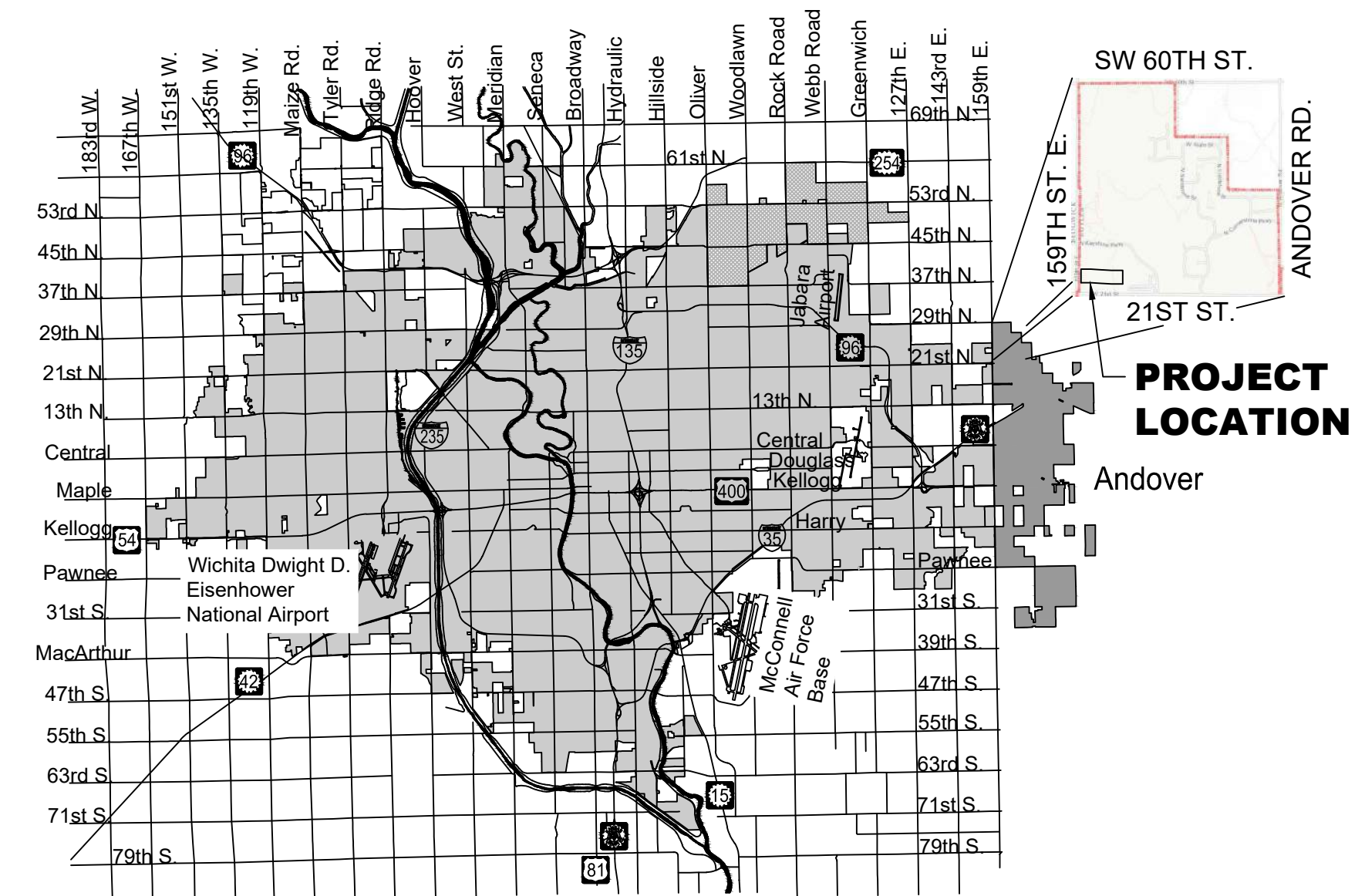


PUBLIC WATER DISTRIBUTION SYSTEM TO SERVE PRAIRIE POINTE AT CORNERSTONE 3RD ADDITION TO THE CITY OF ANDOVER, KANSAS 2024-008946PPW (54030980)



Vicinity Map

Sheet List Table

Sheet Number	Sheet Title
1	Coversheet
2	General Notes
3	Water Line 1 (1 of 2)
4	Water Line 1 (2 of 2)
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6	Water Assembly Details
7	Water Erosion Control Plan
8	Back Curb & Const. Entrance Details
9	Silt Fence Ditch Check and Barrier Details
10	Straw Bale Ditch Check and Barrier Details
11	Street Improvement Projects
12	Subdivision Development Process
13	Final PUD

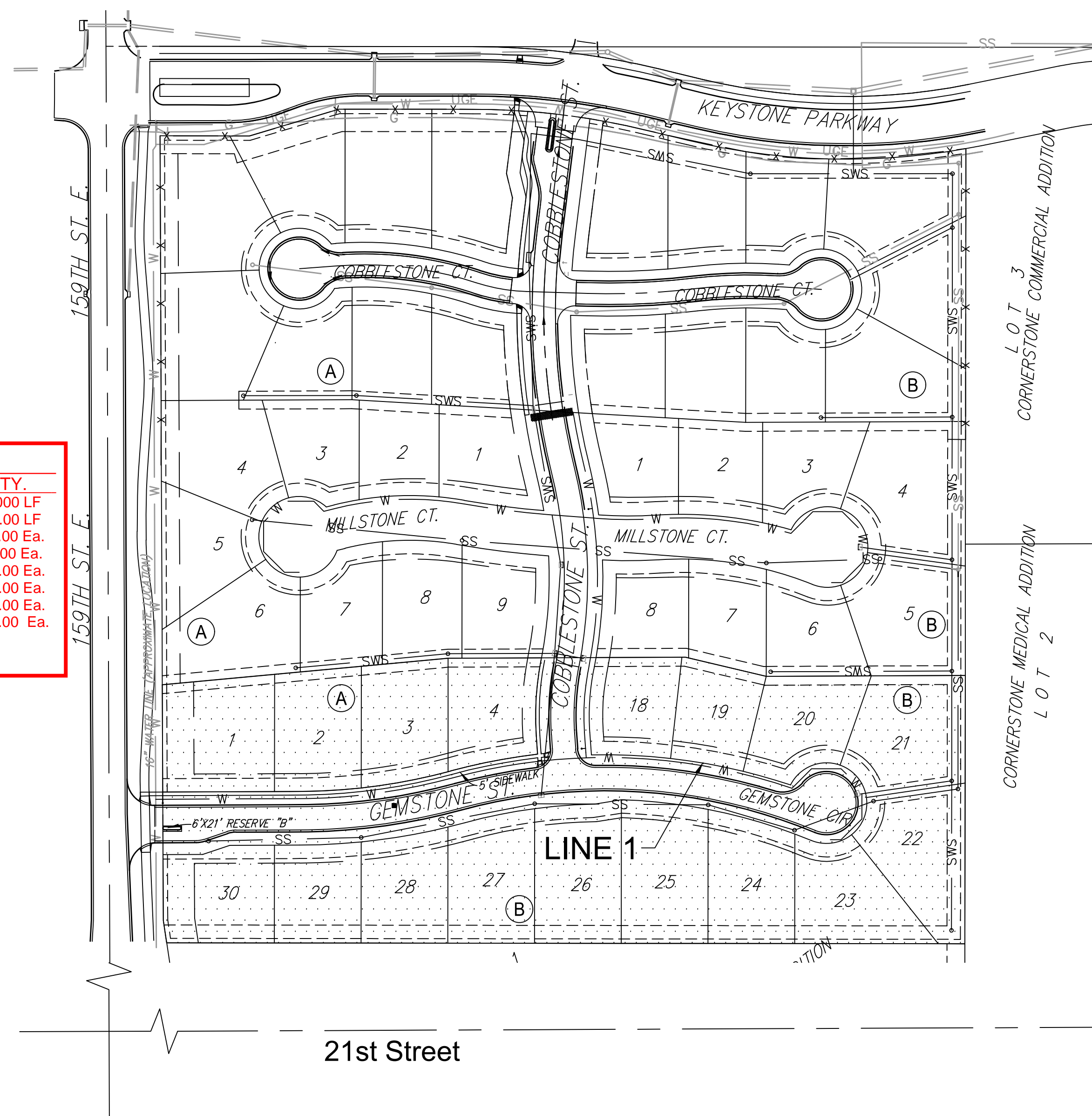
Plan: 1000 LF 8"; 8 LF 6"

MATERIALS TABLE			
ITEM	TYPE	MANUFACTURER	QTY.
8" WL Pipe	C900 PVC	North American Pipe Co.	1,000 LF
8" WL Pipe	DICL	American Cast Iron Pipe Co.	5.00 LF
Fire Hydrant Assembly	Super Centurion w/Storz Nozzle	Mueller	2.00 Ea.
8" Tee	MJ DI C153 DI350	SIP	1.00 Ea.
8" 45° Bend	MJ DI C153 DI350	SIP	6.00 Ea.
8" 11.25° Bend	MJ DI C153 DI 350	SIP	3.00 Ea.
8" 22.5° Bend	MJ DI C153 DI 350	SIP	1.00 Ea.
8" Gate Valve	RW MJ CI Series 3500	Mueller	2.00 Ea.

Benchmarks

- CHISELED SQUARE ON THE TOP OF CURB AT EAST END OF ISLAND ON KEYSTONE PARKWAY, 194± EAST OF THE CENTERLINE OF 159TH ST. E., ELEVATION = 1362.78 (NAVD88, G12B)
- CHISELED SQUARE ON THE TOP OF CURB, 325± NORTH OF THE CENTERLINE OF 21ST ST. N. AND 17± EAST OF THE CENTERLINE OF 159TH ST. E., ELEVATION = 1370.42 (NAVD88, G12B)
- CHISELED SQUARE ON THE TOP OF CURB AT THE NORTHEAST CORNER OF LOT 2, BLOCK 1, CORNERSTONE COMMERCIAL ADDITION, ANDOVER, BUTLER COUNTY, KANSAS ELEVATION 1360.03 (NAVD88, G12B)

NOTE: All coordinates are local



IMPROVEMENT DISTRICT

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

Engineering	Shawn Mellies	Approval Date: 4/23/24
Utilities	Greg Lolley	Approval Date: 4/23/24
Fire Dept.	Mike Roosevelt	Approval Date: 4/23/24

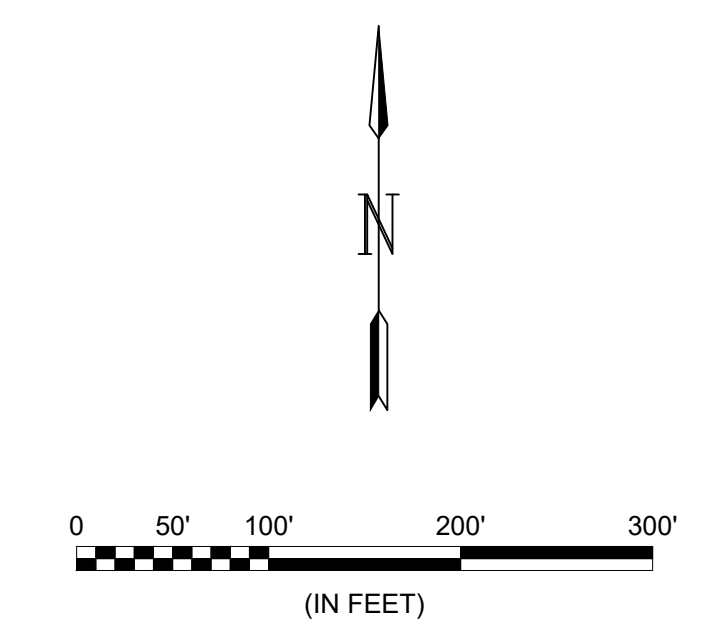
NOTE TO CONTRACTORS

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.

RECORD DRAWINGS
Contractor: Mies Constuction
Inspector: Corey Aurell - Garver
Final Acceptance: 07/18/2024
PDF By: CRA - 08/22/2024



Conformance Set
4-29-24

APRIL 2024

PLANS PREPARED BY



GARVER
1995 Midfield Road
Wichita, KS 67209
(316) 264-8008
www.GarverUSA.com
Project No. 2302513

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 Andover Stormwater Dept.	1-316-733-1303
City of Andover Wastewater Dept.	1-316-733-2621
City of Wichita Water	1-316-268-4555
Cox Communications	1-888-249-3530
Kansas Gas Service	1-888-482-4950
Energy	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 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 316-268-4574 with the City of Wichita with the anticipated construction start date and notify them of the project completion. Inspection for this project will be provided by Garver through a separate contract with the City of Andover.

10. If traffic will be impacted by construction, a traffic control plan must be prepared and submitted to the City of Andover 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 responsibly.

11. All elevations shown are NAVD 88.

12. 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.

13. City maintenance of water mains ends at right-of-way or easement line or within two feet of vault.

14. Opening and closing of water valves shall be done slowly to prevent damage to the water distributions system from water hammer. All valves closed by the contractor must be reopened as new construction permits. 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.

15. The Contractor shall install 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.

16. 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.

17. 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.

18. 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.

19. 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.

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

21. 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.

22. 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 the plans.

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

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

25. Maintain a minimum of 10-foot horizontal separation between all water lines (mains, services, and fire hydrants) and all sanitary sewer lines (mains, services, manholes). All separation distances are to be measured from edge-to-edge, at the closest point.

26. Maintain a minimum of 2-foot vertical separation between all water lines (mains and services) and all gravity sewer lines (mains, services, and manholes) at crossings. All separation distances are to be measured from edge-to-edge, at the closest point.

27. Maintain a minimum of 2-foot vertical separation between all water lines (mains and services) and all pressurized sanitary sewer lines (force mains and services) at crossings. Waterlines must always be placed above pressurized sanitary sewer lines where they cross. All separation distances are to be measured from edge-to-edge, at the closest point.

28. The contractor shall place protective fill at a minimum of 3' above the top of pipe. The contractor may utilize excess dirt from the sanitary sewer or storm sewer construction for protective fill. Protective fill shall be placed in 6" lifts and compacted to 95% standard density. See Protective Fill Detail on Sheet No. 6 for dimensions.

29. The contractor shall ensure all topsoil and vegetation is stripped prior to placing water line, especially where water main elevations are at or above existing grade. Any excess dirt from construction shall be left on site at a location as directed by the engineer for future grading and construction activities.

30. Where protective fill is not necessary the contractor shall restore grade to existing conditions with the exception for grade near valves and fire hydrants. Contractor to grade 5' diameter around each valve or fire hydrant and then match to existing or protective fill grade at 3:1 slope. Temporary grading around valves and fire hydrants is subsidiary to water main construction.

PERMANENT SODDING (FESCUE)

1. ALL AREAS CALLED OUT AS "SOD" ARE TO BE SODDED AND FERTILIZED AS FOLLOWS:

a. SOD-

i. KANSAS PREMIUM FESCUE BLEND SOD (OR APPROVED TURF-TYPE EQUAL)

b. FERTILIZER-

i. IF PLANTED IN SPRING, FERTILIZE WITH FERTI-LOME SOUTH-WEST GREEN MAKER (18-4-6), OR OTHER STARTER FERTILIZER.

ii. IF PLANTED IN LATE SUMMER TO FALL, FERTILIZE WITH FERTI-LOME WINTERIZER, OR OTHER APPROVED WINTERIZER FERTILIZER.

2. ANY ADDITIONAL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES OUTSIDE OF THE DEFINED LIMITS ON THE PLAN SHALL BE RESTORED TO THEIR ORIGINAL CONDITIONS PRIOR TO CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, THE USE OF ADDITIONAL SOD.

3. PRIOR TO LAYING SOD, CONTRACTOR SHALL TILL AREA TO BE SODDED TO A DEPTH OF 6" IN ORDER TO LOOSEN SOIL THAT MAY HAVE BEEN COMPACTED BY CONSTRUCTION ACTIVITIES.

4. AFTER TILLING, CONTRACTOR SHALL FINISH GRADE SOIL. SOIL ABUTTING EXISTING REMAINING TURF SHALL BE GRADED SUCH THAT NEW SOD WILL MATCH THE ELEVATION OF EXISTING SOD AND PAVEMENT.

5. CONTRACTOR SHALL REMOVE ALL STICKS, ROCKS, CONCRETE, LARGE DIRT CLUMPS OR ANY OTHER DELETERIOUS MATERIALS PRIOR TO LAYING SOD. SOD BED SHALL BE SMOOTH AND DEBRIS-FREE IN ORDER TO ENSURE GOOD SOD CONTACT WITH SOIL.

6. STRIPS OF SOD SHALL BE HAND PLACED TIGHTLY AGAINST PREVIOUSLY PLACED SOD STRIPS SUCH THAT THE ENTIRE AREA DESIGNATED TO BE SODDED WILL BE COMPLETELY COVERED. SOD SHALL BE PLACED TO MATCH ELEVATIONS OF EXISTING GRASS SOD, CURBS, DRIVEWAYS AND SIDEWALKS. JOINTS IN SUCCESSIVE ROWS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN SUCH THAT THE ENDS OF THE STRIPS BEING PLACED WILL LINE UP WITH THE CENTERLINE OF STRIPS PLACED IN ADJACENT ROWS. ENDS AND EDGES OF SOD SHALL BE TOP DRESSED WITH SOIL TO PREVENT DRYING AS NEEDED.

7. SOD SHALL BE ROLLED AFTER PLACEMENT TO ENSURE GOOD CONTACT WITH SOIL.

8. CONTRACTOR TO PROVIDE FOR SEVERAL SHORT, DAILY WATERING CYCLES TO KEEP THE SOD MOIST FOR THE FIRST 8 DAYS AFTER PLANTING. AFTER 8 DAYS, SOD SHOULD BE ALLOWED TO DRY ENOUGH FOR MOWING AROUND DAY 10. AFTER MOWING, MANUAL WATERING SCHEDULE SHALL BE ADJUSTED TO PROVIDE STANDARD WATERING CYCLES.



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1995 Midfield Road
Wichita, KS 67209
(316) 264-8008



REV.	DATE	DESCRIPTION	BY



CITY OF ANDOVER
ANDOVER, KANSAS

PRAIRIE POINTE AT
CORNERSTONE 3RD
ADDITION

General Notes

JOB NO.: T41-2302513
DATE: APRIL 2024
DESIGNED BY: KWL
DRAWN BY: MBA

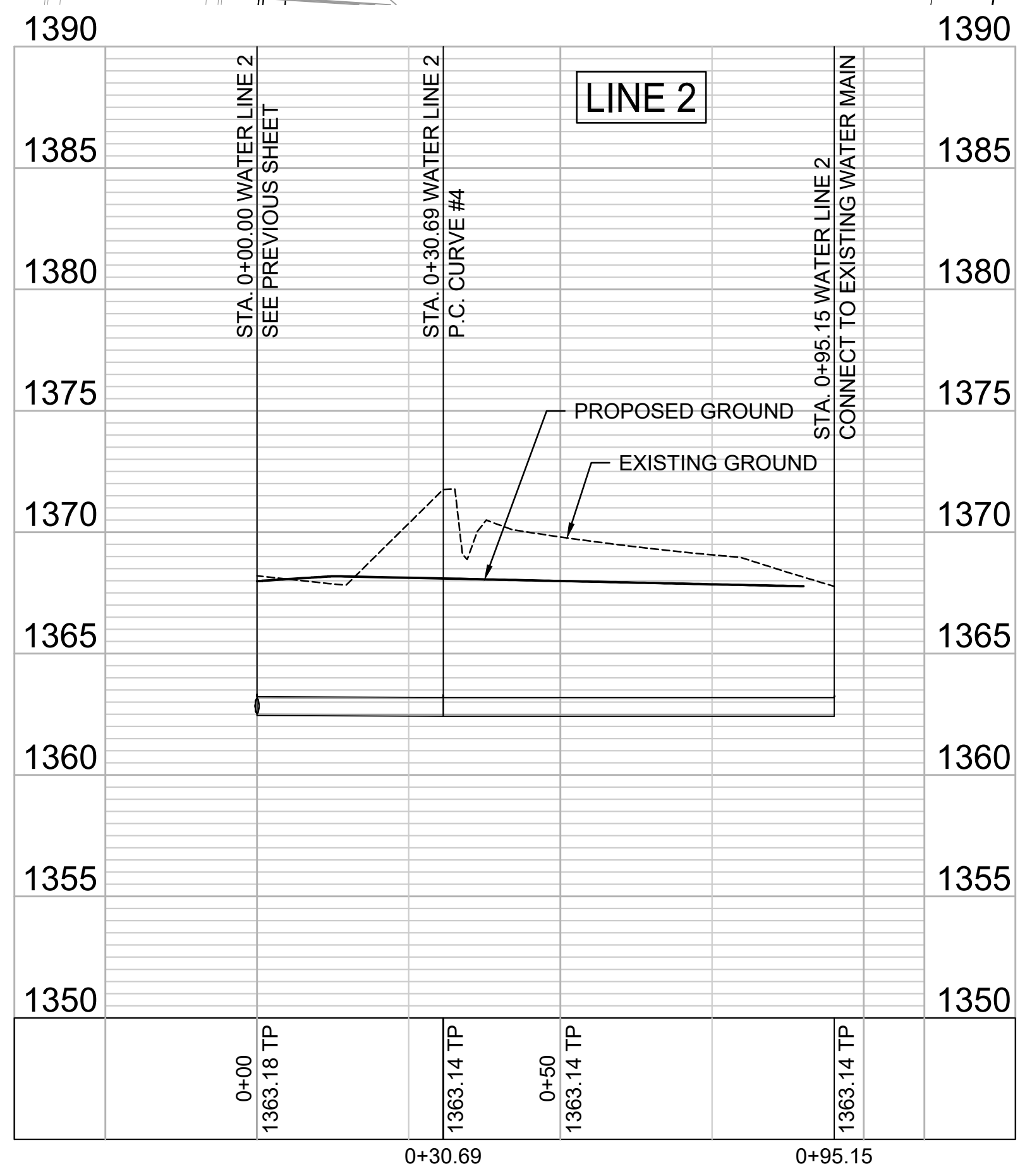
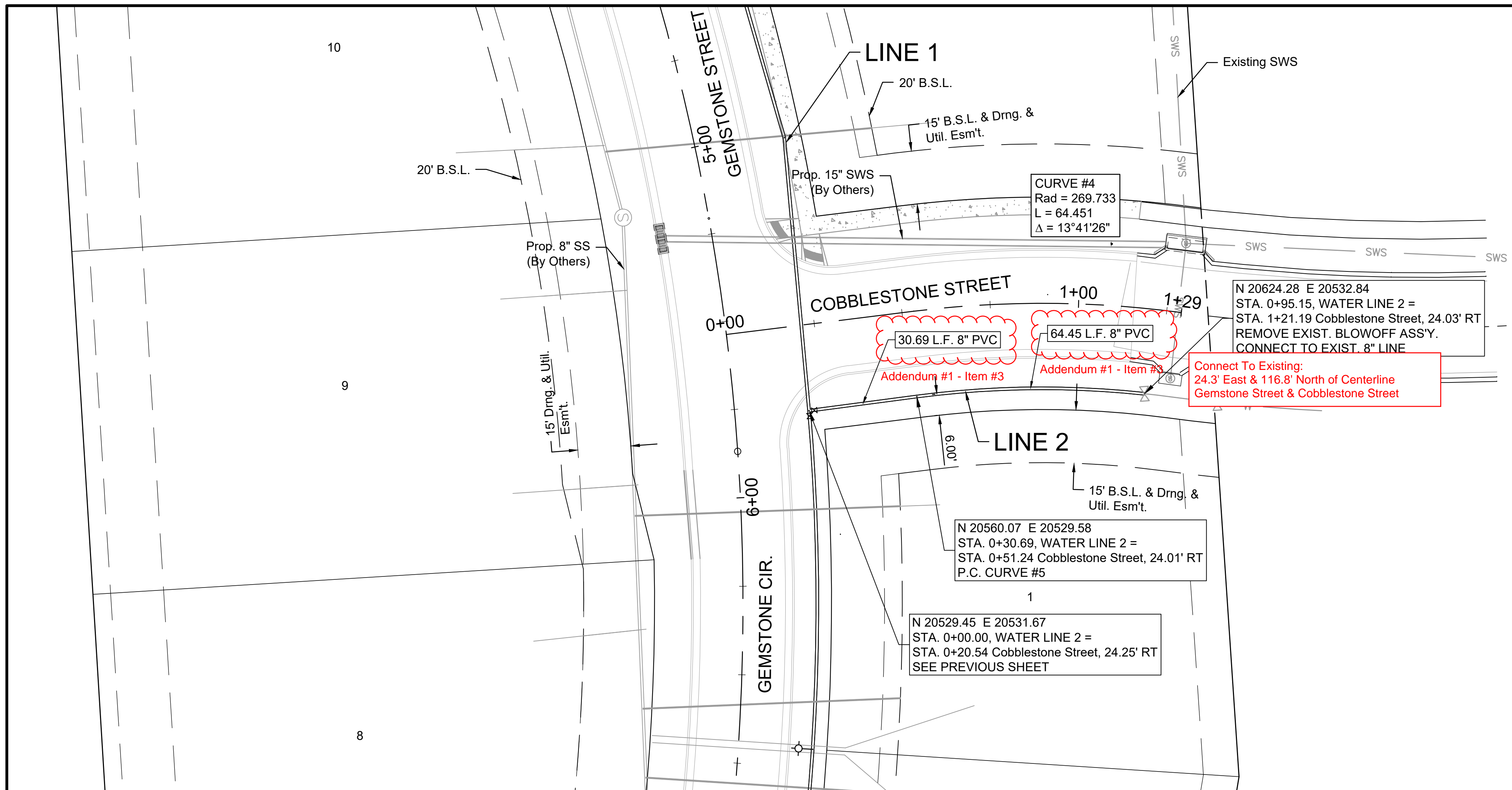
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DRAWING NUMBER

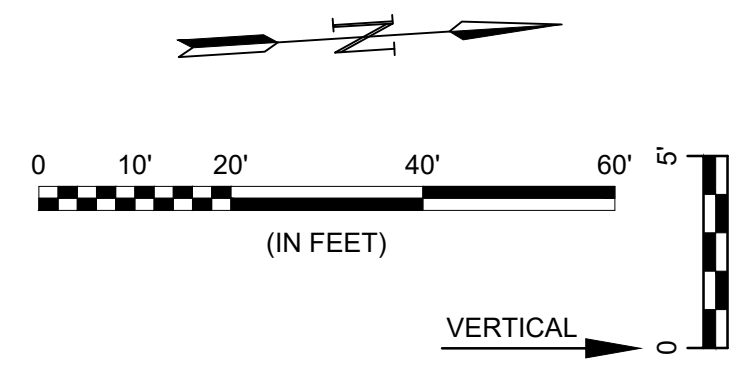
SHEET NUMBER **2** OF **13**

RECORD DRAWINGS
Contractor: Mies Constuction
Inspector: Corey Aurell - Garver
Final Acceptance: 07/18/2024
PDF By: CRA - 08/22/2024

File: L:\2023\141-2302513 - Prairie Pointe Addition Phase 3\Drawings\Water Sheets\Water Line 2.dwg Last Save: 4/2/2024 9:14 AM Last saved by: MBEAllen
 Last plotted by: Allen, MalKenzie B Plot Style: --- Plot Scale: 1:2.5849 Plot Date: 4/2/2024 9:17 AM Plotter used: None



RECORD DRAWINGS
 Contractor: Mies Construction
 Inspector: Corey Aurell - Garver
 Final Acceptance: 07/18/2024
 PDF By: CRA - 08/22/2024



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1995 Midfield Road
 Wichita, KS 67209
 (316) 264-8008



REV.	DATE	DESCRIPTION	BY



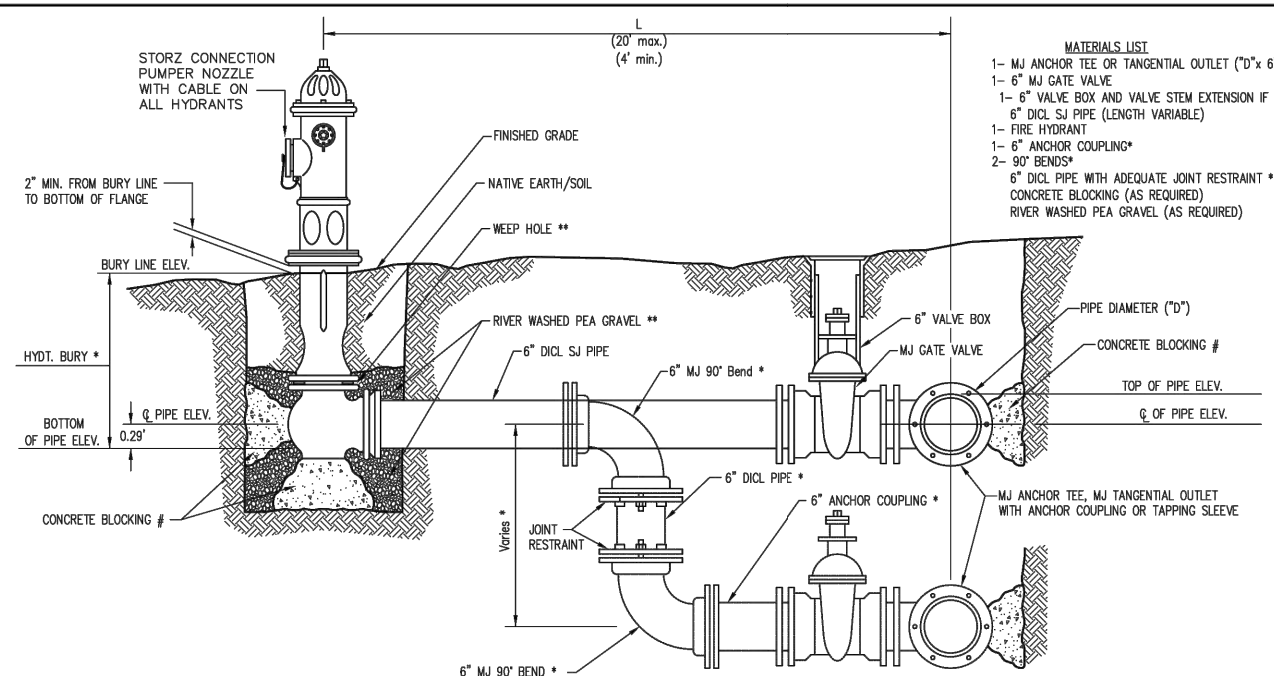
CITY OF ANDOVER
 ANDOVER, KANSAS
 PRAIRIE POINTE AT
 CORNERSTONE 3RD
 ADDITION

Water Line 2

JOB NO.: T412302513
 DATE: FEB. 2024
 DESIGNED BY: MBA
 DRAWN BY: MBA

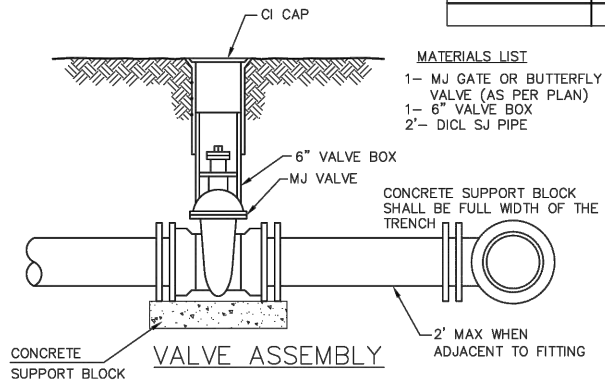
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 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
 SHEET NUMBER **5** OF **13**

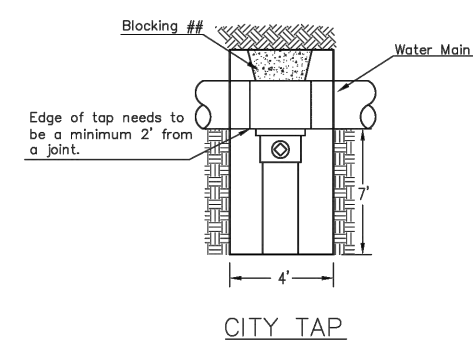


- MATERIALS LIST**
- 1- MJ ANCHOR TEE OR TANGENTIAL OUTLET ("D"x 6")
 - 1- 6" MJ GATE VALVE
 - 1- 6" VALVE BOX AND VALVE STEM EXTENSION IF REQUIRED *
 - 6" DICL SJ PIPE (LENGTH VARIABLE)
 - 1- FIRE HYDRANT
 - 1- 6" ANCHOR COUPLING*
 - 2- 90° BENDS*
 - 6" DICL PIPE WITH ADEQUATE JOINT RESTRAINT *
 - CONCRETE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

FIRE HYDRANTS REQUIRED				
STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*
Line 1	0+25.00	1370.45	1366.62	4.5
Line 1	5+81.11	1366.90	1362.57	5.0

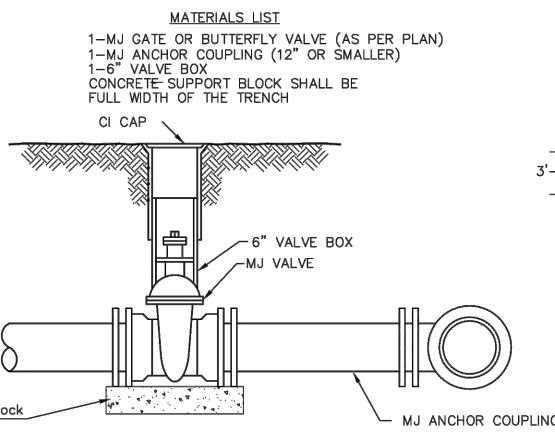


- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1- 6" VALVE BOX
 - 2- DICL SJ PIPE

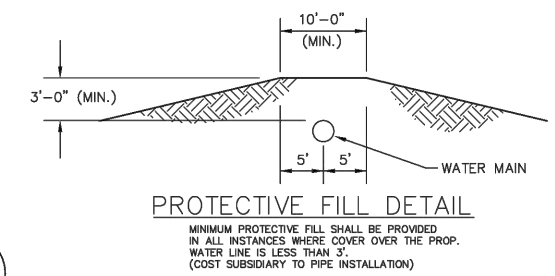


Edge of tap needs to be a minimum 2' from a joint.

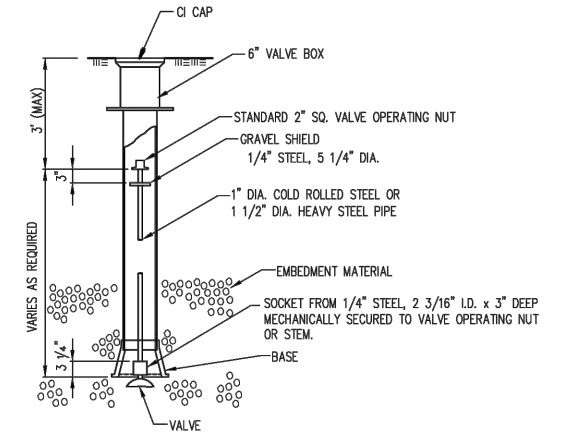
When the City of Wichita makes tap, blocking is to be done by Contractor



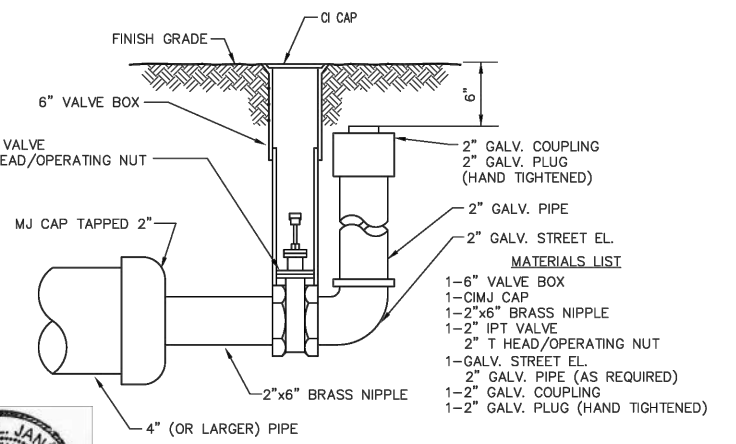
- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1- MJ ANCHOR COUPLING (12" OR SMALLER)
 - 1- 6" VALVE BOX
 - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH



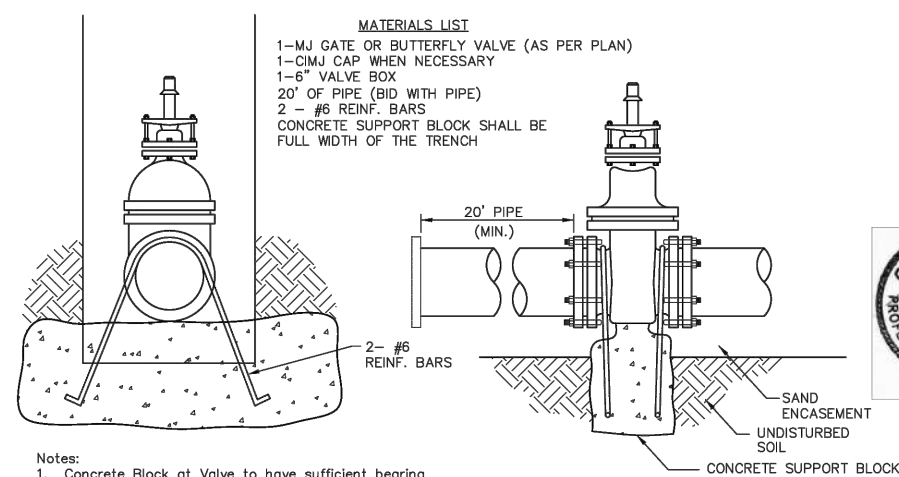
MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN 3' (COST SUBSIDIARY TO PIPE INSTALLATION)



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

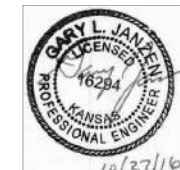


2" BLOWOFF ASSEMBLY



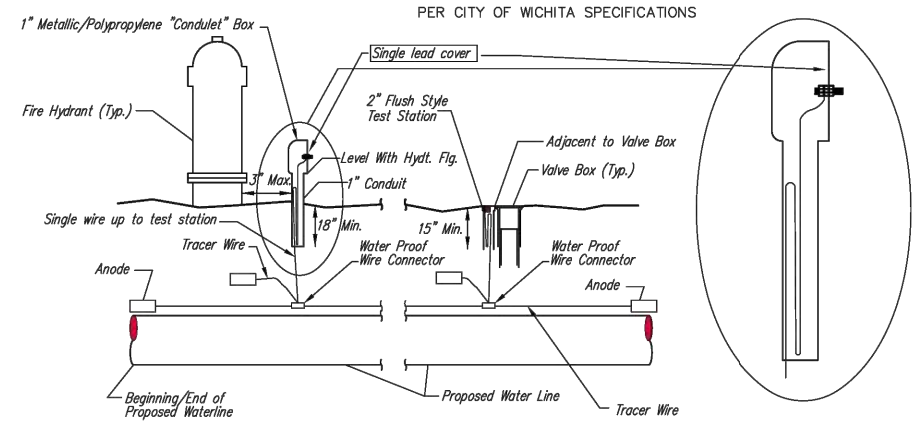
- Notes:**
- Concrete Block at Valve to have sufficient bearing in undisturbed soil to prevent thrust movement as shown in table at right. Field Engineer to determine thrust loading of undisturbed soil and final size of thrust block.
 - The thrust block shall be constructed such that bolts, nuts, and other MJ accessories are kept clear of concrete.
 - All valves at dead ends and at other locations as called out on the plans shall be blocked as shown here.

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



- * 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" "conduit" style station as manufactured by AGRA Industries with a removable solid cover having a single lead extending from the face or approved equal. The "conduit" style test station shall be attached to a 1" rigid galvanized conduit with a minimum length of 36" and plastic end bushing. The flush style shall have the word "WATER" stamped or molded into the lid. The test station for valve applications shall be a 2" flush style test station with wire connector on lid. Model # T2PH7B1LP Handley Industries or CD14*1P 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

ANCHORED VALVE ASSEMBLY, SPECIAL



STANDARD WATER ASSEMBLY DETAIL

CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER T41-2302513	OCA NUMBER	DATE
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CITY ENGINEER'S OFFICE
 CITY HALL - SEVENTH FLOOR
 455 NORTH MAIN STREET
 WICHITA, KANSAS 67202-1620
 (316) 268-4501

6 SHEET

13

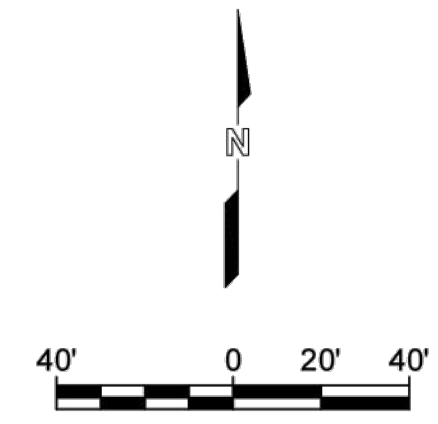
REVISED: OCTOBER 2016

FOR INFORMATION ONLY

Final Planned Unit Development Plan PRAIRIE POINTE AT CORNERSTONE 3RD

an Addition to Andover, Butler County, Kansas.
A replat of a portion of Lot 1, Block 1, Cornerstone Commercial Addition, Final
Planned Unit Development

Lying in a portion of the SW1/4 of Section 6, Township 27 South, Range 3 East of the 6th
Principal Meridian, Andover, Butler County, Kansas, and being part of the Prairie Point at
Cornerstone Preliminary Planned Unit Development Plan.



(A) = Assumed Basis of Bearing
P = Platted
M = Measured
C = Calculated
B.S.L. = Building Setback Line

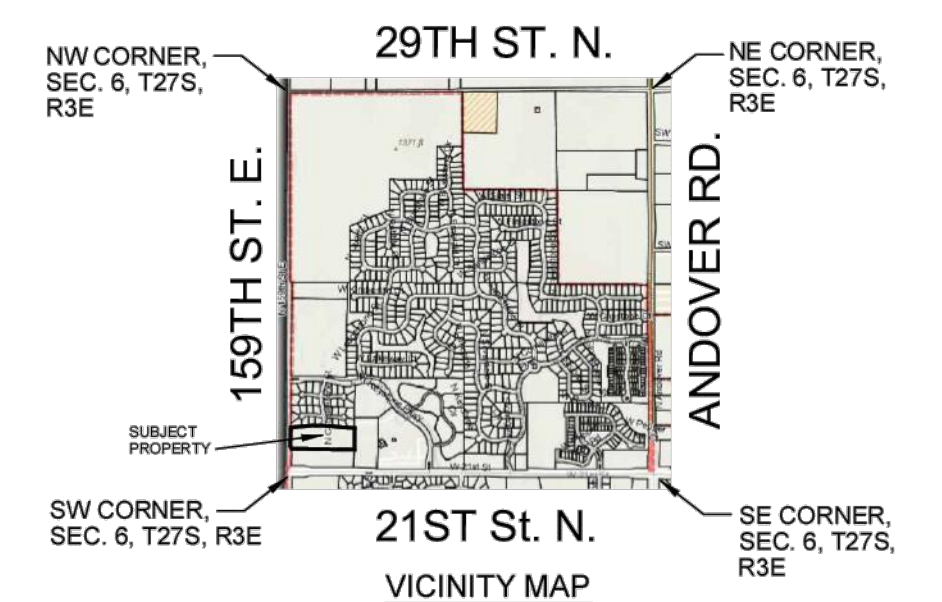
SURVEY MARKER LEGEND

- ⊠ DIVOT IN STONE (GOVERNMENT CORNER)
- ⊙ 1/2" IRON PIPE IN THIMBLE (FOUND - ORIGIN UNKNOWN)
- ⊗ 1/2" REBAR (FOUND - ORIGIN UNKNOWN)
- ⊘ 1/2" REBAR W/KEC CAP (FOUND)
- ⊙ 1/2" REBAR W/SAVOY (FOUND)
- ⊗ 5/8" REBAR W/GARVER CAP (FOUND)
- ⊘ 1/2" REBAR W/GARVER CAP (SET)
- MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER

BENCHMARK:
CHISELED SQUARE ON THE TOP OF CURB
AT EAST END OF ISLAND ON KEYSTONE
PARKWAY, 194± EAST OF THE
CENTERLINE OF 159TH ST. E.
ELEVATION = 1362.78 (NAVD88, G12B)

BENCHMARK:
CHISELED SQUARE ON THE TOP OF CURB,
325± NORTH OF THE CENTERLINE OF
21ST ST. N. AND 17± OF THE CENTERLINE
OF 159TH ST. E.
ELEVATION = 1370.42 (NAVD88, G12B)

BENCHMARK:
CHISELED SQUARE ON THE TOP OF CURB
AT THE NORTHEAST CORNER OF LOT 2,
BLOCK 1, CORNERSTONE COMMERCIAL
ADDITION, ANDOVER, BUTLER COUNTY,
KANSAS
ELEVATION = 1360.03 (NAVD88, G12B)

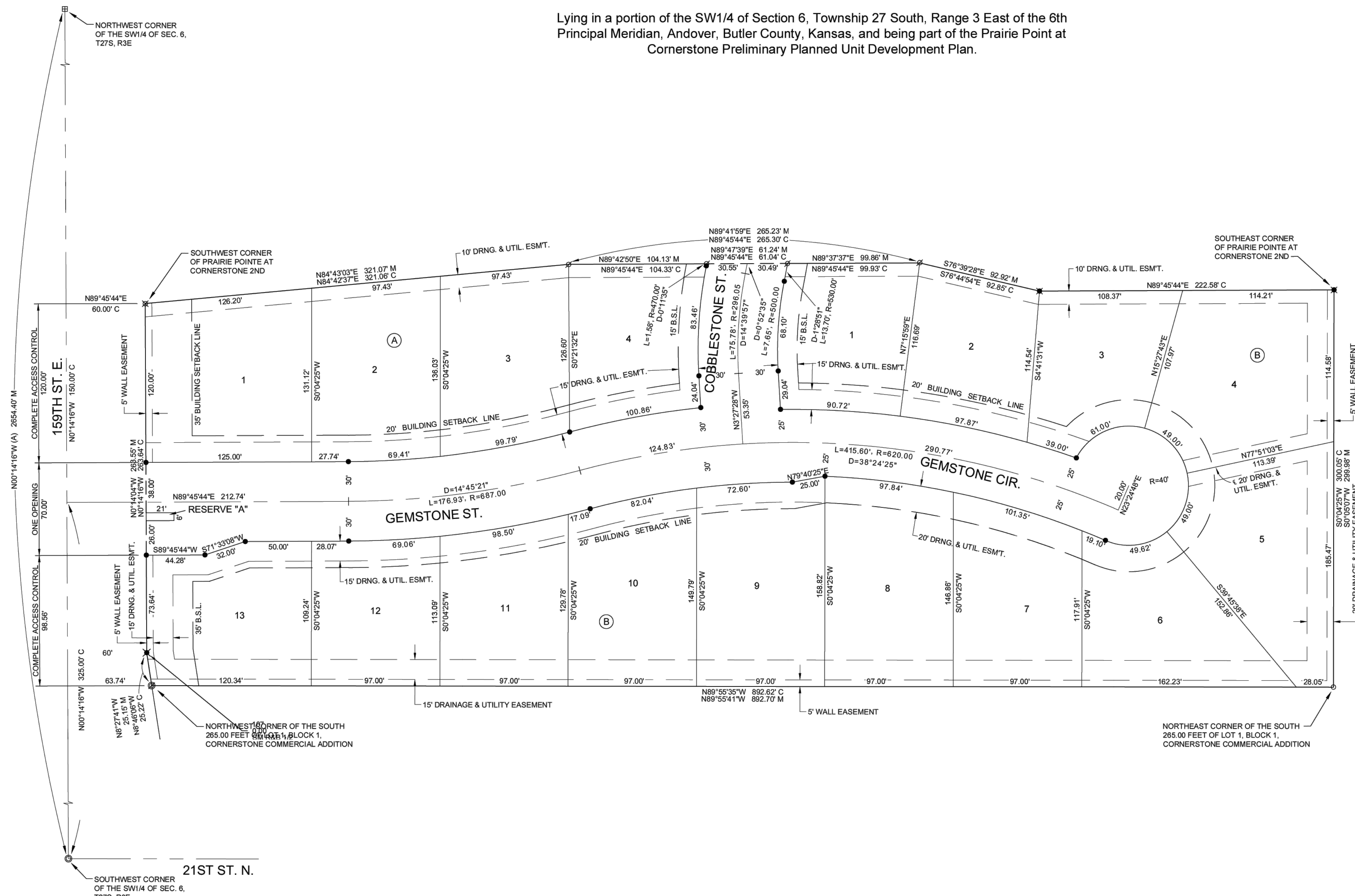


VICINITY MAP
NOT TO SCALE

RECORD DRAWINGS
Contractor: Mies Construction
Inspector: Corey Aurell - Garver
Final Acceptance: 07/18/2024
PDF By: CRA - 08/22/2024



DWG FILE: 20S04009 SURVEY BASE
PROJECT NO. 20S04009
OCTOBER 2, 2023



NORTHWEST CORNER
OF THE SW1/4 OF SEC. 6,
T27S, R3E

SOUTHWEST CORNER
OF PRAIRIE POINTE AT
CORNERSTONE 2ND

SOUTHEAST CORNER
OF PRAIRIE POINTE AT
CORNERSTONE 2ND

NORTHWEST CORNER OF THE SOUTH
265.00 FEET OF LOT 1, BLOCK 1,
CORNERSTONE COMMERCIAL ADDITION

NORTHEAST CORNER OF THE SOUTH
265.00 FEET OF LOT 1, BLOCK 1,
CORNERSTONE COMMERCIAL ADDITION

SOUTHWEST CORNER
OF THE SW1/4 OF SEC. 6,
T27S, R3E

21ST ST. N.