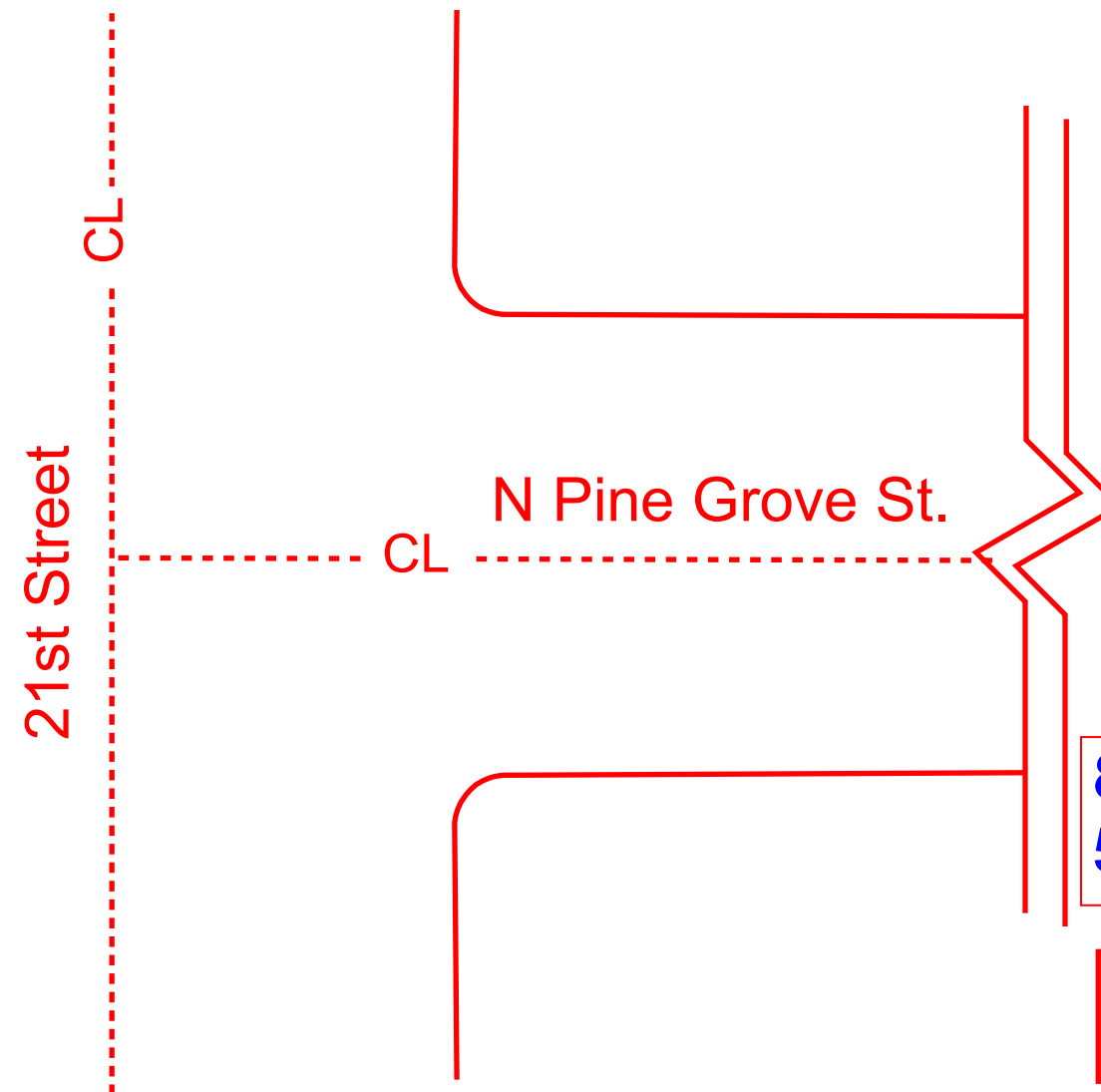


BENCHMARKS:
 BM #1: "□" in top of curb 63' S. & 7' E of Lot 1, Block 1, Aberdeen Commercial Addition. Elev. = 1357.59 NAVD88

BM #2: "□" in top of curb 51' S. & 211' E of Lot 1, Block 1, Aberdeen Commercial Addition. Elev. = 1356.98 NAVD88

Trees in conflict with storm sewer construction to be removed by contractor. All other trees shall remain and be protected from damage during construction. Overhanging limbs shall be trimmed by the Contractor using a chain saw only as necessary for construction and with approval of the Engineer.



8" Tapping Valve 53620

CL Intersection of 21st St. & N Pine Grove St.
 WL 1 - 0+01 - 8" Tap Valve
 343' N - 20' E

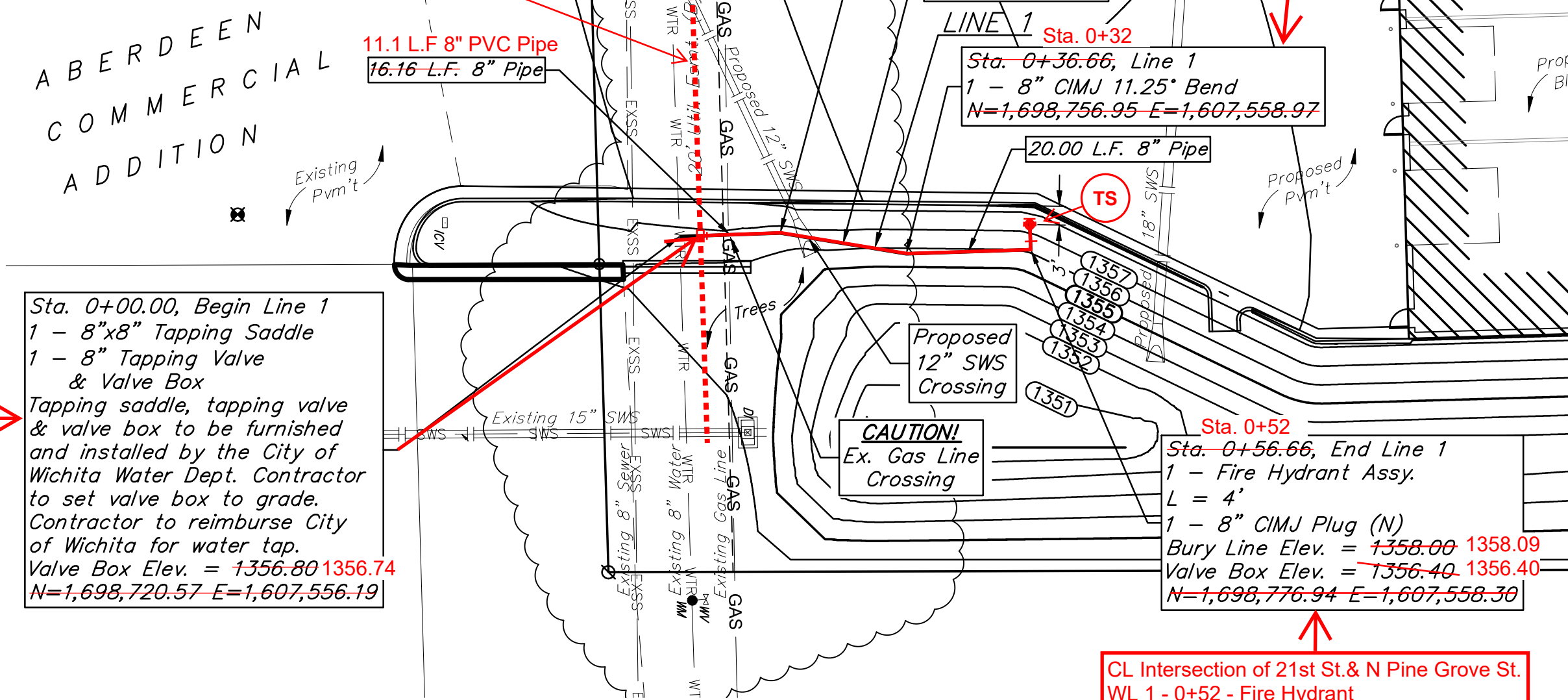
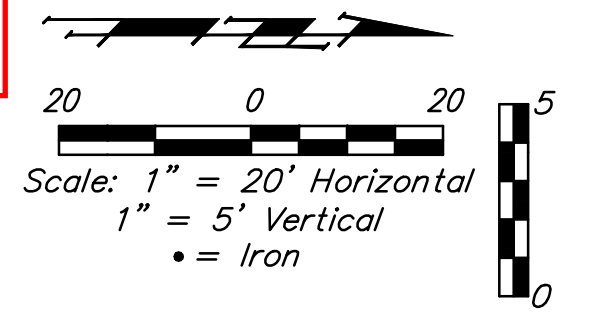
CL Intersection of 21st St. & N Pine Grove St.
 WL 1 - 0+00 - 8"x8" Tapping Sleeve
 342' N - 20' E

NOTE:
 Existing Water Main was approx. 3.5' further North than shown on plans.

Sta. 0+00.00, Begin Line 1
 1 - 8"x8" Tapping Saddle
 1 - 8" Tapping Valve & Valve Box
 Tapping saddle, tapping valve & valve box to be furnished and installed by the City of Wichita Water Dept. Contractor to reimburse City of Wichita for water tap.
 Valve Box Elev. = 1356.80 1356.74
 N=1,698,720.57 E=1,607,556.19

CL Intersection of 21st St. & N Pine Grove St.
 WL 1 - 0+12 8" CIMJ 11.25° Bend
 355' N - 20' E

CL Intersection of 21st St. & N Pine Grove St.
 WL 1 - 0+32 8" CIMJ 11.25° Bend
 371' N - 23' E



CL Intersection of 21st St. & N Pine Grove St.
 WL 1 - 0+52 - Fire Hydrant
 395' N - 18' E

CL Intersection of 21st St. & N Pine Grove St.
 WL 1 - 0+52 - FH Valve Box
 395' N - 21' E

CL Intersection of 21st St. & N Pine Grove St.
 WL 1 - 0+52 - 8"x6" CIMJ Tee
 395' N - 22' E

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.

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
 Shannan Brinkmeyer, AT&T (316) 268-2931
 Travis Taylor, Cox Comm., Travis.taylor@cox.com

LEGEND

VB = Valve Box (TS) = Test Station
 FH = Fire Hydrant BL = Bury Line
 N: = Northing E: = Easting
 CL = Centerline
 CIMJ = Cast Iron Mechanical Joint
 DICL = Ductile Iron Cement-Lined

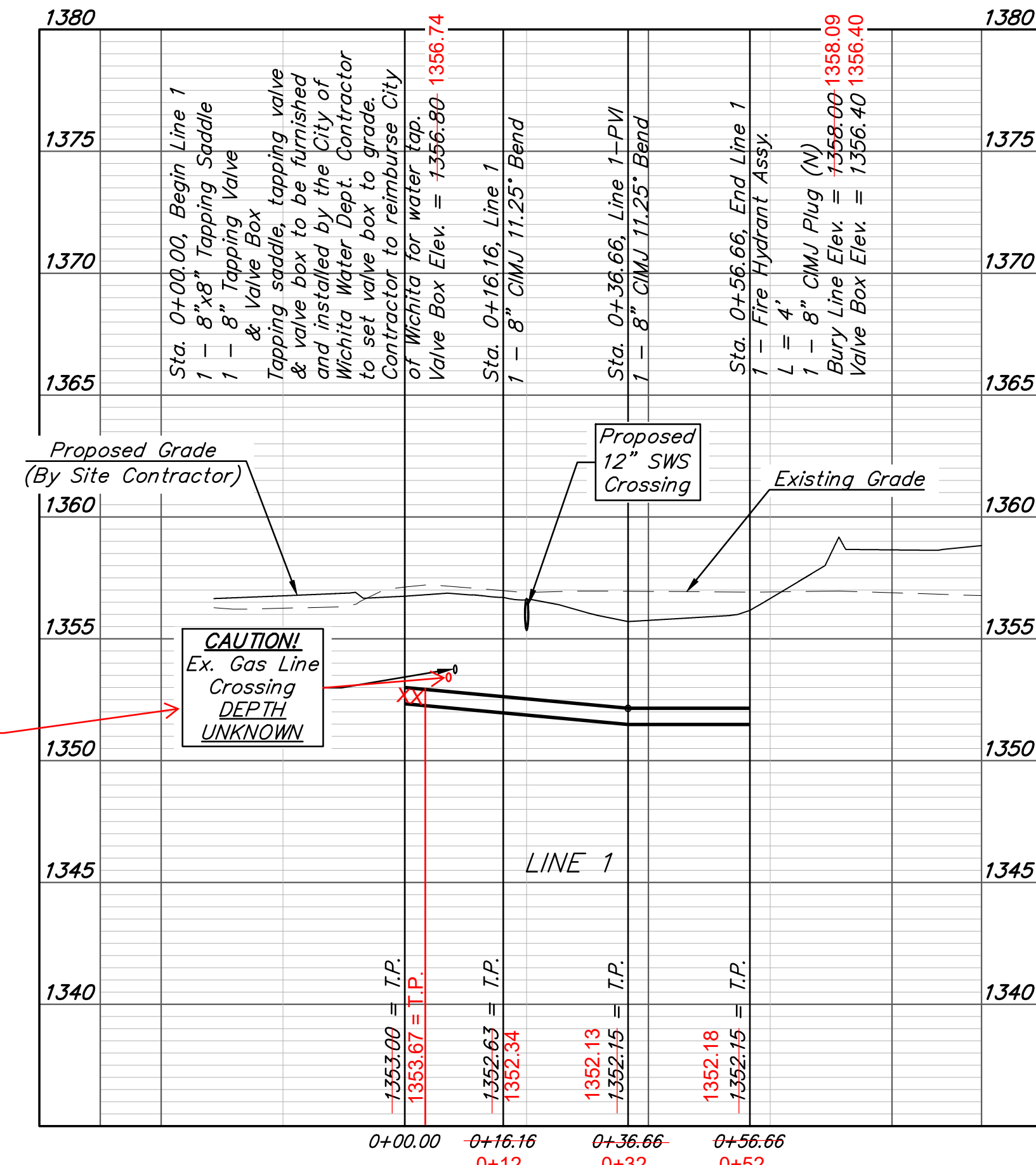
Compass Directions
 N = North E = East S = South W = West

Station	Item	Northing	Easting
0+00	8" Tapping Sleeve	1,698,723.95	1,607,555.86
0+01	8" Tap Valve Box	1,698,725.46	1,607,555.95
0+12	8" CIMJ 11.25° Bend	1,698,736.95	1,607,555.57
0+32	8" CIMJ 11.25° Bend	1,698,753.60	1,607,558.20
0+52	8"x6" CIMJ Tee	1,698,776.41	1,607,557.85
0+52	6" FH Valve Box	1,698,776.24	1,607,556.53
0+52	FH Bury Line	1,698,776.14	1,607,553.65

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.

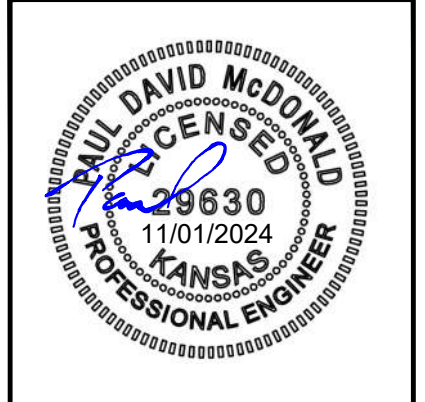
NOTE:
 Existing Gas Line:
 Top of Pipe Elev = 1353.67
 N: 1,698,727.96
 E: 1,607,555.86

DEPTH UNKNOWN
 Contractor to Verify Depth & Location of Existing Water Line Prior to Construction.



6" FH Valve = 3' East of Fire Hydrant.

Private FH 17461
 6" FH V# 54154



BAUGHMAN COMPANY

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

SANDLOT CONDOS
 ABERDEEN COMM. ADD.

LINE 1

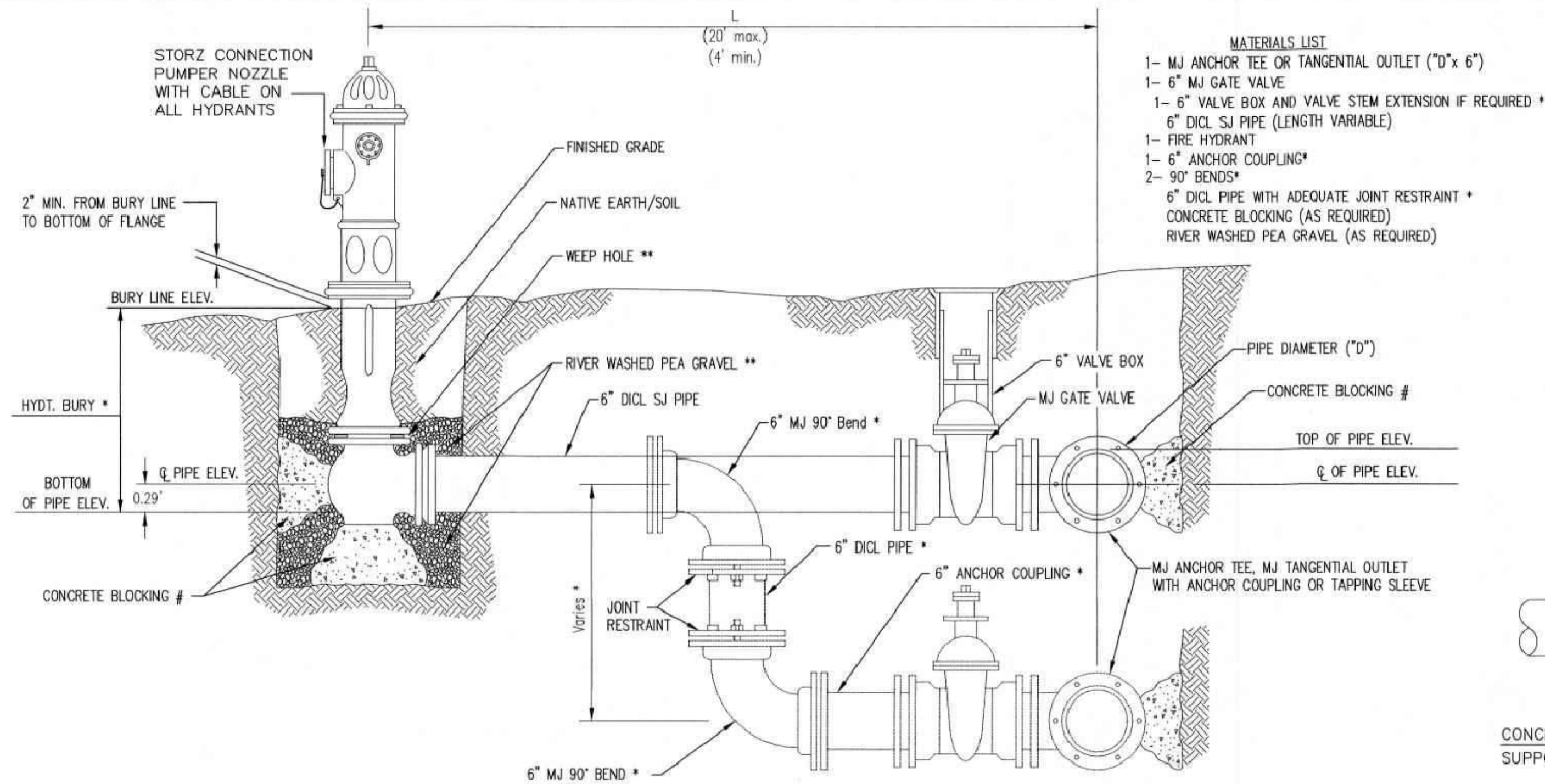
WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:
 23-10-E629

DESIGN: PM DRAWN: TMS
 DATE: September 17, 2024

SHEET OF
2 11

File: E:\Projects\Aberdeen Commercial - Suelentrop Condos\Engineering\Phase 1\PPWP\PPW.dwg



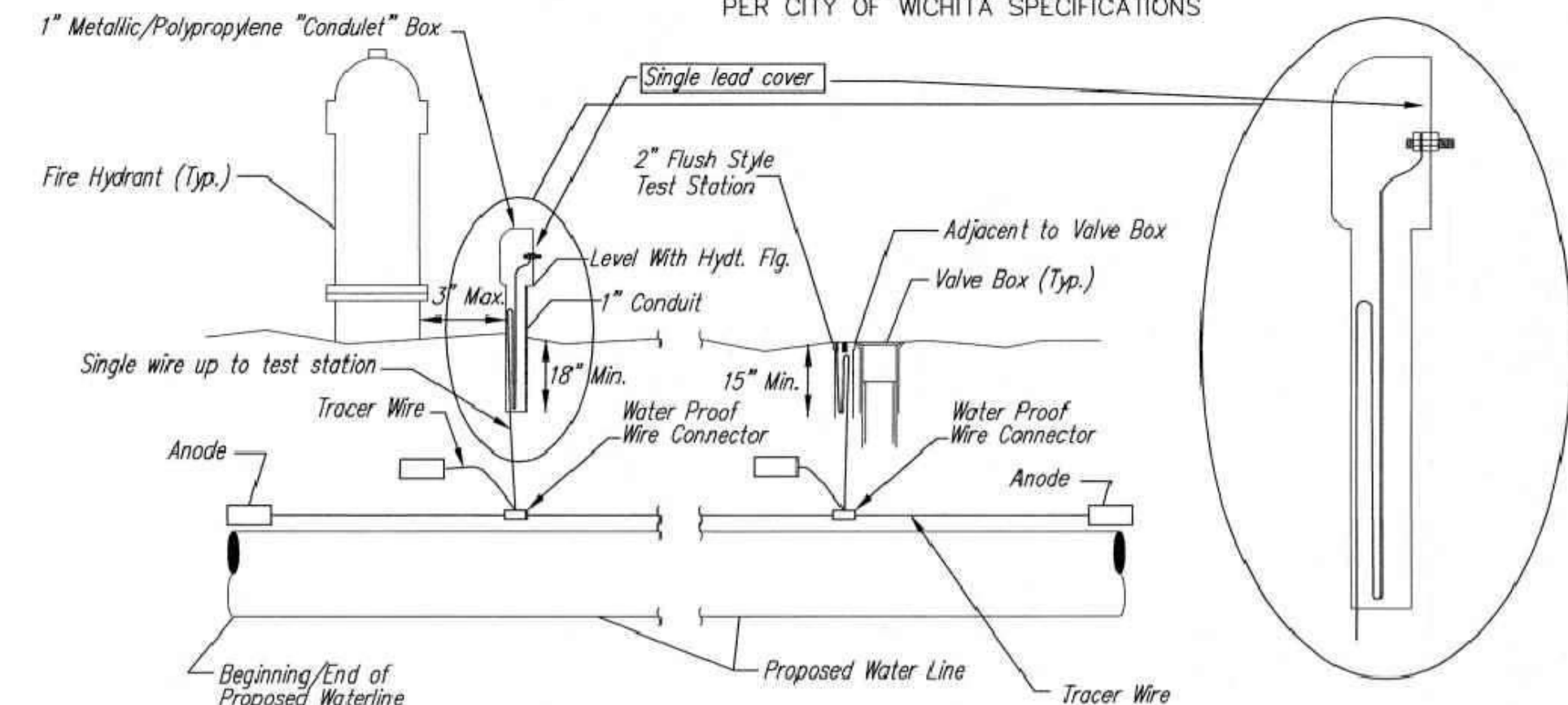
- MATERIALS LIST**
- 1- MJ ANCHOR TEE OR TANGENTIAL OUTLET ("D"x 6")
 - 1- 6" MJ GATE VALVE
 - 1- 6" VALVE BOX AND VALVE STEM EXTENSION IF REQUIRED *
 - 6" DICL SJ PIPE (LENGTH VARIABLE)
 - 1- FIRE HYDRANT
 - 1- 6" ANCHOR COUPLING*
 - 2- 90° BENDS*
 - 6" DICL PIPE WITH ADEQUATE JOINT RESTRAINT *
 - CONCRETE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



TRACER WIRE
Conductive type pipe locator/tracer wire shall be installed 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.

WIRES
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.

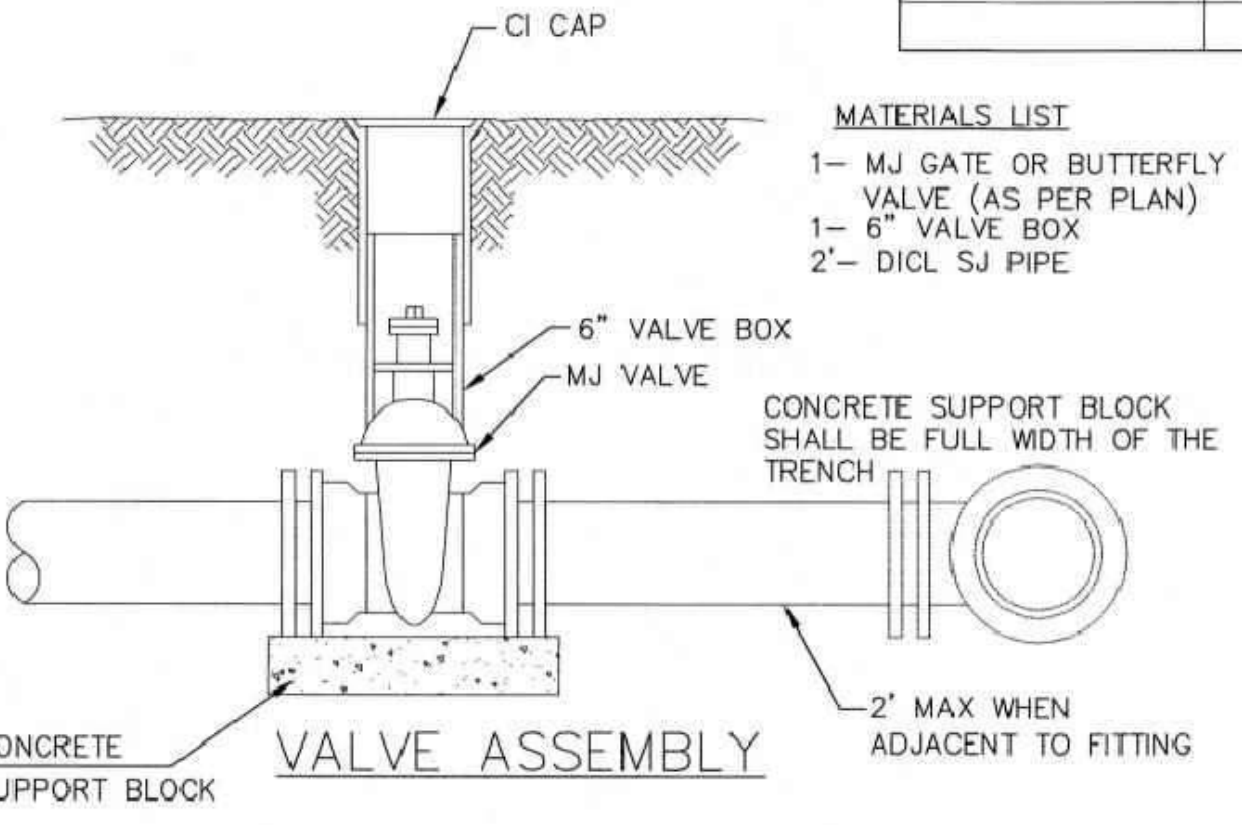
TEST STATIONS
The test station for fire hydrant application shall be a 1" "conduit" style station as manufactured by AGRA Industries with a removable solid cover having a single lead extending from the face or approved equal. The "conduit" style test station shall be attached to a 1" rigid galvanized 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 installed 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

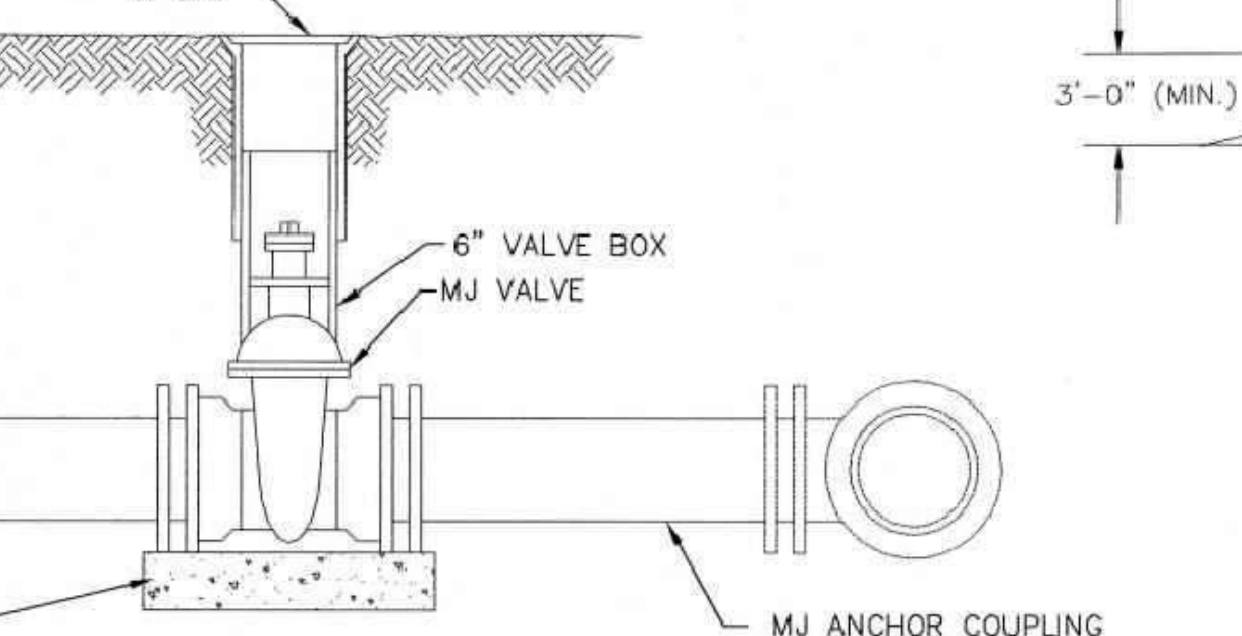
FIRE HYDRANTS REQUIRED				
STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*
0+56.66	1358.00	1352.15	6.5'	- No
	1358.09			

Fire Hydrant Barrel Extension
1.5'



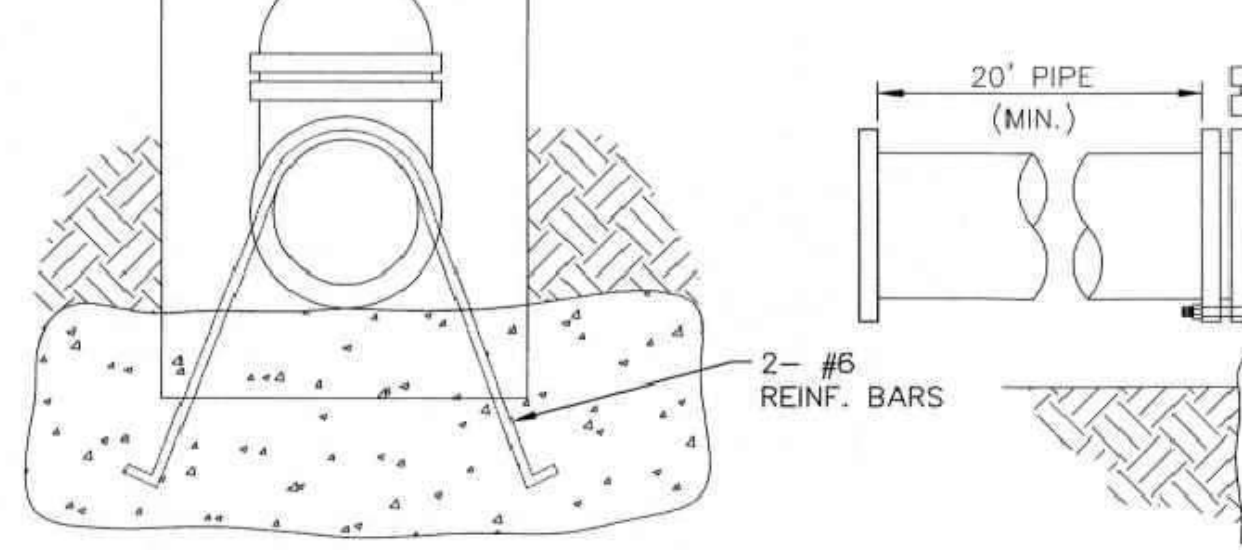
- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1- 6" VALVE BOX
 - 2'- DICL SJ PIPE

- 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



ANCHORED VALVE ASSEMBLY

- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1- CIMJ CAP WHEN NECESSARY
 - 1- 6" VALVE BOX
 - 20' OF PIPE (BID WITH PIPE)
 - 2 - #6 REINF. BARS
 - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH

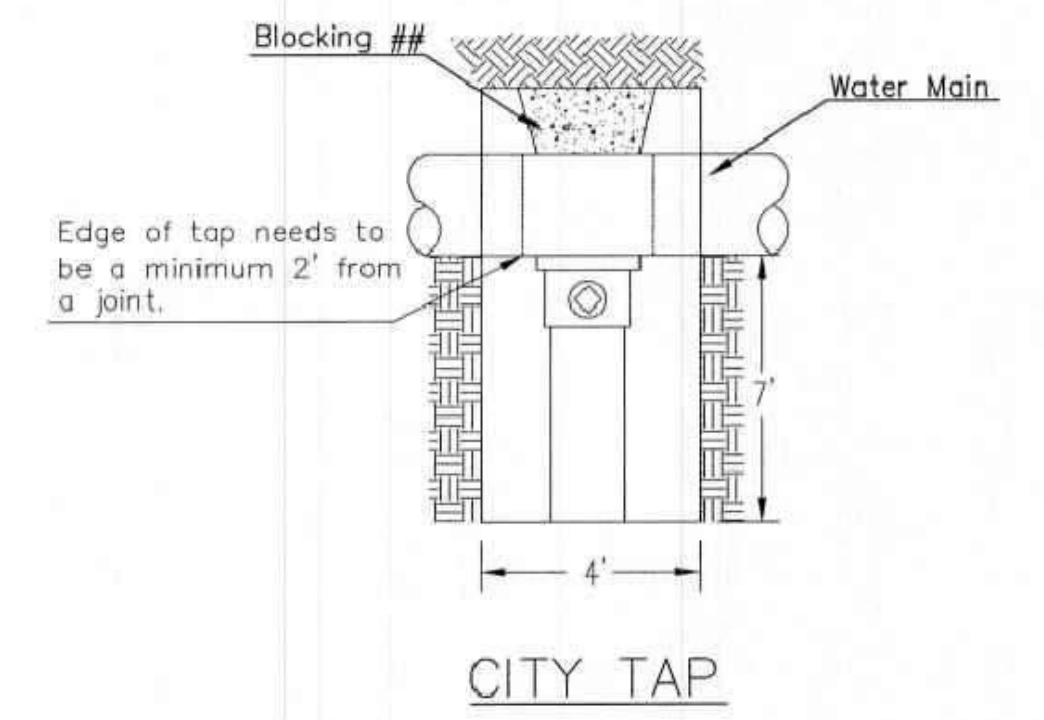


Notes:

- 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.

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

ANCHORED VALVE ASSEMBLY, SPECIAL

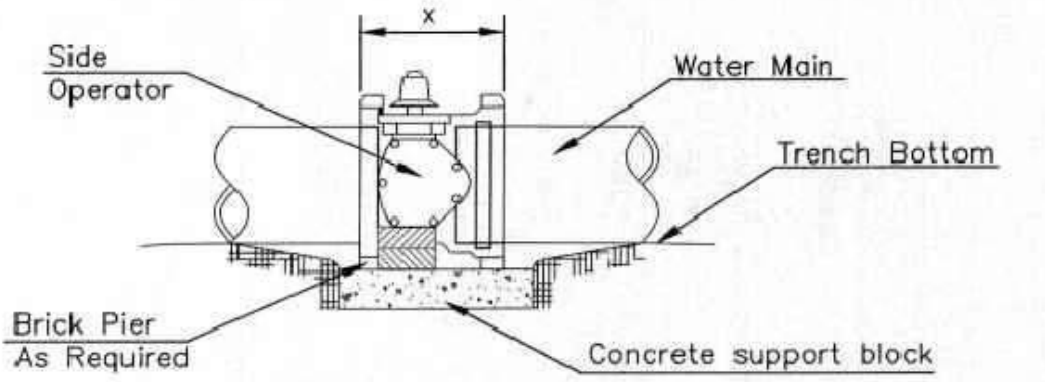


Edge of top needs to be a minimum 2' from a joint.

When the City of Wichita makes tap, blocking is to be done by Contractor

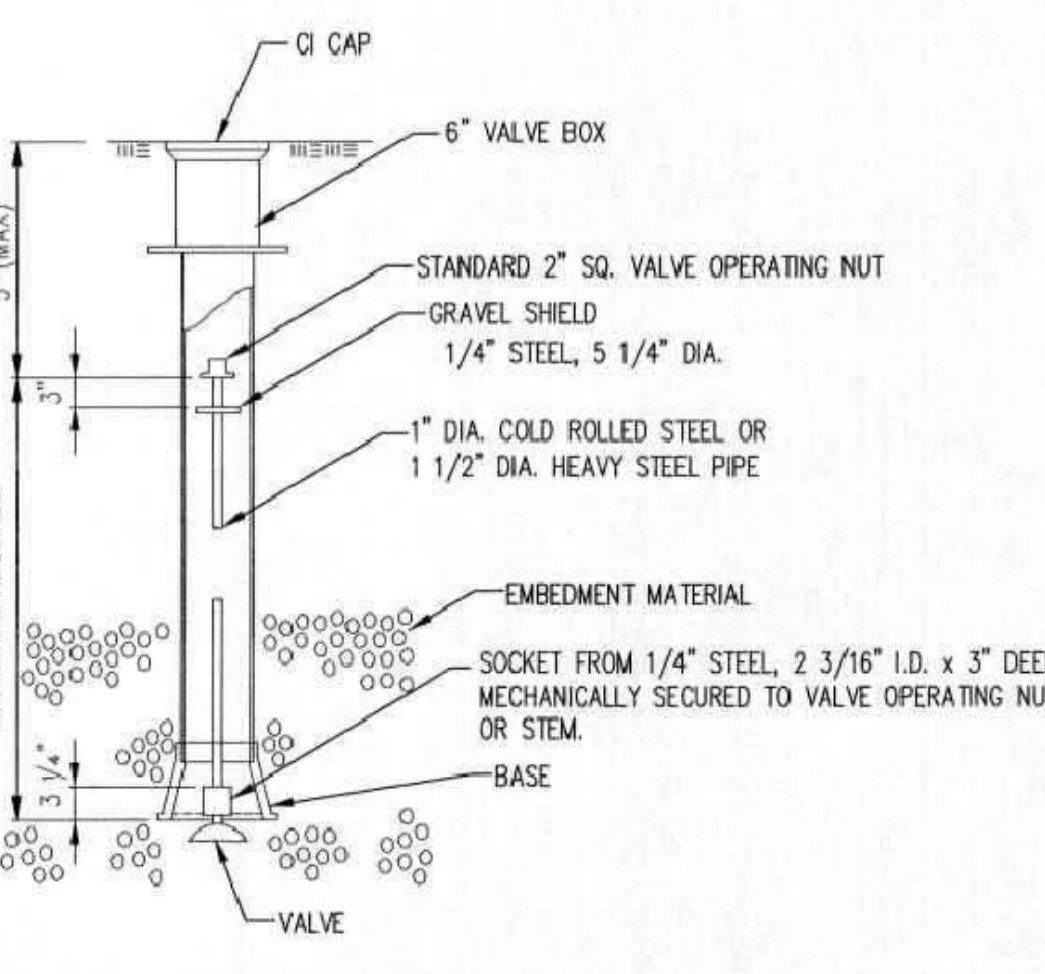
PROTECTIVE FILL DETAIL

MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN 3". (COST SUBSIDIARY TO PIPE INSTALLATION)

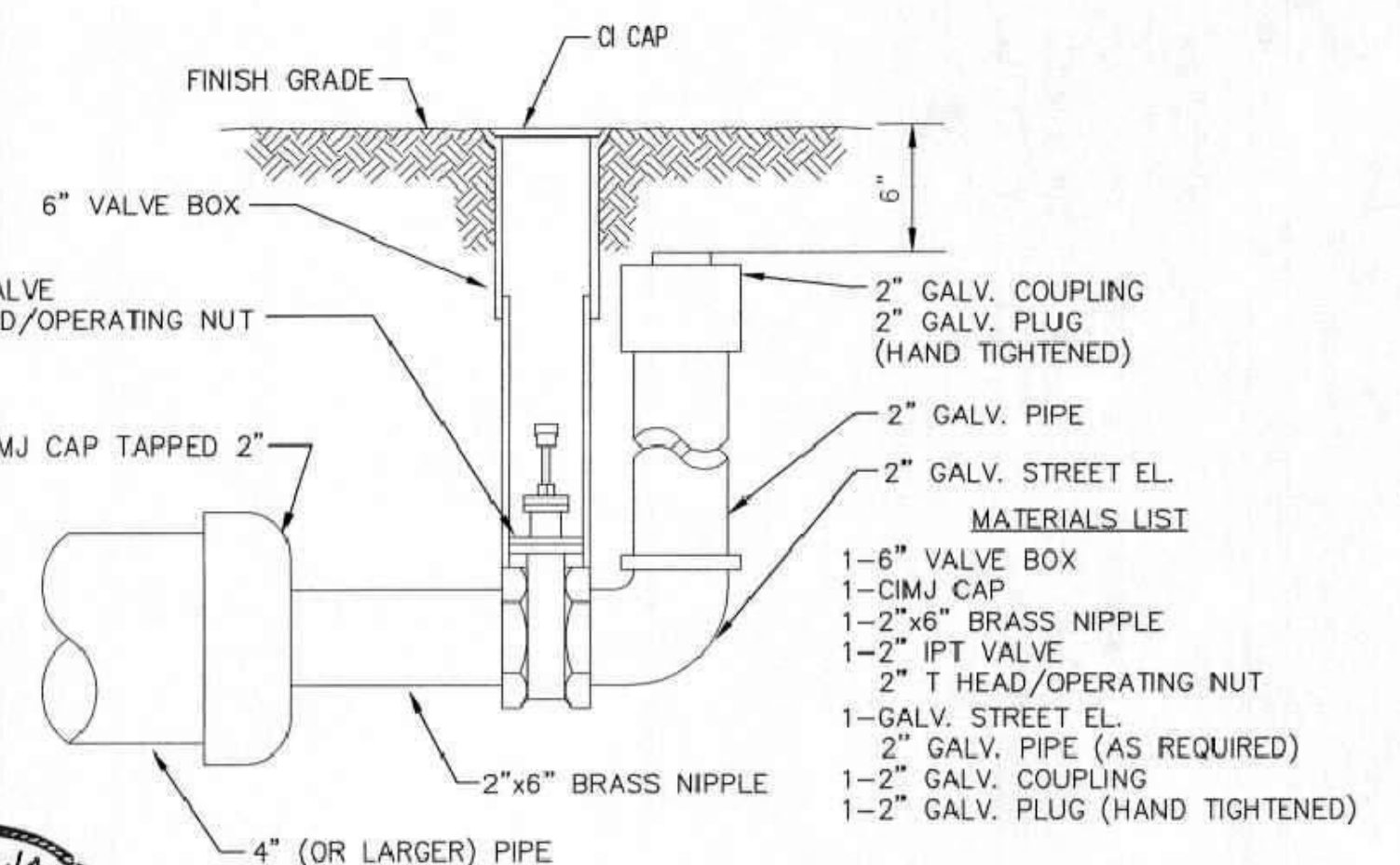


- NOTES**
- This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
 - 6" Valve Box and Cover required per City of Wichita Std. Specifications.
 - Conc. Support Block to be full width of trench.

CONCRETE SUPPORT BLOCKING FOR BUTTERFLY VALVE INSTALLATION



NOTE: ONE VALVE STEM EXTENSION FOR EACH VALVE BURIED GREATER THAN 5'.



2" BLOWOFF ASSEMBLY



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
4 of 11

REVISED: OCTOBER 2016

ABERDEEN COMMERCIAL ADDITION

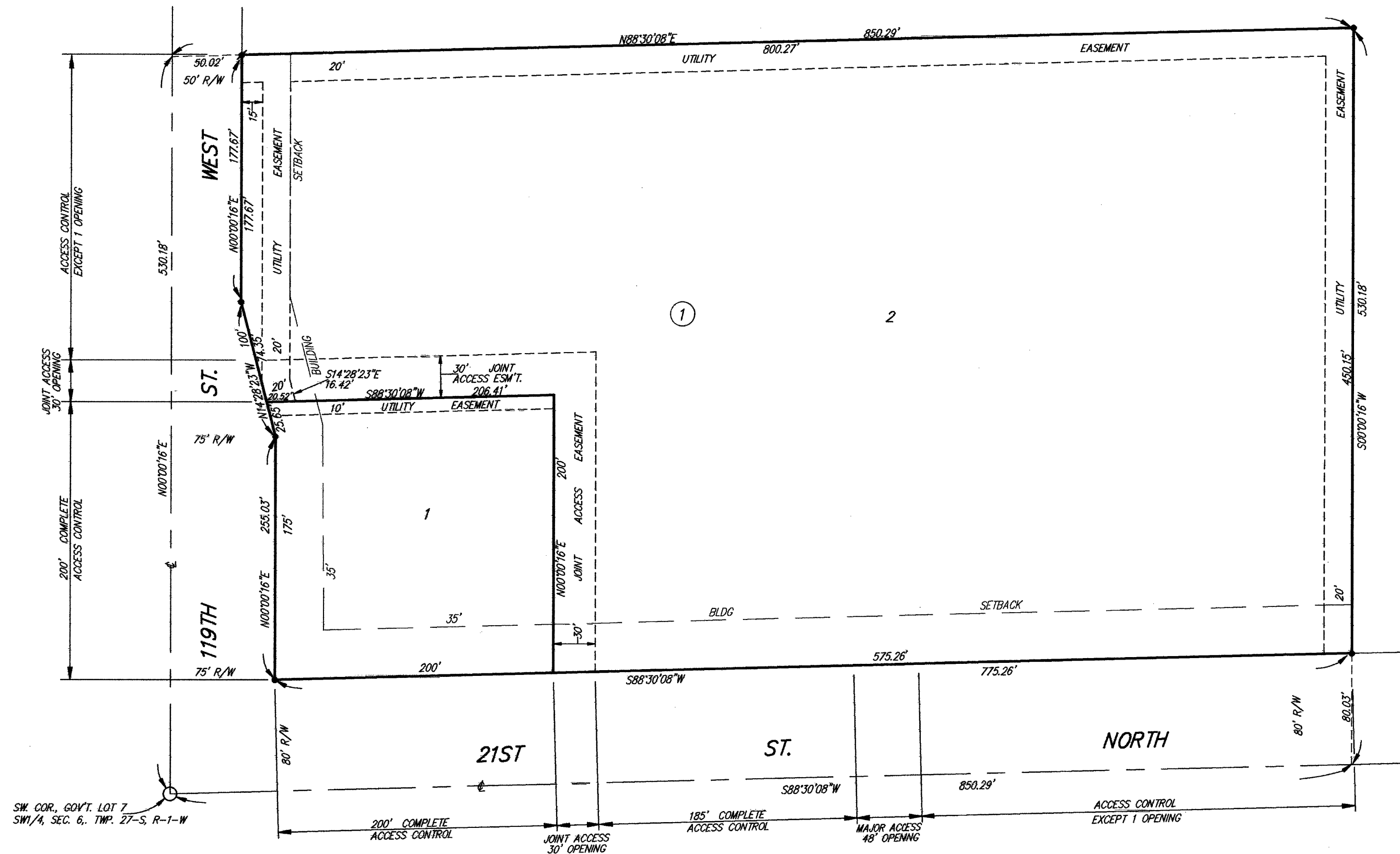
WICHITA, SEDGWICK COUNTY, KANSAS

FOR REFERENCE ONLY
NOT TO SCALE



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- * = #4 REBAR W/ "POE & ASSOC." CAP (FOUND)
- = THIMBLE (FOUND)

Additional building setback line requirements are as established in Community Unit Plan DP-215 on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.



20.00
k

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "ABERDEEN COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the south 530 feet of the west 850 feet of Government Lot 7 in the SW1/4 of Sec. 6, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).
Baughman Company, P.A.

Gregory F. Severns
Surveyor
KANSAS
LAND SURVEYOR

This plat of "ABERDEEN COMMERCIAL ADDITION", an Addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 15th day of June, 1995.
Wichita-Sedgwick County Metropolitan Area Planning Commission

John W. McKay, Jr. Chairman
Marvin S. Krout Secretary



This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 29th day of August, 1995.



Bob Knight Mayor
Pat Burnett Deputy City Clerk

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 streets to be known as "ABERDEEN COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for construction and maintenance of all public utilities. The joint access easements are hereby granted as indicated for purposes of ingress and egress. The streets are hereby dedicated to and for the use of the public. Access controls as depicted on the face of the plat are hereby granted to the City of Wichita, Kansas. The permitted entrance locations shall be as determined by the City Engineer of the City of Wichita, Kansas.

Gregory Alan Neville and Alvin Leon Neville under Trust N/K/A Neville Family Trust dated December 24, 1991

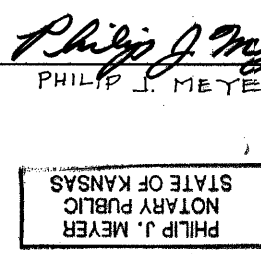
Edward T. Neville, Trustee
Rita A. Neville, Trustee
Gregory Alan Neville, Trustee
Alvin Leon Neville, Trustee

Entered on transfer record this 12th day of September, 1995.
Susan E. Crockett-Spoon County Clerk

#1478189

State of Kansas) SS The foregoing instrument acknowledged before me, this 5th day of August, 1995, by Edward T. Neville, Rita A. Neville, Gregory Alan Neville, and Alvin Leon Neville, Trustees for Gregory Alan Neville and Alvin Leon Neville under Trust N/K/A Neville Family Trust dated December 24, 1991.

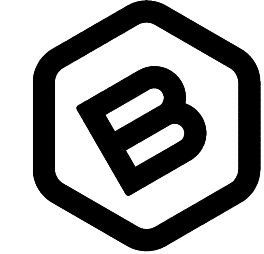
Philip J. Meyer Notary Public
My App't. Exp. 5/5/97



State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 15th day of September, 1995, at 1:00 o'clock P.M. and is duly recorded.



Pat Kettler Register of Deeds
Ed Reso Deputy



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

SANDLOT CONDOS
ABERDEEN COMM. ADD.

COPY OF
PLAT

WATER DISTRIBUTION
SYSTEM

PROJECT NUMBER:
23-10-E629

DESIGN: DRAWN:
DATE: August 13, 2024

SHEET
11 OF 11