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.

   a. 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.

   b. 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.

   c. 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.

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 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. 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 work on this project can commence. Quotes can be obtained on fees by calling Chris Stone at 316–268–4641.

15. City maintenance of water mains ends at right–of–way.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. Deflections at pipe joint or couplings shall not exceed the pipe manufacturers recommended maximum. Where deflections are greater than the maximum allowed, the contractor shall utilize fittings.

22. Any existing joint exposed during excavation shall be replaced if within four feet of proposed joint.

23. Valves 12 inches and larger are to be operated by the City Water Distribution Division, 48 hours of advance notice is required.

24. 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.

25. 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.

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

27. Wichita Fire Department inspections may be scheduled by calling Dawnita Reinhardt at 316–650–0740.

28. 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".

29. All excess excavation shall remain on–site and shall be spread or stockpiled at a location to be determined by developer.

30. All of Central Ave. 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.

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

   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. If the "Seeding, Temporary" bid item is not used, 100% of the pay item will be deducted from the contract. All costs associated with temporary seeding including mobilization, preparation of ground, seeding, etc., shall be included in the L.S. bid item "Seeding, Temporary".

31. The Contractor shall not begin work on the until the Project Inspector is assigned and Any work completed without inspection will required to be uncovered for inspection at Contractor's expense.

AS-BUILT PLANS

WATER DISTRIBUTION SYSTEM

to serve

TGC Addition

13800 E Harry St

CITY OF WICHITA, KANSAS

Paul Gunzelman, P.E. City Engineer

2025-008225PPW

54030980

Baughman Job No.: 25-06-E154

Construction Began = August 2025
Construction End = November 2025

Double Check Detector Valve Assembly:
Water Meter = Badger.
Water Meter Serial # = 211688220
Final Water Meter Reading = 00002.34 Cu. Ft.
ERT Serial # = 74899588

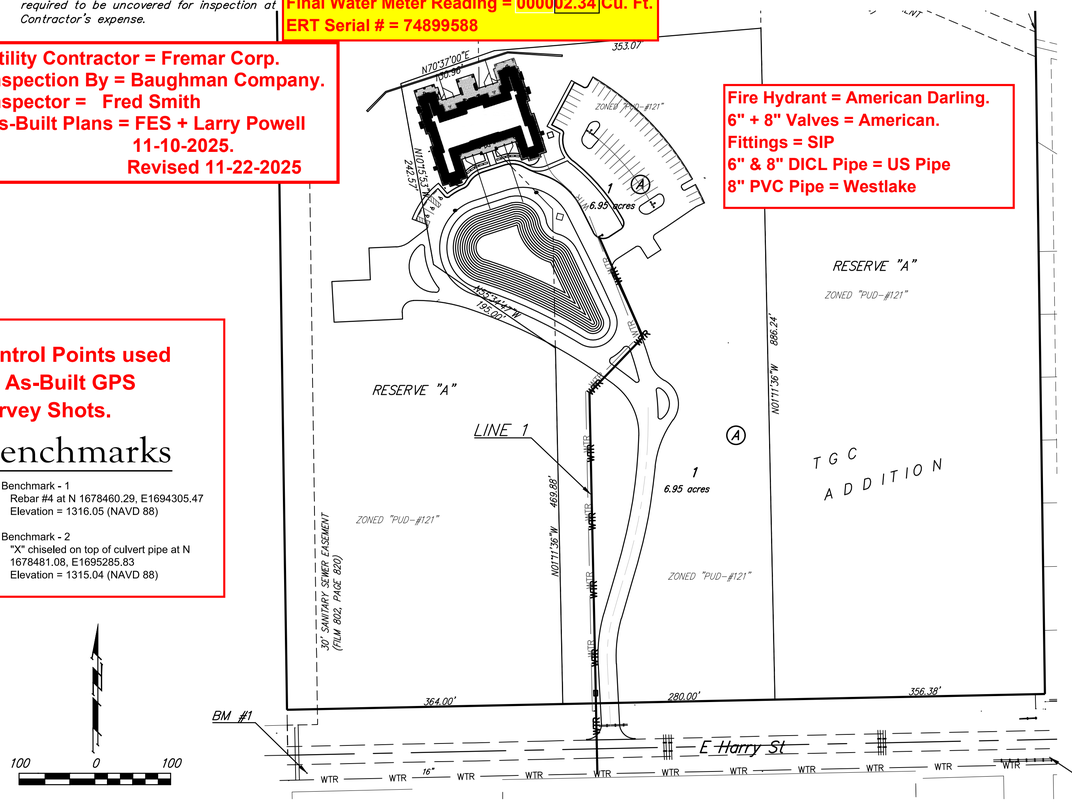
Utility Contractor = Fremar Corp.
Inspection By = Baughman Company.
Inspector = Fred Smith
As-Built Plans = FES + Larry Powell
11-10-2025.
Revised 11-22-2025

Control Points used for As-Built GPS Survey Shots.

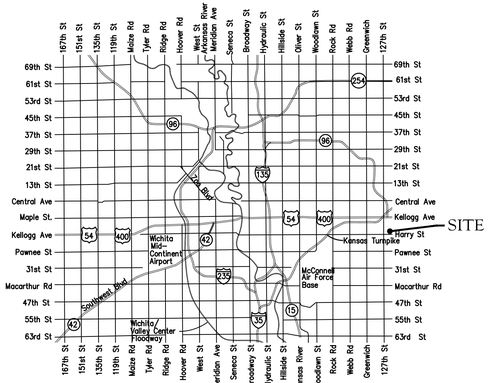
Benchmarks

Site Benchmark - 1
Rebar #4 at N 1678460.29, E1694305.47
Elevation = 1316.05 (NAVD 88)

Site Benchmark - 2
"X" chiseled on top of culvert pipe at N 1678481.08, E1695285.83
Elevation = 1315.04 (NAVD 88)



Fire Hydrant = American Darling.
6" + 8" Valves = American.
Fittings = SIP
6" & 8" DICL Pipe = US Pipe
8" PVC Pipe = Westlake



Vicinity Map

Sheet Index

Title Sheet	1
Line 1	2–3
Erosion Control/Grading Plan	4
Std. Water Assembly Detail	5
Miscellaneous Water Details	6
Erosion Control BMP Details	7–11
Copy of Plat	12
As-Built Sketch Line 1	**3A**

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

Engineering approved by Shawn Mellies on 4/21/2025
Utilities approved by Greg Lolley on 4/21/2025
Fire Dept. approved by Bill Herold on 4/21/2025

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.

PAUL DAVID McDONALD
LICENSED
29630
04/21/2025
KANSAS
PROFESSIONAL ENGINEER

April 21, 2025

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

E:\Projects\TGC Plat 143RD & Harry_23-11-P950\Engineering\Phase 1\PPW\PPW.dwg

BENCHMARKS:
Site Benchmark - 1
Rebar #4 at N 1678460.29, E1694305.47
Elevation = 1316.05 (NAVD 88)

Site Benchmark - 2
"X" chiseled on top of culvert pipe at N 1678481.08, E1695285.83
Elevation = 1315.04 (NAVD 88)

From CL E. Harry St. + S. Willow Oak St.:
TAP Sleeve = 31' South + 568' West.
TAP Valve Box Lid = 29' South + 568' West.

TAP Valve Lid Elev. = 1308.63
N=1,678,464.0 E=1,694,689.3

8" V 53564

Sta. 0+00.00, Line 1
1 – 16"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 set valve box to grade. Contractor to reimburse City of Wichita for water tap. Begin installation RJPVC pipe under road by directional drilling.
N=1,678,459.34 E=1,694,688.83

TS

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

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

Contractor to maintain minimum bury of waterline. If site grading is not complete when water is being installed, provide protective fill if needed.

545'

CL S. Willow Oak St.

40' R/W

60' R/W

SEE AS-BUILT SHEET 3-A.

Protect existing mailbox in place.

Sta. 0+70.00, Line 1
End installation RJPVC pipe under road by directional drilling.
N=1,678,529.33 E=1,694,687.37

70.00 L.F. 8" Pipe

CL Driveway Entrance

36.50 L.F. 8" Pipe

E Harry St

NOTE:
Water Line Alignment Revised to Prevent Removal of Trees.

From CL E. Harry St. + S. Willow Oak St.:
Vault Manhole Lid = 79' North + 565' West.

1+09.5

Sta. ~~1+06.50~~, Line 1
Construct 8" Fire Service Vault with double detector check assembly per Wichita Specifications per Standard Vault Detail Sheet and City Standards.
~~N=1,678,565.82 E=1,694,686.61~~

Top Lid = 1312.61
N=1,678,571.3 E=1,694,686.9

91.8 L.F 8" PIPE

STA. 2+01 = 22.5°

46.3 L.F. 8" PIPE

STA. 2+47 = 22.5°

88.8 L.F. 8" PIPE

1.5" Domestic Service (Not part of PPW) must be in separate trench from 8" line.

392.45 ft

396.17 L.F. 8" Pipe

STA. 3+36 = 11.25°

230.9 L.F. 8" PIPE

Sta. 5+02.67, Line 1
1 – 8" CIMJ 45° Bend
Matchpoint
N=1,678,961.90 E=1,694,678.36

LEGEND

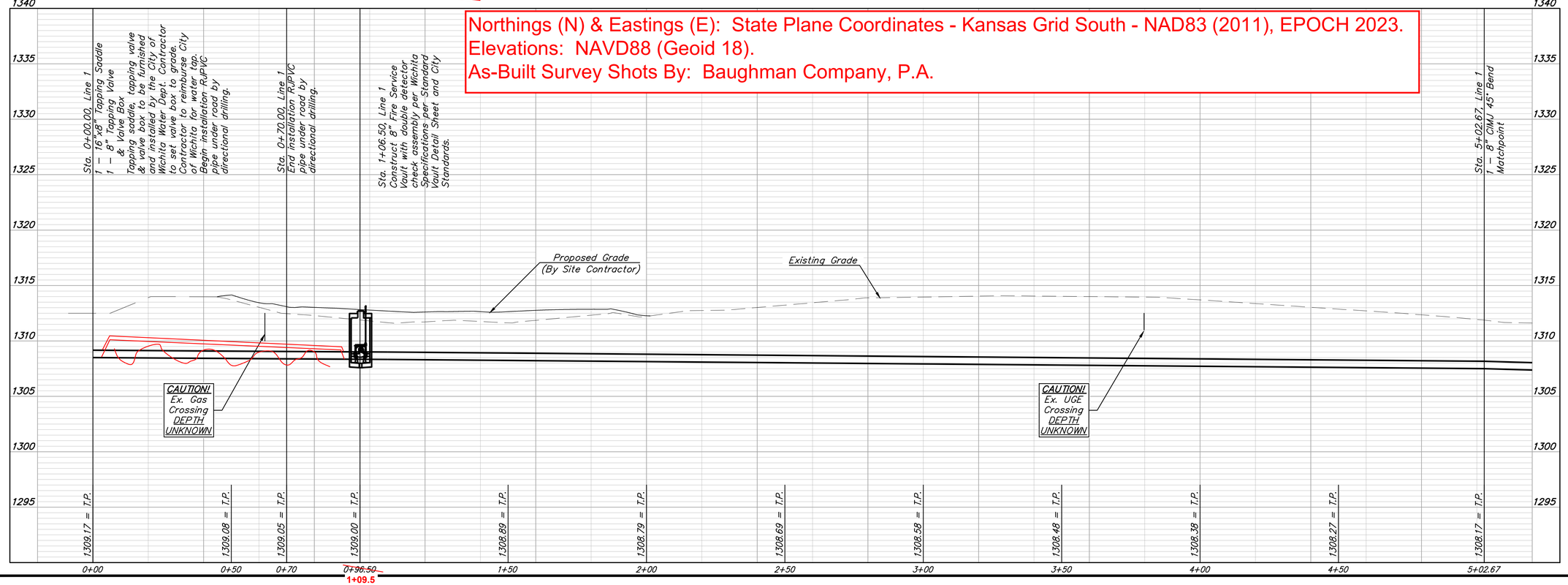
VB	= Valve Box	TS	= Test Station
FH	= Fire Hydrant	BL	= Bury Line
CL	= Centerlines	Vert.	= Vertical
N:	= Northing	E:	= Easting
CIMJ	= Cast Iron Mechanical Joint		
DICL	= Ductile Iron Cement-Lined		

Compass Directions

N	= North	NE	= Northeast
S	= South	SE	= Southeast
E	= East	SW	= Southwest
W	= West	NW	= Northwest
SSW	= South-Southwest		
WNW	= West-Northwest		

20 0 20 5
Scale: 1" = 20' Horizontal
1" = 5' Vertical
• = Iron
0

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.



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04/21/2025
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PROFESSIONAL ENGINEER

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

TGC Addition

LINE 1

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:
24-12-E986

DESIGN: PDM DRAWN: PDM

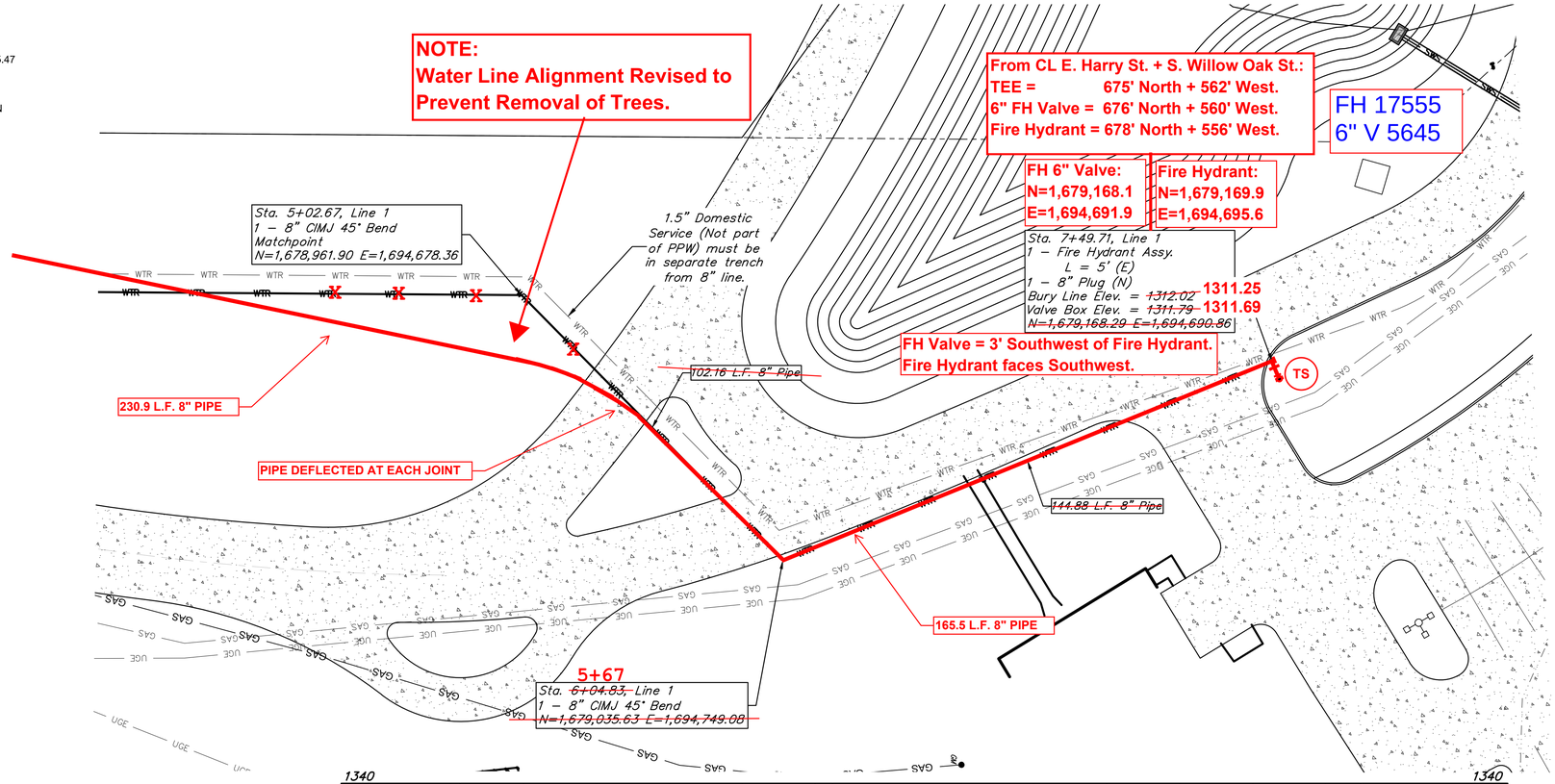
DATE: April 21, 2025

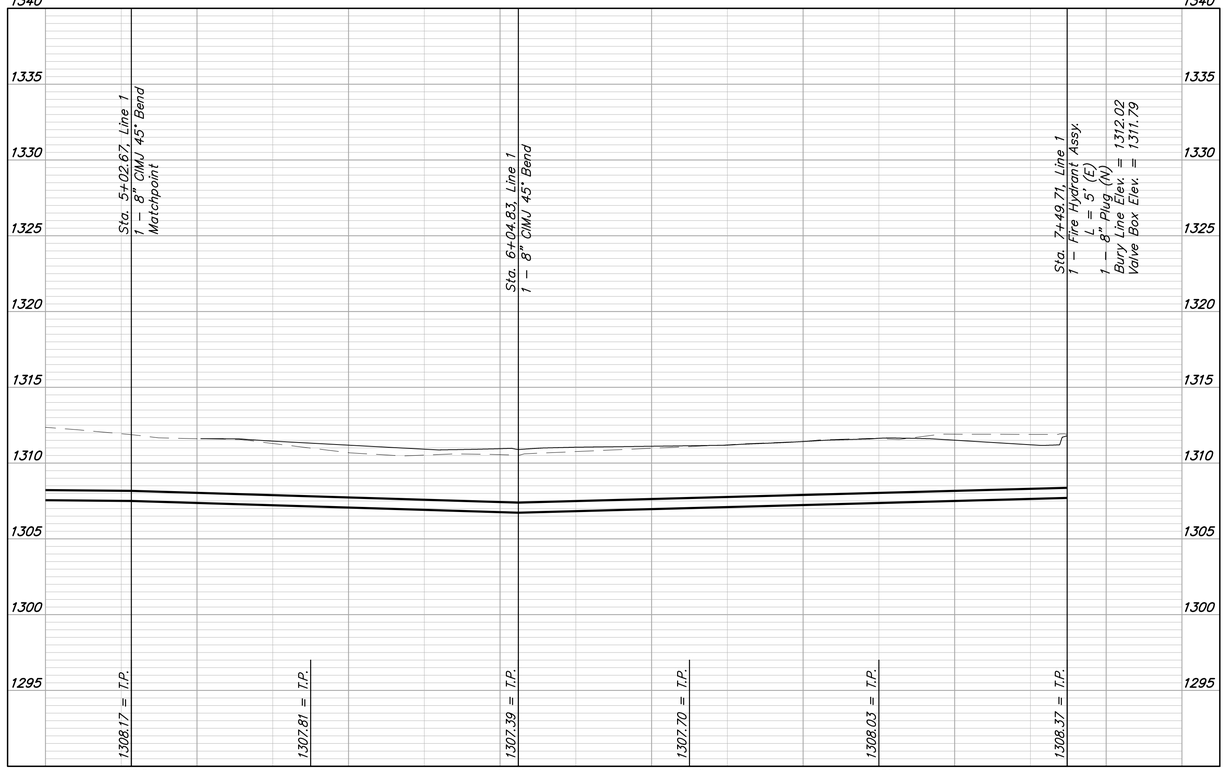
SHEET 2 OF 12

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BENCHMARKS:
Site Benchmark - 1
Rebar #4 at N 1678460.29, E1694305.47
Elevation = 1316.05 (NAVD 88)

Site Benchmark - 2
"X" chiseled on top of culvert pipe at N
1678481.08, E1695285.83
Elevation = 1315.04 (NAVD 88)





LEGEND

VB	= Valve Box	(TS)	= Test Station
FH	= Fire Hydrant	**BL**	= Bury Line
CL	= Centerlines	**Vert.**	= Vertical
N:	= Northing	**E:**	= Easting

CIMJ = Cast Iron Mechanical Joint
DICL = Ductile Iron Cement-Lined

Compass Directions

N	= North	**NE**	= Northeast
S	= South	**SE**	= Southeast
E	= East	**SW**	= Southwest
W	= West	**NW**	= Northwest

SSW = South-Southwest
WNW= West-Northwest

20 0 20
Scale: 1" = 20' Horizontal
1" = 5' Vertical
• = Iron

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

Contractor to maintain minimum bury of waterline. If site grading is not complete when water is being installed, provide protective fill if needed.

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TGC Addition

LINE 1

WATER DISTRIBUTION SYSTEM

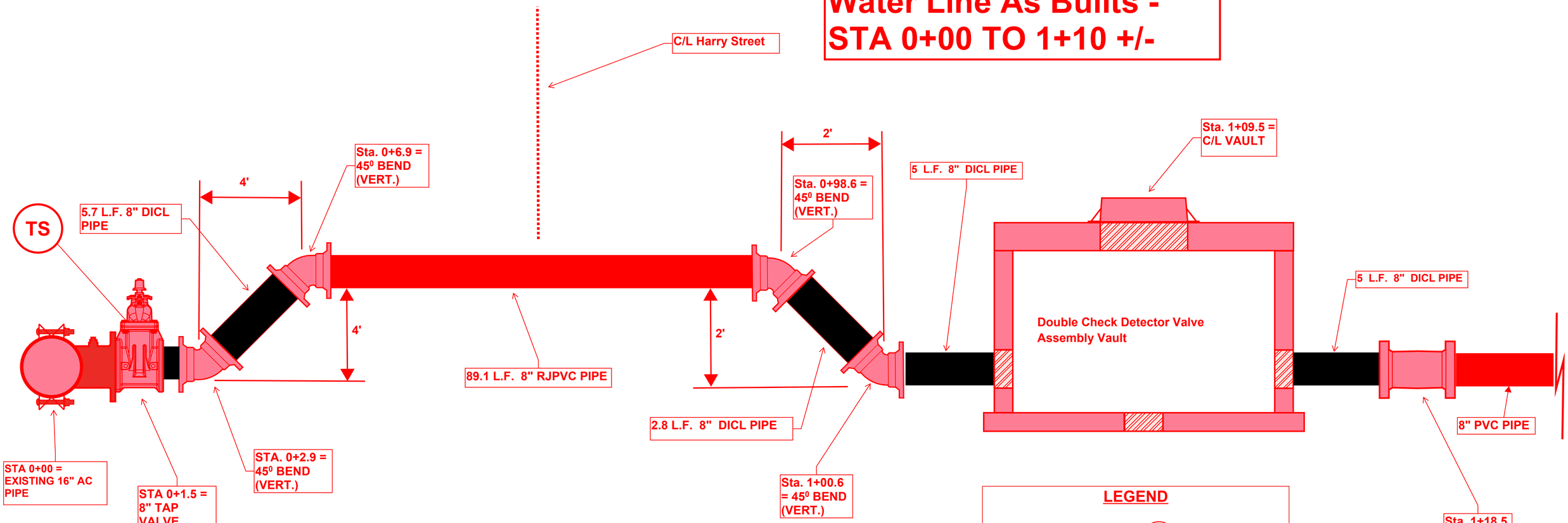
PROJECT NUMBER:
24-12-E986

DESIGN: PDM DRAWN: PDM
DATE: April 21, 2025

SHEET 3 OF 12

File: E:\Projects\TGC Plat 143RD & Harry_23-11-P950\Engineering\Phase 1\PPW\PPW.dwg

TGC Addition
COW # 2025-008225 PPW
Water Line As Builts -
STA 0+00 TO 1+10 +/-



PROFILE VIEW
(Looking West)
Not Drawn to Scale

LEGEND

VB	= Valve Box	**TS**	= Test Station
FH	= Fire Hydrant	**BL**	= Bury Line
CL	= Centerlines	**Vert.**	= Vertical
N:	= Northing	**E:**	= Easting

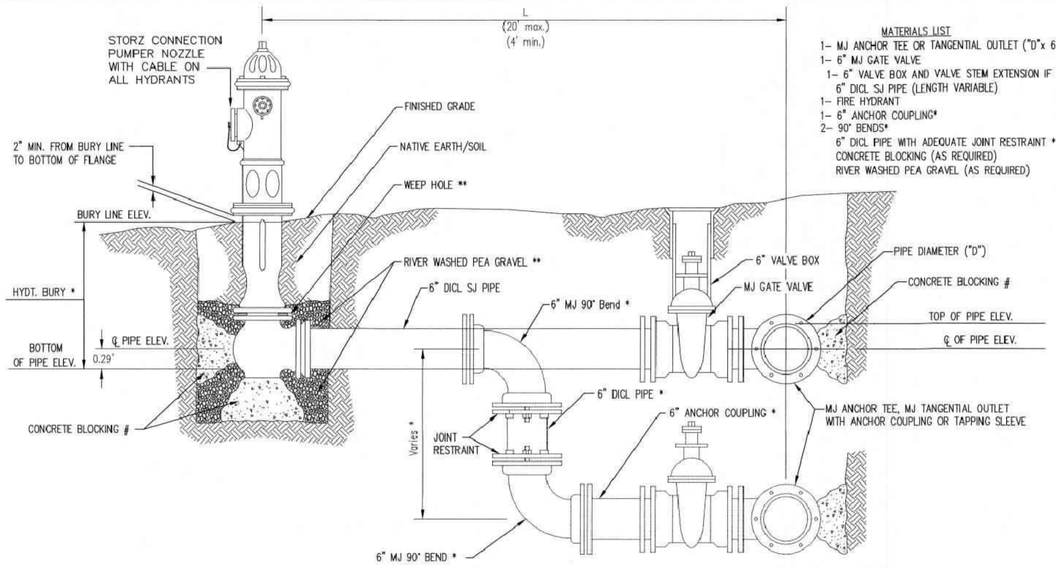
CIMJ = Cast Iron Mechanical Joint
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Compass Directions

N	= North	**NE**	= Northeast
S	= South	**SE**	= Southeast
E	= East	**SW**	= Southwest
W	= West	**NW**	= Northwest

SSW = South-Southwest
WNW= West-Northwest

SHEET 3-A



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)

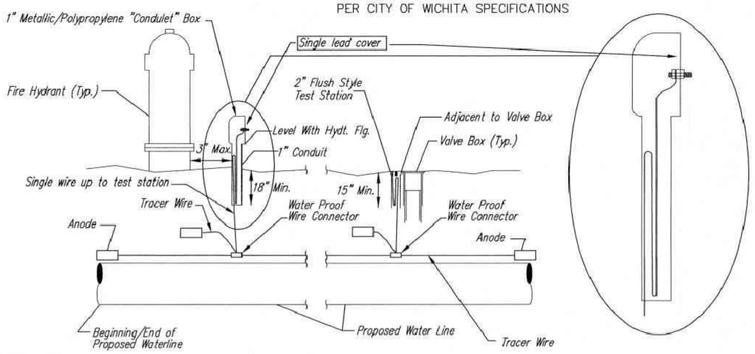
* IF THE REQUIRED HYDRANT BURY IS IN EXCESS OF 5', BUT LESS THAN 7', CONTRACTOR SHALL USE STANDARD 5' HYDRANT BURY AND HYDRANT BARREL EXTENSIONS AS NECESSARY. IF THE REQUIRED HYDRANT BURY IS GREATER THAN 7', CONTRACTOR SHALL USE 5' HYDRANT BURY, 2–MJ 90° BENDS, 6" ANCHOR COUPLING AND 6" DICL PIPE AS 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 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" "conduiet" 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

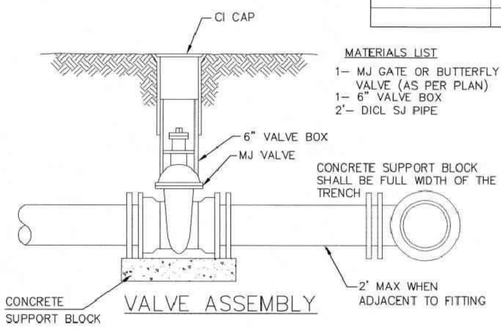
The anodes shall be 3 lb. bare zinc or magnesium. The anodes shall be buried at the same elevation as the waterline at each test station. The anodes shall be connected to 12 AWG CCS which shall be extended to the test station.

TRACER WIRE DETAIL

COST IS SUBSIDIARY TO PIPE INSTALLATION

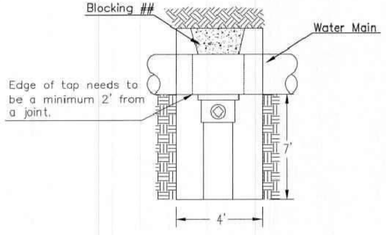
FIRE HYDRANTS REQUIRED

STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*	FH BARRELL EXTENSION
STA 7+49.71	1312.92 1311.25	1308.37	4.0'	None.	None.



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

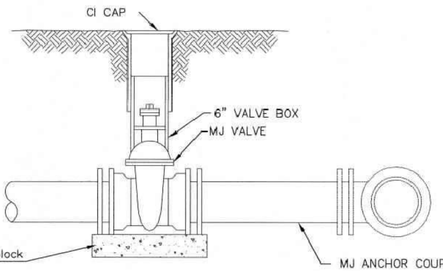
VALVE ASSEMBLY



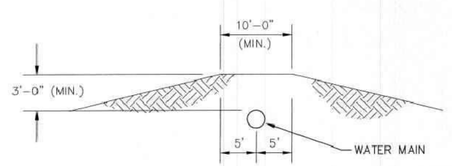
CITY TAP

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

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

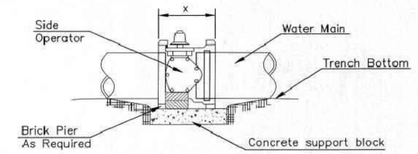


ANCHORED VALVE ASSEMBLY



PROTECTIVE FILL DETAIL

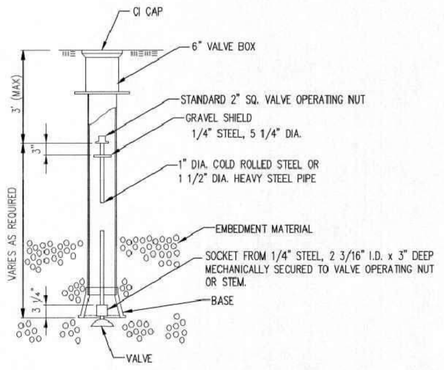
MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN 3'. (COST SUBSIDIARY TO PIPE INSTALLATION)



NOTES

1. This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
2. 6" Valve Box and Cover required per City of Wichita Std. Specifications.
3. Conc. Support Block to be full width of trench.

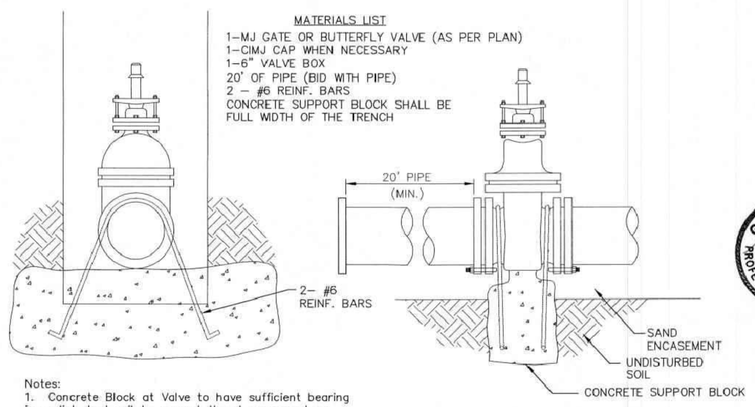
CONCRETE SUPPORT BLOCKING FOR BUTTERFLY VALVE INSTALLATION



VALVE STEM EXTENSION DETAIL

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

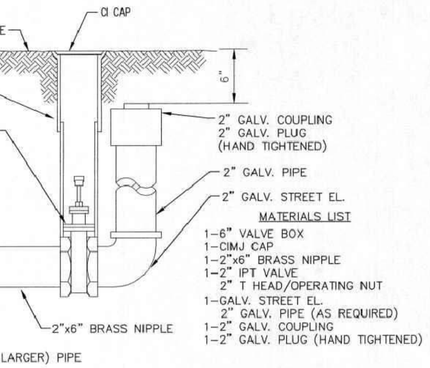
MATERIALS LIST
1–MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
1–CIMJ CAP WHEN NECESSARY
1–6" VALVE BOX
20' OF PIPE (BID WITH PIPE)
2 – #6 REINF. BARS
CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH



Notes:
1. 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.
2. The thrust block shall be constructed such that bolts, nuts, and other MJ accessories are kept clear of concrete.
3. 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 #/in²
4"	1809 lbs.
6"	4245 lbs.
8"	7540 lbs.
12"	16965 lbs.

ANCHORED VALVE ASSEMBLY, SPECIAL



MATERIALS LIST
1–6" VALVE BOX
1–CIMJ CAP
1–2"x6" BRASS NIPPLE
1–2" IPT VALVE
2" T HEAD/OPERATING NUT
1–GALV. STREET EL.
2" GALV. PIPE (AS REQUIRED)
1–2" GALV. COUPLING
1–2" GALV. PLUG (HAND TIGHTENED)

GARY L. JANZEN LICENSED 16294 KANSAS PROFESSIONAL ENGINEER
10/27/16

2" BLOWOFF ASSEMBLY

REVISED: OCTOBER 2016

CITY OF WICHITA
PUBLIC WORKS & UTILITIES ENGINEERING DIVISION

STANDARD WATER ASSEMBLY DETAIL

CITY ENGINEER
GARY JANZEN, P.E.

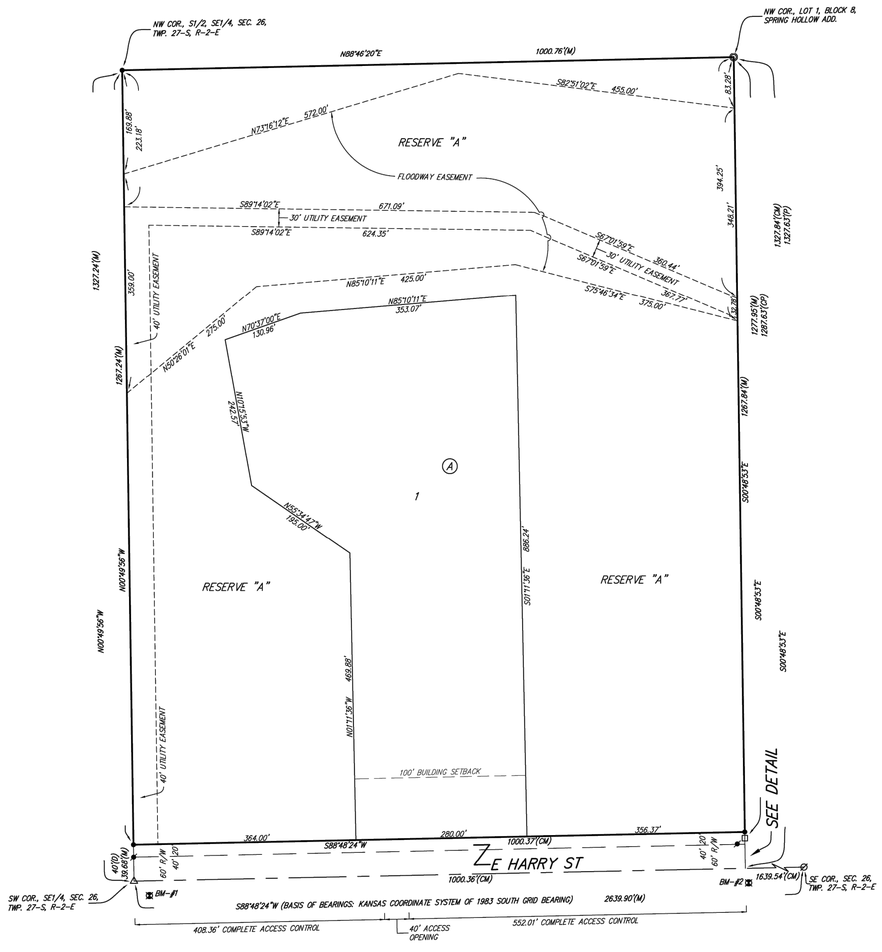
PROJECT NUMBER	OCA NUMBER	DATE

CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4501

SHEET
5 of 12

WI -101

TGC ADDITION
SEDGWICK COUNTY, KANSAS



0 100 200
Scale: 1" = 100'

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
◎ = #4 REBAR W/ "SAYDI" CAP (FOUND)
■ = #5 REBAR W/ "ARMSTRONG" CAP (FOUND)
□ = 1/2" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
△ = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
Ø = 3/4" IRON PIPE IN THIMBLE (FOUND) (ORIGIN UNKNOWN)

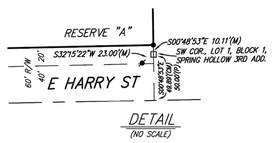
(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(CM) = CALCULATED FROM MEASURED INFO.
(CP) = CALCULATED FROM PLATTED INFO.

BENCHMARK:
BM-#1: #4 REBAR, SOUTH SIDE OF E HARRY ST., 24.8'± EAST AND 24.1'± SOUTH OF SW COR., SE1/4, SEC. 26, TWP. 27-S, R-2-E. ELEV. = 1316.05 NAVD88

BM-#2: "X" SET, SOUTH SIDE OF E HARRY ST., 5.3'± EAST AND 73.5'± SOUTH OF SW COR., LOT 1, BLOCK 1, SPRING HOLLOW 3RD ADDITION. ELEV. = 1315.04 NAVD88

NOTE:
ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS PER THE HARRY STREET PLANNED UNIT DEVELOPMENT PUD-#121.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1	A	1310.1



DETAIL
(NO SCALE)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this____day of_____, by _____, _____ (Title) of Central National Bank, on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

DRAINAGE PLAN NOTE:
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 stormwater in accordance with the Stormwater Manual.

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TGC ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the South Half of the West 60 acres of the Southeast Quarter of Section 26, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, except the South 40 feet thereof for road TOGETHER WITH that part of the Southeast Quarter of Section 26, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as: Beginning at the Southwest corner of the East 50 acres of the South Half of said Southeast Quarter; thence North 1327.63 feet to the Northwest corner of said East 50 acres; thence West 16.05 feet to the Northeast corner of the South Half of the West 60 acres of said Southeast Quarter; thence South along the East line of said South Half of the West 60 acres 1327.59 feet to the South line of said Southeast Quarter; thence East along the South line of said Southeast Quarter to the point of beginning.

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

Baughman Company, P.A.

PRESTON A. STEWART LICENSED LS-1386 KANSAS LAND SURVEYOR

_____, Surveyor
Preston A. Stewart, P.S. #1386

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, a Street, and a Reserve to be known as "TGC ADDITION", Sedgwick County, Kansas. 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. The floodway easement is hereby granted to the public as indicated for flood protection purposes and preserving the natural drainage. No buildings shall be constructed or placed on or within said floodway, nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the Engineer for the appropriate governing body. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, lakes, agricultural uses and agricultural structures, berms, floodplain and floodway, walking paths, and utilities as confined to easement. Reserve "A" shall be owned and maintained by the owner of Lot 1, Block A. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserve shall be binding on any owners, successors, heirs, or assigns. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserve "A". The berms cannot impact access to or bury manholes, water valves, and/or water meters. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body.

13800 LLC, a Kansas limited liability company

_____, Managing Member
Nicholas James Esterline

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this____day of_____, 2024, by Nicholas James Esterline, Managing Member of 13800 LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp._____

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "TGC ADDITION", Sedgwick County, Kansas.

Central National Bank

_____, _____ (Title)

This plat of "TGC ADDITION", 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

_____, Chairman
Bryan K. Frye

_____
Scott A. Wardle

This plat ap… shown hereon accepted by the City Coun… Kansas, this____day of_____

_____ … Wichita
Lily Wu

_____, City Clerk
Jamie Buster

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this____day of_____, ____.

_____, Chairman
Ryan Baty, Fourth District

ATTEST: _____, County Clerk
Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005 on this____day of_____, ____.

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

Entered on transfer record this____day of_____, ____.

_____, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this____day of_____, ____ at____o'clock__M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

FOR REFERENCE ONLY
NOT TO SCALE

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

PAUL DAVID McDONALD CENSED 29630 04/21/2025 KANSAS PROFESSIONAL ENGINEER

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

TGC Addition

COPY OF PLAT

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:
xxx

DESIGN: PDM DRAWN: PDM
DATE: April 8, 2025

SHEET 12 OF 12

File: E:\Projects\TGC Plat 143RD & Harry_23-11-P950\Engineering\Phase 1\PPW\PPW.dwg

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