SANITARY SEWER
to serve
LOT 1, BLOCK A, BIG DOG MOTORCYCLES ADD

130 N NEW YORK For Building addressed 1615 E 1st

WICHITA, KANSAS

Paul Gunzelman, P.E. City Engineer
Project Number
2026-001376PPS (53030982)

5547A
SSI-05

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. 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 plan 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. *The 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 the 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 their 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 their 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 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.*

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, 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 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 weekend 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.*

24. *All existing topographic, survey, and utility information shown was provided by BHC. BHC makes no guarantees as to the accuracy of the existing information shown heron. Contractors shall satisfy themselves as to the existing conditions of the sire and have all utilities located prior to commencing construction.*

25. *The Contractor shall be required to obtain all Federal, State, and Local permits required for this project prior to commencing construction.*

26. *The Contractor shall be required to demolish, remove and dispose of all existing structures, pavements, and features necessary to construct the improvements shown heron. Any waste materials generated during construction shall be removed from the sire by the Contractor and disposed of in accordance with all Local, State, and Federal regulations governing such disposal.*

27. *The Contractor shall be solely responsible to p[protect adjacent property, structures, and other improvements from damage during construction. In the event of damage to adjacent property, structures, or improvements, the contractor shall repair or replace such damage to the Owners's satisfaction at the Contractor's expense.*

28. *Contractors at the site shall be solely responsible for jobsite safety for all aspects of work shown heron.*

29. *Any and all hazards shall be properly identified and barricaded from access during all non-construction periods.*

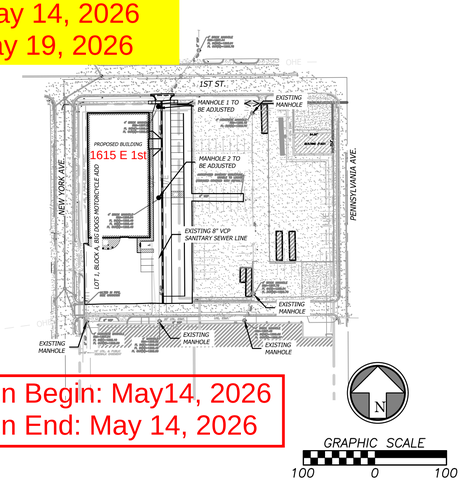
AS BUILTS

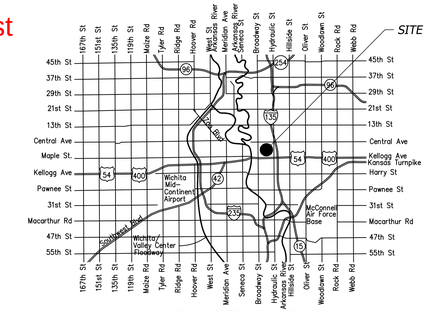
Contractor:	Project Inspector:
McCullough Excavation	Larry Gann KEMILLER ENGINEERING PA 117 E. Lewis, Wichita, KS 67202 (316)264-0242
Date: 5/14/2026	

Accepted: May 14, 2026
Released May 19, 2026

Construction Begin: May14, 2026
Construction End: May 14, 2026

Sheet List Table	
Sheet Number	*Sheet Title*
01	*COVER SHEET*
02	*KEY MAP NOTES*
03	*SEWER PLAN AND PROFILE*
04	*MANHOLE DETAILS*
05	*EROSION CONTROL PLAN*
06	*EROSION CONTROL DETAIL 501*
07	*EROSION CONTROL DETAIL 502*
08	*EROSION CONTROL DETAIL 503*
09	*EROSION CONTROL DETAIL 504*
10	*EROSION CONTROL DETAIL 505*
11	*PLAT*





VICINITY MAP
N.T.S.

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION

Engineering *approved as of 2/18/2026 by Bethany Mally*

Utilities *approved as of 2/18/2026 by Scott Macey*

NOTE TO CONTRACTORS

Inspection and testing for this project 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 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.

OWNER/DEVELOPER

316-640-5613
CONTACT: SEQUIUS DE LA TORRE
EMAIL: dstudio.architecture@gmail.com

SURVEYOR OF RECORD

BHC
165 S. ROCK ISLAND AVE. SUITE 150
WICHITA, KANSAS 67202
P (316) 265-0005
CONTACT: MATTHEW TUCKER
EMAIL: MATTHEW.TUCKER@IBHC.COM

CIVIL ENGINEER

BHC
165 S. ROCK ISLAND AVE. SUITE 150
WICHITA, KANSAS 67202
P (316) 265-0005
CONTACT: RYAN YENNI
EMAIL: RYAN.YENNI@IBHC.COM

SUBMITTED BY:

BHC
WICHITA, KANSAS

02-18-26

RYAN YENNI, P.E. *Date*
KANSAS P.E. No. 27378

Rev.	Date	Description	By	App.

RYAN YENNI LICENSED 27378 02-18-26 KANSAS PROFESSIONAL ENGINEER

BHC
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p: (913) 663-1900

Prepared For:
DSTUDIO ARCHITECTURE
SEQUIUS DE LA TORRE
WICHITA, KANSAS
316-640-5613

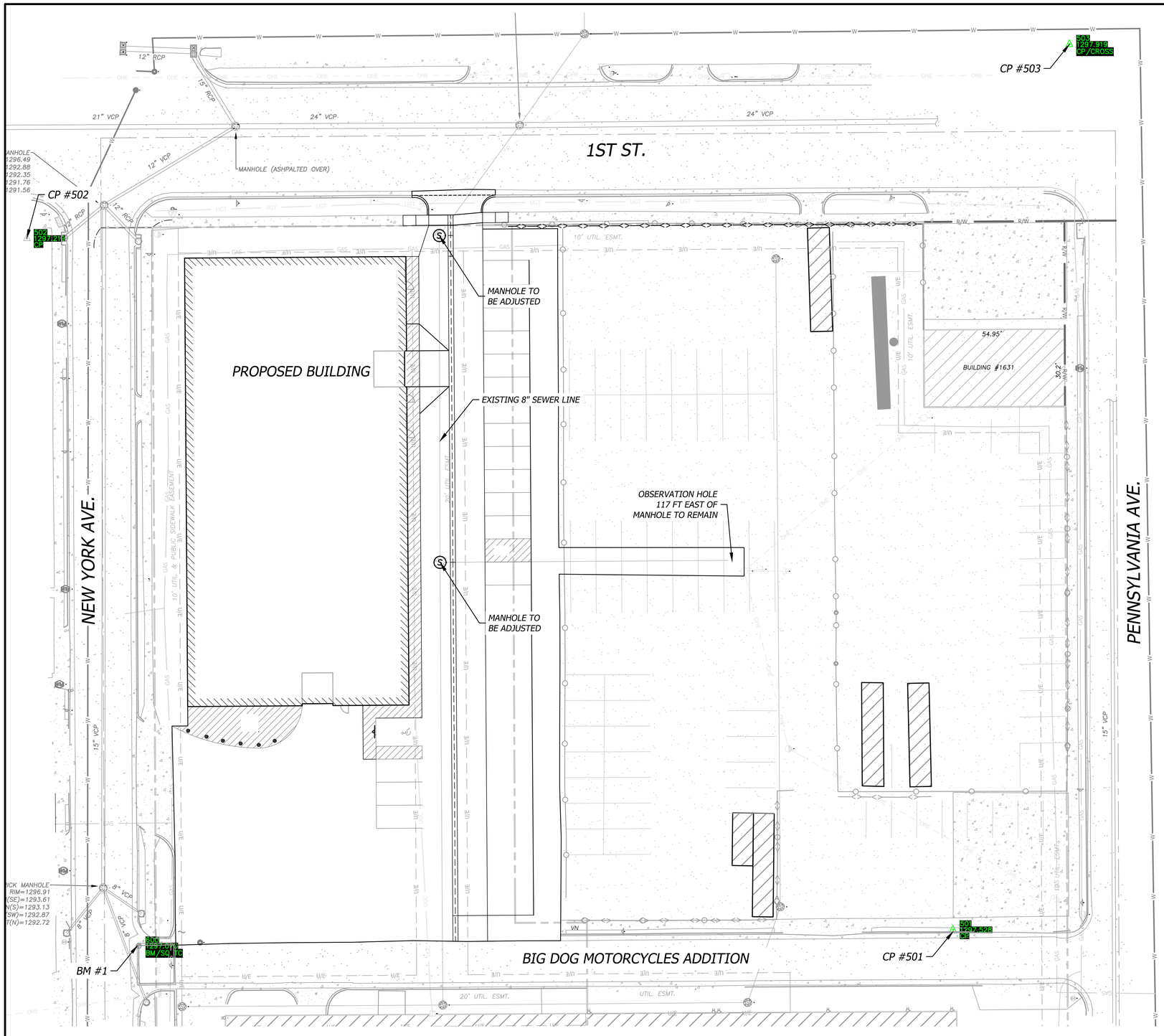
PRIVATE PROJECTS
130 N NEW YORK
WICHITA, KANSAS

COVER SHEET

Design: DRN	Drawn: DRN
Checked:	SKT
Issue Date:	02/18/2026
Project Number:	001376

01

Feb 23, 2026 – 9:55am Plotted By: catherine.small V:\070060--130 n new york\04-DWG\Eng\Sheet\PPS\070060--PPS--SHTS--CVR.dwg Layout: COVER SHEET



CONTROL DATA:
BASIS OF BEARING = STATE PLANE
COORDINATES-X ZONE, NAD88

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E: 1686079.83
EL= 1297.53

CP #502
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E: 1686349.18
EL= 1297.219

CP/CROSS #503
N: 1654259.05
E: 1686424.84
EL= 1297.92

BENCHMARKS (NAVD88 Datum)

BM1 Chiseled a square cut on the top of curb 27.2 feet North and 33.8 feet West of the Northwest corner of Building #130 on the East side of New York Avenue.

Elevation: 1297.07

GRAPHIC SCALE
20 0 20

Rev.	Date	Description	By	App.

RYAN YENNI
LICENSED
27378
02-18-26
KANSAS
PROFESSIONAL ENGINEER

7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900

Prepared For:
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WICHITA, KANSAS
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PRIVATE PROJECTS
130 N NEW YORK
WICHITA, KANSAS

KEY MAP NOTES

Design: DRN	Drawn: DRN
Checked:	SKT
Issue Date:	02/18/2026
Project Number:	001376

02

Feb 23, 2026 – 9:55am Plotted By: catherine.small V:\070060-130 n new york\04-DWG\Eng\Sheet\PPS\070060-PPS-SHTS-KYNT.dwg Layout: Geni-Info

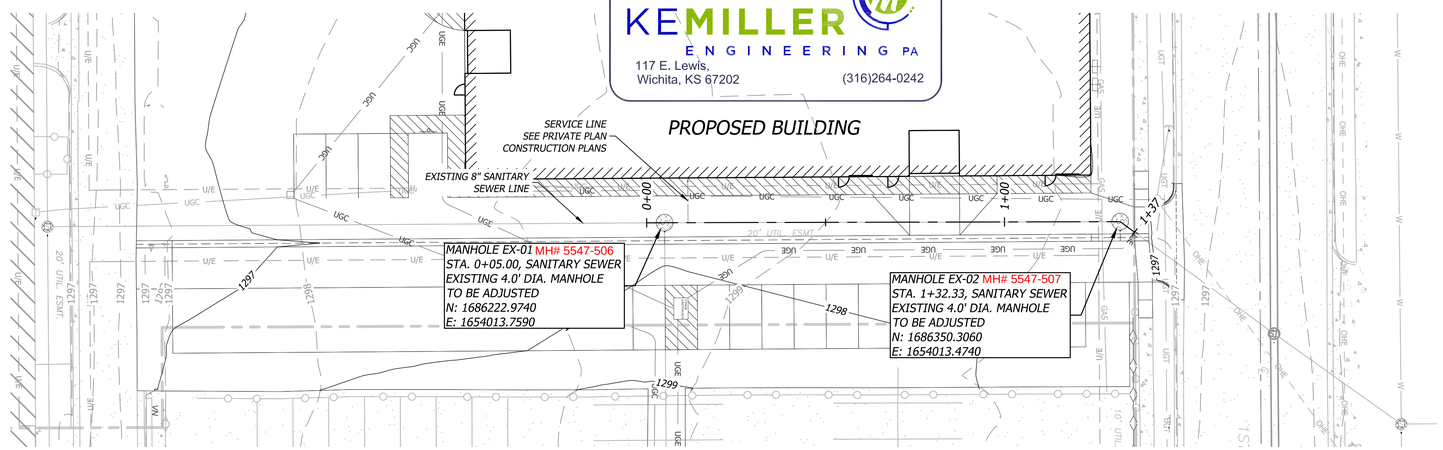
AS BUILTS

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

SANITARY NOTE

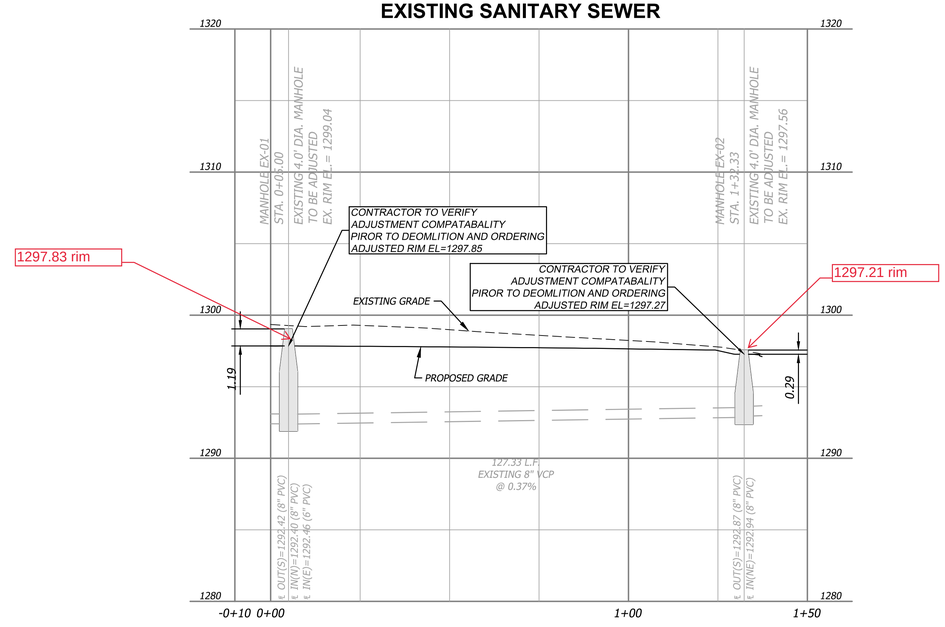
ALL NORTHINGS, EASTINGS, AND ALIGNMENT STATIONING FOR SANITARY STRUCTURES ARE TO CENTER OF STRUCTURE UNLESS STATED OTHERWISE.

CONTRACTOR SHALL CONFIRM IN FIELD CONDITIONS FOR GRADE RING ADJUSTMENT AVAILABILITY. CONTRACTOR SHALL CONTACT ENGINEER IF GRADE RING ADJUSTMENT IS NOT AVAILABLE.



GRAPHIC SCALE
20 0 20

EXISTING SANITARY SEWER



20 0 20
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0
PROFILE
GRAPHIC SCALE

Rev.	Date	Description	By	App.

RYAN YENNI
LICENSED
27378
02-18-26
KANSAS
PROFESSIONAL ENGINEER

7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900

Prepared For:
DSTUDIO ARCHITECTURE
SEQUIUS DE LA TORRE
WICHITA, KANSAS
316-640-5613

PRIVATE PROJECTS
130 N NEW YORK
WICHITA, KANSAS

SEWER PLAN AND PROFILE

Design: DRN	Drawn: DRN
Checked:	SKT
Issue Date:	02/18/2026
Project Number:	001376

03

Feb 23, 2026 – 9:55am Plotted By: catherine.small V:\070060-130 n new york\04-DWG\Eng\Sheet\PPS\070060-PPS-SHTS-SSWR.dwg Layout: SEWER PLAN AND PROFILE

PC 154 - 2

BIG DOG MOTORCYCLES ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "BIG DOG MOTORCYCLES 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 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and the south 20 feet of Lot 11, all of Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22, all in Blackwelder's Subdivision in Mathewson's Addition to Wichita, Sedgwick County, Kansas, together with the vacated alley lying south of and adjacent to Lot 6 and lying north of and adjacent to Lots 1, 2, 3, 4, and 5, except the south 5 feet of Lot 12 for street, and except the east 55 feet of Lots 18, 19, 20, 21 and 22, and except the west 4 feet of Lots 12, 13, 14, 15, 16 and 17 for alley, together with the east 55 feet of Lots 18 and 19, except the north 0.25 feet of Lot 19, in Blackwelder's Subdivision in Mathewson's Addition to Wichita, Sedgwick County, Kansas, together with Lots 3, 4, and 5, and 0.2 feet surplus adjacent to Lot 5, on Douglas Avenue, McKims Subdivision of the south half of Lot 31, in Mathewson's Addition to Wichita, Kansas, Sedgwick County, Kansas, together with the south half of the vacated alley lying north of and adjacent to said Lots, together with the west 70 feet of the north half of Lot 31, on Douglas Avenue, in Supplemental Plat of Mathewson's Addition to Wichita, Sedgwick County, Kansas, together with the north half of the vacated alley lying south of and adjacent to a portion of the above described property, as described in the vacation order filed in Book Misc. 500, Page 345, except the west 20 feet of the east 50 feet thereof, and except the north 5 feet thereof for street, together with that part of the north half of Lot 31, on Douglas Avenue, in Supplemental Plat of Mathewson's Addition to Wichita, Sedgwick County, Kansas, described as follows: Beginning at a point 11.8 feet west and 5 feet south of the NE corner of said Lot 31, thence south 145 feet; thence west 50 feet; thence north 145 feet; thence east 50 feet to the point of beginning, together with the north half of the vacated alley lying south of and adjacent to said tract, together with Lots 2, 4, 6, 8 and 10, on Boston Avenue, now Victor Street, in G.A. Hatfield's Subdivision of Lot 32 in Mathewson's Addition to Wichita, Sedgwick County, Kansas, together with Lots 1, 3, 5, 7, and 9, on First Street, in said G.A. Hatfield's Subdivision of Lot 32 in Mathewson's Addition, except the north 5.00 feet thereof for road, together with Lots 1, 2, 3, 4, 5 and 6, on Hazel Avenue, now New York Avenue, Tiffanys Subdivision of Lot 29 in Mathewson's Addition to Wichita, Kansas, Sedgwick County, Kansas, except the north 5 feet of Lot 1 for street, together with Lot 2, except the north 5.00 feet thereof for road, and Lots 4, 6, 8, 10, 12, 14, 16, 18, 20 and 22, on New York Avenue, Little and Kimball's Subdivision of Lots 28 and 30 in Mathewson's Addition to Wichita, Sedgwick County, Kansas, together with that part of Reserve "D" (formerly known as Boston Avenue, now known as Victor Street), as platted in Supplemental Plat of Mathewson's, (Sedgwick County, Kansas), lying west of and adjacent to the east line of Lot 11 in said Blackwelder's Subdivision in Mathewson's Addition, as extended north, and lying east of and adjacent to the west line of Lot 22 in said Little and Kimball's Subdivision of Lots 28 and 30 in Mathewson's Addition, as extended south, together with the north 5.00 feet of Lot 11 in said Blackwelder's Subdivision in Mathewson's Addition, together with the south 5.00 feet of Lot 12 in said Blackwelder's Subdivision in Mathewson's Addition, together with the west 4.00 feet of Lots 12, 13, 14, 15, 16, and 17 in said Blackwelder's Subdivision in Mathewson's Addition, together with the 4.00 foot alley lying east of and adjacent to Lots 9 and 10 as dedicated in said G.A. Hatfield's Subdivision of Lot 32 in Mathewson's Addition, except the north 5.00 feet thereof, together with the 5.00 foot alley lying west of and adjacent to Lots 1 and 2 as dedicated in said G.A. Hatfield's Subdivision of Lot 32 in Mathewson's Addition, except the north 5.00 feet thereof, together with all of Boston Avenue, (now Victor Street), as dedicated in said G.A. Hatfield's Subdivision of Lot 32 in Mathewson's Addition, together with all of the 12.00 foot alley lying south of and adjacent to Lots 1, 3, 5, 7, and 9, on First Street, and lying north of and adjacent to Lots 2, 4, 6, 8, and 10, on Boston Avenue, (now Victor Street), as dedicated in said G.A. Hatfield's Subdivision of Lot 32 in Mathewson's Addition, together with the 5.00 foot alley lying east of and adjacent to Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20 and 22, on New York Avenue, as dedicated in said Little and Kimball's Subdivision of Lots 28 and 30 in Mathewson's Addition, except the north 5.00 feet thereof, together with all of Boston Avenue, (now Victor Street), as dedicated in said Little and Kimball's Subdivision of Lots 28 and 30 in Mathewson's Addition, together with the north 5.00 feet of Lot 1, on Hazel Avenue, (now New York Avenue), in said Tiffany's Subdivision of Lot 29 in Mathewson's Addition, together with the north half of the 15.00 foot alley lying south of and adjacent to the south line of Lot 6, on Hazel Avenue, (now New York Avenue), in said Tiffany's Subdivision of Lot 29 in Mathewson's Addition, together with the 20 foot dedication described as the east 20.00 feet of the west 40.00 feet of the north half of Lot 31, on Douglas Avenue, in said Supplemental Plat of Mathewson's Addition, together with the north 5.00 feet of Lot 31, on Douglas Avenue, in said Supplemental Plat of Mathewson's Addition, except the east 11.80 feet thereof.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

All being situated in the NE1/4 of Sec. 20, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

#3274450

Michael G. Conrey, Surveyor — 8-27-2003

LS-971

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot and a Block to be known as "BIG DOG MOTORCYCLES ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The utility and public sidewalk easements are hereby granted as indicated for construction and maintenance of all public utilities and for the construction and maintenance of a public sidewalk. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas.

Waterview Realty, L.L.C.

John M. Krier, Pres. (Title)

The City of Wichita, Kansas, a municipal corporation

Carlos Mayans, Mayor

ATTEST: Karen Sebaugh, Deputy for Pat Graves, City Clerk

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 21st day of August, 2003, by John M. Krier, President of Waterview Realty, L.L.C., on behalf of the limited liability company.

LORI BRANDS NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 9/27/2006

Lori Brands, Notary Public

My App't. Exp. 9/27/2006

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 26th day of August, 2003, by Carlos Mayans, Mayor of the City of Wichita, Kansas, a municipal corporation, on behalf of the corporation.

Patsy E. Ellis, Notary Public

PATSY ELLIS NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 2-7-2007

My App't. Exp.

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

Dated this 22nd day of July, 2003.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Bernard A. Hentzen, Chair

John L. Schlegel, Secretary

SEAL — WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION — KANSAS

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 16 day of Sept, 2003.

Carlos Mayans, Mayor

Pat Graves, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 3rd day of September, 2003.

LS-1246

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

Entered on transfer record this 20th day of OCTOBER, 2003.

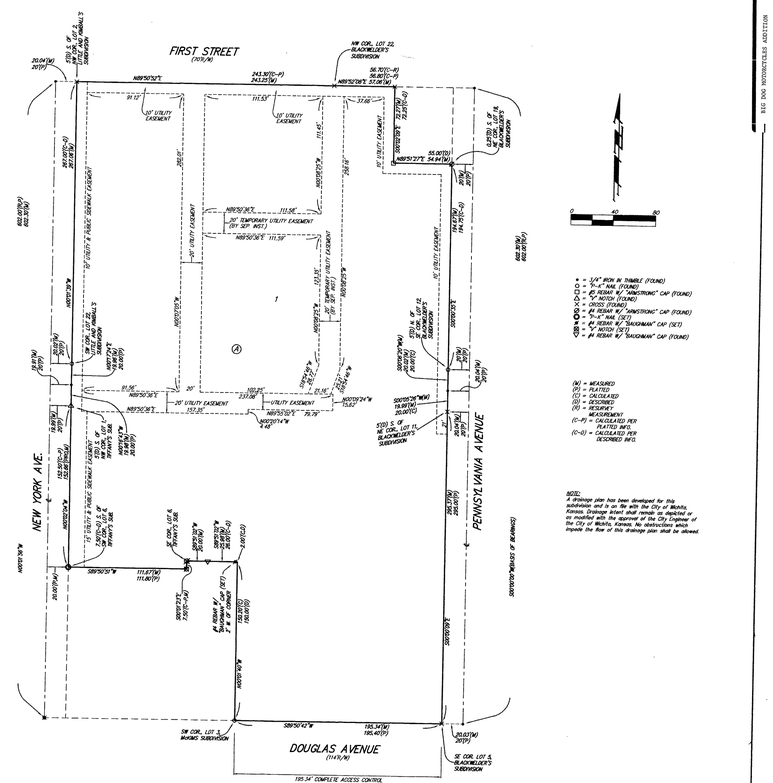
Don Brace, County Clerk

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 20th day of October, 2003 at 9:56 o'clock A.M. and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy



NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage arrows shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING

PC 154 - 2

20.00 CC

Inches

This digital plat record accurately reproduces in all details the original plat filed with the Sedgwick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meek by Sedgwick County Geographic Information Systems.

Bill Meek, Register of Deeds
(Digitized rendition of original signature)

FOR REFERENCE ONLY
NOT TO SCALE

Rev.	Date	Description	By	App.

BHC
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900

Prepared For:
DSTUDIO ARCHITECTURE
SEQUIUS DE LA TORRE
WICHITA, KANSAS
316-640-5613

PRIVATE PROJECTS
130 N NEW YORK
WICHITA, KANSAS

PLAT

Design: DRN	Drawn: DRN
Checked:	SKT
Issue Date:	02/18/2026
Project Number:	001376

11

Feb 23, 2026 – 9:56am Plotted By: catherine.small V:\070060-130 n new york\04-DWG\Eng\Sheet\PPS\070060-PPS-SHTS-KTNT.dwg Layout: PLAT