

WATER MAIN IMPROVEMENTS

TO SERVE

LOT 1 BLOCK 1 SADDLE CREEK ADDITION

CITY OF WICHITA, KANSAS

NOVEMBER 2019

GARY JANZEN, P.E. CITY ENGINEER

PROJECT NUMBER
2267 PPW (183021)

GENERAL NOTES:

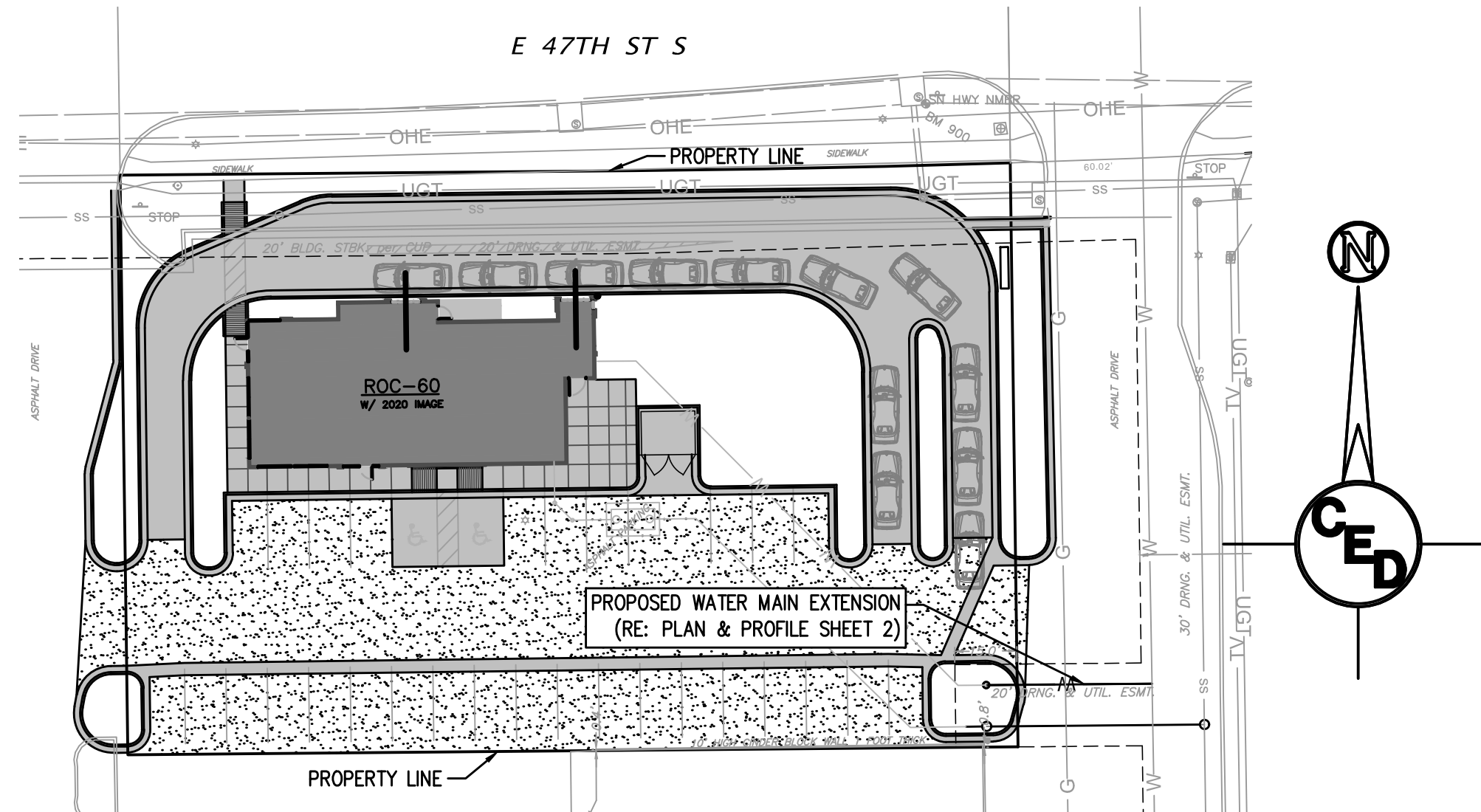
- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:

Kansas One-Call 687-2470

The Contractor must notify the following in case of an emergency:

AT&T 1-800-246-8464
Black Hills Energy 1-800-694-8989
City of Wichita Water & Sewer 1-316-219-8921
City of Wichita Stormwater 1-316-268-4090
City of Wichita Traffic 1-316-268-4034
Cox Communications 1-888-249-3530
Kansas Gas Service 1-888-482-4950
Westar Energy 1-800-544-4857
- Utility service lines, poles, etc. 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.
- Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations, in the opinion of the Engineer, that will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain will 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 will require additional archaeological investigations unless buried in a previously approved borrow location.
- 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 City 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 notice prior to start of construction.
- 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.
- The Engineering Division shall field locate water valves one time during construction when requested by the Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, valve boxes or fire hydrants damaged during construction shall be repaired by Contractor at his own expense. Valve boxes and water meters within the project limits shall be adjusted to match final grades by the contractor.
- The Contractor shall notify the inspecting engineer and Tom Mason at 316-268-4574 with the City of Wichita with the anticipated construction start date and notify them of project completion. Staking and inspection for this project will be the responsibility of the Contractor.
- If traffic will be impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, Brian Coon at traffic@wichita.gov before construction can begin. The Contractor shall be responsible for all traffic control measures to facilitate construction. All construction zone markings and signage shall conform to the latest version of the Manual on Uniform Traffic Control Devices (MUTCD) as published by the US Dept. of Transportation, Federal Highway Administration. All costs associated with construction markings and signage shall be the Contractors responsibility.
- All elevations shown are NAVD 88.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.

- Any sidewalk, drive approach, curb, or street pavement removed to construct project must have a pavement cut permit and be replaced by the City contractor. Permits can be obtained by calling 316-268-4501 or 316-268-4480.
- All applicable fees (tap, equity, in lieu of & main benefit) must be paid before any connections can be made on this project. Quotes can be obtained on fees by calling 316-268-4555.
- City maintenance of water mains ends at right-of-way or easement line or within two feet of vault.
- Opening and closing of water valves shall be done slowly to prevent damage to the water distribution system from water hammer. All valves closed by the contractor must be reopened as new construction permits. The project inspector must ascertain that any valve closed by the Contractor is reopened. The contractor will be permitted to operate water valves only when the project inspector assigned to the project is present.
- The Contractor shall lay a Tracer Wire and Set Test Stations along all water pipe installed in accordance with City Specifications and Tracer Wire Detail on detail sheet WL-101, cost is subsidiary to pipe installation.
- The contractor shall provide materials for temporary blowoff of waterlines. Connections to the existing waterline(s) shall be made with clean, swabbed pipe and flushed upon completion of tie-ins.
- Requests for short term water interruptions shall be made to the City Water Distribution Division and will be subject to their approval. The Contractor shall give written notice to any property owner, business, and/or tenants that will have water service interrupted at least 5 days in advance. Such notifications should indicate the time and date that the water will be turned off and when the service will be restored. No business, property owner, and/or tenants shall be without water service for more than 8 hours. Proposed tie in locations which will affect water service to property owners shall be performed during non-peak hours.
- The Contractor must schedule the connections to the existing main with the City such that there is a minimum disruption of service. Connections shall be made during periods of low water usage. The Contractor shall submit his proposed schedule for completing work for City approval at least 10 days prior to beginning construction.
- Deflections at pipe joint or couplings shall not exceed the pipe manufactures recommended maximum. Where deflections are greater than the maximum allowed, the contractor shall utilize fittings.
- Any existing joint exposed during excavation shall be replaced if within four feet of proposed joint.
- Valves 12 inch and larger are to be operated by the City Water Distribution Division, 48 hours of advance notice is required with the water Dispatch at 316-291-8921.
- All wet taps shall be installed by the City of Wichita. The Contractor will reimburse the City for tapping fees prior to tap being made. Unless noted on plans.
- The Contractor shall protect from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractors expense.
- Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.
- Wichita Fire Department inspections may be scheduled by calling 316-268-4441.



8" Sanderson PVC Pipe
*SIP Gland Packs
*Pro-Trace Tracer Wire

HORIZONTAL CONTROL POINTS		
CP 100	N 1657008.43 E 1650358.29	5/8" REBAR W/ 2" ALUMINUM MKEC CONTROL PT. ID CAP
CP 101	N 1656482.01 E 1650451.14	5/8" REBAR W/ RED MKEC CONTROL PT. ID CAP
CP 102	N 1656523.68 E 1651190.86	5/8" REBAR W/ RED MKEC CONTROL PT. ID CAP
CP 103	N 1657243.27 E 1651180.42	5/8" REBAR W/ 2" ALUMINUM MKEC CONTROL PT. ID CAP

HORIZONTAL DATUM IS BASED ON THE NAD83 KANSAS STATE PLANE COORDINATE SYSTEM WITH A COMBINED ADJUSTMENT FACTOR OF 1.000120014. ALL COORDINATE AND DIMENSIONS SHOWN ON THESE PLANS ARE MODIFIED TO GROUND VALUES.

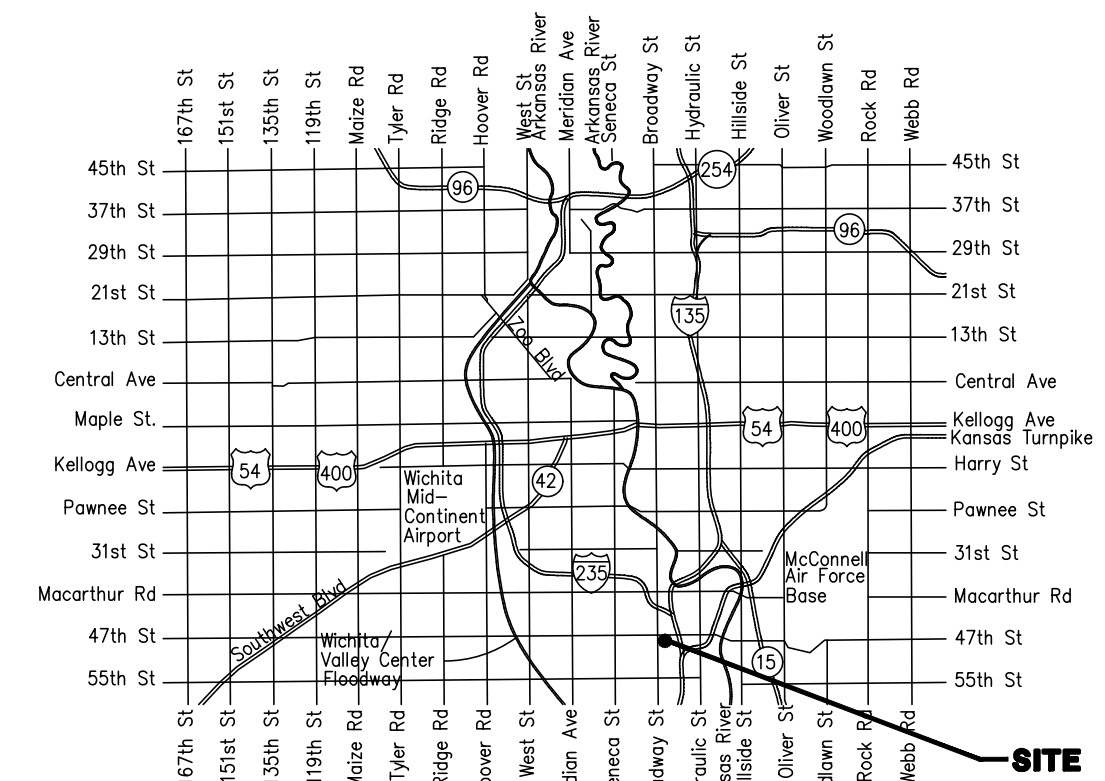
BENCHMARKS		
BM 900	ELV = 1272.09 (NAVD88)	CHISELED SQUARE ON SE CORNER OF SW INLET, 1ST INLET W OF NE ENTRANCE, S SIDE OF 47TH.
BM 901	ELV = 1274.44 (NAVD88)	CHISELED SQUARE ON TOP OF CURB AT THE SW CORNER OF MCDONALDS LOT AND E. SIDE OF BROADWAY
BM 902	ELV = 1274.72 (NAVD88)	CHISELED SQUARE ON FRONT CENTER OF INLET SOUTH OF SW ENTRANCE AT SW CORNER OF LOT BY CARLOS O KELLY'S

AS BUILTS

Contractor: Ewertz Excavation
Inspector: Matt Perez
Date: 1-24-2020

117 E. Lewis,
Wichita, KS 67202

(316)264-0242



Vicinity Map

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER
2	WL NO.1 PLAN & PROFILE
3	STANDARD WATER ASSEMBLY DETAIL
4	STANDARD WATER SERVICE DETAIL
5	MISCELLANEOUS WATER DETAILS
6	PLAT

**APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION
& BY WICHITA FIRE DEPARTMENT**

Engineering: Nith Gately 11.6.19
Utilities: Joe Zely 11-6-19
Fire Dept.: JMT 11-7-19

NOTE TO CONTRACTORS

Public Property:
Inspection and testing for the waterline is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection is 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 right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by City Engineering. All Construction and Materials shall comply with the City or Wichita Specifications and Standards and Special Provision (on file and available in the City Engineer's Office) or on the City's Website.

Private Property:
Installation and testing for the fire protection line is to be performed by a City of Wichita licensed fire protection contractor in accordance with the fire codes as adopted by the City of Wichita. All material and construction practices for the fire protection line shall comply with the fire codes as adopted by the City of Wichita (available from the City of Wichita Fire Department). The Contractor shall not commence work without notification and approval of the Wichita Fire Department. Inspection of the fire protection line is to be provided by a licensed Engineering Firm under contract with the Owner/Developer and the Fire Department. The contractor shall not start work until the project inspector is assigned to the project and present on the site. Any work done without inspection will be required to be uncovered for inspection.

An approved copy of these plans signed by City staff are required on-site.

REV.	DESCRIPTION	DATE

**BURGER KING - PPW
WATER MAIN IMPROVEMENTS**

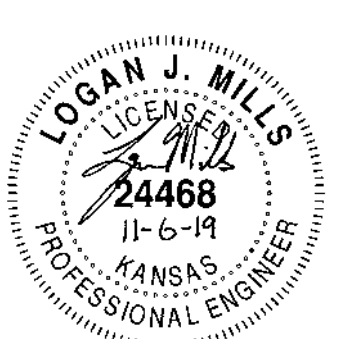
LOT 1 BLOCK 1
SADDLE CREEK ADDITION

WICHITA, KS

CERTIFIED ENGINEERING DESIGN, P.A.
CIVIL ENGINEERING SERVICES



1935 WEST MAPLE STREET
WICHITA, KANSAS 67213
PH.(316)262-8808 FAX.(316)262-1669

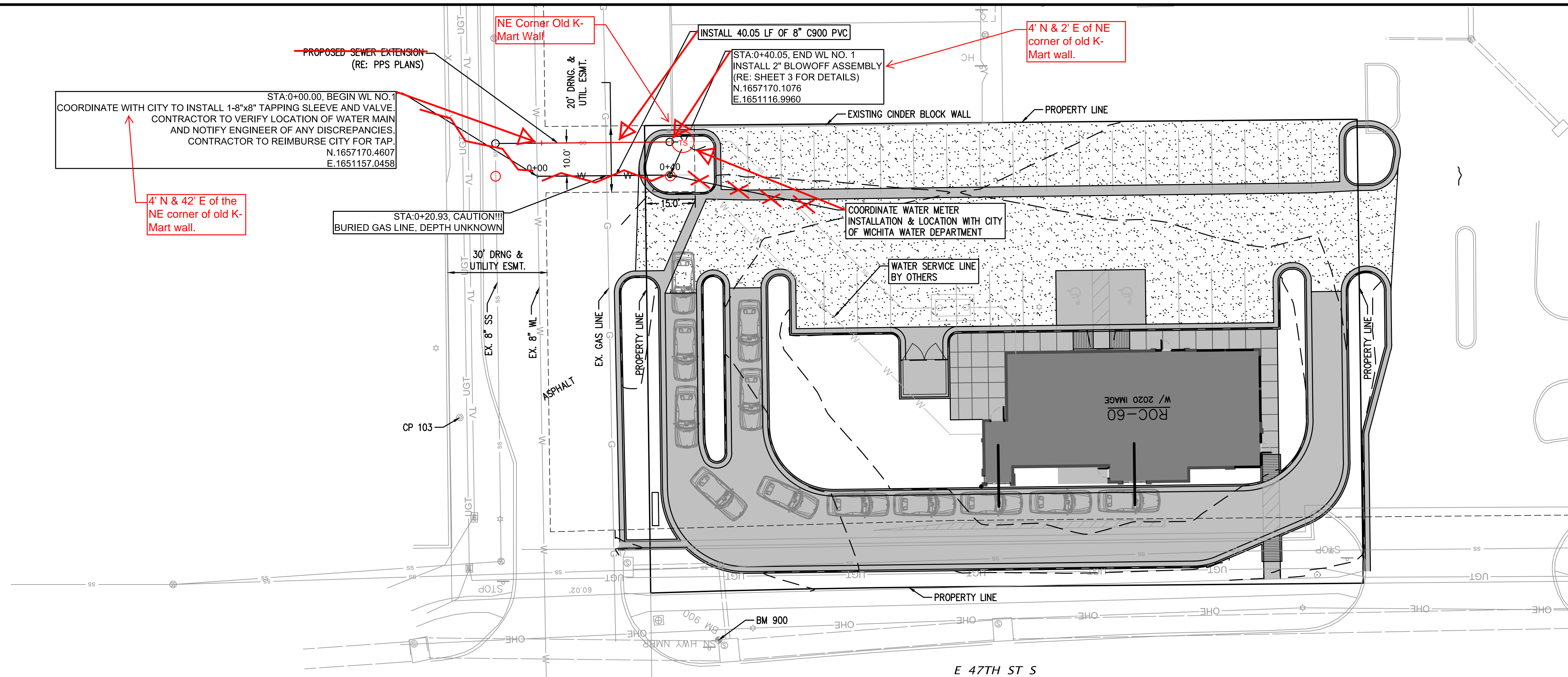


PROJECT NO.: 20192647
ISSUE DATE: 09/06/19
CONTACT: H. FORAKER / L. MILLS
CHECKED BY: H. FORAKER / L. MILLS

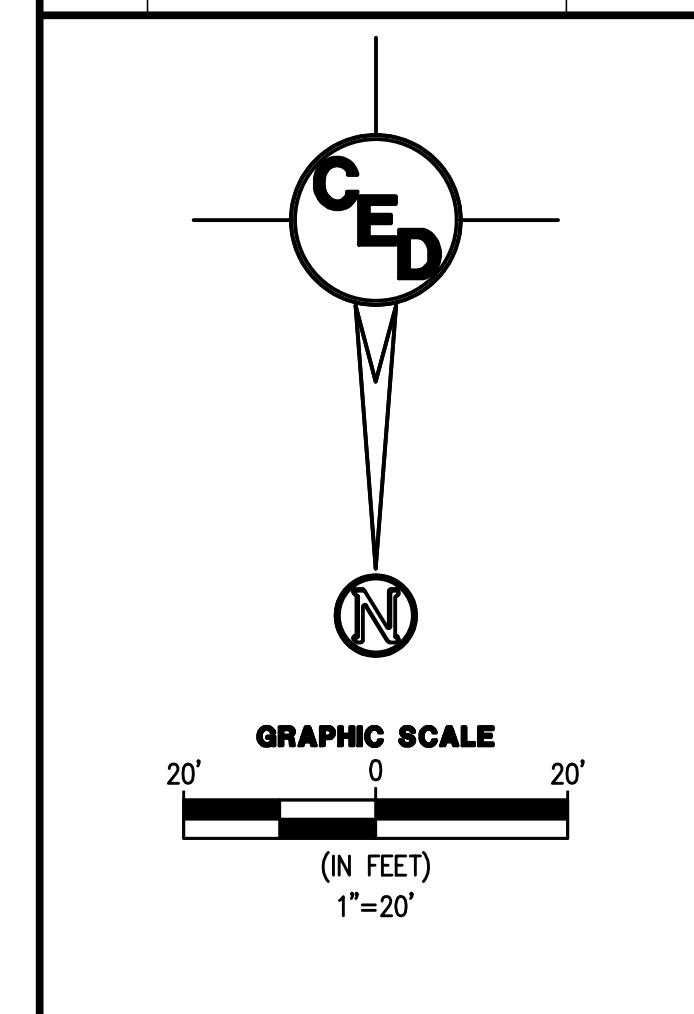
COVER

FILE LOCATION: S:\Drawing Files\Projects\2019\20192647\DWG\Burger King - PPW.dwg TAB NAME: COVER USER: ring2 SAVETIME: 11/9/2019 2:20 PM PLOTTER: 11/9/2019 2:21 PM

FILE LOCATION: S:\Drawing_Files\Projects\2019\20192647\DWG\Burger King - PPW.dwg - USER: ppw - TAB NAME: PP - USER: ppw2 - PLOT DATE: 11/8/2019 2:20 PM - PLOTTED: 11/8/2019 2:21 PM



REV.	DESCRIPTION	DATE



**BURGER KING - PPW
WATER MAIN IMPROVEMENTS**

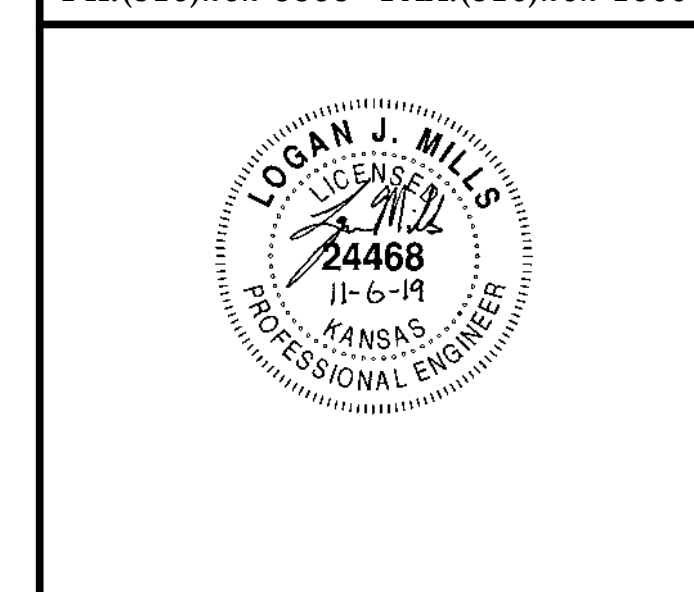
LOT 1 BLOCK 1
SADDLE CREEK ADDITION

WICHITA, KS

CERTIFIED ENGINEERING DESIGN, P.A.
CIVIL ENGINEERING SERVICES

CEED

1935 WEST MAPLE STREET
WICHITA, KANSAS 67213
PH.(316)262-8808 FAX.(316)262-1669

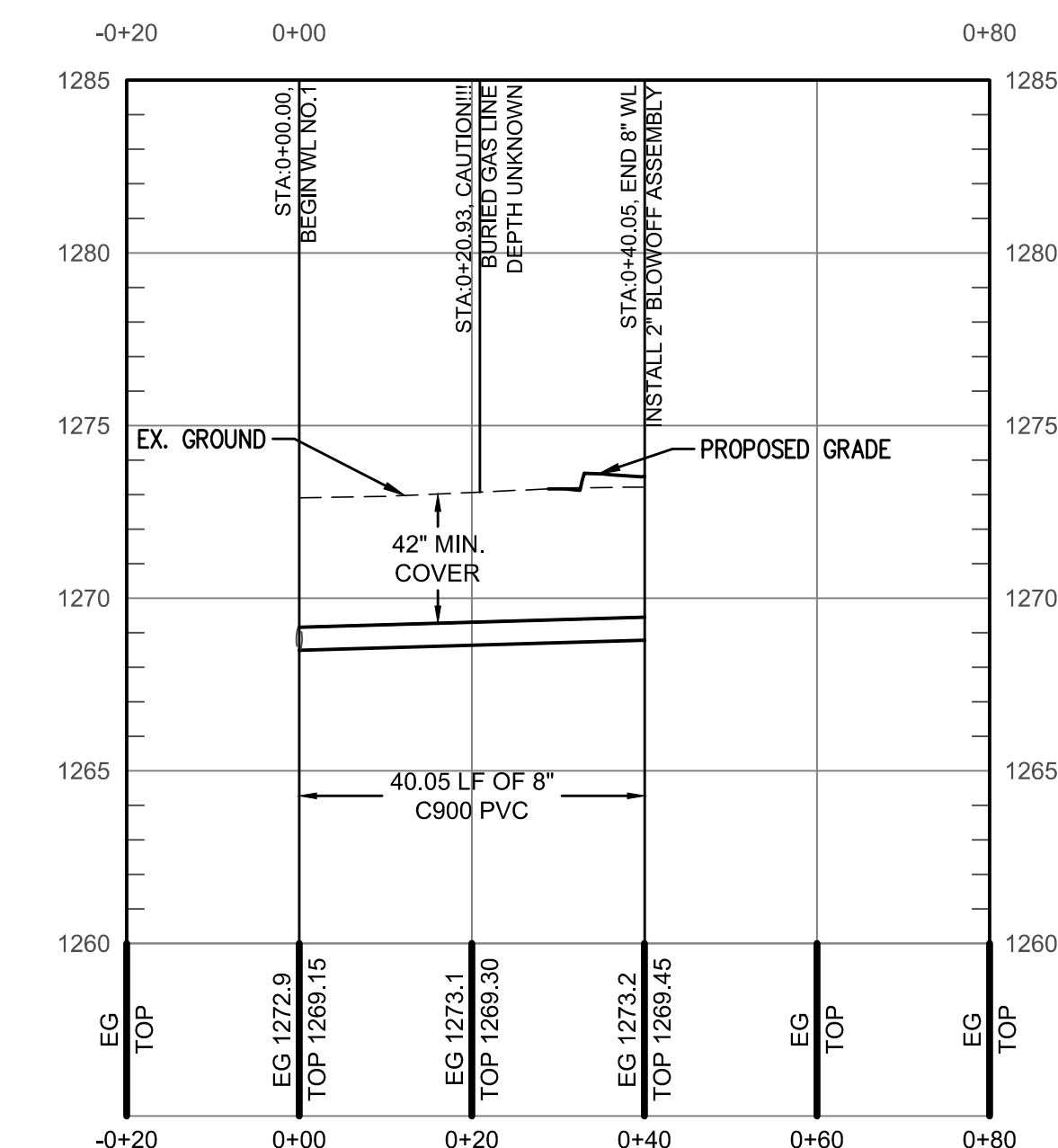


PROJECT NO.: 20192647
ISSUE DATE: 09/06/19
CONTACT: H. FORAKER / L. MILLS
CHECKED BY: H. FORAKER / L. MILLS

**WL NO.1 PLAN &
PROFILE**

2 OF 6

WL NO.1



HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 5'

AS BUILTS

Contractor: Ewertz Excavation
Inspector: Matt Perez
Date: 1-24-2020

KEMILLER
ENGINEERING PA

117 E. Lewis,
Wichita, KS 67202 (316)264-0242

Waterline and Sanitary Sewer
switched locations to install manhole.

SURVEY DISCLAIMER:
TOPOGRAPHIC SURVEY AND CONTOUR MAP USED IN PREPARING PLANS WAS PROVIDED BY MKEC ENGINEERING, INC., WICHITA, KS. ENGINEER DOES NOT GUARANTEE SURVEY ELEVATIONS FOR ACCURACY. CONTRACTOR SHALL VERIFY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.



PC 273-6

Saddle Creek Addition (SU) 2018-00024

CERTIFICATE OF SURVEY

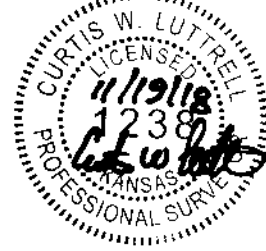
I, Curtis W. Luttrell, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "SADDLE CREEK ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described herein:

Lot 1, K Mart Plaza South to Wichita, Sedgwick County, Kansas. CONTAINS: 596,513 square feet or 13.74 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls; together with all other public dedications within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 19 day of November 2018.

Curtis W. Luttrell, P.S. #1238 MKEC Engineering, Inc. (CLS 39) 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 Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots and a Block, the same to be known as "SADDLE CREEK ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of drainage, utilities, and sanitary sewer, as indicated hereon, are hereby granted to the public. No signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement Permit is obtained from the City of Wichita Public Works and Utilities Department. Lot 6 will obtain utility service by a private easement agreement.

All abutters rights of access to or from 47th Street South over and across the north line of "SADDLE CREEK ADDITION," are hereby granted to the appropriate governing body, provided however two right-in/right-out turn only openings shall be allowed as indicated hereon. All abutters rights of access to or from Broadway Avenue over and across the west line of "SADDLE CREEK ADDITION," are hereby granted to the appropriate governing body, provided however two full movement openings shall be allowed as indicated hereon.

A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.

This plat is subject to the general provisions of the Community Unit Plan DP-68 on file at the Wichita-Sedgwick County Planning Department.

TRIPLE CROWN OPERATING TRUST, LP, a Kansas limited partnership.

Jeff M. Lange, Manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on 19 day of November, 2018, by Jeff M. Lange, Manager of Triple Crown Operating Trust, LP, a Kansas limited partnership.

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



Cynthia A. Womack, Notary Public My Term Expires: February 7, 2021

MORTGAGE CERTIFICATE

Midland National Bank, holder of a mortgage on the above described property, does hereby consent to the "SADDLE CREEK ADDITION" final plat.

Midland National Bank Ronald R. Lang, President

STATE OF KANSAS, HARVEY COUNTY) ss:

This instrument was acknowledged before me on 19 day of Nov., 2018, by Ronald R. Lang, President of Midland National Bank.

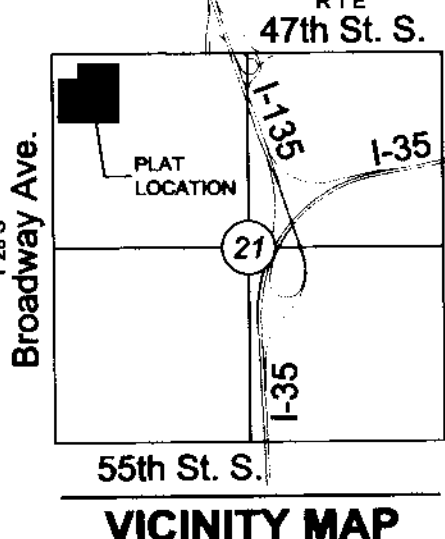
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



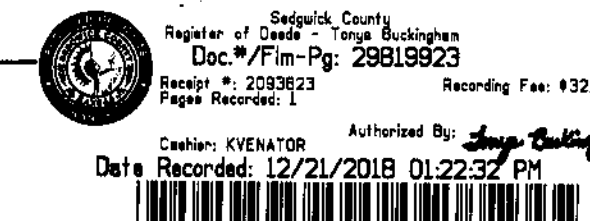
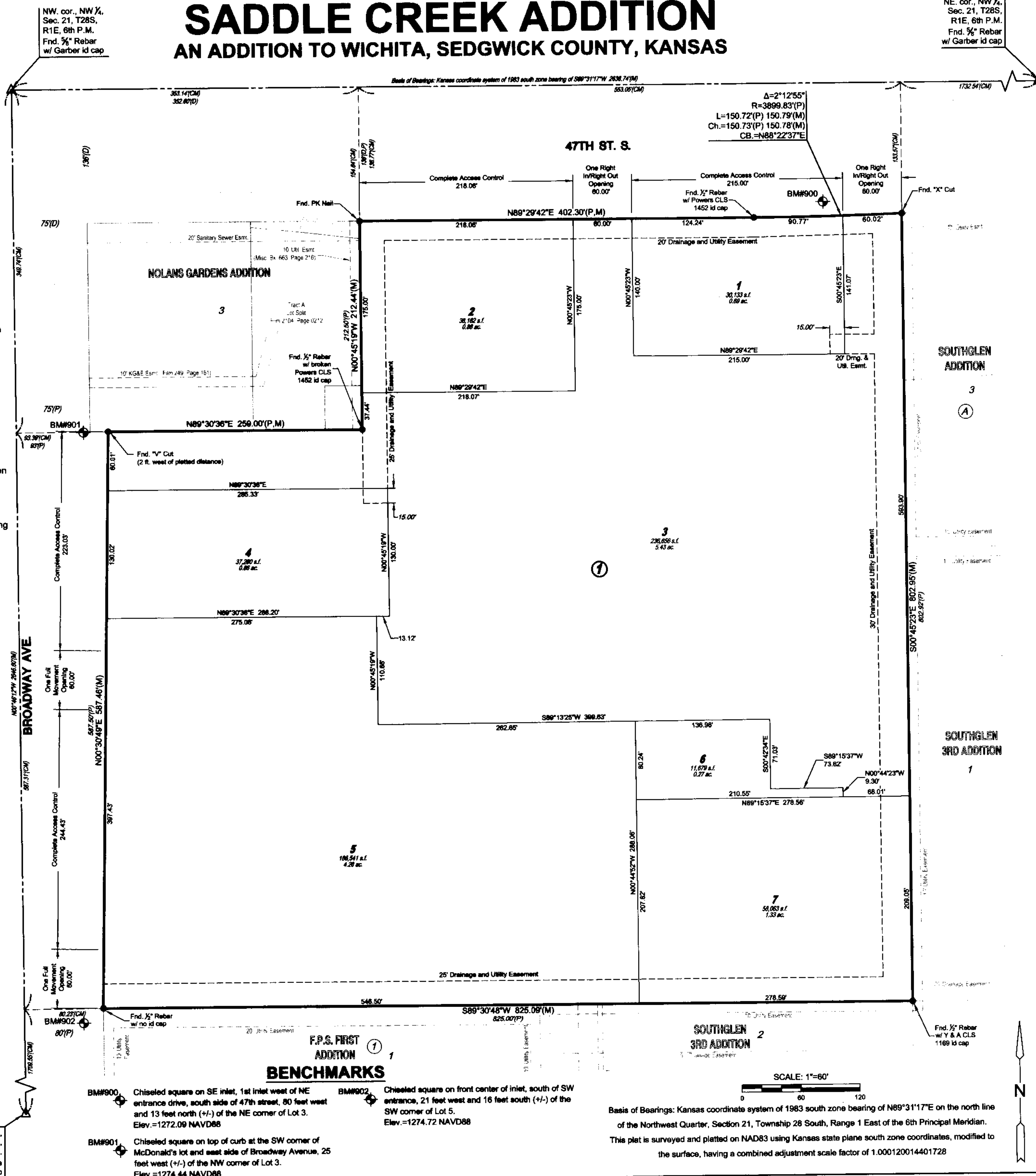
Amanda Hennes, Notary Public My Term Expires: 5.30.21

LEGEND

- Date of Survey: 9/14/2018
= Section Corner Monument Found
= Found monument (see annotation for type)
= Benchmark
(M) = Measured
(P) = Platted
(D) = Described
(CM) = Calculated from Measured
f = Lot
= Block



FINAL PLAT SADDLE CREEK ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

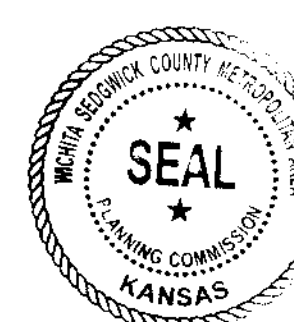


PLANNING COMMISSION CERTIFICATE

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

Dated this 15th day of November 2018.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION



Cindy Miles, Chair

Dale Miller, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this 1st day of December, 2018.

At the direction of the City Council.

Karen Sublett, City Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss: This is to certify that this instrument was filed for record in the Register of Deeds office this 21st day of December, 2018 at 1:11:12 o'clock P.M. and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Judy J. Paget, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss: Entered on transfer record this 21st day of December, 2018.

Kelly B. Arnold, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss: Reviewed in accordance with K.S.A. 58-2005 on this 20th day of November, 2018.

Tricia L. Robello, Deputy County Surveyor



PC 273-6

Table with 3 columns: REV., DESCRIPTION, DATE

BURGER KING - PPW WATER MAIN IMPROVEMENTS

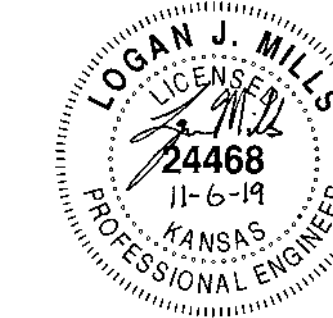
LOT 1 BLOCK 1 SADDLE CREEK ADDITION

WICHITA, KS

CERTIFIED ENGINEERING DESIGN, P.A. CIVIL ENGINEERING SERVICES



1935 WEST MAPLE STREET WICHITA, KANSAS 67213 PH.(316)262-8808 FAX.(316)262-1669



PROJECT NO.: 20192647 ISSUE DATE: 09/06/19 CONTACT: H. FORAKER / L. MILLS CHECKED BY: H. FORAKER / L. MILLS

PLAT