WATER DISTRIBUTION SYSTEM **AS-BUILT PLANS**

to serve

BAALMANN 5TH ADDITION - PHASE 1

CITY OF WICHITA, KANSAS

Paul Gunzelman, P.E., City Engineer
Project Number: 448-2024-024807
Org Code Number: 47125624
Munis Number: E4135
BAUGHMAN NO: 24-09-E892

Pipe, WL 8" (Northern Pipe) ≈ 2609 LF
Pipe, DICL 8" (US Pipe) ≈ 34 LF
Valve Assembly, 8" (American) = 3 EA
Valve Assembly, Anchored 8" (American)= 1 EA
Valve Assembly, Anchored 8", Special (American) = 3 EA
Valve Assembly, Blow-off (American) = 4 EA
Fire Hydrant Assembly (American Darling) = 4 EA

Construction Start Date: April 7, 2025
Construction End Date: August 14, 2025

Contractor: Nowak Construction
Superintendent: Dave Starnek
Inspector: James Ralston
Baughman Co.
Construction Staking: Baughman Co.

As-Built By: James Ralston &
Larry Powell
As-Built Date: 9-18-2025

GENERAL NOTES:

1. 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:

Cox Communications	262–4270
Kansas Gas Service	1–888–482–4950
Evergy	383–8650
Black Hills Energy	1–800–303–0357
AT&T	268–2245
City of Wichita Water Dept.	268–4563
City of Wichita Sewer Maint.	268–4024
City of Wichita Storm Sewer Maint.	268–4090
City of Wichita Traffic Maint.	268–4034
Conoco Phillips Pipeline Co.	1–877–267–2290
Southern Star Pipeline Co.	529–6600
Kinder–Morgan Pipeline Co.	1–888–844–5658

2. 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.

3. Utility service lines, poles, valve boxes, meters, and etcetera 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 would 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 would 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 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. 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 BMP's."

9. The Contractor shall adjust water valve boxes and fire hydrants as directed by the Engineer at the price bid for said adjustments. The Water Department shall field locate water valves one time during construction when requested by Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, water valve boxes or fire hydrants damaged during construction shall be repaired by the Contractor at his own expense.

9. All areas in Maize Rd. R/W disturbed by construction shall be seeded and mulched as follows (Permanent Seeding):
   SEED –– Kansas Premium Fescue Blend; 8 Lbs./1000 Sq. Ft.
   Rye grass (PLS); 2 Lbs./1000 Sq. Ft. and
   FERTILIZER –– 12–24–12 Ratio at 45 Lbs./Ac.
   MULCH –– 2 Tons Prairie Hay / Acre – where E.C. Mat not specified.

   All other disturbed areas not in street R/W and outside of the building area on lots are to be seeded as follows (Temporary Seeding):
   SEED –– Annual Rye ––5#/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".

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

11. All excess excavation shall remain on–site and shall be stockpiled or spread at a location determined by the engineer.

12. Opening and closing of water valves shall be done slowly to prevent damage to the water distributions system from water hammer. All valves closed by the contractor must be reopened as new construction permits. Project inspector must ascertain that any valve closed by the Contractor is reopened. Contractor will be permitted to operate water valves only when the project inspector assigned to the project is present.

13. The developer for this project is, Jay Russell,
    Address: PO Box 75337, Wichita, KS 67272
    Phone: 316–990–2105
    Email: j@russellco.com

BENEFIT DISTRICT

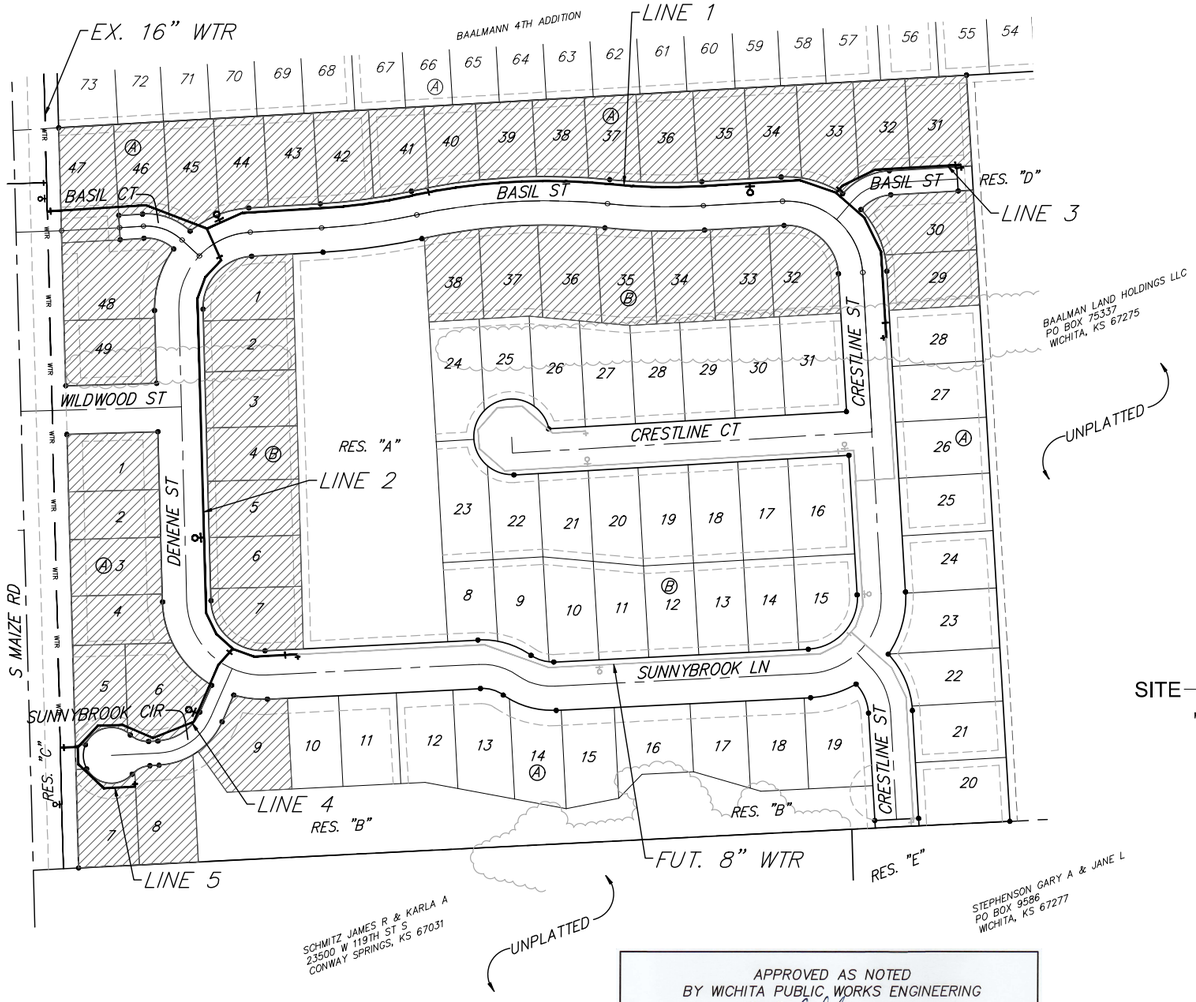
BENCHMARKS

BENCHMARKS
BM #3: Brass Disc - Located on Maize Dr at Top of Curb near West Fire Hydrant.
Elev. = 1330.74
N: 1,669,385.793 E: 1,613,150.029

BM #4: Brass Disc - Located on Maize Dr at Top of Curb near East Fire Hydrant.
Elev. = 1329.43
N: 1,669,408.039 E: 1,613,531.294

BM#1: SQUARE CUT WITH CROSS ON SOUTHWEST CORNER OF SOUTH CURB INLET AT THE INTERSECTION OF BASIL STREET AND MAIZE ROAD. ELEV. = 1331.55 NAVD88

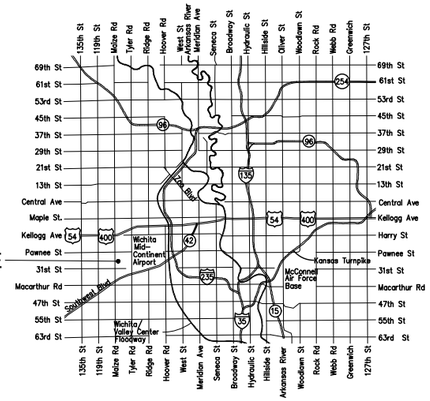
BM#2: SQUARE CUT WITH CROSS TOP OF CURB 66'± EAST OF THE EAST YOSEMITE CT NORTH SIDE OF YOSEMITE DR. ELEV. = 1320.83 NAVD88



0 100 200
Scale: 1" = 100'
• = Iron

SHEET INDEX

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Standard Water Details	2
Water Service Details	3
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VICINITY MAP

REV. NO.	DATE	DESC.	SHEET	BY
1	3/7/2025	Extended Water Line to Cross Proposed Utilities	7	CDW

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS ENGINEERING
Engineering 11/26/24

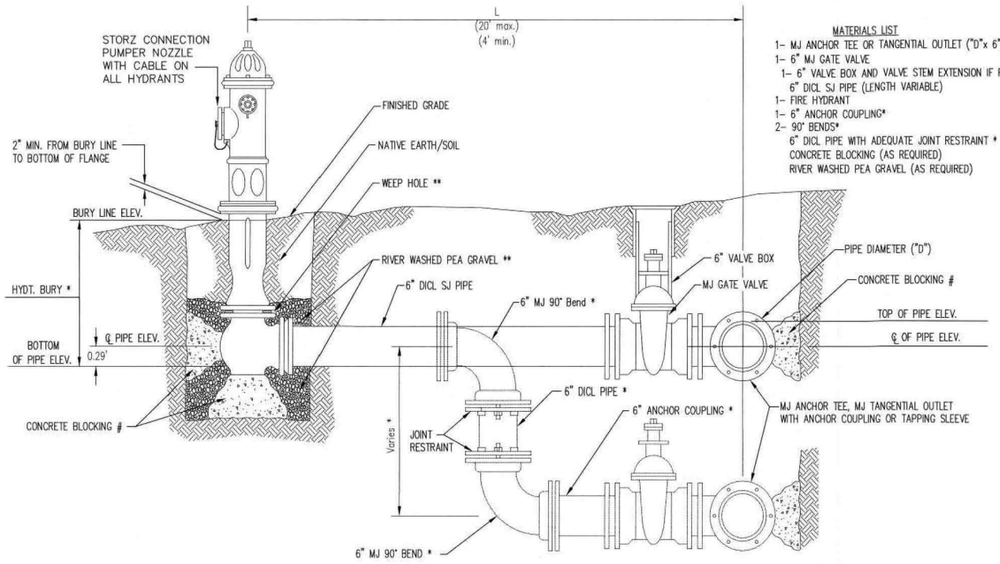
An approved copy of these plans signed by City staff are required on–site.

JASE DUSTIN WARNER
LICENSED
29833
03/07/2025
KANSAS
PROFESSIONAL ENGINEER

November 15, 2024

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

E:\Projects\Baalmann 5th Addition\Engineering\Phase 1\WTR PLANS_24-09-E892.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)

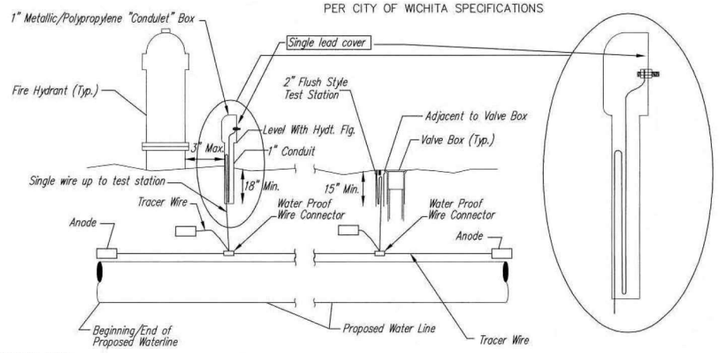
* IF THE REQUIRED HYDRANT BURY IS IN EXCESS OF 5', BUT LESS THAN 7', CONTRACTOR SHALL USE STANDARD 5' HYDRANT BURY AND HYDRANT BARREL EXTENSIONS AS NECESSARY. IF THE REQUIRED HYDRANT BURY IS GREATER THAN 7', CONTRACTOR SHALL USE 5' HYDRANT BURY, 2-MJ 90° BENDS, 6" ANCHOR COUPLING AND 6" DICL PIPE AS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

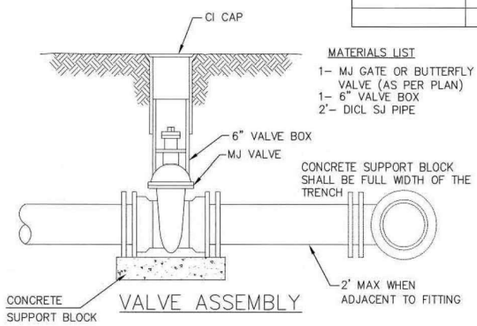
The anodes shall be 3 lb. bare zinc or magnesium. The anodes shall be buried at the same elevation as the waterline at each test station. The anodes shall be connected to 12 AWG CCS which shall be extended to the test station.

TRACER WIRE DETAIL

COST IS SUBSIDIARY TO PIPE INSTALLATION

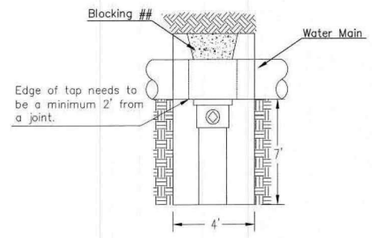
FIRE HYDRANTS REQUIRED

BURY LINE ELEVATION	STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*	HYDRANT BARREL EXTENSTION
1328.26	Sta. 2+36.13, Line 1	~~1328.30~~	1323.95	5.0'	No	No
1330.14	Sta. 9+40.90, Line 1	~~1330.20~~	1325.85	5.0'	No	No
1328.10	Sta. 4+22.04, Line 2	~~1328.30~~	1324.45	4.5'	No	No
1327.89	Sta. 2+10.85, Line 4	~~1327.75~~	1323.40	5.0'	No	No



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

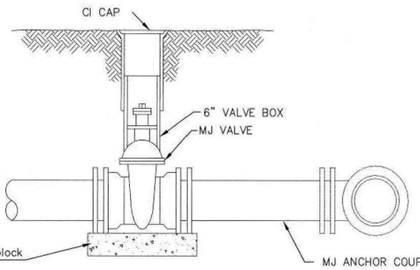
VALVE ASSEMBLY



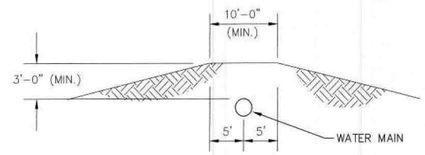
CITY TAP

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

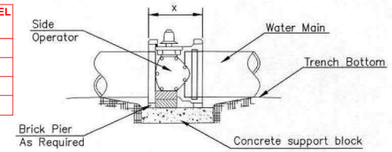


ANCHORED VALVE ASSEMBLY



PROTECTIVE FILL DETAIL

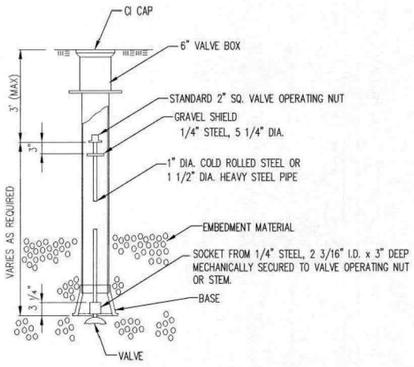
MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN 3'.
(COST SUBSIDIARY TO PIPE INSTALLATION)



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.

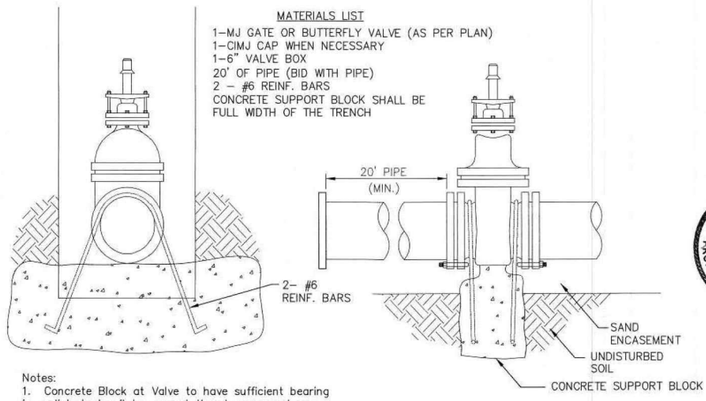
CONCRETE SUPPORT BLOCKING FOR BUTTERFLY VALVE INSTALLATION



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

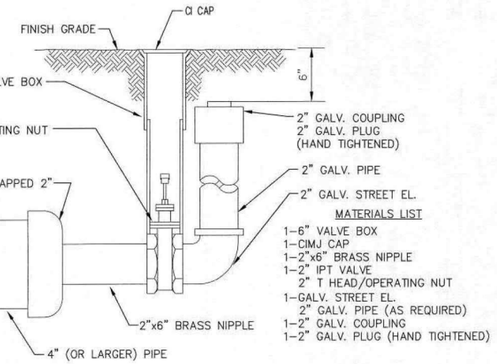


Notes:
1. Concrete Block at Valve to have sufficient bearing in undisturbed soil to prevent thrust movement as shown in table at right. Field Engineer to determine thrust loading of undisturbed soil and final size of thrust block.
2. The thrust block shall be constructed such that bolts, nuts, and other 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)

2" BLOWOFF ASSEMBLY

GARY L. JANZEN LICENSED 16284 KANSAS PROFESSIONAL ENGINEER
10/27/16

REVISED: OCTOBER 2016

CITY OF WICHITA
PUBLIC WORKS & UTILITIES
ENGINEERING DIVISION

STANDARD WATER ASSEMBLY DETAIL

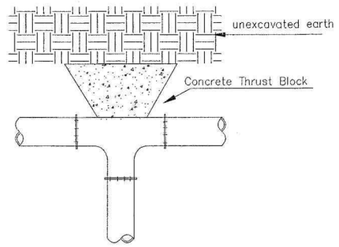
CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER	OCA NUMBER	DATE

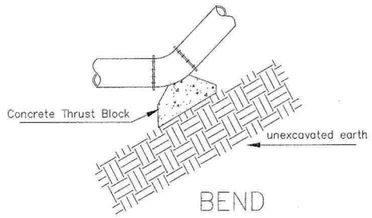
CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4501

SHEET
2 of 10

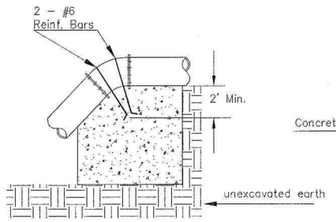
WL-101



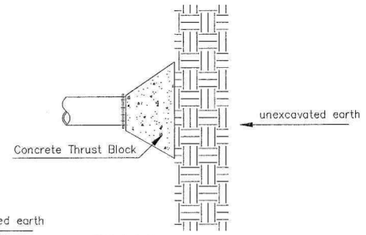
TEE



BEND



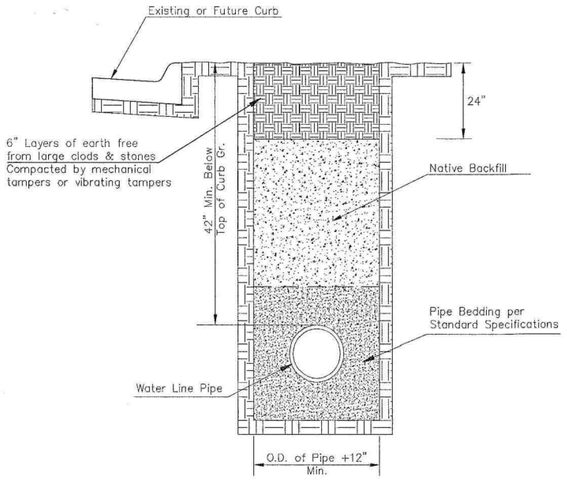
VERTICAL BEND



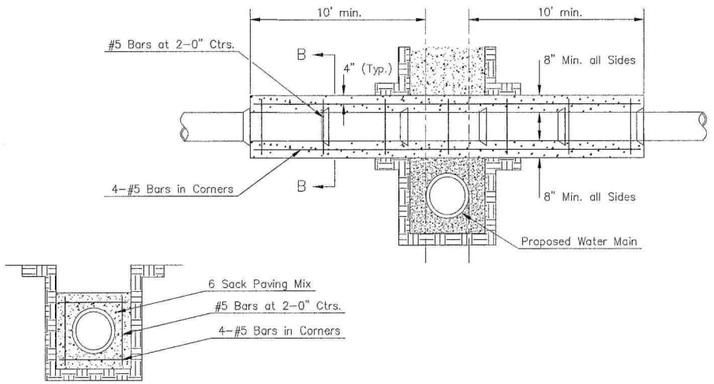
PLUG

PIPE SIZE	THRUST AT FITTINGS IN TONS–AT 150#/IN^{2}P					
	PLUG	90°	45°	22 1/2°	11 1/4°	TEE
6"	2.8	3.95	2.15	1.09	.55	2.8
8"	4.9	6.95	3.75	1.90	.96	4.9
12"	11.4	16.1	8.75	4.45	2.25	11.4
16"	20.15	28.5	15.4	7.85	3.95	20.15
20"	31.15	44.0	23.85	12.15	6.10	31.15
24"	44.55	63.0	34.1	17.4	8.75	44.55

TYPICAL THRUST BLOCKS



TRENCH COMPACTION IN ROAD RIGHT–OF–WAY

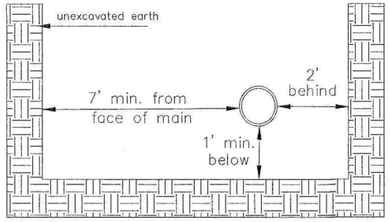


Note: Encasement to begin and end at a Bell on Sanitary Sewer Pipe.

SECTION B–B

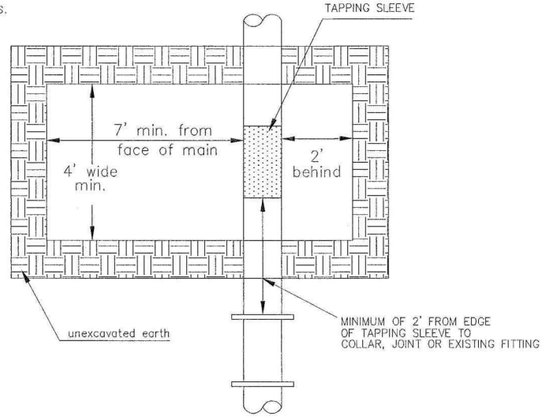
REINFORCED CONCRETE ENCASEMENT OF SANITARY SEWER

SIDE VIEW

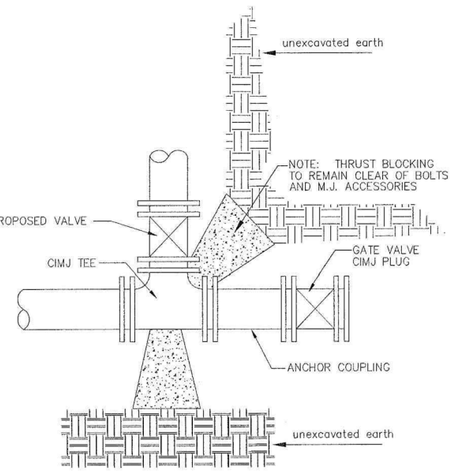


Note: When shoring is required it is to be per The City of Wichita Standard Specifications.

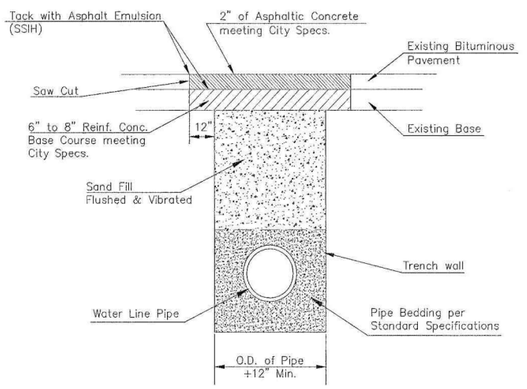
TOP VIEW



EXCAVATION FOR WET TAP



KEY BLOCK DETAIL



PAVEMENT REPLACEMENT & TRENCH COMPACTION UNDER EXISTING AND PROPOSED CITY ROADS

* PLANS GOVERN
UNLESS OTHERWISE NOTED ON PLANS

GARY L. JANZEN LICENSED 16294 KANSAS PROFESSIONAL ENGINEER
07/21/15

REVISED: JULY 2015

CITY OF WICHITA
PUBLIC WORKS & UTILITIES ENGINEERING DIVISION

MISCELLANEOUS WATER DETAILS

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
3 of 10

WL-104

BENCHMARKS:
BM#1: SQUARE CUT WITH CROSS ON SOUTHWEST CORNER OF SOUTH CURB INLET AT THE INTERSECTION OF BASIL STREET AND MAIZE ROAD.
ELEV. = 1331.55 NAVD88

BM#2: SQUARE CUT WITH CROSS TOP OF CURB 66'± EAST OF THE EAST YOSEMITE CT NORTH SIDE OF YOSEMITE DR.
ELEV. = 1320.83 NAVD88

C/L Basil St & Basil Ct
2+36 - 8"x 6" CIMJ Tee
37' NE - 23' N

C/L Basil St & Basil Ct
2+36 - 6" FH Valve
37' NE- 24' N.
4' South of Fire Hydrant.

C/L Basil St & Basil Ct
2+36 - Fire Hydrant
37' NE - 27' N

FH 17576
6" 56613

C/L Basil St & Basil Ct
2+16 - 8" CIMJ 45° Bend
15' NE - 27' N

C/L Basil St & Basil Ct
2+17 - 8" x 8" CIMJ Tee
16' NE - 26' N

C/L Basil St & Basil Ct
1+30 - 8" CIMJ 22.5° Bend
81' NW - 27' N

8" V 54118

C/L Wildwood & Maize Rd
0+01 - 8" Tap Valve
263' N - 43' E

C/L Wildwood & Maize Rd
0+00 - 16"x8" Tap Sleeve
263' N - 42' E

WL Sta. 2+36.13, Line 1
= BL Sta. 2+38.83, 20.96' Lt.
1–Fire Hydrant Assembly (L = 4')
Bury Line Elev. = ~~1328.30~~ 1328.26
Valve Box Elev. = ~~1328.20~~ 1328.60

19.55 L.F. 8" Pipe

WL Sta. 2+16.58, Line 1
= WL Sta. 0+00, Line 2
= BL Sta. 2+22.72, 21.79' Lt.
1–8"x8" CIMJ Tee
1–8" CIMJ 45° Bend

C/L Basil St & Basil Ct
2+68 - 8" CIMJ 22.5° Bend
67' NE - 26' N

31.97 L.F. 8" Pipe

WL Sta. 2+68.10, Line 1
= BL Sta. 2+64.40, 26.29' Lt.
1–8" CIMJ 22.5° Bend

20.00 L.F. 8" Pipe

WL Sta. 4+37.11, Line 1
= BL Sta. 4+33.85, 26.00' Lt.
1–8" CIMJ 45° Bend (Vert.)

2.68 L.F. 8" DICL Pipe

WL Sta. 4+34.43, Line 1
= BL Sta. 4+31.08, 26.00' Lt.
1–8" CIMJ 45° Bend (Vert.)

C/L Basil St & Basil Ct
4+34 - 8" CIMJ 45° Bend (Vert.)
232' E - 26' N

C/L Basil St & Basil Ct
4+37 - 8" CIMJ 45° Bend (Vert.)
235' E - 26' N

C/L Basil St & Basil Ct
4+57 - 8" CIMJ 45° Bend (Vert.)
255' E - 26' N

WL Sta. 4+57.11, Line 1
= BL Sta. 4+54.52, 26.00' Lt.
1–8" CIMJ 45° Bend (Vert.)

C/L Basil St & Basil Ct
4+59 - 8" CIMJ 45° Bend (Vert.)
257' E - 26' N

2.68 L.F. 8" DICL Pipe

WL Sta. 4+59.79, Line 1
= BL Sta. 4+57.29, 26.00' Lt.
1–8" CIMJ 45° Bend (Vert.)

55.74 L.F. 8" Pipe

WL Sta. 4+93.62,
Line 1–PRC

C/L Basil St & Basil Ct
5+15 - 8" Line Valve
313' E - 26' N

8" V 56614

WL Sta. 5+15.53, Line 1–PCC
= BL Sta. 5+13.47, 26.00' Lt.
1–8" Valve Anch. Assy.
Valve Box Elev. = ~~1327.60~~ 1327.70

425.37 L.F. 8" Pipe

WL Sta. 7+55.09, Line 1–PRC

WL Sta. 8+77.60, Line 1–PT

FH 17577
6" 56615

WL Sta. 9+40.90, Line 1
= BL Sta. 9+35.42, 26.00' Lt.
1–Fire Hydrant Assembly (L = 4')
Bury Line Elev. = ~~1330.20~~ 1330.14
Valve Box Elev. = ~~1330.30~~ 1330.56
Match Point

C/L Basil St & Basil Ct
9+40 - Fire Hydrant
738' E - 22' N

C/L Basil St & Basil Ct
9+40 - 6" FH Valve
738' E - 25' N.
3' North of Fire Hydrant.

C/L Basil St & Basil Ct
9+40 - 8"x 6" CIMJ Tee
738' E - 26' N

Baseline = ℄ Basil Ct., Basil St., & Crestline St.

Pipe layout is shown to be circular for radii over 125'. Contractor to use short pipe lengths, high deflection couplers, and manufacturer recommended pipe deflection to meet planned alignment.

Scale: 1" = 40' Horizontal
1" = 5' Vertical
• = Iron

WL Sta. 0+00, Begin Line 1
= BL Sta. −0+18.03, 26.46' Lt.
Tap Existing 16" Water Main.
To Be Furnished and Installed
By the City of Wichita Water Dept.
Verify Depth and Location of
Existing 16" Water Line Prior
to Construction.
1–16"x8" Tapping Sleeve
1–8" Tapping Valve
1–8" Valve Box
Valve Box Elev. = ~~1329.45~~ 1329.72

* Thrust Blocking & Valve Box Set to Final Grade by Contractor

BL Sta. −0+60.00
= ℄ Maize Rd

CAUTION!
KSGAS Crossing

CAUTION!
O/H Elec & O/H Cox.

WL Sta. 1+30.86, Line 1
= BL Sta. 1+12.08, 27.16' Lt.
1–8" CIMJ 22.5° Bend

130.86 L.F. 8" Pipe

85.72 L.F. 8" Pipe

WL Sta. 3+71.11, Line 1–PC
166.33 L.F. 8" Pipe

BASIL CT
BASIL ST
MAIZE RD
Baseline ℄
LINE 1
LINE 2
RES "A"
Wildwood St.
60' R/W
34' (FC–FC)
64' R/W
15' Util. Esm't
15' St., Drng., & Util. Esm't
10' Util. Esm't
6' 10' Util. Esm't
Prop. 5' Walk
Prop. AC Pvmt
Ex. Edge of Asphalt
Ex. 30" SWS
Prop. 30" SWS
Ex. 20" Drng. & Util. Esm't
R=774'
R=826'
TS
11'

BL Sta. 0+00.00
= W.L. Baalmann 5th Addition
BL Sta. 0+76.67–PI
BL Sta. 1+08.09–PC
BL Sta. 1+63.84–PT
BL Sta. 1+94.86–PC
BL Sta. 2+71.18–PT
BL Sta. 3+65.63–PC
BL Sta. 4+92.25–PRC
BL Sta. 7+45.50–PRC
BL Sta. 8+72.12–PT
BL Sta. 9+77.11–PC

Proposed 30" SWS Crossing

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.

Waterline Item GPS Coordinates

Sta/Item	Northing	Easting
0+00 / Tapping Sleeve	1,669,142.07	1,613,004.21
0+01 / Tap VB	1,669,142.00	1,613,005.97
2+36 / 8"x6" CIMJ Tee	1,669,126.84	1,613,233.11
2+36 / FH Valve Box	1,669,127.78	1,613,232.43
2+36 / FH Bury Line	1,669,130.70	1,613,231.39
5+15 / Valve Box	1,669,167.62	1,613,507.32
9+40 / 8"x6" CIMJ Tee	1,669,179.26	1,613,930.83
9+40 / FH Valve Box	1,669,177.82	1,613,930.53
9+40 / FH Bury Line	1,669,175.23	1,613,930.84

Waterline 1
Sta. 2+16

N

WL Line 1

8" CIMJ 45° Bend
Elev = 1323.80
N: 1,669,119.53
E: 1,613,216.08

8" PVC Pipe

8"x8" CIMJ Tee
Elev = 1323.84
N: 1,669,119.89
E: 1,613,217.35

8" PVC Pipe

WL Line 1

8" PVC Pipe

WL Line 2

Plan View
NOT DRAWN TO SCALE

LEGEND

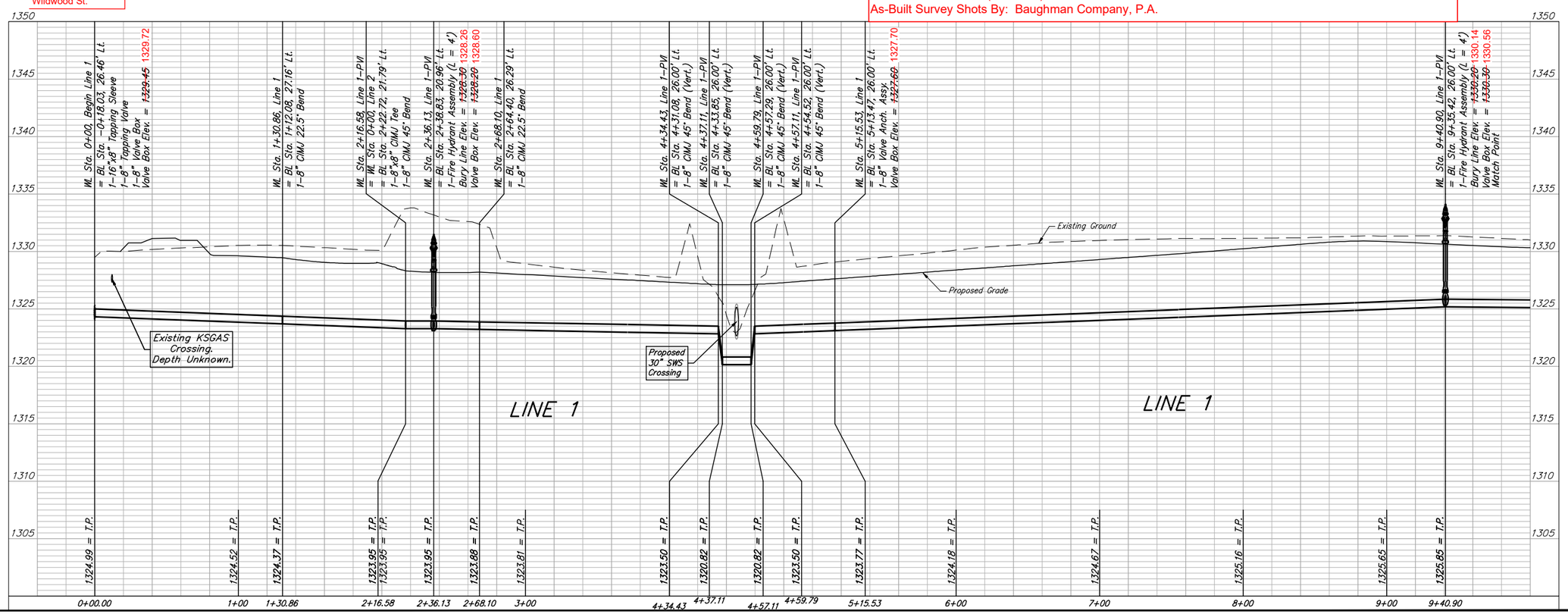
VB	= Valve Box	(TS)	= Test Station
FH	= Fire Hydrant	**BL**	= Bury Line
CL	= Centerlines	**Vert.**	= Vertical
N:	= Northing	**E:**	= Easting

CIMJ = Cast Iron Mechanical Joint
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



DUSTIN WAYNE CASE
LICENSED
29833
11/15/2024
KANSAS
PROFESSIONAL ENGINEER

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

BAALMANN 5TH ADDITION
PHASE 1

LINE 1

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:
448-2024-024807

DESIGN: CDW DRAWN: CDW
DATE: Nov. 15, 2024

SHEET 4 OF 10

File: E:\Projects\Baalmann 5th Addition\Engineering\Phase 1\WTR PLANS_24-09-E892.dwg

BENCHMARKS:
BM#1: SQUARE CUT WITH CROSS ON SOUTHWEST CORNER OF SOUTH CURB INLET AT THE INTERSECTION OF BASIL STREET AND MAIZE ROAD.
ELEV. = 1331.55 NAVD88

BM#2: SQUARE CUT WITH CROSS TOP OF CURB 66'± EAST OF THE EAST YOSEMITE CT NORTH SIDE OF YOSEMITE DR.
ELEV. = 1320.83 NAVD88

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	

C/L Basil St & Basil St
10+57 - 8" Line Valve
13' NE - 22' NW

C/L Basil St & Basil St
10+57 - 8"x 8" CIMJ Tee
12' NE - 20' NW

C/L Basil St & Basil St
10+58 - 8" CIMJ 22.5° Bend
12' NE - 19' NW

8" V 56616

45 L.F. ~~50.13~~ L.F. 8" Pipe

WL Sta. 10+57.77, Line 1
= WL Sta. 0+00, Line 3
= BL Sta. 10+36.01, 28.47' Lt.
1–8" CIMJ Tee
1–8" Valve Assy. (NE)
1–8" CIMJ 22.5° Bend
Valve Box Elev. = ~~1330.05~~ 1330.61

LINE 3

51 L.F. ~~50.13~~ L.F. 8" Pipe

C/L Basil St & Basil St
10+07 - 8" CIMJ 22.5° Bend
64' WNW - 29' N

WL Sta. 10+07.65, Line 1
= BL Sta. 9+96.74, 28.47' Lt.
1–8" CIMJ 22.5° Bend

66.75 L.F. 8" Pipe

WL Sta. 9+40.90, Line 1
= BL Sta. 9+35.42, 26.00' Lt.
Match Point

BASIL ST

LINE 1

BASIL ST Baseline ℄

CRESTLINE ST Baseline ℄

BL Sta. 9+77.11–PC

BL Sta. 11+34.19–PT

BL Sta. 8+72.12–PT

Proposed 8" SS Crossing

Proposed 15" SWS Crossing

15' St. Drng. & Util. Esm't

10' Util. Esm't

32' R/W

54' (℄–℄) 64' R/W

6' Prop. AC Pvmt

Exist. 8" Wtr.

C/L Crestline St & Basil St
11+07 - 8" CIMJ 22.5° Bend
12' NE - 27' SE

WL Sta. 11+07.90, Line 1
= BL Sta. 10+75.28, 28.47' Lt.
1–8" CIMJ 22.5° Bend

50.13 L.F. 8" Pipe

WL Sta. 11+58.03, Line 1
= BL Sta. 11+14.55, 28.47' Lt.
1–8" CIMJ 22.5° Bend

C/L Crestline St & Basil St
11+58 - 8" CIMJ 22.5° Bend
54' SE - 29' E

93.06 L.F. 8" Pipe

8" V 56617

C/L Crestline St & Basil St
12+51 - 8" Line Valve
147' S - 26' E

WL Sta. 12+51.09, Line 1
= BL Sta. 12+02.19, 26.00' Lt.
1–8" Anch. Valve Assy. (Special)
Valve Box Elev. = ~~1329.10~~ 1329.12

20.00 L.F. 8" Pipe

WL Sta. 12+71.09, End Line 1
= BL Sta. 12+22.19, 26.00' Lt.
1–2" Blowoff Assy.
Valve Box Elev. = ~~1329.20~~ 1329.27

C/L Crestline St & Basil St
12+71 - 2" Blowoff Assy.
167' S - 26' E

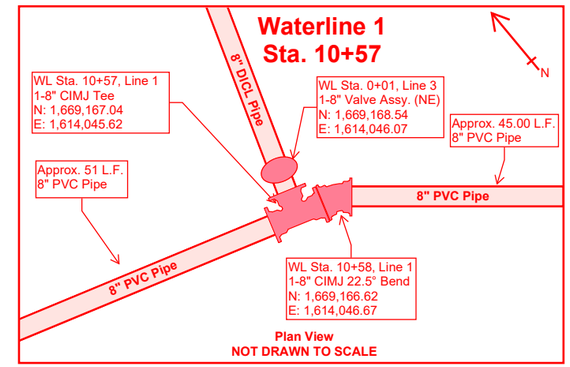
2" BO 56618

Baseline = ℄ Basil Ct., Basil St., & Crestline St.

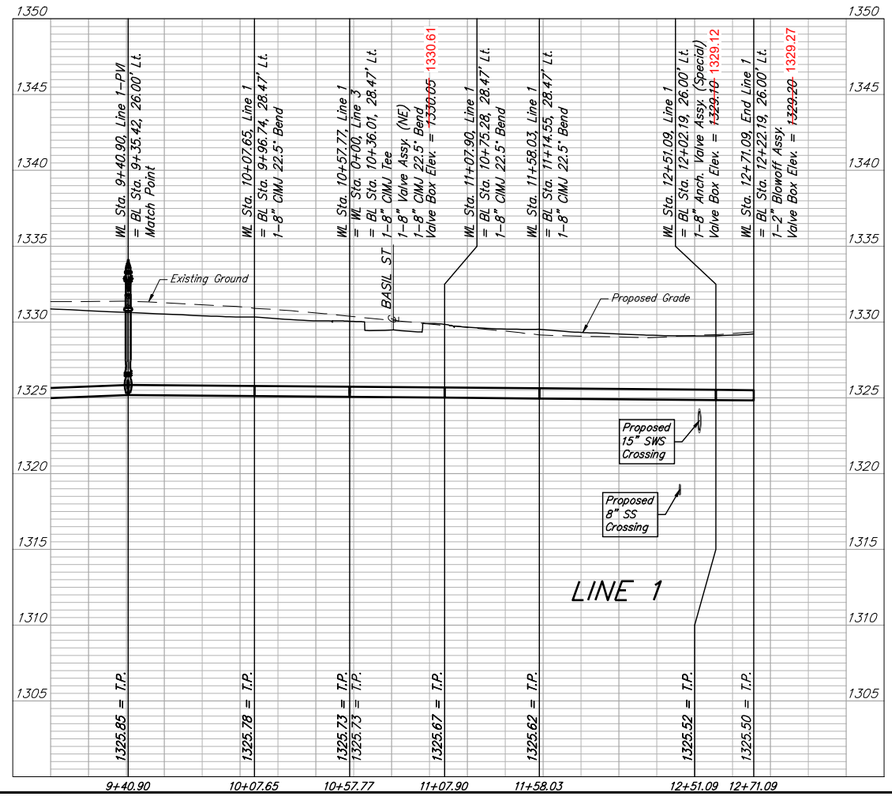
Waterline Item GPS Coordinates

Sta/Item	Northing	Easting
10+57 / Valve Box	1,669,168.54	1,614,046.08
12+51 / Valve Box	1,668,995.54	1,614,110.44
12+71 / Valve Box	1,668,975.22	1,614,111.83

0 40 80
Scale: 1" = 40' Horizontal
1" = 5' Vertical
• = Iron
5 0



Plan View
NOT DRAWN TO SCALE



CASE AUSTIN WARNER
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315 Ellis St.
Wichita, KS 67211
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BaughmanCo.com

BAALMANN 5TH ADDITION
PHASE 1

LINE 1 (2)

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:
448-2024-024807

DESIGN: CDW DRAWN: CDW

DATE: Nov. 15, 2024

SHEET 5 OF 10

File: E:\Projects\Baalmann 5th Addition\Engineering\Phase 1\WTR PLANS_24-09-E892.dwg

BENCHMARKS:
BM#1: SQUARE CUT WITH CROSS ON SOUTHWEST CORNER OF SOUTH CURB INLET AT THE INTERSECTION OF BASIL STREET AND MAIZE ROAD.
ELEV. = 1331.55 NAVD88

BM#2: SQUARE CUT WITH CROSS TOP OF CURB 66'± EAST OF THE EAST YOSEMITE CT NORTH SIDE OF YOSEMITE DR.
ELEV. = 1320.83 NAVD88

C/L Denene St & Sunnybrook Cir
5+81 - 8" Line Valve
25' N - 1' E

C/L Wildwood St & Denene St
5+81 - 8"x 8" CIMJ Tee
26' N - 1' E

C/L Denene St & Sunnybrook Cir
5+82 - 8" CIMJ 22.5° Bend
26' N - 2' E

8" V 56622

C/L Denene St & Sunnybrook Cir
5+51 - 8" CIMJ 22.5° Bend
48' NW - 24' NE

C/L Denene St & Sunnybrook Cir
5+21 - 8" CIMJ 22.5° Bend
97' NW - 23' E

WL Sta. 5+81.64, Line 2
= WL Sta. 3+05.98, Line 4
= BL Sta. 5+62.93, 23.53' Lt.
1-8" CIMJ Tee
1-8" Valve Assy. (SW)
1-8" CIMJ 22.5° Bend
Valve Box Elev. = ~~1327.30~~ 1326.80

C/L Sunnybrook Ln & Sunnybrook Cir
7+45 - 2" Blowoff Assy.
25' N - 168' E

Proposed 18" SWS Crossing

2" BO 56621

WL Sta. 7+45.91, End Line 2
= BL Sta. 7+41.35, 25.00' Lt.
1-2" Blowoff Assy.
Valve Box Elev. = ~~1326.70~~ 1326.76

8" V 56620

C/L Sunnybrook Ln St & Sunnybrook Cir
7+25 - 8" Anch. Valve Assy. (Special)
25' N - 148' E

C/L Sunnybrook Ln St & Sunnybrook Cir
6+92 - 8" CIMJ 45° Bend (Vert.)
25' N - 115' E

WL Sta. 6+92, Line 2
1-8" CIMJ 45° Bend (Vert.)
N: 1,668,558.86
E: 1,613,358.05

C/L Sunnybrook Ln St & Sunnybrook Cir
6+90 - 8" CIMJ 45° Bend (Vert.)
25' N - 113' E

WL Sta. 6+90, Line 2
1-8" CIMJ 45° Bend (Vert.)
N: 1,668,558.95
E: 1,613,356.06

0 40 80
Scale: 1" = 40' Horizontal
1" = 5' Vertical
• = Iron
5 0

C/L Basil St & Basil St
0+45 - 8" Line Valve
28' E - 4' S

C/L Basil St & Basil St
0+46 - 8" CIMJ 90° Bend
29' E - 5' S

C/L Basil St & Basil St
0+47 - 8" CIMJ 22.5° Bend
28' E - 6' S

8" V 56619

WL Sta. 0+45.87, Line 2
= BL Sta. -0+20.50, 23.53' Lt.
1-8" Valve Assy. (NW)
1-8" CIMJ 90° Bend
1-8" CIMJ 22° Bend
Valve Box Elev. = ~~1328.45~~ 1328.45

BL Sta. -0+76.32-PC

45.87 L.F. 8" Pipe

C/L Denene St & Basil St
1+05 - 8" CIMJ 22.5° Bend
61' SW- 24' E

C/L Denene St & Basil St
0+75 - 8" CIMJ 22.5° Bend
14' SW - 24' SE

29.84 L.F. 8" Pipe

WL Sta. 0+75.71, Line 2
= BL Sta. 0+18.77, 23.53' Lt.
1-8" CIMJ 22.5° Bend

29.84 L.F. 8" Pipe

WL Sta. 1+05.54, Line 2
= BL Sta. 0+58.04, 23.53' Lt.
1-8" CIMJ 22.5° Bend

Baseline = ℄ Dene St

C/L Wildwood St & Denene St
4+22 - 8"x6" CIMJ Tee
173' S - 25' E

C/L Wildwood St & Denene St
4+22 - Fire Hydrant
173' S - 24' E

C/L Wildwood St & Denene St
4+22 - 6" FH Valve
173' S - 21' E

316.49 L.F. 8" Pipe

FH 17578
6" 56619

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

WL Sta. 4+22.04, Line 2
= BL Sta. 3+79.25, 25.00' Lt.
1-Fire Hydrant Assembly (L = 4')
Bury Line Elev. = ~~1328.30~~ 1328.10
Valve Box Elev. = ~~1328.45~~ 1328.46

99.03 L.F. 8" Pipe

WL Sta. 5+21.07, Line 2
= BL Sta. 4+83.25, 23.35' Lt.
1-8" CIMJ 22.5° Bend

30.73 L.F. 8" Pipe

WL Sta. 5+51.80, Line 2
= BL Sta. 5+23.66, 23.53' Lt.
1-8" CIMJ 22.5° Bend

29.84 L.F. 8" Pipe

WL Sta. 7+25.91, Line 2
= BL Sta. 7+21.35, 25.00' Lt.
1-8" Anch. Valve Assy. (Special)
Valve Box Elev. = ~~1326.60~~ 1326.68

20.00 L.F. 8" Pipe

33.00 L.F. 8" Pipe

2.00 L.F. 8" DICL Pipe

20.00 L.F. 8" Pipe

2.00 L.F. 8" DICL Pipe

WL Sta. 6+70, Line 2
1-8" CIMJ 45° Bend (Vert.)
N: 1,668,557.81
E: 1,613,336.71

C/L Sunnybrook Ln St & Sunnybrook Cir
6+70 - 8" CIMJ 45° Bend (Vert.)
25' N - 93' E

WL Sta. 6+68, Line 2
1-8" CIMJ 45° Bend (Vert.)
N: 1,668,557.47
E: 1,613,334.06

C/L Sunnybrook Ln St & Sunnybrook Cir
6+68 - 8" CIMJ 45° Bend (Vert.)
25' N - 91' E

~~114.43 L.F.~~ 8" Pipe
57 L.F.

BL Sta. 6+21.84-PT

WL Sta. 6+11.47, Line 2
= BL Sta. 6+02.20, 23.53' Lt.
1-8" CIMJ 22.5° Bend

29.84 L.F. 8" Pipe

WL Sta. 0+00, Begin Line 2
= WL Sta. 2+16.58, Line 1
= BL Sta. -0+27.85, 21.79' Rt.

BL Sta. 0+77.68-PT

BL Sta. 0+00.00
=℄ Basil St

BL Sta. 4+62.47-PC

C/L Sunnybrook Ln St & Sunnybrook Cir
6+11 - 8" CIMJ 22.5° Bend
24' N - 30' E

LINE 1
LINE 2
LINE 4
BASIL ST
DENENE ST
SUNNYBROOK CIR
WILDWOOD ST
Prop. 5' Walk
Prop. 8" SS
Prop. AC Pvmt
10' Util. Esm't
20' Util. Esm't
7'
28' (Fc-Fc)
32' R/W
34' (Fc-Fc)
64' R/W
29' (Fc-Fc)
32' R/W

2-foot minimum vertical separation between water service lines and all sanitary sewer lines shall be maintained at crossings. 10-foot horizontal separation between water service lines and all sanitary sewer lines and manholes shall be maintained. Distances are to be measured from edge-to-edge, at the closest point.

LEGEND

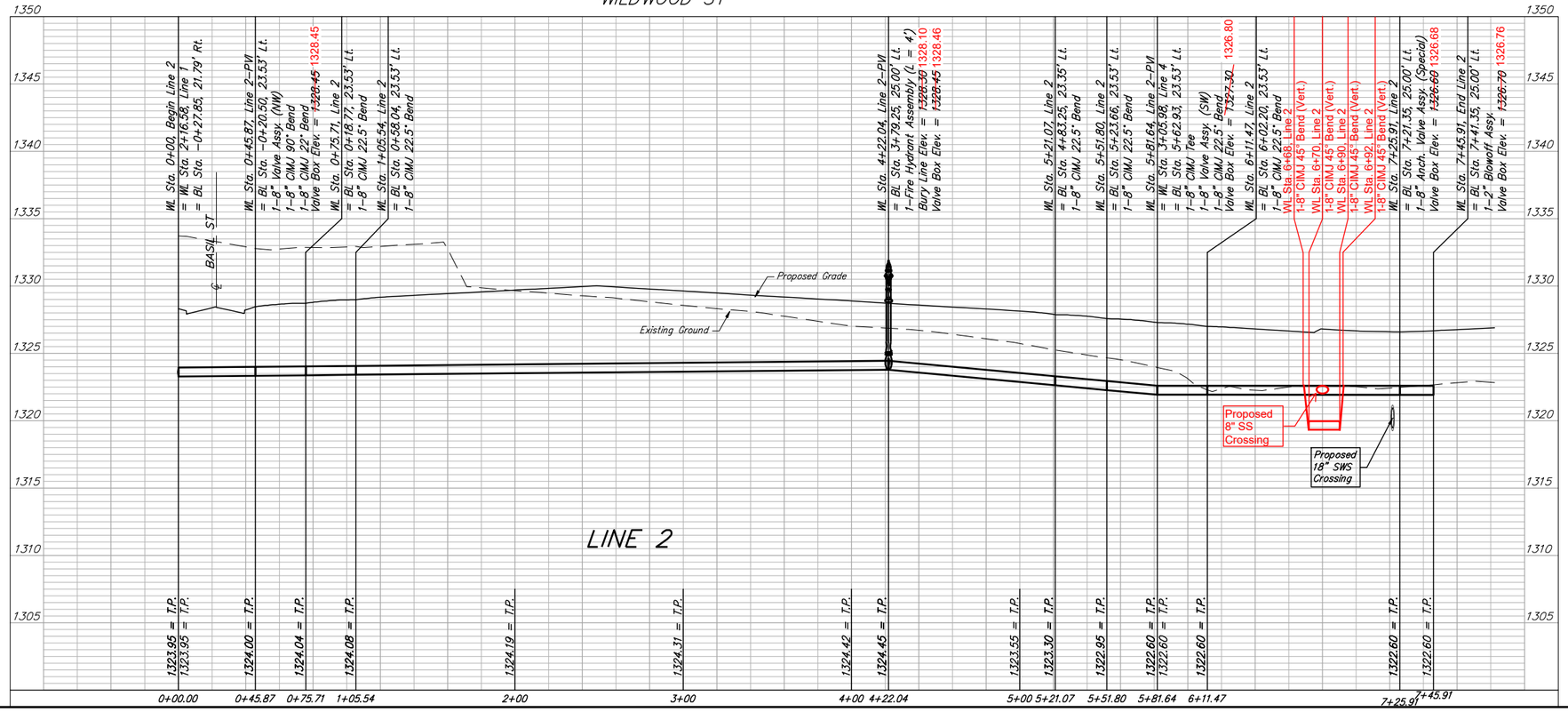
VB = Valve Box
FH = Fire Hydrant
CL = Centerlines
N: = Northing
CIMJ = Cast Iron Mechanical Joint
DICL = Ductile Iron Cement-Lined
(TS) = Test Station
BL = Bury Line
Vert. = Vertical
E: = Easting

Compass Directions

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

Waterline Item GPS Coordinates

Sta/Item	Northing	Easting
0+45 / Valve Box	1,669,081.26	1,613,233.27
4+22 / 8"x6" CIMJ Tee	1,668,711.25	1,613,211.63
4+22 / FH Valve Box	1,668,711.17	1,613,210.11
4+22 / FH Bury Line	1,668,711.45	1,613,207.67
5+81 / Valve Box	1,668,563.42	1,613,247.17
7+25 / Valve Box	1,668,560.41	1,613,391.05
7+45 / Valve Box	1,668,561.76	1,613,411.83



CASE DUSTIN WAGNER
LICENSED
29833
11/15/2024
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BAALMANN 5TH ADDITION
PHASE 1

LINE 2

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:
448-2024-024807

DESIGN: CDW DRAWN: CDW
DATE: Nov. 15, 2024

SHEET 6 OF 10

File: E:\Projects\Baalmann 5th Addition\Engineering\Phase 1\WTR PLANS_24-09-E892.dwg

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BM#2: SQUARE CUT WITH CROSS TOP OF CURB 66'± EAST OF THE EAST YOSEMITE CT NORTH SIDE OF YOSEMITE DR.
ELEV. = 1320.83 NAVD88

LEGEND

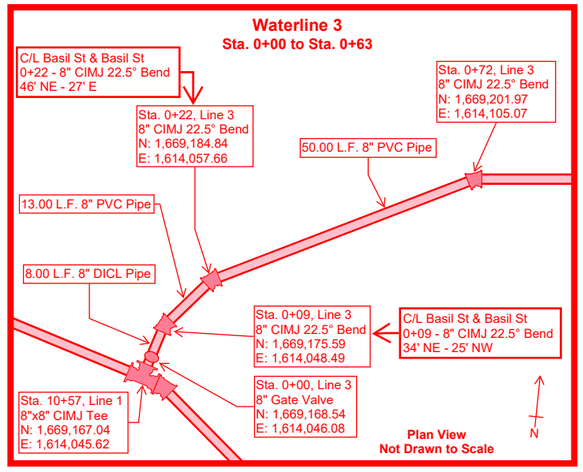
VB	= Valve Box	**(TS)**	= Test Station
FH	= Fire Hydrant	**BL**	= Bury Line
CL	= Centerlines	**Vert.**	= Vertical
N:	= Northing	**E:**	= Easting

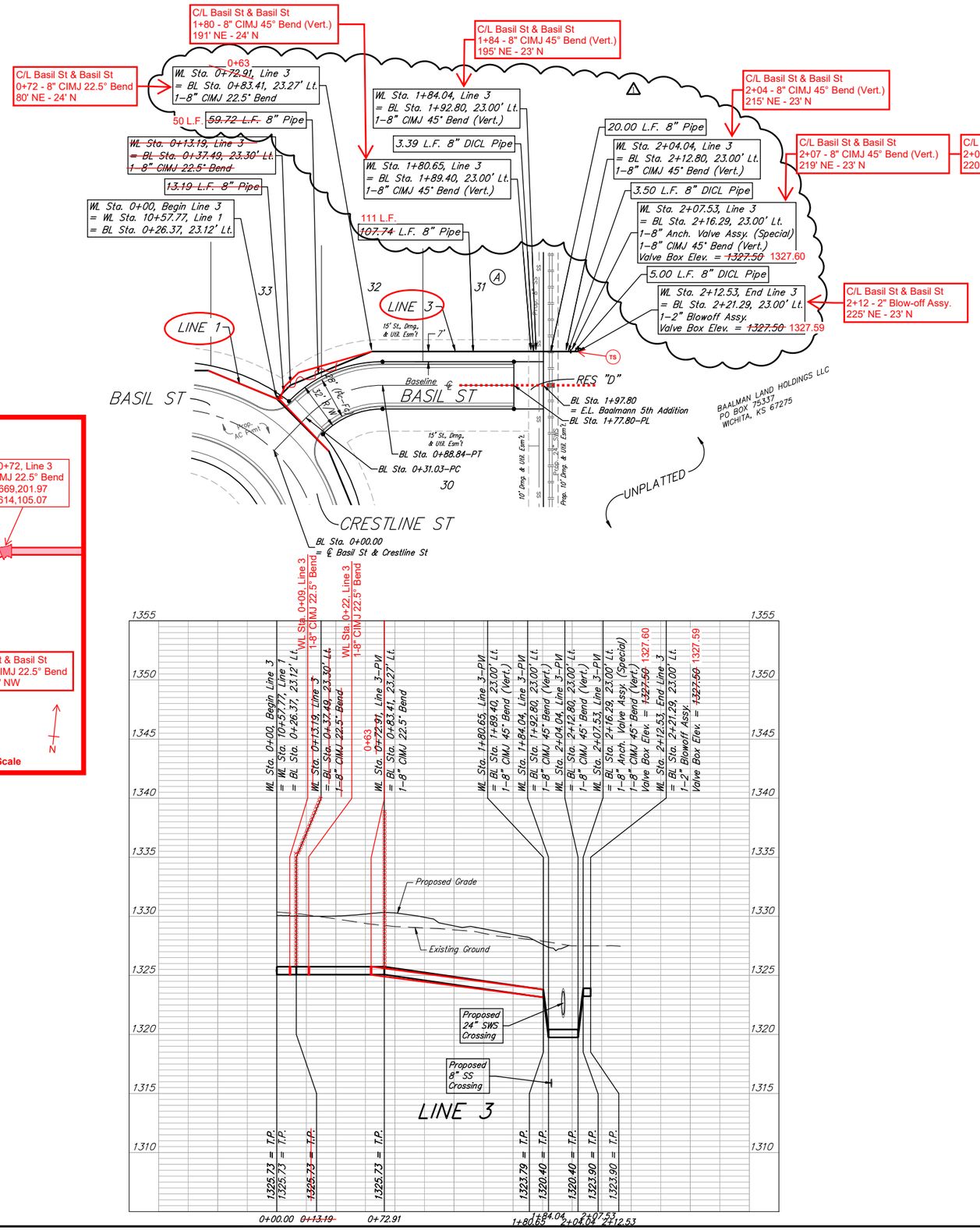
CIMJ = Cast Iron Mechanical Joint
DICL = Ductile Iron Cement-Lined

Compass Directions

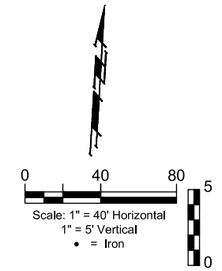
N	= North	**NE**	= Northeast
S	= South	**SE**	= Southeast
E	= East	**SW**	= Southwest
W	= West	**NW**	= Northwest

SSW = South-Southwest
WNW= West-Northwest





Waterline Item GPS Coordinates		
Sta/Item	**Northing**	**Easting**
0+01 / Valve Box	1,669,168.54	1,614,046.08
2+07 / Valve Box	1,669,210.14	1,614,245.01
2+12 Valve Box	1,669,211.09	1,614,249.82



Baseline = ℄ BASIL ST

2-foot minimum vertical separation between water service lines and all sanitary sewer lines shall be maintained at crossings. 10-foot horizontal separation between water service lines and all sanitary sewer lines and manholes shall be maintained. Distances are to be measured from edge-to-edge, at the closest point.

REVISIONS:
Extended Water Line to Cross Proposed Utilities

CHASE DUSTIN WARNER
LICENSED
29833
03/07/2025
KANSAS
PROFESSIONAL ENGINEER

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

BAALMANN 5TH ADDITION
PHASE 1

LINE 3

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:
448-2024-024807

DESIGN: CDW DRAWN: CDW

DATE: Mar. 7, 2025

SHEET 7 OF 10

File: E:\Projects\Baalmann 5th Addition\Engineering\Phase 1\WTR PLANS_24-09-E892.dwg

BENCHMARKS:
BM#1: SQUARE CUT WITH CROSS ON SOUTHWEST CORNER OF SOUTH CURB INLET AT THE INTERSECTION OF BASIL STREET AND MAIZE ROAD.
ELEV. = 1331.55 NAVD88

BM#2: SQUARE CUT WITH CROSS TOP OF CURB 66'± EAST OF THE EAST YOSEMITE CT NORTH SIDE OF YOSEMITE DR.
ELEV. = 1320.83 NAVD88

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		

Waterline Item GPS Coordinates		
Sta/Item	Northing	Easting
0+00 Tapping Sleeve	1,668,437.12	1,613,023.55
0+01 Tap Valve Box	1,668,437.07	1,613,025.03
2+10 8"x6" CIMJ Tee	1,668,482.62	1,613,203.74
2+10 FH Valve Box	1,668,483.29	1,613,202.48
2+10 FH Bury Line	1,668,484.17	1,613,200.08
1+10 Valve Box	1,668,382.97	1,613,120.77

C/L Sunnybrook Cir & Ctr of Cul-de-Sac
0+94, Line 4 - 8" CIMJ 45° Bend
40' N - 10' E

C/L Sunnybrook Cir & Ctr of Cul-de-Sac
0+61 - Line 4 - 8" CIMJ 45° Bend
40' N - 18' W

C/L Maize Rd & Sunnybrook Cir
0+00 - Line 4 - 16"x8" Tapping Sleeve
14' N - 67' W

C/L Maize Rd & Sunnybrook Cir
0+01 - Line 4 - 8" Tapping Valve
14' N - 66' W

8" V 56612

WL Sta. 0+00, Begin Line 4
= BL Sta. −0+19.96, 12.24' Lt.
Tap Existing 16" Water Main.
To Be Furnished and Installed
By the City of Wichita Water Dept.
Verify Depth and Location of
Existing 16" Water Line Prior
to Construction.
1–16"x8" Tapping Sleeve
1–8" Tapping Valve
1–8" Valve Box
Valve Box Elev. = ~~1326.30~~ 1326.27
* Thrust Blocking & Valve Box Set to Final Grade by Contractor

WL Sta. 0+94.91, Line 4
= BL Sta. 0+64.44, 39.34' Lt.
1–8" CIMJ 45° Bend

WL Sta. 0+61.90, Line 4
= BL Sta. 0+30.53, 39.73' Lt.
1–8" CIMJ 45° Bend

C/L Sunnybrook Cir & Ctr of Cul-de-Sac
0+22 - Line 4 - 8"x8" CIMJ Tee
12' N - 45' W

C/L Sunnybrook Cir & Ctr of Cul-de-Sac
0+23 - Line 4 -8" CIMJ 45° Bend
13' N - 45' W

WL Sta. 0+22.94, Line 4
= WL Sta. 0+00, Line 5
= BL Sta. 0+02.99, 12.18' Lt.
1–8"x8" CIMJ Tee
1–8" CIMJ 45° Bend

C/L Sunnybrook Cir & Ctr of Cul-de-Sac
0+22 - Line 5 - 8" CIMJ 45° Bend
11' S - 44' W

WL Sta. 0+22.45, Line 5
= BL Sta. 0+02.99, 10.27' Rt.
1–8" CIMJ 45° Bend

C/L Sunnybrook Cir & Ctr of Cul-de-Sac
0+68 - Line 5 - 8" CIMJ 45° Bend
43' S - 10' W

WL Sta. 0+68.70, Line 5
= BL Sta. 0+35.69, 42.97' Rt.
1–8" CIMJ 45° Bend

C/L Sunnybrook Cir & Ctr of Cul-de-Sac
1+10 - Line 5 - 2" Blowoff Assy.
43' S - 32' E

WL Sta. 1+10.64, Line 5 End
= BL Sta. 0+76.64, 42.70' Rt.
1–2" Blowoff Assy. VB Elev. = 1328.98

C/L Sunnybrook Cir & Ctr of Cul-de-Sac
1+37 - Line 4 - 8" CIMJ 45° Bend
20' N - 55' E

WL Sta. 1+37.54, Line 4
= BL Sta. 1+02.60, 20.30' Lt.
1–8" CIMJ 45° Bend

2" BO 56626

WL Sta. 1+95.28, Line 4
= BL Sta. 1+78.07, 16.56' Lt.
1–8" CIMJ 45° Bend

C/L Denene St & Sunnybrook Cir
1+95 - Line 4 - 8" CIMJ 45° Bend
82' SSW - 16' WNW

WL Sta. 2+38.70, Line 4
= BL Sta. 2+25.76, 18.50' Lt.
1–8" CIMJ 45° Bend (Vert.)

C/L Denene St & Sunnybrook Cir
2+38 - Line 4 - 8" CIMJ 45° Bend (Vert.)
39' SSW - 19' WNW

WL Sta. 2+41.44, Line 4
= BL Sta. 2+28.51, 18.50' Lt.
1–8" CIMJ 45° Bend (Vert.)

C/L Denene St & Sunnybrook Cir
2+41 - Line 4 - 8" CIMJ 45° Bend (Vert.)
36' SSW - 19' WNW

Proposed 8" SS Crossing

WL Sta. 2+78.01, Line 4
= BL Sta. 2+65.08, 18.50' Lt.
1–8" CIMJ 22.5° Bend

C/L Denene St & Sunnybrook Cir
2+78 - Line 4 - 8" CIMJ 22.5 ° Bend
17' NW - 9' SW

WL Sta. 3+05.98, End Line 4
= WL Sta. 5+81.64, Line 2
= BL Sta. 2+91.60, 9.63' Lt.

WL Sta. 2+63.39, Line 4
= BL Sta. 2+50.45, 18.50' Lt.
1–8" CIMJ 45° Bend (Vert.)

C/L Denene St & Sunnybrook Cir
2+63 - Line 4 - 8" CIMJ 45° Bend (Vert.)
16' SSW - 18' WNW

WL Sta. 2+61.44, Line 4
= BL Sta. 2+48.51, 18.50' Lt.
1–8" CIMJ 45° Bend (Vert.)

C/L Denene St & Sunnybrook Cir
2+61 - Line 4 - 8" CIMJ 45 ° Bend (Vert.)
18' SSW - 18' WNW

WL Sta. 2+10.85, Line 4
= BL Sta. 1+97.92, 18.50' Lt.
1–Fire Hydrant Assembly (L = 4')
Bury Line Elev. = ~~1327.75~~ 1327.89
Valve Box Elev. = ~~1327.65~~ 1327.68

C/L Denene St & Sunnybrook Cir
2+10 - Line 4 - 8"x6" CIMJ Tee
69' SSW - 19' WNW

C/L Denene St & Sunnybrook Cir
2+10 - Line 4 - 6" FH Valve
69' SSW - 20' WNW.
3' Southeast of Fire Hydrant.

C/L Denene St & Sunnybrook Cir
2+10 - Line 4 - Fire Hydrant
69' SSW - 23' WNW

FH 17579
6" V 56625

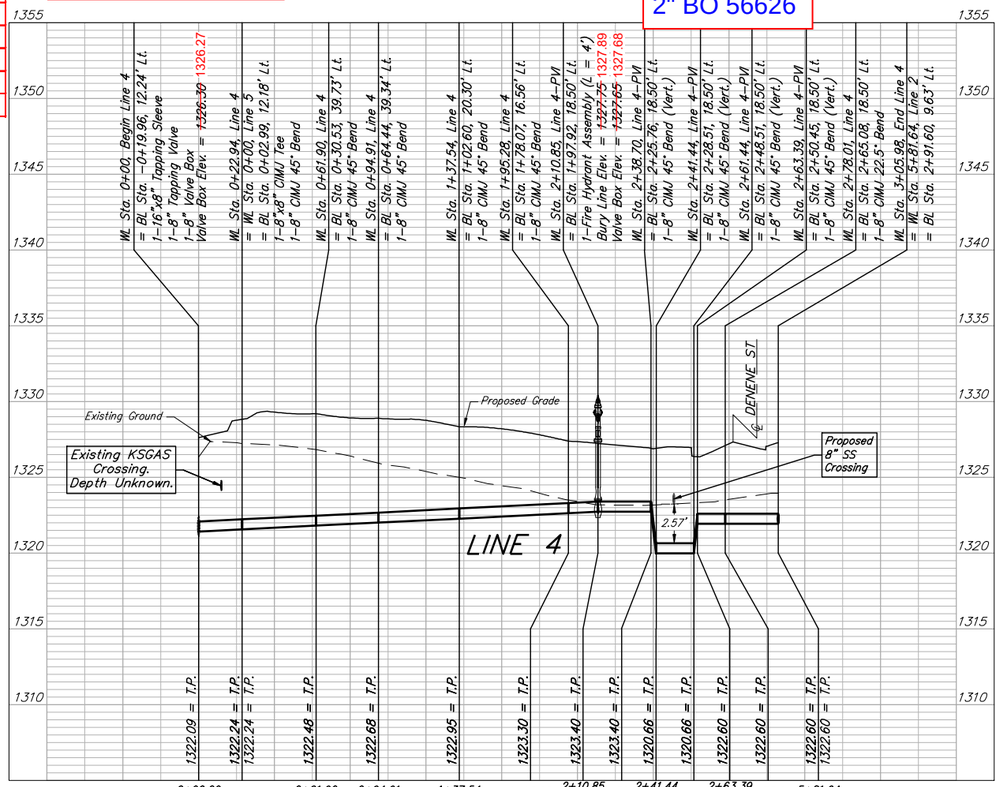
Baseline = ℄ Sunnybrook Cir

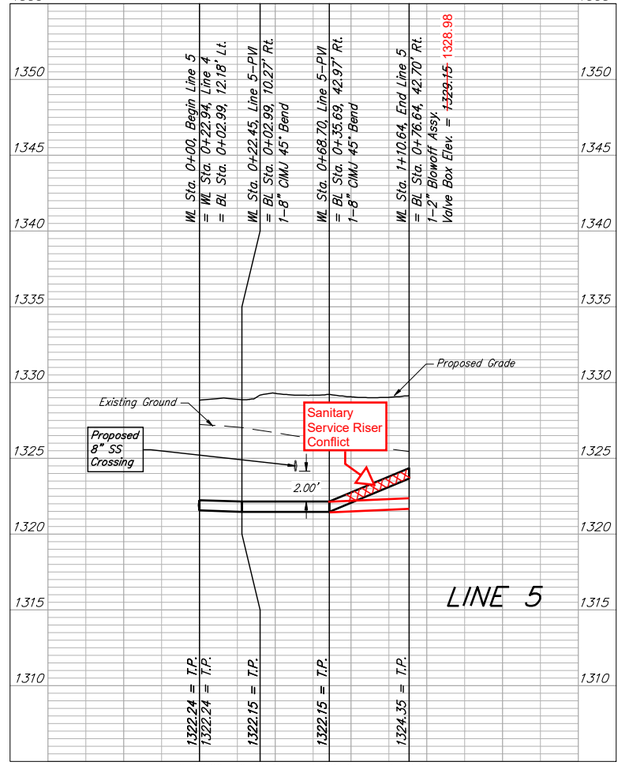
2–foot minimum vertical separation between water service lines and all sanitary sewer lines shall be maintained at crossings. 10–foot horizontal separation between water service lines and all sanitary sewer lines and manholes shall be maintained. Distances shall be measured from edge–to–edge, at the closest point.

BL Sta. −0+60.00 = ℄ Maize Rd
BL Sta. 0+00.00 = W.L. Baalmann 5th Addition
BL Sta. 1+09.27–PC
BL Sta. 1+97.92–PT
BL Sta. 2+67.46 = ℄ Denene St
BL Sta. 2+99.46–PL

MAIZE RD.
SUNNYBROOK CIR
RES "C"
Baseline ℄
Ex. AC Pvmt
Prop. AC Pvmt
Ex. Edge of Asphalt
15' St., Drng., & Util. Esm't
Prop. 8" SS
10.25' OD–OD
10.58' OD–OD
LINE 5
LINE 4

42.64 L.F. 8" Pipe
57.73 L.F. 8" Pipe
33.00 L.F. 8" Pipe
15.57 L.F. 8" Pipe
38.96 L.F. 8" Pipe
22.94 L.F. 8" Pipe
2.74 L.F. 8" DICL Pipe
27.96 L.F. 8" Pipe
14.63 L.F. 8" Pipe
1.94 L.F. 8" DICL Pipe
20.00 L.F. 8" Pipe
27.85 L.F. 8" Pipe
22.45 L.F. 8" Pipe
46.25 L.F. 8" Pipe
41.94 L.F. 8" Pipe





0 40 80
Scale: 1" = 40' Horizontal
1" = 5' Vertical
• = Iron
5 0

JASE DUSTIN WARNER
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29833
11/15/2024
KANSAS
PROFESSIONAL ENGINEER

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

BAALMANN 5TH ADDITION
PHASE 1

LINE 4 & 5

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:
448-2024-024807

DESIGN: CDW DRAWN: CDW
DATE: Nov. 15, 2024

SHEET 8 OF 10

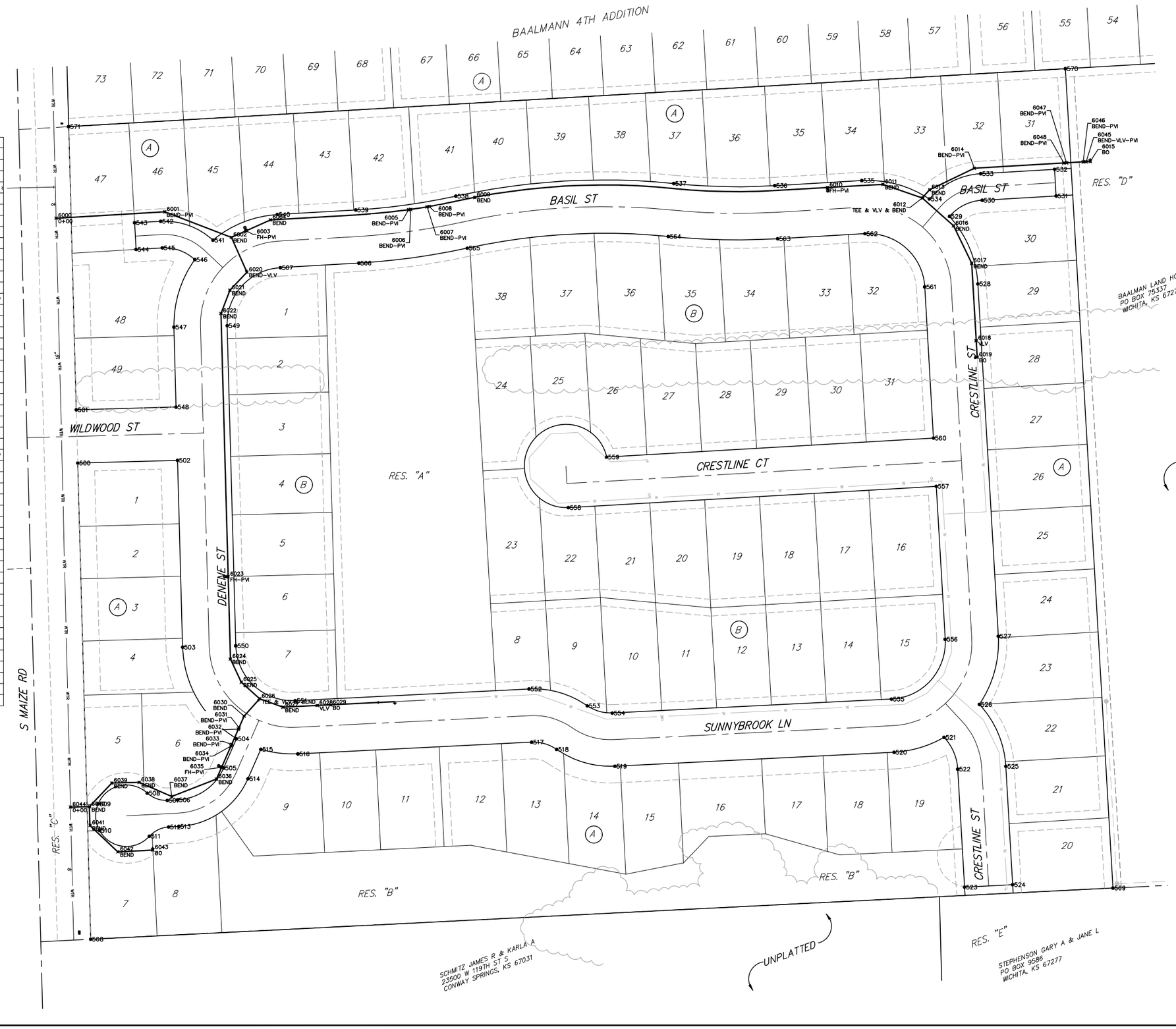
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BENCHMARKS:
BM#1: SQUARE CUT WITH CROSS ON SOUTHWEST CORNER OF SOUTH CURB INLET AT THE INTERSECTION OF BASIL STREET AND MAIZE ROAD.
ELEV. = 1331.55 NAVD88

BM#2: SQUARE CUT WITH CROSS TOP OF CURB 66'± EAST OF THE EAST YOSEMITE CT NORTH SIDE OF YOSEMITE DR.
ELEV. = 1320.83 NAVD88

COORDINATES			
Point #	Northing	Easting	Description
500	1,668,848.05	1,613,030.63	IRON
501	1,668,912.03	1,613,028.89	IRON
502	1,668,851.30	1,613,150.59	IRON
503	1,668,626.73	1,613,156.68	IRON
504	1,668,516.70	1,613,221.42	IRON
505	1,668,481.42	1,613,205.97	IRON
506	1,668,443.17	1,613,150.54	IRON
507	1,668,442.56	1,613,138.26	IRON
508	1,668,451.27	1,613,114.23	IRON
509	1,668,438.39	1,613,055.02	IRON
510	1,668,406.43	1,613,056.62	IRON
511	1,668,399.53	1,613,116.82	IRON
512	1,668,410.60	1,613,139.86	IRON
513	1,668,411.21	1,613,152.14	IRON
514	1,668,468.59	1,613,235.28	IRON
515	1,668,503.87	1,613,250.73	IRON
516	1,668,496.47	1,613,295.23	IRON
517	1,668,512.54	1,613,576.30	IRON
518	1,668,503.87	1,613,606.31	IRON
519	1,668,483.62	1,613,676.33	IRON
520	1,668,500.43	1,614,012.02	IRON
521	1,668,518.31	1,614,072.05	IRON
522	1,668,480.17	1,614,088.37	IRON
523	1,668,338.33	1,614,096.61	IRON
524	1,668,341.23	1,614,154.54	IRON
525	1,668,483.53	1,614,146.28	IRON
526	1,668,557.88	1,614,114.46	IRON
527	1,668,639.91	1,614,137.20	IRON
528	1,669,083.41	1,614,112.61	IRON
529	1,669,144.50	1,614,078.55	IRON
530	1,669,163.88	1,614,117.84	IRON
531	1,669,169.04	1,614,206.64	IRON
532	1,669,200.98	1,614,204.79	IRON
533	1,669,195.83	1,614,115.98	IRON
534	1,669,165.40	1,614,054.32	IRON
535	1,669,187.54	1,613,973.18	IRON
536	1,669,181.45	1,613,868.37	IRON
537	1,669,184.02	1,613,746.96	IRON
538	1,669,168.81	1,613,485.13	IRON
539	1,669,152.21	1,613,364.84	IRON
540	1,669,146.74	1,613,270.54	IRON
541	1,669,115.95	1,613,193.20	IRON
542	1,669,138.60	1,613,130.32	IRON
543	1,669,136.78	1,613,098.96	IRON
544	1,669,104.83	1,613,100.82	IRON
545	1,669,106.65	1,613,132.19	IRON
546	1,669,092.53	1,613,171.39	IRON
547	1,669,011.38	1,613,146.24	IRON
548	1,668,915.28	1,613,148.85	IRON
549	1,668,013.12	1,613,210.22	IRON
550	1,668,626.47	1,613,220.65	IRON
551	1,668,562.39	1,613,292.03	IRON
552	1,668,576.46	1,613,573.10	IRON
553	1,668,556.22	1,613,643.12	IRON
554	1,668,547.54	1,613,673.13	IRON
555	1,668,564.35	1,614,008.82	IRON
556	1,668,636.20	1,614,073.30	IRON
557	1,668,820.10	1,614,062.63	IRON
558	1,668,794.42	1,613,620.37	IRON
559	1,668,855.19	1,613,666.28	IRON
560	1,668,878.01	1,614,059.26	IRON
561	1,669,059.70	1,614,048.71	IRON
562	1,669,123.64	1,613,976.89	IRON
563	1,669,117.56	1,613,872.08	IRON
564	1,669,120.34	1,613,740.56	IRON
565	1,669,106.31	1,613,498.86	IRON
566	1,669,088.32	1,613,368.55	IRON
567	1,669,082.85	1,613,274.25	IRON
568	1,668,275.74	1,613,046.15	IRON
569	1,668,337.25	1,614,274.97	IRON
570	1,669,321.94	1,614,217.80	IRON
571	1,669,252.37	1,613,019.66	IRON

WTR COORDINATES			
Point #	Northing	Easting	Description
6000	1,669,142.32	1,613,004.61	0+00
6001	1,669,149.90	1,613,135.25	BEND–PVI
6002	1,669,119.26	1,613,215.31	BEND
6003	1,669,127.22	1,613,233.16	FH–PVI
6004	1,669,140.25	1,613,262.35	BEND
6005	1,669,152.47	1,613,428.18	BEND–PVI
6006	1,669,152.85	1,613,430.83	BEND–PVI
6007	1,669,155.96	1,613,450.59	BEND–PVI
6008	1,669,156.42	1,613,453.23	BEND–PVI
6009	1,669,167.37	1,613,507.88	BEND
6010	1,669,179.13	1,613,931.91	FH–PVI
6011	1,669,183.00	1,613,998.55	BEND
6012	1,669,166.53	1,614,045.89	TEE & VLV & BEND
6013	1,669,176.39	1,614,054.66	BEND
6014	1,669,202.40	1,614,108.42	BEND–PVI
6015	1,669,210.49	1,614,247.80	BO
6016	1,669,133.20	1,614,083.33	BEND
6017	1,669,088.08	1,614,105.16	BEND
6018	1,668,995.18	1,614,110.56	VLV
6019	1,668,975.21	1,614,111.72	BO
6020	1,669,077.37	1,613,234.00	BEND–VLV
6021	1,669,055.71	1,613,213.49	BEND
6022	1,669,027.84	1,613,202.82	BEND
6023	1,668,711.46	1,613,211.40	FH–PVI
6024	1,668,612.47	1,613,214.08	BEND
6025	1,668,584.70	1,613,227.25	BEND
6026	1,668,564.79	1,613,249.26	TEE & VLV & BEND
6027	1,668,554.66	1,613,277.48	BEND
6028	1,668,556.72	1,613,318.59	VLV
6029	1,668,557.36	1,613,334.78	BO
6030	1,668,543.95	1,613,230.62	BEND
6031	1,668,530.03	1,613,224.52	BEND–PVI
6032	1,668,528.25	1,613,223.74	BEND–PVI
6033	1,668,508.93	1,613,215.72	BEND–PVI
6034	1,668,507.93	1,613,214.85	BEND–PVI
6035	1,668,482.42	1,613,203.68	FH–PVI
6036	1,668,468.16	1,613,197.43	BEND
6037	1,668,447.14	1,613,143.66	BEND
6038	1,668,464.24	1,613,104.60	BEND
6039	1,668,463.34	1,613,071.61	BEND
6040	1,668,435.06	1,613,044.82	BEND
6041	1,668,412.62	1,613,045.43	BEND
6042	1,668,380.81	1,613,078.00	BEND
6043	1,668,382.91	1,613,120.89	BO
6044	1,668,434.50	1,613,021.89	0+00
6045	1,669,210.20	1,614,242.81	BEND–VLV–PVI
6046	1,669,210.00	1,614,239.32	BEND–PVI
6047	1,669,208.84	1,614,218.36	BEND–PVI
6048	1,669,208.65	1,614,215.97	BEND–PVI



CHASE DUSTIN WARNER
LICENSED
29833
03/07/2025
KANSAS
PROFESSIONAL ENGINEER

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BAALMANN 5TH ADDITION
PHASE 1

COORDINATE SHEET

WATER DISTRIBUTION SYSTEM

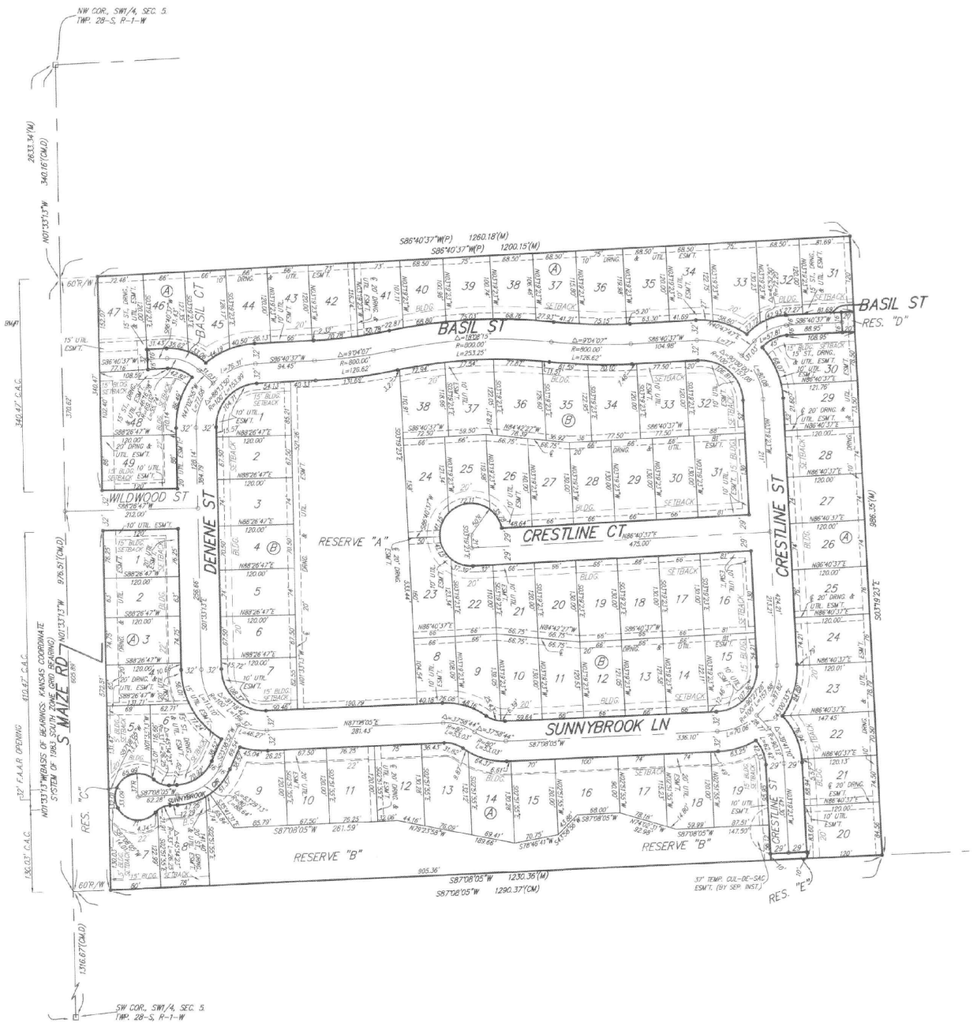
PROJECT NUMBER:
448-2024-024807

DESIGN: CDW DRAWN: CDW
DATE: Mar. 7, 2025

SHEET 9 OF 10

File: E:\Projects\Baalmann 5th Addition\Engineering\Phase 1\WTR PLANS_24-09-E892.dwg

BAALMANN 5TH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



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 City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.

NOTE:
ALL LOTS WITHIN BAALMANN 5TH ADDITION SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK, UNLESS REDUCED BY AN APPROVED PUD.

NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS AND RESTRICTIONS PER BAALMANN ADDITION PUD-127.

□ = #4 REBAR (FOUND)
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
Ø = 1/2"ID IRON (FOUND)
(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED
(C) = CALCULATED MEASURED

C.A.C. = COMPLETE ACCESS CONTROL
F.A.A.R. = FIRE APPARATUS ACCESS ROAD

BENCHMARKS:
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ELEV. = 1331.55 NAVD88

BM#2: SQUARE CUT WITH CROSS TOP OF CURB 66'± EAST OF THE EAST YOSEMITE CT NORTH SIDE OF YOSEMITE DR.
ELEV. = 1320.93 NAVD 88

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
		NAVD88
1-8,23,24,39	B	1,328.0
7-20	A	1,322.0

0 100 200
Scale: 1" = 100'

Sedgwick County Register of Deeds - Tonya Buckingham
Doc.#/File-Pg: 30335159
Receipt #: 2444483
Pages Recorded: 1
Recording Fee: $32.00
Authorized Signature
Cashier: KVENATOR
Date Recorded: 09/20/2024 08:56:41 AM

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 "BAALMANN 5TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the North Half of the Southwest Quarter of Section 5, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Commencing at the northwest corner of said North Half of the Southwest Quarter; thence S01°33'13"E coincident with the west line of said North Half of the Southwest Quarter, a distance of 340.16 feet for a point of beginning; thence N86°40'37"E coincident with the south line of Baalmann 4th Addition, a distance of 1260.18 feet, thence S03°19'23"E, a distance of 986.35 feet to a point on the south line of said North half of the Southwest Quarter,; thence S87°08'05"W coincident with said south line, a distance of 1290.37 feet to the southwest corner of said North Half of the Southwest Quarter, thence N01°33'13"W coincident with said west line, a distance of 976.51 feet to the point of beginning, all being subject to road rights-of-way of record.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the Southwest Quarter of Section 5, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

JONATHAN C. HUBBELL LS-1680 8-19-24 KANSAS NATIONAL SURVEYING

Jonathan C. Hubbell, P.S. #1680, Surveyor

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "BAALMANN 5TH ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

Rex Reynolds, EVP
REX REYNOLDS (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 20th day of August, 2024, by Rex Reynolds, EVP (Title) of Legacy Bank, on behalf of the bank.

LUNETTE A. SAUBER Notary Public - State of Kansas My Appt Expires 09/20/24

Lunette A. Sauber, Notary Public
LUNETTE A. SAUBER

My App't. Exp. 09/20/2026

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Reserves, and Streets, to be known as "BAALMANN 5TH 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 and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. The drainage easements are hereby granted to the public as indicated for drainage purposes. 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, 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. The streets are hereby dedicated to and for the use of the public. No obstructions shall be constructed or placed within the street stubs providing future access to adjacent properties. The contingent dedication for public uses, such as streets, sidewalks, drainage, or utilities, shall become effective if the adjacent subdivision is zoned SF-5 Single-Family Residential or TF-3 Two-Family Residential and the City Engineer of the City of Wichita determines a need for such dedication. The costs of constructing said improvements, are to be borne by the person(s) or agency that owns said adjacent subdivision. Reserve "A" is hereby reserved for lakes, open space, landscaping, playgrounds and related appurtenances, drainage purposes, and utilities as confined to easements. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes and utilities as confined to easements. Reserves "C" and "D" are hereby reserved for open space, landscaping, pedestrian access, fire apparatus access road, drainage purposes, and utilities. Reserve "E" is hereby reserved for open space, landscaping, contingent street dedications, drainage purposes, and utilities as confined to easements. Reserve "A", "B", "C", "D", and "E" shall be owned and maintained by the homeowners association for the addition. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs, or assigns. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body.

This plat of "BAALMANN 5TH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 23 day of May, 2024.
Wichita-Sedgwick County Metropolitan Area Planning Commission

SEAL WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION KANSAS

Robert Dool, Chair
Robert Dool

Scott A. Wadle, Secretary
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 10th day of September, 2024.

Lily Wu, Mayor, City of Wichita
Lily Wu

Jamie Buster, City Clerk
Jamie Buster

Surveyed in accordance with K.S.A. 58-2005 on this 28th day of August, 2024.

PS-1246 JONATHAN C. HUBBELL

Jonathan C. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Filed for transfer record this 19th day of September, 2024.

CLERK OF SEDGWICK COUNTY SEDGWICK COUNTY, KANSAS

Kelly B. Arnold, County Clerk

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 20th day of September, 2024 at 9:59:41 o'clock A.M. and is duly recorded.

Tonya Buckingham, Register of Deeds
Tonya Buckingham

For Kenly Zehring, Deputy
Kenly Zehring

Baalman Land Holdings, LLC, a Kansas limited liability company

Joy W. Russell, Trustee of Joy W. Russell Revocable Trust, as Amended and Restated June 23, 2020, as Sole Member of JWR Management, LLC, a Kansas limited liability company, Manager of Baalman Land Holdings, LLC, a Kansas limited liability company, Manager

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 19th day of August, 2024, by Joy W. Russell, as Trustee of the Amended and Restated Joy W. Fussell Revocable Trust Dated June 23, 2020, as Sole Member of JWR Management, LLC, a Kansas limited liability company, Manager of Baalman Land Holdings, LLC, a Kansas limited liability company, on behalf of the limited liability company.

LUNETTE A. SAUBER Notary Public - State of Kansas My Appt Expires 09/20/26

Lunette A. Sauber, Notary Public
LUNETTE A. SAUBER

My App't. Exp. 09/20/2026

BAALMANN 5TH ADDITION

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

PC 324-6

FOR REFERENCE ONLY
(NOT TO SCALE)

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

BAALMANN 5TH ADDITION PHASE 1

COPY OF PLAT

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:
448-2024-024807

DESIGN: CDW DRAWN: CDW

DATE: Nov. 15, 2024

SHEET 10 OF 10

File: E:\Projects\Baalmann 5th Addition\Engineering\Phase 1\WTR PLANS_24-09-E892.dwg

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