

GENERAL NOTES

- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS. ALL CONSTRUCTION SHALL BE COMPLETED FOLLOWING CURRENT CITY STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
- 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 (GAS) 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
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL GIVE ALL PROPERTY OWNERS AND/OR TENANTS OF DEVELOPED PROPERTY ADJUTING THE CONSTRUCTION OF THIS PROJECT A MINIMUM OF TEN (10) DAYS NOTICE PRIOR TO START OF CONSTRUCTION.
- 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.
- 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 FIELD GRADES BY THE CONTRACTOR.
- THE CONTRACTOR SHALL NOTIFY THE INSPECTING ENGINEER AND DAWNITA REINHARDT AT 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.
- IF TRAFFIC WILL BE IMPACTED BY CONSTRUCTION, A TRAFFIC CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY TRAFFIC ENGINEER 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 CONTRACTOR'S RESPONSIBILITY.
- ALL ELEVATIONS SHOWN ARE NGVD 29.
- ALL AREAS DISTURBED DURING CONSTRUCTION THAT WILL NOT BE UNDER PROPOSED PAVEMENT SHALL BE RESTORED TO MATCH EXISTING CONDITIONS.
- ALL APPLICABLE FEES (TAP, EQUITY, IN LIEU OF & MAIN BENEFIT) MUST BE PAID BEFORE ANY CONNECTIONS CAN BE MADE ON THIS PROJECT. QUOTES CAN BE OBTAINED ON FEES BY CALLING 316-268-4555.
- MAINTAIN A MINIMUM OF 10-FOOT HORIZONTAL SEPARATION BETWEEN ALL WATER LINES (MANS, SERVICES, AND FIRE HYDRANTS) AND ALL SANITARY SEWER LINES (MANS, SERVICES, AND MANHOLES). ALL SEPARATION DISTANCES ARE TO BE MEASURED FROM EDGE-TO-EDGE, AT THE CLOSEST POINT.
- MAINTAIN A MINIMUM OF 2-FOOT VERTICAL SEPARATION BETWEEN ALL WATER LINES (MANS AND SERVICES) AND ALL GRAVITY SANITARY SEWER LINES (MANS, SERVICES, AND MANHOLES) AT CROSSINGS. ALL SEPARATION DISTANCES ARE TO BE MEASURED FROM EDGE-TO-EDGE, AT THE CLOSEST POINT.
- MAINTAIN A MINIMUM OF 2-FOOT VERTICAL SEPARATION BETWEEN ALL WATER LINES (MANS AND SERVICES) AND ALL PRESSURIZED SANITARY SEWER LINES (FORCE MANS AND SERVICES) AT CROSSINGS. WATER LINES MUST ALWAYS BE PLACED ABOVE PRESSURIZED SANITARY SEWER WHERE THEY CROSS. ALL SEPARATION DISTANCES ARE TO BE MEASURED FROM EDGE-TO-EDGE, AT THE CLOSEST POINT.
- CITY MAINTENANCE OF WATER MAINS ENDS AT RIGHT-OF-WAY OR EASEMENT LINE OR WITHIN TWO FEET OF VAULT.
- CONTRACTOR SHALL LIMIT THE EXTENT OF TRENCH OPEN OVERNIGHT AND WEEKENDS TO LESS THAN 50 FEET.
- EXISTING UTILITIES AND THEIR LOCATION, AS SHOWN ON THE PLANS REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS COMPANIES AND IS EITHER FROM COMPANY UTILITY DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
- 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.
- 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.
- 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.
- REQUESTS FOR SHORT TERM WATER INTERRUPTIONS SHALL BE MADE TO THE CITY WATER DISTRIBUTION DIVISION AND WILL BE SUBJECT TO THEIR APPROVAL. THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ANY PROPERTY OWNER, BUSINESS, AND/OR TENANTS THAT WILL HAVE WATER SERVICE INTERRUPTED AT LEAST 5 DAYS IN ADVANCE. SUCH NOTIFICATIONS SHOULD INDICATE THE TIME AND DATE THAT THE WATER WILL BE TURNED OFF AND WHEN THE SERVICE WILL BE RESTORED. NO BUSINESS, PROPERTY OWNER, AND/OR TENANTS SHALL BE WITHOUT WATER SERVICE FOR MORE THAN 8 HOURS. PROPOSED TIE IN LOCATIONS WHICH WILL AFFECT WATER SERVICE TO PROPERTY OWNERS SHALL BE PERFORMED DURING NON-PEAK HOURS.
- 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.
- DEFLECTIONS AT PIPE JOINT OR COUPLINGS SHALL NOT EXCEED THE PIPE MANUFACTURER'S RECOMMENDED MAXIMUM. WHERE DEFLECTIONS ARE GREATER THAN THE MAXIMUM ALLOWED, THE CONTRACTOR SHALL UTILIZE CIMI LONG SLEEVE OR MULTIPLE JOINTS.
- ANY EXISTING JOINT EXPOSED DURING EXCAVATION SHALL BE REPLACED IF WITHIN FOUR FEET OF PROPOSED JOINT.
- 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.
- ALL WET TAPS SHALL BE INSTALLED BY THE CITY OF WICHITA. THE CONTRACTOR WILL REIMBURSE THE CITY FOR TAPPING FEES.
- THE CONTRACTOR SHALL PROTECT FROM DAMAGE AND SUPPORT EXISTING UTILITIES THROUGH CONSTRUCTION AS APPROVED BY THE UTILITY OWNER AND THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
- WORK DONE UNDER THIS PROJECT IS SUBJECT TO THE CITY OF WICHITA REQUIREMENTS FOR "CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS BY PRIVATE CONTRACT". THE CONTRACTOR SHALL BE FAMILIAR AND COMPLY WITH ALL OF THE REQUIREMENTS, INCLUDING BONDING, INSPECTION, TESTING, NOTIFICATION, PROVIDING AS-BUILT DRAWINGS, PAYING FOR ALL NECESSARY CONNECTIONS, AND/OR STREET REPAIR FEES AND PROVIDING PIPE MATERIAL AND OTHER CERTIFICATIONS.
- DEVELOPER FOR THIS PROJECT IS:
PERFECTION SIGNATURE PROPERTIES, LLC
11628 W. CENTRAL, SUITE 124
WICHITA, KS 67212
SCOTT LEHNER/JASON RONK
(316) 729-1900

WATER DISTRIBUTION SYSTEM IMPROVEMENTS

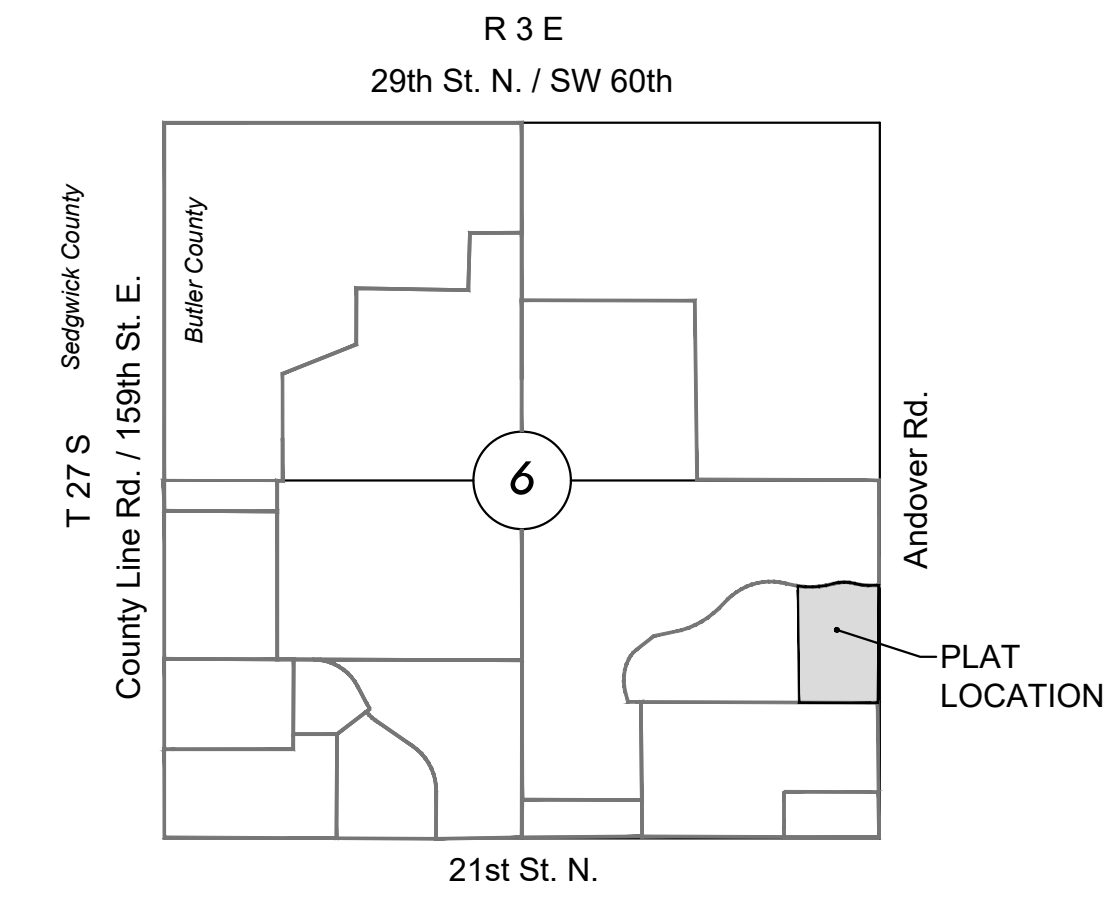
TO SERVE

THE COTTAGES AT CORNERSTONE

CITY OF WICHITA PRIVATE PROJECT NO. 2023-024883PPW

PAUL GUNZELMAN, P.E. - INTERIM CITY ENGINEER (WICHITA)

ORG CODE 54030980



VICINITY MAP
No Scale

INDEX TO DRAWINGS

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07	LINE 3
08	LINES 3A & 3B
09	LINES 4 & 4A
10	LINE 5
11	EROSION CONTROL
12	SERVICE PLAN
13-14	BUBBLE MAP
15-19	BMP SHEETS
20-22	PLAT

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

Engineering	Approved by Shawn Mellies	10/05/2023
Utilities	Approved by Greg Lolley	10/05/2023
Fire Department	Approved by Mike Roosevelt	09/05/2023

NOTE TO CONTRACTORS

Public Property:
Inspection and testing for the water line is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Andover fire protection 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 rights-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the City of 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 Andover licensed fire protection contractor in accordance with the fire codes as adopted by the City of Andover. All material and construction practices for the fire protection line shall comply with the fire codes as adopted by the City of Andover (available from the City of Andover Fire Department). The contractor shall not commence work without notification and approval of the Andover 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 is required on-site.

NOTE: ALL LINES TO BE INSTALLED BY OTHERS ARE SUBJECT TO MABCD REVIEW.

NOTE: CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

BENCHMARKS

DATUM:
THE HORIZONTAL DATUM IS BASED ON THE KANSAS COORDINATE SYSTEM OF 1983, NAD83(2011), SOUTH ZONE. COORDINATES SHOWN HAVE BEEN MODIFIED TO THE GROUND USING A COMBINED ADJUSTMENT FACTOR OF 1.0001200144. STATE PLANE COORDINATES CAN BE CALCULATED BY MULTIPLYING THE SHOWN VALUES BY 0.99988.

ALL ELEVATIONS SHOWN ARE BASED ON THE NGVD 29.

CONTROL POINTS:
CP18,
N:1701504.598 E:1705623.355 EL: 1351.68
5/8" REBAR w/ 2" ALUMINUM MKEC ID CAP

CP19,
N:1701930.489 E:1707205.311 EL: 1350.55
5/8" REBAR w/ 2" RED MKEC ID CAP

CP20,
N:1700201.625 E:1707220.711 EL: 1340.21
CHISELED "X"

CP21,
N:1700184.388 E:1705377.860 EL: 1350.34
5/8" REBAR w/ 2" ALUMINUM MKEC ID CAP

CP22,
N:1701119.749 E:1705420.511 EL: 1351.85
CHISELED "X"

BENCHMARKS:
BM1
N:1701980.843 E:1707185.916 EL:1352.12 (29)
'4' CUT TC AT THE E BULLNOSE OF THE ISLAND IN CORNERSTONE PARKWAY ON THE W SIDE OF ANDOVER ROAD.

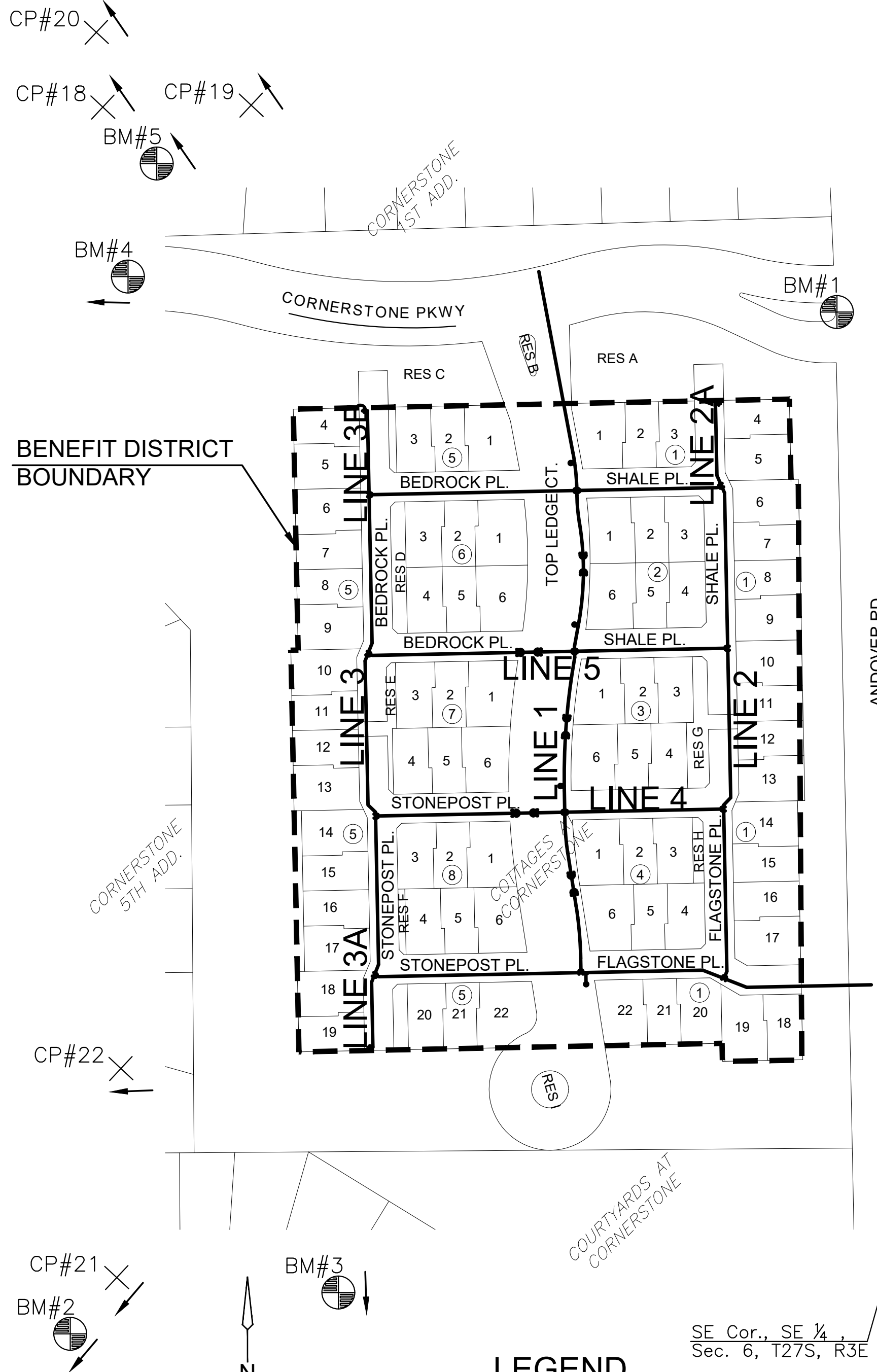
BM2
N:1700085.616 E:1705628.779 EL:1348.78 (29)
SQUARE CUT TC AT THE E RETURN OF THE E DRIVE TO "LIFE CARE CENTER" S SIDE OF 21ST STREET NORTH.

BM3
N:1700091.611 E:1706472.426 EL:1345.44 (29)
SQUARE CUT NE CORNER CURB INLET AT THE SW RETURN OF MARC ST AND 21ST ST NORTH.

BM4
N:1702001.018 E:1706296.090 EL:1348.76 (29)
SQUARE CUT TC ON THE EAST SIDE OF CURB INLET ON THE NORTH SIDE OF CORNERSONE PARKWAY, AT THE RCB BETWEEN LAKEVIEW CT AND FIELDSTONE.

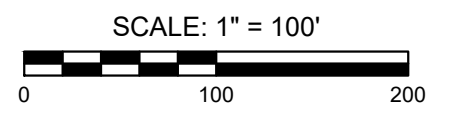
BM5
N:1700995.000 E:1707214.554 EL:1342.57 (29)
COTTON GIN W FACE OF 5TH PP SOUTH OF CORNERSTONE PARKWAY ON THE WEST SIDE OF ANDOVER ROAD.

NOTE:
ALL CONTROL POINTS SHOWN HAVE ELEVATIONS ESTABLISHED USING STANDARD SURVEYING PROCEDURES AND CAN BE USED AS TEMPORARY BENCHMARKS. WHEN USING A CONTROL POINT AS A TEMPORARY BENCHMARK, IT IS RECOMMENDED THAT CROSS-CHECKS BE MADE BY OTHER CONTROL POINTS OR BENCHMARKS TO CONFIRM ELEVATIONS PRIOR TO USE.



LEGEND

- W — EXISTING WATER
- — PROPOSED WATER



AS-BUILT PLANS - FEBRUARY 2024
INSPECTED BY: JEFF THERRELL SR
CONSTRUCTED BY: NOWAK CONSTRUCTION
SUPERINTENDENT: DAVE STARECK

NOTE: WATER LINE VALVES TO BE OPERATED BY CONTRACTOR ONLY IF WATER INSPECTOR IS ON SITE.

WATER DISTRIBUTION SYSTEM IMPROVEMENTS TO SERVE
THE COTTAGES AT CORNERSTONE
 ANDOVER, KANSAS

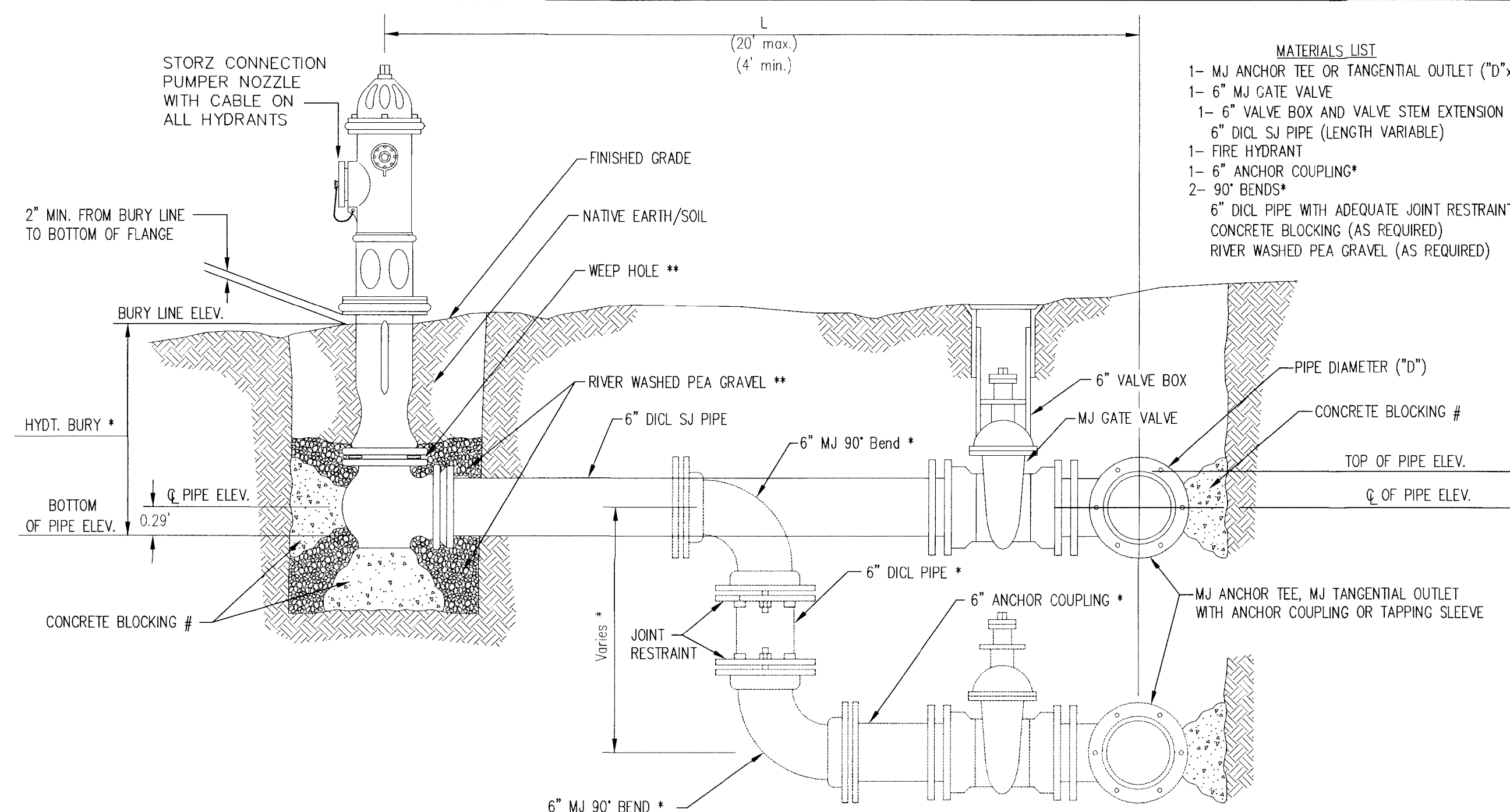
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TITLE SHEET

PROJECT NO.	2023-024883PPW	
DATE	OCT 2023	
SCALE	1" = 100'	
DESIGNED	DRAWN	CHECKED
KPG	KPG	KPG
NO.	REVISION	DATE

SHEET NO.
01 OF 22

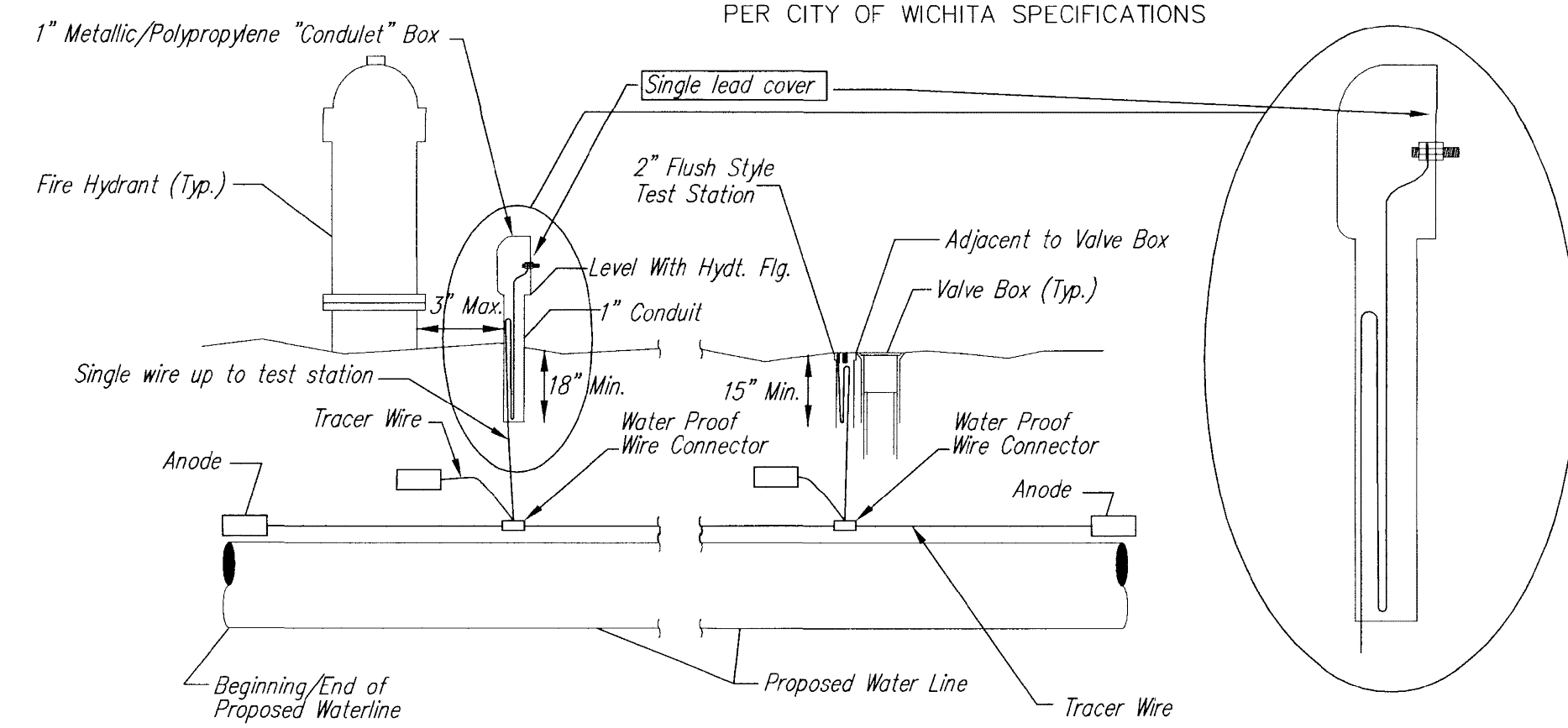
PLOTTED: Thursday, October 05, 2023 8:03:15PM
 J:\PROJECTS\2023\12\10\1010270 - PERFECTIO...CORNERSTONE\0210270 CAD\SHOTS\05 CIVIL_COTTAGES\0270_PPW_TITLE_SHEET.DWG



- 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" DI-CL SJ PIPE (LENGTH VARIABLE)
 - 1- FIRE HYDRANT
 - 1- 6" ANCHOR COUPLING*
 - 2- 90° BENDS*
 - 6" DI-CL 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" DI-CL PIPE AS NECESSARY FOR VERTICAL ADJUSTMENT. THE CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING AT HYDRANT AND MEGLUGS, 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.

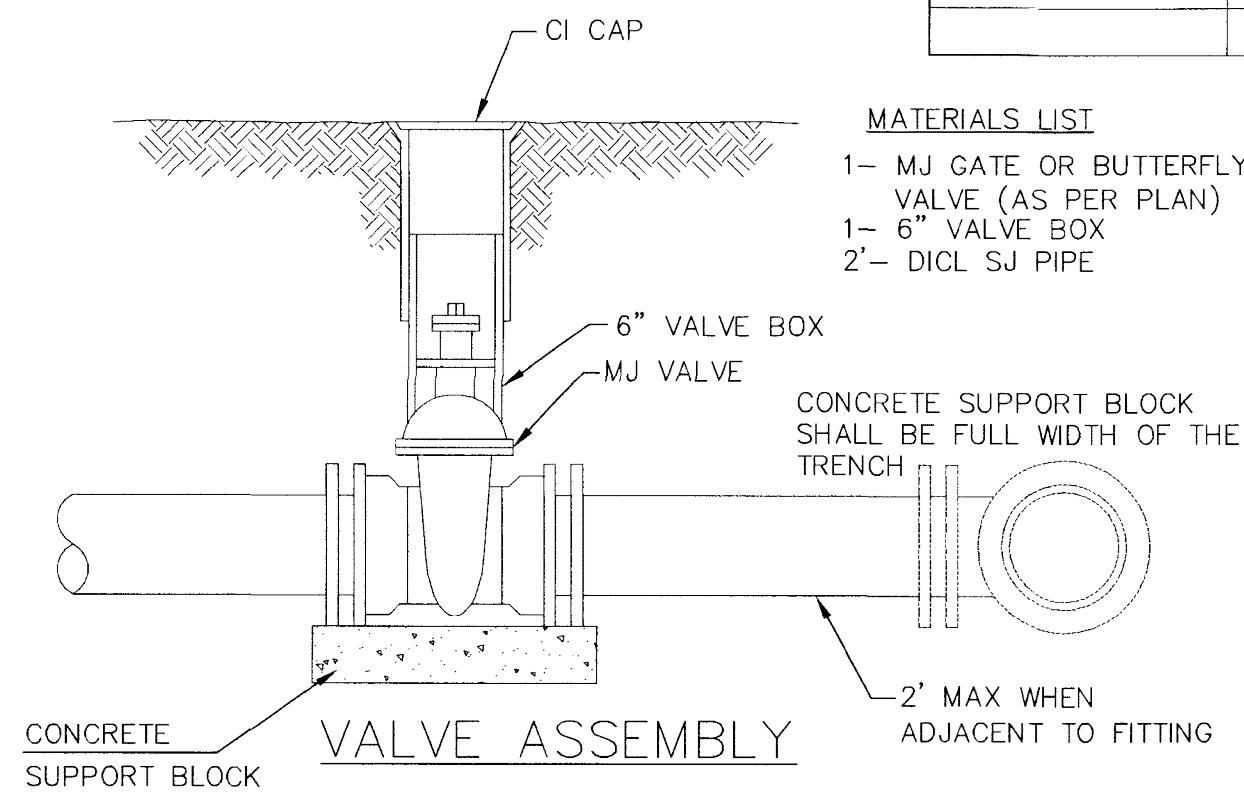
WIRES
The tracer wire shall be Blue No. 12 AWG CCS with 45 mil HDPE insulation. To allow for grade adjustment, a minimum of 12" of excess wire shall be coiled at the bottom of the test station for all wires. Wire connectors shall be installed per manufacturer recommendations. Contractor shall attach wire being installed with proposed water main to any tracer wire installed with adjacent waterline projects.

TEST STATIONS
The test station for fire hydrant application shall be a 1" "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.

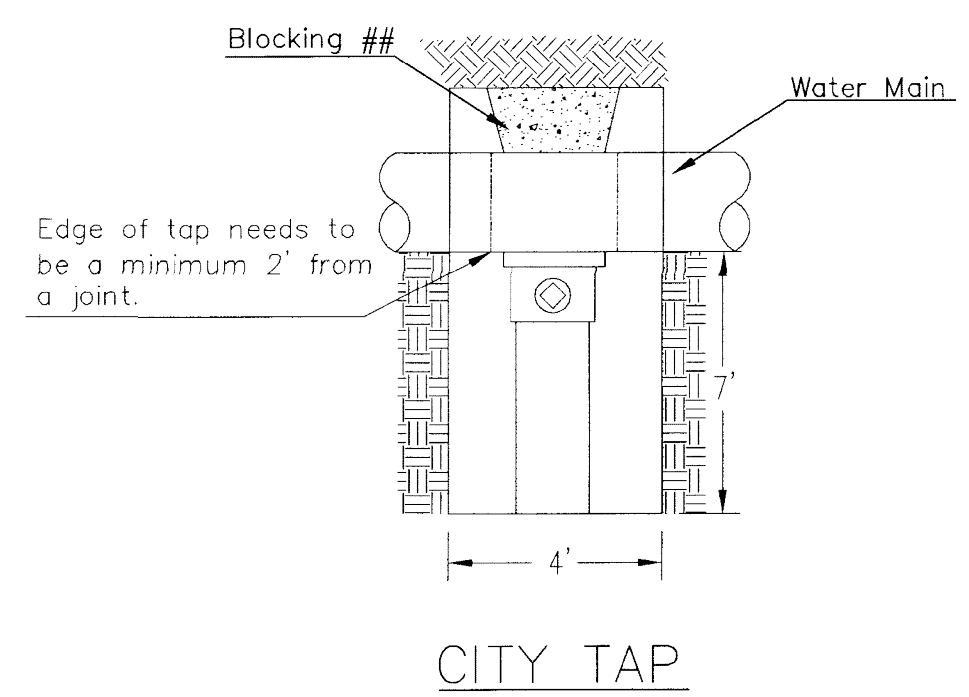
ANODES
The anodes shall be 3 lb. bare zinc or magnesium. The anodes shall be buried at the same elevation as the waterline at each test station. The anodes shall be connected to 12 AWG CCS which shall be extended to the test station.

TRACER WIRE DETAIL
COST IS SUBSIDIARY TO PIPE INSTALLATION

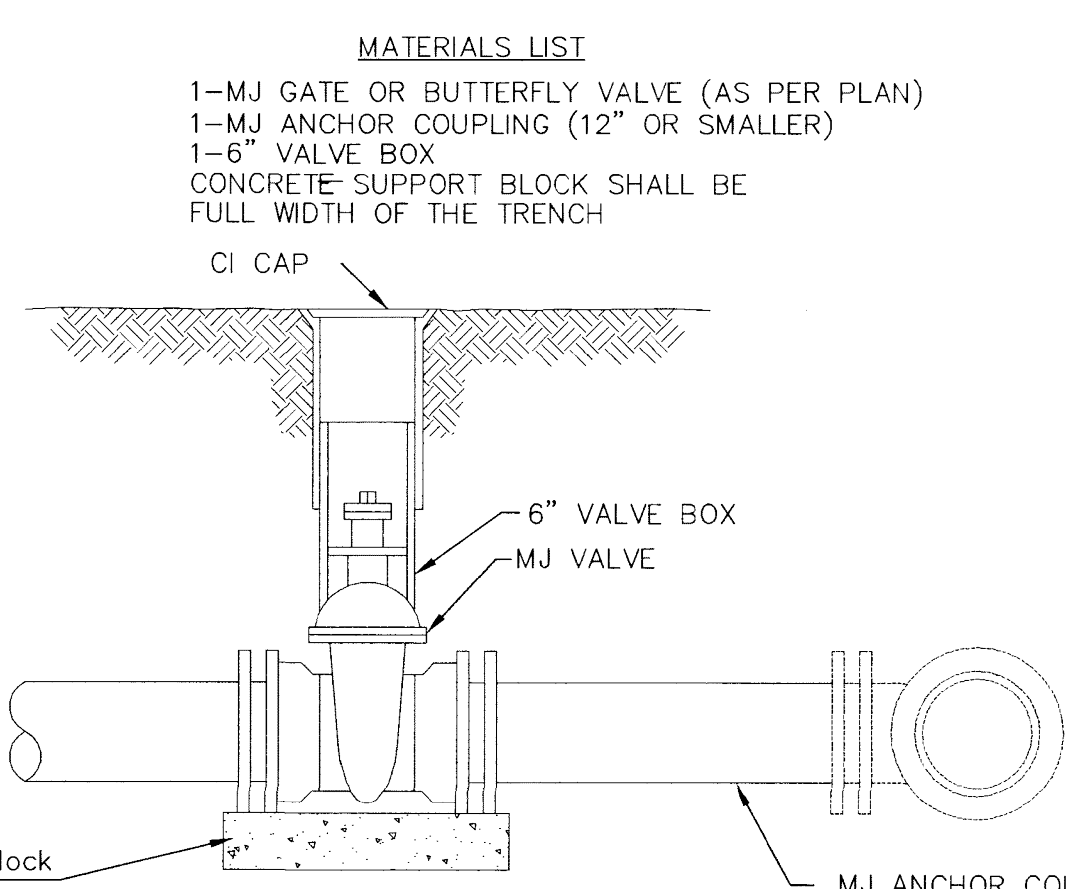
FIRE HYDRANTS REQUIRED				
STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*
12+96.49, WL-1	1344.91	1340.59	5'	
14+94.20, WL-1	1345.72	1341.39	5'	
16+60.21, WL-1	1346.38	1342.05	5'	
18+28.10, WL-1	1346.84	1342.51	5'	



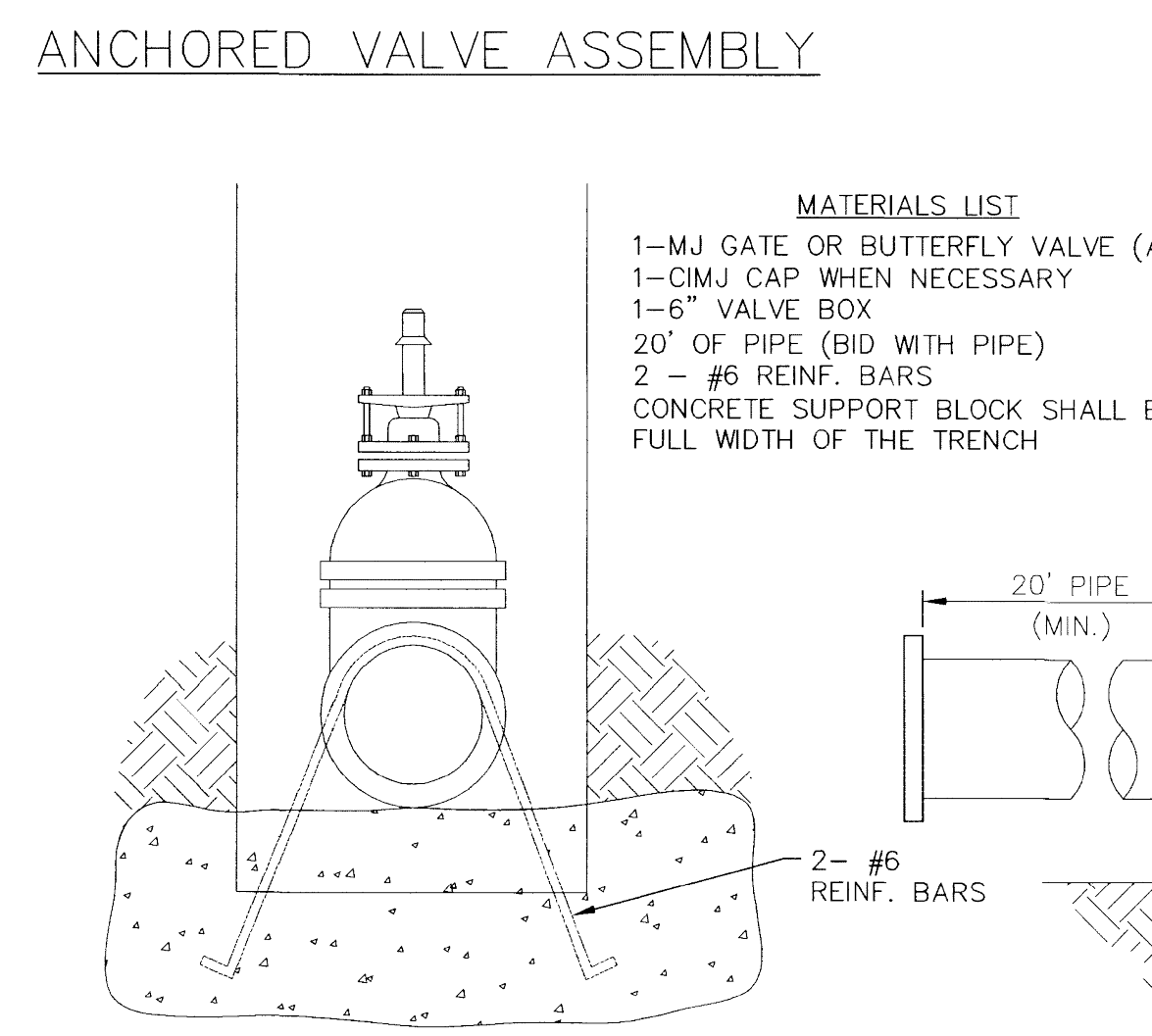
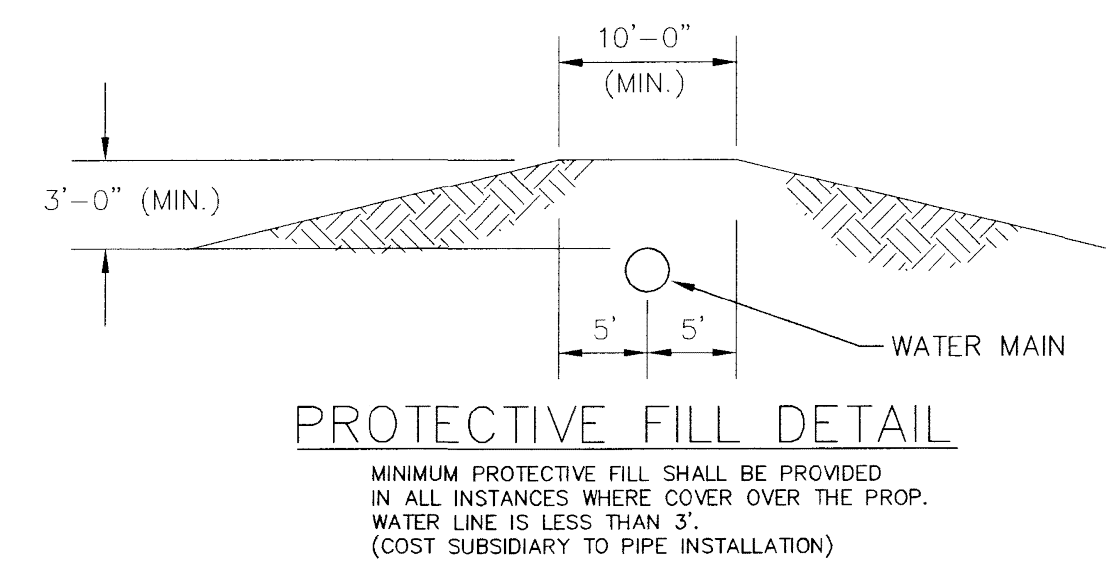
- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1- 6" VALVE BOX
 - 2- DI-CL SJ PIPE



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



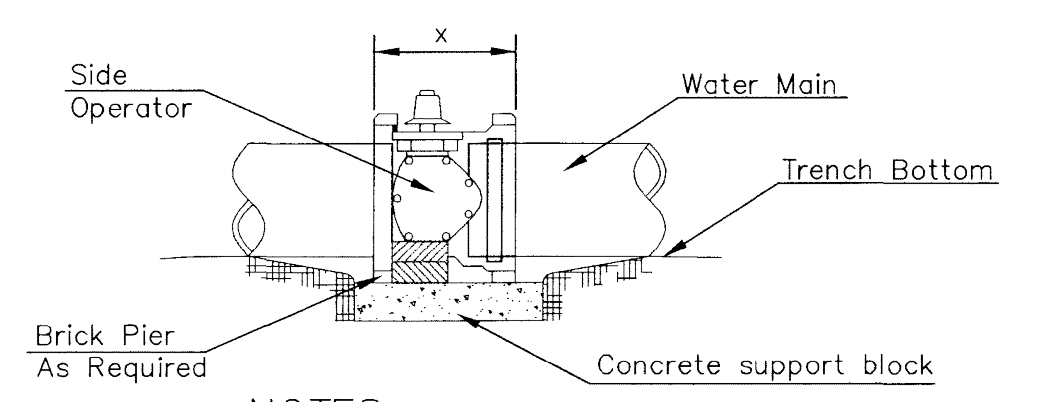
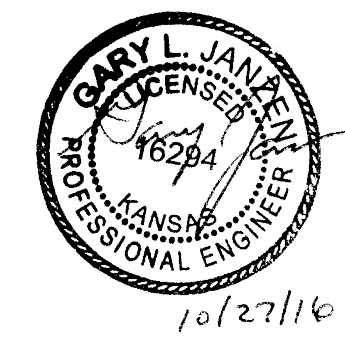
- MATERIALS LIST**
- 1-MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1-MJ ANCHOR COUPLING (12" OR SMALLER)
 - 1-6" VALVE BOX
 - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH



- 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

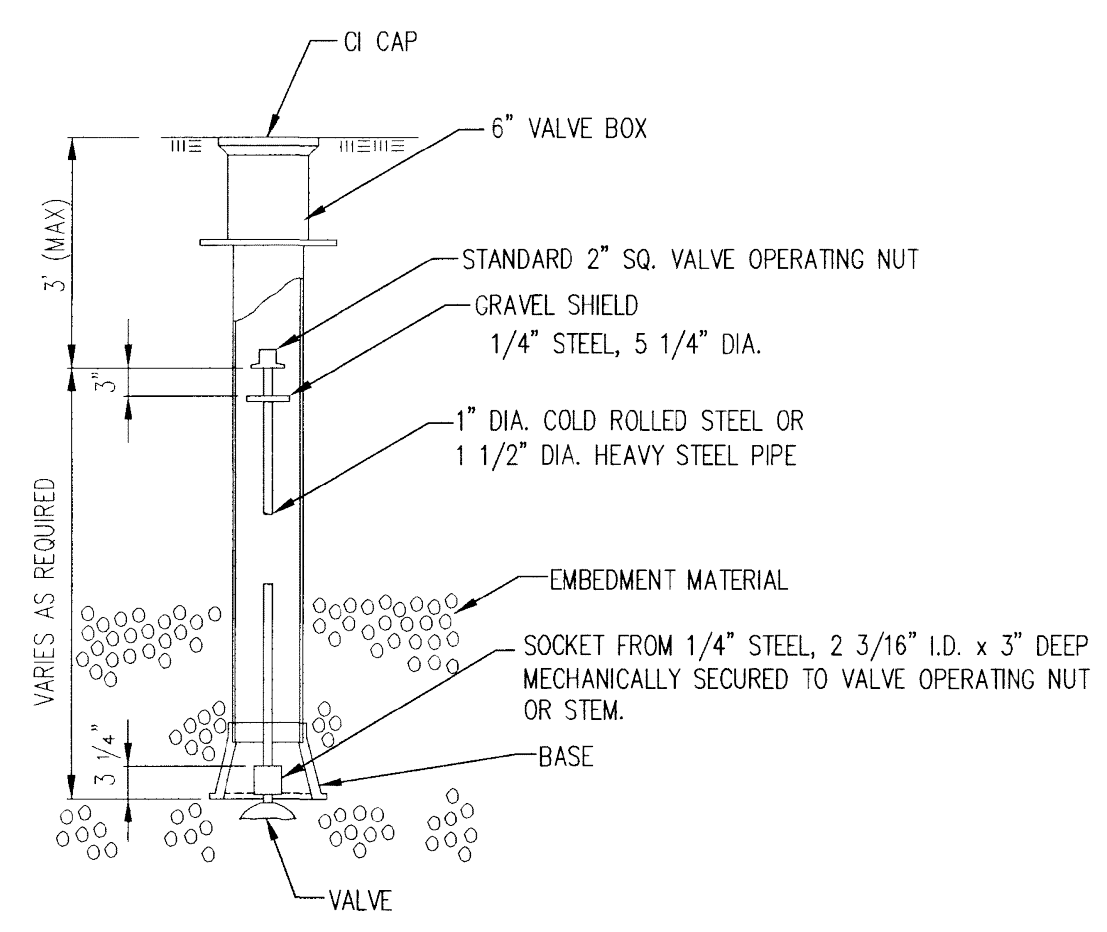
- Notes:**
1. Concrete Block at Valve to have sufficient bearing in undisturbed soil to prevent thrust movement as shown in table at right. Field Engineer to determine thrust loading of undisturbed soil and final size of thrust block.
 2. The thrust block shall be constructed such that bolts, nuts, and 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 #/sq
4"	1809 lbs.
6"	4245 lbs.
8"	7540 lbs.
12"	16965 lbs.

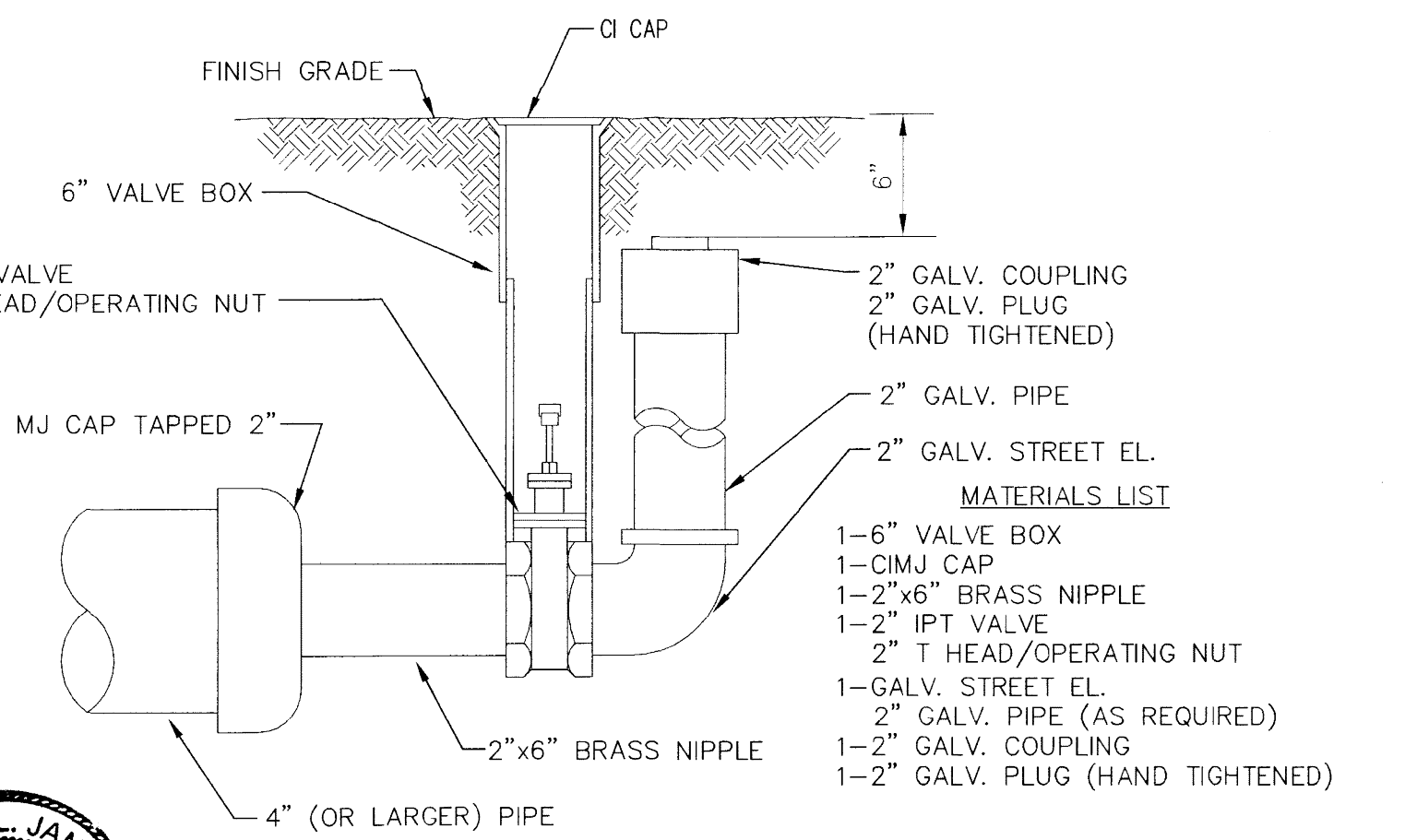


- NOTES**
1. This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
 2. 6" Valve Box and Cover required per City of Wichita Std. Specifications.
 3. Conc. Support Block to be full width of trench.

CONCRETE SUPPORT BLOCKING FOR BUTTERFLY VALVE INSTALLATION



VALVE STEM EXTENSION DETAIL



- 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)

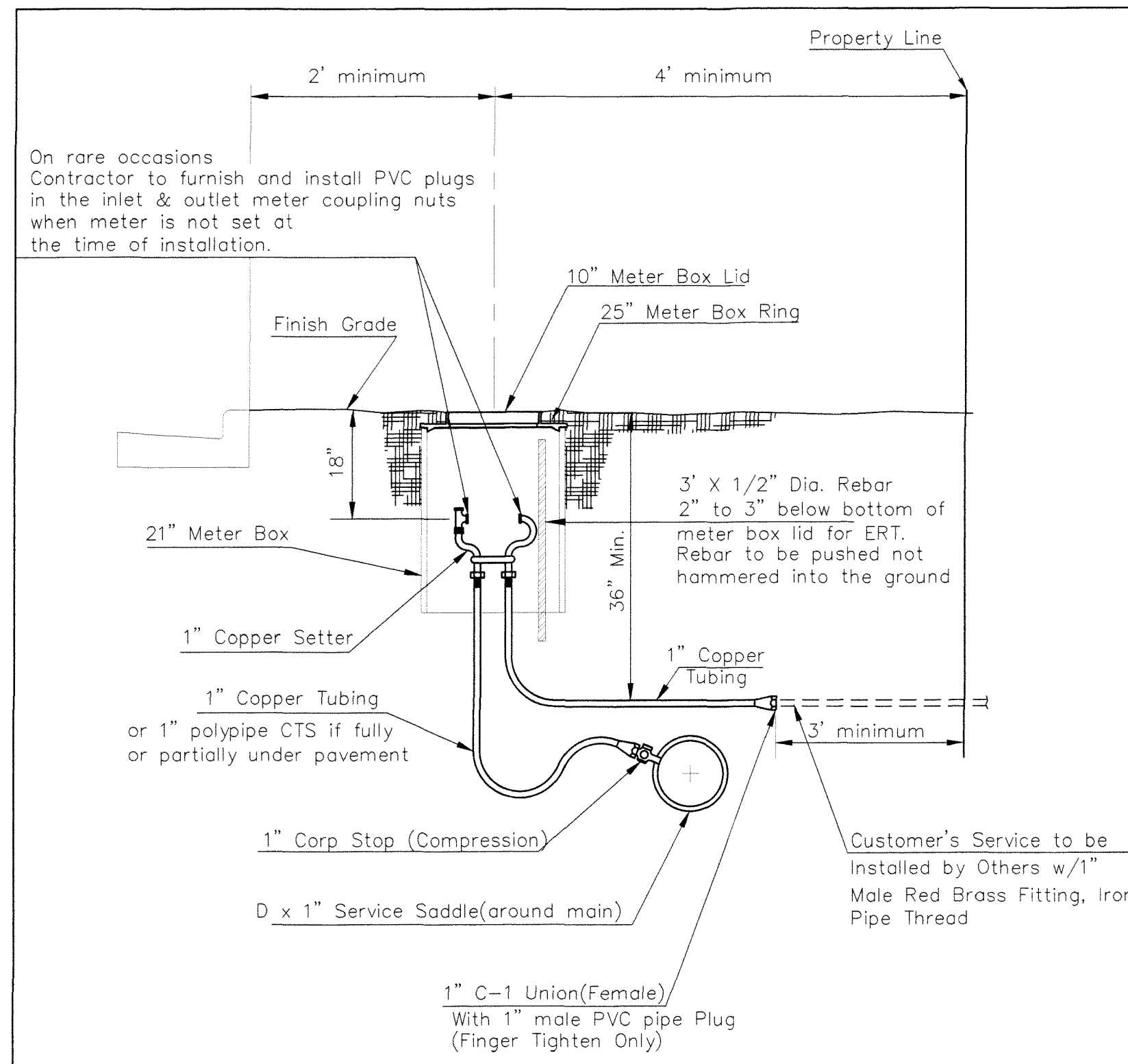
2" BLOWOFF ASSEMBLY



STANDARD WATER ASSEMBLY DETAIL		
CITY ENGINEER GARY JANZEN, P.E.		
PROJECT NUMBER 2023-024883PPW	OCA NUMBER 54030980	DATE OCT 2023
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET 02 OF 22

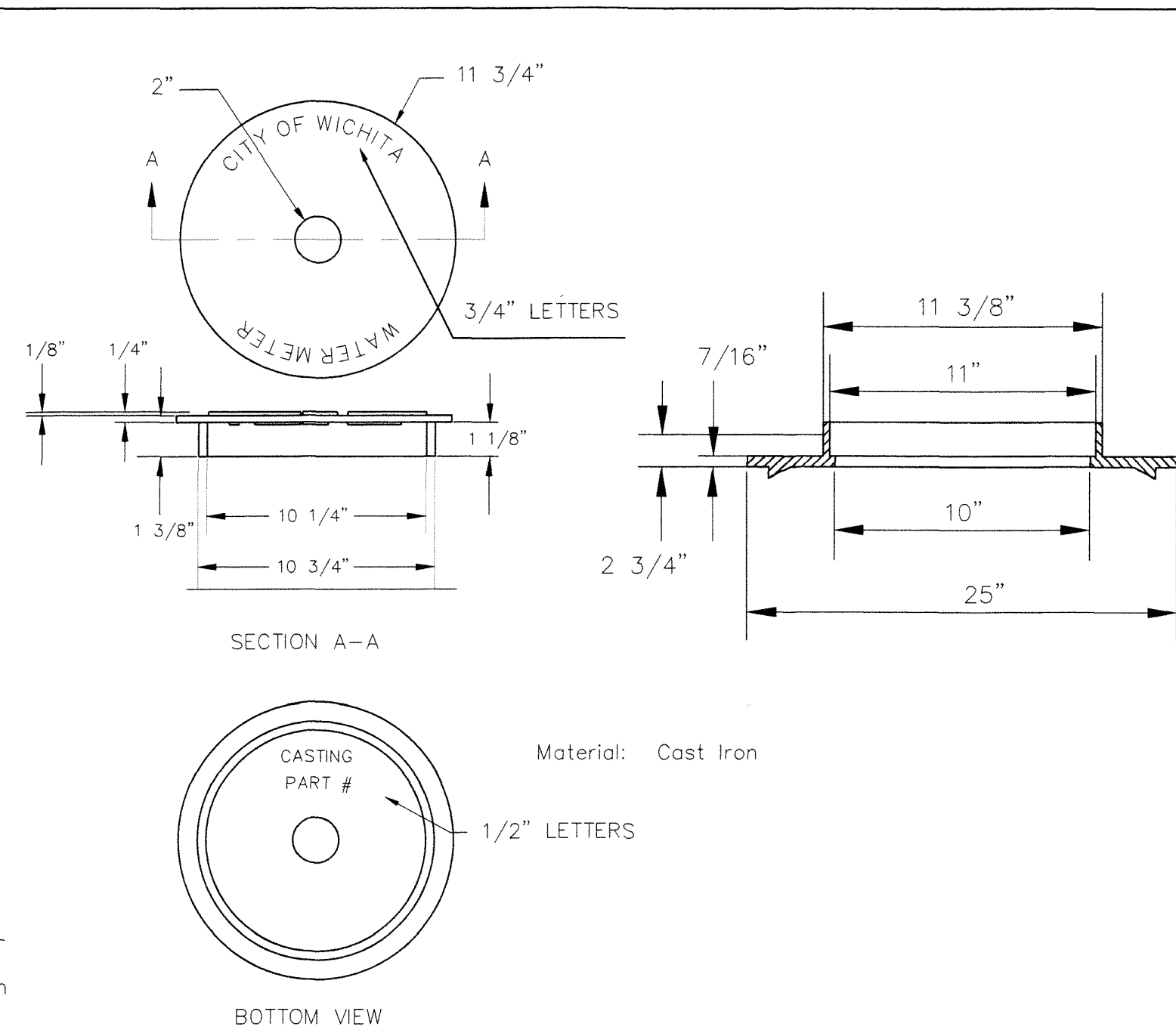
REVISED: OCTOBER 2016

AS-BUILT PLANS - FEBRUARY 2024



Minimum length of pigtail on consumer side is 36" of copper tubing from meter set.
Bore hole under paving shall be a maximum of 2" in diameter and a minimum of 36" below top of pavement.
Service Saddles are required on all mains.
Meter boxes will be located on each lot to be served, as indicated in the SPECIAL PROVISIONS

TYPICAL 1" METER SETTING

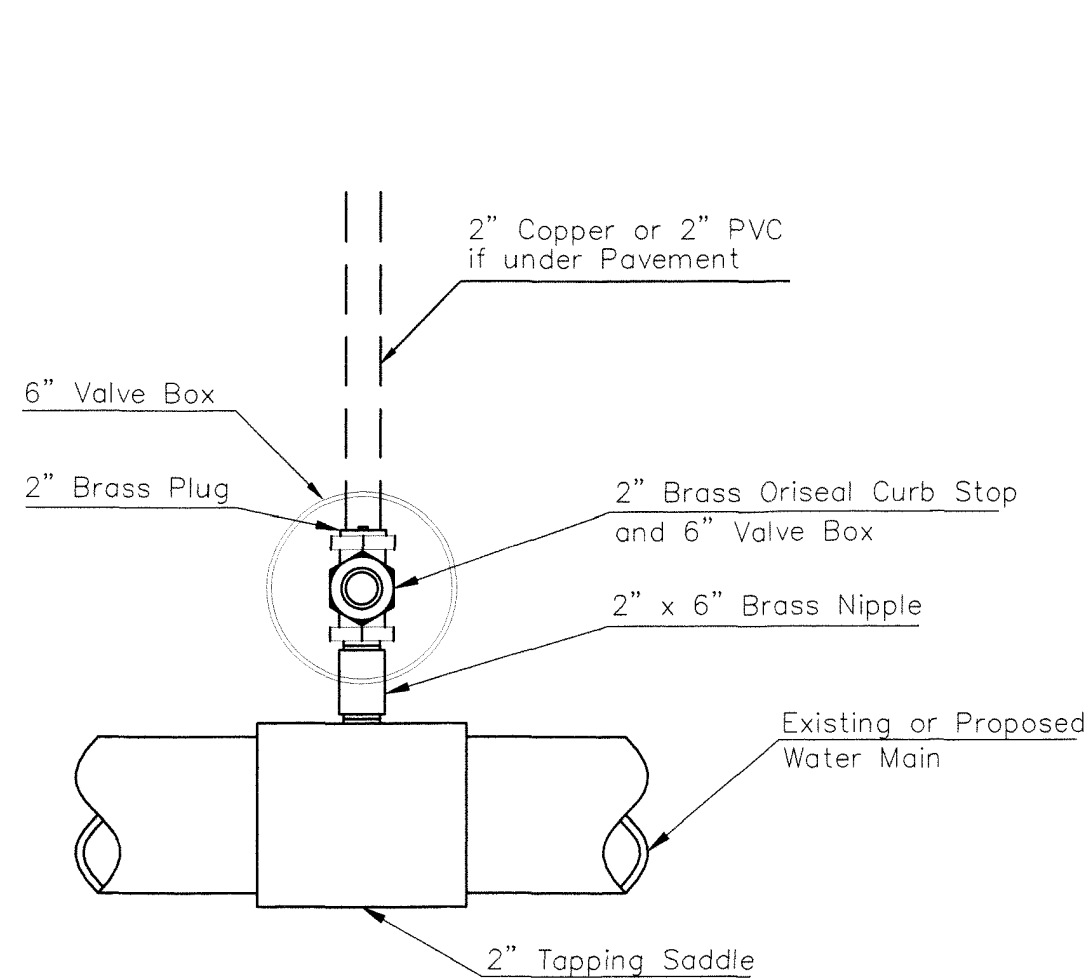


NOT TRAFFIC RATED RING & LID FOR 1" METER BOX

- 1 - Ø Mueller Thread Corporation Stop
- 1 - Ø Type "K" Copper Tubing
- 1 - Ø Copper to Iron Union (Male)
- 1 - Ø Brass Curb Stop (Iron to Iron)
- 2 - Ø4" Brass Nipple
- Air Release
- 2 - Ø Brass Elbows (90°)
- 1 - 1"x6" Brass Nipple
- 1 - 30" Monitor Cover
- 1 - 20" Meter Lid

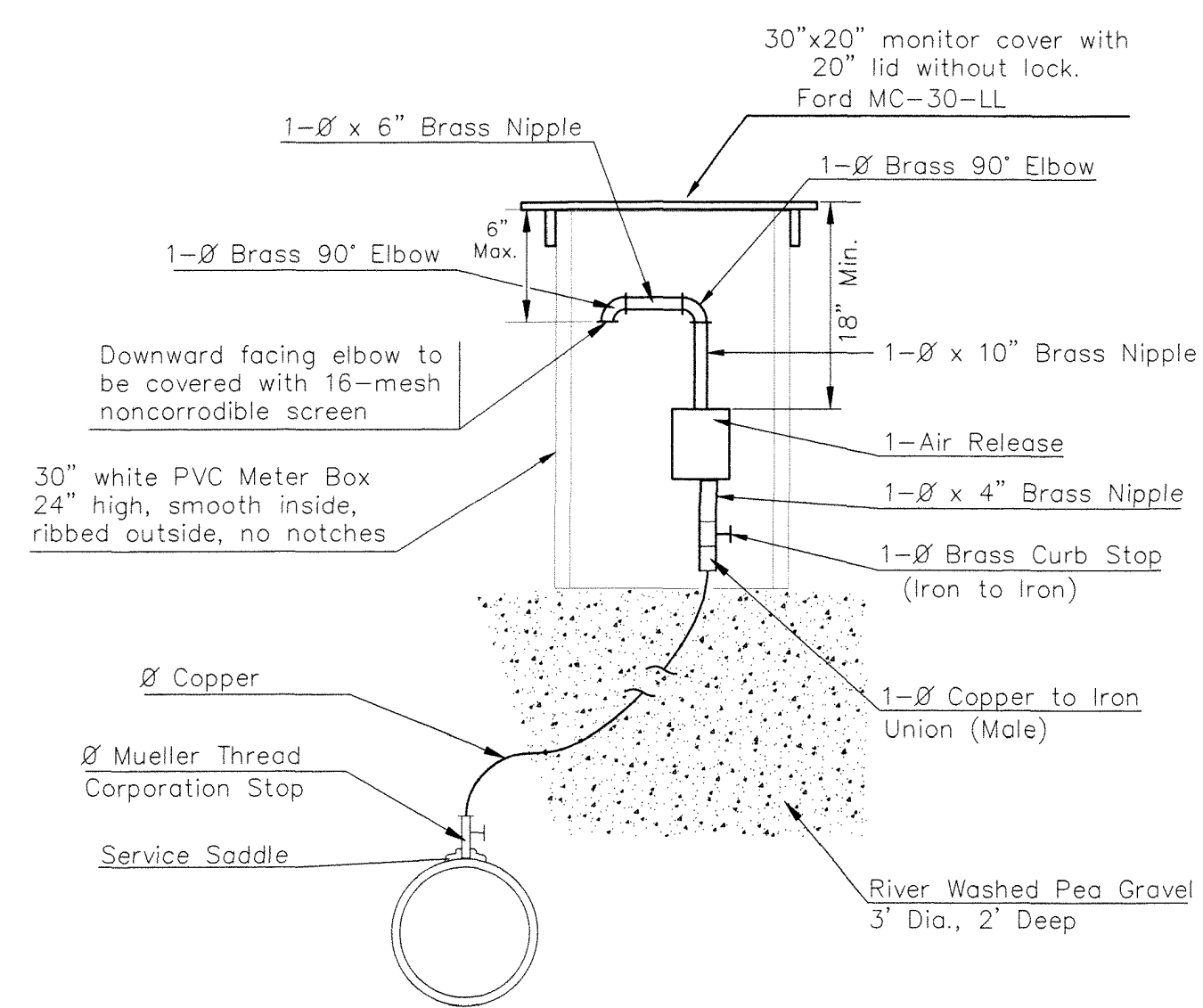
NOTE:

THE 1"/2" AIR RELEASE ASSEMBLY WILL TYPICALLY BE USED ON WATER MAINS 24" AND SMALLER, AS SPECIFICALLY DESIGNATED IN THE PLANS. COMBINATION AIR RELEASE ASSEMBLIES WILL BE SPECIFICALLY DESIGNED FOR PROJECTS WITH LARGER MAINS, AND WILL BE INCLUDED IN THE PLANS.

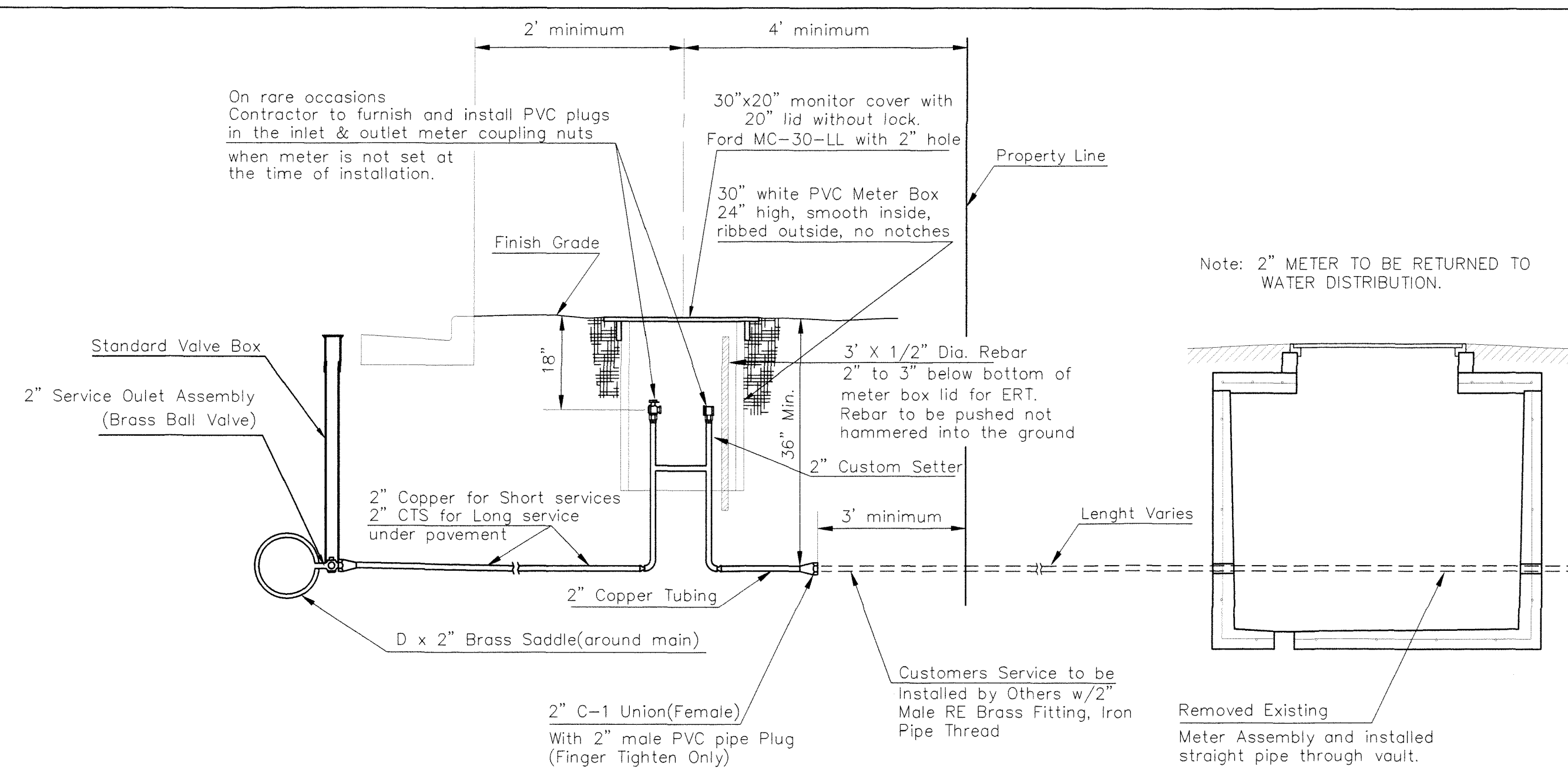


Note: Where the 2" Service Outlet Assembly is to be used to connect a 2" main to another main, the 2" valve shall be a 2" IPT Gate Valve. 2" ball or globe valves shall not be approved for this use.

2" SERVICE OUTLET ASSEMBLY TOP VIEW



MATERIALS FOR 1" or 2" AIR RELEASE ASSEMBLY Ø = 1" or 2"

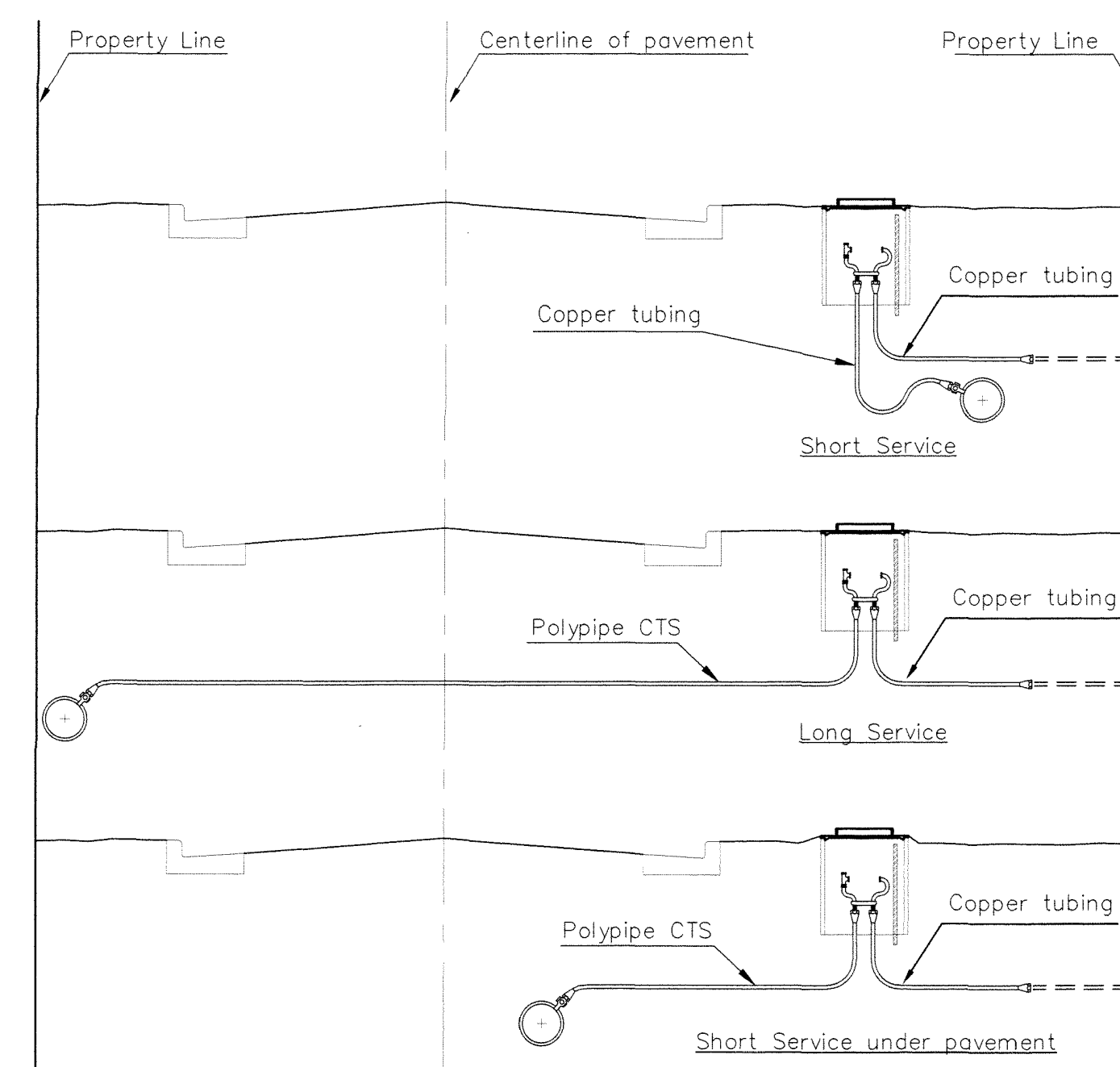


TYPICAL 2" METER SETTING

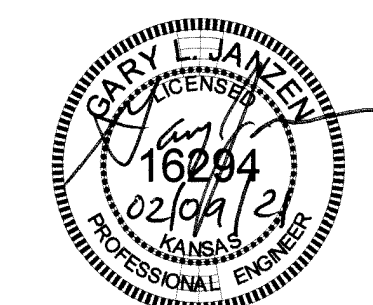
Note: ONE VALVE STEM EXTENSION FOR EACH VALVE BURIED GREATER THAN 5'.

TYPICAL 2" METER SETTING INVOLVING EXISTING 2" METER VAULT

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



SERVICE TYPES



AS-BUILT PLANS - FEBRUARY 2024

REVISED: NOVEMBER 2019 TM		3"x1/2" REBAR IN 1" & 2" METER SETTINGS FOR ERT.	
CITY OF WICHITA			
STANDARD WATER SERVICE DETAIL			
CITY ENGINEER GARY JANZEN, P.E.			
PROJECT NUMBER 2023-024883PPW	OCA NUMBER 54030980	DATE OCT 2023	SHEET 03 OF 22
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501			

PLOTTED: Monday, October 16, 2023 @ 08:55AM

J:\PROJECTS\2023\101010270_PERFECTION_CORNERSTONE\0210270_CAD\SHOTS\05 CIVIL_COTTAGES\WATER - PPM\210270_PPM_WTR_LINE 1.DWG

#9_160.7 North of C/L of Line 1 at station 13+01.49 to C/L 1-8"x 6" DIMJ Cross at station 14+67.25& 2- 8" valve assemblies & 2-6" valve assemblies

#9_160.7 North of C/L of Line 1 at station 13+01.49 to C/L 1-8"x 6" DIMJ Cross at station 14+67.25& 2- 8" valve assemblies & 2-6" valve assemblies

#14_337.07 North of C/L of Line1 at station 13+01.49 1 to C/L 2-8" DIMJ Bend at station 16+26.83

#15_326.91 North of C/L of Line1 at station 13+01.49 1 to C/L 2-8" DIMJ Bend at station 16+38.14

#16_359.07 North of C/L of Line1 at station 13+01.49 1 to C/L Fire Hydrant at station 18+80.21

#20_522'.87 North of C/L of Line1 at station 13+01.49 1 to C/L Fire Hydrant at station 18+28.10

STA. 20+27.57, LINE 1 1-8"x8" TAPPING SLEEVE & VALVE TO BE FURNISHED AND INSTALLED BY C.O.W. WATER DEPT. CONTRACTOR SHALL PAY C.O.W. FOR CONNECTION PRIOR TO INSTALLATION. CONTRACTOR SHALL SET FINAL VALVE BOX ELEVATION FLUSH WITH EXISTING GRADE (COST SUBSIDIARY TO PROJECT).

REMOVE AND REPLACE (IN-LIKE-KIND) CURB, SIDEWALK & PAVEMENT AS NEEDED TO INSTALL WATER LINE & TAP. ALL COST ASSOCIATED WITH THIS WORK SHALL BE SUBSIDIARY TO THE PROJECT.

NOTE: CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
VALVES AND HYDRANTS TO BE SET AT FUTURE FINISHED GRADE. COST OF EARTHWORK AT THESE STRUCTURES IS SUBSIDIARY TO THE PROJECT.

STA. 14+67.25, LINE 1= STA. 11+94.32, LINE 4= ST. STA. 13+11.93, 24.7' RT. 1-8"x6" DIMJ CROSS 2-8" VALVE ASSEMBLIES 2-6" VALVE ASSEMBLIES (MJ GATE VALVES) VALVE BOX ELEV=1345.22

STA. 14+94.20, LINE 1= ST. STA. 13+39.83, 25.0' RT. 1-FIRE HYDRANT ASSEMBLY L=4'

STA. 15+46.72 TO STA. 15+49.02, LINE 1= ST. STA. 13+94.23 TO 13+96.61, 25' RT. 2-8" DIMJ 45° BENDS 3.26 LF OF 8" DICL PIPE

STA. 15+61.02 TO STA. 15+63.40, LINE 1= ST. STA. 14+09.04 TO 14+11.50, 25' RT. 2-8" DIMJ 45° BENDS 3.35 LF OF 8" DICL PIPE

STA. 16+33.14, LINE 1= STA. 12+12.57, LINE 5= ST. STA. 14+83.09, 23.8' RT. 1-8"x6" DIMJ CROSS 2-8" VALVE ASSEMBLIES 2-6" VALVE ASSEMBLIES (MJ GATE VALVES) VALVE BOX ELEV=1345.86

STA. 17+29.44 TO STA. 17+31.53, LINE 1= ST. STA. 15+75.16 TO 15+77.16, 25' RT. 2-8" DIMJ 45° BENDS 2.96 LF OF 8" DICL PIPE

STA. 17+99.25, LINE 1= STA. 16+59.18, LINE 2= STA. 19+24.33, LINE 3= ST. STA. 10+23.79, 7.0' RT.= ST. STA. 16+42.02, 22.8' RT. 1-8"x6" DIMJ TEE 2-8" VALVE ASSEMBLIES 2-6" VALVE ASSEMBLIES (MJ GATE VALVES) VALVE BOX ELEV=1346.33

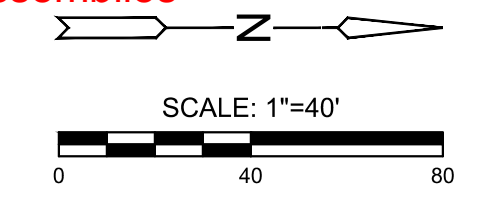
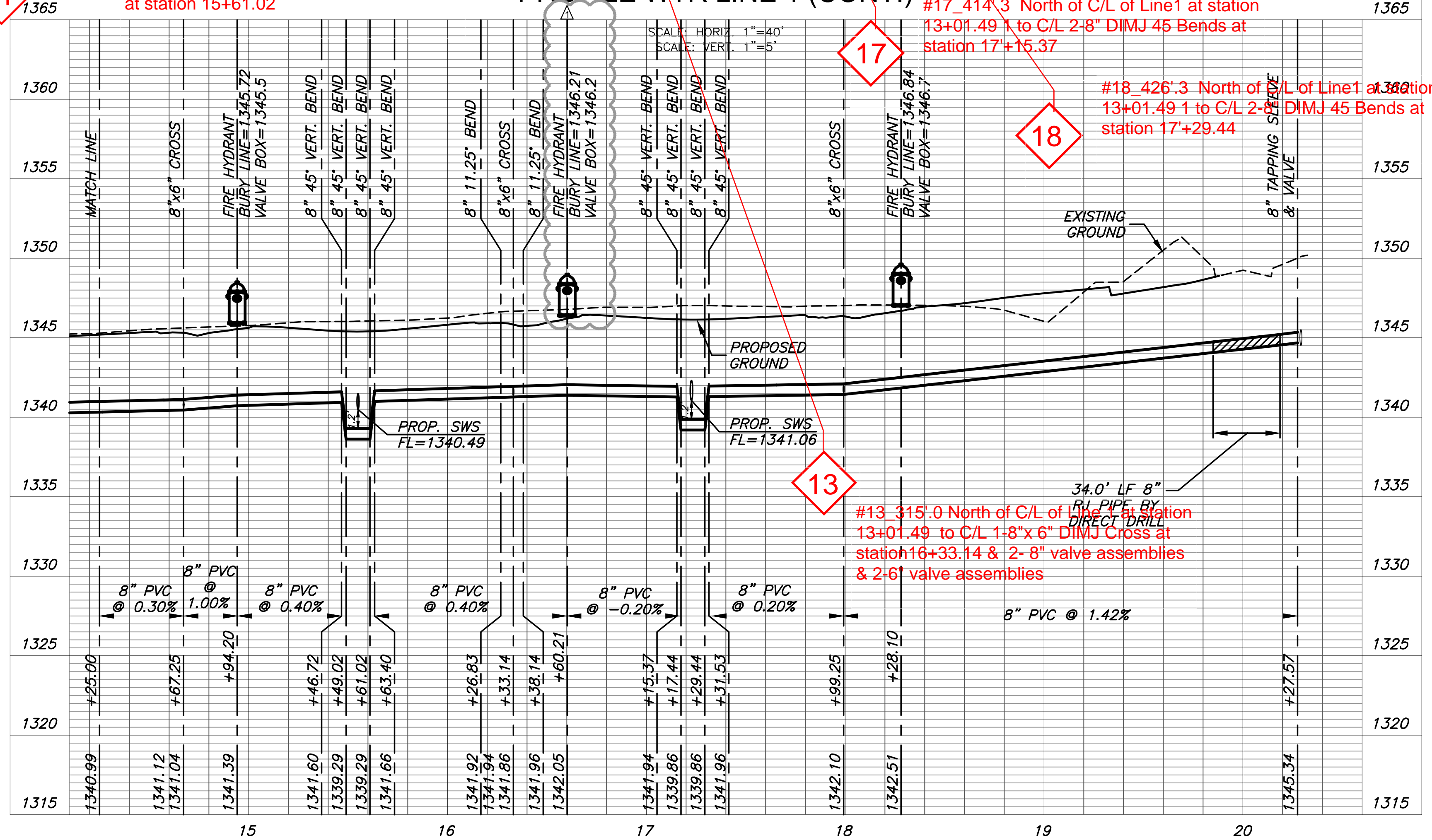
#19_494'.02 North of C/L of Line 1 at station 13+01.49 to C/L 1-8"x 6" DIMJ Tee at station 17+99.25 & 2- 8" valve assemblies & 2-6" valve assemblies

#10_187'.65 North of C/L of Line 1 at station 13+01.49 to C/L of Fire Hydrant at station 14+94.20

#12_252'.17 North of C/L of Line1 at station 13+01.49 1 to C/L 2-8" DIMJ Bends at station 15+61.02

#11_240'.17 North of C/L of Line1 at station 13+01.49 1 to C/L 2-8" DIMJ Bends at station 15+46.72

PLAN WTR LINE 1 (CONT.)
PROFILE WTR LINE 1 (CONT.)



WATER DISTRIBUTION SYSTEM IMPROVEMENTS TO SERVE
THE COTTAGES AT CORNERSTONE
ANDOVER, KANSAS

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WATER LINE 1 (CONT.)

PROJECT NO.	2023-024883PPW	
DATE	OCT 2023	
SCALE	1" = 40'	
DESIGNED	DRAWN	CHECKED
KPG	KPG	KPG

1	HYDRANT LABEL	10/16/23
NO.	REVISION	DATE

SHEET NO. 05 OF 22



AS-BUILT PLANS - FEBRUARY 2024

PLOTTED: Thursday, October 05, 2023 @ 08:17PM

J:\PROJECTS\2023\10\10\10270_PERFECTION_COTTAGESWATER-PPW\210270 CAD\SHOTS\05 CIVIL_COTTAGESWATER-PPW\210270_PPW_WTR_LINE 2.DWG



WATER DISTRIBUTION SYSTEM IMPROVEMENTS TO SERVE
THE COTTAGES AT CORNERSTONE
ANDOVER, KANSAS

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WATER LINES 2 & 2A

PROJECT NO.	2023-024883PPW
DATE	OCT 2023
SCALE	1" = 40'
DESIGNED	KPG
DRAWN	KPG
CHECKED	KPG

NO.	REVISION	DATE
SHEET NO. 06 OF 22		

21 #21_ 8'-0" North of C/L of Line 1 at station 10+00.00 to C/L of station 10+52.88 1-8"x6" DIMJ Tee

23 #23_ 174.58' From the C/L of Line 2 at station 10+00.00 North on Line 2 at station 11+74.58 Line 2.

25 #25_ 342.68" From the C/L of Line 2 at station 10+00.00 north on line 2 at station 13+42.69 on line 2.

27 #27_ 510'-21" From the C/L of Line 2 at station 10+00.00 north on line 2 at station 15+10.21 on line 2.

28 #28_ 515'-021" From the C/L of Line 2 at station 10+00.00 north on line 2 at station 15+15.21 on line 2.

29 #29_ 143'.97" From the C/L of Line 2 at station 10+00.00 north on line 2 at station 16+59.18 on line 3

31 #31_ 85.1" From the C/L of Line 2 & 3 at station 10+00.00 north on line 2A at station 10+85.18 on line 2A.

NOTE:
CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

VALVES AND HYDRANTS TO BE SET AT FUTURE FINISHED GRADE. COST OF EARTHWORK AT THESE STRUCTURES IS SUBSIDIARY TO THE PROJECT.

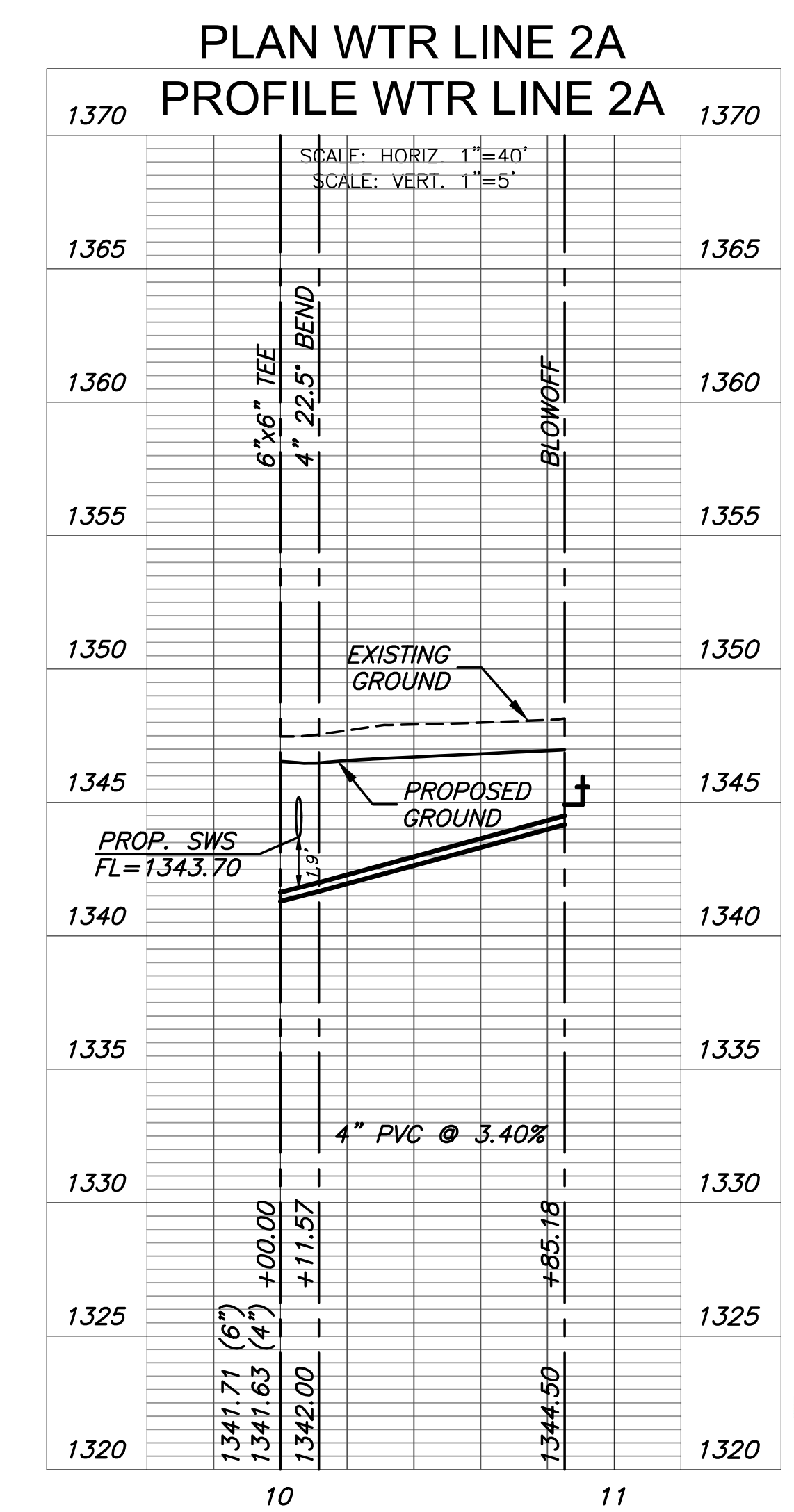
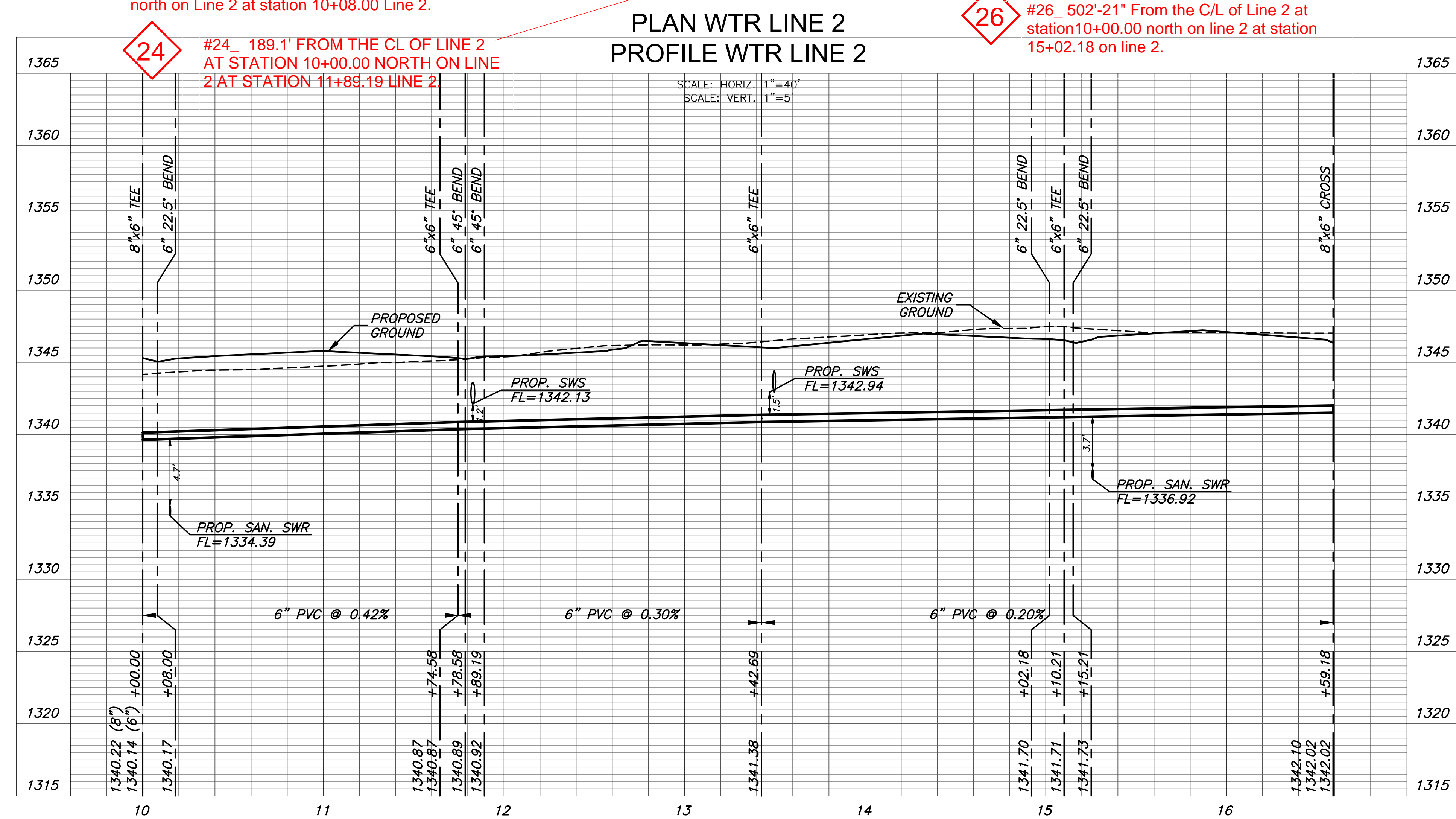
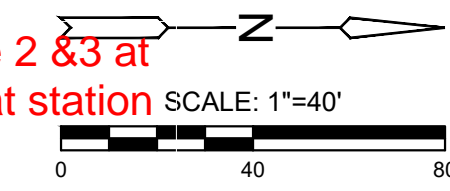
WATER SERVICE (REF: SHEET 12)

22 #22_ 8.0' of DI CL pipe 8"x6" DIMJ Tee from the C/L of Line 1 at station 10+52.88 north on Line 2 at station 10+08.00 Line 2.

24 #24_ 189.1' FROM THE CL OF LINE 2 AT STATION 10+00.00 NORTH ON LINE 2 AT STATION 11+89.19 LINE 2

26 #26_ 502'-21" From the C/L of Line 2 at station 10+00.00 north on line 2 at station 15+02.18 on line 2.

30 #30_ 11'.57" From the C/L of Line 2 & 3 at station 10+00.00 north on line 2A at station 10+11.57 on line 2A.

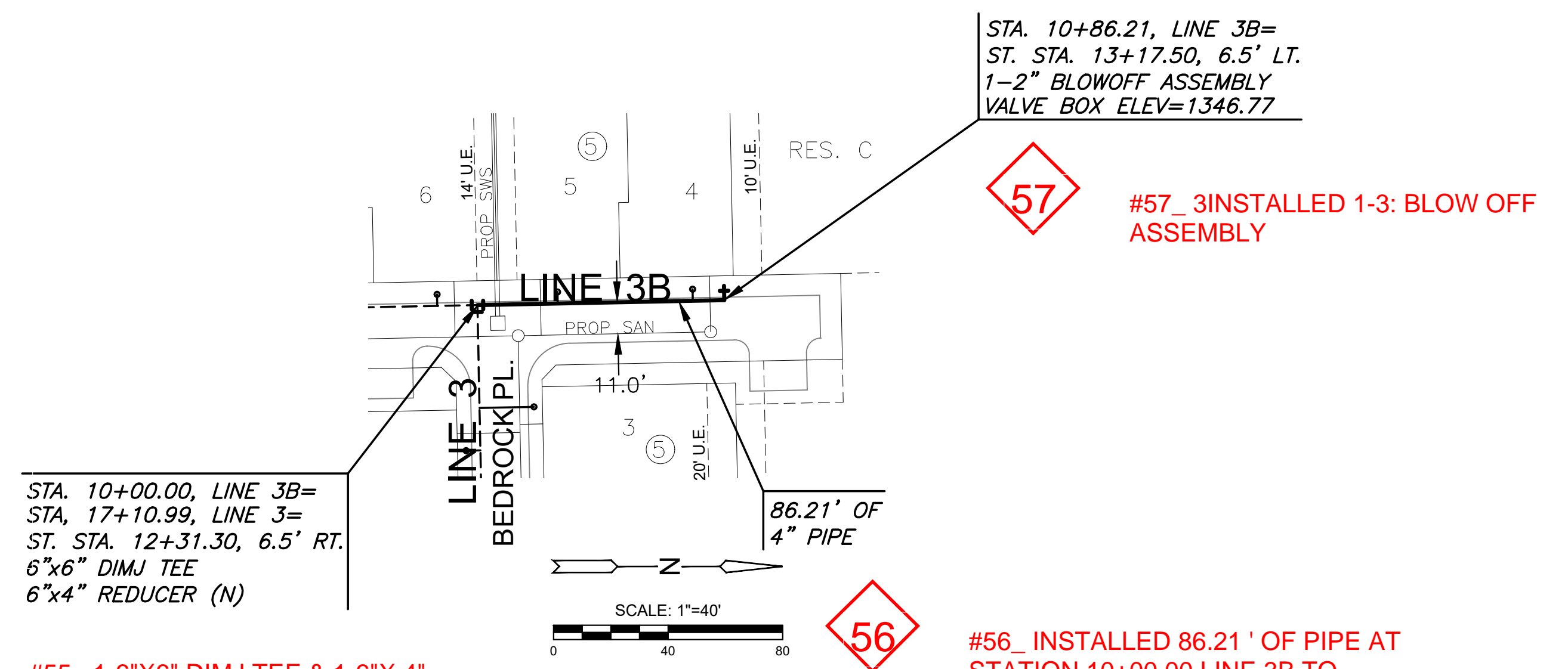
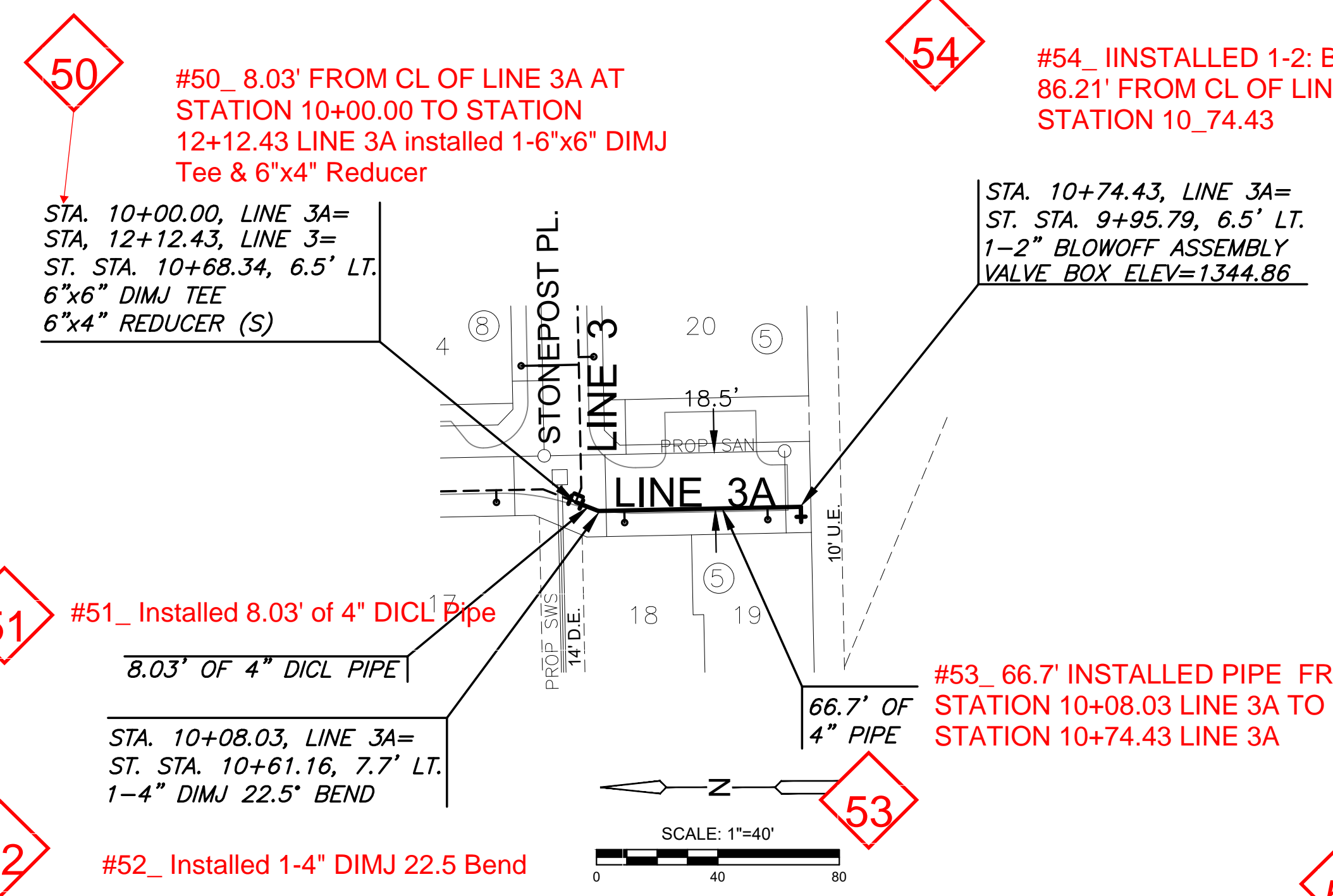


PLOTTED: Thursday, October 05, 2023 @ 03:18PM

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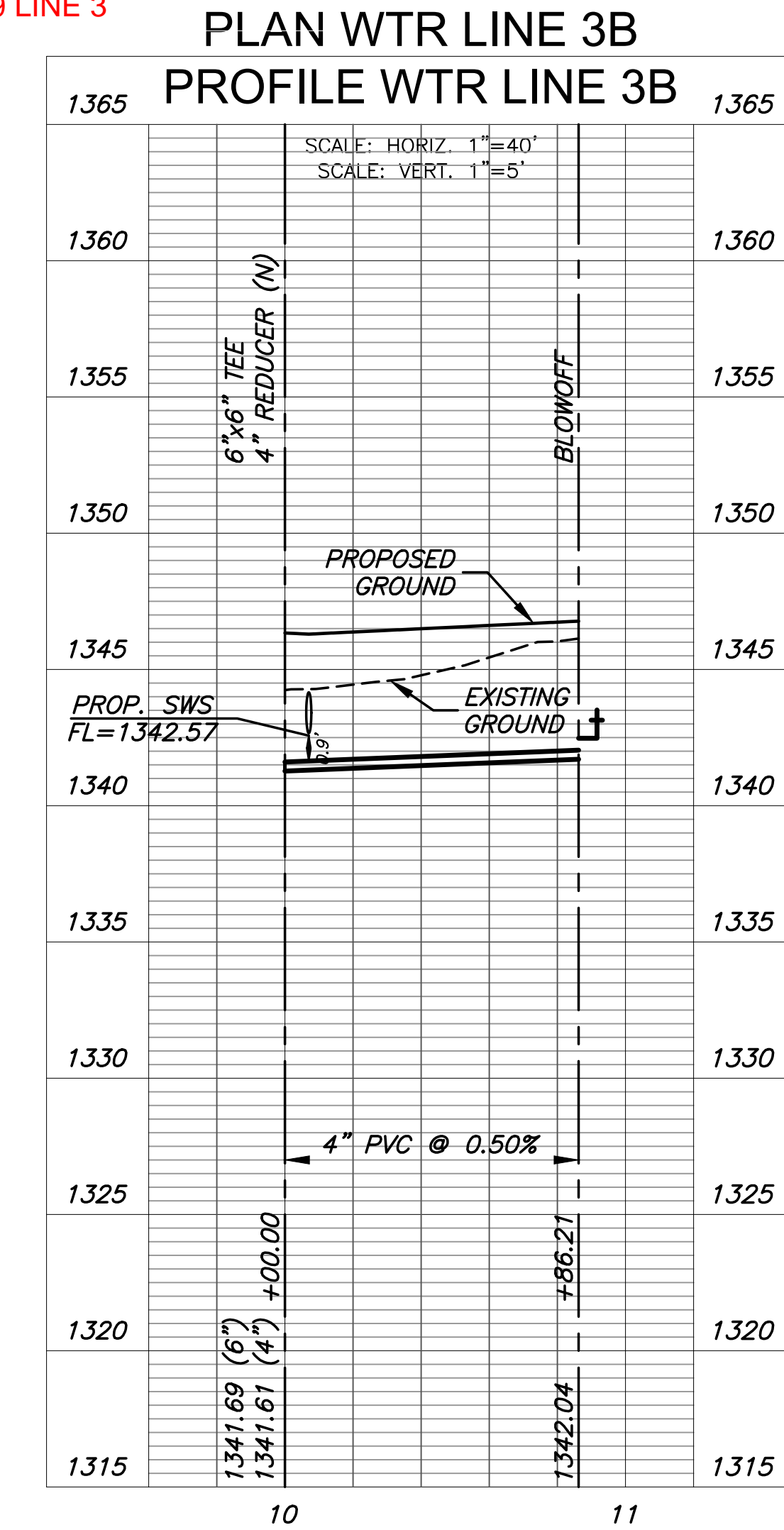
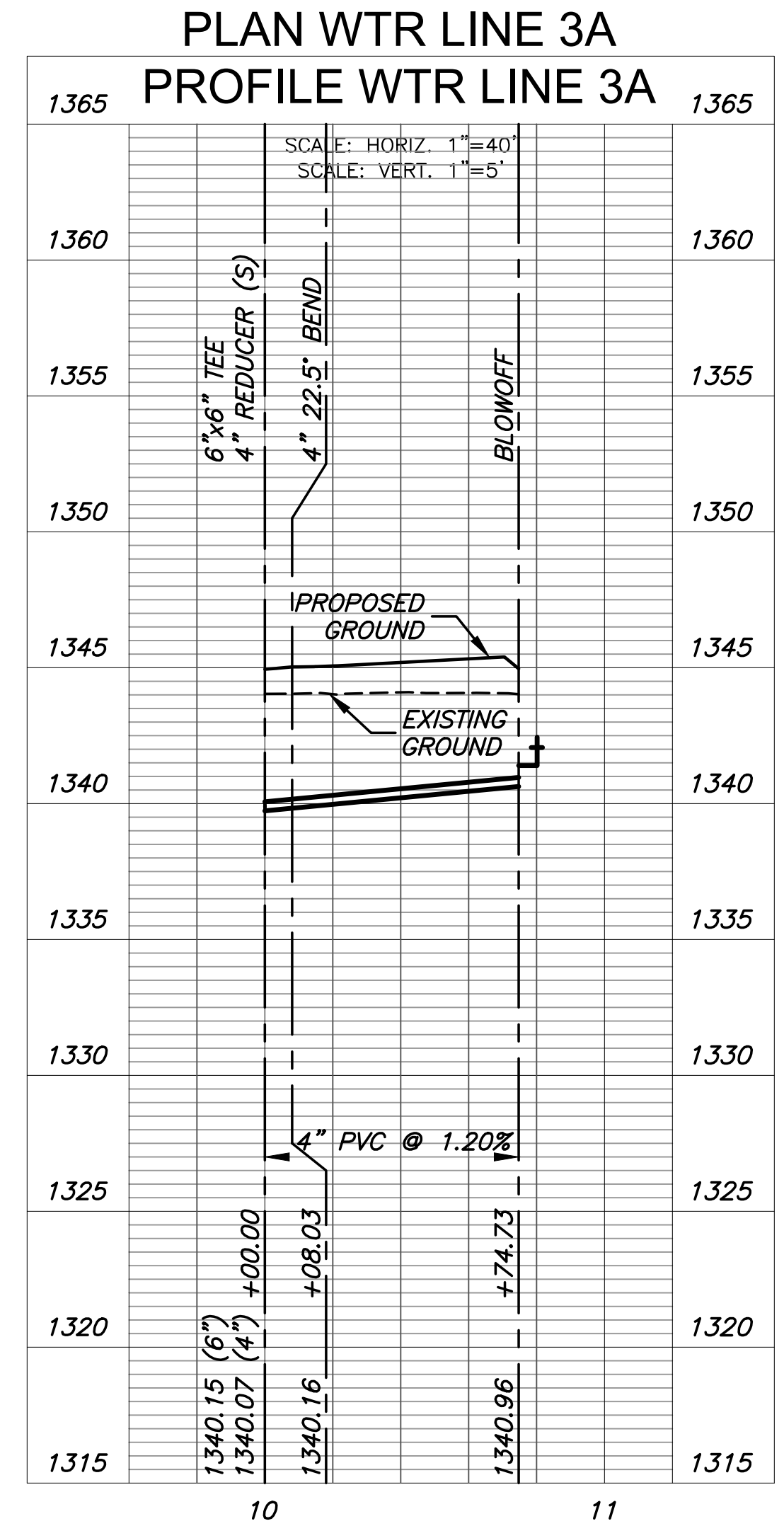
WATER DISTRIBUTION SYSTEM IMPROVEMENTS TO SERVE
THE COTTAGES AT CORNERSTONE
ANDOVER, KANSAS



NOTE:
CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

VALVES AND HYDRANTS TO BE SET AT FUTURE FINISHED GRADE. COST OF EARTHWORK AT THESE STRUCTURES IS SUBSIDIARY TO THE PROJECT.

⊙ WATER SERVICE (REF: SHEET 12)



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WATER LINES 3A & 3B

PROJECT NO.	2023-024883PPW	
DATE	OCT 2023	
SCALE	1" = 40'	
DESIGNED	DRAWN	CHECKED
KPG	KPG	KPG



AS-BUILT PLANS - FEBRUARY 2024

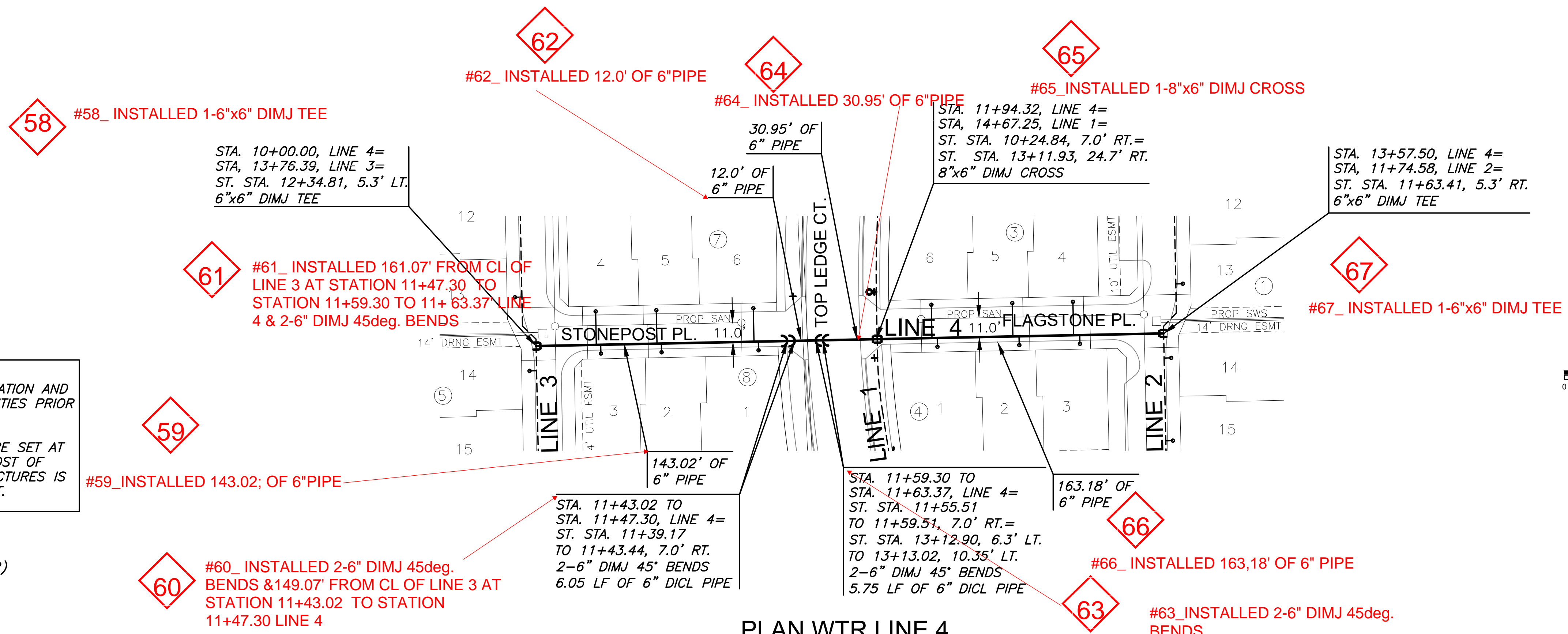
NO.	REVISION	DATE
SHEET NO.		
08 OF 22		

PLOTED: Thursday, October 05, 2023 @ 03:18PM

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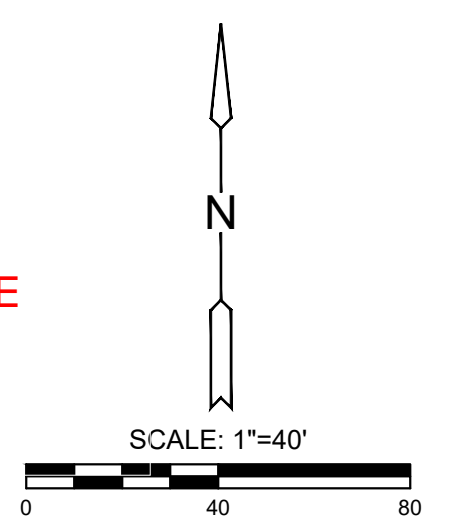
WATER DISTRIBUTION SYSTEM IMPROVEMENTS TO SERVE
THE COTTAGES AT CORNERSTONE
ANDOVER, KANSAS



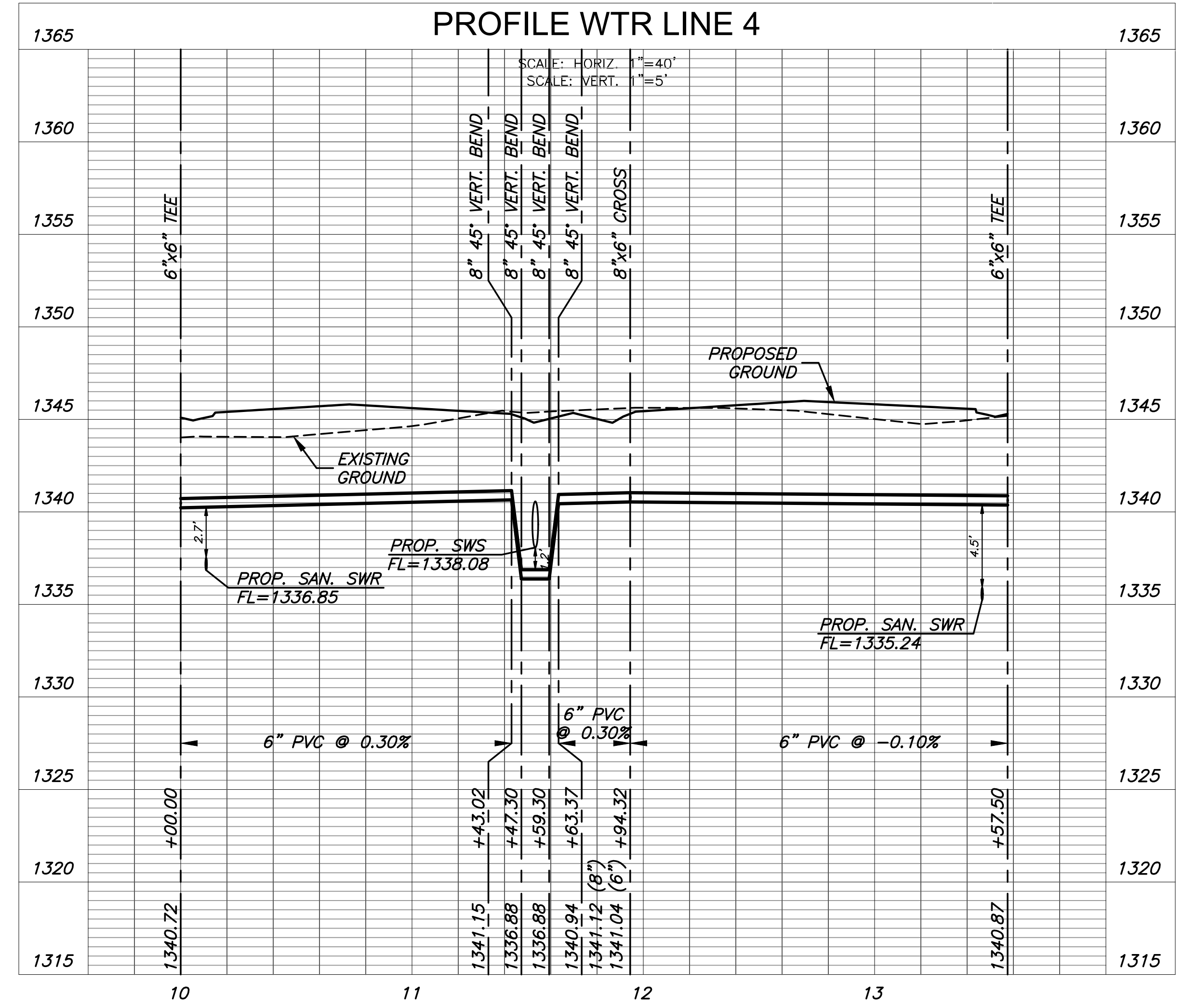
NOTE:
CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

VALVES AND HYDRANTS TO BE SET AT FUTURE FINISHED GRADE. COST OF EARTHWORK AT THESE STRUCTURES IS SUBSIDIARY TO THE PROJECT.

⊕ WATER SERVICE
(REF: SHEET 12)



**PLAN WTR LINE 4
PROFILE WTR LINE 4**



AS-BUILT PLANS - FEBRUARY 2024

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WATER LINE 4

PROJECT NO.	2023-024883PPW
DATE	OCT 2023
SCALE	1" = 40'
DESIGNED	KPG
DRAWN	KPG
CHECKED	KPG

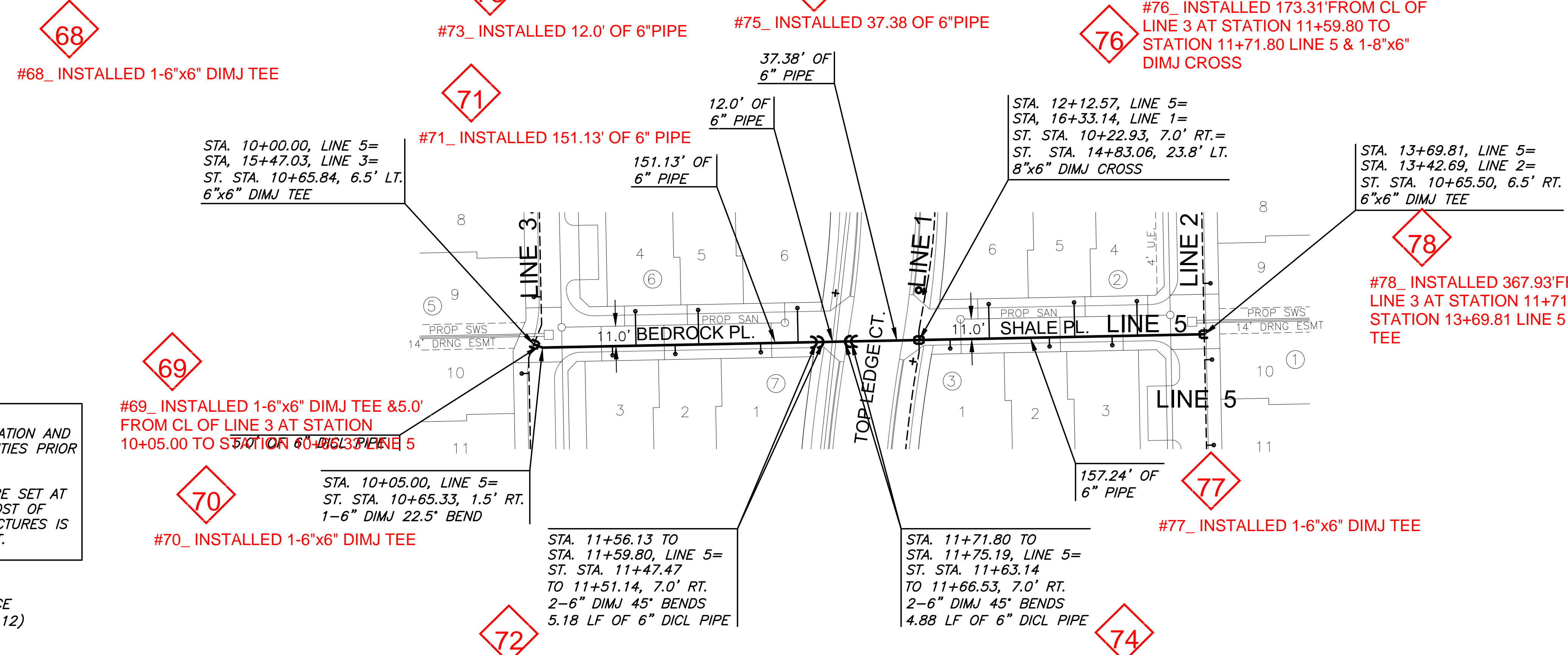
NO.	REVISION	DATE

SHEET NO.
09 OF 22

J:\PROJECTS\2023\10\10270_PERFECTION_COTTAGES\WATER - PPM\210270 CAD\SHS\WATER - PPM\210270_PPM_WTR LINE 5.DWG
 PLOTTED: Thursday, October 05, 2023 @ 03:19PM



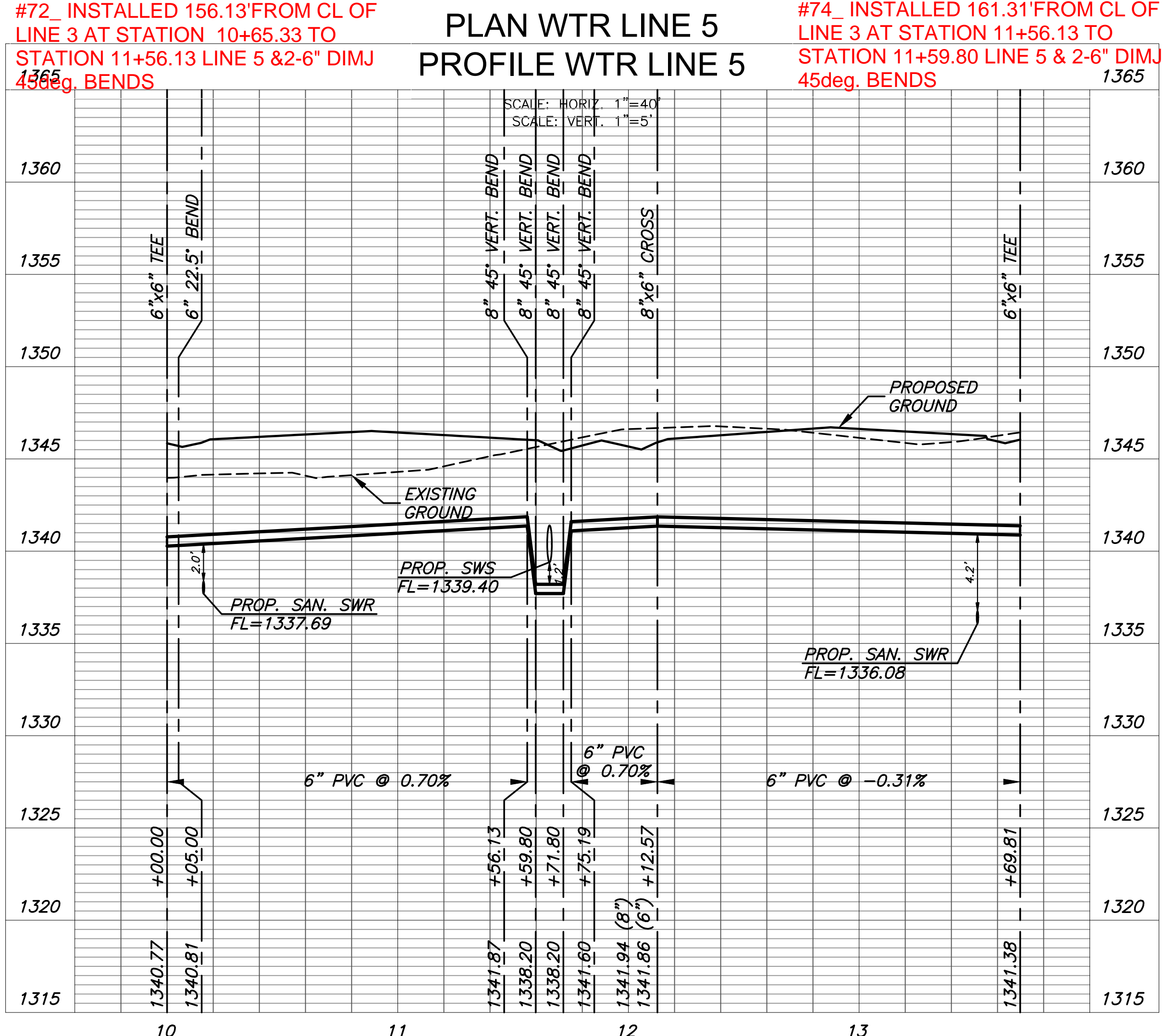
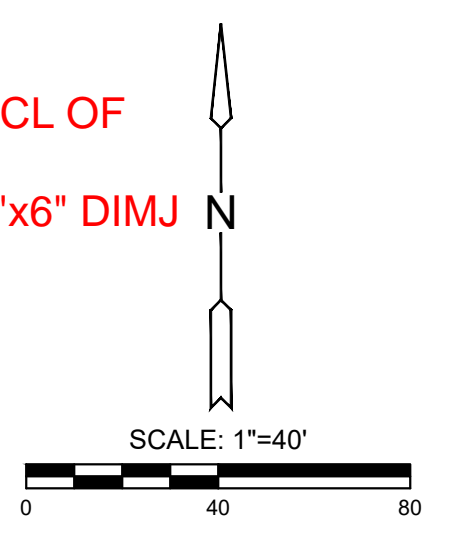
WATER DISTRIBUTION SYSTEM IMPROVEMENTS TO SERVE
THE COTTAGES AT CORNERSTONE
 ANDOVER, KANSAS



NOTE:
 CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

 VALVES AND HYDRANTS TO BE SET AT FUTURE FINISHED GRADE. COST OF EARTHWORK AT THESE STRUCTURES IS SUBSIDIARY TO THE PROJECT.

WATER SERVICE
 (REF: SHEET 12)



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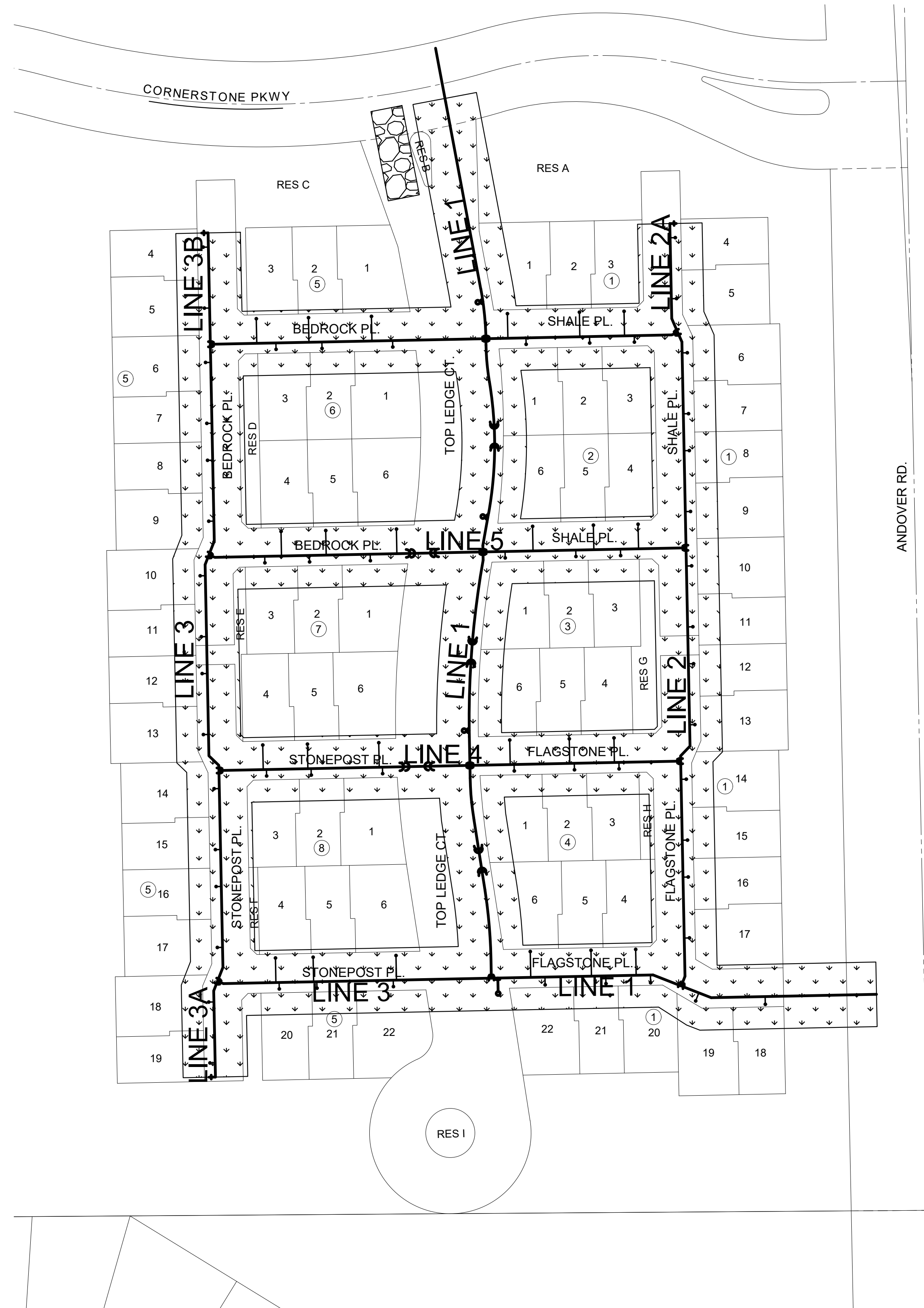
WATER LINE 5		
PROJECT NO.	2023-024883PPW	
DATE	OCT 2023	
SCALE	1" = 40'	
DESIGNED	DRAWN	CHECKED
KPG	KPG	KPG
NO.	REVISION	DATE
SHEET NO. 10 OF 22		



AS-BUILT PLANS - FEBRUARY 2024

PLOTTED: Thursday, October 05, 2023 @ 03:19PM

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EROSION CONTROL/SEEDING NOTES

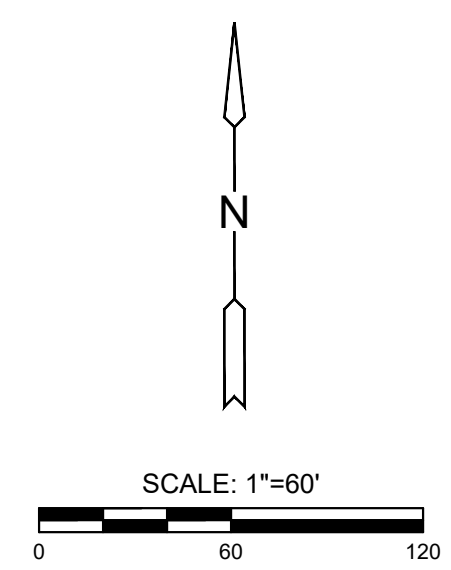
- EROSION CONTROL IS TO MEET ALL FEDERAL, STATE, COUNTY AND LOCAL CODE STANDARDS.
- TEMPORARY SEEDING: ALL AREAS DISTURBED WITH EXCEPTION OF PROPOSED STREET PAVEMENT BE SEEDDED (COST SUBSIDIARY TO PROJECT) AND FERTILIZED AS FOLLOWS UNLESS PERMANENT SEEDING CAN BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION:
 - ANNUAL RYE @ 150 LBS./ACRE
 - SLOW RELEASE @ 150 LBS./ACRE
- IN THE EVENT THAT A PORTION OF THE SITE WILL REMAIN DISTURBED FOR MORE THAN 14 DAYS, PERMANENT SEEDING SHALL BE INSTALLED. PERMANENT SEEDING MIX AND RATE SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
- ALL AREAS SHALL BE FINE GRADED AND SURFACE SHALL BE FREE FROM STICKS, SMALL STONES, AND OTHER EXTRANEIOUS MATERIALS.
- CONTRACTOR SHALL PROVIDE EROSION PROTECTION THROUGHOUT PROJECT CONSTRUCTION. THE PLAN PROVIDED HERE IS FOR FINAL PROTECTION, VARIOUS PHASES OF THIS PLAN SHALL BE IMPLEMENTED OR MODIFIED TO CONTROL EROSION. MODIFICATIONS OF THE PLAN SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
- SEEDING AREAS SHALL BE PREPARED FOR PLANTING WITH COMMON AGRICULTURAL TECHNIQUES. APPROVE WITH OWNER'S REPRESENTATIVE BEFORE PLANTING.
- ALL SEED SHALL BE DISTRIBUTED WITH AN ACCEPTABLE DRILL INTENDED FOR SUCH OPERATIONS. ANCHOR MULCH BY CRIMPING INTO TOPSOIL WITH SUITABLE MECHANICAL EQUIPMENT.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND IMPLEMENTING ALL EROSION CONTROL..
- IN ORDER TO PREVENT SILT OR SEDIMENT FROM ENTERING ADJACENT PROPERTIES, APPROPRIATE BMP'S SHALL BE IMPLEMENTED WITHIN THE PROJECT.
- ANY MUD TRACKED ONTO ADJACENT PAVED AREAS OR STREETS SHALL BE REMOVED AT THE END OF EACH WORK DAY.
- PER THE REQUIREMENTS OF THE NOI/SWPPP, BMP INSPECTION REPORTS SHALL BE COMPLETED BY THE CONTRACTOR WEEKLY AND WITHIN 24 HOURS AFTER A 1/2" RAIN. REPORTS SHALL BE KEPT WITH THE SWPPP ON SITE.
- CONTRACTOR SHALL PROVIDE A SIGN NEAR THE ENTRANCE WITH THE FOLLOWING INFORMATION:
 - A. CONTACT NAME AND INFORMATION
 - B. A COPY OF THE NOI
 - C. LOCATION OF SWPPP

CONSTRUCTION SEQUENCING

- INSTALL SILT FENCE AND INLET PROTECTION AT EXISTING DROP INLETS. CONSTRUCTION ENTRANCE SHALL BE INSTALLED.
- CLEARING/GRUBBING
- PLACE FILL
- TEMPORARY SEEDING AS NEEDED
- ALL DISTURBED AREAS TO BE SEEDDED WITH RYE GRASS AT A RATE OF 150 LBS. PER ACRE WITHIN 10 DAYS OF CONSTRUCTION. CONTRACTOR TO PREPARE GROUND PER CITY SPECIFICATIONS. COST IS SUBSIDIARY TO SITE PREPARATION AND RESTORATION.

LEGEND

- 1250 --- EXISTING MAJOR CONTOUR
- 1250 --- EXISTING MINOR CONTOUR
- 1250 — PROPOSED MAJOR CONTOUR
- 1250 — PROPOSED MINOR CONTOUR
- W — EXISTING WATERLINE
- S — EXISTING SANITARY SEWER
- SS — EXISTING STORMWATER SEWER
- UGT — EXISTING UNDERGROUND TELEPHONE
- UGE — EXISTING UNDERGROUND ELECTRICAL
- OHE — EXISTING OVERHEAD ELECTRICAL
- G — EXISTING GASLINE
- FOC — EXISTING FIBER OPTIC LINE
- — PROPOSED WATERLINE
- [Symbol] — BACK OF CURB PROTECTION
- [Symbol] — SILT FENCE
- [Symbol] — LIMITS OF GRADING
- [Symbol] — FLOW ARROW
- [Symbol] — STABILIZED CONSTRUCTION ENTRANCE
- [Symbol] — TEMPORARY SEEDING (FOR REFERENCE ONLY - SEEDING TO BE BID AS A SINGLE ITEM FOR THE "PAVING & INCIDENTAL DRAINAGE" PROJECT)



WATER DISTRIBUTION SYSTEM IMPROVEMENTS TO SERVE

THE COTTAGES AT CORNERSTONE

ANDOVER, KANSAS

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EROSION CONTROL PLAN

PROJECT NO.	2023-024883PPW	
DATE	OCT 2023	
SCALE	1"=60'	
DESIGNED	DRAWN	CHECKED
KPG	LAL	KPG
NO.	REVISION	DATE

PLOTED: Thursday, October 05, 2023 @ 03:20PM

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WATER DISTRIBUTION SYSTEM IMPROVEMENTS TO SERVE
THE COTTAGES AT CORNERSTONE
ANDOVER, KANSAS

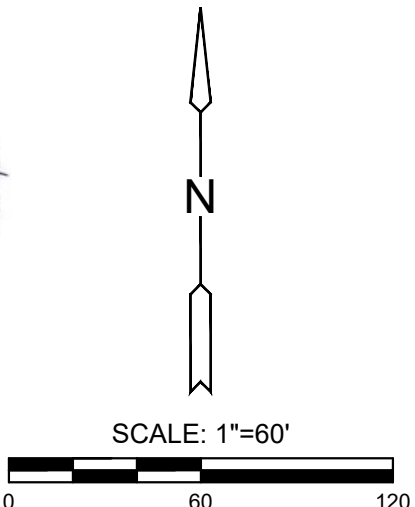
WATER SERVICE TABLE								FOR INFO. ONLY		
NO.	TYPE	SERVICE LINE SIZE	LOCATION			STATION	DIRECTION	APPROX. LENGTH (HORZ.)	DISTANCE FROM ALLEY	DISTANCE FROM LOT LINE
			LOT	BLOCK	LINE					
1	METER CAN	1"	4	5	3B	10+75.21	LT.	4'	3'	4.5'
2	METER CAN	1"	5	5	3B	10+28.04	LT.	4'	3'	4.5'
3	METER CAN	1"	6	5	3	16+96.95	LT.	4'	3'	4.5'
4	METER CAN	1"	7	5	3	16+49.78	LT.	4'	3'	4.5'
5	METER CAN	1"	8	5	3	16+21.20	LT.	4'	3'	4.5'
6	METER CAN	1"	9	5	3	15+74.03	LT.	4'	3'	4.5'
7	METER CAN	1"	10	5	3	15+30.46	LT.	4'	3'	4.5'
8	METER CAN	1"	11	5	3	14+83.29	LT.	4'	3'	4.5'
9	METER CAN	1"	12	5	3	14+54.71	LT.	4'	3'	4.5'
10	METER CAN	1"	13	5	3	14+07.54	LT.	4'	3'	4.5'
11	METER CAN	1"	14	5	3	13+62.35	LT.	4'	3'	4.5'
12	METER CAN	1"	15	5	3	13+15.18	LT.	4'	3'	4.5'
13	METER CAN	1"	16	5	3	12+86.60	LT.	4'	3'	4.5'
14	METER CAN	1"	17	5	3	12+39.44	LT.	4'	3'	4.5'
15	METER CAN	1"	18	5	3A	10+16.57	RT.	4'	3'	4.5'
16	METER CAN	1"	19	5	3A	10+63.73	RT.	4'	3'	4.5'
17	METER CAN	1"	4	1	2A	10+74.18	RT.	4'	3'	4.5'
18	METER CAN	1"	5	1	2A	10+27.01	RT.	4'	3'	4.5'
19	METER CAN	1"	6	1	2	14+93.65	RT.	4'	3'	4.5'
20	METER CAN	1"	7	1	2	14+46.48	RT.	4'	3'	4.5'
21	METER CAN	1"	8	1	2	14+17.90	RT.	4'	3'	4.5'
22	METER CAN	1"	9	1	2	13+70.73	RT.	4'	3'	4.5'
23	METER CAN	1"	10	1	2	13+28.65	RT.	4'	3'	4.5'
24	METER CAN	1"	11	1	2	12+81.48	RT.	4'	3'	4.5'
25	METER CAN	1"	12	1	2	12+52.90	RT.	4'	3'	4.5'
26	METER CAN	1"	13	1	2	12+05.73	RT.	4'	3'	4.5'
27	METER CAN	1"	14	1	2	11+60.54	RT.	4'	3'	4.5'
28	METER CAN	1"	15	1	2	11+13.37	RT.	4'	3'	4.5'
29	METER CAN	1"	16	1	2	10+84.79	RT.	4'	3'	4.5'
30	METER CAN	1"	17	1	2	10+37.62	RT.	4'	3'	4.5'
31	METER CAN	1"	3	5	3	17+46.95	LT.	19'	2'	3'
32	METER CAN	1"	3	6	3	17+61.78	RT.	5'	2'	3'
33	METER CAN	1"	2	5	3	17+87.37	LT.	19'	2'	3'
34	METER CAN	1"	2	6	3	17+97.37	RT.	5'	2'	3'
35	METER CAN	1"	1	5	3	18+36.12	LT.	19'	2'	3'
36	METER CAN	1"	1	6	3	18+52.12	RT.	5'	2'	3'
37	METER CAN	1"	1	1	2	16+42.15	RT.	19'	2'	3'
38	METER CAN	1"	1	2	2	16+28.15	LT.	5'	2'	3'
39	METER CAN	1"	2	1	2	15+86.40	RT.	19'	2'	3'
40	METER CAN	1"	2	2	2	15+78.90	LT.	5'	2'	3'

WATER SERVICE TABLE								FOR INFO. ONLY		
NO.	TYPE	SERVICE LINE SIZE	LOCATION			STATION	DIRECTION	APPROX. LENGTH (HORZ.)	DISTANCE FROM ALLEY	DISTANCE FROM LOT LINE
			LOT	BLOCK	LINE					
41	METER CAN	1"	3	1	2	15+51.81	RT.	19'	2'	3'
42	METER CAN	1"	3	2	2	15+55.31	LT.	5'	2'	3'
43	METER CAN	1"	3	7	5	10+43.60	RT.	5'	2'	3'
44	METER CAN	1"	4	6	5	10+56.60	LT.	19'	2'	3'
45	METER CAN	1"	2	7	5	10+78.18	RT.	5'	2'	3'
46	METER CAN	1"	5	6	5	10+91.18	LT.	19'	2'	3'
47	METER CAN	1"	1	7	5	11+25.26	RT.	5'	2'	3'
48	METER CAN	1"	6	6	5	11+45.93	LT.	19'	2'	3'
49	METER CAN	1"	1	3	5	12+29.68	RT.	5'	2'	3'
50	METER CAN	1"	6	2	5	12+51.35	LT.	19'	2'	3'
51	METER CAN	1"	2	3	5	12+84.43	RT.	5'	2'	3'
52	METER CAN	1"	5	2	5	12+98.43	LT.	19'	2'	3'
53	METER CAN	1"	3	3	5	13+19.01	RT.	5'	2'	3'
54	METER CAN	1"	4	2	5	13+33.01	LT.	19'	2'	3'
55	METER CAN	1"	4	7	4	10+34.29	LT.	19'	2'	3'
56	METER CAN	1"	3	8	4	10+36.79	RT.	5'	2'	3'
57	METER CAN	1"	5	7	4	10+68.88	LT.	19'	2'	3'
58	METER CAN	1"	2	8	4	10+71.37	RT.	5'	2'	3'
59	METER CAN	1"	6	7	4	11+24.19	LT.	19'	2'	3'
60	METER CAN	1"	1	8	4	11+26.62	RT.	5'	2'	3'
61	METER CAN	1"	6	3	4	12+25.54	LT.	19'	2'	3'
62	METER CAN	1"	1	4	4	12+28.54	RT.	5'	2'	3'
63	METER CAN	1"	5	3	4	12+71.63	LT.	19'	2'	3'
64	METER CAN	1"	2	4	4	12+75.12	RT.	5'	2'	3'
65	METER CAN	1"	4	3	4	13+06.21	LT.	19'	2'	3'
66	METER CAN	1"	3	4	4	13+09.71	RT.	5'	2'	3'
67	METER CAN	1"	4	8	3	11+66.83	RT.	19'	2'	3'
68	METER CAN	1"	20	5	3	11+64.33	LT.	5'	2'	3'
69	METER CAN	1"	5	8	3	11+37.66	RT.	19'	2'	3'
70	METER CAN	1"	21	5	3	11+35.16	LT.	5'	2'	3'
71	METER CAN	1"	22	5	3	10+76.00	LT.	5'	2'	3'
72	METER CAN	1"	6	8	3	10+73.50	RT.	19'	2'	3'
73	METER CAN	1"	6	4	1	12+71.00	RT.	20'	2'	3'
74	METER CAN	1"	22	1	1	12+60.00	LT.	6'	2'	3'
75	METER CAN	1"	5	4	1	12+23.98	RT.	20'	2'	3'
76	METER CAN	1"	21	1	1	12+12.92	LT.	6'	2'	3'
77	METER CAN	1"	4	4	1	11+89.40	RT.	20'	2'	3'
78	METER CAN	1"	20	1	1	11+78.33	LT.	6'	2'	3'
79	METER CAN	1"	19	1	1	11+38.27	LT.	6.75'	2'	3'
80	METER CAN	1"	18	1	1	10+86.22	LT.	6'	2'	3'



NOTE:
CONTRACTOR TO COORDINATE EXACT METER LOCATIONS WITH CITY OF WICHITA WATER DISTRIBUTION PRIOR TO INSTALLATION.

FUTURE DRIVEWAYS
(BY DEVELOPER—FOR REFERENCE ONLY)



AS-BUILT PLANS - FEBRUARY 2024

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SERVICE PLAN

PROJECT NO.	2023-024883PPW	
DATE	OCT 2023	
SCALE	1"=60'	
DESIGNED	KPG	
DRAWN	LAL	
CHECKED	KPG	
NO.	REVISION	DATE

SHEET NO.
12 OF 22

J:\PROJECTS\2023\12\10\10270_PERFECTION_CORNERSTONE\02_10270_CAD\SHS\05_CIVIL_COTTAGES\WATER - PPM\210270-05-3501.DWG
 PLOTTED: Thursday, October 05, 2023 @ 03:20PM



CONTROL POINTS

DATUM:
 THE HORIZONTAL DATUM IS BASED ON THE KANSAS COORDINATE SYSTEM OF 1983, NAD83(2011), SOUTH ZONE. COORDINATES SHOWN HAVE BEEN MODIFIED TO THE GROUND USING A COMBINED ADJUSTMENT FACTOR OF 1.0001200144. STATE PLANE COORDINATES CAN BE CALCULATED BY MULTIPLYING THE SHOWN VALUES BY 0.99988.

ALL ELEVATIONS SHOWN ARE BASED ON THE NGVD 29.

CONTROL POINTS:
 CP18,
 N:1701504.598 E:1705623.355 EL: 1351.68
 5/8" REBAR w/ 2" ALUMINUM MKEC ID CAP

CP19,
 N:1701930.489 E:1707205.311 EL: 1350.55
 5/8" REBAR w/ 2" RED MKEC ID CAP

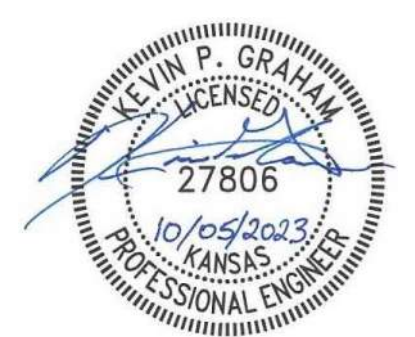
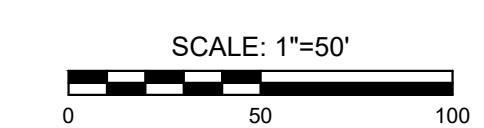
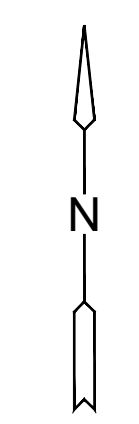
CP20,
 N:1700201.625 E:1707220.711 EL: 1340.21
 CHISELED "X"

CP21,
 N:1700184.388 E:1705377.860 EL: 1350.34
 5/8" REBAR w/ 2" ALUMINUM MKEC ID CAP

CP22,
 N:1701119.749 E:1705420.511 EL: 1351.85
 CHISELED "X"

NOTE:
 ALL CONTROL POINTS SHOWN HAVE ELEVATIONS ESTABLISHED USING STANDARD SURVEYING PROCEDURES AND CAN BE USED AS TEMPORARY BENCHMARKS. WHEN USING A CONTROL POINT AS A TEMPORARY BENCHMARK, IT IS RECOMMENDED THAT CROSS-CHECKS BE MADE BY OTHER CONTROL POINTS OR BENCHMARKS TO CONFIRM ELEVATIONS PRIOR TO USE.

ANDOVER RD.



AS-BUILT PLANS - FEBRUARY 2024

EVERY ATTEMPT HAS BEEN MADE TO INSURE ALL COORDINATE VALUES SHOWN ARE AN ACCURATE AND TRUE REPRESENTATION OF THE CURRENT PLANS. ALL VALUES ARE TO BE CONFIRMED WITH THE FINAL SIGNED PLAN SET BEFORE USE.



WATER DISTRIBUTION SYSTEM IMPROVEMENTS TO SERVE THE COTTAGES AT CORNERSTONE ANDOVER, KANSAS

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BUBBLE MAP

PROJECT NO.	2023-024883PPW	
DATE	OCT 2023	
SCALE	1"=50'	
DESIGNED	DRAWN	CHECKED
KPG	LAL	KPG

NO.	REVISION	DATE

SHEET NO.
 13 OF 22

WATER POINTS			
Point #	Northing	Easting	Desc.
3000	1702022.74	1706880.78	TIE IN
3001	1701826.66	1706917.38	FH
3002	1701797.93	1706919.73	CROSS
3003	1701730.58	1706926.34	BEND
3004	1701728.49	1706926.36	BEND
3005	1701716.49	1706926.28	BEND
3006	1701714.41	1706926.24	BEND
3007	1701659.58	1706921.26	FH
3008	1701632.85	1706917.49	CROSS
3009	1701563.67	1706909.34	BEND
3010	1701561.31	1706909.14	BEND
3011	1701549.34	1706908.26	BEND
3012	1701547.04	1706908.12	BEND
3013	1701494.55	1706906.84	FH
3014	1701467.61	1706907.37	CROSS
3015	1701402.54	1706914.12	BEND
3016	1701400.00	1706914.52	BEND
3017	1701388.14	1706916.37	BEND
3018	1701385.68	1706916.75	BEND
3019	1701302.91	1706924.01	TEE

WATER POINTS			
Point #	Northing	Easting	Desc.
3020	1701303.01	1706929.00	FH
3021	1701879.81	1706704.69	BLOWOFF
3022	1701793.62	1706706.43	TEE
3023	1701641.25	1706709.51	BEND
3024	1701630.48	1706705.30	TEE
3025	1701622.99	1706702.38	BEND
3026	1701475.03	1706705.37	BEND
3027	1701467.68	1706713.02	BEND
3028	1701463.69	1706713.10	TEE
3029	1701311.31	1706716.17	BEND
3030	1701300.54	1706711.96	TEE
3031	1701298.72	1706716.62	BEND
3032	1701293.06	1706709.04	BEND
3033	1701226.37	1706710.39	BLOWOFF
3034	1701887.03	1707062.12	BLOWOFF
3035	1701813.43	1707063.61	BEND
3036	1701802.84	1707068.25	TEE
3037	1701795.48	1707071.47	BEND
3038	1701636.02	1707074.69	TEE
3039	1701482.55	1707077.79	BEND

WATER POINTS			
Point #	Northing	Easting	Desc.
3040	1701474.90	1707070.44	BEND
3041	1701470.90	1707070.52	TEE
3042	1701308.95	1707073.79	BEND
3043	1701304.29	1707071.97	BEND
3044	1701300.08	1707069.28	TEE
3045	1701290.43	1707222.12	TIE IN
3046	1701631.71	1706861.06	BEND
3049	1701631.78	1706864.72	BEND
3050	1701632.02	1706876.72	BEND
3051	1701632.09	1706880.11	BEND
3052	1701466.57	1706856.09	BEND
3053	1701466.66	1706860.36	BEND
3054	1701466.90	1706872.36	BEND
3055	1701466.98	1706876.43	BEND



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BUBBLE POINTS

PROJECT NO.	2023-024883PPW	
DATE	OCT 2023	
SCALE	N/A	
DESIGNED	DRAWN	CHECKED
KPG	LAL	KPG

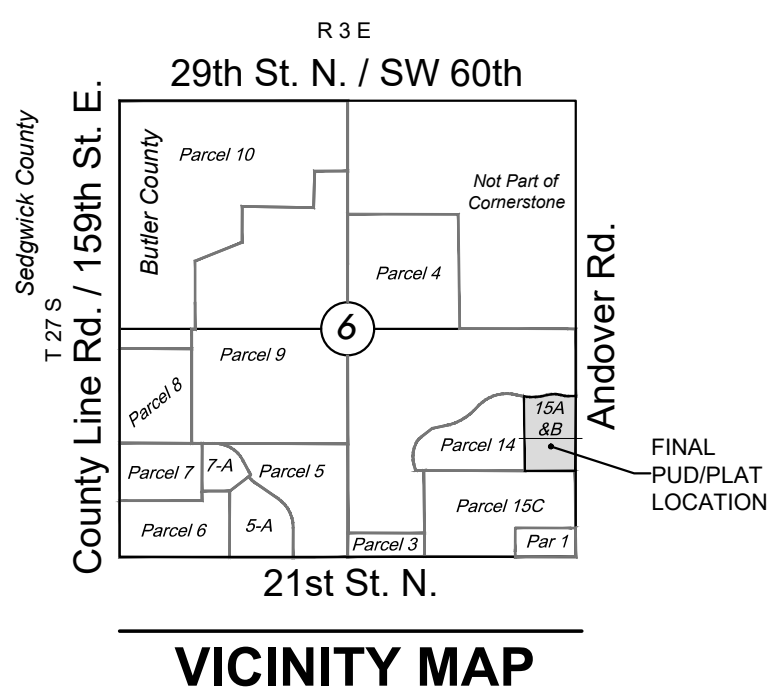
NO.	REVISION	DATE

SHEET NO.

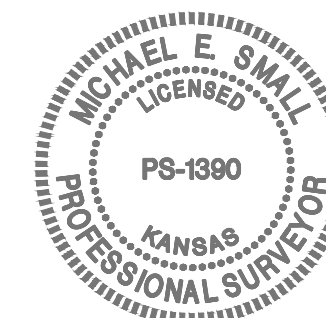
The Cottages at Cornerstone

FINAL PLANNED UNIT DEVELOPMENT PLAN THE COTTAGES AT CORNERSTONE

AN ADDITION TO ANDOVER, BUTLER COUNTY, KANSAS
a tract of land lying in the Southeast Quarter, Section 6, Township 27 South, Range 3 East, of the 6th Principal Meridian, Andover, Butler County, Kansas,
and being part of the Cornerstone Preliminary Planned Unit Development Plan



NE cor., SE 1/4, Sec. 6,
T27S, R3E, 6th P.M.
Fnd. 1/2" bar w/ standard
Butler County id cap

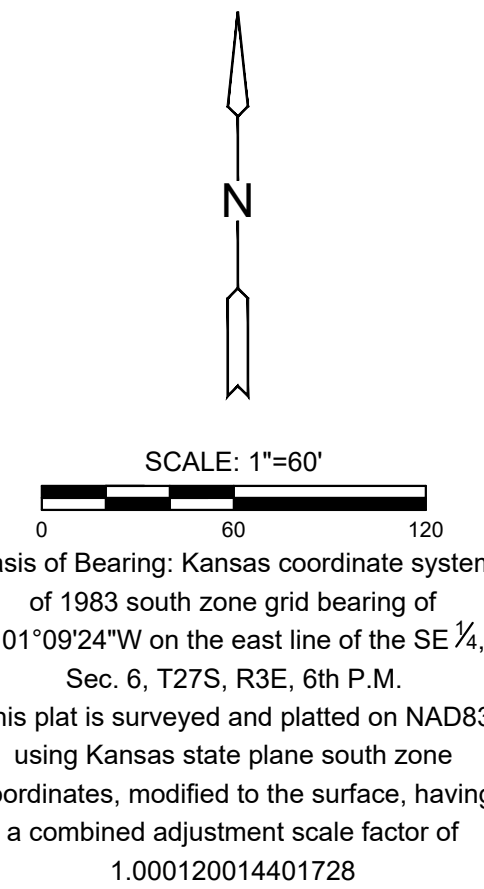
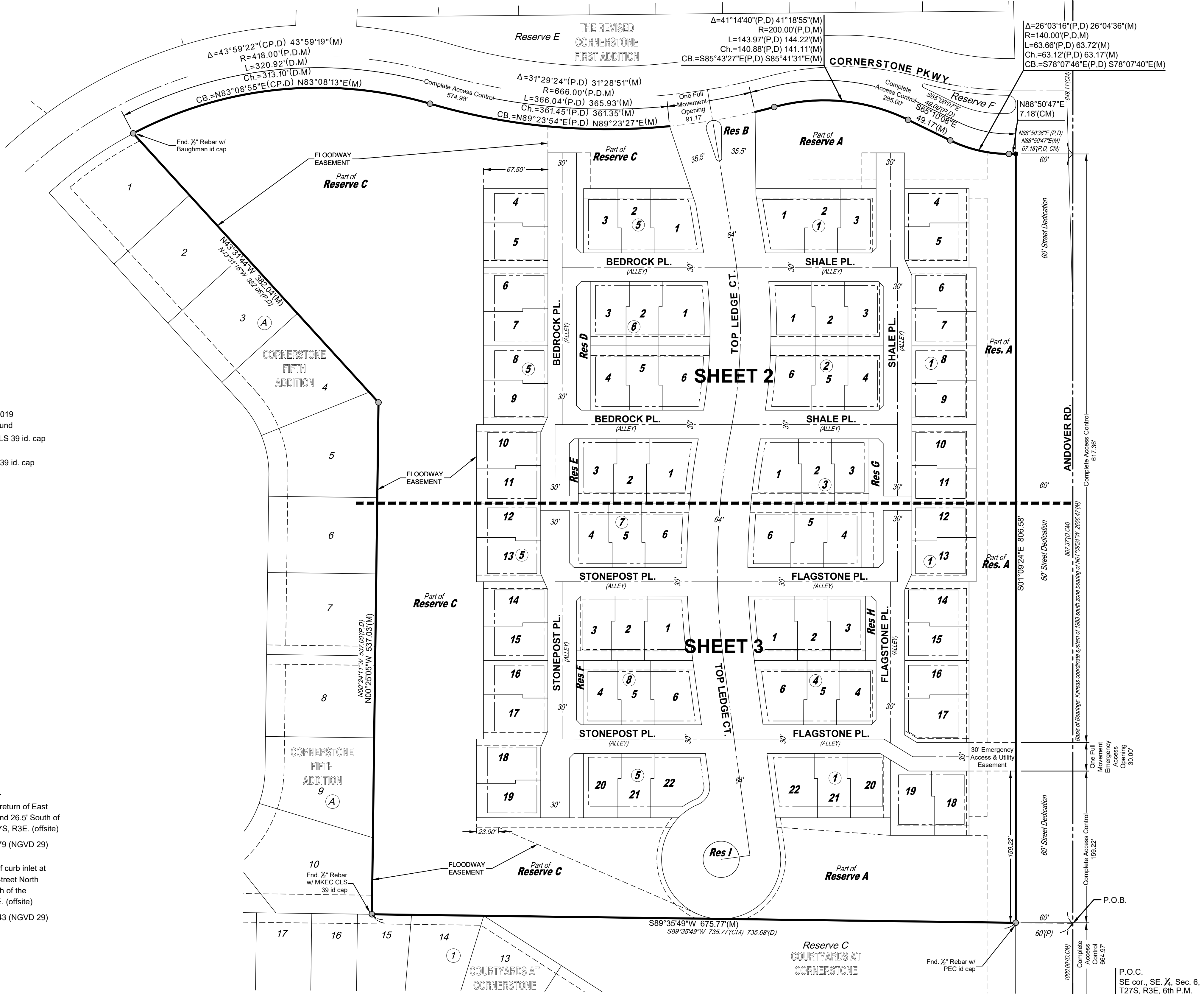


LEGEND

- Date of Survey: December 2019
- △ = Section corner monument found
 - = Found 3/8" rebar w/ MKEC CLS 39 id. cap or see annotation for type
 - = Set 3/8" rebar w/ MKEC CLS 39 id. cap or see annotation for type
 - (M) = Measured
 - (D) = Described
 - (P) = Platted
 - (CM) = Calculated from measured
 - Drng. = Drainage
 - Util. = Utility
 - Esmt. = Easement
 - Stbk. = Setback
 - PL. = Place
 - PKWY. = Parkway
 - CT. = Court
 - f = Lot
 - ① = Block

BENCH MARKS

- BM #1 Chiseled square on top of curb at East return of East Drive to "Life Care Center", 994' East and 26.5' South of the South Quarter corner of Sec. 6, T27S, R3E. (offsite)
Elevation = 1349.29 (NAVD 88), 1348.79 (NGVD 29)
- BM #2 Chiseled square on Northwest corner of curb inlet at West end of Southwest return at 21st Street North and Marc Ave., 810' West and 26' South of the Southeast Corner of Sec. 6, T27S, R3E. (offsite)
Elevation = 1345.93 (NAVD 88), 1345.43 (NGVD 29)



Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N01°09'24"W on the east line of the SE 1/4, Sec. 6, T27S, R3E, 6th P.M.
This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOTS inclusive	BLOCK	ELEVATION NGVD 29
18-22	1	1345.1
4-7	5	1347.5
8-9	5	1347.0
10-11	5	1346.5
12-17	5	1346.3
18-19	5	1346.1
20-22	5	1345.8
Reserve A		1345.1

AS-BUILT PLANS - FEBRUARY 2024



Date of Preparation: April 10, 2023

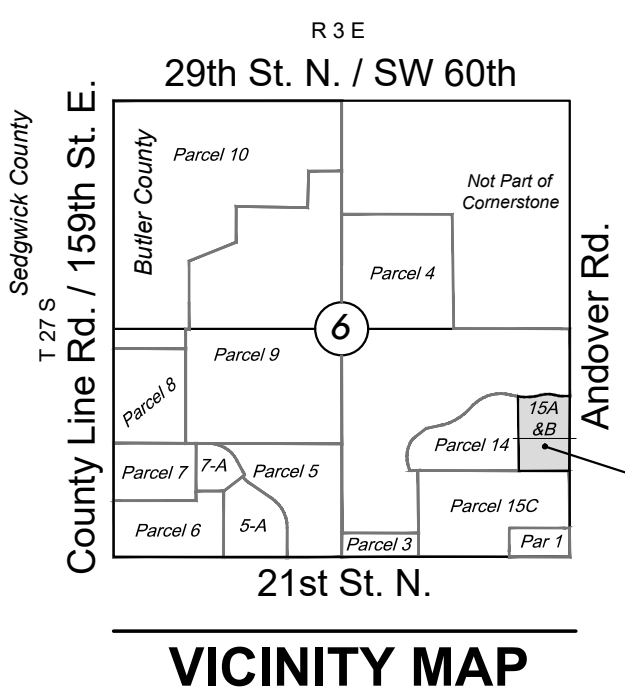
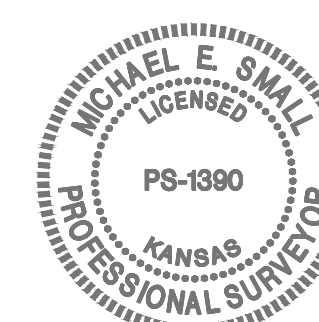
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FINAL PLANNED UNIT DEVELOPMENT PLAN

THE COTTAGES AT CORNERSTONE

AN ADDITION TO ANDOVER, BUTLER COUNTY, KANSAS
 a tract of land lying in the Southeast Quarter, Section 6, Township 27 South, Range 3 East, of the 6th Principal Meridian, Andover, Butler County, Kansas,
 and being part of the Cornerstone Preliminary Planned Unit Development Plan

NE cor., SE ¼, Sec. 6,
 T27S, R3E, 6th P.M.
 Fnd. ¾" bar w/ standard
 Butler County id cap

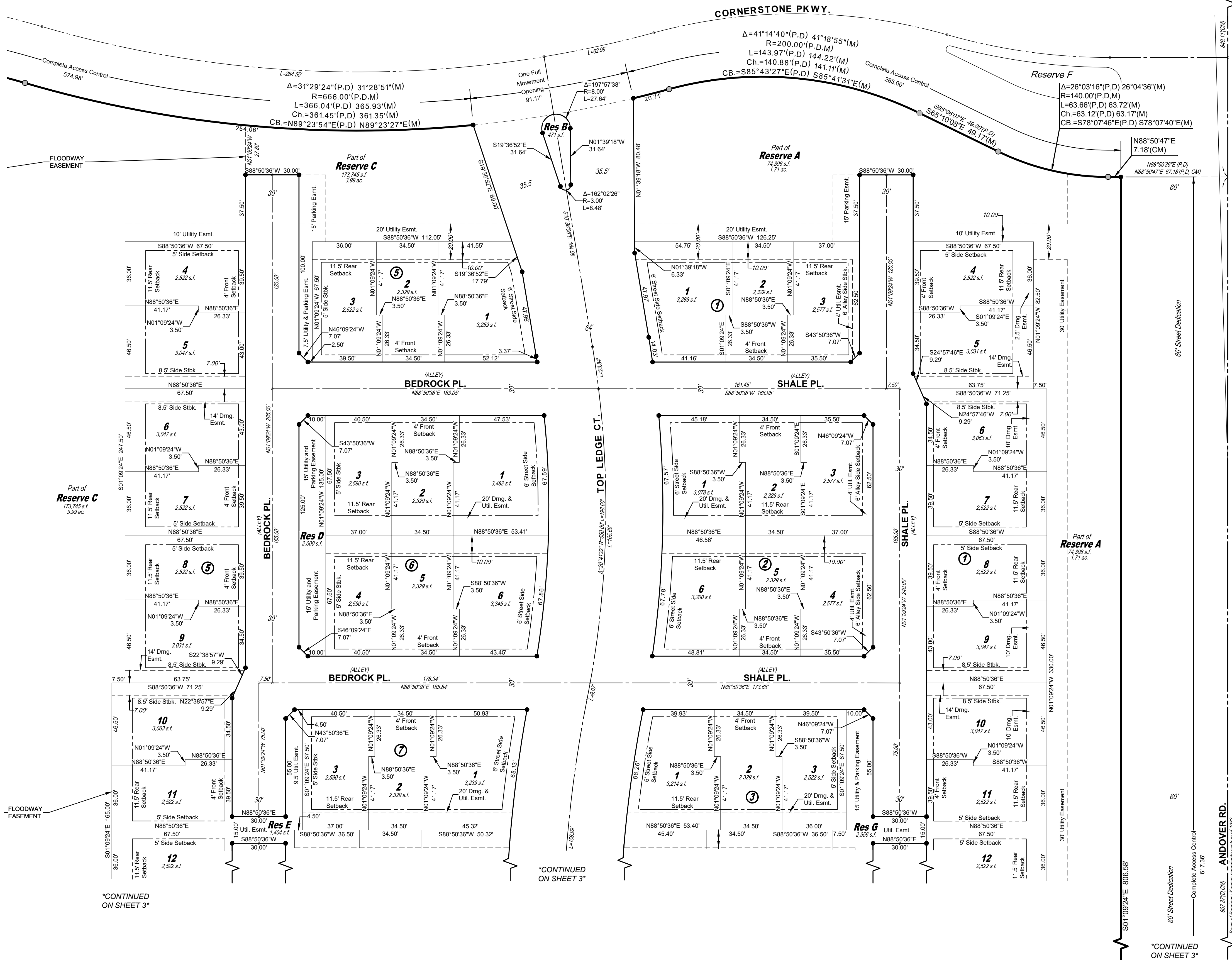


LEGEND

- Date of Survey: December 2019
- △ = Section corner monument found
 - = Found 5/8" rebar w/ MKEC CLS 39 id. cap or see annotation for type
 - = Set 5/8" rebar w/ MKEC CLS 39 id. cap or see annotation for type
 - (M) = Measured
 - (D) = Described
 - (P) = Platted
 - (CM) = Calculated from measured
 - Dmg. = Drainage
 - Util. = Utility
 - Esmt. = Easement
 - Stbk. = Setback
 - PL. = Place
 - PKWY. = Parkway
 - CT. = Court
 - 1 = Lot
 - ① = Block

BENCH MARKS

- BM #1 Chiseled square on top of curb at East return of East Drive to "Life Care Center", 994' East and 26.5' South of the South Quarter corner of Sec. 6, T27S, R3E. (offsite)
 Elevation = 1349.29 (NAVD 88), 1348.79 (NGVD 29)
- BM #2 Chiseled square on Northwest corner of curb inlet at West end of Southwest return at 21st Street North and Marc Ave., 810' West and 26' South of the Southeast Corner of Sec. 6, T27S, R3E. (offsite)
 Elevation = 1345.93 (NAVD 88), 1345.43 (NGVD 29)



SCALE: 1"=30'

Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N01°09'24"W on the east line of the SE ¼, Sec. 6, T27S, R3E, 6th P.M.
 This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)		
LOTS	BLOCK	ELEVATION NGVD 29
4-7	5	1347.5
8-9	5	1347.0
10-11	5	1346.5
12	5	1346.3



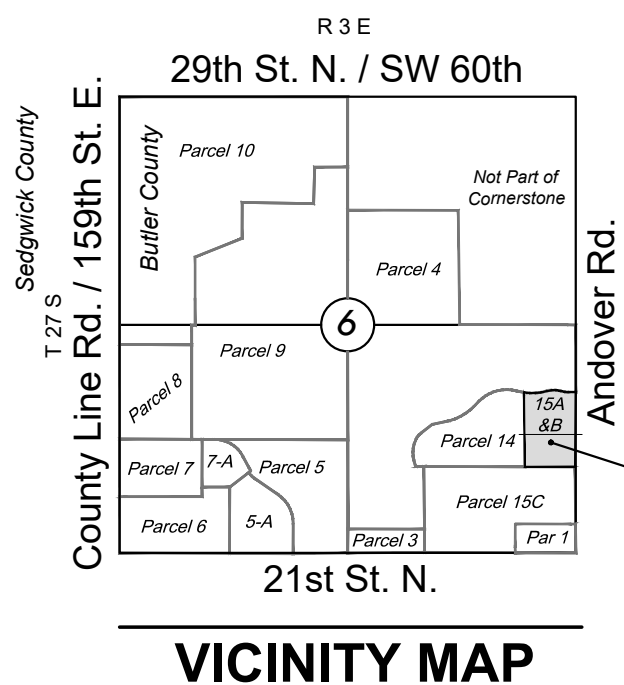
Date of Preparation: April 10, 2023

FINAL PLANNED UNIT DEVELOPMENT PLAN

THE COTTAGES AT CORNERSTONE

AN ADDITION TO ANDOVER, BUTLER COUNTY, KANSAS

a tract of land lying in the Southeast Quarter, Section 6, Township 27 South, Range 3 East, of the 6th Principal Meridian, Andover, Butler County, Kansas, and being part of the Cornerstone Preliminary Planned Unit Development Plan

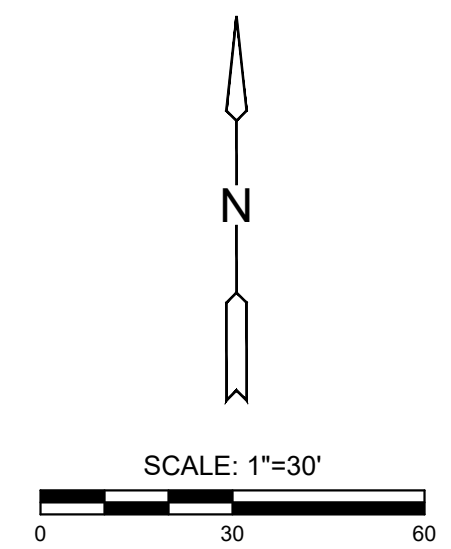
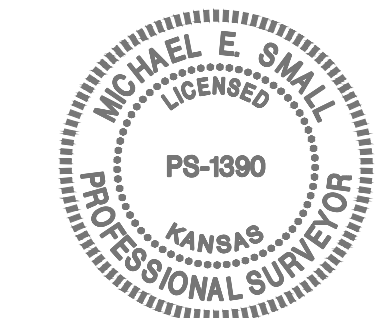
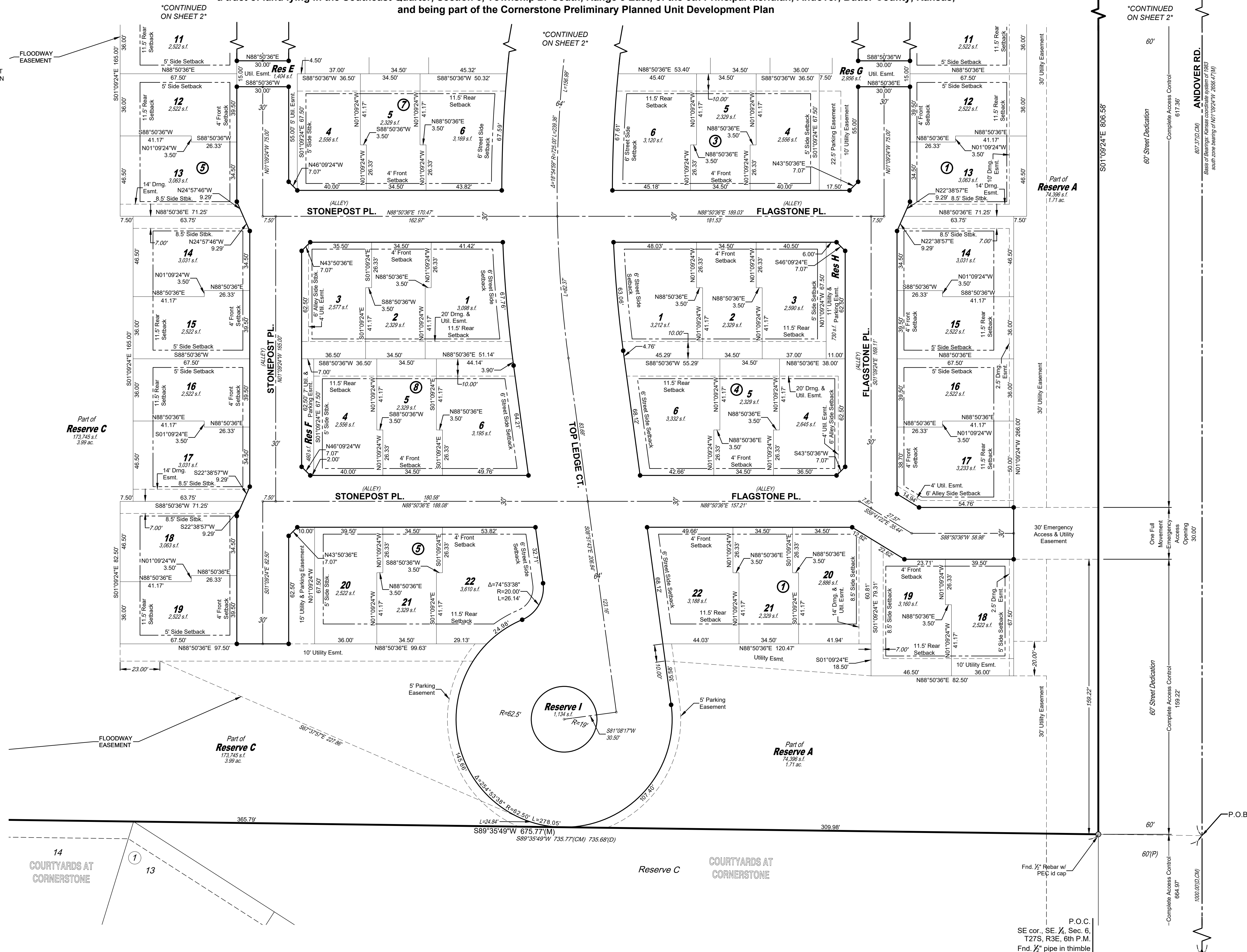


LEGEND

- Date of Survey: December 2019
 Section corner monument found
 Found 5/8" rebar w/ MKEC CLS 39 id. cap or see annotation for type
 Set 5/8" rebar w/ MKEC CLS 39 id. cap or see annotation for type
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 ① = Block

BENCH MARKS

- BM #1 Chiseled square on top of curb at East return of East Drive to "Life Care Center", 994' East and 26.5' South of the South Quarter corner of Sec. 6, T27S, R3E. (offsite)
 Elevation = 1349.29 (NAVD 88), 1348.79 (NGVD 29)
- BM #2 Chiseled square on Northwest corner of curb inlet at West end of Southwest return at 21st Street North and Marc Ave., 810' West and 26' South of the Southeast Corner of Sec. 6, T27S, R3E. (offsite)
 Elevation = 1345.93 (NAVD 88), 1345.43 (NGVD 29)



Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N01°09'24"W on the east line of the SE 1/4, Sec. 6, T27S, R3E, 6th P.M.
 This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

LOTS (inclusive)	BLOCK	ELEVATION NGVD 29
18-22	1	1345.1
11	5	1346.5
12-17	5	1346.3
18-19	5	1346.1
20-22	5	1345.8
Reserve A		1345.1

