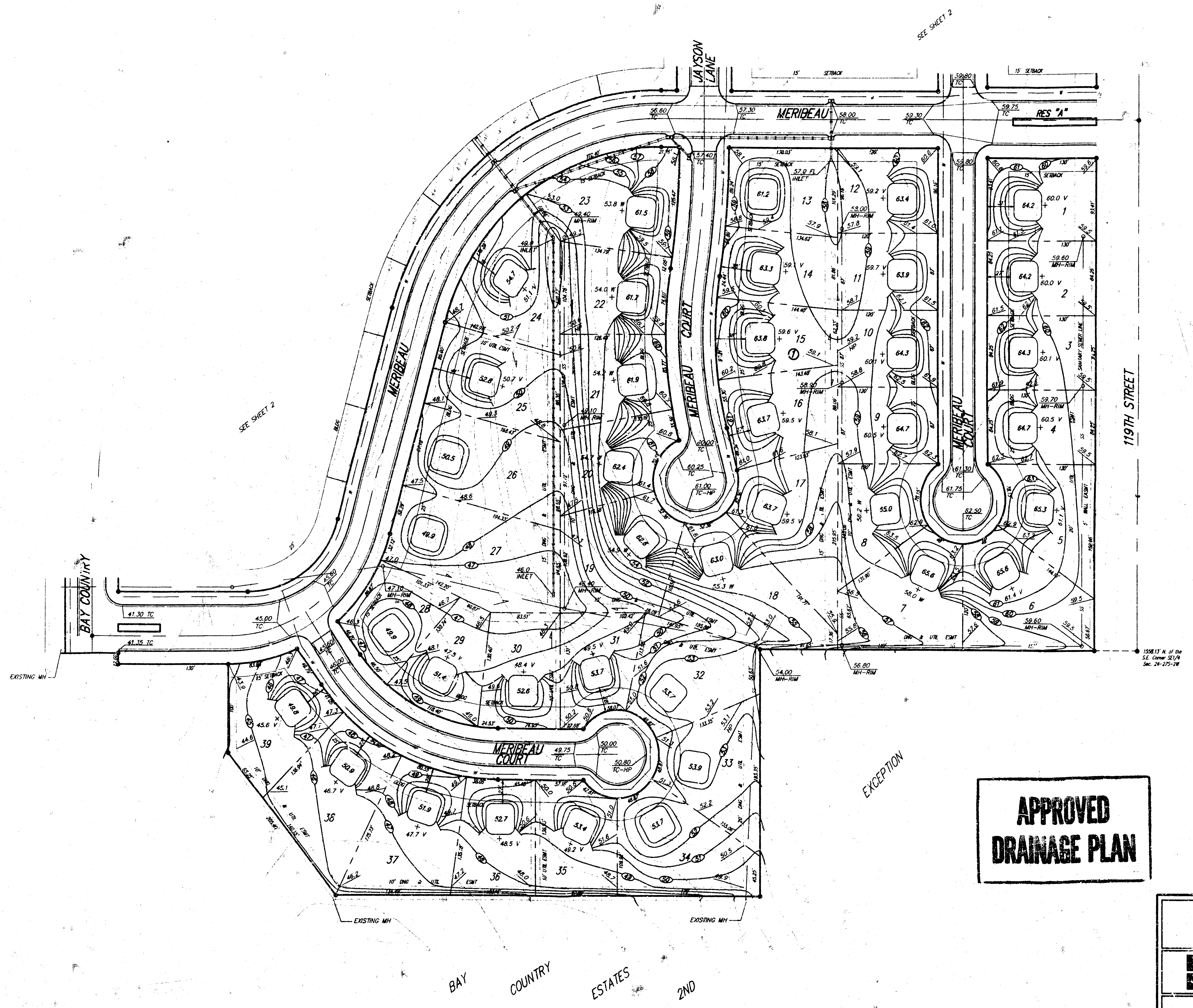


Scale: 1" = 60'

● = iron

APPROVED DRAINAGE PLAN

BENCH MARK:

City Disk 40' E and 46' S of centerline
intersection at Central Avenue and
119th Street West
Elev = 1344.33 MSL Datum
Elev = 156.93 City Datum

NOTE:

Proposed minimum garage floor elevations are shown on plans. Contractor to set finish floor elevation.

All street elevations shown on plans are for top of curb (full height).

Contour elevations shown are for graphic representation of drainage concept. Spot elevations shall take precedence over contour lines.

Setback distances shown beyond the platted 25' building setback line are shown for garage locations so that the driveway slope does not exceed 10%.

MINIMUM BUILDING PAD ELEVATIONS
FOR LOWEST OPENING OF STRUCTURE

Lot & Block	Elevation	
	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 - BLK 3	140.6	1328
5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 - BLK 2	143.6	1331
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
LOT GRADING PLAN

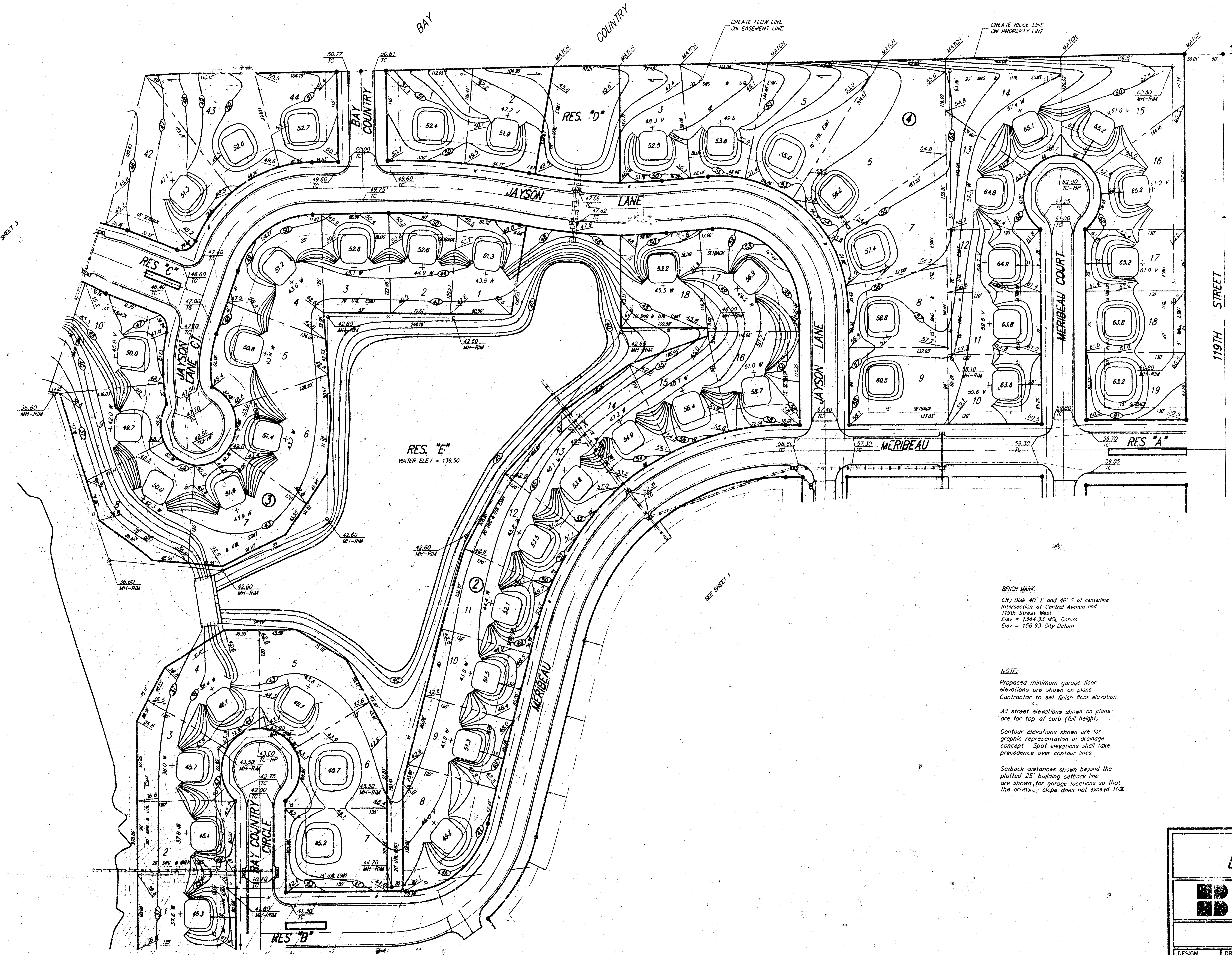
BAUGHMAN COMPANY P. A.
ENGINEERING & SURVEYING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER

DESIGN	DRAWN	APPROVED	DATE	SCALE	SHEET
B.A.M.	KATIE		1-13-93	1" = 60'	1 OF 3

[illegible]-11-1462

BREEZY\GRADE


BAY COUNTRY
JAYSON LANE
JAYSON LANE CT.
BAY COUNTRY
MERIBEAU COURT
119TH STREET
MERIBEAU
BAY COUNTRY CIRCLE
RES. "A"
RES. "B"
RES. "C"
RES. "D"
RES. "E"
WATER ELEV = 139.50
CREATE FLOW LINE ON EASEMENT LINE
CREATE RIDGE LINE ON PROPERTY LINE
MATCH
N.E. Corner SE1/4 Sec. 24-27S-2W
SEE SHEET 3
SEE SHEET 1
②
③
④

SCALE 1" = 60'

● = IRON

BENCH MARK:

City Disk 40' E and 46' S of centerline
Intersection at Central Avenue and
119th Street West
Elev = 1344.33 MSL Datum
Elev = 156.93 City Datum

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MINIMUM BUILDING PAD ELEVATIONS
FOR LOWEST OPENING OF STRUCTURE

Lot & Block	Elevation	
	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 – BLK 3	140.6	1328
5, 6, 7, 8, 9, 10, 11, 12, 13, 14 15, 16, 17, 18 – BLK 2	143.6	1331
1, 2, 3, 4, 5, 6, 7 – BLK 3		
2, 3 – BLK 4	146.6	1334

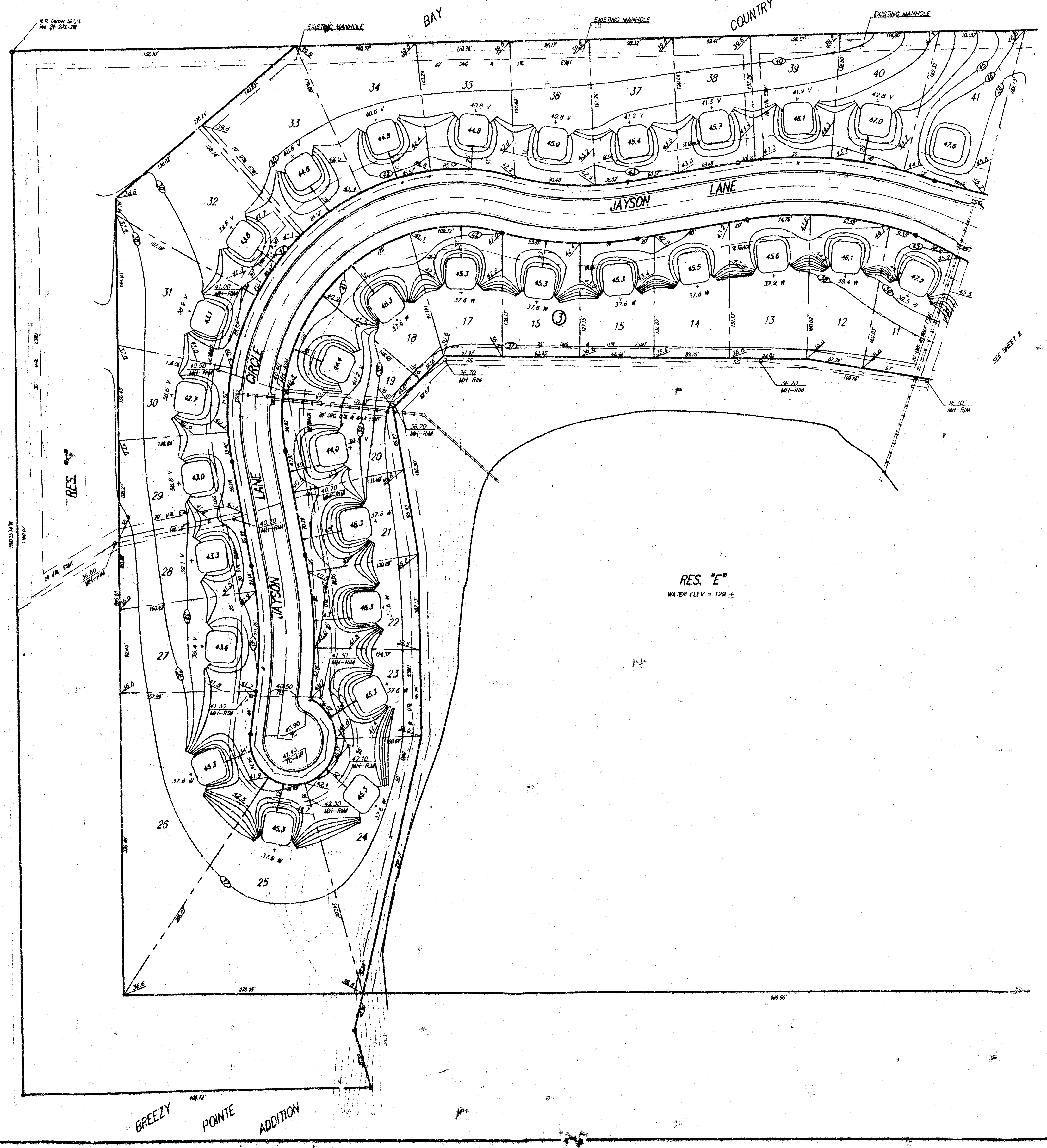
Note:
No building permits are to be issued for any lots within "BREEZY POINTE 2ND ADDITION", unless the lowest floor can be constructed at or above the BFE or unless the City of Wichita has received a Letter of Map Revision from The Federal Emergency Management Agency which will then allow buildings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

BREEZY POINTE 2ND ADDITION
LOT GRADING PLAN

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

PROJECT NUMBER					SHEET 2 OF 3
DESIGN B.A.M.	DRAWN KATIE	APPROVED	DATE 1-13-93	SCALE 1" = 60'	

BREEZY\GRADE


BAY
COUNTRY
EXISTING MANHOLE
EXISTING MANHOLE
EXISTING MANHOLE
JAYSON LANE
CIRCLE
LANE
JAYSON
RES. "F"
RES. "E"
WATER ELEV = 129 ±
SEE SHEET 2
BREEZY POINTE ADDITION
36.70 MH-RIM
41.00 MH-RIM
40.50 MH-RIM
40.70 MH-RIM
41.30 MH-RIM
41.50 MH-RIM
42.10 MH-RIM
42.30 MH-RIM
36.60 MH-RIM
11
12
13
14
15
16
17
18
19
20
21
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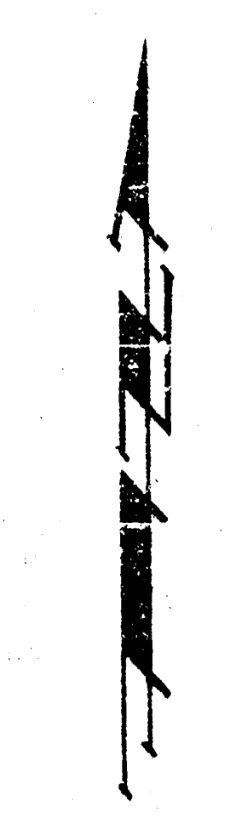

SCALE: 1" = 60'

. = IRON

BENCH MARK:

City Disk 40' E and 46' S of centerline
Intersection at Central Avenue and
119th Street West
Elev = 1344.33 MSL Datum
Elev = 156.93 City Datum

NOTE:

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MINIMUM BUILDING PAD ELEVATIONS
FOR LOWEST OPENING OF STRUCTURE

Lot & Block	Elevation	
	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 – BLK 3	140.6	1328
5, 6, 7, 8, 9, 10, 11, 12, 13, 14 15, 16, 17, 18 – BLK 2	143.6	1331
1, 2, 3, 4, 5, 6, 7 BLK 3		
2, 3 – BLK 4	146.6	1334

Note:
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BREEZY POINTE 2ND ADDITION
LOT GRADING PLAN

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

PROJECT NUMBER					SHEET 3 OF 3
DESIGN	DRAWN	APPROVED	DATE	SCALE	
B.A.M.	KATIE		1-13-93	1" = 60'	

92-11-1962

BREEZY\GRADE3

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid 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 SE1/4 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 SE1/4, 1558.13 feet for a place of beginning; thence S89°59'48"W, 449.55 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 SE1/4; thence N00°15'14"W, along the west line of said SE1/4, 885.88 feet to the N.W. Corner of said SE1/4; thence 89°06'41"E, along the north line of said SE1/4 2582.15 feet to the N.E. Corner of said SE1/4; thence S00°00'12"E, along the east line of said SE1/4, 1083.16 feet to the place of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12–512(b).

Baughman Company, P.A.

Date ______

______________ Surveyor
Mark A. Savoy

Know all men by these presents that we, the undersigned, have 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" and "B" are hereby reserved for entry monuments, landscaping and for street and utility puposes. Reserves "C", "D", and "E" are hereby reserved for floodway and drainage purposed, landscaping and sidewalks. Resrves "A", "B", "C", "D", and "E" shall be owned and maintained by the homeowners association for the addition. The utility esaements are hereby granted for the construction 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 construction and maintenance of all public utilities. 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 Lots 1, 2, 3, 4, 5, and 6, Blk 1, and Lots 15, 16, 17, 18, and 19, Blk 4, and hereby granted to the City of Wichita, Kansas. Minimum Building Pad Elevations for the lowest opening to the structures are as shown on the accompanying plat.

Lost Creek, Inc.

______________, President
Jay W. Russell

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this ____ day of ______________ 1992, by Jay W. Russell, President of Lost Creek, Inc., on behalf of the corporation.

______________ Notary Public

My App't. Exp. ______

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.

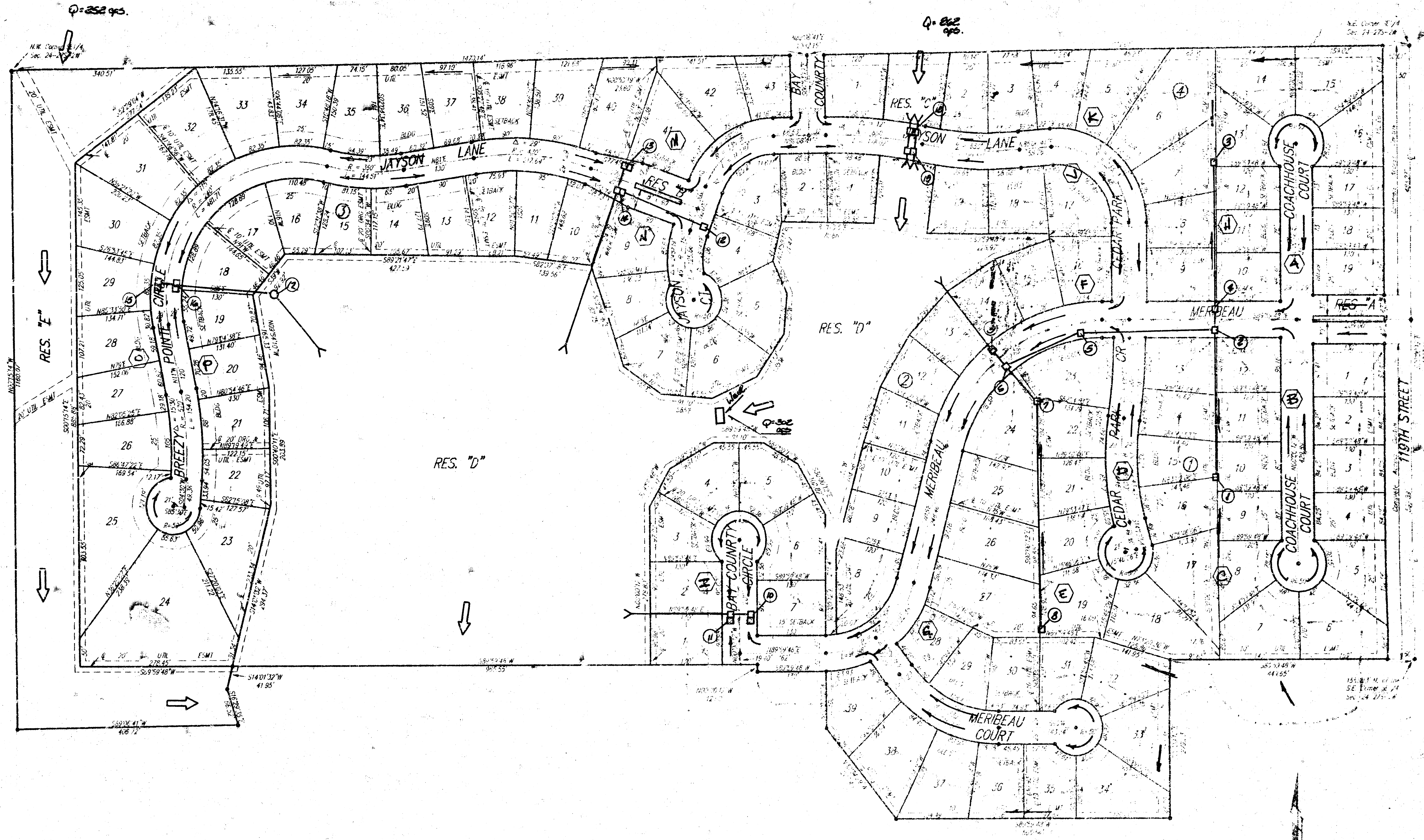
1st. National Bank in Wichita

______________ Vice–President
Roger E. Eastwood

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this ____ day of ______________ 1992, by Roger E. Eastwood, Vice-Presidentof 1st National Bank in Wichita, on behalf of the corporation.

______________ Notary Public

My App't. Exp. ______



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 Commission.

Dated this ____ day of ______________ 1992.
Wichita–Sedgwick County Metropolitan Area Planning Commission

______________ Chairman
Christopher J. Goebel

______________ Secretary
Marvin S. Krout

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

______________ Mayor
Bob Knight

______________ Deputy City Clerk
Pat Burnett

Entered on transfer record this ____ day of ______________ 1992.

______________ County Clerk
Don Wright

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of ______________ 1992, at ____ o'clock ___M, and is duly recorded.

______________ Register of Deeds
Pat Kettler

______________ Deputy
Ed Resa

BREEZY POINTE 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

DRAINAGE PLAN