GENERAL NOTES:

1. The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.

2. Contractor will be required to provide notice to utility companies a minimum of seventy–two (72) hours prior to any excavation, as follows:

   Kansas One–Call 687–2470

   The Contractor must notify the following in case of an emergency:

AT&T	1–800–246–8464
Black Hills Energy	1–800–694–8989
City of Wichita Water & Sewer	1–316–219–8921
City of Wichita Stormwater	1–316–268–4090
City of Wichita Traffic	1–316–268–4034
Cox Communications	1–888–249–3530
Kansas Gas Service	1–888–482–4950
Evergy	1–800–544–4857

3. Utility service lines, poles, etc. are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right–of–way which do not conflict with proposed construction.

4. Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations, in the opinion of the Engineer, that will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood 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 valves one time during construction when requested by the Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, valve boxes or fire hydrants damaged during construction shall be repaired by Contractor at his own expense. Valve boxes and water meters within the project limits shall be adjusted to match final grades by the contractor.

9. The Contractor shall notify the 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 Director of Public Works, Rick Lanzrath at rlanzrath@andoverks.com before construction can begin. The Contractor shall be responsible for all traffic control measures to facilitate construction. All construction zone markings and signage shall conform to the latest version of the Manual on Uniform Traffic Control Devices (MUTCD) as published by the US Dept. of Transportation, Federal Highway Administration. All costs associated with construction markings and signage shall be the Contractors responsibility.

11. All elevations shown are NAVD 88.

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

13. 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.

14. 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.

15. 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.

16. 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 preformed during non–peak hours.

17. 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.

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

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

20. Valves 12 inch and larger are to be operated by the City Water Distribution Division, 48 hours of advance notice is required with the water Dispatch at 316–291–8921.

21. 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.

22. The Contractor shall protect from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractors expense.

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

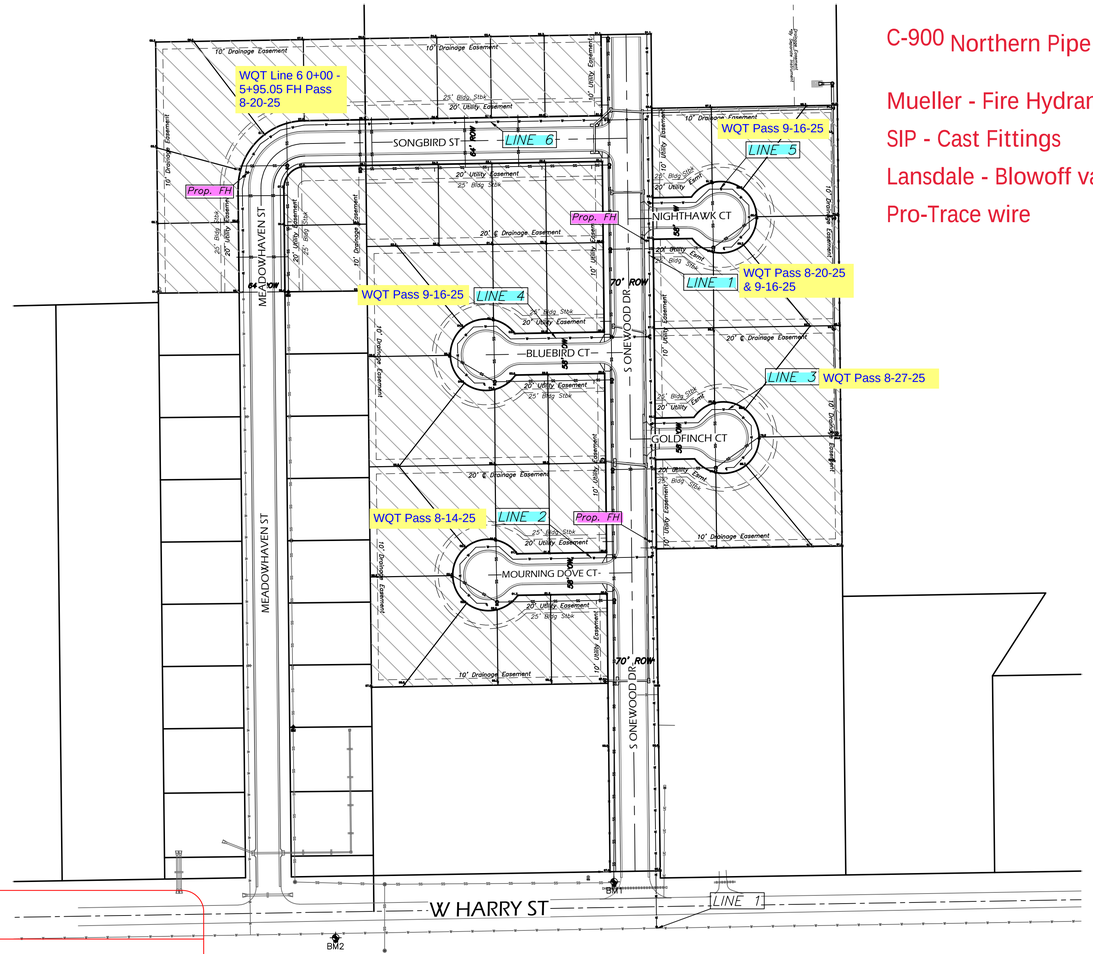
24. Contractor shall maintain a minimum of 10–foot horizontal separation between all water lines (mains, services, and fire hydrants) and all sanitary sewer lines (mains, services, and manholes). All separation distances are to be measured from edge–to–edge, at closest point.

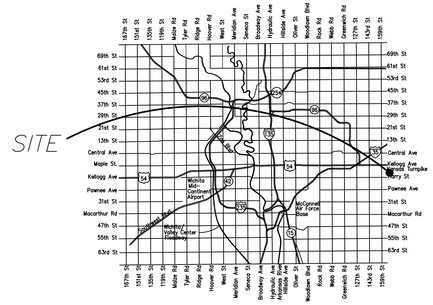
25. Contractor shall maintain a minimum of 2–foot vertical separation between all water lines (mains, services, and fire hydrants) and all gravity sanitary sewer lines (mains, services, and manholes) at crossings. All separation distances are to be measured from edge–to–edge, at closest point.

26. Contractor shall maintain a minimum of 2–foot vertical separation between all water lines (mains, services, and fire hydrants) and all pressurized sanitary sewer lines (force main 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 closest point.

WATER DISTRIBUTION SYSTEM
TO SERVE
Meadowbrook Subdivision 4th ADDITION
CITY OF Andover, KANSAS
PAUL GUNZELMAN, P.E. CITY ENGINEER

Project Number: 2024 - 032451 PPW
Org Code: 54030980





INDEX OF SHEETS:

1.0	Cover Sheet
2.0	Control Map
2.1	Standard Water Details
2.2	Misc. Water Details
3.0–3.2	Plan & Profile – Line 1
4.0	Plan & Profile – Line 2
5.0	Plan & Profile – Line 3
6.0	Plan & Profile – Line 4
7.0	Plan & Profile – Line 5
8.0–8.1	Plan & Profile – Line 6
9.0	Erosion Control Plan
9.1–9.5	Erosion Control Details
10.0	Plat

C-900 Northern Pipe Products

Mueller - Fire Hydrants

SIP - Cast Fittings

Lansdale - Blowoff valves

Pro-Trace wire

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

Engineering approved by Shawn Mellies on this day the 20th of December, 2024

Utilities approved by Greg Lolley on this day the 20th of December, 2024

Fire Dept. approved by Mike Roosevelt on this day the 20th of December, 2024

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 or Wichita Specifications and Standards and Special Provision (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.

BENCHMARKS:

BM1: Top of North Rim of SS MH North of Harry St, West of Prop. Onewood Dr. Elevation = 1296.73 (NAVD 88)

BM2: Top Nut of FH located South of Harry St, East of Entrance to Meadowhaven St. Elevation = 1296.20 (NAVD 88).

Benefit Area

AS-BUILTS

Contractor: NOWAK

Project Inspector: ERIC MINER

Date: 25 Sept 2025

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

DECEMBER 2024

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

MICHAEL J. EDWARDS LICENSED DATE: 12.19.2024 26045 KANSAS PROFESSIONAL ENGINEER

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED DIGITALLY

WATER DISTRIBUTION SYSTEM
MEADOWBROOK SUBDIVISION 4th ADDITION
ANDOVER, KANSAS

0 50 100 200
SCALE: 1 INCH = 100 FEET

REVISIONS		

KEM PROJ.	DATE
24048	07.2024
DESIGNED	DRAWN
ME	CC

Title Sheet

SHEET **1.0**

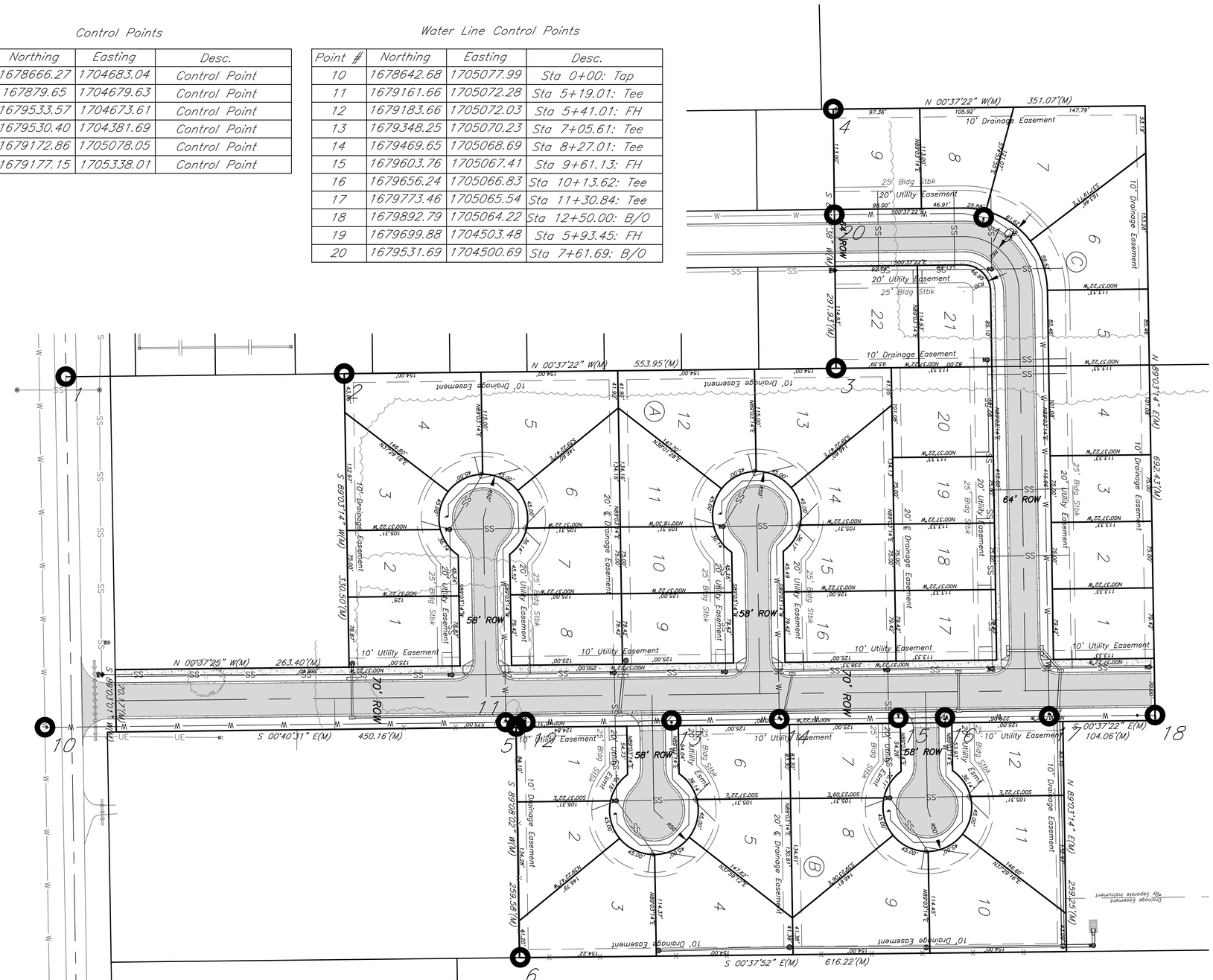
December 20, 2024

Control Points

Point #	Northing	Easting	Desc.
1	1678666.27	1704683.04	Control Point
2	167879.65	1704679.63	Control Point
3	1679533.57	1704673.61	Control Point
4	1679530.40	1704381.69	Control Point
5	1679172.86	1705078.05	Control Point
6	1679177.15	1705338.01	Control Point

Water Line Control Points

Point #	Northing	Easting	Desc.
10	1678642.68	1705077.99	Sta 0+00: Tap
11	1679161.66	1705072.28	Sta 5+19.01: Tee
12	1679183.66	1705072.03	Sta 5+41.01: FH
13	1679348.25	1705070.23	Sta 7+05.61: Tee
14	1679469.65	1705068.69	Sta 8+27.01: Tee
15	1679603.76	1705067.41	Sta 9+61.13: FH
16	1679656.24	1705066.83	Sta 10+13.62: Tee
17	1679773.46	1705065.54	Sta 11+30.84: Tee
18	1679892.79	1705064.22	Sta 12+50.00: B/O
19	1679699.88	1704503.48	Sta 5+93.45: FH
20	1679531.69	1704500.69	Sta 7+61.69: B/O



MICHAEL J. EDWARDS
LICENSED
DATE: 12.02.2024
2605
KANSAS
PROFESSIONAL ENGINEER

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED DIGITALLY

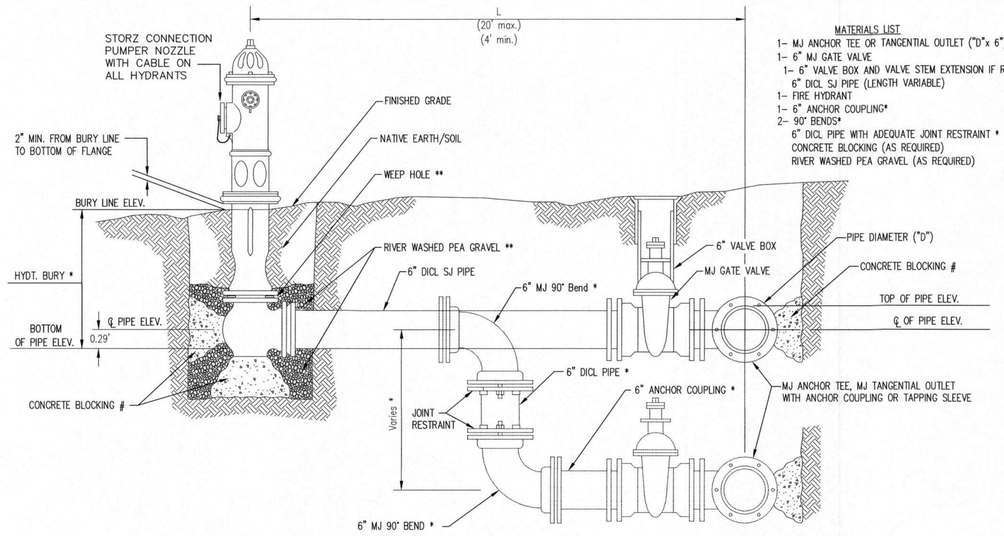
60 0 30 60 120 240

HORIZONTAL SCALE
(IN FEET)
1 inch = 60 ft.

Meadowbrook 4th Addition
Control Map/Plan Sheet
Andover, Kansas

kemiller engineering
516 S. Market, Wichita, KS 67202 (316)264-0242

PROJECT NUMBER			
KEM NO. 24048	FILE WATER	DATE 08/2024	SHEET 2.0
DESIGN ME	DRAWN ZS	REVISED	



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)

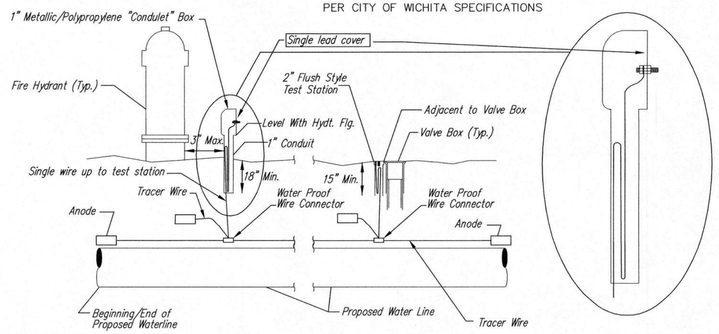
* IF THE REQUIRED HYDRANT BURY IS IN EXCESS OF 5', BUT LESS THAN 7', CONTRACTOR SHALL USE STANDARD 5' HYDRANT BURY AND HYDRANT BARREL EXTENSIONS AS NECESSARY. IF THE REQUIRED HYDRANT BURY IS GREATER THAN 7', CONTRACTOR SHALL USE 5' HYDRANT BURY, 2-MJ 90° BENDS, 6" ANCHOR COUPLING AND 6" DICL PIPE AS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

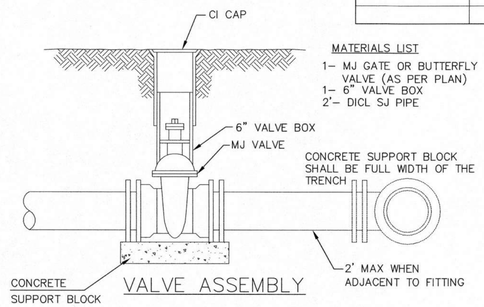
The anodes shall be 3 lb. bare zinc or magnesium. The anodes shall be buried at the same elevation as the waterline at each test station. The anodes shall be connected to 12 AWG CCS which shall be extended to the test station.

TRACER WIRE DETAIL

COST IS SUBSIDIARY TO PIPE INSTALLATION

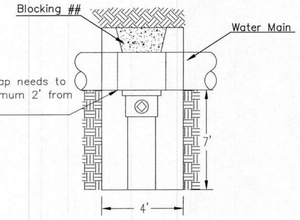
FIRE HYDRANTS REQUIRED

STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*
Sta. 5+41.01 Line 1	1297.75	1292.60	6.0	
Sta. 9+61.13 Line 1	1298.80	1294.00	5.5	
Sta. 6+18.62 Line 6	1307.20	1303.00	5.0	



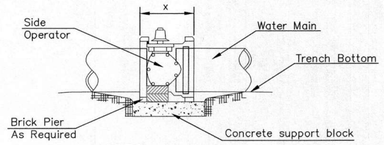
MATERIALS LIST
1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
1- 6" VALVE BOX
2'- DICL SJ PIPE

VALVE ASSEMBLY



CITY TAP

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

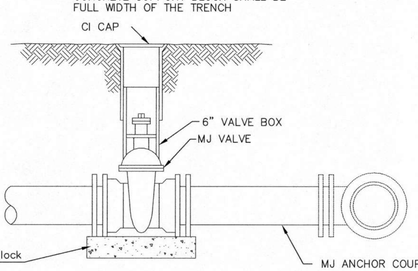


NOTES

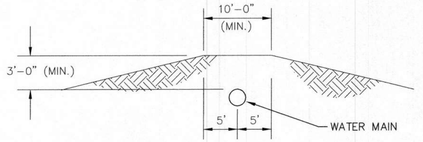
1. This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
2. 6" Valve Box and Cover required per City of Wichita Std. Specifications.
3. Conc. Support Block to be full width of trench.

CONCRETE SUPPORT BLOCKING FOR BUTTERFLY VALVE INSTALLATION

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

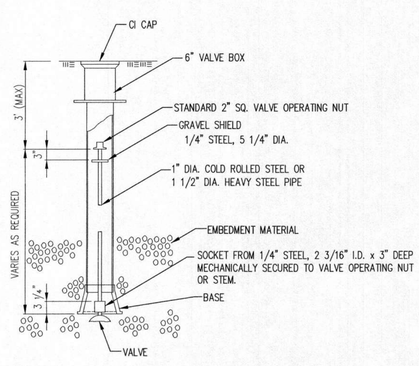


ANCHORED VALVE ASSEMBLY



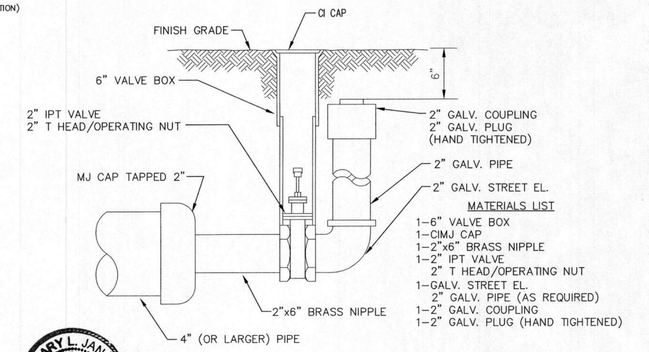
PROTECTIVE FILL DETAIL

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)



VALVE STEM EXTENSION DETAIL

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

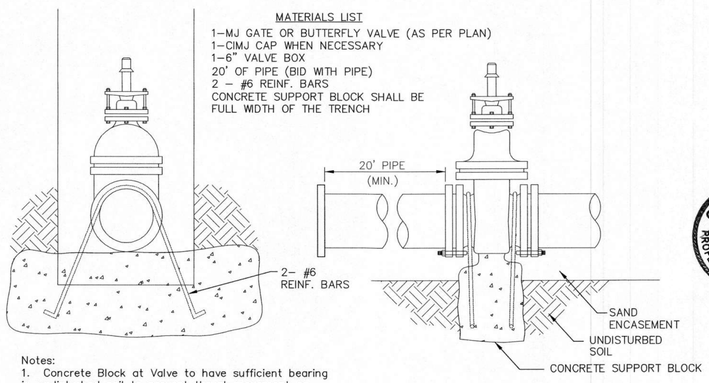


MATERIALS LIST
1-6" VALVE BOX
1-CIMJ CAP
1-2"x6" BRASS NIPPLE
1-2" IPT VALVE
2" T HEAD/OPERATING NUT
1-GALV. STREET EL.
2" GALV. PIPE (AS REQUIRED)
1-2" GALV. COUPLING
1-2" GALV. PLUG (HAND TIGHTENED)

2" BLOWOFF ASSEMBLY



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

REVISED: OCTOBER 2016

CITY OF WICHITA
PUBLIC WORKS & UTILITIES ENGINEERING DIVISION

STANDARD WATER ASSEMBLY DETAIL

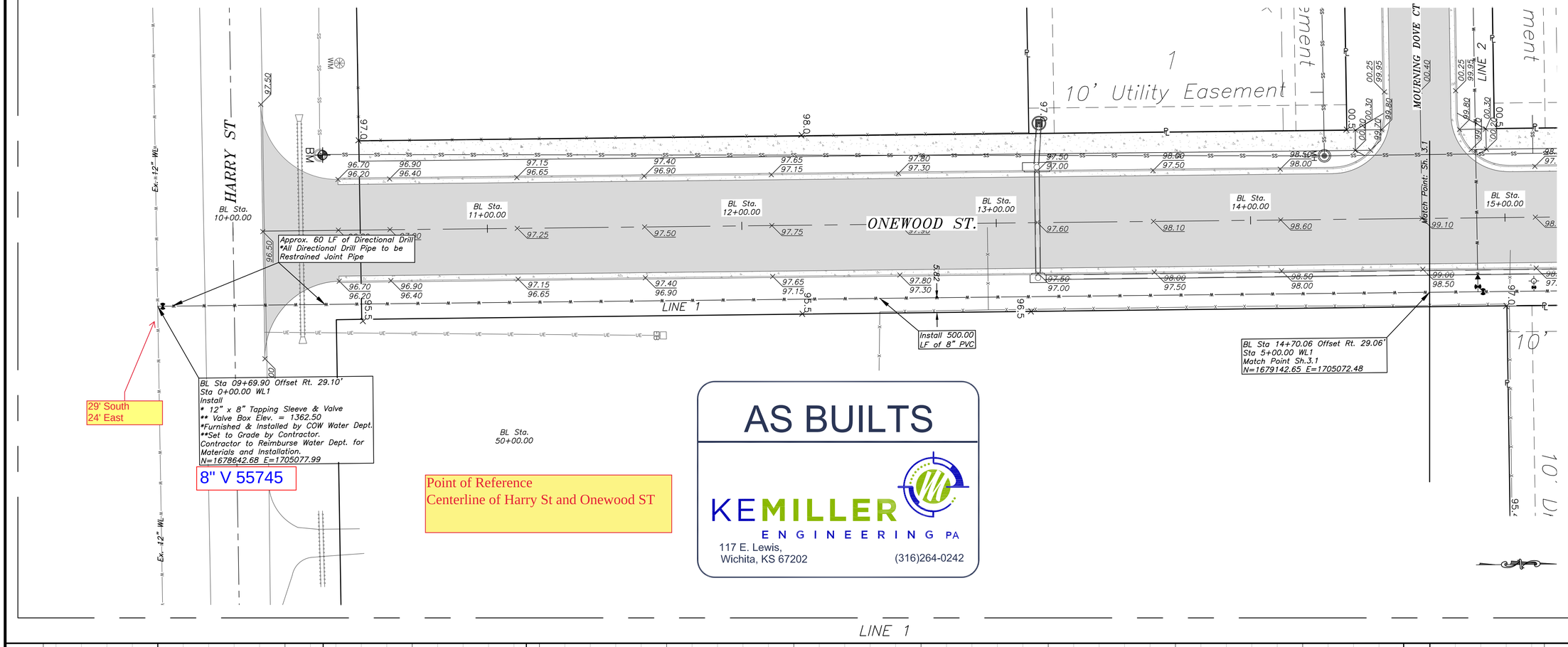
CITY ENGINEER
GARY JANZEN, P.E.

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 2.1

WL-101



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

MICHAEL EDWARD KEMILLER
LICENSED
DATE: 12.19.2024
26045
KANSAS
PROFESSIONAL ENGINEER

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED DIGITALLY

WATER DISTRIBUTION SYSTEM

MEADOWBROOK SUBDIVISION 4TH ADDITION

ANDOVER, KANSAS

VERTICAL SCALE
1 INCH = 5 FEET

HORIZONTAL SCALE: 1 INCH = 20 FEET

REVISIONS

KEM PROJ.	DATE
24048	05.2024
DESIGNED	DRAWN
KEM	CC

Plan & Profile Line 1

SHEET **3.0**

December 19, 2024

Point of Reference:
Centerline of Onewood St and Mourning Ct

Point of Reference:
Centerline of Onewood St and Nighthawk Ct

Point of Reference:
Centerline of Onewood st and Bluebird Ct

Point of Refence:
Centerline of Onewood St and Goldfinch Ct

ONEWOOD ST.

MOURNING DOVE CT

BLUEBIRD CT

GOLDFINCH CT

NIGHTHAWK CT

LINE 1

LINE 2

LINE 3

LINE 4

Match Point: Sh. 3.0

Match Point Sh. 3.2

Install 19.01 LF of 8" PVC

Install 164.60 LF of 8" PVC

Install 121.4 LF of 8" PVC

Install 134 LF of 8"

Install 38.87 LF of 8" PVC

BL Sta 14+70.06 Offset Rt. 29.06'
Sta 5+00.00 WL1
Match Point Sh. 3.0
N=1679142.65 E=1705072.48

BL Sta 14+89.07 Offset Rt. 29.06'
Sta 5+19.01 WL1
Sta 0+00.00 WL2
Install 8" x 6" MJ Tee
1 – 8" Gate Valve Ass'y (N)
1 – 6" Gate Valve Ass'y (W)
Valve Box Elev = 1297.80
N=1679161.66 E=1705072.28
MATCH POINT – Sheet 4.0

BL Sta 15+11.07 Offset Rt. 29.06'
Sta 5+41.01 WL1
Install Fire Hydrant Assembly
L = 4.0'; H = 6.0'
Bury Line Elev = 1297.75
Valve Box Elev = 1297.75
N=1679183.66 E=1705072.03

!!CAUTION!!
Prop. 8"
SS Crossing

BL Sta 16+75.68 Offset Rt. 29.05'
Sta 7+05.61 WL1
Sta 0+00.00 WL3
Install 8" x 6" MJ Tee
1 – 6" Gate Valve Ass'y (E)
Valve Box Elev = 1298.20
N=1679348.25 E=1705070.23
MATCH POINT – Sheet 5.0

BL Sta 17+59.08 Offset Rt. 29.05'
Sta 8+27.01 WL1
Sta 0+00.00 WL4
Install 8" x 6" MJ Tee
1 – 8" Gate Valve Ass'y (N)
1 – 6" Gate Valve Ass'y (W)
Valve Box Elev = 1298.50
N=1679469.65 E=1705068.69
MATCH POINT – Sheet 6.0

BL Sta 19+31.19 Offset Rt. 29.04'
Sta 9+61.13 WL1
Install Fire Hydrant Assembly
L = 4.0'; H = 5.5'
Bury Line Elev = 1298.80
Valve Box Elev = 1298.80
N=1679603.76 E=1705067.41

BL Sta 19+70.06 Offset Rt. 29.03'
Sta 10+00.00 WL1
Match Point Sh.3.2
N=1679142.62 E=1705066.98

FH 17557
6" V 56547

Hydrant:39'North 22 East
Valve : 39' North 23' East
Tee: 39' North 24' East

6" V 56550

19' North
34' East

27' East
14' South
6" valve

27' East
14' South
8" Valve

FH 17556
6" V 56546

30' South 27' East Hydrant
30' South 29' East Valve
30' South 33 East Tee

6" V 56551 (LW)
8" V 56552 (LW)

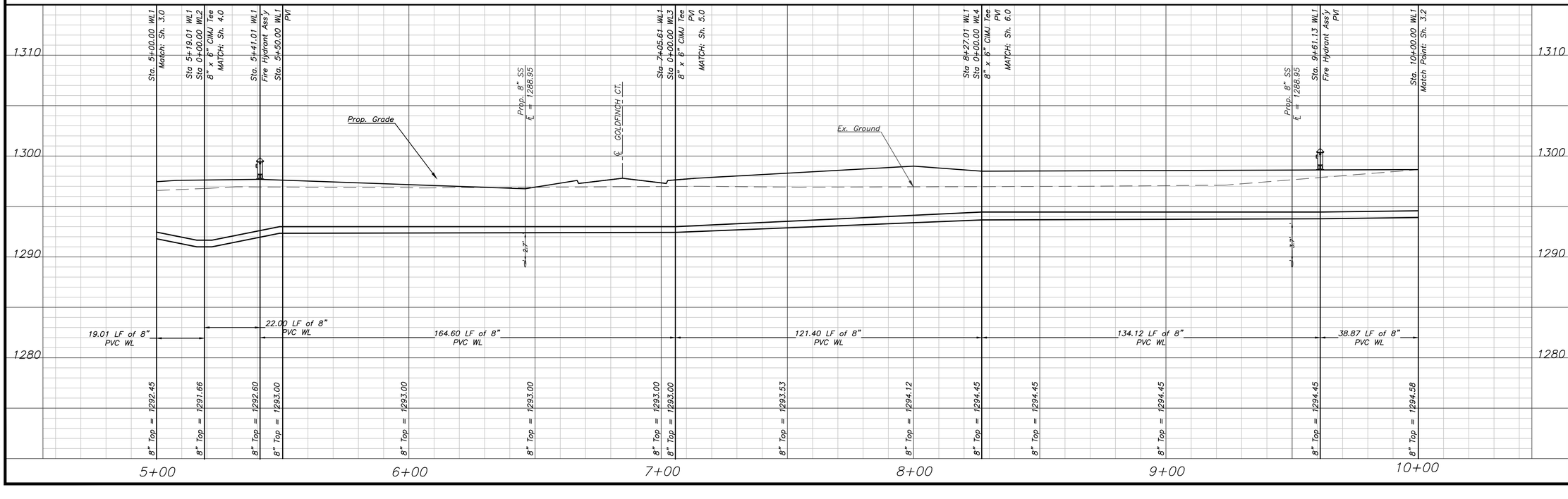
8" Gate Valve
19'North
24' East

6" Gate valve
18' North
23' East

6" V 56548 (LW)
8" V 56549 (LN)

AS BUILTS

KEMILLER ENGINEERING PA
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Wichita, KS 67202
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January 6, 2025

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

MICHAEL EDWARD KEMILLER
LICENSED
DATE: 12.19.2024
26045
KANSAS
PROFESSIONAL ENGINEER

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED DIGITALLY

WATER DISTRIBUTION SYSTEM

MEADOWBROOK SUBDIVISION 4TH ADDITION

ANDOVER, KANSAS

VERTICAL SCALE
1 INCH = 5 FEET

HORIZONTAL SCALE: 1 INCH = 20 FEET

REVISIONS

KEM PROJ.	DATE
24048	05.2024
DESIGNED	DRAWN
KEM	CC

Plan & Profile Line 1

SHEET **3.1**

AS BUILTS

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Point of Refence:
Centerline of Onewood St and Songbird St

BL Sta 19+70.06 Offset Rt. 29.03'
Sta 10+00.00 WL1
Match Point Sh.3.1
N=1679142.62 E=1705066.98

BL Sta 19+83.68 Offset Rt. 29.03'
Sta 10+13.62 WL1
Sta 0+00.00 WL5
Install 8" x 6" MJ Tee
1 – 8" Gate Valve Ass'y (N)
1 – 6" Gate Valve Ass'y (E)
Valve Box Elev = 1298.20
N=1679656.24 E=1705066.83
MATCH POINT – Sheet 7.0

BL Sta 21+00.91 Offset Rt. 29.02'
Sta 11+30.84 WL1
Sta 0+00.00 WL6
Install 8" x 8" MJ Tee
1 – 8" Gate Valve Ass'y (W)
Valve Box Elev = 1299.30
N=1679773.46 E=1705065.54
MATCH POINT – Sheet 8.0

BL Sta 22+00.25 Offset Rt. 29.01'
Sta 12+30.00 WL1
Install 8" Special Anchor Valve
N=1679872.79 E=1705064.22

BL Sta 22+20.25 Offset Rt. 29.00'
Sta 12+50.00 WL1
Install 2" Blowoff Valve
N=1679892.79 E=1705064.22

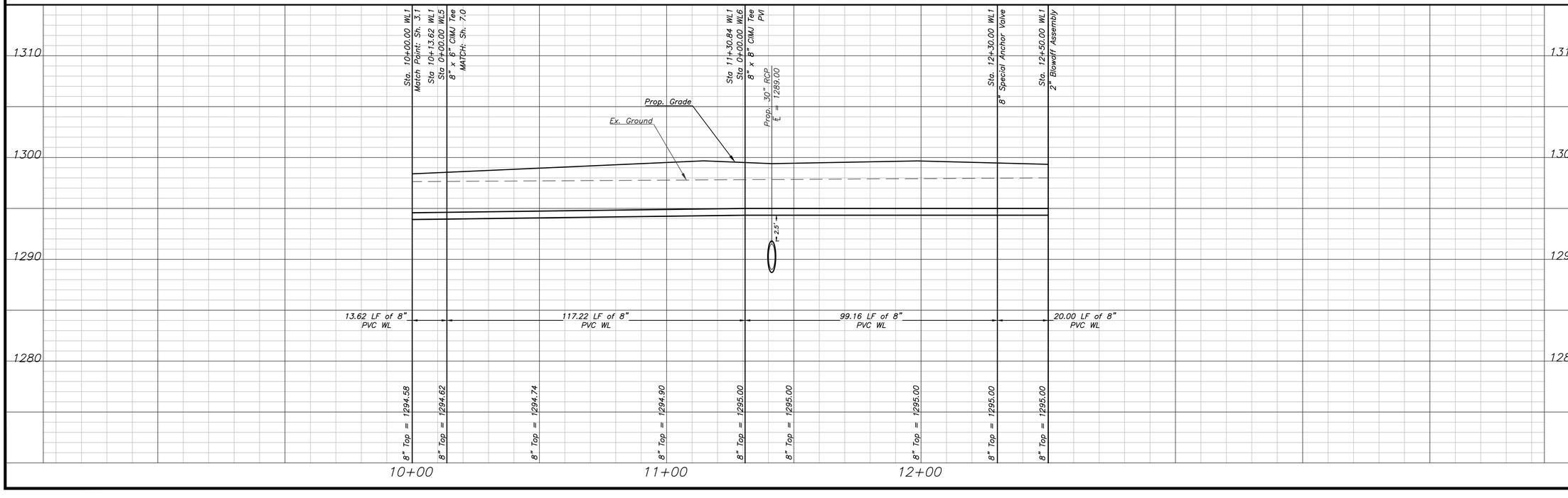
Install 13.62 LF of 8" PVC
Install 117.22 LF of 8" PVC
99.16 LF of 8" PVC
Install 20.00 LF of 8" PVC

8" V 56554 (LN)
6" V 56553 (LE)
91' South 28' East 8"
92' South 29' East 6"

8" 56555 (LW)
29' North
27' East

127' North
26' East
8" V 56556

145' North
28' East
2" BO 54360



LINE 1

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WATER DISTRIBUTION SYSTEM

MEADOWBROOK SUBDIVISION 4TH ADDITION

ANDOVER, KANSAS

VERTICAL SCALE
1 INCH = 5 FEET

HORIZONTAL SCALE: 1 INCH = 20 FEET

REVISIONS

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24048	05.2024
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KEM	CC

Plan & Profile Line 1

SHEET **3.2**

December 19, 2024

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MICHAEL J. EDWARDS
LICENSED
DATE: 12.19.24
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201' West
45' South

2" BO 56557

BL Sta. 202+03.62 Offset Rt. 39.36'
Sta 3+64.23 WL2
Install 2" Blowoff Assembly
Valve Box Elev = 1302.10
N=1679096.97 E=1704840.49

205' West
41' South

Install 13.66
LF of 6" PVC

BL Sta. 202+17.28 Offset Rt. 39.22'
Sta 3+50.57 WL2
Install 6" CIMJ 45° Bend (H)
N=1679096.88 E=1704826.82

248' West
16' South

BL Sta. 202+39.90 Offset Rt. 16.15'
Sta 3+18.26 WL2
Install 6" CIMJ 45° Bend (H)
N=1679119.57 E=1704803.83

Install 32.05
LF of 6" PVC

21' North
22' East

BL Sta. 199+70.79 Offset Rt. 21.50'
Sta 5+19.01 WL1
Sta 0+00.00 WL2
Install 8" x 6" MJ Tee
1 – 8" Gate Valve Ass'y (N)
1 – 6" Gate Valve Ass'y (W)
Valve Box Elev = 1297.80
N=1679161.66 E=1705072.28
MATCH POINT – Sheet 3.1

6" V 56548

BL Sta. 200+00.00

!!CAUTION!! Prop. 8" SS Crossing

!!CAUTION!! Prop. 15" RCP Crossing

MOURNING DOVE CT.

BL Sta. 201+00.00

BL Sta. 202+00.00

Install 195.10
LF of 6" PVC

Install 26.53
LF of 6" PVC

Install 32.44
LF of 6" PVC

Install 32.14
LF of 6" PVC

Install 32.31
LF of 6" PVC

LINE 1

LINE 2

ONEWOOD ST.

BL Sta. 201+65.89 Offset Rt. 21.50'
Sta 1+95.10 WL2
Install 6" CIMJ 45° Bend (H)
N=1679158.44 E=1704877.20

178' West
29' North

BL Sta. 201+85.20 Offset Rt. 39.70'
Sta 2+21.63 WL2
Install 6" CIMJ 45° Bend (H)
N=1679176.32 E=1704857.60

190' West
32' North

BL Sta. 202+17.33 Offset Rt. 39.11'
Sta 2+53.77 WL2
Install 6" CIMJ 45° Bend (H)
N=1679175.19 E=1704825.48

223' West
32' North

BL Sta. 202+40.00 Offset Rt. 15.91'
Sta 2+86.21 WL2
Install 6" CIMJ 45° Bend (H)
N=1679151.62 E=1704803.19

248' West
16' North

Point of Reference:
Centerline of Onewood St and
Mourning Dove Ct

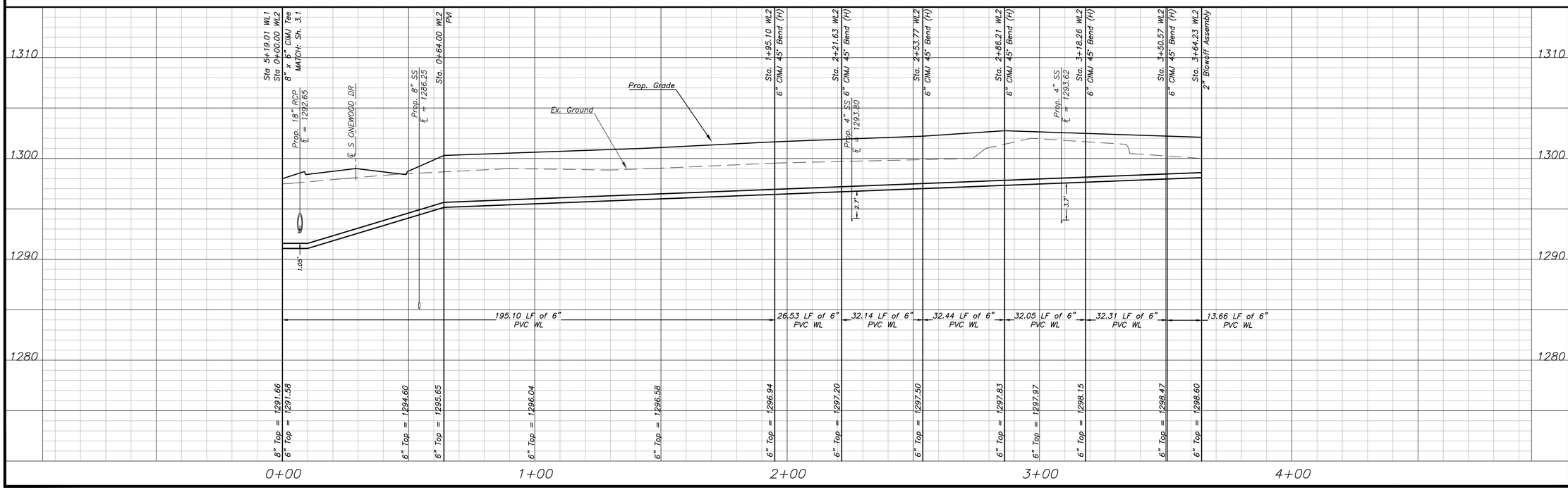
20' Utility Easement

10' Drainage Easement

25' Bldg Stbk

20' Drainage Easement

10' Utility Easement



WATER DISTRIBUTION SYSTEM

MEADOWBROOK SUBDIVISION 4TH ADDITION

ANDOVER, KANSAS

VERTICAL SCALE
1 INCH = 5 FEET

HORIZONTAL SCALE: 1 INCH = 20 FEET

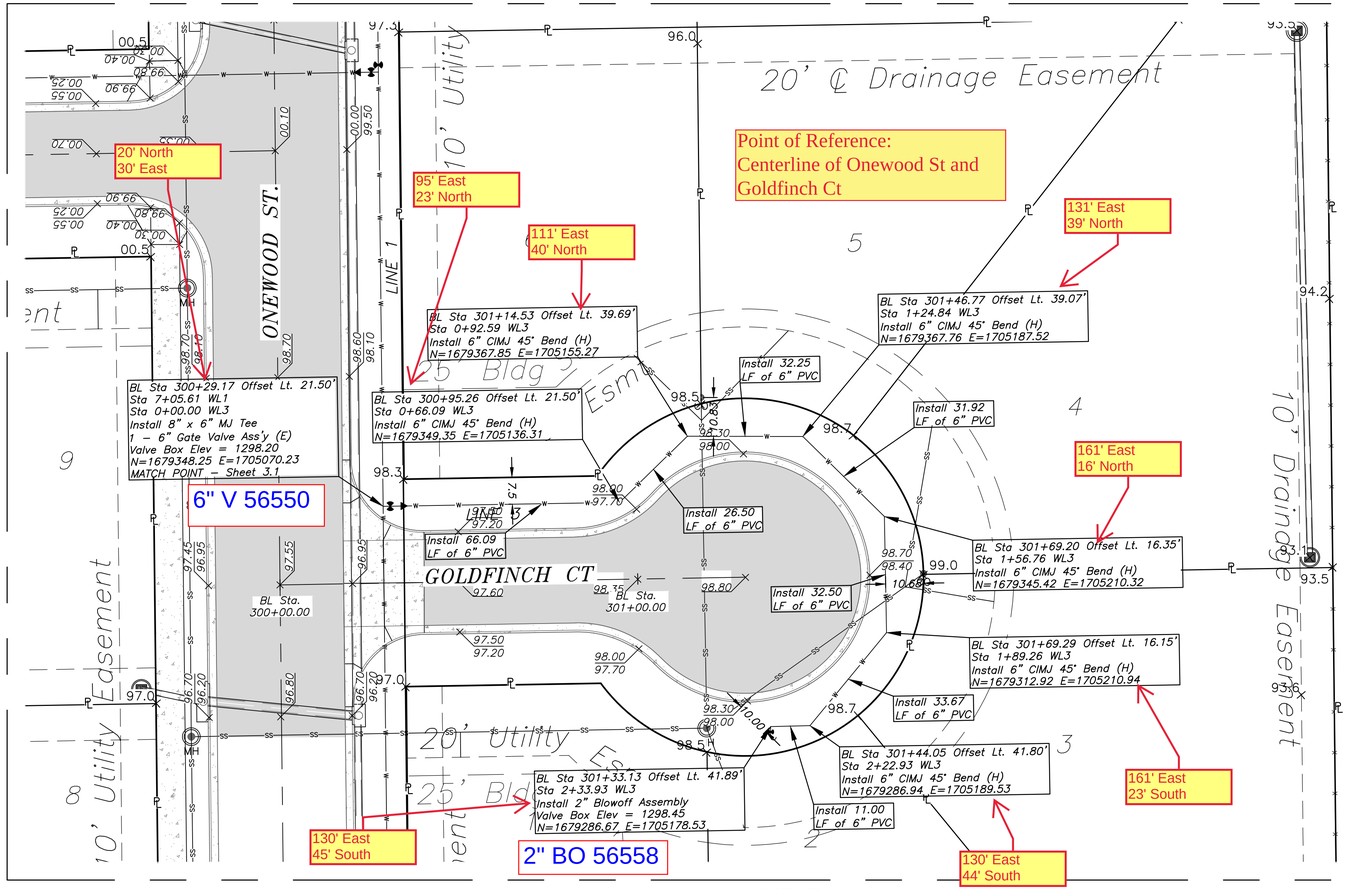
REVISIONS		

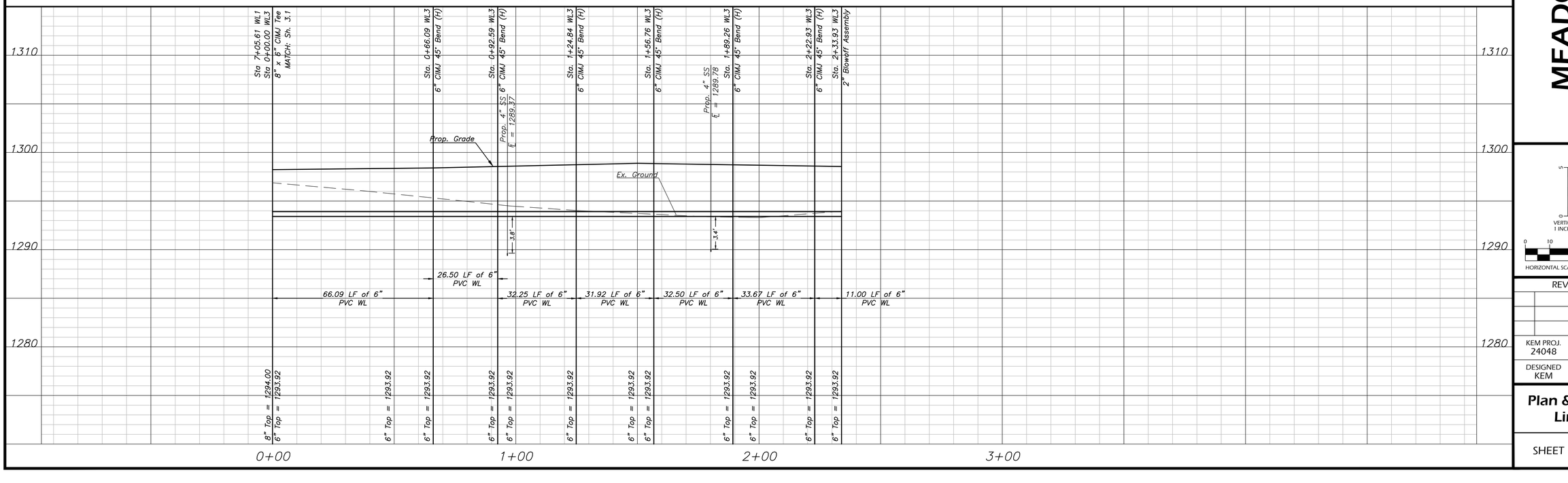
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24048	05.2024
DESIGNED	DRAWN
KEM	CC

Plan & Profile Line 1

SHEET **4.0**

December 19, 2024





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

MICHAEL J. EDWARDS
LICENSED
DATE: 05.09.2025
26045
PROFESSIONAL ENGINEER

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED DIGITALLY

WATER DISTRIBUTION SYSTEM

MEADOWBROOK SUBDIVISION 4TH ADDITION

ANDOVER, KANSAS

VERTICAL SCALE
1 INCH = 5 FEET

HORIZONTAL SCALE: 1 INCH = 20 FEET

REVISIONS		
KEM PROJ. 24048	DATE 05.2024	
DESIGNED KEM	DRAWN CC	

Plan & Profile Line 1

SHEET **5.0**

May 9, 2025

2" BO 56559

BL Sta. 399+70.79 Offset Rt. 21.50'
Sta 8+27.01 WL1
Sta 0+00.00 WL4
Install 8" x 6" MJ Tee
1 – 8" Gate Valve Ass'y (N)
1 – 6" Gate Valve Ass'y (W)
Valve Box Elev = 1298.50
N=1679469.65 E=1705068.69
MATCH POINT – Sheet 6.0

21' North 24' East 6"
23' North 22' East 8"

8" 56552 (LN)
6" 56551 (LW)

200' West
45' South

BL Sta. 402+03.62 Offset Rt. 39.36'
Sta 3+64.23 WL4
Install 2" Blowoff Assembly
Valve Box Elev = 1302.10
N=1679404.95 E=1704837.14

205' West
42' South

BL Sta. 402+17.28 Offset Rt. 39.22'
Sta 3+50.57 WL4
Install 6" CIMJ 45° Bend (H)
N=1679404.86 E=1704823.48

248' West
16' South

BL Sta. 402+39.90 Offset Rt. 16.15'
Sta 3+18.22 WL4
Install 6" CIMJ 45° Bend (H)
N=1679427.56 E=1704800.48

BL Sta. 402+40.00 Offset Rt. 15.91'
Sta 2+86.17 WL4
Install 6" CIMJ 45° Bend (H)
N=1679459.61 E=1704799.84

248' West
18' South

BL Sta. 402+17.33 Offset Rt. 39.11'
Sta 2+53.73 WL4
Install 6" CIMJ 45° Bend (H)
N=1679483.18 E=1704822.13

225' West
33' North

BL Sta. 401+85.20 Offset Rt. 39.70'
Sta 2+21.59 WL4
Install 6" CIMJ 45° Bend (H)
N=1679484.31 E=1704854.25

191' West
32' North

BL Sta. 401+65.89 Offset Rt. 21.50'
Sta 1+95.06 WL4
Install 6" CIMJ 45° Bend (H)
N=1679466.43 E=1704873.86

178' West
30' North

Point of Reference:
Centerline of Onewood St and Bluebird Ct

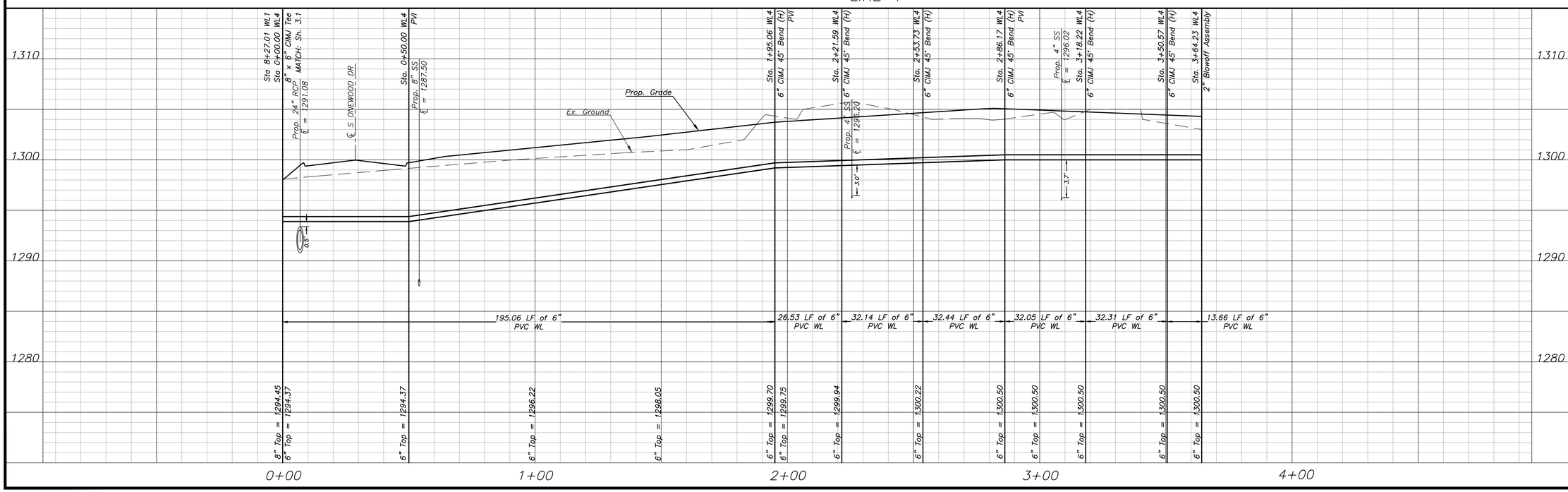
Install 13.66 LF of 6" PVC
Install 32.31 LF of 6" PVC
Install 32.05 LF of 6" PVC
Install 32.44 LF of 6" PVC
Install 32.14 LF of 6" PVC
Install 26.53 LF of 6" PVC
Install 195.06 LF of 6" PVC

BLUEBIRD CT
ONEWOOD ST.
LINE 1
LINE 4

!!CAUTION!! Prop. 8" SS Crossing
!!CAUTION!! Prop. 15" RCP Crossing

BL Sta. 400+00.00
BL Sta. 401+00.00
BL Sta. 402+00.00

20' Utility Easement
25' Bldg Setback
10' Drainage Easement



AS BUILTS

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MICHAEL J. EDWARDS LICENSED DATE: 12.19.2024 26045 PROFESSIONAL ENGINEER

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WATER DISTRIBUTION SYSTEM

MEADOWBROOK SUBDIVISION 4TH ADDITION

ANDOVER, KANSAS

VERTICAL SCALE
1 INCH = 5 FEET

HORIZONTAL SCALE: 1 INCH = 20 FEET

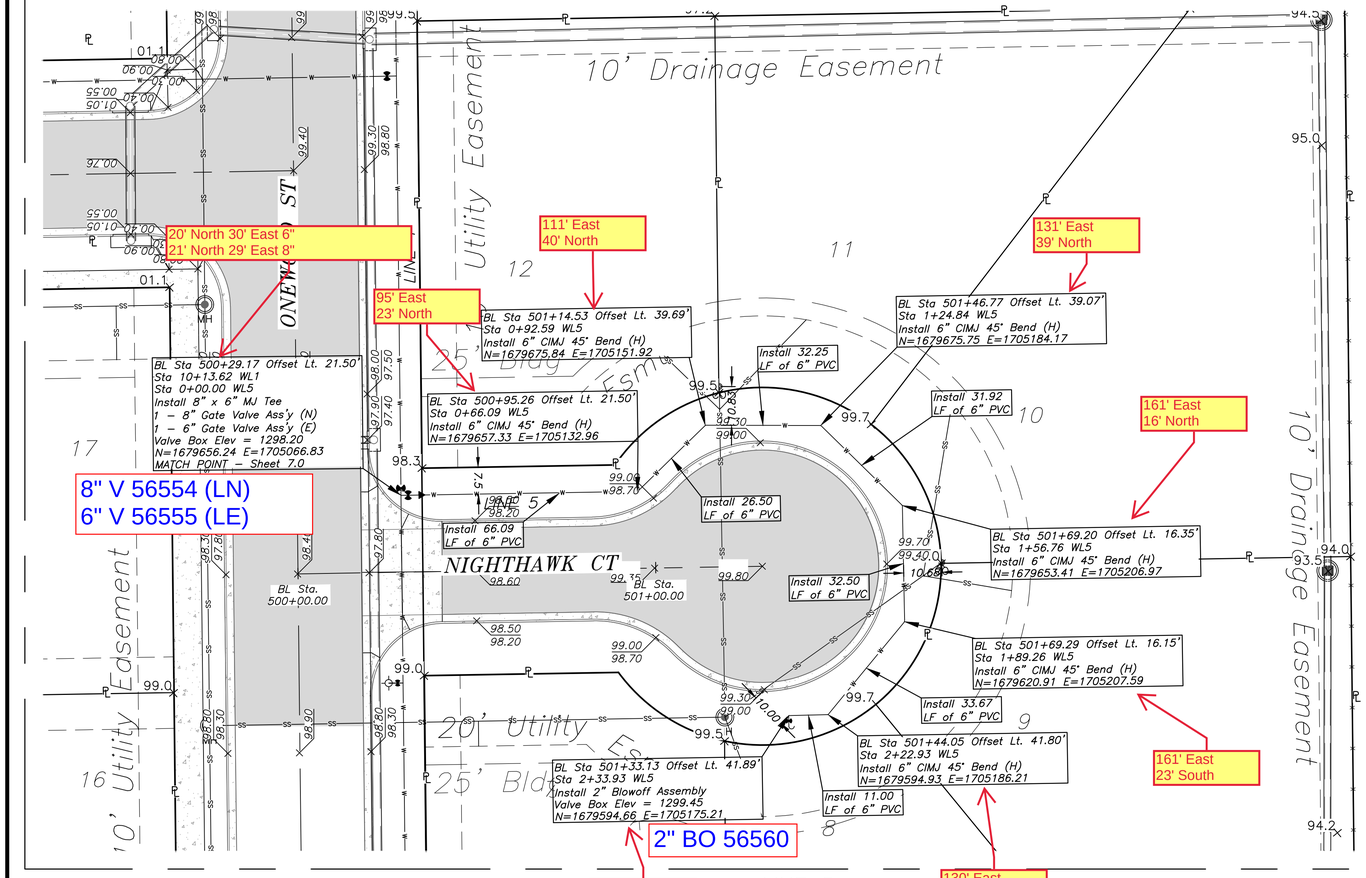
REVISIONS	

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KEM	CC

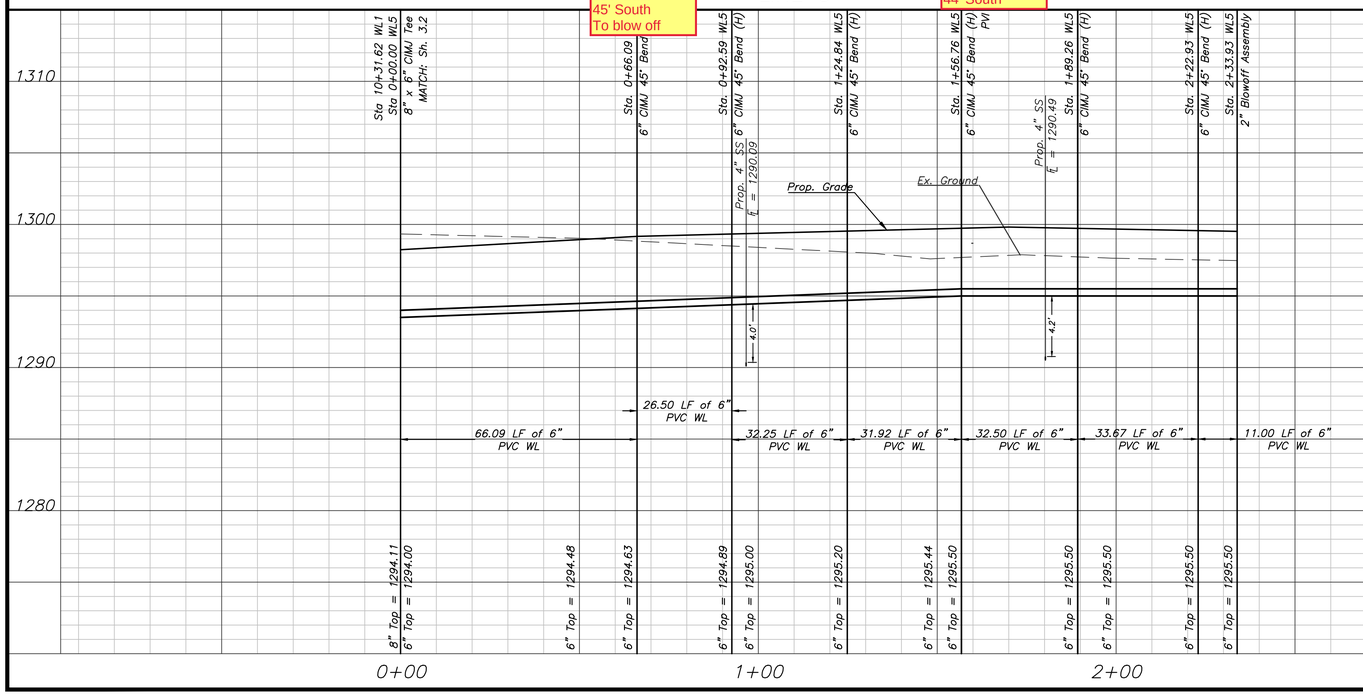
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SHEET **6.0**

December 19, 2024



Point of Reference:
Centerline of Onewood St and Nighthawk Ct



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MICHAEL J. EDWARDS LICENSED DATE: 12.19.2024 26045 KANSAS PROFESSIONAL ENGINEER

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WATER DISTRIBUTION SYSTEM

MEADOWBROOK SUBDIVISION 4TH ADDITION

ANDOVER, KANSAS

VERTICAL SCALE
1 INCH = 5 FEET

HORIZONTAL SCALE: 1 INCH = 20 FEET

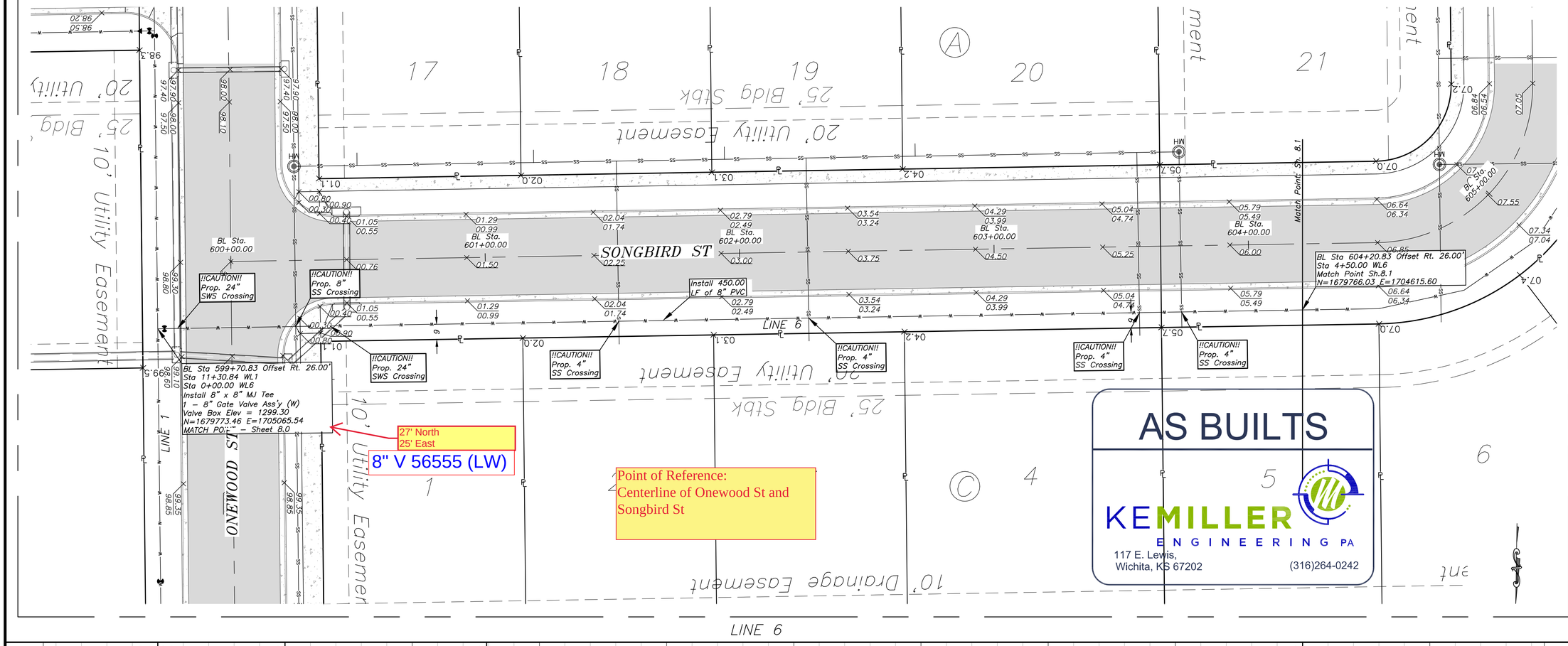
REVISIONS		

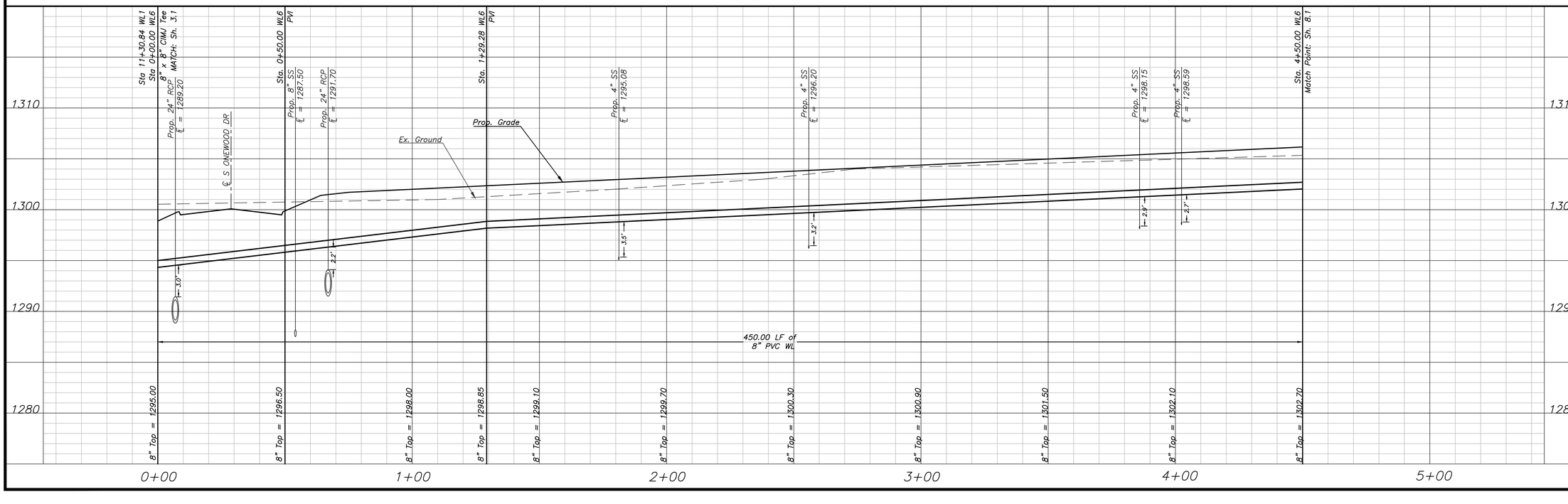
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24048	05.2024
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Plan & Profile Line 1

SHEET **7.0**

May 9, 2025





LINE 6

December 20, 2024

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MICHAEL J. EDWARDS
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DATE: 12.19.2024
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WATER DISTRIBUTION SYSTEM

MEADOWBROOK SUBDIVISION 4TH ADDITION

ANDOVER, KANSAS

VERTICAL SCALE
1 INCH = 5 FEET

HORIZONTAL SCALE: 1 INCH = 20 FEET

REVISIONS

KEM PROJ.	DATE
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KEM	CC

Plan & Profile Line 1

SHEET **8.0**

BL Sta 604+20.83 Offset Rt. 26.00'
Sta 4+50.00 WL6
Match Point Sh.8.0
N=1679766.03 E=1704615.60

Match Point: Sh. 8.0

Install 29.95 LF of 8" PVC

BL Sta 604+50.78 Offset Rt. 26.00'
Sta 4+79.95 WL6
Install 8" CIMJ 11.25° Bend (H)
N=1679765.54 E=1704585.65

452' West
26' North

Install 34.34 LF of 8" PVC

!!CAUTION!!
Prop. 4"
SS Crossing

476' West
27' North

BL Sta 604+75.13 Offset Rt. 26.00'
Sta 5+14.29 WL6
Install 8" CIMJ 22.5° Bend (H)
N=1679758.28 E=1704552.09

BL Sta 605+00.00

BL Sta 605+23.47 Offset Rt. 26.00'
Sta 5+82.45 WL6
Install 8" CIMJ 22.5° Bend (H)
N=1679710.34 E=1704505.44

BL Sta. 606+00.00

MEADOWHAVEN ST

Install 34.08 LF of 8" PVC

BL Sta 604+99.30 Offset Rt. 25.95'
Sta 5+48.37 WL6
Install 8" CIMJ 22.5° Bend (H)
N=1679738.88 E=1704524.07

521' West
20' North

Install 34.08 LF of 8" PVC

Install 12.60 LF of 8" PVC

BL Sta 605+32.40 Offset Rt. 24.43'
Sta 5+95.05 WL6
Install Fire Hydrant Assembly
L = 4.0'; H = 5.0'
Bury Line Elev = 1307.20
Valve Box Elev = 1307.20
N=1679697.92 E=1704503.11

Hydrant 594' West 32' South
Valve 595' West 32' South
Tee 599' West 32' South

FH 17558
6" V 56545

!!CAUTION!!
Prop. 4"
SS Crossing

Install 144.91 LF of 8" PVC

Install 21.64 LF of 8" PVC

BL Sta 605+47.82 Offset Rt. 26.00'
Sta 6+16.79 WL6
Install 8" CIMJ 11.25° Bend (H)
N=1679676.59 E=1704499.11

613' West
110' South

!!CAUTION!!
Prop. 4"
SS Crossing

613' West
365' South
to Blowofff

BL Sta 606+92.53 Offset Rt. 26.00'
Sta 7+61.69 WL6
Remove Ex. 2" Blowoff
Connect to Ex. 8" Water Line
N=1679531.69 E=1704500.69

MEADOWHAVEN ST

Ex. 8" WL

Ex. Anchor Valve

Point of Reference:
Centerline of Onewood St
and Songbird St.

SONGBIRD ST

LINE 4

LINE 5

LINE 6

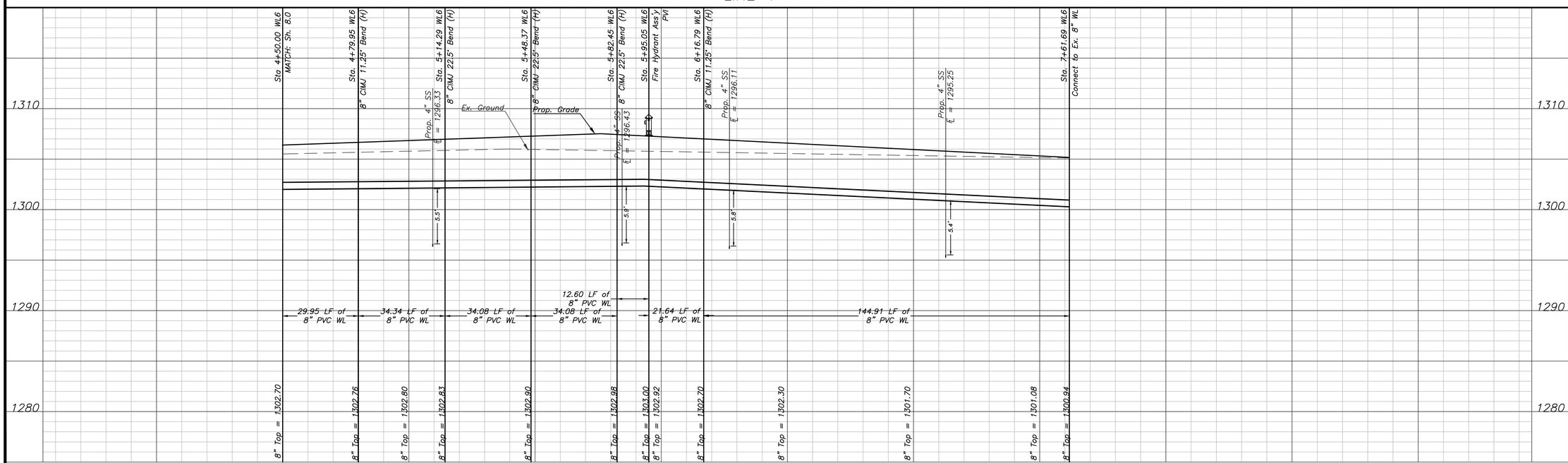
LINE 9

22

20' Utility Easement

25' Bldg Stbk

BM



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Wichita, KS 67202 (316)264-0242

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MICHAEL J. EDWARDS
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DATE: 05.09.2024
26045
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WATER DISTRIBUTION SYSTEM

MEADOWBROOK SUBDIVISION 4TH ADDITION

ANDOVER, KANSAS

VERTICAL SCALE
1 INCH = 5 FEET

HORIZONTAL SCALE: 1 INCH = 20 FEET

REVISIONS

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SHEET **8.1**

May 9, 2025