

GENERAL NOTES:

- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
 - Maintain a minimum of 10-foot horizontal separation between all water lines (mains, services, and fire hydrants) and all sanitary sewer lines (mains, services, and manholes). All separation distances are to be measured from edge-to-edge, at the closest point.
 - Maintain a minimum of 2-foot vertical separation between all water lines (mains and services) and all gravity sanitary sewer lines (mains, services, and manholes) at crossings. All separation distances are to be measured from edge-to-edge, at the closest point.
 - Maintain a minimum of 2-foot vertical separation between all water lines (mains and services) and all pressurized sanitary sewer lines (force mains and services) at crossings. Waterlines must always be placed above pressurized sanitary sewer lines where they cross. All separation distances are to be measured from edge-to-edge, at the closest point.
- 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 |
| Evergy | 1-800-544-4857 |

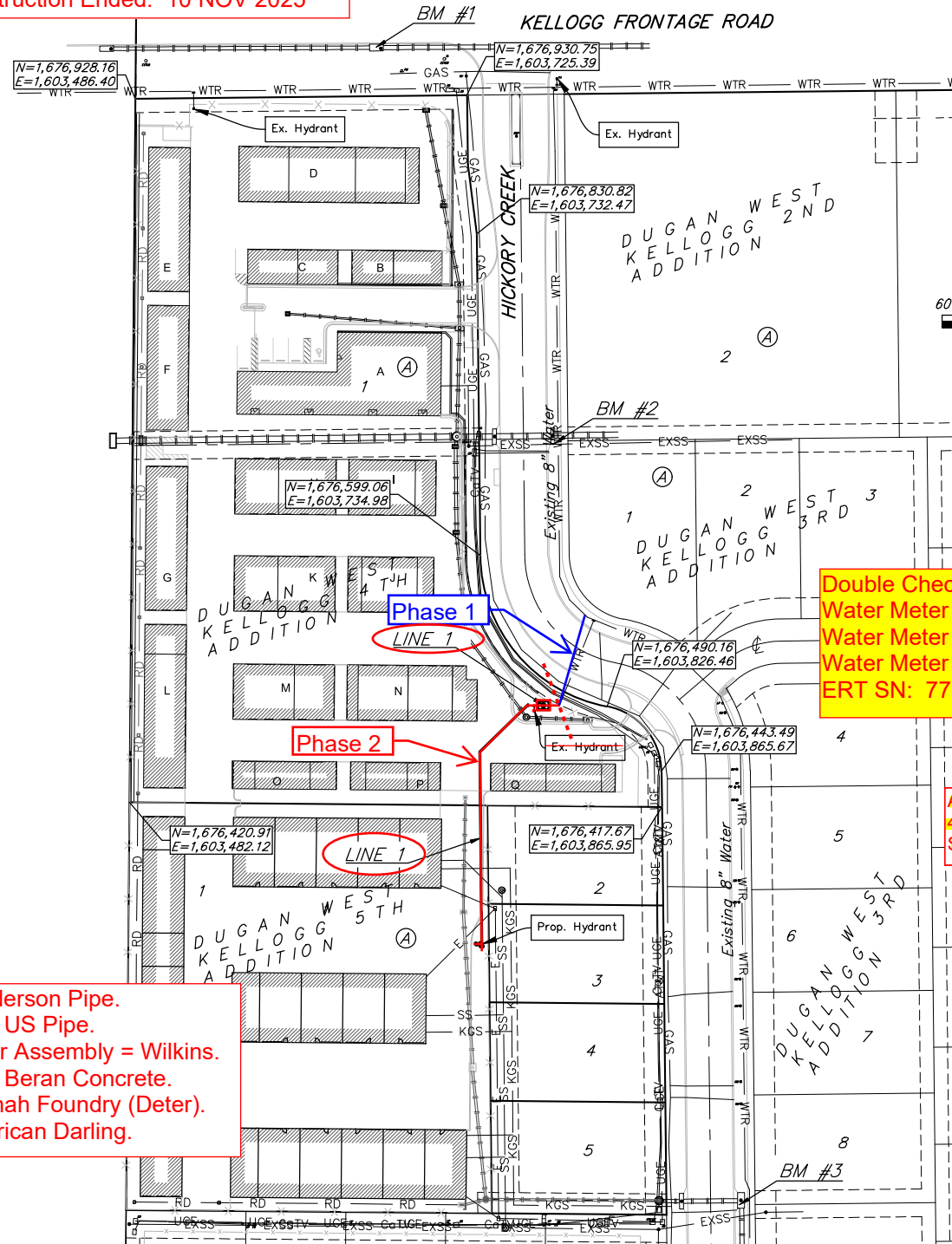
- Utility service lines, poles, etc. are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their 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 valve 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 field grades by the contractor.
- The Contractor shall notify the consultant engineer and Dawnita Reinhardt at 316-650-0740 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 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 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 Contractor's responsibility.
- All elevations shown are NAVD88.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions per City specifications.
- All applicable fees (tap, equity, in lieu of & main benefit) must be paid before any work on this project can commence. 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 manufacturer's 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.
- 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 contractor's expense.
- Wichita Fire Department inspections may be scheduled by calling Dawnita Reinhardt at 316-650-0740.
- All existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrance shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita.
- All of Hickory Creek St. R/W disturbed during construction shall be seeded and mulched as follows:
Seed -- Kansas Premium Fescue Blend; 8 lbs. PLS/1000 Sq. Ft.
Annual Rye grass; 3 lbs./1000 Sq. Ft.
Fertilizer -- 12-24-12 Ratio; 45 Lbs./Ac.
Mulch -- 2 Tons Prairie Hay/Ac.
All other areas disturbed during construction are to be seeded as follows:
Seed -- Rye grass; 5 lbs./1000 Sq. Ft.
An additional bid item for "Seeding, Temporary" has been included and may be used at the discretion of the design engineer. Temporary seed shall be Annual Rye at 5 lbs./1000 Sq. Ft. unless otherwise noted and shall be planted when permanent seed or sod cannot be used due to seasonal limitations.
- The Contractor shall not begin work on the project until the Project Inspector is assigned and on site. Any work completed without inspection will be required to be uncovered for inspection at the Contractor's expense.
- The proposed Fences adjacent to the Fire Hydrants are to allow the hydrants to be visible from all public roadways and remain visible.

Benchmarks

- BM #1: "X" chiseled on top of catch basin, NE of NW corner of Lot 1, Blk. A, Dugan West Kellogg Commercial 4th Add.
Elev. = 1332.69 (NAVD 88)
- BM #2: "X" chiseled on top of catch basin SW of Lot 2, Blk. A, Dugan West Kellogg Commercial 2nd Add.
Elev. = 1331.62 (NAVD 88)
- BM #3: "X" chiseled on top of catch basin SW of Lot 6, Blk. A, Dugan West Kellogg Commercial 3rd Add.
Elev. = 1333.76 (NAVD 88)

8" PVC Pipe = Sanderson Pipe.
6" & 8" DICI Pipe = US Pipe.
DBL-Check Detector Assembly = Wilkins.
Fire Service Vault = Beran Concrete.
Frames/Lids = Neenah Foundry (Deter).
Fire Hydrant = American Darling.

Construction Began: 20 OCT 2025
Construction Ended: 10 NOV 2025



Double Check Detector Valve Assembly:
Water Meter = Badger.
Water Meter SN: 44623062.
Water Meter Initial Reading: 0000.32 ft³
ERT SN: 77312336.

From CL of Hickory Creek St & Hickory Creek Ct
Along CL Hickory Creek St. go 4' South and then 98' West.
Sta. 0+78 - CENTER OF VAULT

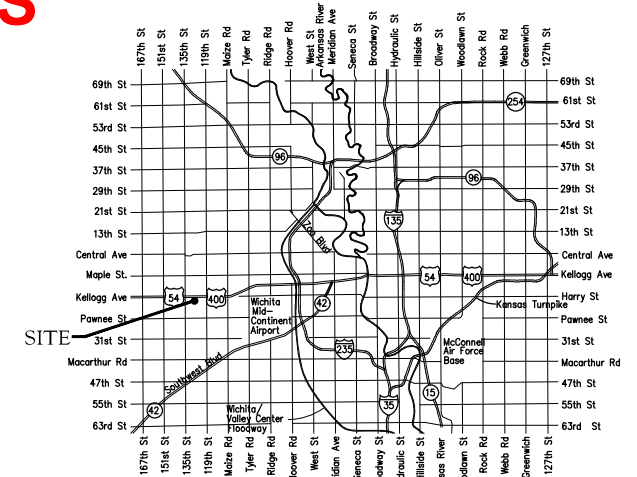
WATER DISTRIBUTION SYSTEM AS-BUILT PLANS
to serve
WEST WICHITA SELF STORAGE - PHASE 2

1601 S. Hickory Creek
CITY OF WICHITA, KANSAS
Paul Gunzelman, P.E.
City Engineer
2025-016124 PPW
54030980

Baughman Job No.: 25-10-E274

Sheet Index

Title Sheet	1
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Vicinity Map

Contractor: Fremar Corporation
Superintendent: Bill Budd
Staking: Baughman Co.
Inspection: Baughman Co.
Inspector: James Ralston

As-Built By: Larry Powell & James Ralston
As-Built Date: December 16, 2025.
As-Built Revised: December 18, 2025.

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

Engineering Approved by Shawn Mellies PE (9/30/2025)
Utilities Approved by Greg Lalley (9/30/2025)
Fire Dept. Approved by Battalion Chief, Jose Ocadiz (9/30/2025)

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 of Wichita Specifications and Standards and Special Provisions (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.

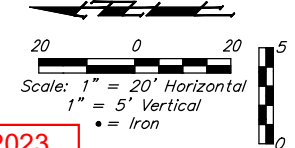
An approved copy of these plans signed by City staff are required on-site.



October 1, 2025

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

NOTE:
All Reference Ties Begin from Intersection of Centerlines of S. Hickory Creek St. and S. Hickory Creek Ct.



Northings (N) & Eastings (E): State Plane Coordinates - Kansas Grid South - NAD83 (2011), EPOCH 2023.
Elevations: NAVD88 (Geoid 18).
As-Built Survey Shots By: Baughman Company, P.A.

Phase 1 Construction

Sta. 0+00.00, Line 1
Existing 8"x8" Tee and 8" Valve (#74,536 & 54,115), see 2024-021373PPW.
N=1,676,552.48 E=1,603,816.85

Sta. 0+78.09, Line 1
Contractor to remove existing 18" of 8" PVC Pipe & install 1-Fire Line vault, and replace 8" PVC pipe with DICL Pipe. See WL-103 for details.
Rim Elev. = 1335.70 1335.84
N=1,676,490.93 E=1,603,780.43
LID: N:1,676,491.06 E:1,603,780.07

SEE THIS SHEET FOR AS-BUILT PLAN & PROFILE SKETCHES.

Along CL Hickory Creek St. go 4' South and then 86' West.
Sta. 0+66 - 8" CIMJ 90° Bend (Rolled)

Along CL Hickory Creek St. go 4' South and then 88' West.
Sta. 0+68 - 8" CIMJ 45° Bend (V)

Along CL Hickory Creek St. go 4' South and then 90' West.
Sta. 0+70 - 8" CIMJ Coupling

Sta. 0+66.43, Line 1
Existing 8" CIMJ 67.5° Bend (RT.), see 2024-021373 PPW.
N=1,676,490.83 E=1,603,792.10
N:1,676,490.05 E:1,603,792.26

Along CL Hickory Creek St. go 4' South and then 104' West.
Sta. 0+84 - 8"x6" CIMJ Tee

Along CL Hickory Creek St. go 5' South and then 104' West.
Sta. 0+84 - 6" FH Valve

Along CL Hickory Creek St. go 8' South and then 104' West.
Sta. 0+84 - Fire Hydrant

FH Valve 2' North of Fire Hydrant.
Pumper Nozzle facing South.

Fire Line Notes:

1. City maintenance of water mains ends at right-of-way or easement line or within two feet of vault.
2. Pipe layout is shown with horizontal and vertical deflections. Contractor to use short pipe lengths, high deflection couplers, and manufacturer recommended pipe deflections to meet planned alignment.
3. Contractor to Verify Depth & Location of Existing Water Line Prior to Construction.
4. Contractor to verify depth and location of existing utilities. Contractor to relocate any existing utilities as necessary for construction.
5. Contact utility companies 3 weeks prior to construction to coordinate temporary removal/replacement.

Heide Bryan, Evergy, (316) 261-6354
Shannon Brinkmeyer, AT&T (316) 268-2931
Travis Taylor, Cox Comm., Travis.taylor@cox.com

Sta. 0+84.43
1 - Fire Hydrant Assy. (S)
L = 4.0'
Bury Line Elev. = 1335.65
Valve Box Elev. = 1335.60

8" x 6" TEE: Sta. 0+84.43
N:1,676,491.74 E:1,603,771.13
VALVE BOX:
N:1,676,490.06 E:1,603,771.03
FIRE HYDRANT:
N:1,676,488.06 E:1,603,771.03

Sta. 2+76.21, Line 1
1 - Fire Hydrant Assy (W)
L = 4.0'
5.0' of 8" DICL (S)
1-8" CIMJ Plug (S)
End Line 1.
Bury Line Elev. = 1337.50 1338.14
Valve Box Elev. = 1337.35 1337.26
N=1,676,318.82 E=1,603,736.04
VB=N:1,676,318.98 E:1,603,734.34

Sta. 0+89.43, Line 1
Remove Ex. 8" CIMJ Plug.
1 - 8" CIMJ 45° Bend (Lt.) (H)
Begin Line 1.
N=1,676,491.02 E=1,603,769.19
N:1,676,491.78 E:1,603,769.15

Sta. 1+37.69, Line 1
1 - 8" CIMJ 45° Bend (Lt.)
N=1,676,457.33 E=1,603,734.54
N:1,676,459.66 E:1,603,734.67

VB Elev = 1332.26
N=1,676,567.05 E=1,603,797.89

Along CL Hickory Creek St. go 4' South and then 98' West.
Sta. 0+78 - CENTER OF VAULT

Along CL Hickory Creek St. go 4' South and then 109' West.
Sta. 0+89 = 8" CIMJ 45° Bend (H)

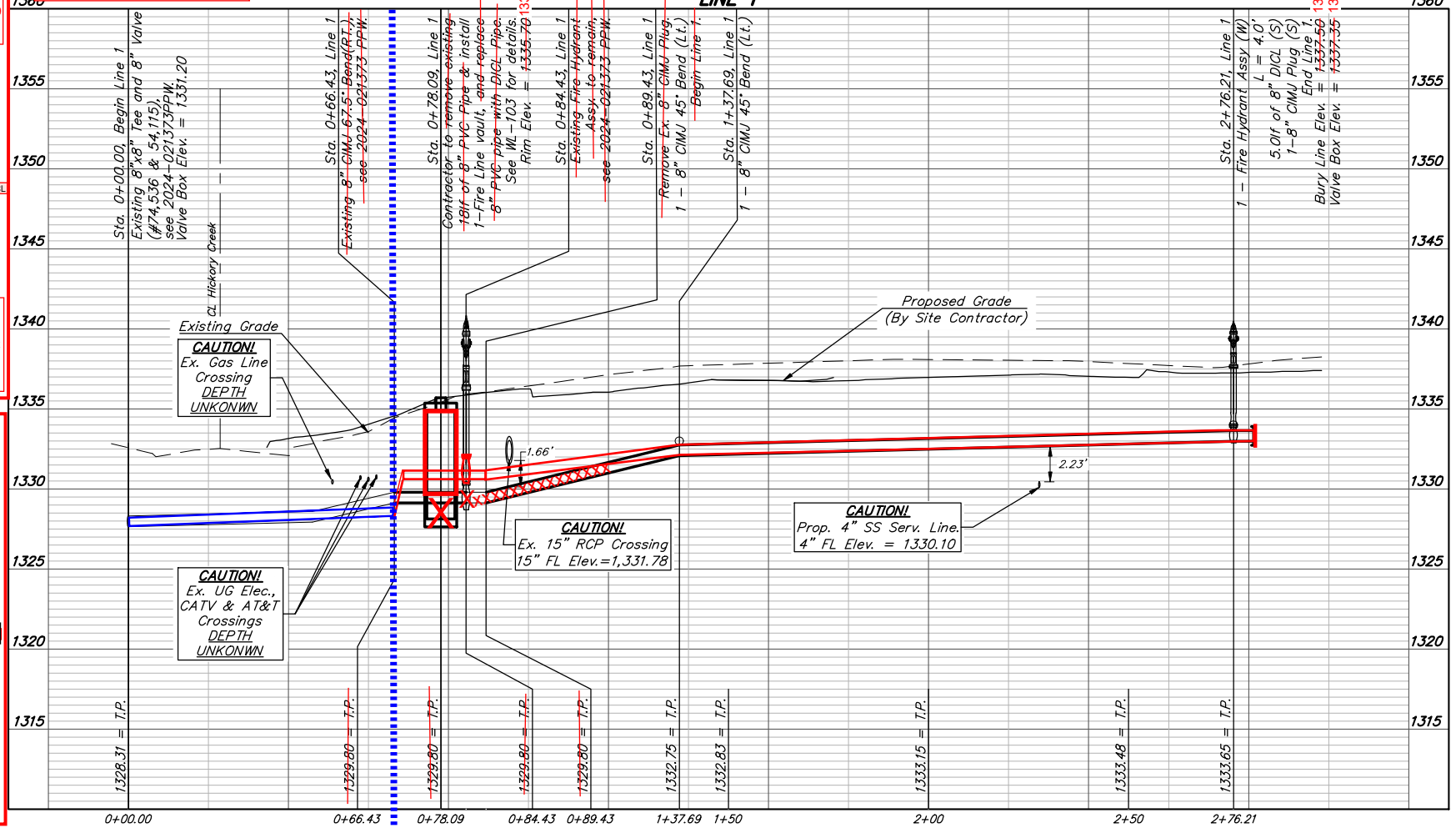
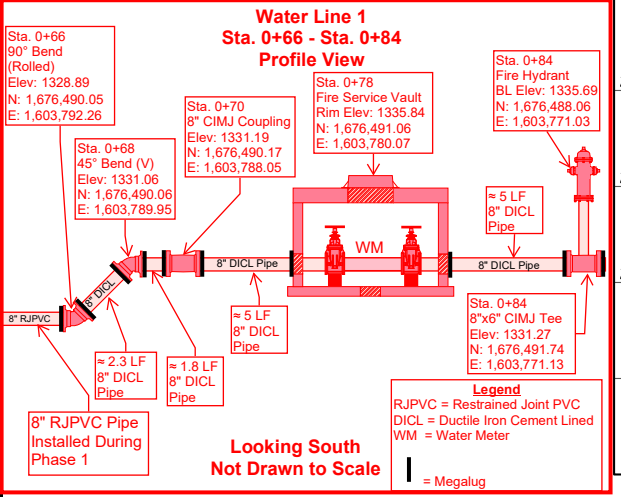
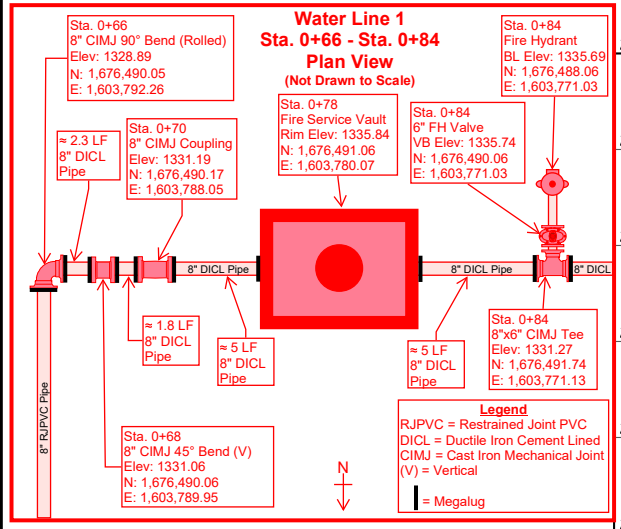
Along CL Hickory Creek St. go 182' South and then 162' West.
Sta. 2+76 = 8"x6" CIMJ Tee

Along CL Hickory Creek St. go 182' South and then 163' West.
Sta. 2+76 = 6" FH Valve

Along CL Hickory Creek St. go 182' South and then 166' West.
Sta. 2+76 = Fire Hydrant

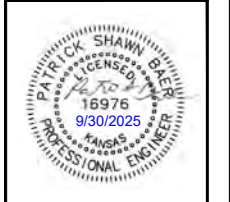
Along CL Hickory Creek St. go 187' South and then 162' West.
Sta. 2+81 = Plug

FH 6" Valve = 2' East of Fire Hydrant.
Pumper Nozzle facing West.



LEGEND

Blue Lines = Phase 1.
Red Lines = Phase 2.
N: = Northing.
E: = Easting.
CL = Centerline.
(S) = South.
(W) = West.
V = Vertical.
H = Horizontal.
VB = Valve Box.
TS = Test Station.



BAUGHMAN COMPANY

315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

WEST WICHITA
SECURE STORAGE

FIRE LINE 1

WATER DISTRIBUTION SYSTEM

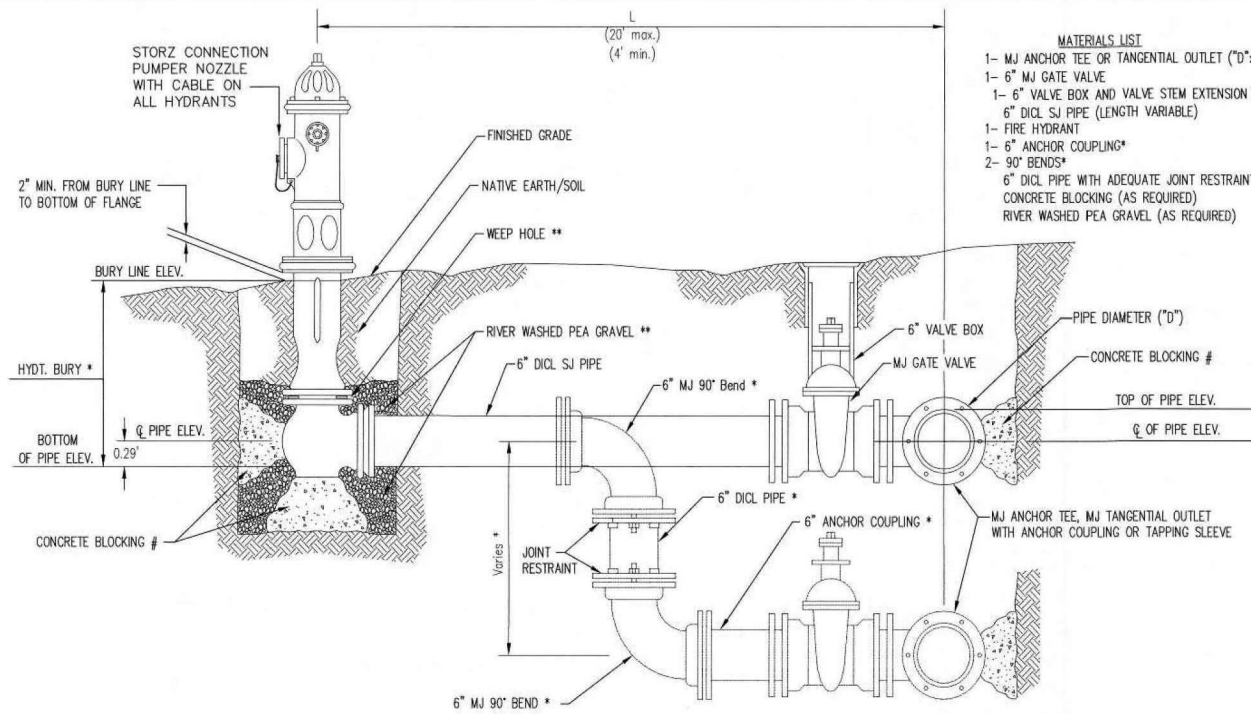
PROJECT NUMBER:
2025-016124 PPW

DESIGN: psb DRAWN: psb

DATE: October 1, 2025

SHEET OF
2 12

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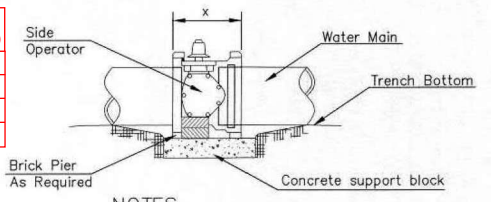


- MATERIALS LIST**
- 1- MJ ANCHOR TEE OR TANGENTIAL OUTLET ("D" x 6")
 - 1- 6" MJ GATE VALVE
 - 1- 6" VALVE BOX AND VALVE STEM EXTENSION IF REQUIRED *
 - 6" DICL SJ PIPE (LENGTH VARIABLE)
 - 1- FIRE HYDRANT
 - 1- 6" ANCHOR COUPLING*
 - 2- 90° BENDS*
 - 6" DICL PIPE WITH ADEQUATE JOINT RESTRAINT *
 - CONCRETE BLOCKING (AS REQUIRED)
 - RIVER WASHED PEA GRAVEL (AS REQUIRED)

- * IF THE REQUIRED HYDRANT BURY IS IN EXCESS OF 5', BUT LESS THAN 7', CONTRACTOR SHALL USE STANDARD 5' HYDRANT BURY AND HYDRANT BARREL EXTENSIONS AS NECESSARY. IF THE REQUIRED HYDRANT BURY IS GREATER THAN 7', CONTRACTOR SHALL USE 5' HYDRANT BURY, 2-MJ 90° BENDS, 6" ANCHOR COUPLING AND 6" DICL PIPE AS NECESSARY FOR VERTICAL ADJUSTMENT. THE CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING AT HYDRANT AND MEGALUGS, OR SIMILAR RESTRAINT BETWEEN 90° BENDS TO SECURE ALL FITTINGS DURING TESTING AND OPERATION. THE CONTRACTOR SHALL PROVIDE A VALVE STEM EXTENSION PER DETAIL THIS SHEET.
- ** CAUTION: WEEP HOLES TO BE KEPT CLEAR DURING CONSTRUCTION AND BACKFILL. CONCRETE FOR THRUST BLOCKING SHALL NOT OBSTRUCT WEEP HOLES. PLACE 1 CUBIC FOOT OF RIVER WASHED PEA GRAVEL AROUND EACH WEEP HOLE.
- # CONCRETE THRUST BLOCKING SHALL BE KEPT CLEAR OF BOLTS, NUTS, AND MJ ACCESSORIES.

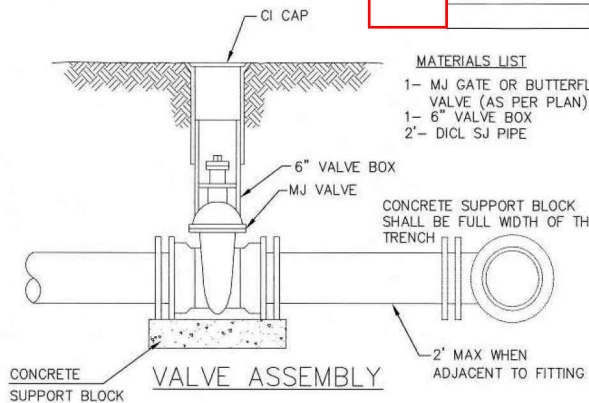
FIRE HYDRANT ASSEMBLY
PER CITY OF WICHITA SPECIFICATIONS

FIRE HYDRANTS REQUIRED						
PHASE	STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*	HYDRANT BARREL EXT. REQUIRED (ft)
2	2+76.21, Line 1	1337.50	1333.65	4.5'	None	No
2	0+84.43, Line 1	1335.65			None	No

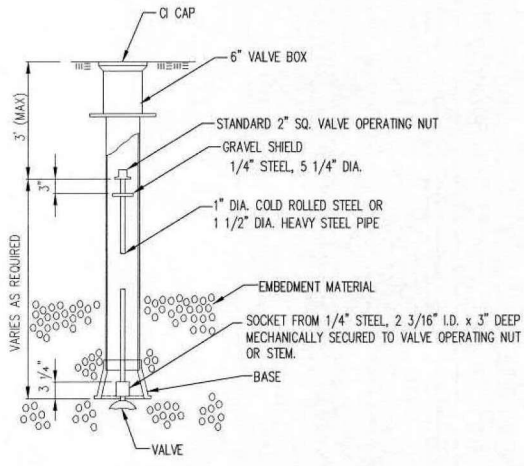
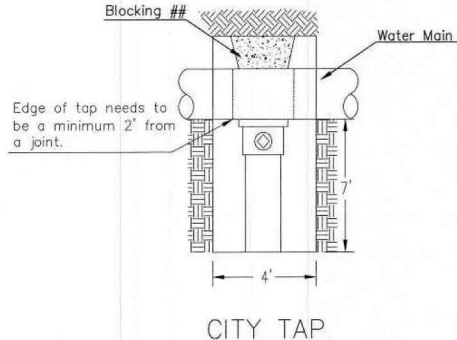


- NOTES**
- This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
 - 6" Valve Box and Cover required per City of Wichita Std. Specifications.
 - Conc. Support Block to be full width of trench.

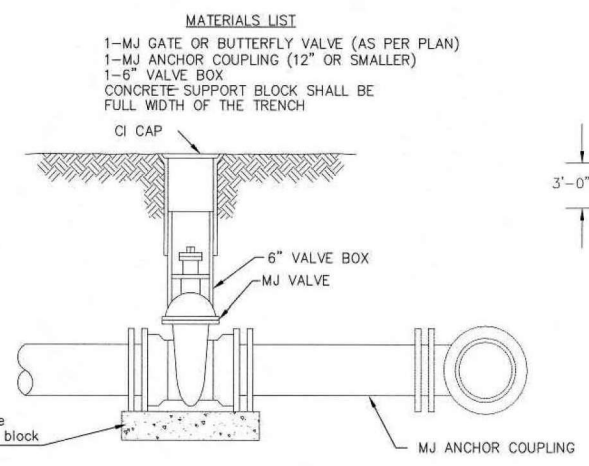
CONCRETE SUPPORT BLOCKING FOR BUTTERFLY VALVE INSTALLATION



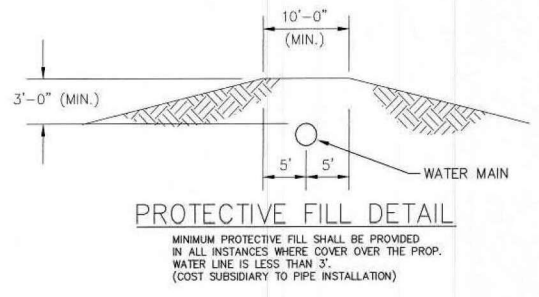
- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1- 6" VALVE BOX
 - 2- DICL SJ PIPE



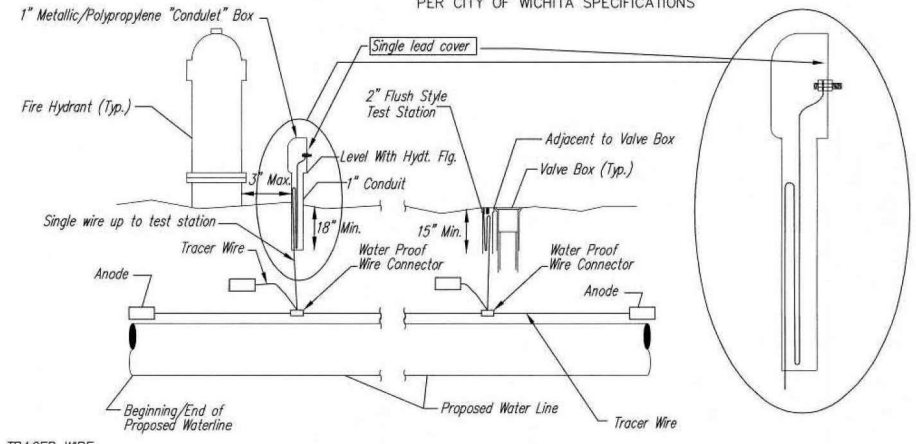
VALVE STEM EXTENSION DETAIL



- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1- MJ ANCHOR COUPLING (12" OR SMALLER)
 - 1- 6" VALVE BOX
 - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH



PROTECTIVE FILL DETAIL



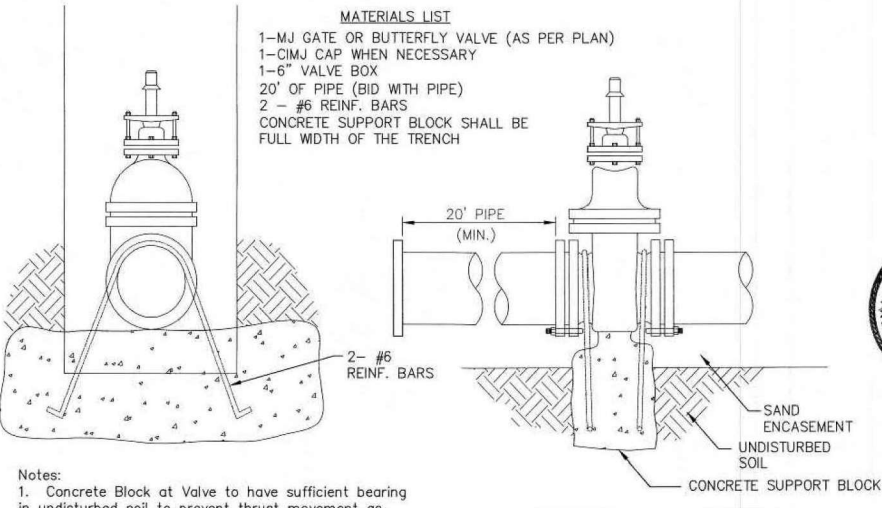
TRACER WIRE
Conductive type pipe locator/tracer wire shall be install to locate all waterline pipe regardless of pipe material. The wire shall extend the entire length of the proposed pipe. The wire shall be taped to the waterline and pulled with the pipe. A waterproof connector shall be used at splice locations. A complete list of approved tracer wire and waterproof connectors can be found on the City of Wichita's website at www.wichita.gov.

WIRE
The tracer wire shall be Blue No. 12 AWG CCS with 45 mil HDPE insulation. To allow for grade adjustment, a minimum of 12" of excess wire shall be coiled at the bottom of the test station for all wires. Wire connectors shall be installed per manufacturer recommendations. Contractor shall attach wire being installed with proposed water main to any tracer wire installed with adjacent waterline projects.

TEST STATIONS
The test station for fire hydrant application shall be a 1" "condulet" style station as manufactured by AGRA Industries with a removable solid cover having a single lead extending from the face or approved equal. The "conduit" style test station shall be attached to a 1" rigid galvanized conduit with a minimum length of 36" and plastic end bushing. The flush style shall have the word "WATER" stamped or molded into the lid. The test station for valve applications shall be a 2" flush style test station with wire connector on lid. Model # T2PH7B1LP Handley Industries or CD14*TP SnakePit as manufactured by Copperhead Industries or approved equal. The flush style shall have the word "WATER" stamped or molded into the lid. All test stations shall be manufactured using molded blue tops or sufficiently coated with blue enamel paint. The tracer wire and the anode wire shall be install to allow 12" of wire within the test station. The location of all test stations shall be recorded, and shown in the as-built drawings. Flush style test stations shall not be installed in pavement or sidewalk unless approved by the Engineer. Contractor shall extend tracer wire & move flush mount test station to nearest location out of pavement or sidewalk.

ANODES
The anodes shall be 3 lb. bare zinc or magnesium. The anodes shall be buried at the same elevation as the waterline at each test station. The anodes shall be connected to 12 AWG CCS which shall be extended to the test station.

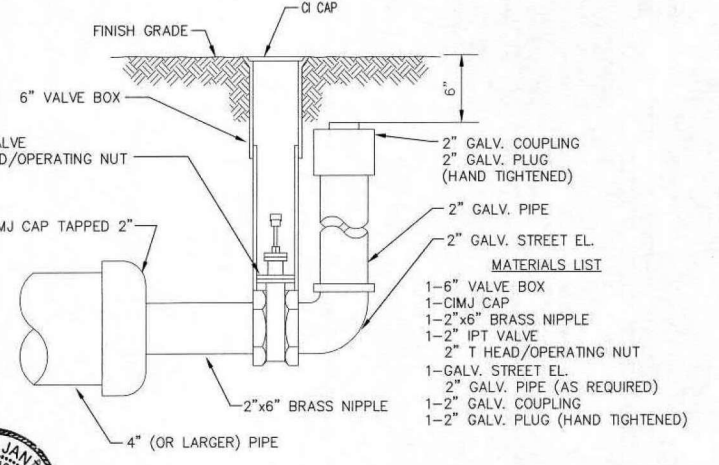
TRACER WIRE DETAIL
COST IS SUBSIDIARY TO PIPE INSTALLATION



- Notes:**
- Concrete Block at Valve to have sufficient bearing in undisturbed soil to prevent thrust movement as shown in table at right. Field Engineer to determine thrust loading of undisturbed soil and final size of thrust block.
 - The thrust block shall be constructed such that bolts, nuts, and other MJ accessories are kept clear of concrete.
 - All valves at dead ends and at other locations as called out on the plans shall be blocked as shown here.

THRUST AT VALVES	
VALVE	THRUST AT 150 #/sq. ft.
4"	1809 lbs.
6"	4245 lbs.
8"	7540 lbs.
12"	16965 lbs.

ANCHORED VALVE ASSEMBLY, SPECIAL



2" BLOWOFF ASSEMBLY



CITY OF WICHITA
PUBLIC WORKS & UTILITIES
ENGINEERING DIVISION

STANDARD
WATER ASSEMBLY
DETAIL

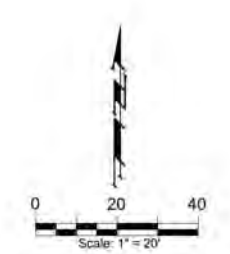
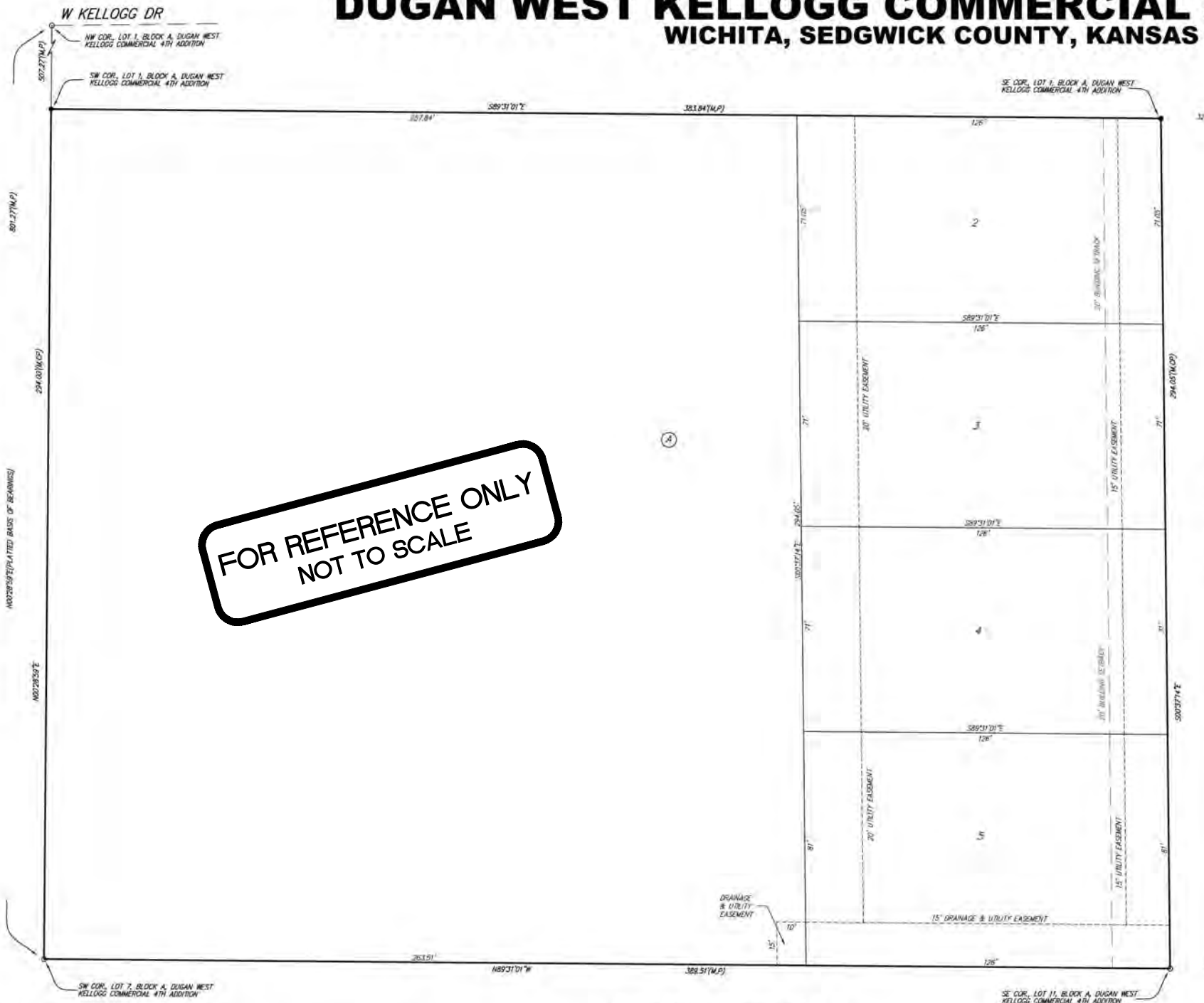
CITY ENGINEER
GARY JANZEN, P.E.

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
3 of 12

DUGAN WEST KELLOGG COMMERCIAL 5TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 ○ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)

(M) = MEASURED
 (P) = PLATTED
 (CP) = CALCULATED FROM PLATTED INFO

BENCHMARK:
 CHISELED CROSS ON TOP OF CATCH BASIN,
 134.1' E & 35.2' N. OF THE NW CORNER OF
 LOT 2, BLOCK B, DUGAN WEST KELLOGG
 COMMERCIAL 5TH ADDITION.
 ELEV. = 1332.69 NAVD83

CHISELED CROSS ON TOP OF CATCH BASIN,
 178.8' W & 30.0' N. OF THE NE CORNER OF
 LOT 5A, BLOCK A, DUGAN WEST KELLOGG
 COMMERCIAL 5TH ADDITION.
 ELEV. = 1327.83 NAVD83

NOTE:
 ADDITIONAL BUILDING SETBACK REQUIREMENTS
 AND RESTRICTIONS PER DUGAN WEST
 KELLOGG COMMUNITY UNIT PLAN 04-130

NOTE:
 LOTS 2-5, BLOCK A, WITHIN DUGAN WEST
 KELLOGG COMMERCIAL 5TH ADDITION SHALL
 HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "DUGAN WEST KELLOGG COMMERCIAL 5TH ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

 (Title)

State of Kansas) SS The foregoing instrument acknowledged before
 Sedgwick County) me, this _____ day of _____, 2025, by _____
 _____ of Legacy Bank, on behalf of the bank.

_____, Notary Public

My App'l. Exp. _____

This plat of "DUGAN WEST KELLOGG COMMERCIAL 5TH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
 Dated this _____ day of _____, 2025.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
 Bryan K. Frye
 _____, Secretary
 Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2025.

_____, Mayor
 Lily Wu, City of Wichita
 _____, City Clerk
 Paul Leeker

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2025.

Tricia L. Robello, P.S. #1246
 Deputy County Surveyor
 Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2025.
 _____, County Clerk
 Kelly B. Arnold

State of Kansas) SS This is to certify that this plat has been
 Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
 of _____, 2025 at _____ o'clock _____ M; and is duly recorded.


_____, Register of Deeds
 Tonya Buckingham
 _____, Deputy
 Kenly Zehring

DUGAN WEST KELLOGG COMMERCIAL 5TH ADDITION


BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
 Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
 plotted "DUGAN WEST KELLOGG COMMERCIAL 5TH ADDITION", Wichita, Sedgwick
 County, Kansas and that the accompanying plat is a true and correct exhibit
 of the property surveyed, described as and being a replat of all of Lots 2, 3,
 4, 5, 6, 7, 8, 9, 10, and 11, Block A, TOGETHER with Hickory Creek Ct., all as
 platted and dedicated in Dugan West Kellogg Commercial 4th Addition, Wichita,
 Sedgwick County, Kansas

Existing public easements, building setback lines, dedications, and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

 Jonathan C. Hubbell, P.S. #1680, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and a Block to be known as "DUGAN WEST KELLOGG COMMERCIAL 5TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage and utility easement is hereby granted to the public as indicated for drainage purposes and the construction and maintenance of all public utilities. 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 & Utilities Department. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department.

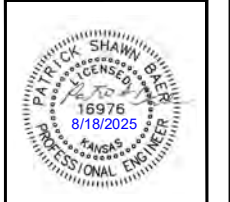
3BDS, LLC,
 a Kansas limited liability company
 _____, Managing Member
 Brock Beran

State of Kansas) SS The foregoing instrument acknowledged before
 Sedgwick County) me, this _____ day of _____, 2025, by Brock Beran, Managing
 Member of 3BDS, LLC, a Kansas limited liability company, on behalf of the
 limited liability company.

_____, Notary Public

My App'l. Exp. _____

DRAINAGE PLAN NOTE:
 A master drainage plan has been developed for this plot. All drainage easements, rights-of-way, and reserves shall remain as established grades (unless modified with the approval of the City Engineer) and shall be undisturbed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.



BAUGHMAN COMPANY

315 Ellis St.
 Wichita, KS 67211
 316-262-7271
 BaughmanCo.com

WEST WICHITA
 SECURE STORAGE

**COPY OF
 PLAT**

WATER DISTRIBUTION
 SYSTEM

PROJECT NUMBER:
 23-11-E665

DESIGN: psb DRAWN: psb
 DATE: May 8, 2025

SHEET OF
12 12

E:\Projects\Dugan West Kellogg Commercial 5th Addition_2025\DWG\Phase 2\DWG\Commercial 5th.mxd.dwg

File: E:\Projects\West Wichita Secure Storage Lots 1 & 2_23-11-E665\Engineering\Phase 2\DWG\Commercial 5th.mxd.dwg