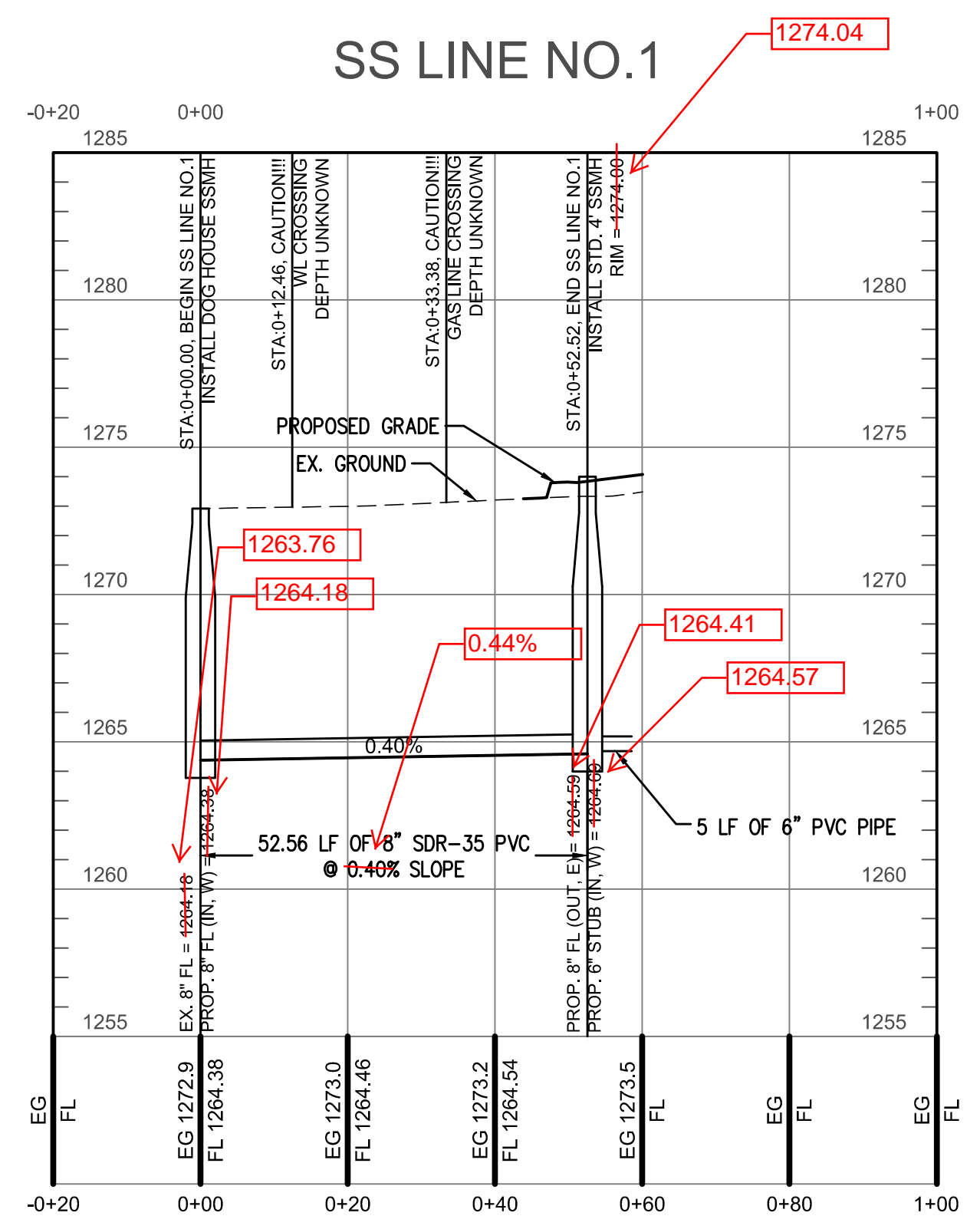
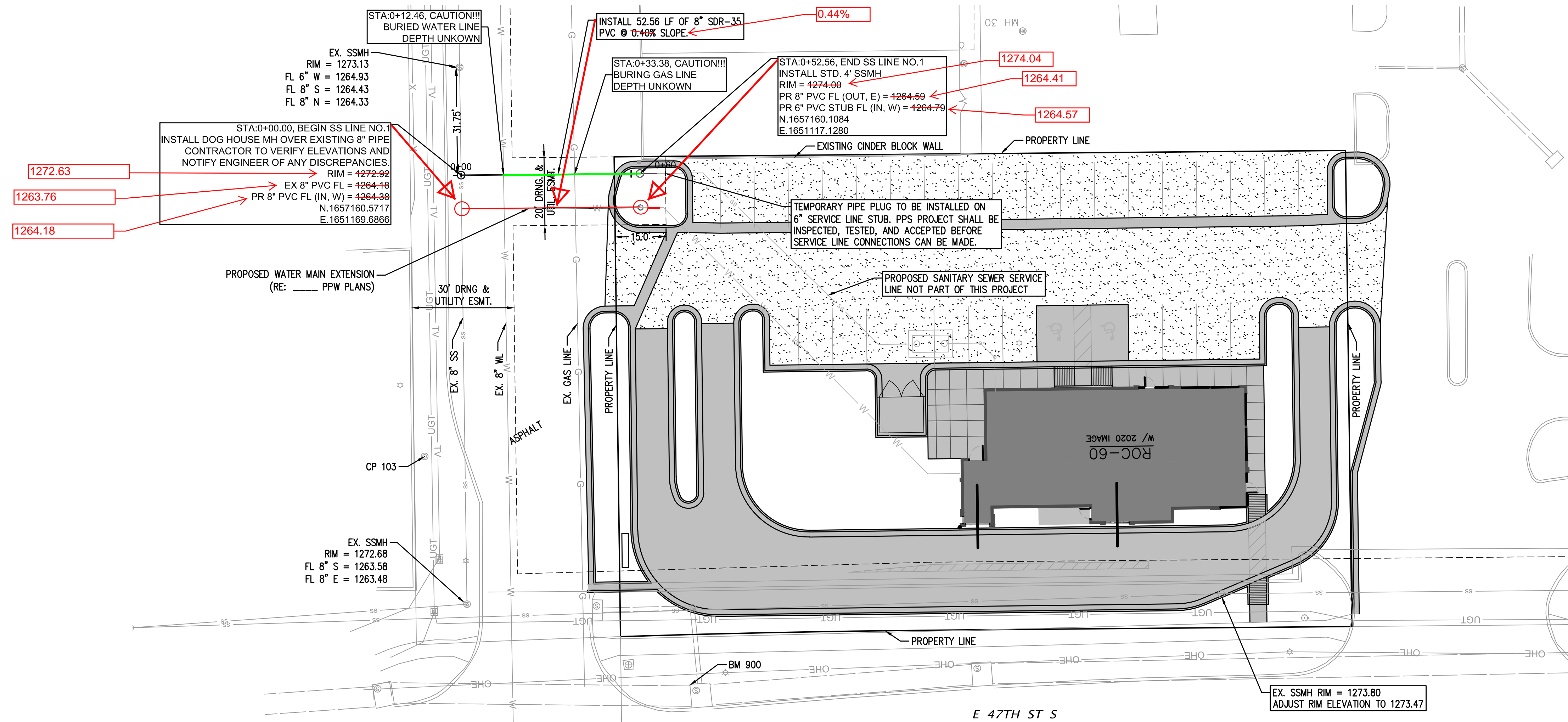


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HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 5'

SEWER AND WATER LINES SWITCHED LOCATION BECAUSE THE MH AT STA 0+52.56 WAS REAL CLOSE TO THE EXISTING BUILDING WALL THAT THEY WOULD HAVE HAD TO UNDERMINE THE WALL TO INSTALL. SO THE LINE LOCATIONS WERE SWITCHED.
TM

Waterline and Sanitary Sewer switched locations to install manhole.

AS BUILTS

Contractor: Ewertz Excavation
Inspector: Matt Perez
Date: 02-07-2020

KEMILLER ENGINEERING PA

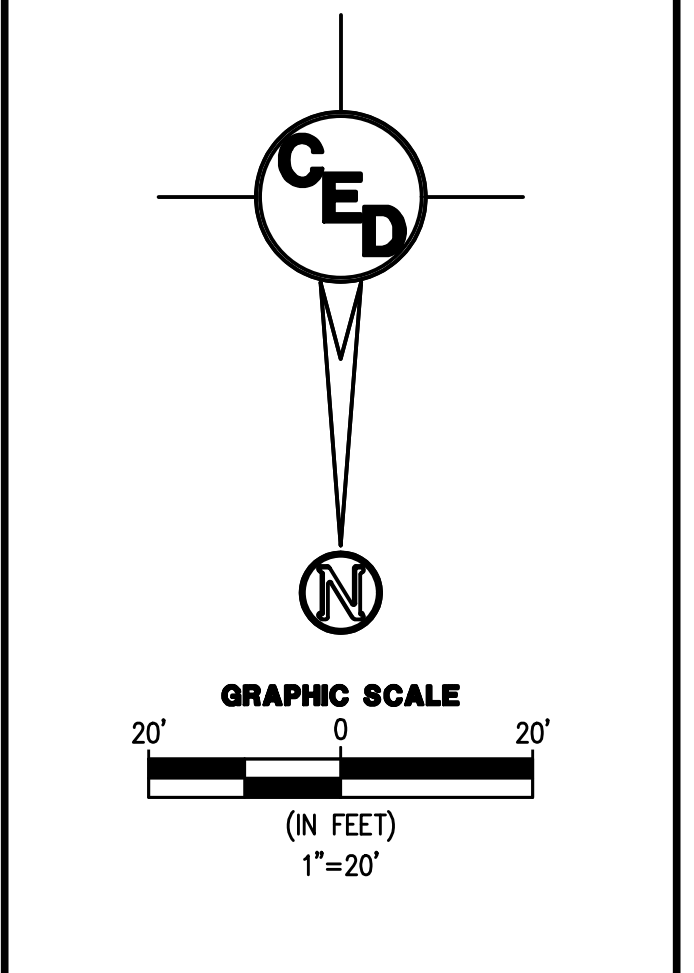
117 E. Lewis,
Wichita, KS 67202 (316)264-0242

SURVEY DISCLAIMER:
TOPOGRAPHIC SURVEY AND CONTOUR MAP USED IN PREPARING PLANS WAS PROVIDED BY MKEG 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.



REV.	DESCRIPTION	DATE



**BURGER KING - PPS
SANITARY SEWER
IMPROVEMENTS**

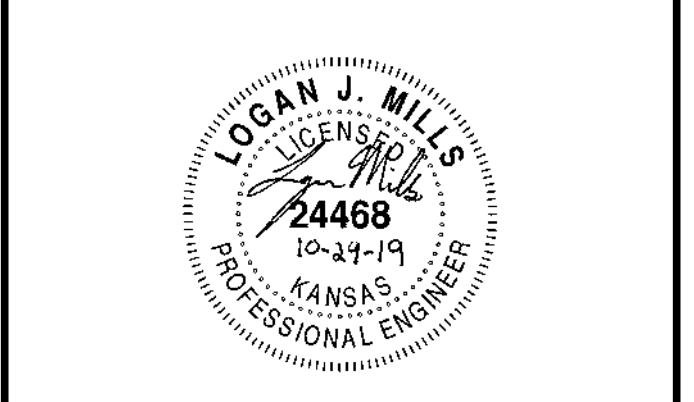
LOT 1 BLOCK 1
SADDLE CREEK ADDITION

WICHITA, KS

CERTIFIED ENGINEERING DESIGN, P.A.
CIVIL ENGINEERING SERVICES

CEED

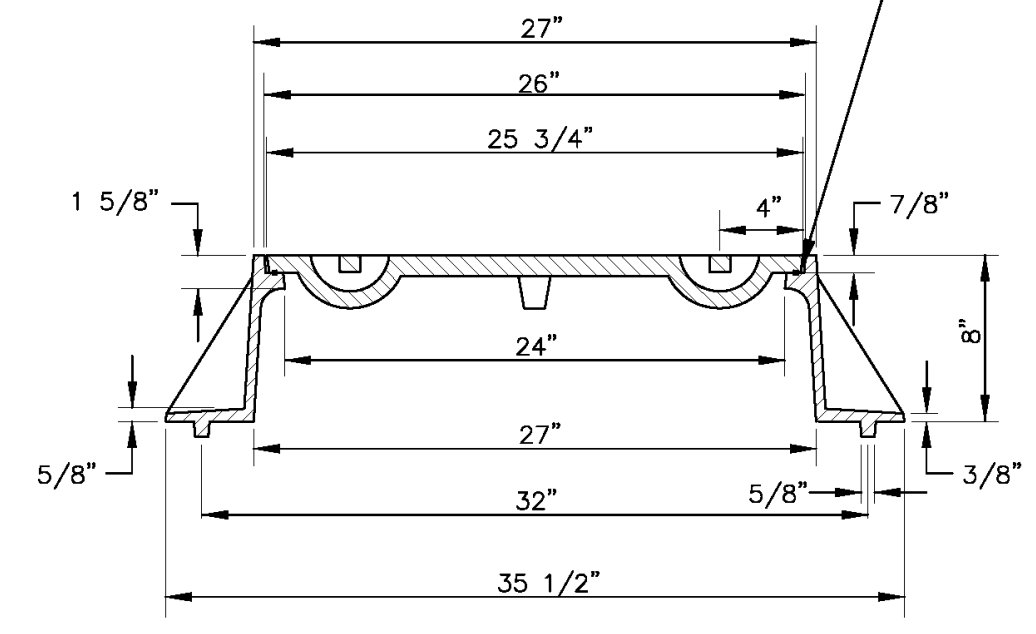
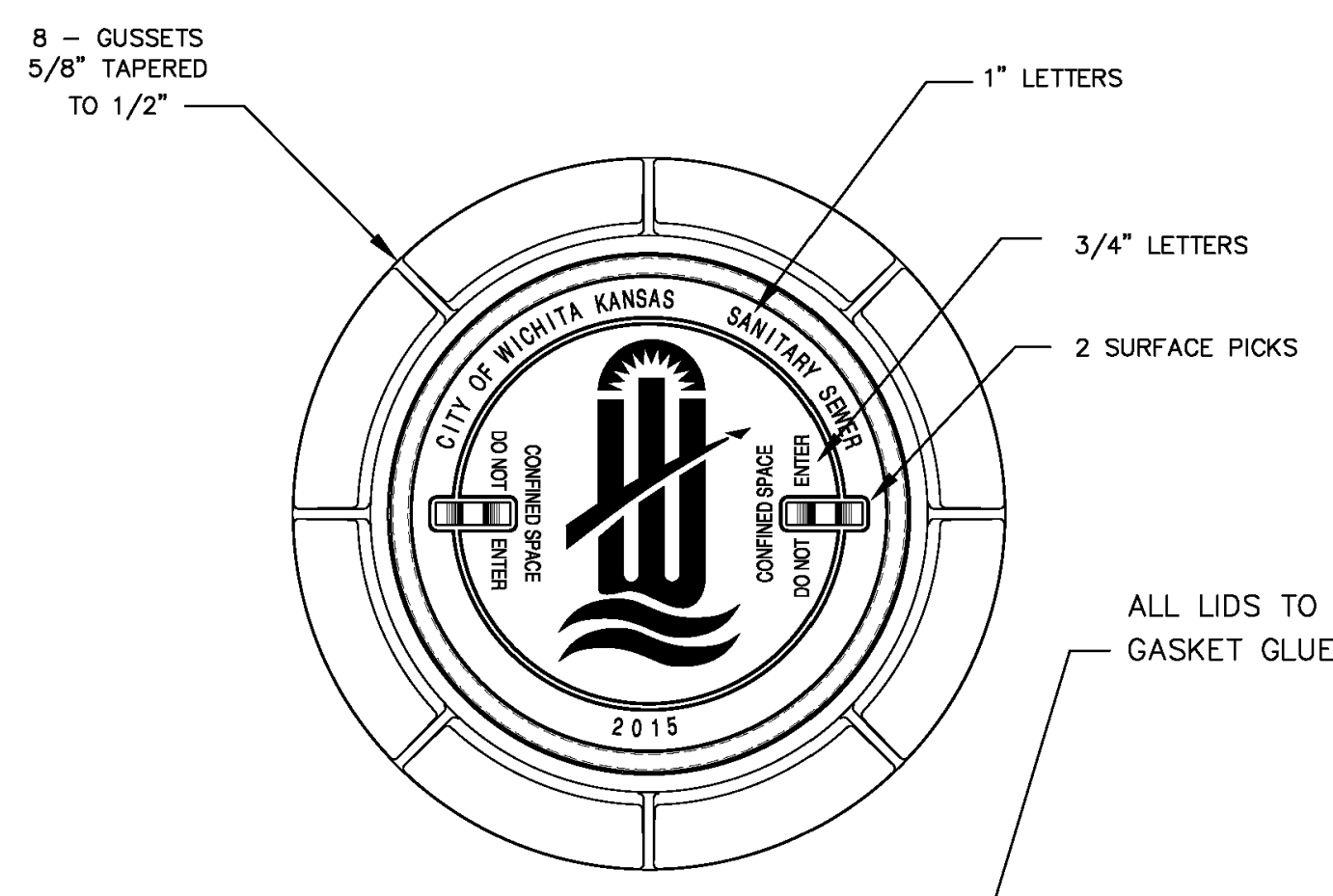
1935 WEST MAPLE STREET
WICHITA, KANSAS 67213
PH. (316) 262-8808 FAX. (316) 262-1669



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

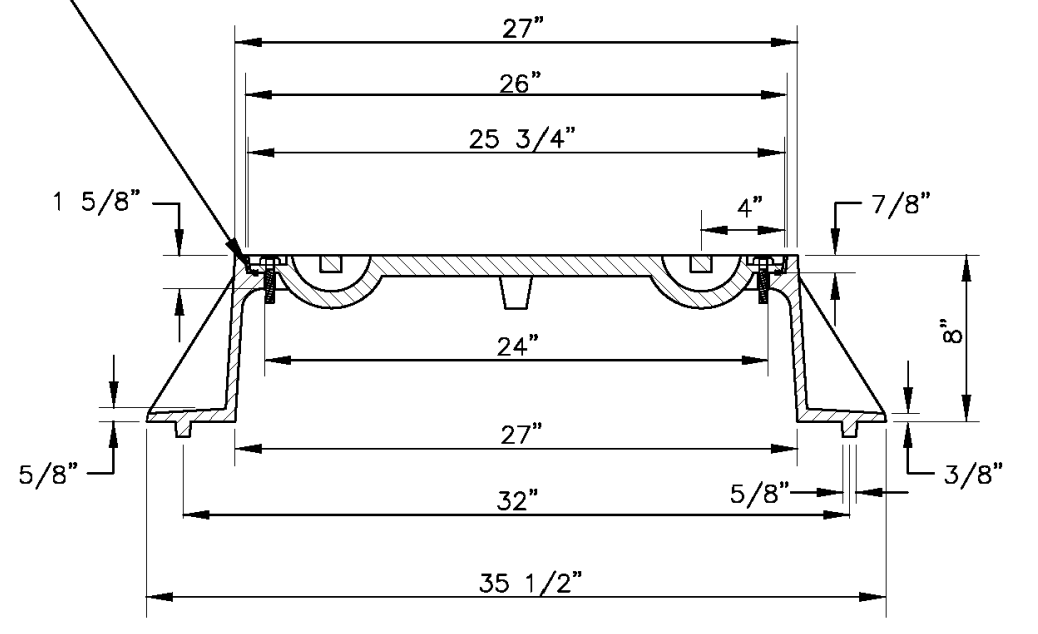
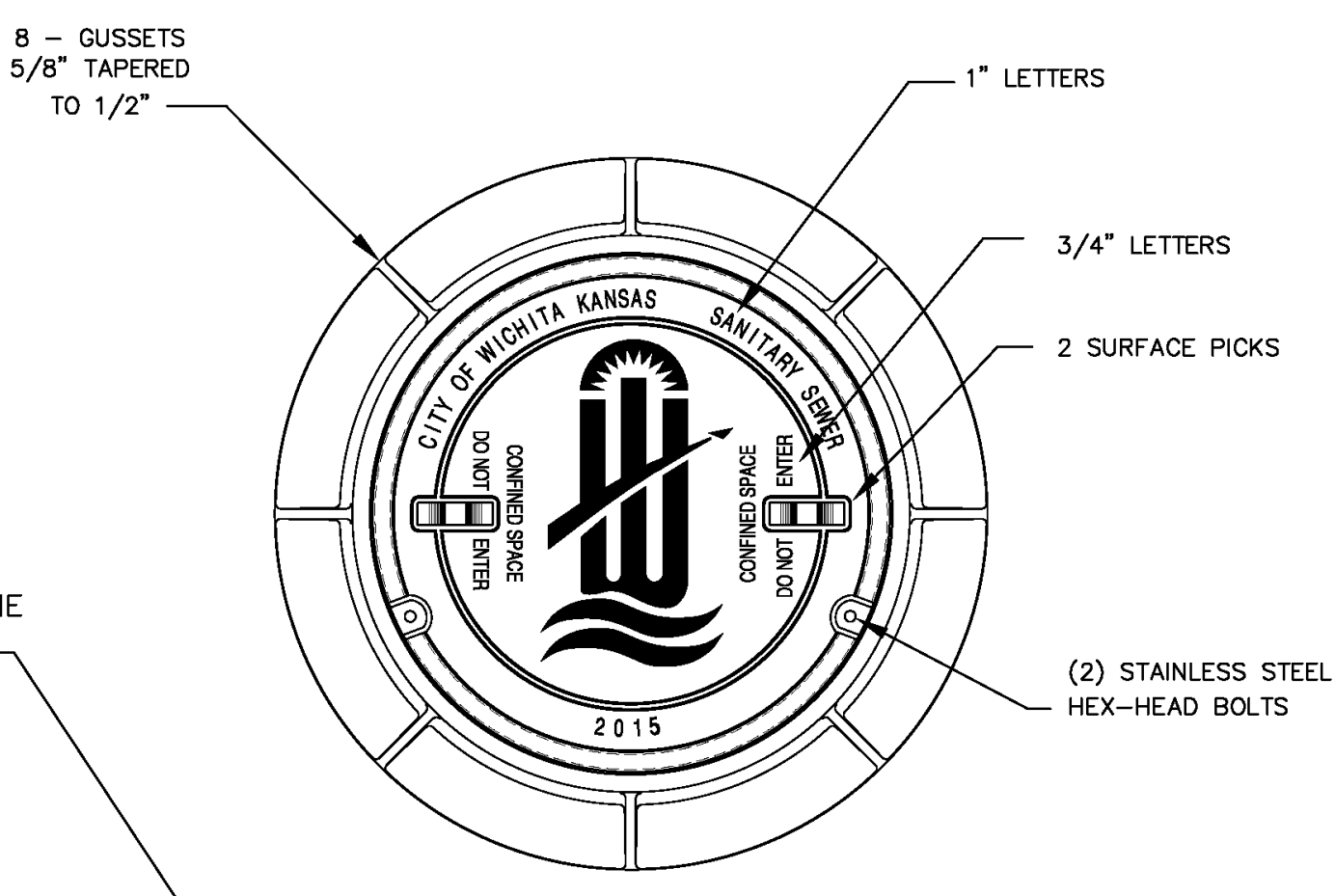
**LINE NO.1 PLAN &
PROFILE**

REV.	DESCRIPTION	DATE



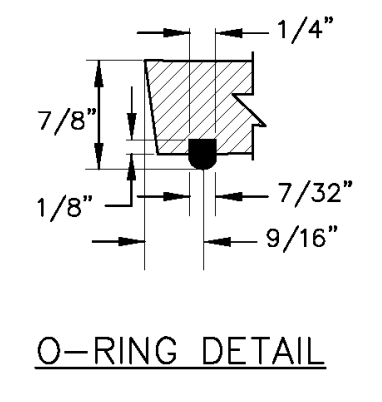
STANDARD MANHOLE FRAME & COVER
DEETER #1261 OR EJIW #1936-Z1

NOTE:
1. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACE.



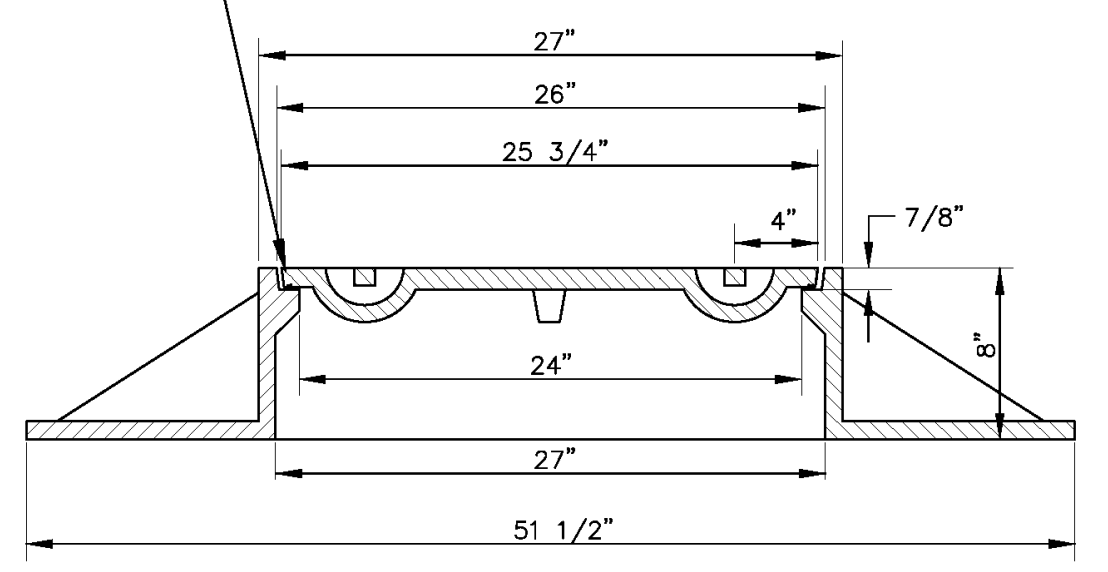
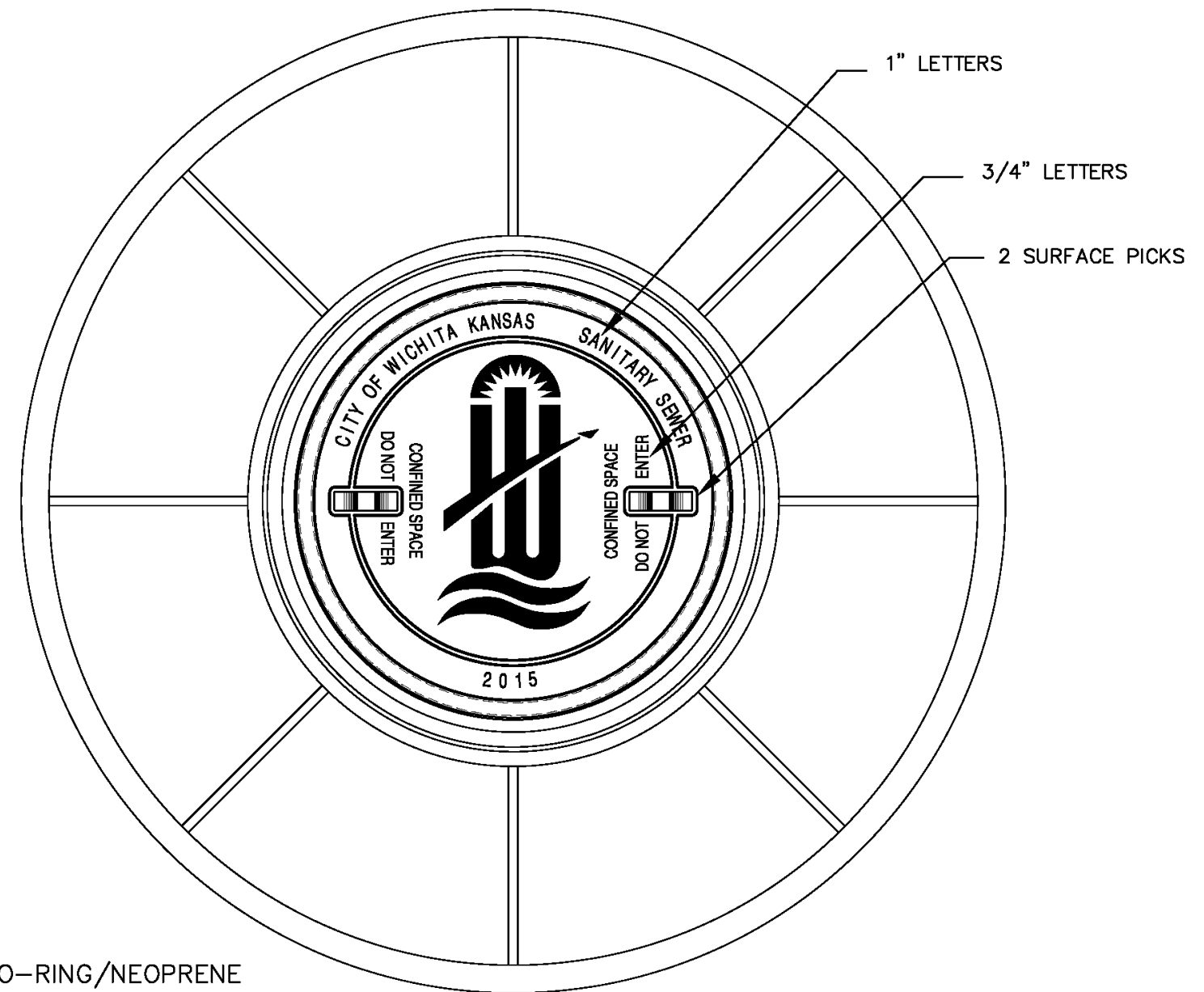
BOLT DOWN MANHOLE FRAME & COVER
DEETER #1261 OR EJIW #1936-Z1

NOTE:
1. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACE.



ALL LIDS TO BE FURNISHED WITH O-RING/NEOPRENE GASKET GLUED IN THE COVER BEARING SURFACE.

ALL LIDS TO BE FURNISHED WITH O-RING/NEOPRENE GASKET GLUED IN THE COVER BEARING SURFACE.



WIDE FLANGED FRAME & COVER
DEETER #1261A

NOTE:
1. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACE.

GENERAL NOTES

- MANHOLE CASTINGS SHALL BE MANUFACTURED USING GOOD QUALITY GRAY IRON CONFORMING TO CLASS 30 OF A.S.T.M. DESIGNATION A-48. DIMENSIONS SHOWN ON THE DETAILED DRAWINGS SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND ANY DEVIATIONS FROM THE DIMENSIONS SHOWN MUST BE SPECIFICALLY APPROVED. THE FINISHED CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE DISTORTIONS OR OTHER DEFECTS.
- MANHOLE CASTINGS SHALL BE MANUFACTURED SUCH THAT A COVER MANUFACTURED BY ANY ONE FOUNDRY WILL FIT INTERCHANGEABLY INTO A FRAME MANUFACTURED BY ANOTHER FOUNDRY AND STILL MEET ALLOWABLE CLEARANCES AND NON-ROCKING REQUIREMENTS. THIS WILL REQUIRE MANUFACTURING OF THE MATCHING FACES ON THE COVER AND THE FRAME TO CLOSE TOLERANCES.
- THE OUTSIDE CIRCUMFERENCE OF THE VERTICAL FACE OF THE COVER AND THE INSIDE CIRCUMFERENCE OF THE VERTICAL FACE IN THE FRAME RECESS SHALL BE MANUFACTURED TO TOLERANCES SUCH THAT THE CLEARANCE BETWEEN THE COVER AND FRAME WILL NOT EXCEED 1/8" AT ANY POINT AROUND THE CIRCUMFERENCE OF THE COVER. THE SEATING SURFACES BETWEEN THE COVER AND FRAME SHALL BE MACHINED SUCH THAT THESE SEATING SURFACES SHALL MAKE FULL CONTACT FOR THEIR FULL CIRCUMFERENCE TO PRECLUDE THE COVER FROM ROCKING IN THE FRAME.
- THE MANHOLE FRAME AND COVER SHALL BE MARKED WITH LETTERING INDICATING THE NAME OF THE MANUFACTURER AND THE YEAR WHEN THE COVER OR FRAME WAS CAST. THE COVER SHALL BE FURTHER IDENTIFIED WITH REGARDS TO OWNERSHIP USING LETTERS AT LEAST 1" IN HEIGHT. THIS IDENTIFICATION SHALL BE "CITY OF WICHITA SANITARY SEWER". THE TOP SURFACE OF THE COVER SHALL BE MANUFACTURED IN WITH CITY OF WICHITA DESIGN AS INDICATED ON THE DRAWINGS. SMOOTH BLOCKOUTS SHALL BE UTILIZED TO HIGHLIGHT THE LETTERING ON THE COVER SURFACE. THE TOTAL AREA OF SMOOTH SURFACE BLOCKOUT SHALL NOT EXCEED THE AREA AS INDICATED ON THE DRAWING. POSITIONING OF SMOOTH BLOCKOUTS AND LETTERING MAY VARY FROM THAT SHOWN ON THE DETAILED DRAWING.

REVISED: MARCH 2016



MANHOLE FRAME AND COVER (SANITARY SEWER)		
CITY ENGINEER GARY JANZEN, P.E.		
PROJECT NUMBER	OCA NUMBER	DATE
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET

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

MANHOLE FRAME & COVER DETAILS

FILE LOCATION: S:\Drawing_Files\Projects\2019\20192647\DWG\Burger King - PPS.dwg TAB NAME: FRAME & COVER DETAIL USER: rmp2 SAVETIME: 11/8/2019 2:28 PM PLOTTED: 11/8/2019 2:29 PM

PC 273-6

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: 598,513 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 67208

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, L.P. 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, L.P., 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. Wozniak, Notary Public

MORTGAGE CERTIFICATE

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

Ronald R. Lang, President

STATE OF KANSAS, HARVEY COUNTY) ss:

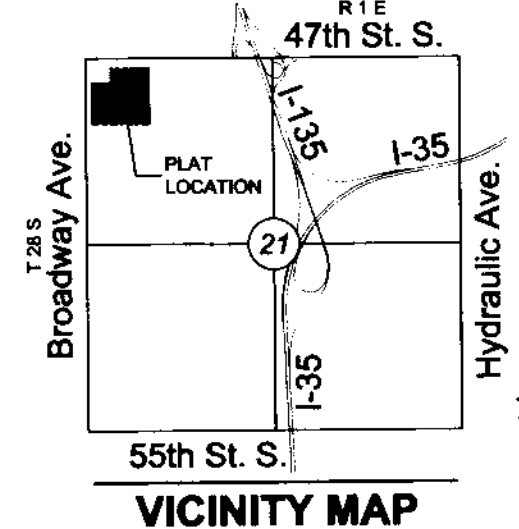
This instrument was acknowledged before me on 19 day of Nov, 2018, by Ronald R. Lang, President of Midland National Bank.

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

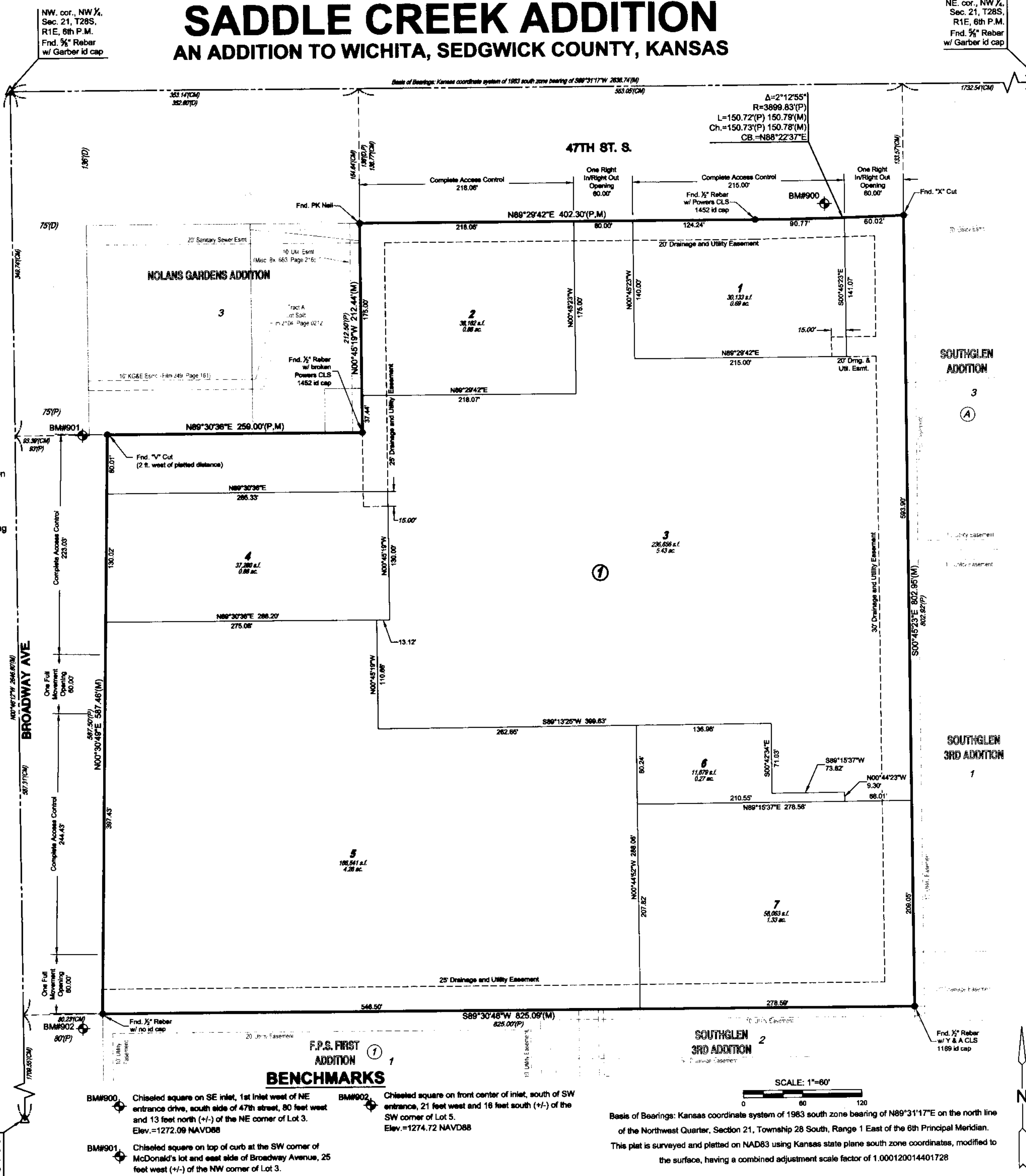
AMANDA HENNES, Notary Public

LEGEND

- Date of Survey: 9/14/2018
Delta = Section Corner Monument Found
Circle with dot = Found monument
Circle with cross = Benchmark
(M) = Measured
(P) = Platted
(D) = Described
(CM) = Calculated from Measured
1 = Lot
2 = Block



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

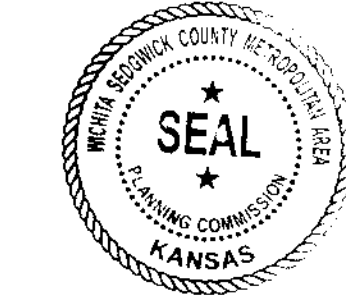


PLANNING COMMISSION CERTIFICATE

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

Dated this 15 day of November, 2018.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION



Cindy Miles, 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 19 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 1:16:12 o'clock P.M. and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Judy J. Page, 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



Table with columns: REV., DESCRIPTION, DATE

PLANNING COMMISSION CERTIFICATE text and signatures

GOVERNING BODY CERTIFICATE text and signature

REGISTER OF DEEDS' CERTIFICATE text

TRANSFER RECORD text

COUNTY SURVEYOR text and seal

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

PLAT 5 OF 5

FILE LOCATION: S:\Drawing_Files\Projects\2019\20192647\DWG\Burger King - PPS.dwg TAB NAME: PLAT USER: rmp22 SAVER: 11/18/2019 2:29 PM PLOTTED: 11/18/2019 2:29 PM