

WATER LINES & FIRE HYDRANT TO SERVE Berkeley Square First Addition

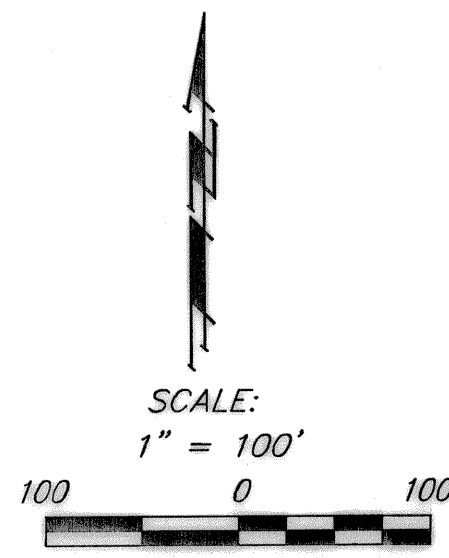
Lots 1-4, Block 1

Private Project: 1578 PPW (607853)

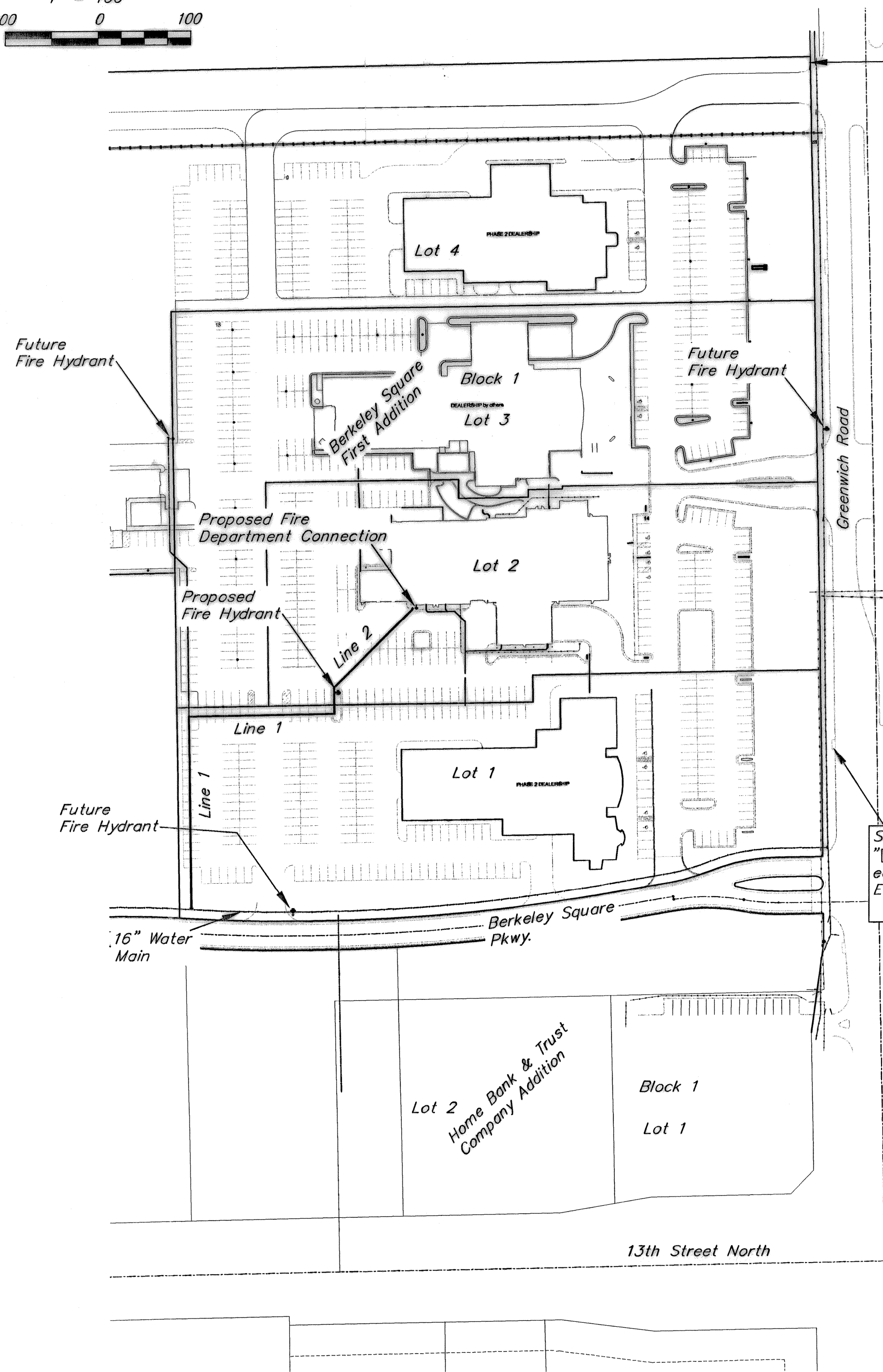
CITY OF WICHITA, KANSAS

James Armour, P.E. City Engineer

June 2011



SITE BENCH MARK 2
"V" notch in west
edge of sidewalk.
Elevation = 1375.60
(NAVD 88)



SITE BENCH MARK 1
"□" cut in west
edge of catch basin.
Elevation = 1381.56
(NAVD 88)

Benchmarks

Benchmark #1 - "□" cut in west edge of catch basin.
Elevation = 1381.56 (NAVD 88)

Benchmark #2 - "V" notch in west edge of sidewalk.
Elevation = 1375.60 (NAVD 88)

Index

Title Sheet	1
Detail Sheet	2
Plan/Profile Sheets	3-4
Copy of Plat	5
BMP Erosion Details	Available On Request

Legal Description

Lots 1-4, Block 1, Berkeley Square First Addition, An Addition To Wichita, Sedgwick County, Kansas

General Notes

- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:
Kansas One-Call 687-2470
The Contractor must notify the following in case of an emergency:
Cox Communications
Kansas Gas Service Company 262-4270
Westar Energy (Electric) 1-888-482-4950
Black Hills Energy (Gas) 383-8650
Southwestern Bell Telephone Co. 1-800-303-0357
City of Wichita Water Dept. (Water) 1-800-286-8313
City of Wichita Sewer Maint. (SS) 262-6000
City of Wichita Storm Sewer Maint. 268-4090
City of Wichita Traffic Maint. 268-4034
- All disturbed R/W areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 16-20-6 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Prairie Hay at a rate of 92 lb./1000 Sq. Ft. Mulch shall be "patted" with forks or punched into soil to reduce loss due to wind.
- Utility service lines, poles, valve boxes, meters, et cetera 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 and shall be field verified. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- Contractor shall furnish the inspector with a copy of the manufacturer's certification for any pipe used on this project after completion of pipe installation. The engineer will not certify the project to the city until pipe certification has been received.
- All water lines and appurtenances shall be installed in accordance with the most recent edition of City of Wichita, Kansas Standard Specifications for the Construction of City Projects.
- Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Contractor shall not start on the project until all necessary bonds and permits have been obtained. Bonds may include, but are not limited to Statutory, Performance & Maintenance Any work done without inspection will be required to be uncovered for inspection.
- 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 that, in the opinion of the Engineer, will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps. of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.

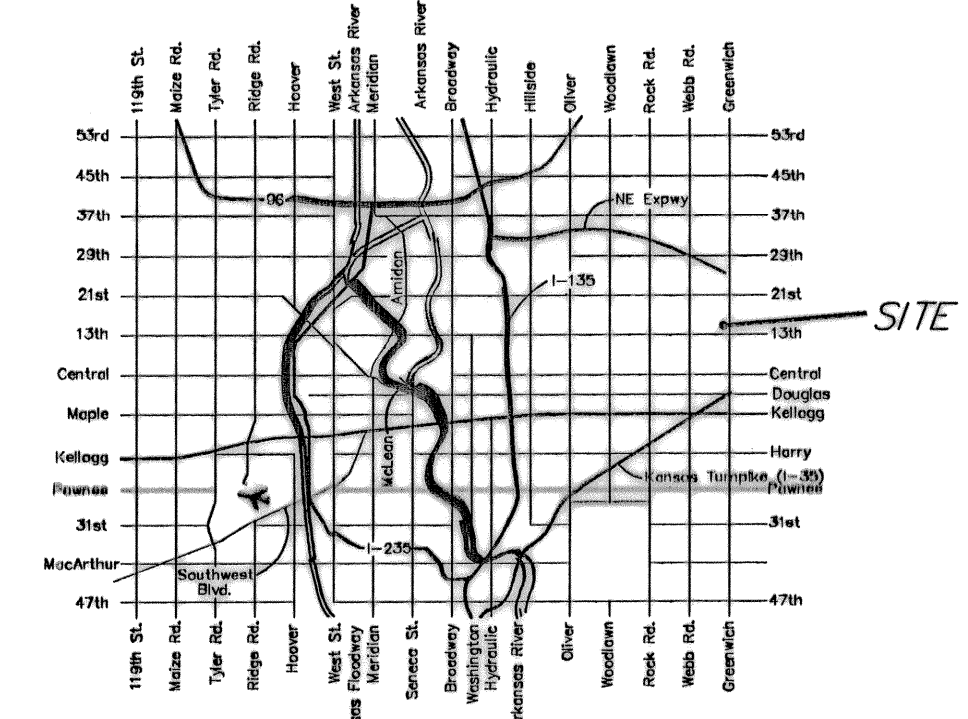
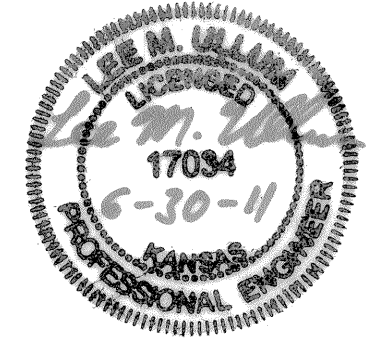
APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA,
BY WICHITA WATER & SEWER DEPARTMENT,
& BY WICHITA FIRE DEPARTMENT

Public Works *[Signature]* 6/29/11
Water & Sewer *[Signature]* 6/29/11
Fire *[Signature]* 6/30/2011

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 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 the City Engineer. All Construction and Materials shall comply with the City or Wichita Specifications and Standards (on file and available in the City Engineer's Office).

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.

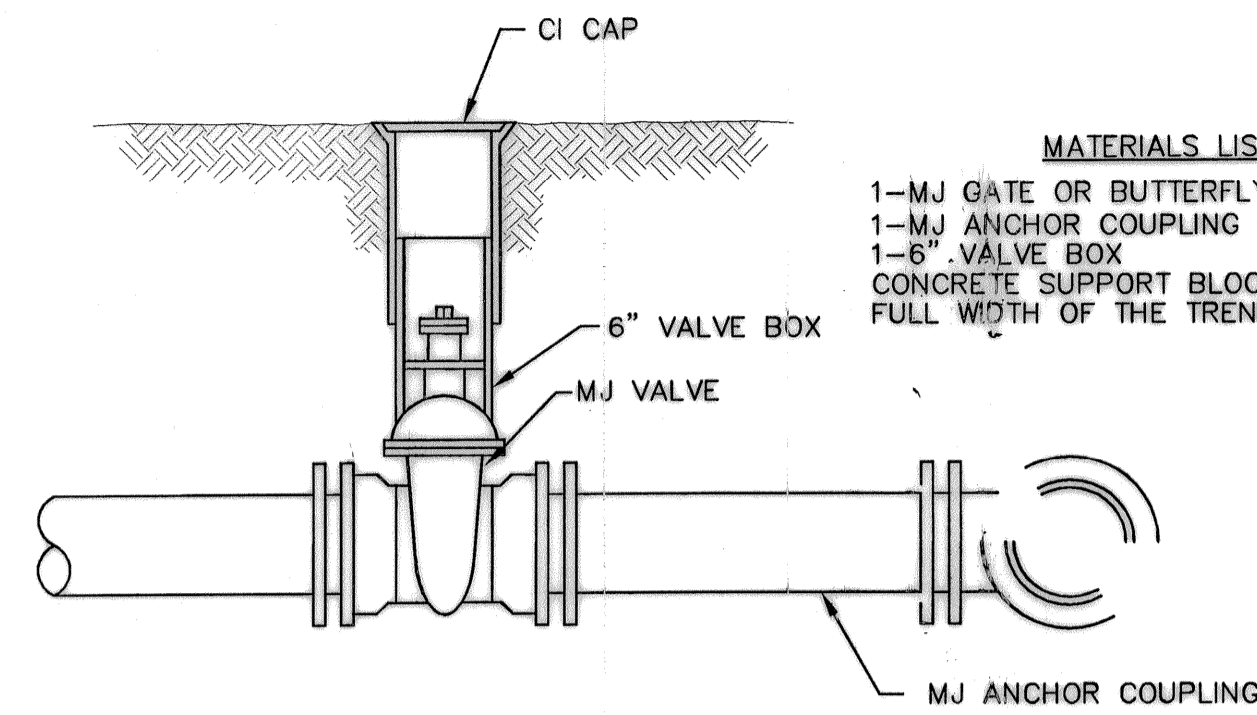


AS BUILTS

Contractor: Ewertz Excavation	Project Inspector: Larry Gann
12/10/2012	

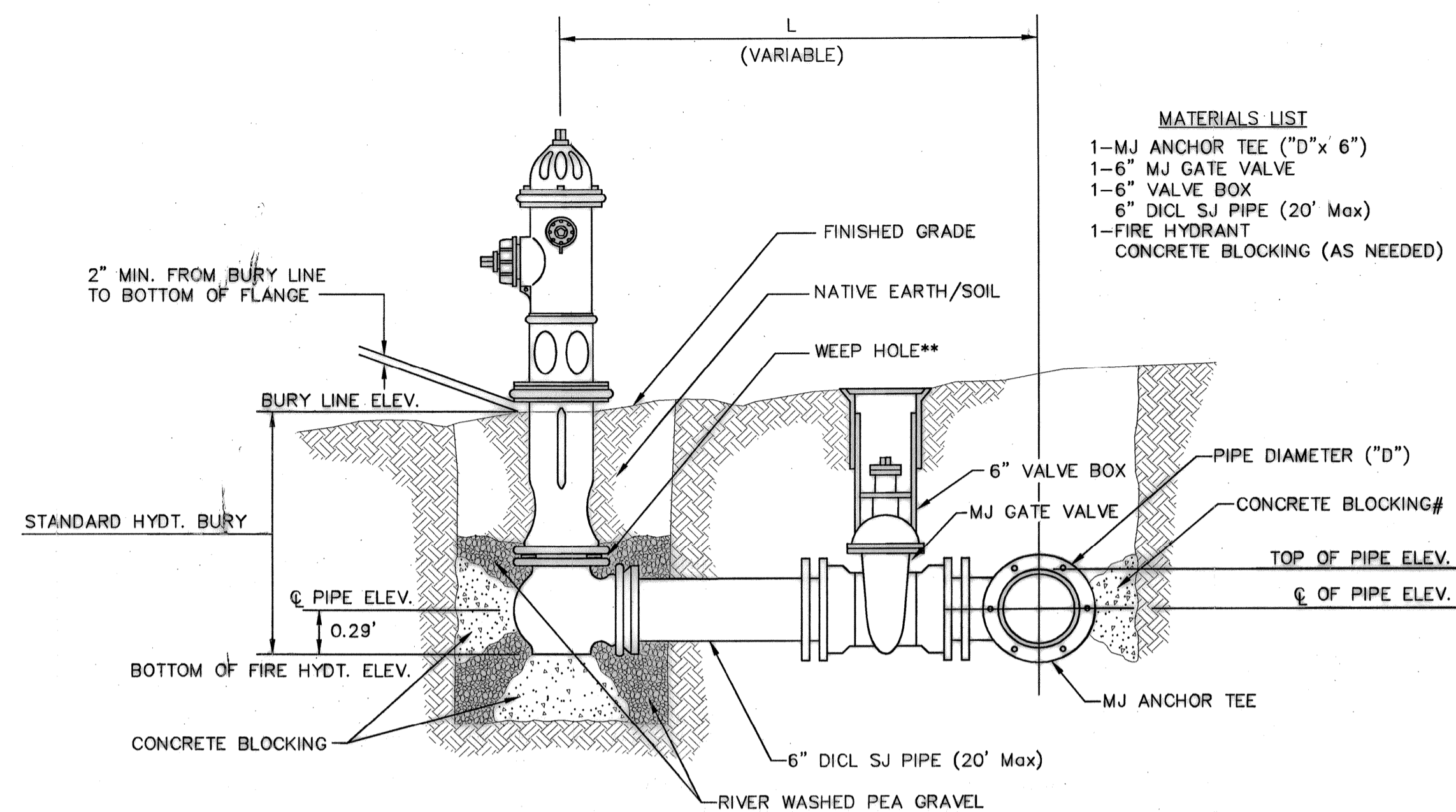
VICINITY MAP

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P316262-7271 F316262-0141
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



ANCHORED VALVE ASSEMBLY

- 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



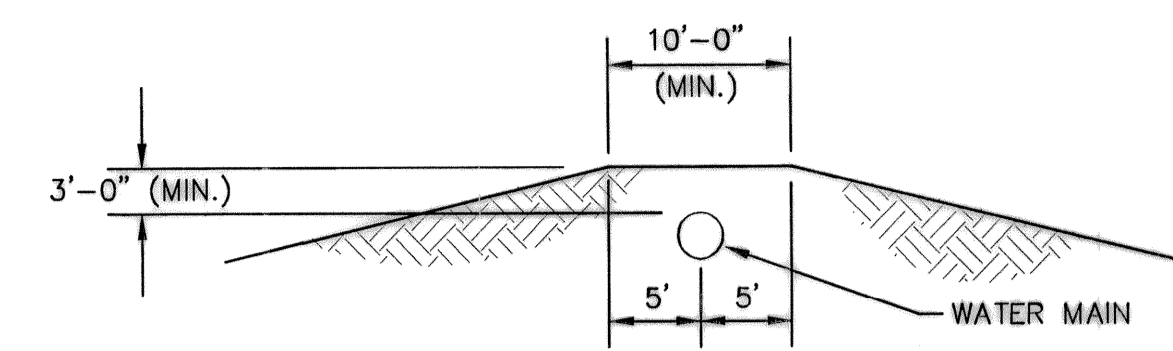
- MATERIALS LIST**
- 1-MJ ANCHOR TEE ("D" x 6")
 - 1-6" MJ GATE VALVE
 - 1-6" VALVE BOX
 - 6" DI CL SJ PIPE (20' Max)
 - 1-FIRE HYDRANT
 - CONCRETE BLOCKING (AS NEEDED)

** CAUTION! WEEP HOLES TO BE KEPT CLEAR DURING CONSTRUCTION AND BACKFILL. CONCRETE FOR THRUST BLOCKING SHALL NOT OBSTRUCT WEEP HOLES.

CONCRETE THRUST BLOCKING SHALL BE KEPT CLEAR OF BOLTS, NUTS, AND MJ ACCESSORIES.

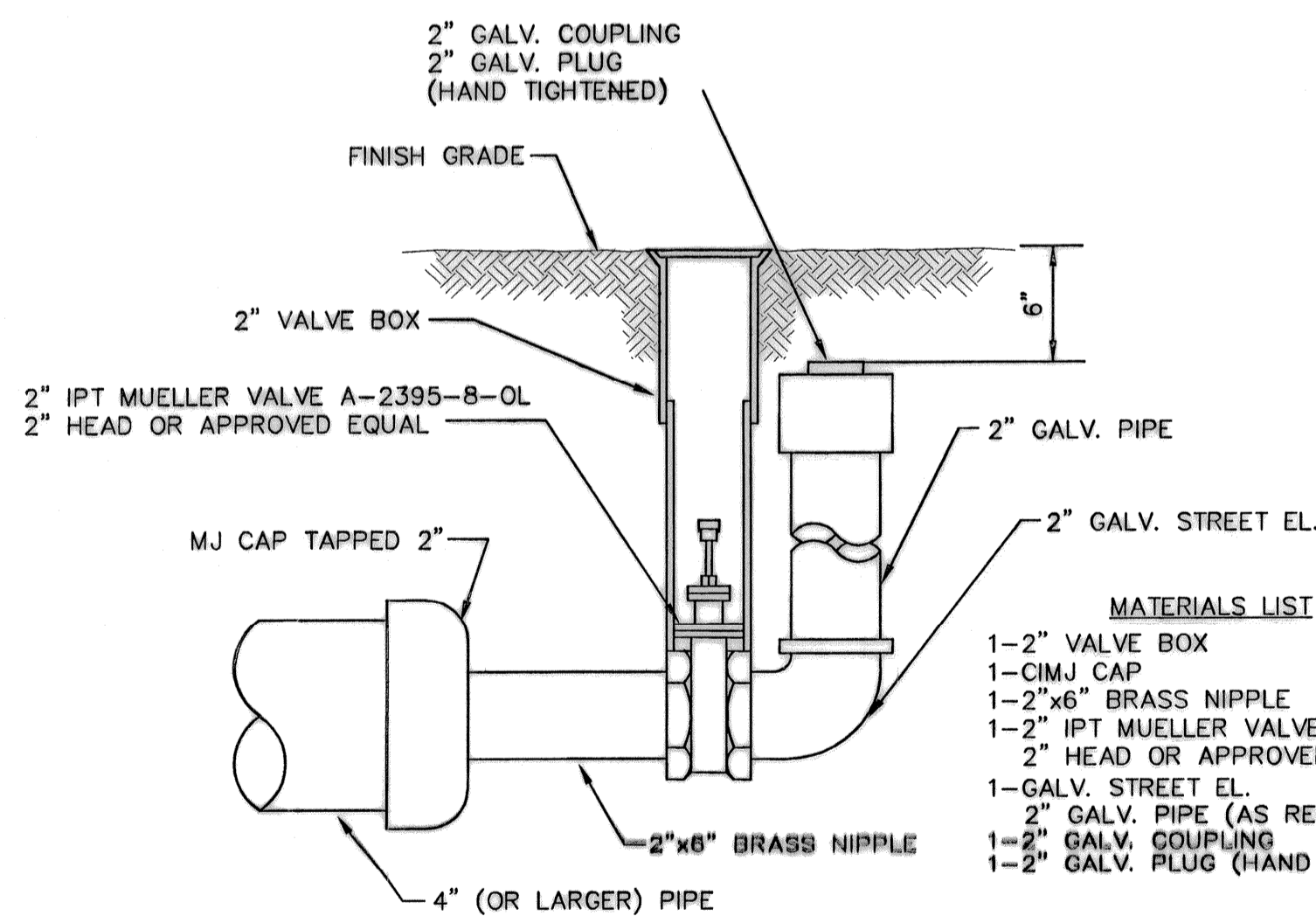
* IF HYDRANT BURY IS IN EXCESS OF 5'. CONTRACTOR SHALL USE STANDARD 5' HYDRANT BURY AND HYDRANT BARREL EXTENSIONS AS NECESSARY.

FIRE HYDRANTS REQUIRED				
LINE	STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*
1	3+96.19	1388.90	1385.55	4.0'



PROTECTIVE FILL DETAIL

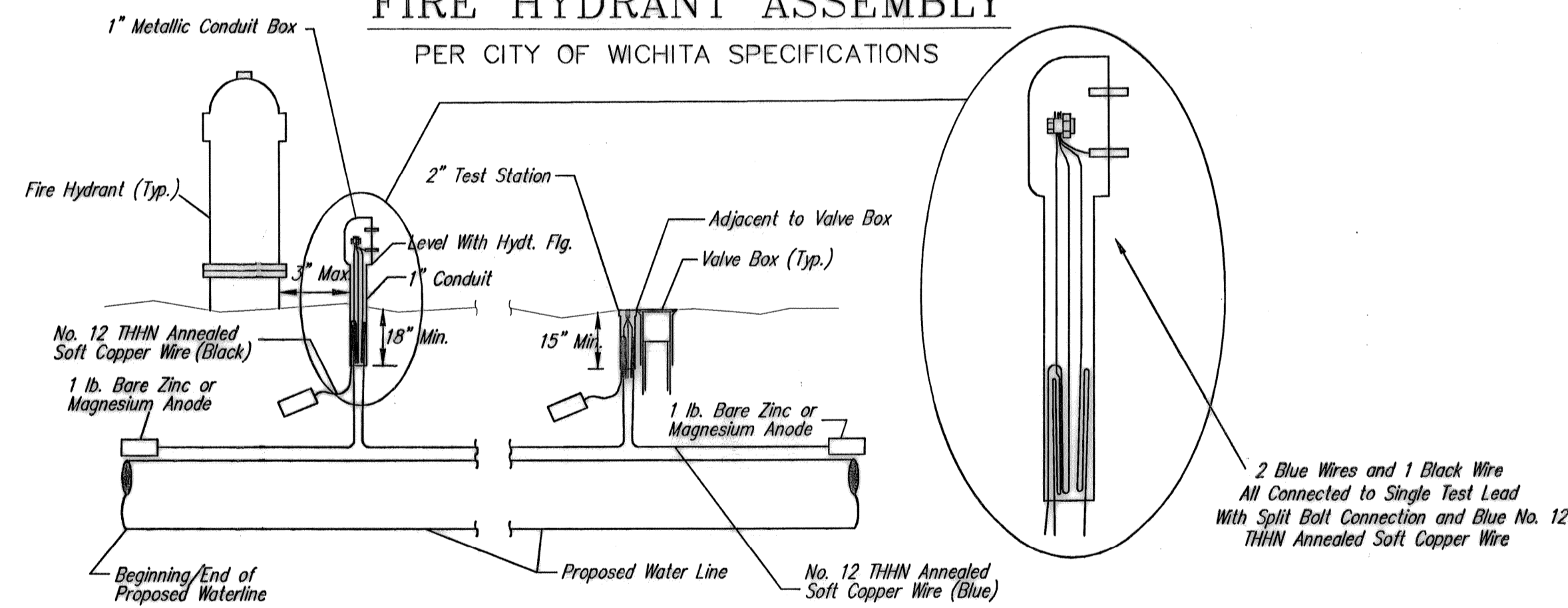
MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN (2) FEET. (COST SUBSIDIARY TO PIPE INSTALLATION)



2" BLOWOFF ASSEMBLY

- MATERIALS LIST**
- 1-2" VALVE BOX
 - 1-CIMJ CAP
 - 1-2"x6" BRASS NIPPLE
 - 1-2" IPT MUELLER VALVE A-2395-8-OL
 - 2" HEAD OR APPROVED EQUAL
 - 1-GALV. STREET EL.
 - 2" GALV. PIPE (AS REQUIRED)
 - 1-2" GALV. COUPLING
 - 1-2" GALV. PLUG (HAND TIGHTENED)

FIRE HYDRANT ASSEMBLY
PER CITY OF WICHITA SPECIFICATIONS



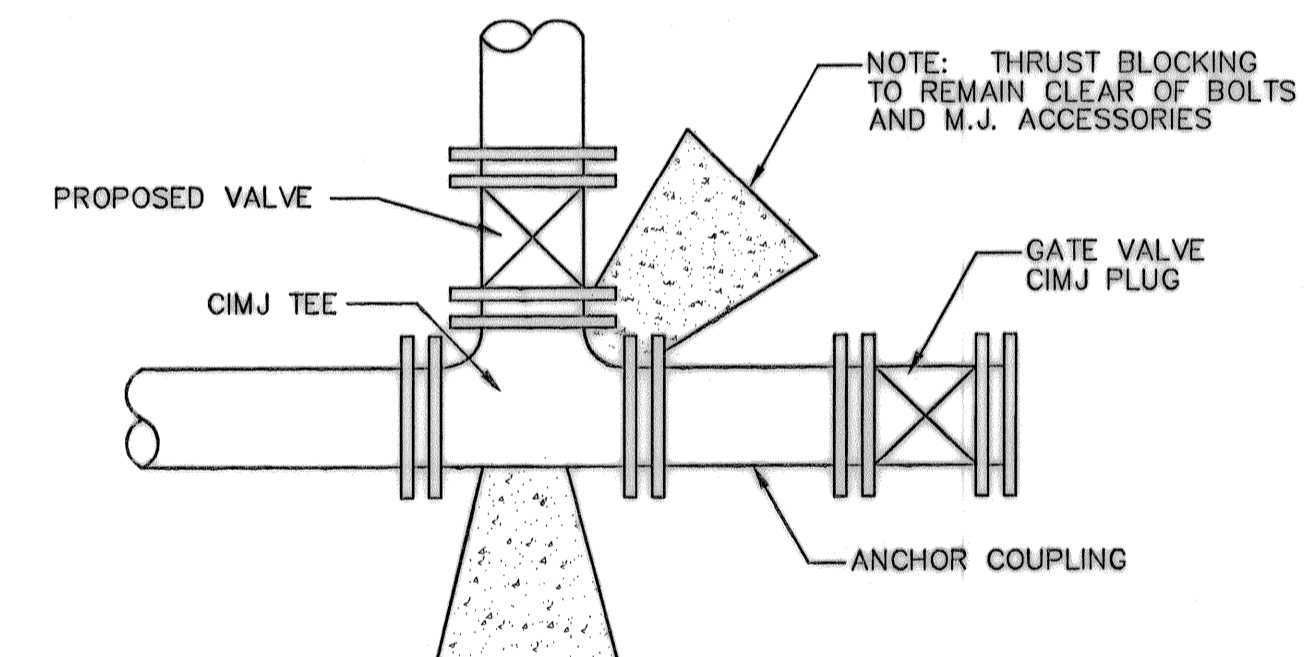
TRACER WIRE
Conductive type pipe locator/tracer wire shall be installed to locate all waterline pipe regardless of pipe material. The wire shall extend the entire length of the proposed pipe. The wire shall be taped to the waterline and pulled with the pipe. Split-bolt connectors shall be used at splice locations. Electrical tape shall cover all splices so no bare wire is exposed. Test stations shall be installed adjacent to all fire hydrants along the waterline and at blowoffs or valves near the ends of the waterlines. Any exceptions to the location of test stations shall be approved by the engineer. At each test station, the tracer wire shall be connected to a 1 lb. Zinc or magnesium anode. Anodes shall also be attached to the tracer wire at both the beginning and the end of the proposed waterline. A typical layout of the tracer wire and test station is provided in the above figure.

WIRE
The tracer wire shall be Blue No. 12 THHN annealed soft copper wire with thermal plastic insulation. The insulation shall be heat, oil, and gasoline resistant as manufactured by Temple Electric or approved equal. 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. The insulation sheathing shall be removed such that 1" bare copper wire is exposed at all points of connection. 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 applications shall be a 1 inch galvanized conduit style test station as manufactured by AGRA Industries with a removable solid cover having two leads extending from the face or approved equal. The test station for valve applications shall be 2 inch flush style test station T2PS3B as manufactured by HANDLEY Industries or approved equal. The conduit style shall be attached to a 1 inch 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. 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 installed to allow 10 inches of wire within the test station. In concrete environments such as sidewalks or in the downtown area the contractor shall use the flush style test station. The location of all test stations shall be approved by the engineer, recorded, and shown in the as-built drawings.

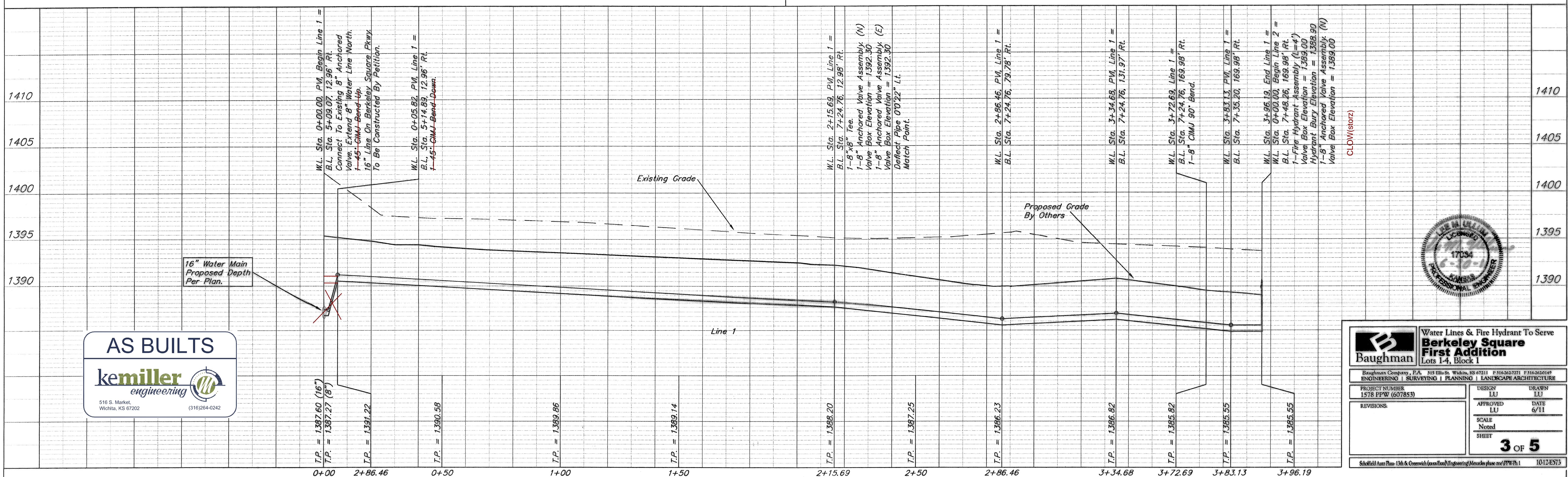
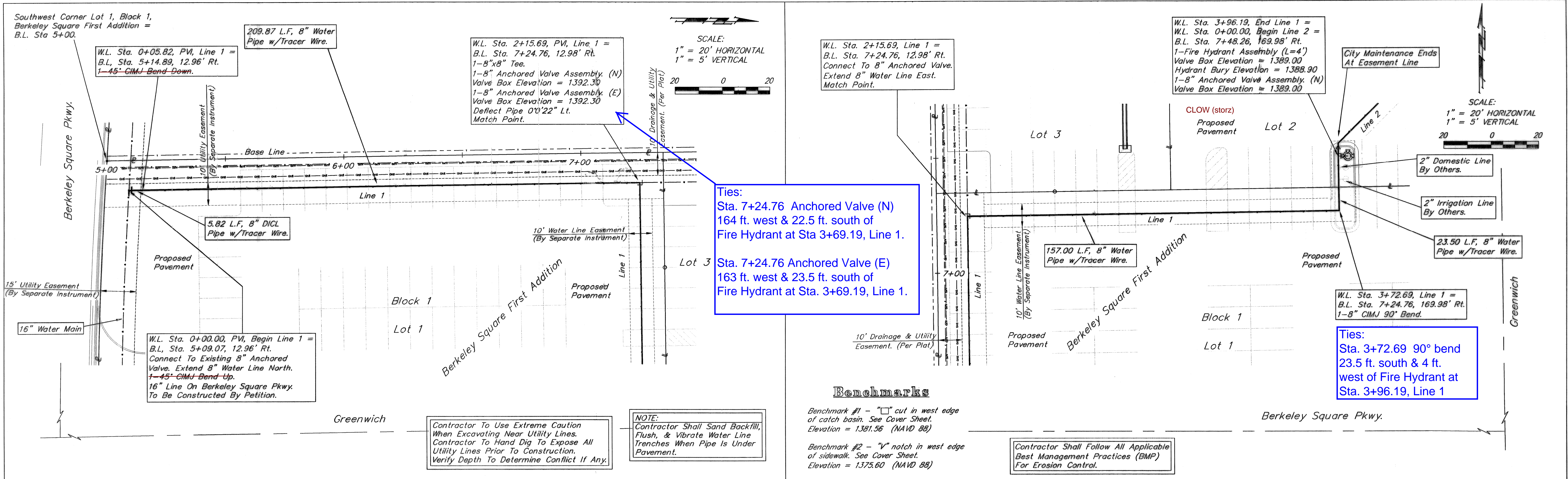
ANODES
The anodes shall be 1 lb. bare zinc or magnesium. The anodes shall be buried at the same elevation as the waterline at each test station. The anodes shall be connected to Black No. 12 THHN annealed soft copper wire which shall be extended to the test station.

TRACER WIRE DETAIL
COST IS SUBSIDIARY TO PIPE INSTALLATION



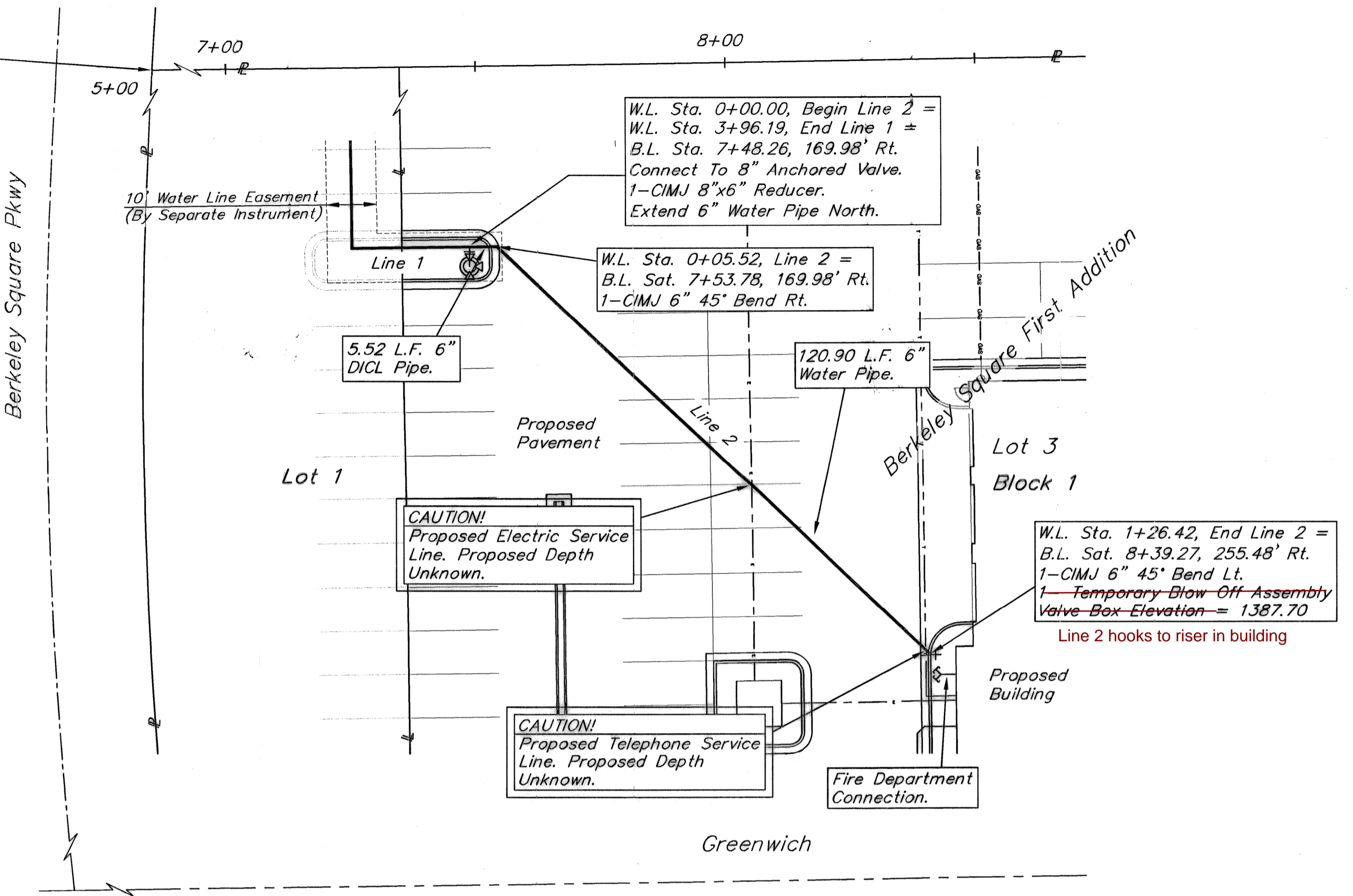
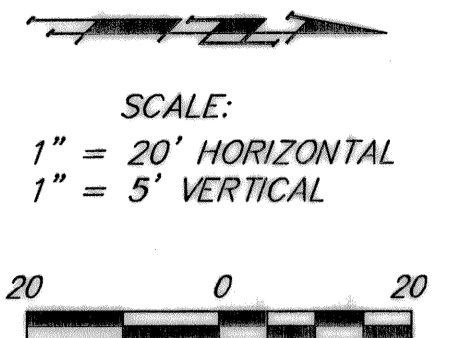
KEY BLOCK DETAIL

<p>THE CITY OF WICHITA</p> <p>CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 456 NORTH MAIN STREET WICHITA, KANSAS 67202 (316) 268-2501 (316) 268-4114 FAX</p>	<p>STANDARD WATER ASSEMBLY DETAILS</p>	
	<p>JAMES L. ARMOUR, P.E. - CITY ENGINEER</p>	
	<p>PROJECT NUMBER 1578 PPW(607853)</p>	<p>INDEX CODE NA</p>
	<p>DATE 6/11</p>	<p>SHEET 2 OF 5</p>



NOTE:
Contractor Shall Sand Backfill,
Flush, & Vibrate Water Line
Trenches When Pipe is Under
Pavement.

Southwest Corner Lot 1, Block 1,
Berkeley Square First Addition =
B.L. Sta 5+00.



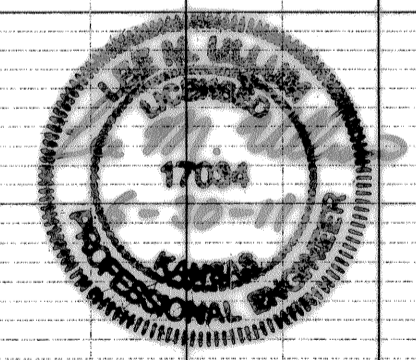
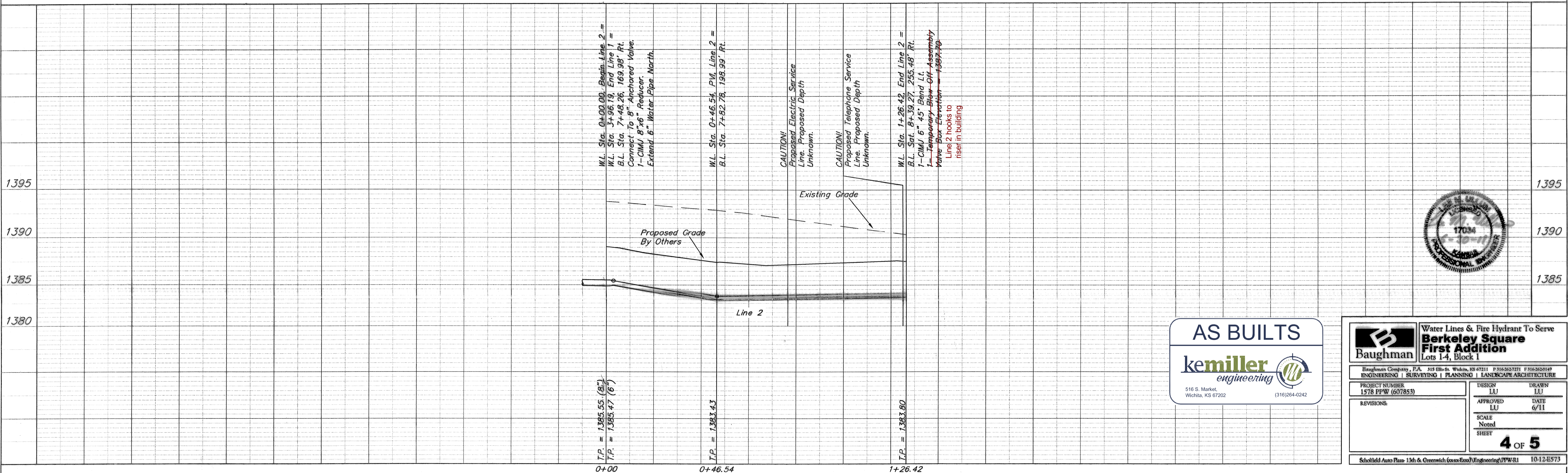
Benchmarks

Benchmark #1 - "□" cut in west edge
of catch basin. See Cover Sheet.
Elevation = 1381.56 (NAVD 88)

Benchmark #2 - "V" notch in west edge
of sidewalk. See Cover Sheet.
Elevation = 1375.60 (NAVD 88)

Contractor Shall Follow All Applicable
Best Management Practices (BMP)
For Erosion Control.

Contractor To Use Extreme Caution
When Excavating Near Utility Lines.
Contractor To Hand Dig To Expose All
Utility Lines Prior To Construction.
Verify Depth To Determine Conflict If Any.



AS BUILTS
kemiller
engineering

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

Baughman Water Lines & Fire Hydrant To Serve
Berkeley Square First Addition
Lots 1-4, Block 1

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER: 1578 PPW (607853) DESIGN: LU DRAWN: LU
APPROVED: LU DATE: 6/11

REVISIONS:

SCALE: Noted
SHEET: **4 OF 5**

Schiffeld Auto Plan 13th & Greenwich (Gross/Exco)/Engineering/PPW-R1 10-12-E573

CERTIFICATE OF SURVEY

I, Gregory J. Allison, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "BERKELEY SQUARE FIRST ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, Reserves, and a Street, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying within the Southeast Quarter of the Southeast Quarter, of Section 9, Township 27 South, Range 2 East, Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows: COMMENCING at the southeast corner of said Southeast Quarter, thence along the east line of on a Kansas coordinate system on N00°48'07"W, 296.00 feet; thence S89°11'53"W, 68.09 feet to the northeast corner of Lot 1, Block 1, Home Bank & Trust Addition, an addition to Wichita, Sedgwick County, Kansas, being the POINT OF BEGINNING, thence along the north line of said Lot 1, S88°53'46"W, 222.39 feet to the northwest corner of said Lot 1; thence N06°27'22"W, 78.37 feet to a point on a non-tangent curve to the right; thence along the said non-tangent curve of 458.57 feet, bearing S86°54'17"W; thence along the said curve to the left 367.21 feet to a curve to the left, said curve having a central angle of 21°22'54", a radius of 984.00 feet, and a long chord distance of 365.08 feet, bearing S82°54'28"W; thence along the said curve to the left 75.98 feet to the east right-of-way line of Chesterfield, being a point on a non-tangent curve to the left, said curve having a central angle of 48°22'16", a radius of 90.00 feet, and a long chord distance of 73.74 feet, bearing S48°01'53"W; thence along the said right-of-way line and said non-tangent curve to the left, 97.58 feet to a non-tangent curve to the left, said curve to the left having a central angle of 86°40'51", a radius of 64.50 feet, and a long chord distance of 88.54 feet, bearing N19°29'41"W; thence along the said non-tangent curve 71.12 feet to a point on a curve to the right, said non-tangent curve to the left having a central angle of 45°16'35", a radius of 90.00 feet, and a long chord distance of 69.28 feet, bearing S85°28'23"E; thence along the said curve to the right 384.97 feet, said curve having a central angle of 21°42'36", a radius of 1016.00 feet, and a long chord distance of 382.67 feet, bearing N82°44'37"E; thence parallel with and 754.00 feet west of the east line of said Southeast Quarter, N00°48'07"W, 383.98 feet; thence parallel with and 775.00 feet north of the south line of said Southeast Quarter, S88°53'46"W, 479.32 feet; thence S00°54'24"E, 70.00 feet to the northeast corner of Greenwich Office Park Second Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the north line of said Greenwich Office Park Second Addition, S88°53'46"W, 75.00 feet to the southeast corner of The Waterfront Residential Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the east line of said The Waterfront Residential Addition, N00°54'24"E, 625.59 feet to the north line of said Southeast Quarter of said Southeast Quarter; thence along said north line, N88°54'31"E, 1249.35 feet to the west line right-of-way line of Greenwich Road as recorded DOC.#FLM-PG: 28739050 and 28739049; thence along said west right-of-way line, S00°48'07"E, 980.01 feet; thence continuing along said west right-of-way line, S07°43'43"W, 54.53 feet to the POINT OF BEGINNING. CONTAINING: 1,016,658 square feet or 23.34 acres of land, more or less.

All reserves, streets, easements, rights-of-ways, building setbacks, and access controls, a Utility Easement recorded on DOC.#FLM-PG:28756001, together with all other public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 14th day of February, 2011.

Gregory J. Allison, PE, LS #1257
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206



OWNER'S CERTIFICATE

Know all men by these presents that the undersigned property owner of the land above set forth in the Registered Land Surveyor's Certificate, has caused the same to be surveyed and platted into Lots, a Block, Reserves, and a Street the same to be known as "BERKELEY SQUARE FIRST ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public.

The streets are hereby dedicated to and for the use of the public.

All abutters rights of access to or from Greenwich Road over and across the east line of "BERKELEY SQUARE FIRST ADDITION," are hereby granted to the appropriate governing body, as indicated herein.

Reserves "A", "B", and "C" are platted for landscaping, irrigation, berming, monuments, signs, and utilities confined by easement(s) or rights-of-way. Reserve "C" is also platted for drainage. The Reserves shall be owned and maintained by the owner(s) of Lots 1, 2, 3 and 4, Block 1, and/or their successors, assigns, and/or a Lot Owner's Association.

A drainage plan has been developed for this plat. All drainage easements, right-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of storm water.

Greenwich 13, L.L.C., a Kansas limited liability company

George E. Laham, II, manager
Laham Development Company, L.L.C., a Kansas limited liability company,
manager of Greenwich 13, L.L.C.

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on 14th day of February, 2011, by George E. Laham, II, manager of Laham Development Company, L.L.C., a Kansas limited liability company, which is the manager of Greenwich 13, L.L.C., a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



MORTGAGE CERTIFICATE

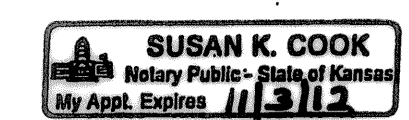
INTRUST Bank, N.A. holder of a mortgage on a portion of the above described property, does hereby consent to the plat of "BERKELEY SQUARE FIRST ADDITION."

INTRUST Bank, N.A.

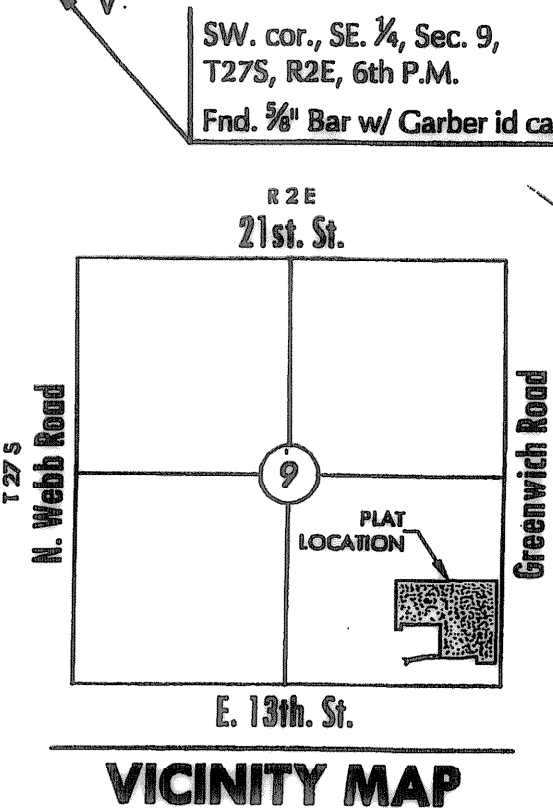
Gary D. Schmitt, Executive Vice President

This instrument was acknowledged before me on this 4th day of February, 2011, by Gary D. Schmitt, Executive Vice President, INTRUST Bank, N.A.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



Susan K. Cook, Notary Public

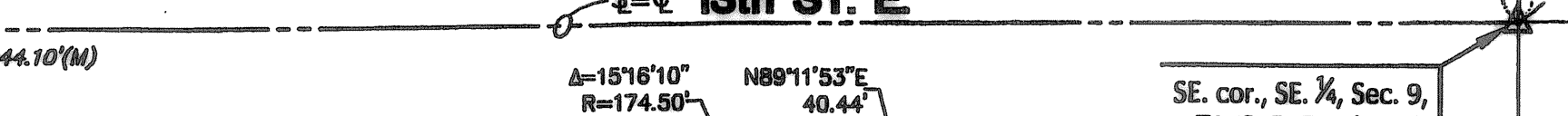
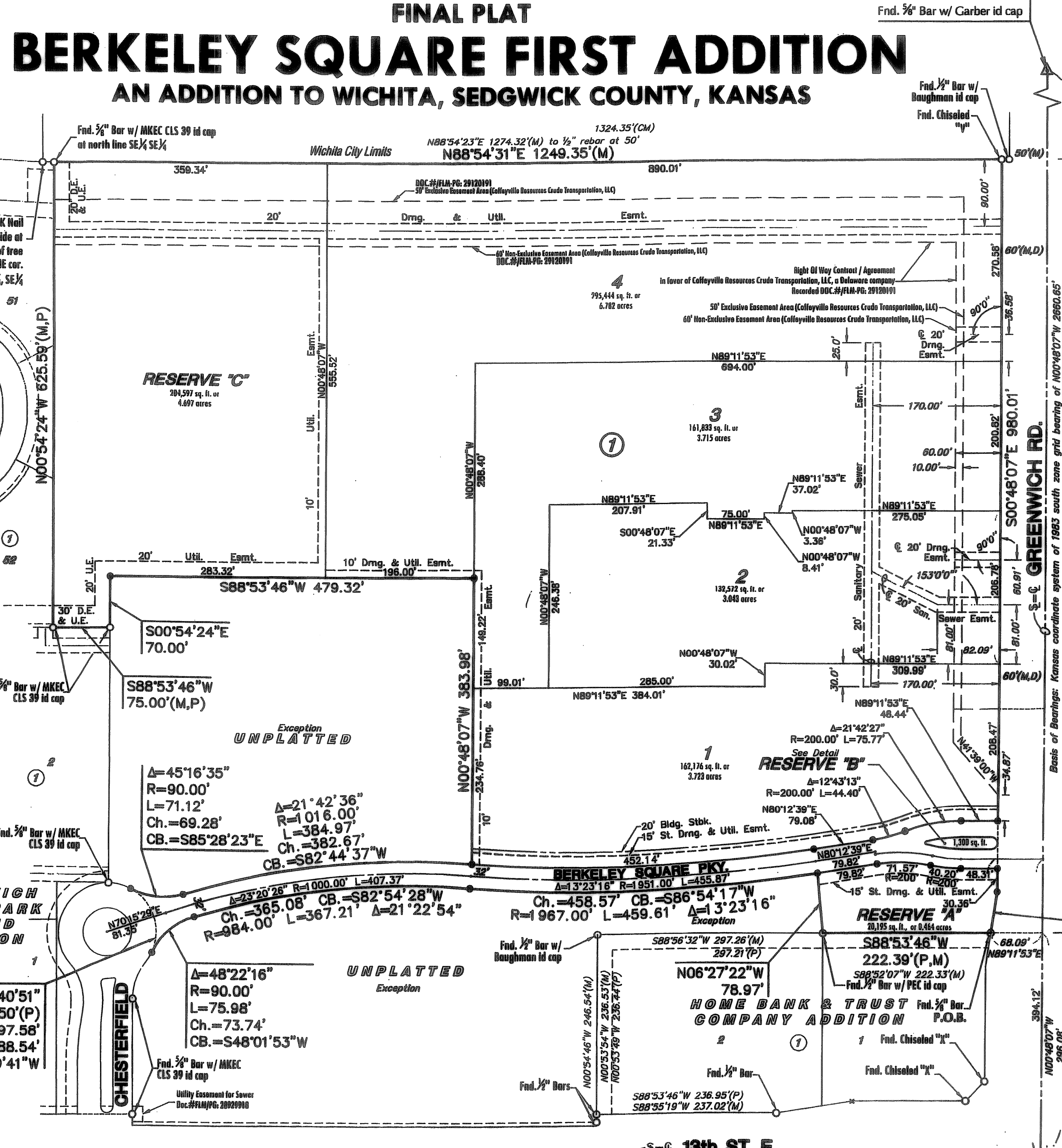
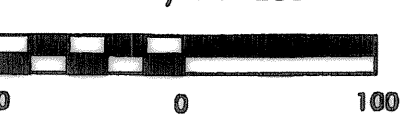


ACCESS CONTROLS NOTE

Greenwich Road - Access points for the Lots shall be placed accordingly: The minimum distance between full turning movement drives shall be 400'. The minimum distance between a right-in/right-out drive and either another right-in/right-out drive or a full movement drive shall be 200'.

Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N00°48'07"W along the E. line of the SE 1/4, Sec. 9, T27S, R2E, 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



LEGEND

- Date of Survey: Nov., 2011
- Section corner monument found
- Found 3/4" rebar w/ MKEC CLS 39 id cap unless otherwise annotated
- Set 3/4" rebar w/ MKEC CLS 39 id cap
- Measured
- Calculated from measured
- Platted
- Described
- Utility Easement
- Drainage Easement

PLANNING COMMISSION CERTIFICATE

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

Dated this 6th day of January, 2011

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Debra Miller Stevens, Chair



John L. Schlegel, Secretary

GOVERNING BODY CERTIFICATE

The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.

Dated this 8th day of March, 2011

At the direction of the City Council.

Card Brewer, Mayor

Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this 20 day of June, 2011

Kelly B. Arnold, County Clerk



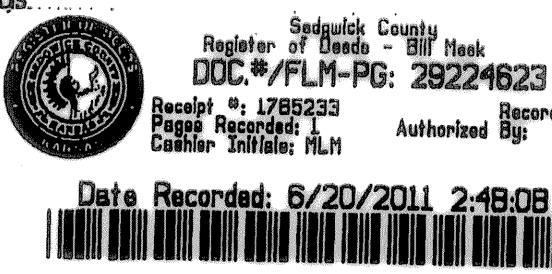
REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this 20th day of June, 2011, at 2:48:01 o'clock P.M. and is duly recorded.

Bill Meek, Register of Deeds

Tonya E. Buckingham, Deputy



COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this 14th day of February, 2011.

Tricia L. Robello, Deputy County Surveyor



MKEC ENGINEERING CONSULTANTS, INC.

411 N. WEBB ROAD WICHITA, KS. 67206 316-684-9600