOW CHANNELS FOR INSIDE DROP MANHOLES SHALL BE CONSTRUCTED AS INDICATED BY THE DRAWING. MANHOLE FLOORS SHALL HAVE SLOPES OF 3 INCHES PER FOOT IN THE AREAS OUTSIDE OF THE FLOW CHANNELS SLOPED TOWARD THE FLOW CHANNELS. PIPES LAID THROUGH MANHOLES SHALL HAVE THE TOP HALF REMOVED TO NEAT LINES FOR THE FULL INSIDE DIAMETER OF THE MANHOLE. MANHOLE FLOORS SHALL THEN BE SHAPED AROUND THE BOTTOM HALF OF THE PIPE WHICH FORMS THE FLOW CHANNEL.
- PIPES INSTALLED WITHIN THE EXCAVATION MADE FOR THE MANHOLE SHALL BE CRADLED WITH CONCRETE TO THE LIMITS OF THE MANHOLE EXCAVATION. WHEN CLAY PIPE IS USED, THE CRADLE SHALL EXTEND TO THE FIRST JOINT OUTSIDE THE MANHOLE. THE CRADLE SHALL BE TERMINATED AT THE CLAY PIPE JOINT IN A MANNER WHICH WILL MAINTAIN THE FLEXIBILITY OF THE JOINT. COST OF CRADLE WITHIN MANHOLE EXCAVATION OR TO CLAY PIPE JOINTS ADJACENT TO MANHOLE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.

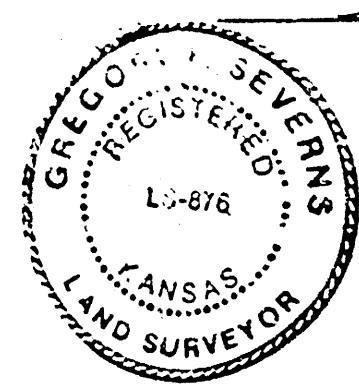
- MANHOLE COVER CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE STANDARD SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWING.
- THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 2' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES LARGER THAN 12". THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.
- STANDARD MANHOLES AND STANDARD INSIDE DROP MANHOLES SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.
- A BRICK MASONRY COLLAR SHALL BE INSTALLED BETWEEN THE CAST IRON FRAME AND THE CONCENTRIC CONE. THE COLLAR WILL HAVE 8" WALLS AND A VERTICAL HEIGHT OF 6" MINIMUM AND 18" MAXIMUM. A 1" COAT OF MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR. THE USE OF PRE-CAST CONCRETE SPACERS FOR MANHOLE TOP ADJUSTMENT IS ALSO ALLOWED.

CITY OF WICHITA, KANSAS STANDARD MANHOLE DETAILS SEWER APPURTENANCES DETAILS

BAUGHMAN COMPANY P. A.				REV.
ENGINEERING & SURVEYING				
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211				
PROJECT NUMBER				SHEET
468-76-245-82263-000-000-001				8
DESIGN	DRAWN	APPROVED	DATE	SCALE
				9

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County and state do hereby certify that we have surveyed
and platted "BREEZY POINTE 2ND ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as follows: That part of the
SE 1/4 of Sec. 24, Twp 27-S, R-2-W of the 6th P.M., Sedgwick
County, Kansas, described as commencing at the S.E. Corner thereof;
thence N00°00'12"W, along the east line of said SE 1/4, 1558.13 feet
for a place of beginning; thence S89°59'48"W, 449.65 feet; thence
S00°00'12"E, 279.23 feet; thence S89°59'48"W, 505.54 feet;
thence N38°34'29"W, 205.40 feet; thence N00°00'12"W, 100 feet;
thence S89°59'48"W, 130 feet; thence N00°00'12"W, 12.60 feet;
thence S89°59'48"W, 965.55 feet; thence S14°01'32"W, 41.95 feet;
thence S16°29'35"E, 66.52 feet; thence S89°06'41"W, 406.72 feet
to the west line of said SE 1/4; thence N00°15'14"W, along the west
line of said SE 1/4, 885.88 feet to the N.W. Corner of said SE 1/4;
thence S89°06'41"E, along the north line of said SE 1/4, 2582.15 feet
to the N.E. Corner of said SE 1/4; thence S00°00'12"E, along the
east line of said SE 1/4, 1083.16 feet to the place of beginning.
Existing public easements and dedications being vacated by
virtue of K.S.A. 12-512(b).

Date 11-2-92



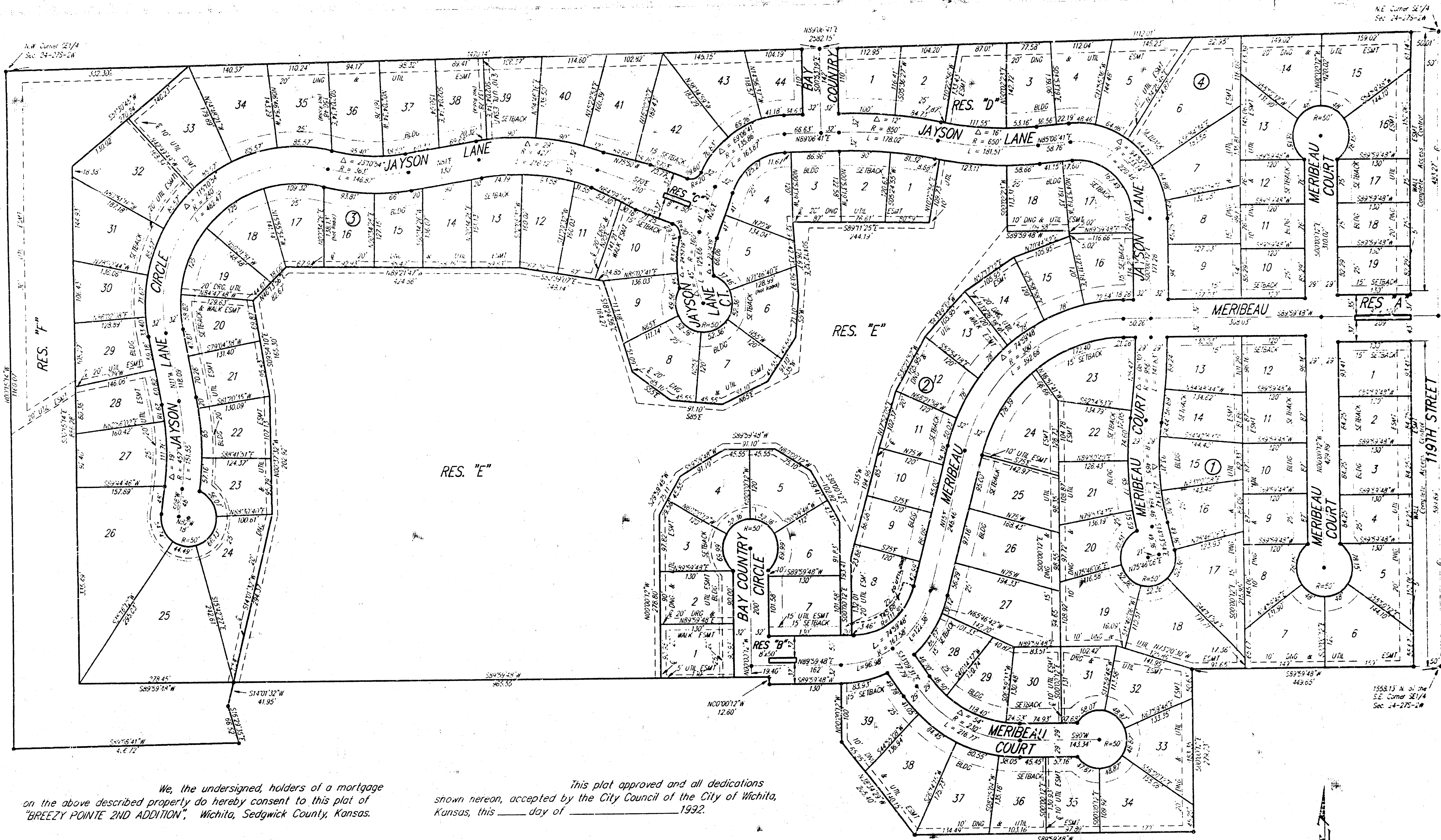
Baughman Company, P.A.
Gregory F. Severns, Surveyor

Know all men by these presents that we, the
undersigned, have caused the land described in the surveyors certificate
to be platted into Lots, Blocks, Streets and Reserves to be known as
"BREEZY POINTE 2ND ADDITION", Wichita, Sedgwick County, Kansas.
Reserves "A", "B", and "C" are hereby reserved for entry monuments,
landscaping and for street and utility purposes. Reserves "D", "E",
and "F" are hereby reserved for floodway, lakes, drainage purposes,
landscaping and pedestrian improvements. Reserves "A", "B", "C", "D",
"E" and "F" shall be owned and maintained by the homeowners associa-
tion for the addition. The floodway easements are hereby reserved for
floodway purposes and shall be the responsibility of the homeowners
association until such time as the appropriate governing body elects
to assume the responsibility for maintenance and improvements of the
drainage. No buildings shall be constructed on or within said flood-
way; nor shall any fill, change of grade, creation of channel or other
work be carried on without the permission of said appropriate govern-
ing body. With such permission of said appropriate governing body,
additional improvements and/or activities may be permitted within said
floodway. The utility easements are hereby granted for the construc-
tion and maintenance of all public utilities. The drainage easements
are hereby granted for drainage purposes. The drainage and utility
easements are hereby granted as indicated for drainage purposes and
for the construction and maintenance of all public utilities. The
wall easement is hereby granted for construction and maintenance of
the private wall, utilities may cross the wall easement. The wall
easements are hereby granted for pedestrian access. The streets are
hereby dedicated to and for the use of the public. All abutters
rights of access to or from 119th Street over and across the east line
of Lots 1, 2, 3, 4, 5, and 6, Blk. 1, and the east line of Lots 15,
16, 17, 18, and 19, Blk. 4, are hereby granted to the City of Wichita,
Kansas. The Minimum Building Pad Elevations for the lowest opening to
the structures are as shown on the accompanying plat.

Last Creek, Inc.
Jay W. Russell, President

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 11th day of November, 1992, by Jay W.
Russell, President of Last Creek, Inc., on behalf of the corporation.

My App't. Exp. _____ Notary Public



We, the undersigned, holders of a mortgage
on the above described property do hereby consent to this plat of
"BREEZY POINTE 2ND ADDITION", Wichita, Sedgwick County, Kansas.

1st. National Bank in Wichita
Roger E. Eastwood, Vice-President

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 11th day of November, 1992, by Roger E.
Eastwood, Vice-President of 1st National Bank in Wichita, on behalf
of the corporation.

My App't. Exp. _____ Notary Public

This plat of "BREEZY POINTE 2ND ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Com-
mission.
Dated this 11th day of November, 1992.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Christopher J. Goebel, Chairman
Marvin S. Kroul, Secretary

This plat approved and all dedications
shown hereon, accepted by the City Council of the City of Wichita,
Kansas, this 11th day of November, 1992.

Frank Ojile, Mayor
Pot Burnett, Deputy City Clerk
Entered on transfer record this 11th day of November, 1992.
Don Wright, County Clerk

State of Kansas) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this 11th day
of November, 1992, at _____ o'clock _____ M., and is duly re-
corded.

Pat Kettler, Register of Deeds
Ed Resa, Deputy

MINIMUM BUILDING PAD ELEVATIONS
FOR LOWEST OPENING OF STRUCTURE

Lot & Block	City Datum	M.S.L.
1, 2, 3, 4 - Blk. 2	137.6	1325
8, 9, 10, 11, 12, 13, 14, 15, 16		
17, 18, 19, 20, 21, 22, 23, 24		
25, 26, 27, 28 - Blk. 3		
29, 30, 31 - Blk. 3	138.6	1326
32 - Blk. 3	139.6	1327
33, 34, 35, 36, 37, 38, 39, 40	140.6	1328
- Blk. 3		
5, 6, 7, 8, 9, 10, 11, 12, 13, 14	141.6	1331
15, 16, 17, 18 - Blk. 2		
1, 2, 3, 4, 5, 6, 7 - Blk. 3		
2, 3 - Blk. 4	146.6	1334

Note:
No building permits are to be issued for any lots within "BREEZY
POINTE 2ND ADDITION", unless the lowest floor can be constructed
at or above the BFE or unless the City of Wichita has received a
letter of Map Revision from the Federal Emergency Management
Agency which will then allow buildings to be constructed at the
Lowest Opening as specified above.

BREEZY POINTE 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS.