

GENERAL NOTES:

1. The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.

2. 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

3. 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.

4. 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. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. The Contractor shall notify the inspecting engineer and Dawnita Reinhardt 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.

10. If traffic will be impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, Mike Armour at Mike.Armour@cityofwichita.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.

11. All elevations shown are NAVD 88.

12. All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.
13. 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.

14. 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.

15. City Maintenance of sanitary sewer mains ends at last structure within the easement or right-of-way.

16. All stubs and capped pipes shall be located with green plastic tape in the same manner as risers.

17. Connecting to Existing Manholes:
Prior to laying sewer lines using existing stubs in existing manholes, the Contractor shall expose and verify the elevation, grade and alignment of existing stubs and notify the Engineer of any deviation from the plans. Where the stub is unusable due to elevation grade or alignment, the Contractor shall remove the stub and plug the hole, and reshape the existing manhole invert to provide smooth flow. Where connecting to an existing manhole that does not have an existing stub, the Contractor shall core 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 to connecting to existing manholes is incidental to the project.

18. Contractor shall limit the extent of trench open overnight and weekends to less than 50 feet.

19. Contractor shall provide positive drainage away from all manhole covers.

20. The Contractor shall prevent any construction debris from entering the existing sanitary sewer during construction.

21. The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractors proposed method for maintaining sewage flow shall be submitted and approved by the Sewer Maintenance Division (316-268-4073) prior to starting and by-passing of sewage flows.

22. Any over excavation from manhole and pipe removal shall be backfilled with AB-3 compacted to 90-95% ASTM D698.

23. 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.
- NOTE:
A blanket Private Sewer Easement
has been recorded between property
owners (Doc#: 2025-017426). This
will expire and be replaced with the
shown easements when the Oak Tree
Addition plot is recorded.
-
- THIS SHEET HAS BEEN
SIGNED, SEALED AND
DATED DIGITALLY
-
- Benchmarks
- BM#1:**
MAGNAIL LOCATED ON EXISTING DRIVE. APPROX 64.8 FT E & 26.4 FT SOUTH OF THE SOUTHEAST CORNER OF LOT 1 BLOCK 1, 151ST & KELLOGG STORAGE CONDOS ADDITION
Elev. = 1398.56 (NAVD88)

BM#2:
MAGNAIL IN CONC. JOINT LOCATED ON EXISTING DRIVE. APPROX 66 FT E & 163.4 FT SOUTH OF THE NORTHEAST CORNER OF LOT 1 BLOCK 1, 151ST & KELLOGG STORAGE CONDOS ADDITION
Elev. = 1402.61 (NAVD88)
-
- MARCH 2025
- SANITARY SEWER
to serve
H & W STORAGE
LOT 1, BLOCK A, 151ST AND KELLOGG STORAGE
CONDOS ADDITION
CITY OF WICHITA, KANSAS
- Paul Gunzelman, P.E. City Engineer
2025 - 006647 PPS (53030982)
- 4445A
CIS-5A
-
- Vicinity Map
- Construction Complete & Accepted: 2/10/26
Released: 3/17/26
- Sheet Index
- 1.0 Cover Sheet

2.1 Precast SS MH Detail

2.2 MH Frame and Cover Detail

3.0 Plan and Profile Line 1 (Sta 0+00 - Sta 3+50)

3.1 Plan and Profile Line 1 (Sta 3+50 - Sta 6+09.89)

4.0 Erosion Control Plan

4.1-4.5 Erosion Control BMP Details

5.0 Plat (Reference Only)
- AS-BUILTS

Contractor:

NOWAK

Project Inspector:

ERIC MINER

Date: 6 FEB 2026

KEMILLER

ENGINEERING PA

117 E. Lewis, Wichita, KS 67202 (316)264-0242
- APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION

Engineering

approved by Shawn Melles on this day
the 27th of May, 2025

Utilities

approved by Scott Macey on this day
the 27th of May, 2025

NOTE TO CONTRACTORS

Inspection and testing for this project is to be provided by a
licensed Consulting Engineering Firm under contract with the
City of Wichita. Said inspection to be in accordance with the
City of Wichita standard construction engineering practices and
certified by a Licensed Professional Engineer in the state of Kansas.
No work shall be performed 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
current City of Wichita Specifications and Standards and Special
Provisions. (on file and available at Wichita.gov).

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

ENGINEERING PA

117 E. Lewis, Wichita, KS 67202 (316)264-0242
- May 27, 2025

AS BUILTS



KEMILLER
ENGINEERING PA

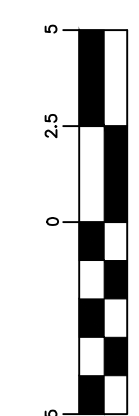
117 E. Lewis,
Wichita, KS 67202

(316)264-0242

NOTE:
A blanket Private Sewer Easement
has been recorded between property
owners (Doc#: 2025-017426). This
will expire and be replaced with the
shown easements when the Oak Tree
Addition plat is recorded.



THIS SHEET HAS BEEN
SIGNED, SEALED AND
DATED DIGITALLY



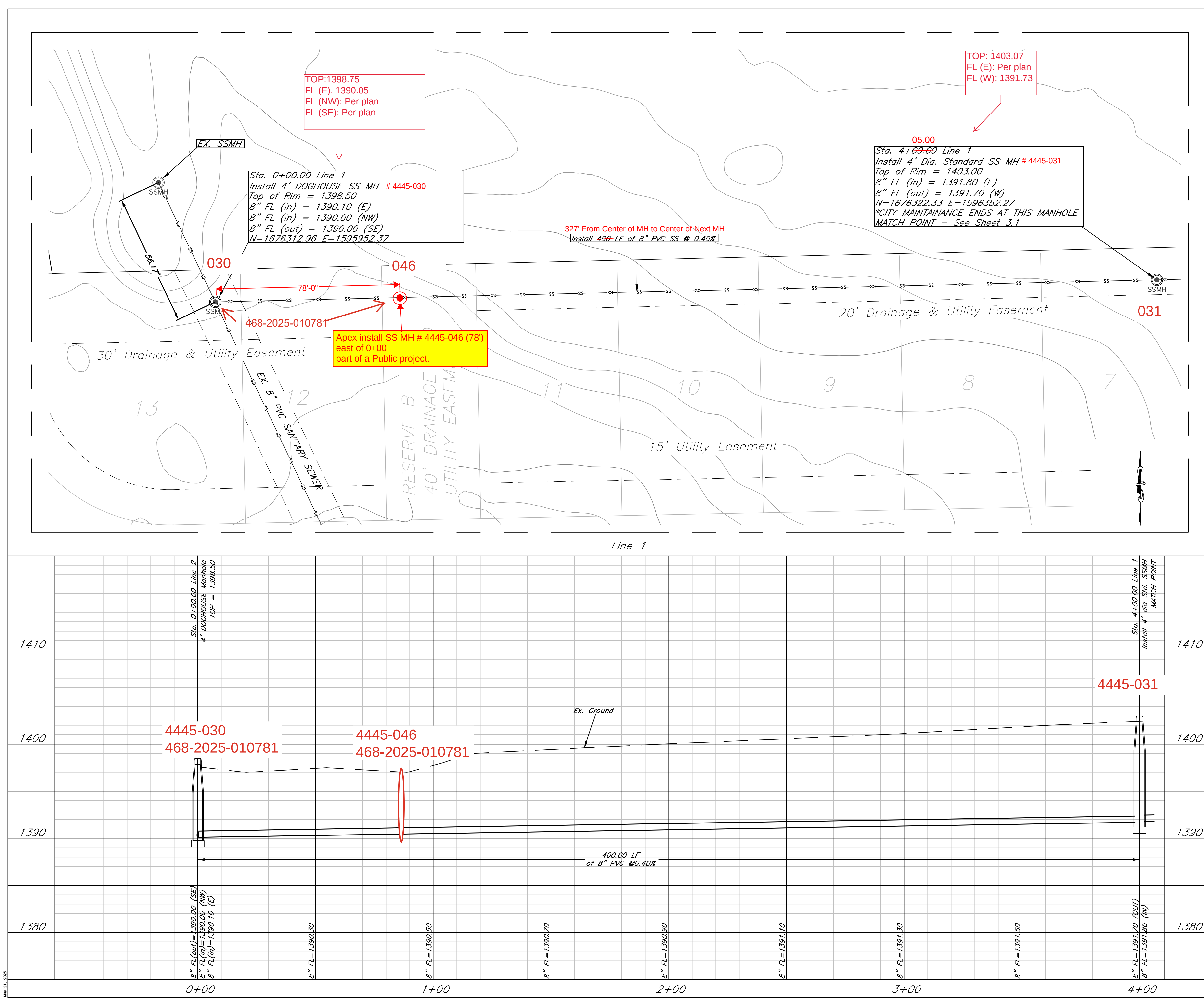
VERTICAL SCALE
(IN FEET)
1 inch = 5 ft.



HORIZONTAL SCALE
(IN FEET)
1 inch = 20 ft.

H & W STORAGE CONDOS
SS Plan & Profile
Wichita, Kansas

PROJECT NUMBER			
 KEMILLER ENGINEERING PA 117 E. Lewis, Wichita, KS 67202 (316)264-0242	KEM NO. 24051	FILE	DATE 05/2025
	DESIGN KM	DRAWN PG	REVISED
			SHEET 3.0



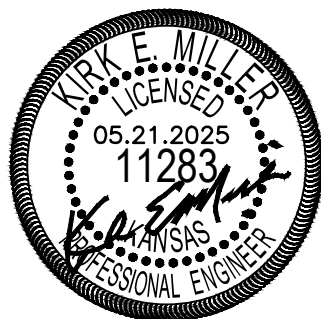
AS BUILTS

KEMILLER
ENGINEERING PA

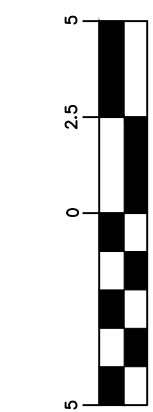
117 E. Lewis,
Wichita, KS 67202


(316)264-0242

NOTE:
A blanket Private Sewer Easement
has been recorded between property
owners (Doc#: 2025-017426). This
will expire and be replaced with the
shown easements when the Oak Tree
Addition plat is recorded.



THIS SHEET HAS BEEN
SIGNED, SEALED AND
DATED DIGITALLY



VERTICAL SCALE
(IN FEET)
1 inch = 5 ft.



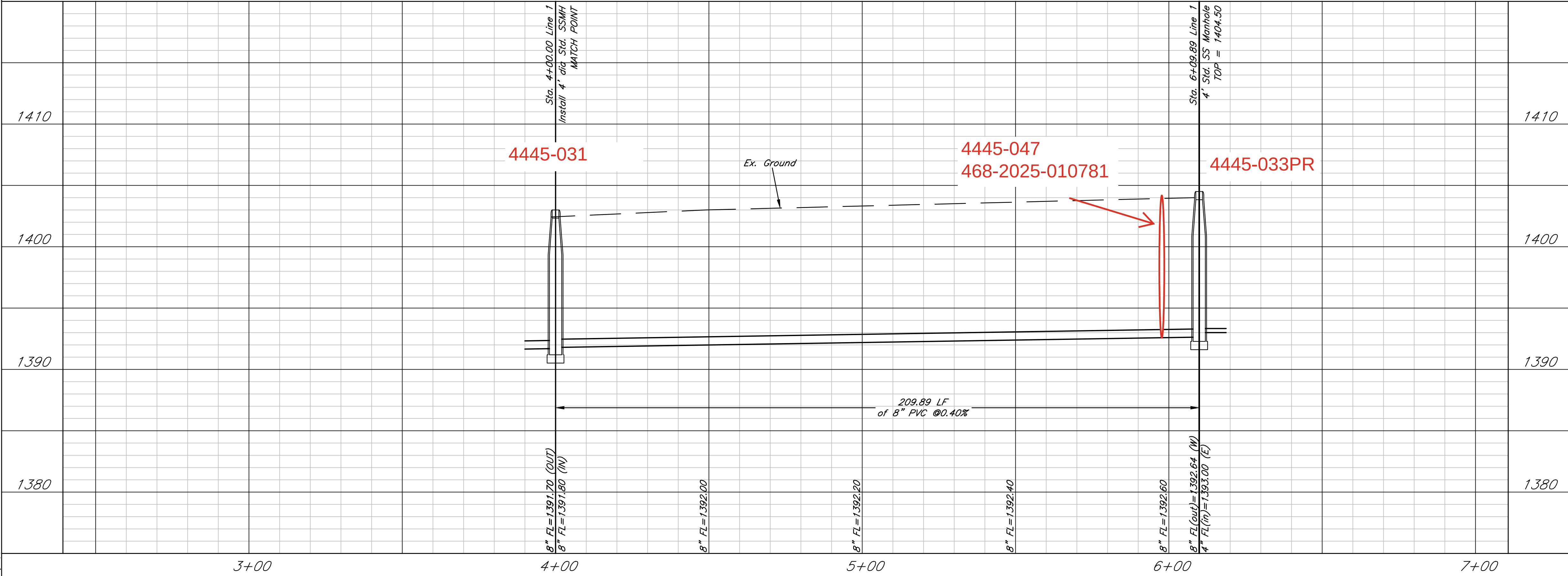
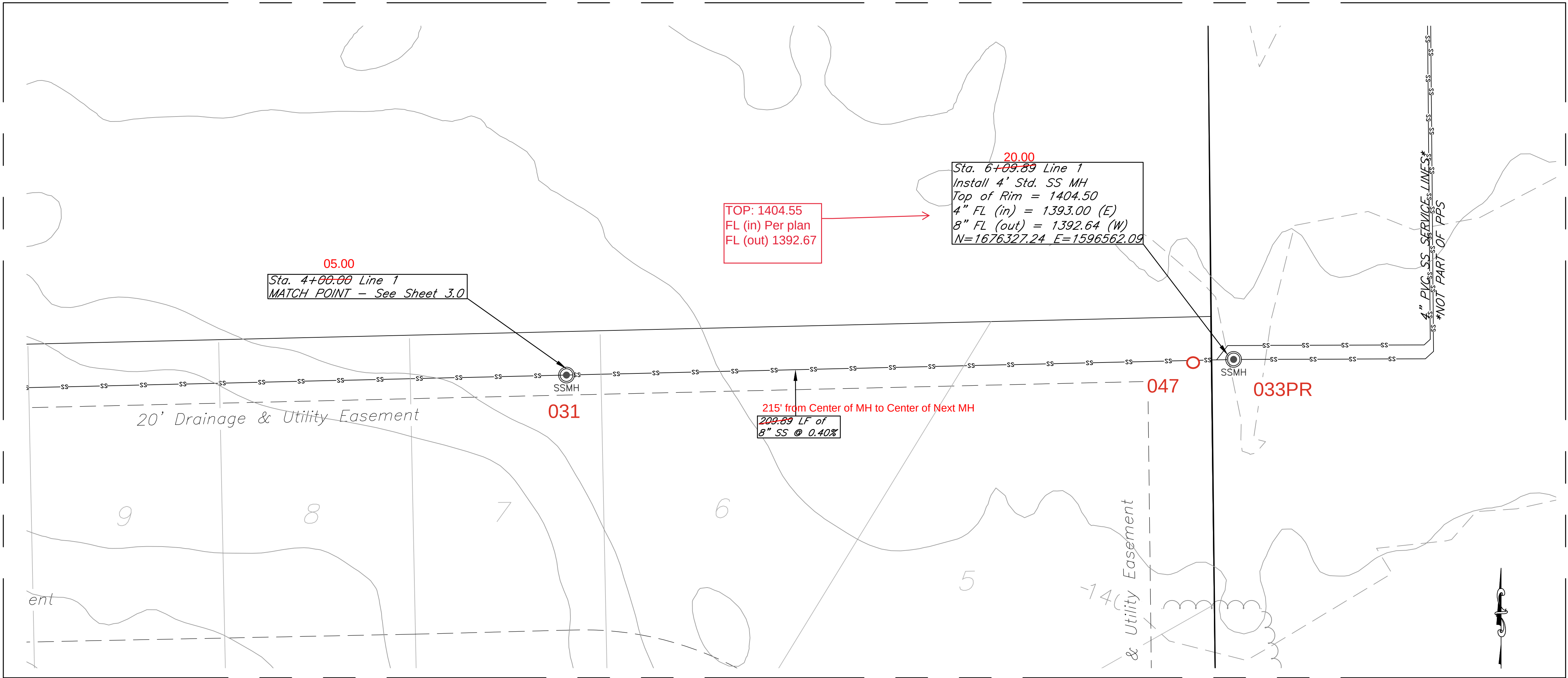
HORIZONTAL SCALE
(IN FEET)
1 inch = 20 ft.

H & W STORAGE CONDOS
SS Plan & Profile
Wichita, Kansas

KEMILLER
ENGINEERING PA

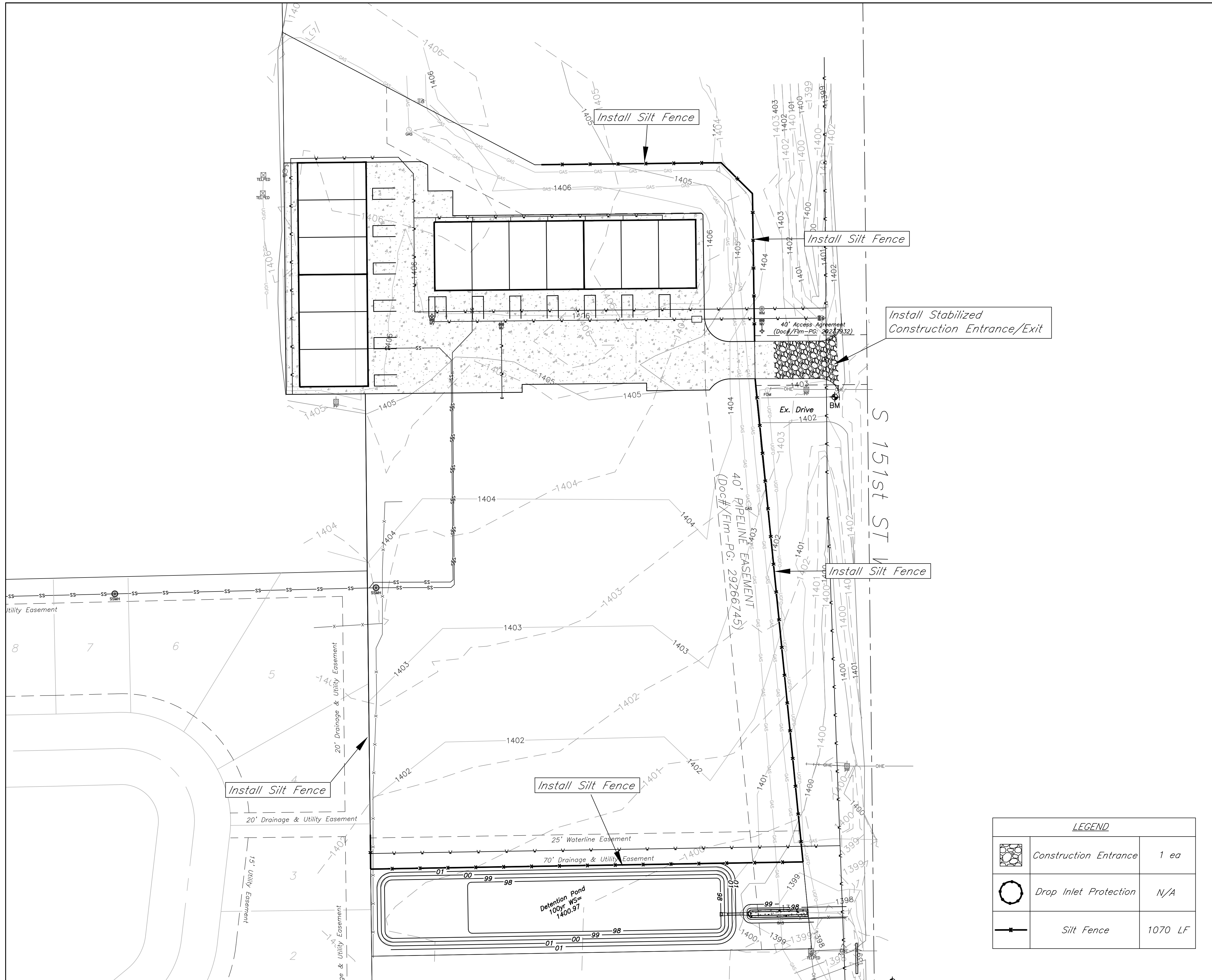
117 E. Lewis, Wichita, KS 67202 (316)264-0242

PROJECT NUMBER			
KEM NO. 24051	FILE	DATE 05/2025	SHEET 3.1
DESIGN KM	DRAWN PG	REVISED	



May 21, 2025

May 21, 2025



General Notes:

1. The BMP's shown on this sheet are considered minimum standards. Whenever sediment enters the streets, storm sewers, ditches, or ponds, contractor will install additional BMP's, as needed, to correct the problem.
2. The soil erosion BMP's shown hereon must be in place at all times during construction until such time as the site is re-established with paving or grass.
3. Back of curb protection can include hay bale, silt fence, Curlex barrier, or approved alternate as shown on BMP standard details. This BMP must remain in place until the area between the curb and right-of-way line has been permanently stabilized.
4. The General Contractor is responsible for the installation and maintenance per the prevention maintenance plan.
5. Concrete trucks will be permitted to wash out only at approved locations, then maintain and clean up as conditions require, by contractor. No hazardous materials are expected to be encountered. Any spills (diesel, fuel, oil, etc.) will be cleaned up and removed immediately. Portable toilets will be supplied and maintained at various sites along the project. Disposal of sewage will be handled by a contracting firm specializing in this activity.
6. The above mentioned storm water prevention methods will be monitored daily and maintained as required. A weekly erosion control log will be posted in the job trailer onsite, and updated weekly. Site inspections are required within 24 hours after a precipitation event of 0.5" or greater.
7. Stabilize disturbed areas within 14 days after soil disturbing activities cease. Stabilize with mulch or similarly effective BMP's, in addition to seeding.

LEGEND:

→ Flow Direction

Inlet Protection - to be provided at all inlets subject to silt laden runoff.

Ditch Check

Temporary Seeding and Matting.

Silt Fence or Hay Bale Barrier - to be installed along property lines where runoff from construction site can run onto other properties.

Stabilized Construction Entrance - to be used at all locations where vehicles or equipment enter or exit property.

Back of Curb Protection - to be installed whenever curb is backfilled to less than 3 inches from top and disturbed earth exists adjacent thereto. (See City Standard Details.)



THIS SHEET HAS BEEN
SIGNED, SEALED AND
DATED DIGITALLY



HORIZONTAL SCALE
(IN FEET)
1 inch = 40 ft.

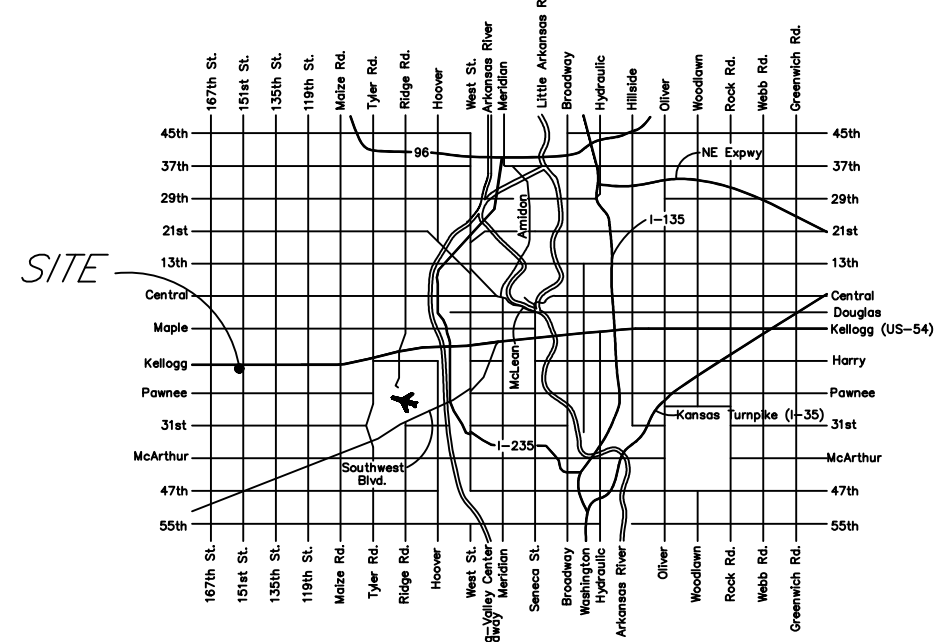
Condo Storage 151st & Kellogg PHASE 1
Erosion Control Plan
Wichita, Kansas

KEMILLER
ENGINEERING P.A.
117 E. Lewis, Wichita, KS 67202 (316)264-0242



PROJECT NUMBER

KEM NO.	FILE	DATE	SHEET
DESIGN	DRAWN	01/2025	4.0
PG	PG	REVISED	
		03/17/25	



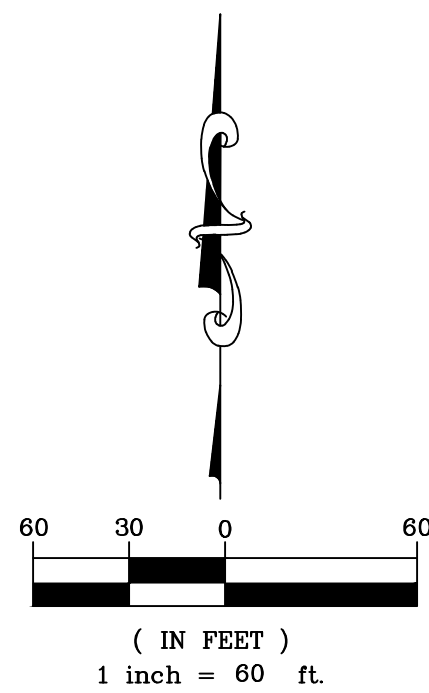
Benchmarks.

BM#1: Magnail on East side of S 151st St W located approx. 64.8 ft east and 26.4 ft south of the Southeast corner of 151st & Kellogg Storage Condos Addition.
Elev. = 1398.56 (NAVD 88)

*BM#2: Magnail in Concrete Joint located approx. 18.5ft East and 443.3 ft north of the Southeast Corner of 151st & Kellogg Storage Condos Addition.
Elev. = 1402.61 (NAVD 88)*

Legend

- (M) – Measured
(P) – Platted
(D) – Described
(C) – Calculated
(CM) – Calculated Measured
C.A.C – Complete Access Control
- ▲ – R4 PEC (FOUND)
■ – R4 UNKNOWN (FOUND)
⊕ – R4 KEMPA (SET)
∅ – R4 ABBOT (FOUND)
● – R5 UNKNOWN (FOUND)
⬠ – R5 ARMSTRONG (FOUND)
◎ – CALCULATED POINT



State of Kansas)
County of Sedgwick) SS

I, Keith A. Severns, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on this 20th day of June, 2024 and the accompanying preliminary plot prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

LEGAL DESCRIPTION

*A tract in the Northeast Quarter of Section 34, Township 27
South, Range 2 West of the 6th P.M., Sedgwick County, Kansas,
Described as:*

Beginning at the intersection of the South right-of-way line of U.S. Highway 54 and the East line of the Northeast Quarter of said Section 34; thence West along said highway right-of-way a distance of 291 feet; thence South along said highway right-of-way a distance of 10 feet; thence West along said highway right-of-way a distance of 176 feet; thence South parallel with the East line of said Northeast Quarter, 460 feet; thence East parallel with said highway right of way 467 feet to the East line of said Northeast Quarter; thence North 470 feet to beginning; EXCEPT Beginning at the intersection of the South right-of-way line of U.S. Highway 54 and the East line of the Northeast Quarter of said Section 34; thence West along said South highway right-of-way a distance of 291 feet; thence South along said highway right-of-way a distance of 10 feet; thence West along said highway right-of-way a distance of 176 feet; thence South parallel with said East line, a distance of 170 feet; thence South easterly for a distance of 28.6 feet to a point 405 feet South of the North line of said Northeast Quarter and 265 feet West of said East line; thence East, perpendicular to said East line, a distance of 150 feet; thence Southeasterly for a distance of 35.31 feet to a point 90 feet West of said East line; thence South, parallel with said East line, a distance of 154.39 feet; thence East, parallel with said South highway right-of-way line, to a point on said East line; thence North along said East line a distance of 469.96 feet to the point of beginning.

AND

Beginning 600 feet North of the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 34, thence West a distance of 403.33 feet; thence North a distance of 129 feet; thence East a distance of 403.33 feet; thence South a distance of 129 feet to the point of beginning; EXCEPT Beginning 600 feet North of the Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section 34, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas; thence West, parallel with the North line of said Northeast Quarter, a distance of 78.58 feet; thence Northwesterly for a distance of 129.90 feet to a point 90 feet West of the East line of said Northeast Quarter; thence East, parallel with said North line, a distance of 90 feet to a point on said East line; thence South along said East line a distance of 129 feet to the point of beginning.

AND

Beginning at a point 384 feet North of the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said Section 34; thence West parallel to the North line of said Northeast Quarter 403.33 feet; thence North on a line parallel to the East line of said Northeast Quarter 216 feet; thence East parallel to the North line of said Northeast Quarter 403.33 feet; thence South along the East line of said Northeast Quarter to the point of beginning; EXCEPT Beginning at a point 384 feet North of the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said Section 34; thence West, parallel with the North line of said Northeast Quarter, a distance of 59.53 feet; thence Northwesterly for a distance of 216.62 feet to a point 78.58 feet West of the East line of said Northeast Quarter; thence East, parallel with said North line, a distance of 78.58 feet to a point on said East line; thence South along said East line a distance of 216 feet to the point of beginning.

AND

Beginning 276 feet North of the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said Section 34; thence West along a line parallel to the North line of said Northeast Quarter 403.33 feet; thence North along a line parallel to the East line of said Northeast Quarter 108 feet; thence East along a line parallel to the North line of said Northeast Quarter 403.33 feet; thence South along the East line of said Northeast Quarter 108 feet to the point of beginning; EXCEPT Beginning 276 feet North of the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said Section 34; thence West, parallel with the North line of said Northeast Quarter, a distance of 50 feet; thence Northwesterly for a distance of 108.31 feet to a point 59.53 feet West of the East line of said Northeast Quarter; thence East, parallel with said North line a distance of 59.53 feet to a point on said East line; thence South along said East line a distance of 108 feet to the point of beginning.

All public easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-512b as amended.

Keith A. Severns, PS #1355

151ST & KELLOGG STORAGE CONDOS ADDITION
Wichita, Sedgwick County, Kansas

State of Kansas)
County of Sedgwick) ss

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot and a Block to be known as 151st & Kellogg Storage Condos Addition, Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. 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 applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of storm water in accordance to the Stormwater Manual. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. The drainage and utility easement is hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The waterline easement is hereby granted to the public as indicated for the construction and maintenance of public waterlines. The access controls are hereby granted to the appropriate governing body, as shown herein. And further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

Ronald G. Hammock Revocable Living Trust.

By: Ronald G. Hammock, Trustee Date _____

State of Oklahoma)
County of Kay) ss

This instrument was acknowledged before me on this _____ day of _____, 2024, by Ronald G. Hammock, Trustee of Ronald G. Hammock Revocable Living Trust.

Notary Public

My Commission Expires: _____

State of Kansas)
City of Wichita) ss

This plat of the 151st & Kellogg Storage Condos 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 _____, 2024.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

Bryan K. Frye, Chair

Scott A. Wadle, Secretary

State of Kansas)
County of Sedgwick) SS

*This plat approved and all dedications shown hereon
accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2024.*

At the Direction of the City Council.

Lily Wu, Mayor

Jamie Buster, City Clerk

Entered on transfer record this _____ day of _____, 2024.

Kelly B. Arnold, County Clerk

State of Kansas)
County of Sedgwick) SS

*This is to certify that this plat has been filed for record
in the Office of the Register of Deeds this _____ day of
_____, 2024, at _____ o'clock __M;
and is duly recorded.*

Tonya Buckingham, Register of Deeds

Kenly Zehring, Chief Deputy

Reviewed in accordance with K.S.A. 58-2005 on this
day of _____, 2024.

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

24051 | Condo Storage

Prepared: 10/25/2024



KEMILLER
ENGINEERING PA

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