

GREGORY J. ALLISON  
LICENSED PROFESSIONAL ENGINEER  
KANSAS  
11159  
7/11/13

# SANITARY SEWER TO SERVE FOLIAGE CENTER ADDITION

PROJECT NO. 2172PPS

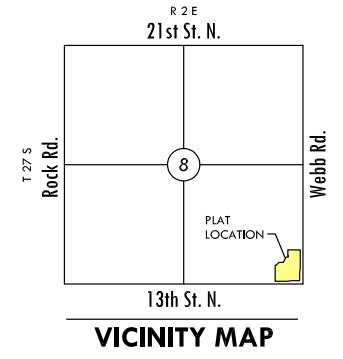
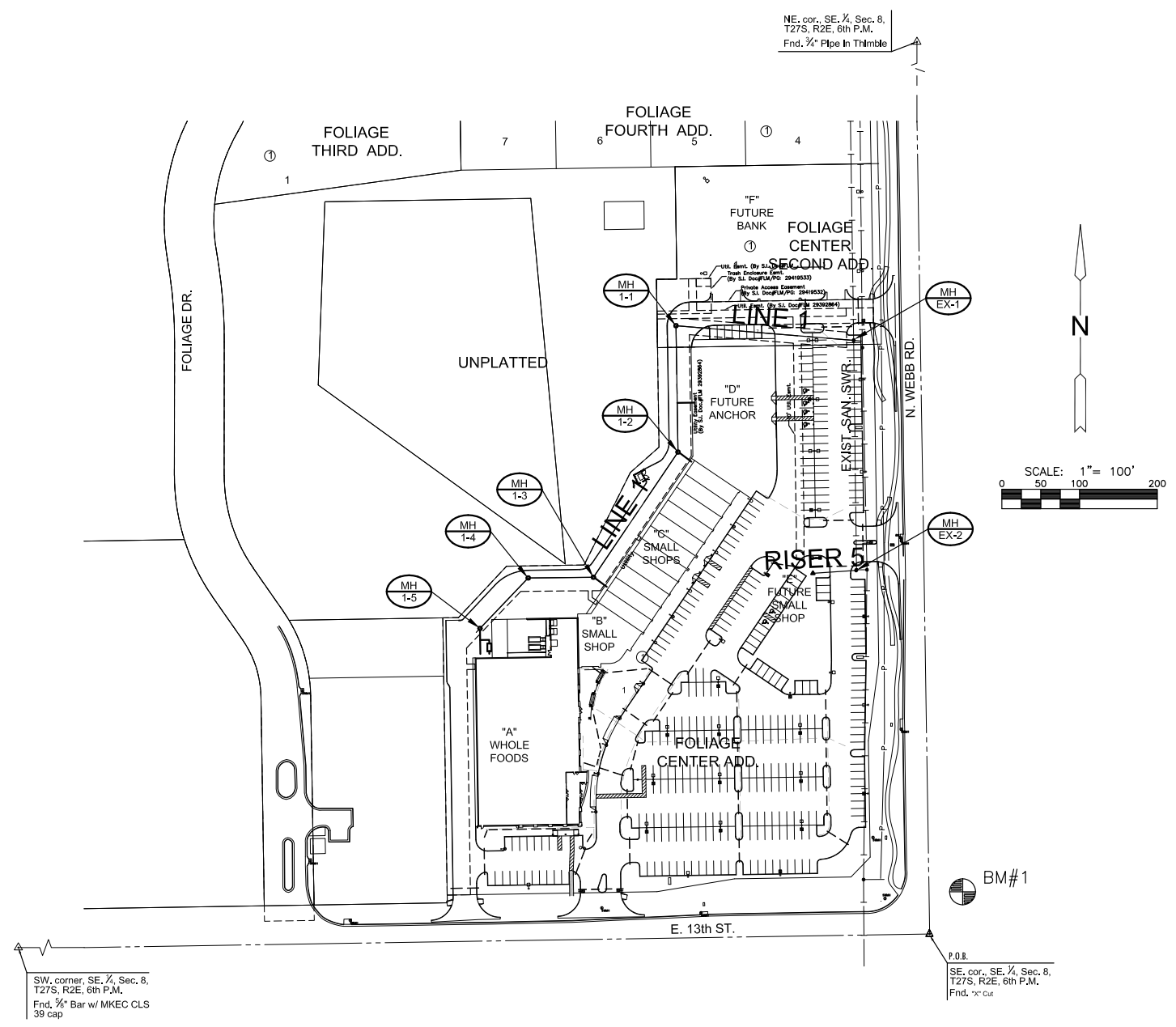
THE CITY OF WICHITA, KANSAS  
GARY JANZEN, P.E. - CITY ENGINEER

OCA NO. 607861

T. Mason - City of Wichita, Inspector  
Release Date: 9/2/2014  
:APRosas 9/4/2014

## GENERAL NOTES

- UNLESS SHOWN OR STATED OTHERWISE ON THESE DRAWINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WICHITA STANDARD SPECIFICATIONS.
- SUBCONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF SEVENTY-TWO (72) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:  
  
KANSAS ONE-CALL 800-344-7233  
OR LOCAL (WICHITA) 316-687-2470  
  
THE SUBCONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:  
  
SBC (TELEPHONE) 800-870-8390  
COX COMMUNICATIONS (CABLE) 316-262-0661  
KANSAS GAS SERVICE (GAS) 316-832-3101  
CITY OF WICHITA WATER & SEWER 316-262-6000  
WESTAR (ELECTRIC) 316-261-6512  
AGUILA (GAS) 800-303-0357
- THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE SUBCONTRACTOR 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.
- EXISTING UTILITIES AND THEIR LOCATIONS, AS SHOWN ON THE PLANS REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
- ALL DISPOSAL SITES MUST BE APPROVED BY THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT. MATERIAL EITHER STOCKPILED OR DISPOSED OF IN A FLOOD PLAIN WOULD REQUIRE A KANSAS STATE BOARD OF AGRICULTURE PERMIT. ANY MATERIAL DUMPED IN WATERS OF THE UNITED STATES OR WETLANDS IS SUBJECT TO U.S. CORPS OF ENGINEERS PERMITTING REGULATIONS. ANY MATERIAL BURIED OR STOCKPILED BEYOND APPROVED CONSTRUCTION LIMITS WOULD REQUIRE ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS.
- COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
- A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUND (ONE) MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUNDS SHALL BE CONSTRUCTED WITH A SIX (6) FOOT DIAMETER FLAT TOP WITH 4 TO 1 SIDE SLOPES DOWN TO THE ORIGINAL GROUND. THE ELEVATION OF THE FLAT TOP OF THE MOUND SHALL BE 0.4 FOOT BELOW THE TOP OF THE MANHOLE.
- ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
- CONNECTING TO EXISTING MANHOLES:  
PRIOR TO LAYING SEWER LINES USING EXISTING STUBS IN EXISTING MANHOLES, THE SUBCONTRACTOR SHALL EXPOSE AND VERIFY THE ELEVATION, GRADE AND ALIGNMENT OF EXISTING STUBS AND NOTIFY THE ENGINEER OF ANY DEVIATION FROM THE PLAN. WHERE CONNECTION TO AN EXISTING MANHOLE THAT DOES NOT HAVE AN EXISTING STUB OR THE STUB IS UNUSABLE DUE TO ELEVATION GRADE OR ALIGNMENT, THE SUBCONTRACTOR SHALL BORE CUT INTO EXISTING MANHOLE WALL TO MAKE CONNECTION USING APPROVED WATER STOP GASKET, AND RESHAPE THE EXISTING MANHOLE INVERT TO PROVIDE SMOOTH FLOW. THE COST OF CONNECTING TO EXISTING MANHOLES IS INCIDENTAL TO THE PROJECT.
- TREES AND SHRUBS IN PUBLIC RIGHT-OF-WAY WHICH ARE IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE REMOVED BY THE SUBCONTRACTOR 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.
- ALL DISTURBED AREAS TO BE SEEDED WITH RYE GRASS AT A RATE OF 200 LBS. PER ACRE WITHIN 10 DAYS OF CONSTRUCTION. SUBCONTRACTOR TO PREPARE GROUND PER CITY SPECIFICATIONS. COST IS SUBSIDIARY TO SITE PREPARATION AND RESTORATION.
- WORK DONE UNDER THIS PROJECT IS SUBJECT TO THE CITY OF WICHITA REQUIREMENTS FOR "CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS BY PRIVATE CONTRACT." THE CONTRACTOR SHALL BE FAMILIAR AND COMPLY WITH ALL OF THE REQUIREMENTS, INCLUDING BONDING, INSPECTION, TESTING, NOTIFICATION PROVIDING AS-BUILT DRAWINGS, PAYING FOR ALL NECESSARY CONNECTIONS AND/OR STREET REPAIR FEES AND PROVIDING PIPE MATERIAL AND OTHER CERTIFICATIONS.



## INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-3	DETAILS
4	LINE 1 PLAN & PROFILE
5	RISER 5 PLAN
6-7	FINAL PLATS

## BENCHMARKS

BM#1 Square cut on SW. corner of signal light pole at NE. corner of Webb Rd. and 13th St. Elev.=1373.345 (NGVD 29)

APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA, &  
WICHITA WATER & SEWER DEPARTMENT

San. Swr. Mains (Public Works) *Julianne Kellman 7-16-13*

NOTE TO CONTRACTORS

Public Property:  
Inspection and testing for the sanitary sewer is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita Standard Construction Engineering Practices and certified by a Professional Engineer licensed in the state of Kansas. No work shall be performed in dedicated easements or public rights-of-way by the Contractor without such inspection, nor shall any work be commenced without written authorization by the City Engineer. All construction and materials shall comply with the City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).

**AS-BUILT PLANS - APRIL 2014**  
INSPECTED BY: LARRY SCHALLER/GENE RATH, MKEC ENGINEERING, INC  
CONSTRUCTED BY: PEARSON CONSTRUCTION, LLC  
SUPERINTENDENT: JAMIE RODRIGUEZ

# SANITARY SEWER PLANS FOR FOLIAGE CENTER ADDITION

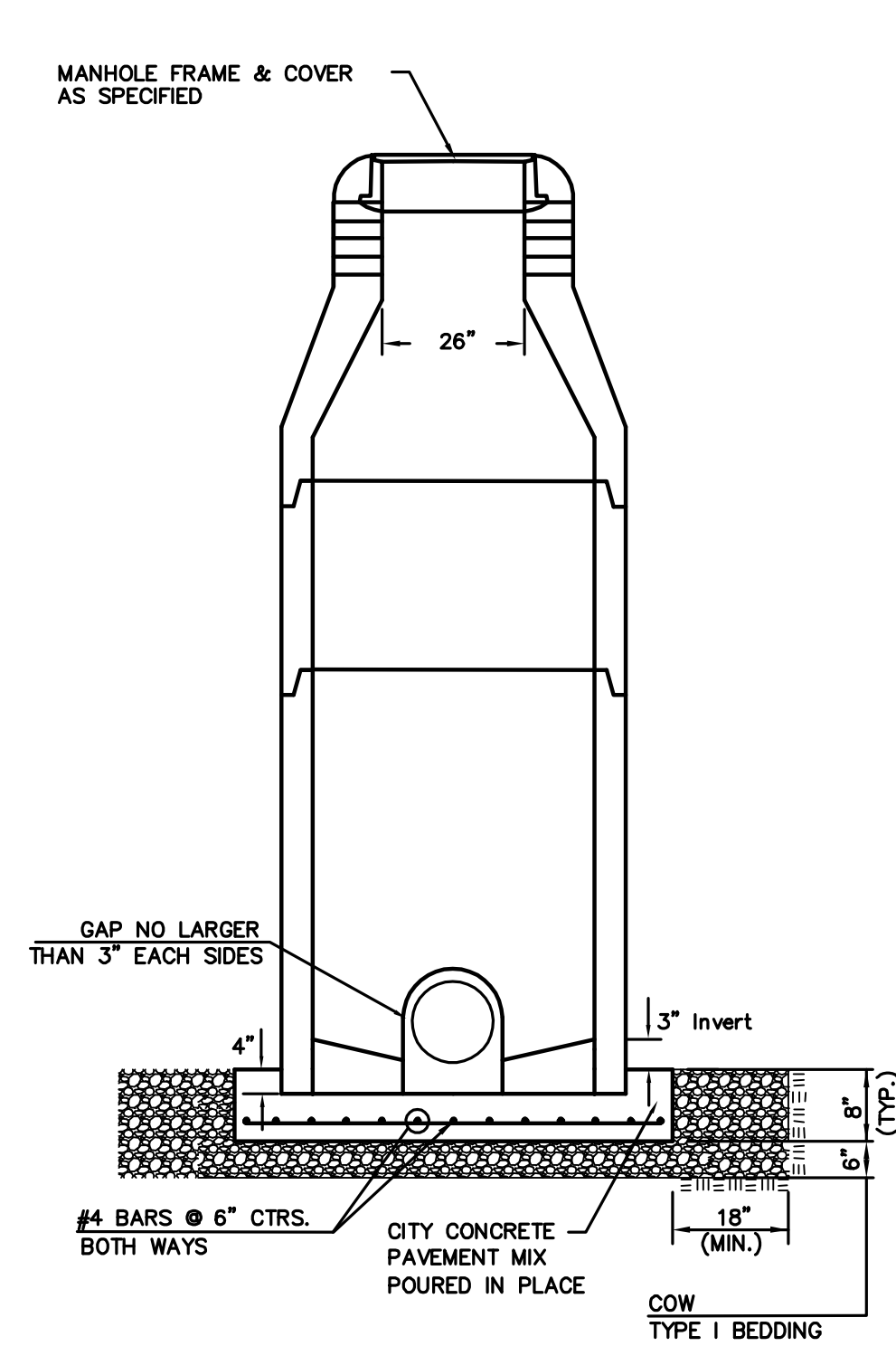
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## TITLE SHEET

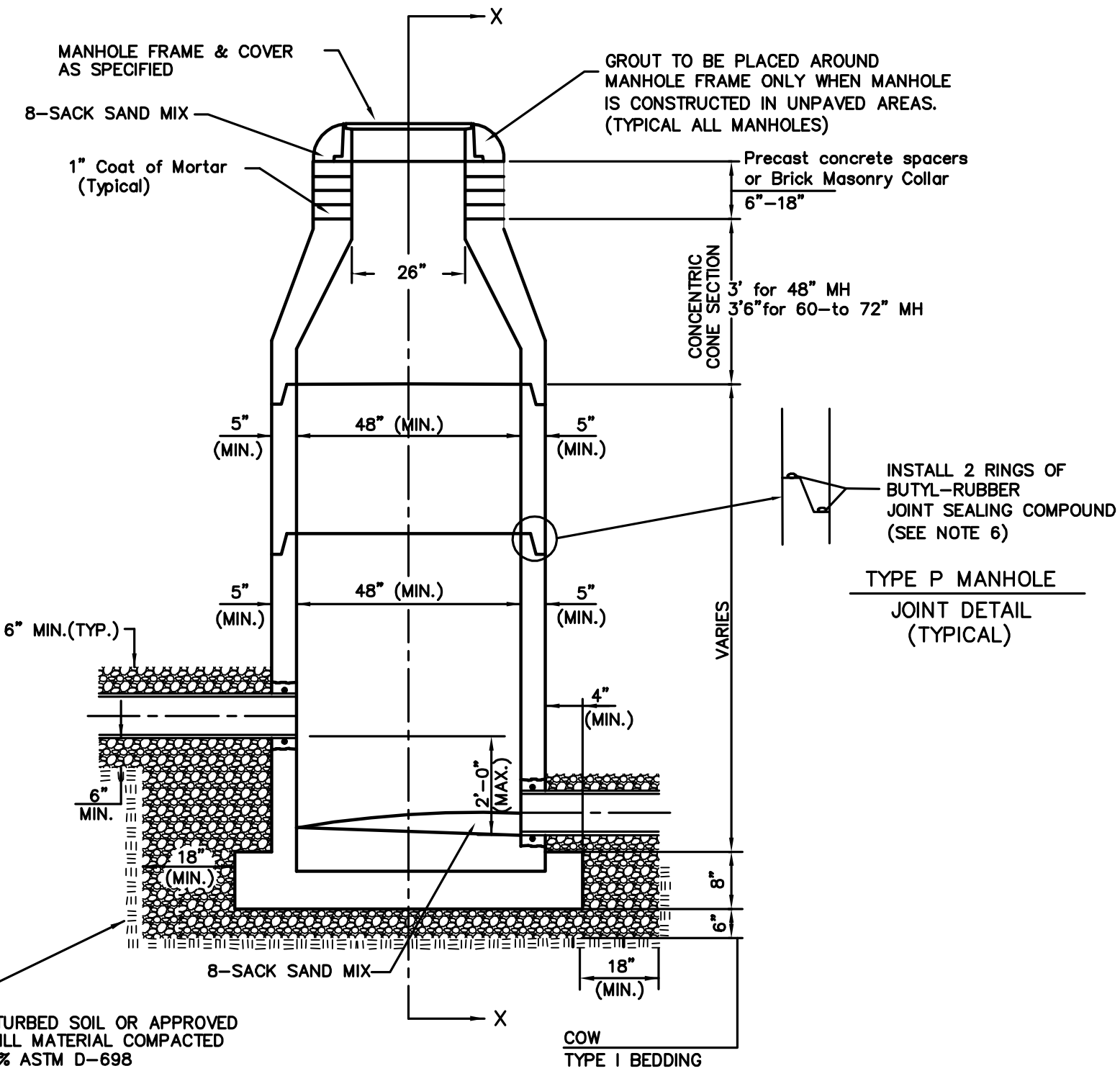
PROJECT NO.	2172PPS
DATE	JUNE 2013
SCALE	1"=100'
DESIGNED	SLF
DRAWN	SPE
CHECKED	GJA
#	---
NO.	REVISION
	DATE

SHEET NO.  
1 OF 7

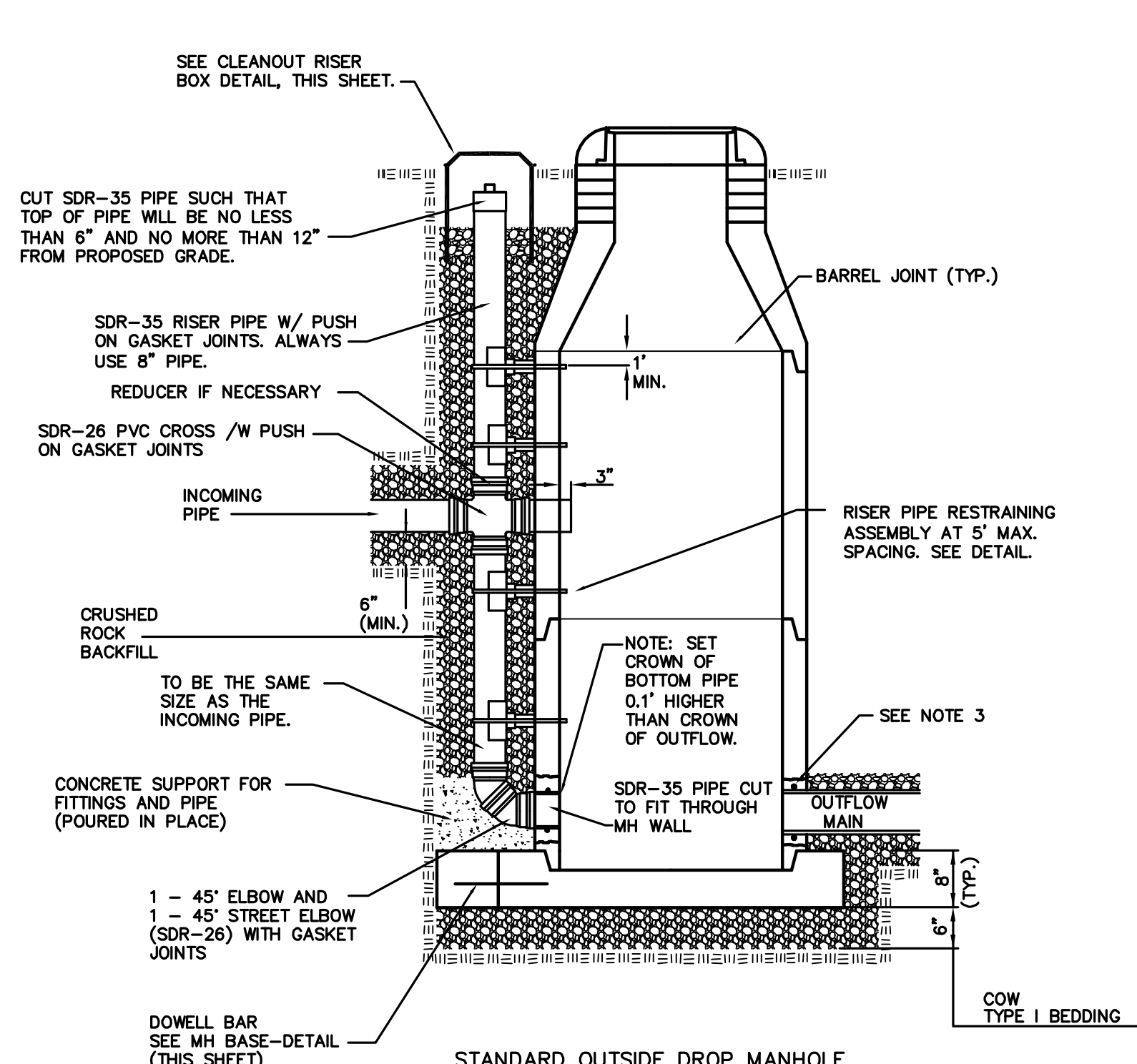




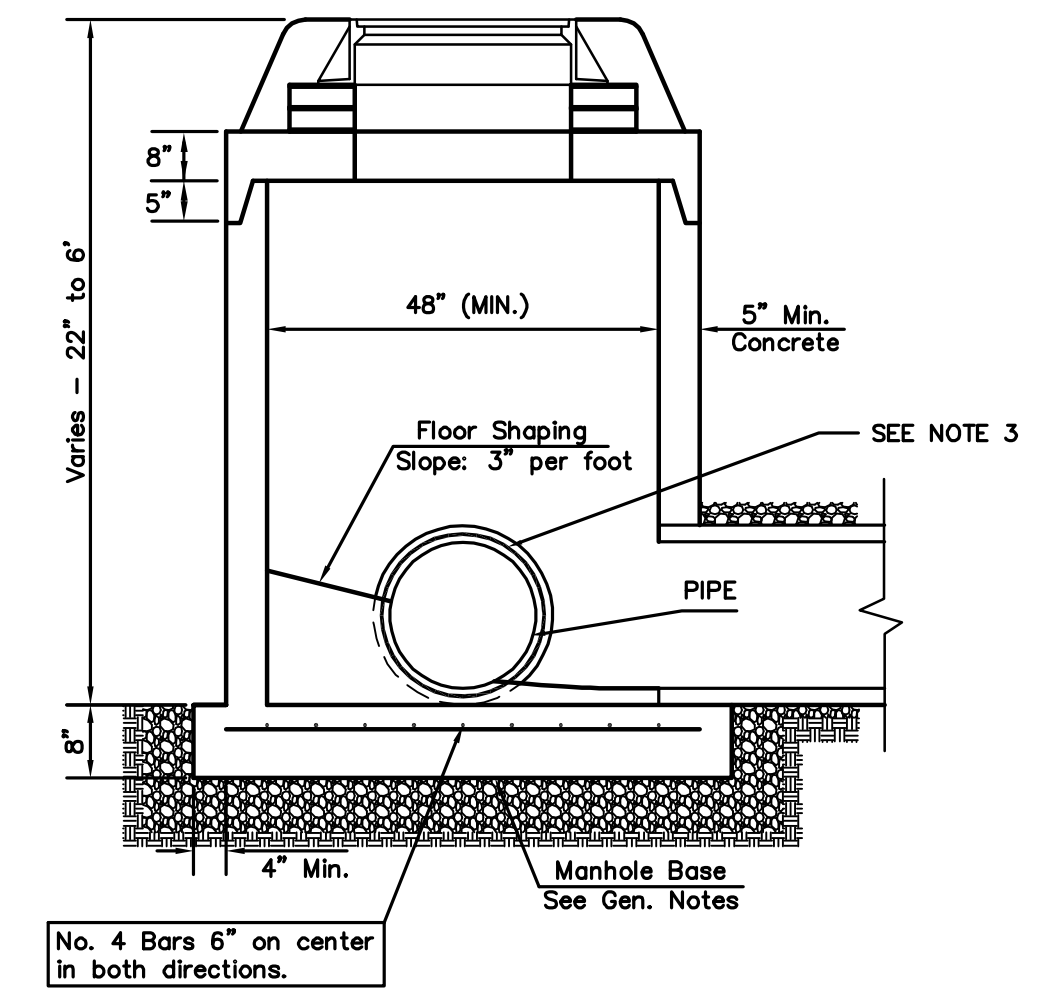
**DOG HOUSE MANHOLE**  
(OVER EXISTING PIPE)  
Not to Scale



**STANDARD MANHOLE**  
Not to Scale



**STANDARD OUTSIDE DROP MANHOLE**  
Not to Scale

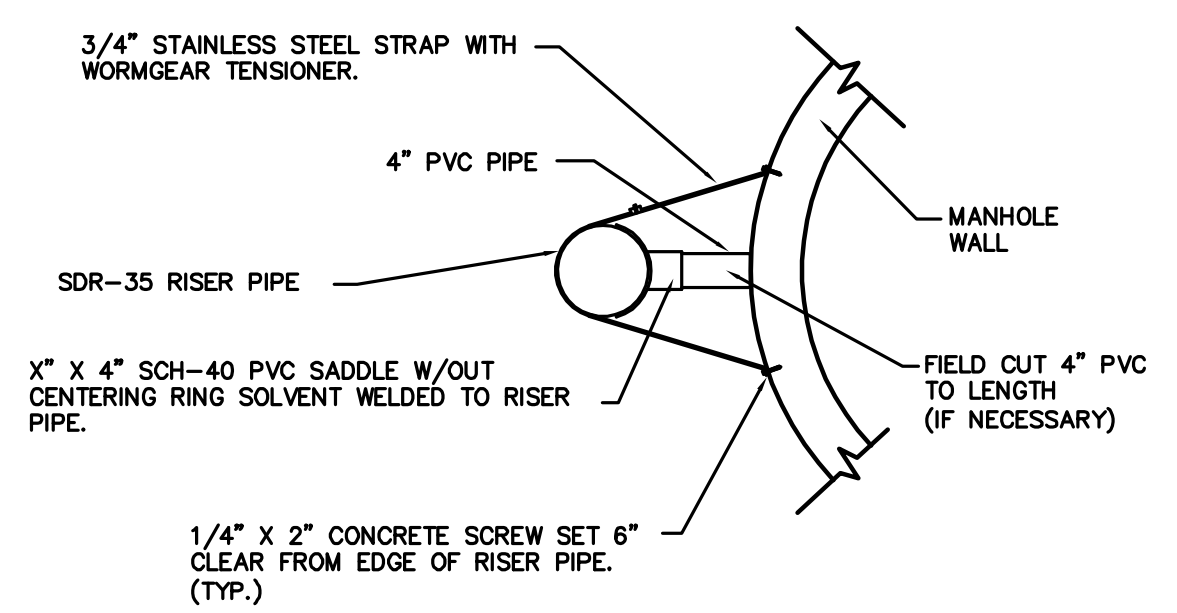


**SHALLOW MANHOLE**  
Not to Scale

= COW TYPE I BEDDING  
 = UNDISTURBED SOIL

**PRECAST MANHOLE GENERAL NOTES**

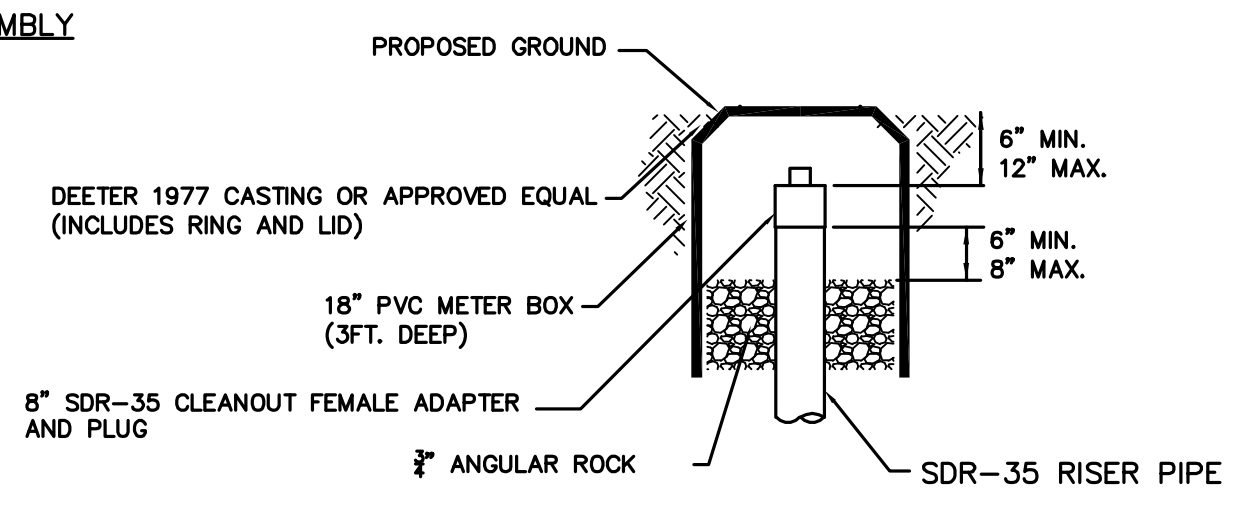
- ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
- NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
- APPROVED FLEXIBLE WATERSTOP SHALL BE INSTALLED TO JOIN THE SEWER PIPE TO THE MANHOLE WALL. THE SEWER PIPE SHALL BE SUPPORTED WITH CRUSHED ROCK A MINIMUM OF 3 FEET FROM THE 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 PER SECTION 804.4 OF STANDARD SPECIFICATIONS.
- EXTERIOR MANHOLE WALLS SHALL BE COATED PER SECTION 804.4 OF STANDARD SPECIFICATIONS.
- JOINT SEALING COMPOUND SHALL BE PER 804.4 OF STANDARD SPECIFICATIONS.
- ALL MANHOLE SECTION JOINTS THAT WILL BE IN GROUNDWATER OR GREATER THAN 12' DEEP SHALL BE WRAPPED WITH AN EXTERNAL JOINT SEAL PER SECTION 804.4 OF STANDARD SPECIFICATIONS, AS INDICATED BY THE PLANS.
- PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE FOR DOG HOUSE MANHOLES.
- 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 PAVEMENT 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. 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.
- WALL THICKNESS SHALL BE 1" GREATER THAN MANHOLE DIAMETER IN FEET.
- OPENINGS SHALL BE CORE DRILLED INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXISTING MANHOLES. SUCH OPENINGS DRILLED 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. PIPE. THE NEW PIPE SHALL BE GROUTED INTO THE OPENING USING AN APPROVED NONSHRINK 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. 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.
- 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 STANDARD MANHOLES SHALL NOT EXCEED 2' REGARDLESS OF PIPE SIZE. THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.
- STANDARD 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.
- PRECAST CONCRETE SPACERS OR 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.
- THE FULL DIAMETER OF THE MANHOLE SHALL EXTEND THE ENTIRE DEPTH OF THE MANHOLE TO THE CONE SECTION. NO REDUCTION IN MANHOLE DIAMETER WILL BE ALLOWED.
- REFER TO PLANS FOR SIZE OF OUTSIDE DROP RISER, SADDLES AND CROSS.



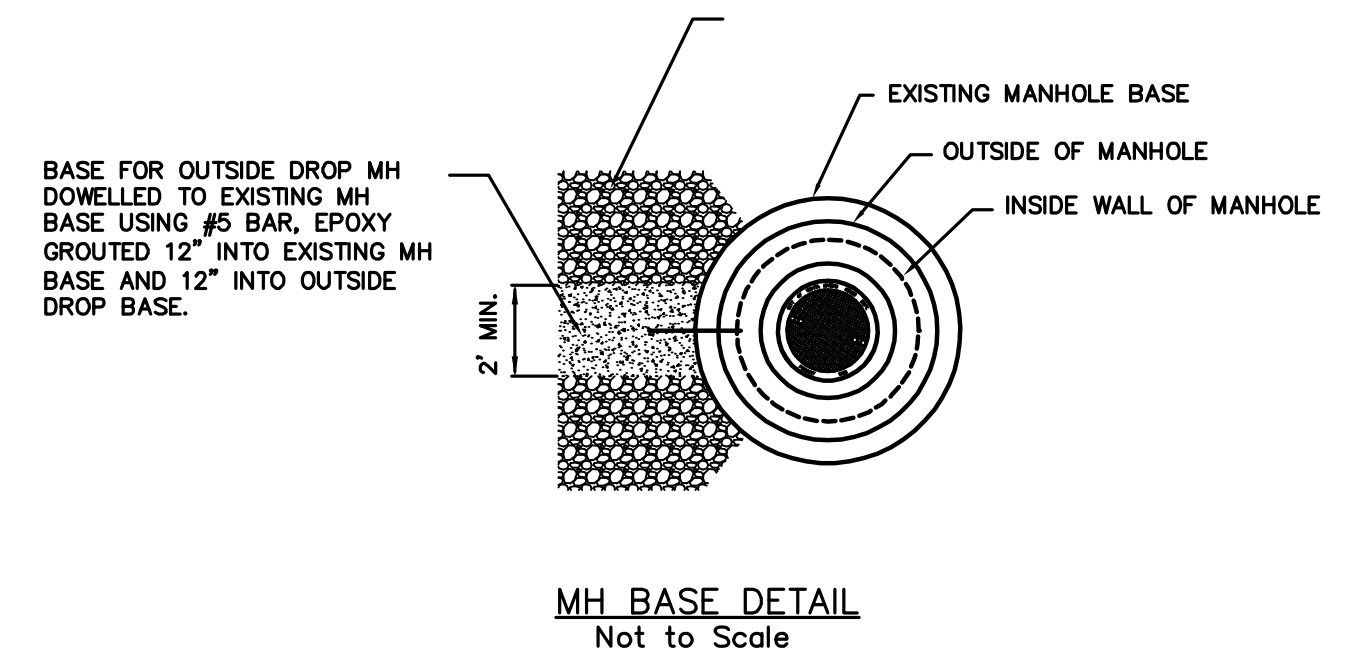
**RISER PIPE RESTRAINING ASSEMBLY**  
Not to Scale

**SANITARY SEWER MANHOLE DIAMETERS**

DIAMETER	DEPTH	PIPE SIZE
4'	0'-15'	8"-18"
5'	15'-30'	21"-30"
6'	>30'	36"-60"



**CLEANOUT RISER BOX DETAIL**  
Not to Scale

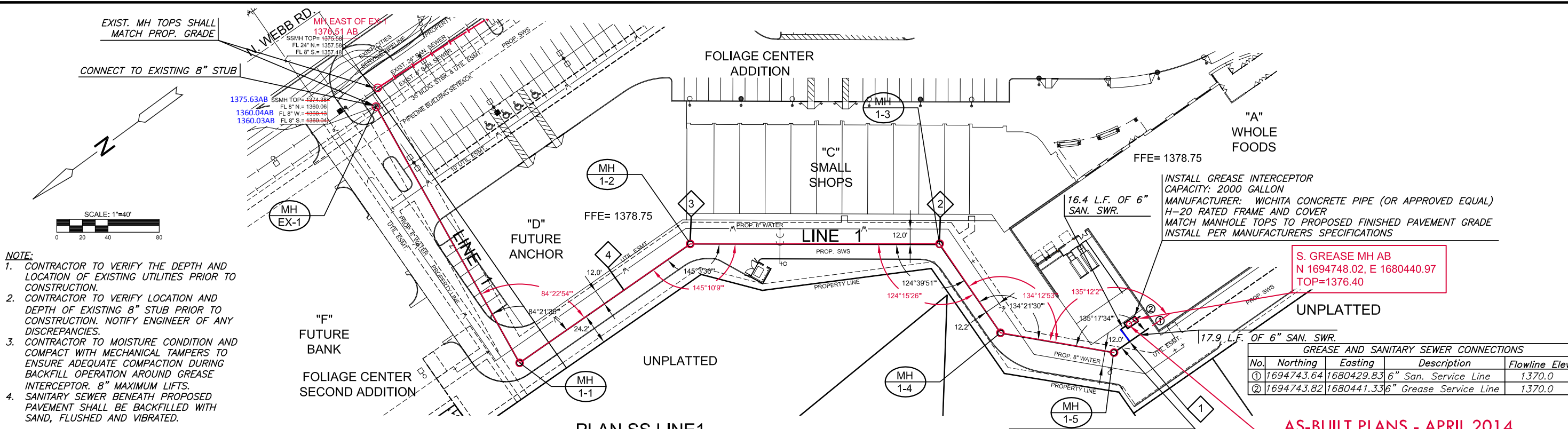


**MH BASE DETAIL**  
Not to Scale

**CITY OF WICHITA**  
PUBLIC WORKS & UTILITIES  
ENGINEERING DIVISION

**PRECAST SANITARY SEWER MANHOLE**  
CITY ENGINEER  
**GARY JANZEN, P.E.**

PROJECT NUMBER <b>2172PPS</b>	OCA NUMBER <b>607861</b>	DATE <b>08/2012</b>
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		
DESIGN	DRAWN	SHEET
		<b>3 of 7</b>



- NOTE:**
- CONTRACTOR TO VERIFY THE DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING 8" STUB PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
  - CONTRACTOR TO MOISTURE CONDITION AND COMPACT WITH MECHANICAL TAMPERS TO ENSURE ADEQUATE COMPACTION DURING BACKFILL OPERATION AROUND GREASE INTERCEPTOR. 8" MAXIMUM LIFTS.
  - SANITARY SEWER BENEATH PROPOSED PAVEMENT SHALL BE BACKFILLED WITH SAND, FLUSHED AND VIBRATED.

INSTALL GREASE INTERCEPTOR  
CAPACITY: 2000 GALLON  
MANUFACTURER: WICHITA CONCRETE PIPE (OR APPROVED EQUAL)  
H-20 RATED FRAME AND COVER  
MATCH MANHOLE TOPS TO PROPOSED FINISHED PAVEMENT GRADE  
INSTALL PER MANUFACTURERS SPECIFICATIONS

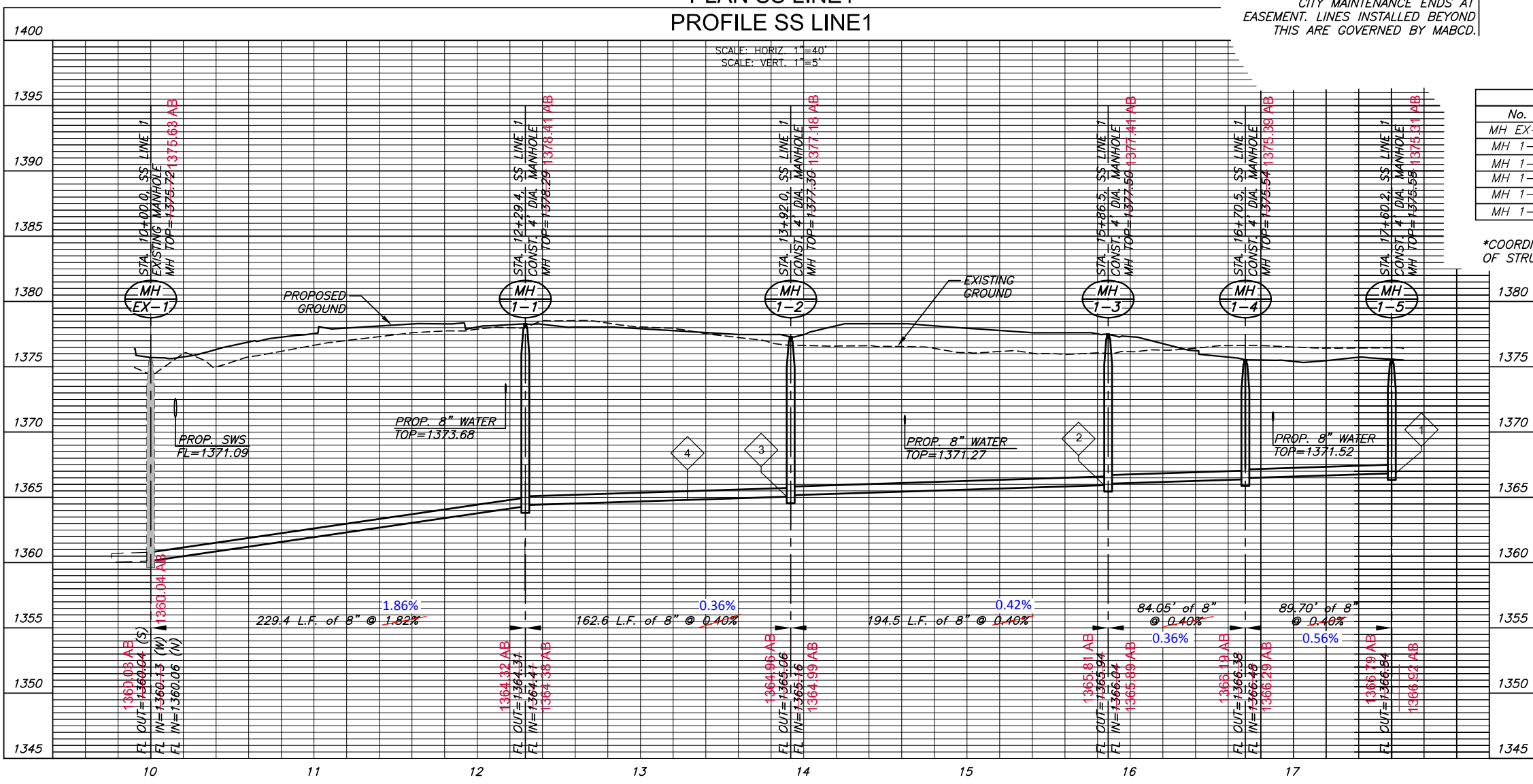
**GREASE AND SANITARY SEWER CONNECTIONS**

No.	Northing	Easting	Description	Flowline Elev.
①	1694743.64	1680429.83	6" San. Service Line	1370.0
②	1694743.82	1680441.33	6" Grease Service Line	1370.0

**AS-BUILT PLANS - APRIL 2014**

S. GREASE MH AB  
N 1694748.02, E 1680440.97  
TOP=1376.40

N. GREASE MH AB  
N 1694754.16, E 1680441.21  
TOP=1376.38



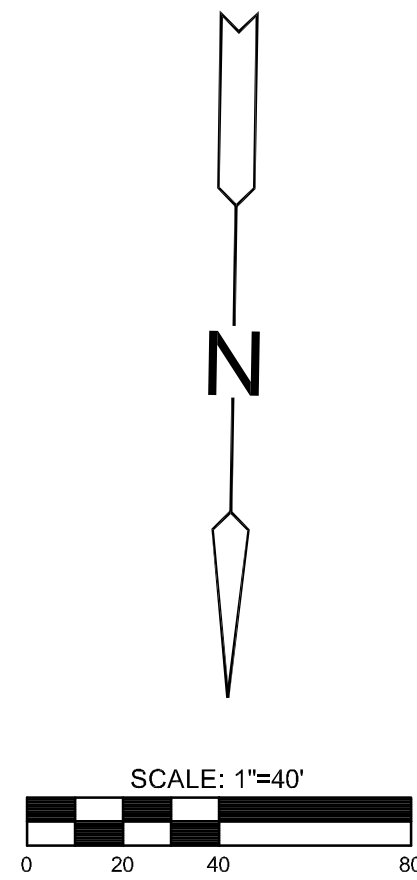
**MANHOLE COORDINATES**

No.	Northing	Northing AB	Easting	Easting AB
MH EX-1	1695147.16	1695147.38	1680910.19	1680910.08
MH 1-1	1695166.04	1695165.92	1680681.52	1680681.49
MH 1-2	1695003.47	1695003.66	1680684.13	1680684.27
MH 1-3	1694842.30	1694841.90	1680575.34	1680575.78
MH 1-4	1694841.36	1694841.30	1680491.29	1680491.53
MH 1-5	1694776.52	1694776.37	1680429.30	1680429.25

\*COORDINATES ARE TO CENTER OF STRUCTURE OR END OF PIPE

J:\CIVIL\04274RD\PRIVATE PROJECTS\SAN04274\_B\_1.DWG

SANITARY SEWER PLANS FOR  
**FOLIAGE CENTER ADDITION**



**NOTE:**

1. CONTRACTOR TO VERIFY THE DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING 8" STUB PRIOR TO CONSTRUCTION. ANY DEVIATION FROM PLAN ELEVATION NEEDS TO BE COMMUNICATED TO PROJECT ENGINEER.
3. SANITARY SEWER BENEATH THE PROPOSED PAVEMENT SHALL BE BACKFILLED WITH SAND, FLUSHED AND VIBRATED.



MANHOLE COORDINATES		
No.	Northing	Easting
MH EX-2	1694851.22	1680913.33

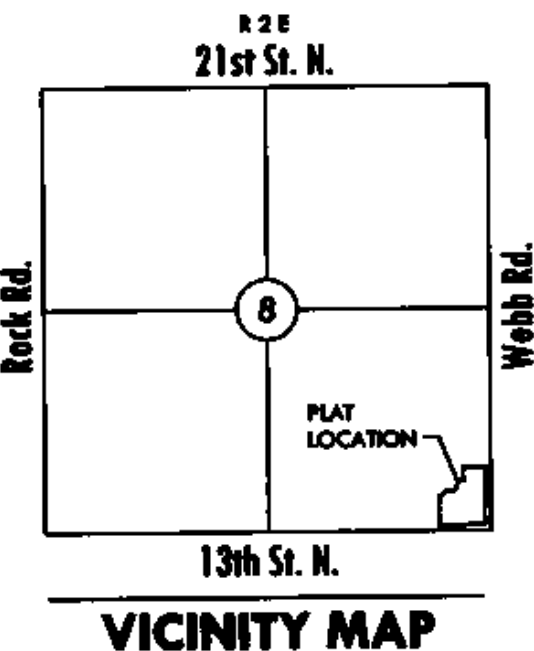
\*COORDINATES ARE TO CENTER OF STRUCTURE OR END OF PIPE

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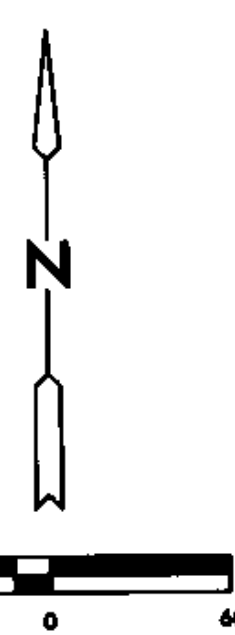
**RISER 5 PLAN**

PROJECT NO.	2172PPS		
DATE	JUNE 2013		
SCALE	1"=40'		
DESIGNED	DRAWN	CHECKED	
SLF	SLF	GJA	
#	NO.	REVISION	DATE
----	----	-----	-----

SHEET NO.



VICINITY MAP



Base of Bearings: Kansas coordinate system of 1983 south zone grid bearing of N00°53'35"W along the E. line of SE 1/4, Sec. 8, T27S, R2E, 6th P.M.

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOT	BLOCK	ELEVATION NGVD 29
1	1	1375.5

**BENCH MARK**

Datum BM Square cut on SW. corner of signal light pole base at NE. corner of Webb Rd. and 13th St. Elev.=1373.345 (NGVD 29)

# FINAL PLAT

## FOLIAGE CENTER ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

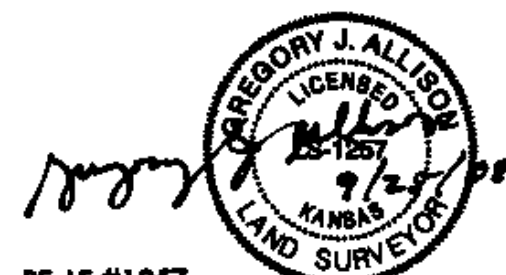
#### CERTIFICATE OF SURVEY

I, Gregory J. Allison, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and plotting of "FOLIAGE CENTER ADDITION", an addition to Wichita, Sedgwick County, Kansas, into a Lot, a Block, and Streets the same being accurately set forth in the accompanying plat and described herein.

A tract of land lying in the Southeast Quarter, Section 8, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows: BEGINNING at the southeast corner of said Southeast Quarter, thence along the south line of said Southeast Quarter, S89°04'48"W, 619.98 feet; thence N00°53'35"W, 416.88 feet; thence N89°04'48"E, 20.17 feet; thence N43°08'45"E, 90.57 feet; thence N89°04'48"E, 99.83 feet; thence N26°32'56"E, 133.03 feet; thence N89°04'48"E, 48.13 feet; thence N00°53'35"W, 32.10 feet; thence S89°04'48"W, 10.64 feet; thence N00°53'35"W, 128.04 feet; thence N89°04'48"E, 338.42 feet to a point on the east line of said Southeast Quarter; thence along said east line, S00°53'35"E, 759.97 feet to the POINT OF BEGINNING, TOGETHER WITH, COMMENCING at the southeast corner of Reserve "A", Foliage Second Addition, an addition to Wichita, Sedgwick County, Kansas, thence along the east line of said Reserve "A" for the next two courses, N00°54'45"W, 269.10 feet to a point on a curve to the left; thence along the said curve 22.83 feet, said curve having a central angle of 06°41'24", a radius of 195.54 feet, and a long chord distance of 22.82 feet, bearing N04°15'27"W; thence N89°04'47"E, 172.85 feet; thence N00°53'35"W, 75.00 feet; thence N89°04'48"E, 20.17 feet; thence N43°08'45"E, 90.57 feet; thence N89°04'48"E, 99.83 feet; thence N26°32'56"E, 133.03 feet to the POINT OF BEGINNING; thence N48°31'12"E, 49.37 feet; thence N89°04'48"E, 10.64 feet; thence S00°53'35"E, 32.10 feet; thence S89°04'48"W, 48.13 feet to the POINT OF BEGINNING.

All reserves, streets, easements, setbacks, and access controls, together with, that portion of easement recorded on Film 476, Page 289, together with, that portion of easement recorded on Film 532, Page 1100, together with, that portion of easement recorded on Film 843, Page 888, together with, all of an easement recorded on Film 518, Page 849, together with that portion of easement for right-of-way recorded on Film 1624, Page 1445, together with all other public dedications or rights-of-way(s) within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 26<sup>th</sup> day of September, 2008.



Gregory J. Allison, PE, LS #1257  
MKEC Engineering Consultants, Inc.  
411 North Webb Road  
Wichita, Kansas 67206

#### OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, and a Block, Streets the same to be known as "FOLIAGE CENTER ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities, as indicated hereon, are hereby granted to and for the use of the public. The wall easements are non-exclusive and are platted for the construction and maintenance of a private wall; utilities may cross under the private wall.

The streets are hereby dedicated to and for the use of the public.

All abutters rights of access to or from 13th Street over and across the south line of "FOLIAGE CENTER ADDITION," are hereby granted to the appropriate governing body, provided however, Lot 1 is allowed a full movement connection to 13th Street as indicated hereon. All abutters rights of access to or from Webb Road over and across the east line of "FOLIAGE CENTER ADDITION," are hereby granted to the appropriate governing body, provided however, Lot 1 is allowed two full movement connections to Webb Road as indicated hereon. These access controls are hereby granted to the City of Wichita, Kansas.

A drainage plan has been developed for this plat and all drainage easements, right-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of storm water. Lot 1 shall be required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown hereon.

This plat shall adhere and conform to the recitals of CUP 2005-09, DP-282 as approved and filed at the Wichita-Sedgwick County Metropolitan Planning Area Department.

BEECH LAKE INVESTMENT, LLC, a Kansas limited liability company

*Johnny Stevens*, manager  
Johnny Stevens, manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on 26<sup>th</sup> day of October, 2008, by Johnny Stevens, manager, Beech Lake Investment, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



*Sandra M. Stevens*, Notary Public  
My Term Expires: 9-20-2010.

#### PLANNING COMMISSION CERTIFICATE

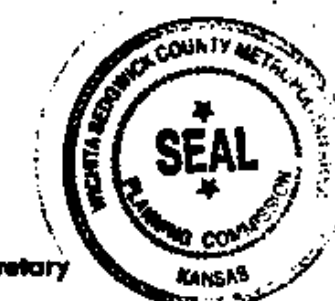
This plat of "FOLIAGE CENTER ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 26<sup>th</sup> day of January, 2008

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

*Darrell Downing*, Chair  
Darrell Downing, Chair

Attest: *John L. Schlicht*, Secretary  
John L. Schlicht, Secretary



#### GOVERNING BODY CERTIFICATE

The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.

Dated this 26<sup>th</sup> day of February, 2008

At the direction of the City Council.

*Carl Bryner*, Mayor  
Carl Bryner, Mayor

Attest: *Karen Sublett, CMC*, City Clerk  
Karen Sublett, City Clerk

#### TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this 26<sup>th</sup> day of January, 2009

*Kelly B. Arnold*, County Clerk  
Kelly B. Arnold, County Clerk



#### REGISTER OF DEEDS CERTIFICATE

This is to certify that this instrument was filed for record in the Register of Deeds office this 26<sup>th</sup> day of January, 2009, at 12:37:30 o'clock PM, and is duly recorded.

For *Johnny Stevens*, Register of Deeds  
Bill Meek, Register of Deeds

Attest: *Tonya E. Buckingham*, Deputy  
Tonya E. Buckingham, Deputy



Sedgwick County  
Register of Deeds - Bill Meek  
www.mkec.com  
DOC #/FLM-PG: 29033181  
Book: 1/18692  
Page Recorded: 1  
Authorized By: [Signature]  
Clerk Initials: JP  
Date Recorded: 1/26/2009 12:37:30 PM

#### COUNTY SURVEYOR

Reviewed in accordance with K.S.A. 58-2005 on this 26<sup>th</sup> day of January, 2008.



*Trida L. Robello*, Deputy County Surveyor  
Trida L. Robello, LS #1240  
Deputy County Surveyor  
Sedgwick County, Kansas



411 N. WEBB ROAD  
WICHITA, KS. 67208  
316-684-9600

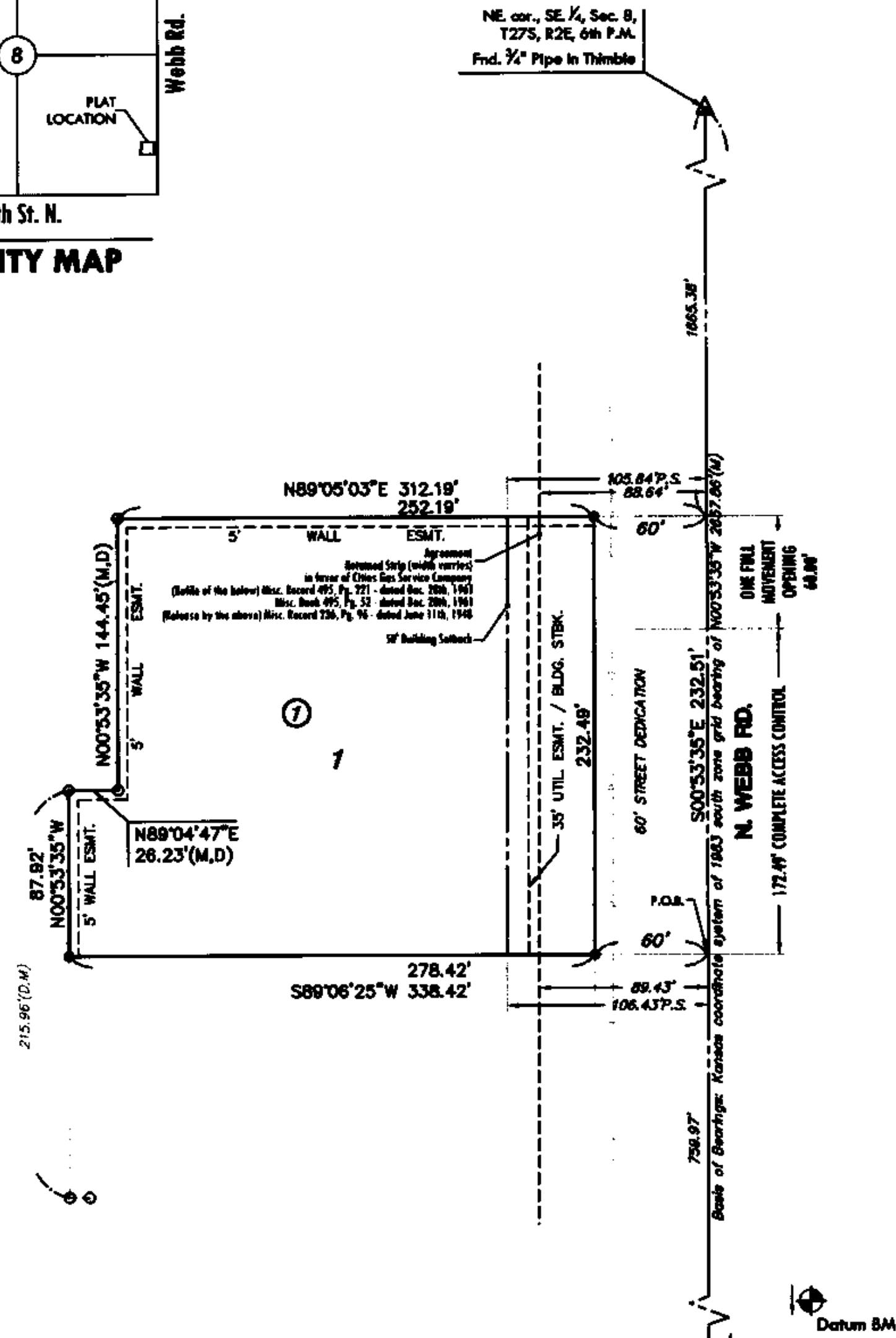
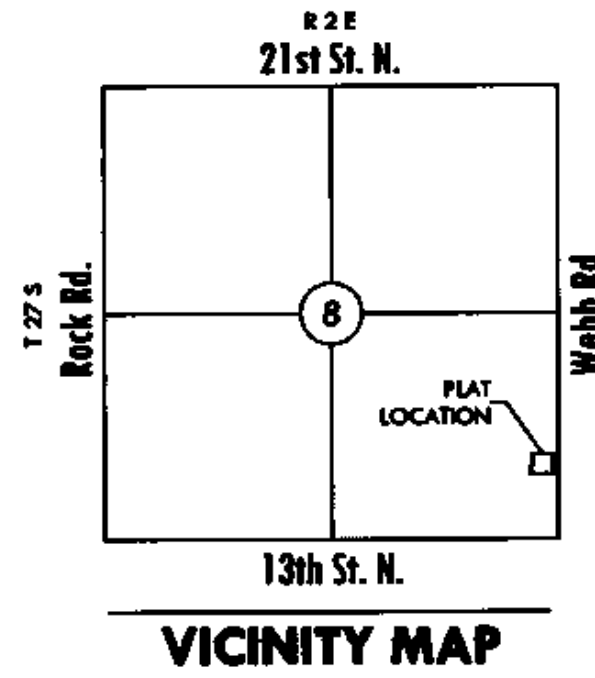
SANITARY SEWER PLANS FOR

# FOLIAGE CENTER ADDITION

#### FOLIAGE CENTER FINAL PLAT

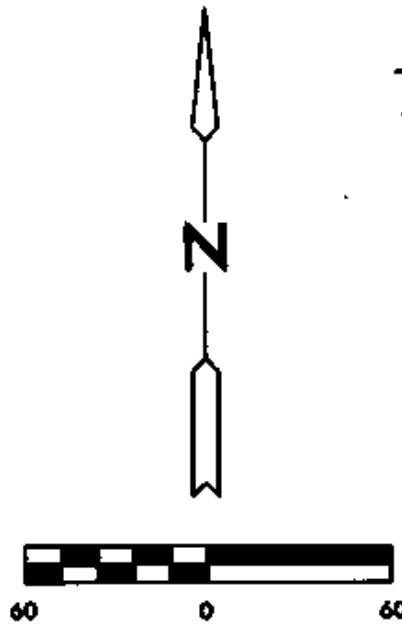
PROJECT NO.	2172PPS	
DATE	JUNE 2013	
SCALE	NTS	
DESIGNED	DRAWN	CHECKED
SLF	SPE	GJA
#	REVISION	DATE
NO.		

SHEET NO.



**LEGEND**

- △ = Section Corner Monument Found
- = Found Survey Monument 3/4" rebar w/ MKEC CLS 39 Id. cap
- = Set 3/4" rebar w/ MKEC CLS 39 Id. cap
- (M) = Measured
- (D) = Described or record description
- P.S. = Pipeline setback



Basis of Bearings: Kansas coordinate system of 1983 south zone grid bearing of N00°53'35"W along the E. line of SE 1/4, Sec. 8, T27S, R2E, 6th P.M.

**BENCH MARK**

Datum BM: Square cut on SW corner of signal light pole base at NE corner of Webb Rd. and 13th St. Elev.=1373.345 (NGVD 29)

# FINAL PLAT

## FOLIAGE CENTER SECOND ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

**CERTIFICATE OF SURVEY**

I, Gregory J. Allison, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and plating of "FOLIAGE CENTER SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas, into a Lot, a Block, and a Street the same being accurately set forth in the accompanying plat and described herein. A tract of land lying in the Southeast Quarter, Section 8, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas, said tract being described as follows:

COMMENCING at the southeast corner of said Southeast Quarter, thence along the east line of said Southeast Quarter on a Kansas coordinate system of 1983 south zone grid bearing of N00°53'35"W, 759.97 feet to the POINT OF BEGINNING, thence S89°06'25"W, 338.42 feet; thence N00°53'35"W, 87.92 feet; thence N89°04'47"E, 26.23 feet; thence N00°53'35"W, 144.45 feet; thence N89°05'03"E, 312.19 feet to solid east line; thence along solid east line, S00°53'35"E, 232.51 feet to the POINT OF BEGINNING.

All reserves, streets, easements, setbacks, and access controls, together with, that portion of easement recorded on Film 476, Page 289, together with, that portion of easement recorded on Film B43, Page 888, together with, that portion of easement for right-of-way recorded on Film 1624, Page 1442, together with all other public dedications or rights-of-way within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 30 day of March, 2008.

Gregory J. Allison, PE, LS #1257  
MKEC Engineering Consultants, Inc.  
411 North Webb Road  
Wichita, Kansas 67206

**OWNER'S CERTIFICATE**

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, and a Block, and a Street the same to be known as "FOLIAGE CENTER SECOND ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities, as indicated hereon, are hereby granted to and for the use of the public. The wall easements are non-exclusive and are platted for the construction and maintenance of a private wall; utilities may cross under the private wall.

The streets are hereby dedicated to and for the use of the public.

All abutters rights of access to or from Webb Road over and across the east line of "FOLIAGE CENTER SECOND ADDITION," are hereby granted to the public, provided however, Lot 1 is allowed one full movement connection to Webb Road as indicated hereon. These access controls are hereby granted to the City of Wichita, Kansas.

A drainage plan has been developed for this plot and all drainage easements, right-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of storm water.

BEECH LAKE INVESTMENT, LLC, a Kansas limited liability company

*Johnny Stevens*, manager  
Johnny Stevens, manager  
*Stephen L. Clark*, manager  
Stephen L. Clark, manager

STATE OF KANSAS, SEDGWICK COUNTY) ss

This instrument was acknowledged before me on 16th day of March, 2008, by Johnny Stevens, and Stephen L. Clark, managers, Beech Lake Investment, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

*Cynthia A. Womack*  
CYNTHIA A. WOMACK  
Notary Public, State of Kansas  
My Exp. Expires 2/7/2009

*Cynthia A. Womack*  
CYNTHIA A. WOMACK  
Notary Public, State of Kansas  
My Term Expires: February 7, 2009

**PLANNING COMMISSION CERTIFICATE**

This plat of "FOLIAGE CENTER SECOND ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 26th day of February, 2008

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

*M.S. Mitchell*  
M.S. Mitchell, Chair

Attest: *John L. Schlegel*  
John L. Schlegel, Secretary



**GOVERNING BODY CERTIFICATE**

The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.

Dated this 25 day of March, 2008

At the direction of the City Council.

*Carl Brewer*  
Carl Brewer, Mayor

Attest: *Karen Sublett*  
Karen Sublett, City Clerk

**TRANSFER RECORD**

STATE OF KANSAS, SEDGWICK COUNTY) ss

Entered on transfer record this 9th day of April, 2008

*Don Brace*  
Don Brace, County Clerk



**REGISTER OF DEEDS CERTIFICATE**

This is to certify that this instrument was filed for record in the Register of Deeds office this 9th day of April, 2008, at 11:11:59 o'clock A.M. and is duly recorded.

*John B. Meek*  
John B. Meek, Register of Deeds

Attest: *Tonya E. Buckingham*  
Tonya E. Buckingham, Deputy

Sedgwick County  
Register of Deeds - 1st Floor  
DOC #/FLN-PG: 26866155  
Record #: 1684583  
Page Recorded: 1  
Counter Initials: JP  
Authorized By: JP  
Recording Fee: \$20.00  
Date Recorded: 4/9/2008 11:11:59 AM

**COUNTY SURVEYOR**

Reviewed in accordance with K.S.A. 58-2005 on this 16th day of March, 2008.

*Tricia L. Robello*  
TRICIA L. ROBELLO  
LICENSED  
\$8-1246  
KANSAS  
LAND SURVEYOR  
Tricia L. Robello, LS #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

**MKEC**  
ENGINEERING  
CONSULTANTS, INC.  
411 N. WEBB ROAD  
WICHITA, KS. 67206  
316-684-9600



SANITARY SEWER PLANS FOR  
**FOLIAGE CENTER ADDITION**

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**FOLIAGE CENTER 2ND FINAL PLAT**

PROJECT NO.	2172PPS	
DATE	JUNE 2013	
SCALE	NTS	
DESIGNED	DRAWN	CHECKED
SLF	SPE	GJA
#	REVISION	DATE
NO.	REVISION	DATE

SHEET NO.