

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
Energy 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 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 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.

9. 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.

10. 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 Contractors responsibility.

11. All elevations shown are NAVD88.

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

13. 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.

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

15. 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 connection 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 of connect to existing manholes is incidental to the project.

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

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

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

19. 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.

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

21. 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.

22. All areas disturbed during construction are to be seeded as follows:

Seed --- Rye grass; 5 lbs./1000 Sq. Ft.

All costs associated with seeding including mobilization, preparation of ground, seeding, fertilizing, mulching, etc. shall be included in the L.S. bid item "Seeding".

23. 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. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Maintain Existing BMPs".

24. 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.

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 NW of NE corner, Lot 54, Blk. A, Dugan West Kellogg Commercial 2nd Add.
Elev. = 1327.03 (NAVD 88)

AS-BUILT PLANS
SANITARY SEWER IMPROVEMENTS
to serve
WEST WICHITA SELF STORAGE
1601 S. Hickory Creek
CITY OF WICHITA, KANSAS
Paul Gunzelman, P.E. City Engineer
2024-021372PPS (53030982)

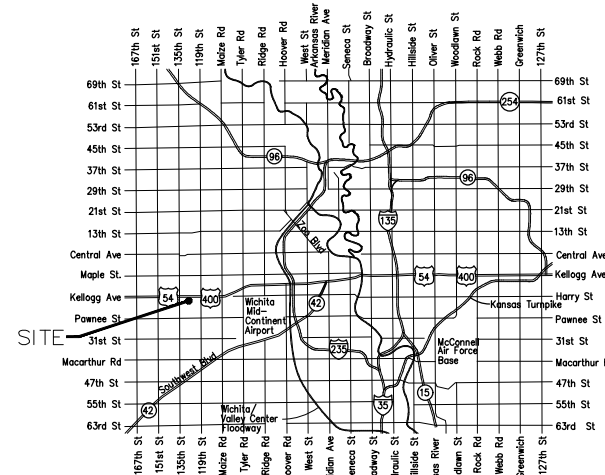
Utility Contractor: Fremar Corporation
Superintendent: Billy Budd
Inspection: Baughman Company, P.A.
Inspector: James Ralston

Baughman No.: 25-03-E056

4645D

CIS-5A

As-Built Plans By: J. Ralston & Larry Powell
As-Built Date: April 30, 2025



Vicinity Map

Construction Began: 07APR25
Construction Ended: 09APR25

Sheet Index

Title Sheet	1
Line 1	2
Erosion Control/Grading Plan	3
Erosion Control BMP Details	4-8
Copy of Plat	9

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION

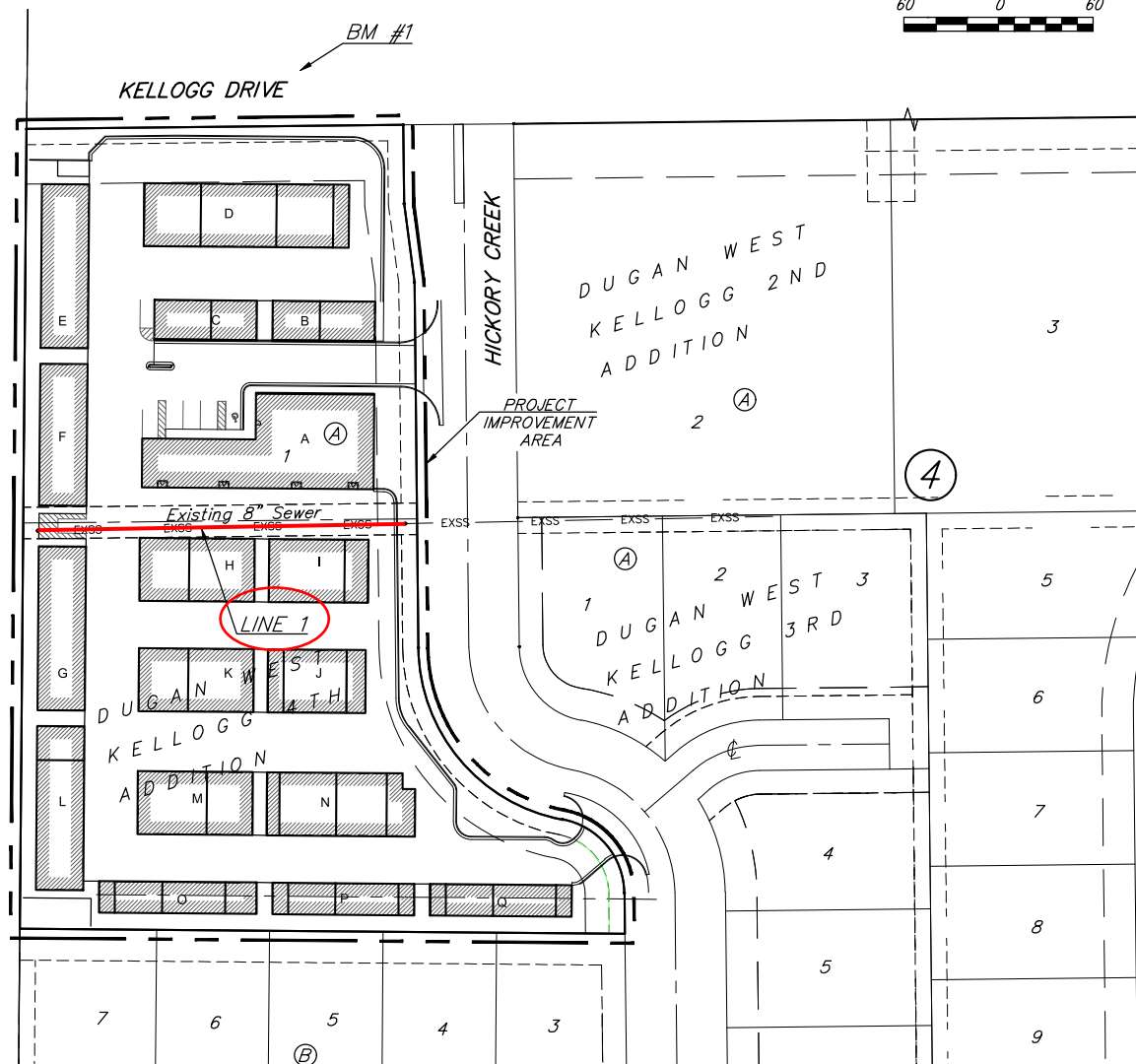
Engineering Approved by Shawn Mellies PE (8-13-2024)

Utilities Approved by Scott Macey (8-13-2024)

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.



November 19, 2024

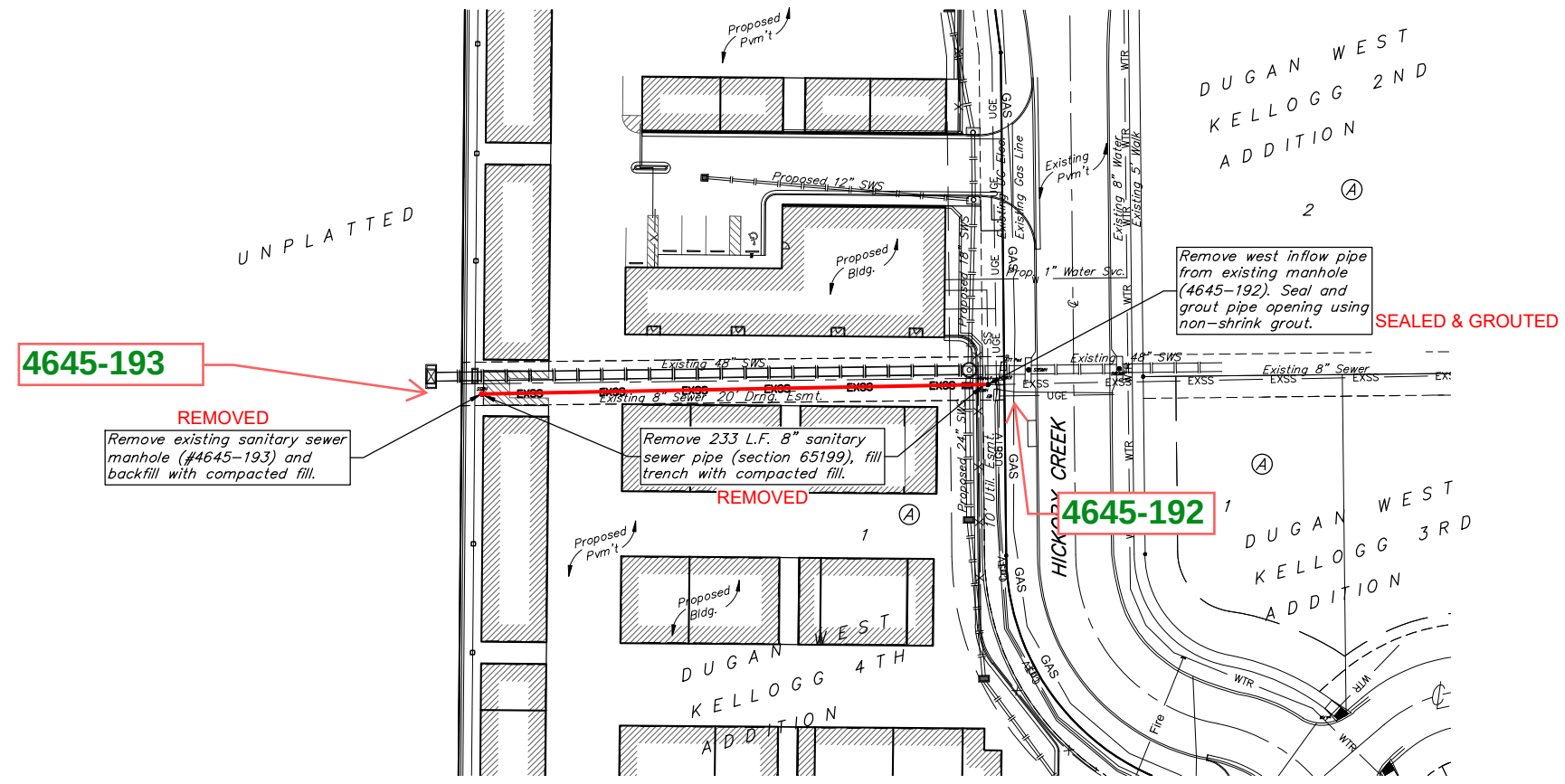
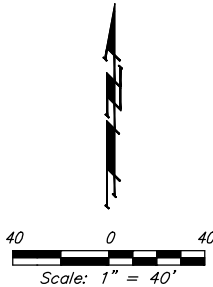
11/19/2024



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

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 NW of NE corner, Lot 54, Blk. A, Dugan West Kellogg Commercial 2nd Add.
Elev. = 1327.03 (NAVD 88)



Contractor to verify depth and location of existing utilities. Contractor to relocate any existing utilities as necessary for construction.

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

11/19/2024



**BAUGHMAN
COMPANY**

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

WEST WICHITA
SECURE STORAGE

LINE 1

SANITARY SEWER
IMPROVEMENTS

PROJECT NUMBER:
23-11-E665

DESIGN: PB DRAWN: TMS
DATE: November 19, 2024

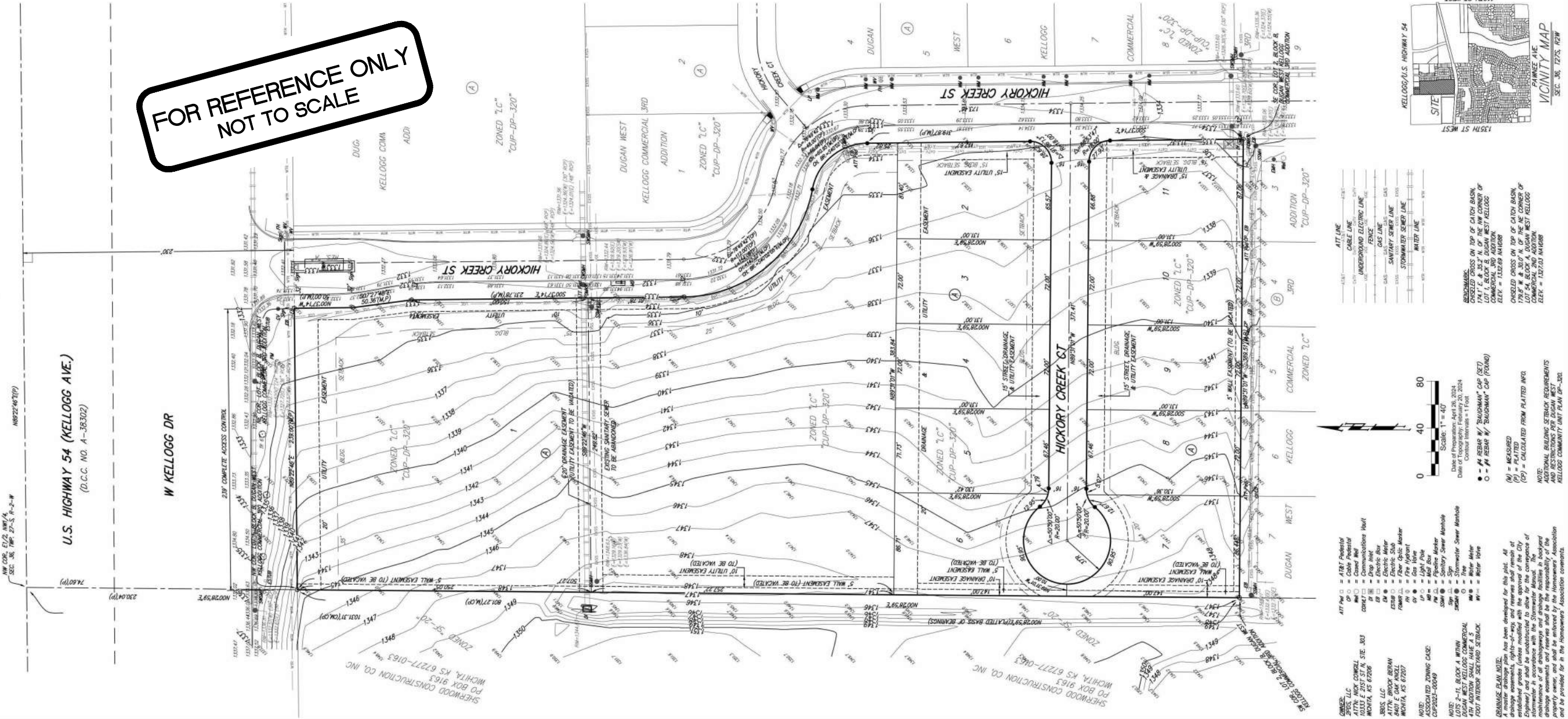
SHEET **2** OF **9**

File: E:\Projects\West Wichita Secure Storage Lots 1 & 2_23-11-E665\Engineering\Phase 1\PPSP\PPS.dwg

ONE-STEP FINAL PLAT

DUGAN WEST KELLOGG COMMERCIAL 4TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas)
Sedgwick County)
SS We, Baughman Company, P.A., Surveyors in
affidavit do hereby certify that we have surveyed and
platted "DUGAN WEST KELLOGG COMMERCIAL 4TH 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 1 and 2, Block B, Dugan West Kellogg Commercial 3rd
Addition, Wichita, Sedgwick County, Kansas.

Existing public easements, building setback lines,
dedications, and access controls, if any, being
vested by virtue of K.S.A. 12-512a, as amended.
All being situated in the Northwest Quarter of
Section 36, Township 27 South, Range 2 West of the
Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

Jonathan C. Hubbard, 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, a Block, and a Street to be known as "DUGAN WEST KELLOGG COMMERCIAL 4TH 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 easements are hereby granted to the public as indicated for drainage purposes. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The street, drainage, and utility easements are hereby granted to the public as indicated for street purposes, for drainage purposes, and for 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. The street is hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas.

380S, LLC,
a Kansas limited liability company

Managing
Member

State of Kansas)
Sedgwick County)
SS The foregoing instrument, acknowledged before
this day of _____, 2024, by Brock Beran, Managing
Member of 380S, LLC, a Kansas limited liability company, on behalf of the
limited liability company.

My App't. Exp. _____

_____, Notary Public

This plat of "DUGAN WEST KELLOGG
COMMERCIAL 4TH 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

Robert Dool, Chair

Scott A. Mottle, Secretary

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

Lily Wu, Mayor, City of Wichita

Jamie Buster, City Clerk

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

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

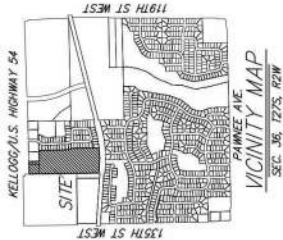
Kelly B. Arnold, County Clerk

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.

Tony Buckingham, Register of Deeds

Kerly Zebring, Deputy

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



11/19/2024



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COMPANY
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WEST WICHITA
SECURE STORAGE

COPY OF
PLAT

SANITARY SEWER
IMPROVEMENTS

PROJECT NUMBER:
23-11-E665

DRAWN:

DATE: July 25, 2024

SHEET 9 OF 9