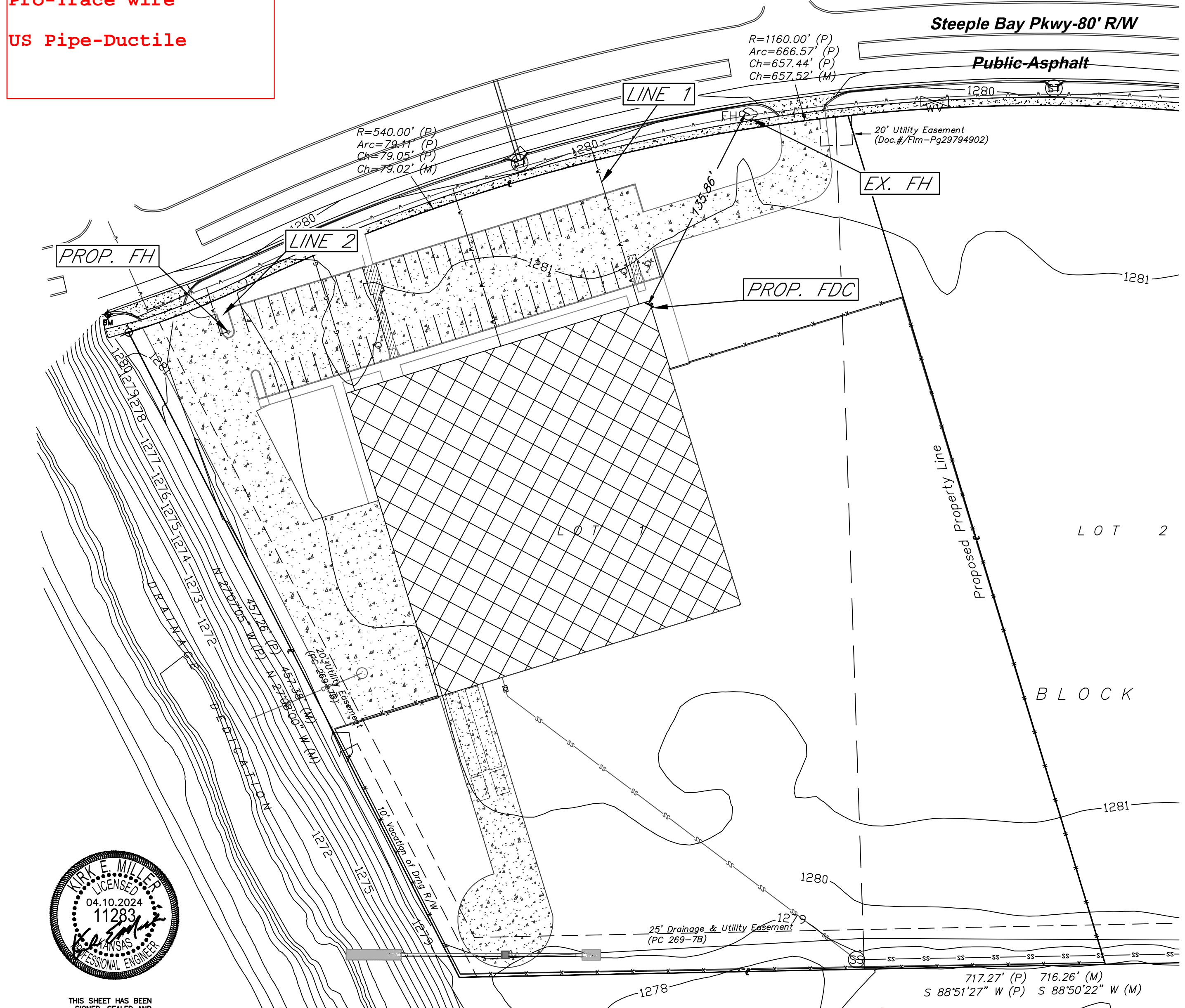


# GENERAL NOTES:

- 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 1-800-694-9989  
City of Wichita Water & Sewer 1-316-219-8821  
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  
Westar Energy 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 abutting 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 final grades by the contractor.
- The Contractor shall notify the consultant engineer and Dawnita Reinhardt at 316-650-0740 with the City of Wichita with the anticipated construction start date and notify them of project completion. Staking and inspection for this project will be the responsibility of the Contractor.
- If traffic will be impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, Mike Armour at [Traffic@wichita.gov](mailto:Traffic@wichita.gov) before construction can begin. The Contractor shall be responsible for all traffic control measures to facilitate construction. All construction zone markings and signage shall conform to the latest version of the Manual on Uniform Traffic Control Devices (MUTCD) as published by the US Dept. of Transportation, Federal Highway Administration. All costs associated with construction markings and signage shall be the Contractors responsibility.
- All elevations shown are NAVD 88.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.
- Any sidewalk, drive approach, curb, or street pavement removed to construct project must have a pavement cut permit and be replaced by the City contractor. Permits can be obtained by calling 316-268-4501 or 316-268-4480.
- All applicable fees (tap, equity, in lieu of & main benefit) must be paid before any work on this project can commence.
- City maintenance of water mains ends at right-of-way or easement line or within two feet of vault.
- 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 manufactures recommended maximum. Where deflections are greater than the maximum allowed, the contractor shall utilize fittings.
- 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 prior to tap being made. Unless noted on plans.
- The Contractor shall protect from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractors expense.
- Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.
- Fire Line inspections may be scheduled by calling 316-650-0740
- Maintain a minimum of 10-foot horizontal separation between all water lines (mains, services, and fire hydrants) and all sanitary sewer lines (mains, services, and manholes). All separation distances are to be measured from edge-to-edge at the closest point.
- Maintain a minimum of 2-foot vertical separation between all water lines (mains and services) and all gravity sanitary lines (mains, 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 (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 edge-to-edge, at the closest point.

- Mueller Valves
- Mueller Fire Hydrant
- JetStream C-900 pipe
- Star Fittings
- Pro-Trace wire
- US Pipe-Ductile



THIS SHEET HAS BEEN SIGNED, SEALED AND DATED DIGITALLY

## Benchmarks

BM#1: Disc on top of curb approx 174' north and 15 feet east of the SE corner of Lot 3 Block 4 Steeple Bay Addition Elev. = 1279.40 (NAVD88)  
 BM#2: "+ " cut on top of curb approx. 11' North and 13' West of the Northwest corner of Lot 1, Block 4, Steeple Bay Addition Elev. = 1279.93 NAVD88

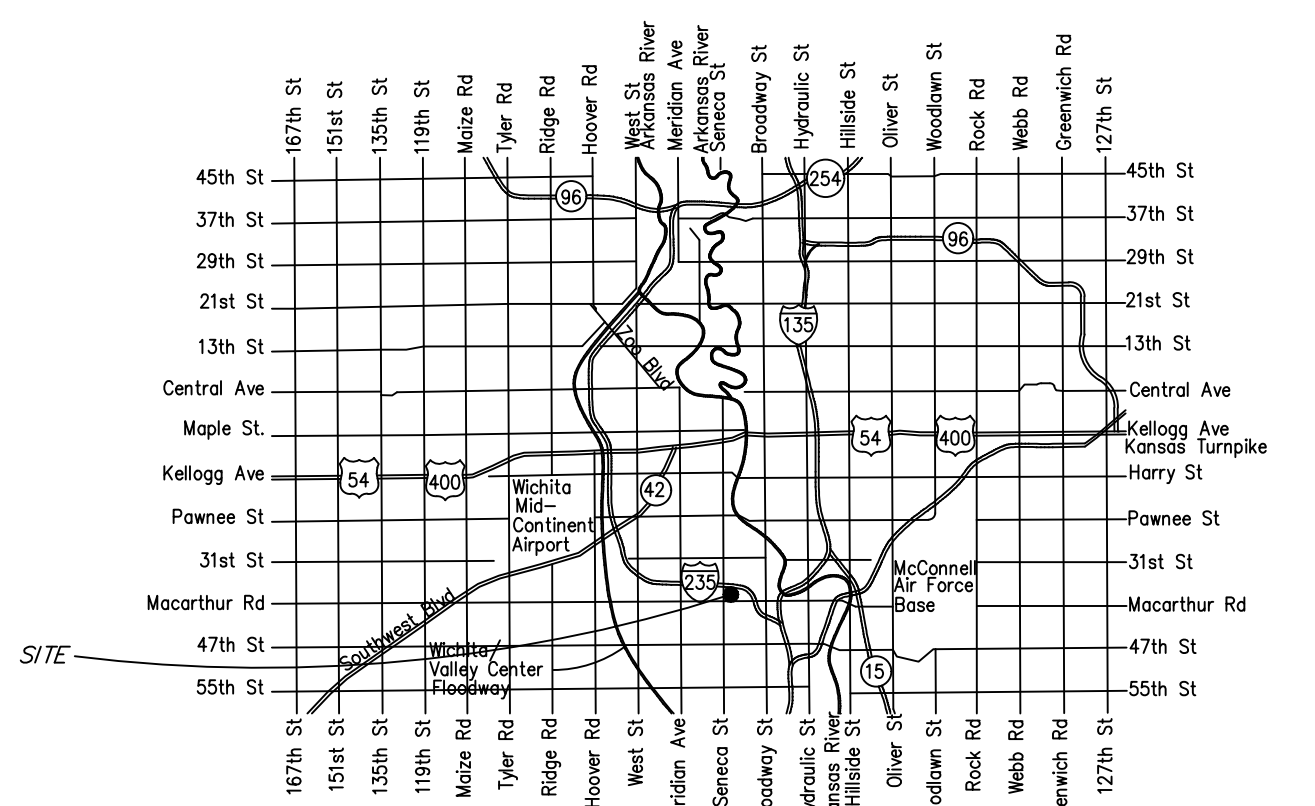
# FIRE LINE to serve

## FAIRBANK EQUIPMENT

### LOT 1 & PART OF LOT 2, BLOCK 4, STEEPLE BAY ADDITION

#### CITY OF WICHITA, KANSAS

Paul Gunzelman, P.E. City Engineer  
2024-009176 PPW (54030980)



## Vicinity Map Sheet Index

- 1.0 Title Sheet
- 2.0 Control Map
- 2.1 Std. Wtr. Ass'y Details
- 2.2 Misc. Wtr. Details
- 3.0 Plan & Profile Line 1
- 3.1 Plan & Profile Line 2
- 4.0 Erosion Control Plan
- 4.1-4.5 Erosion Control Details
- 5.0-5.1 Plat

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

Engineering approved by Shawn Mellies on this day the 2nd of May, 2024  
 Utilities approved by Greg Lolley on this day the 2nd of May, 2024  
 Fire Dept. approved by Jose Ocaziz on this day the 2nd of May, 2024  
 NOTE TO CONTRACTORS

**Public Property:**  
 Inspection and testing for the waterline is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection is to be in accordance with the City of Wichita standard construction engineering practices and certified by a Professional Engineer Licensed in the state of Kansas. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by City Engineering. All Construction and Materials shall comply with the City or Wichita Specifications and Standards and Special Provision (on file and available in the City Engineer's Office) or on the City's Website.

**Private Property:**  
 Installation and testing for the fire protection line is to be performed by a City of Wichita licensed fire protection contractor in accordance with the fire codes as adopted by the City of Wichita. All material and construction practices for the fire protection line shall comply with the fire codes as adopted by the City of Wichita (available from the City of Wichita Fire Department). The Contractor shall not commence work without notification and approval of the Wichita Fire Department. Inspection of the fire protection line is to be provided by a licensed Engineering Firm under contract with the Owner/Developer and the Fire Department. The contractor shall not start work until the project inspector is assigned to the project and present on the site. Any work done without inspection will be required to be uncovered for inspection.

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

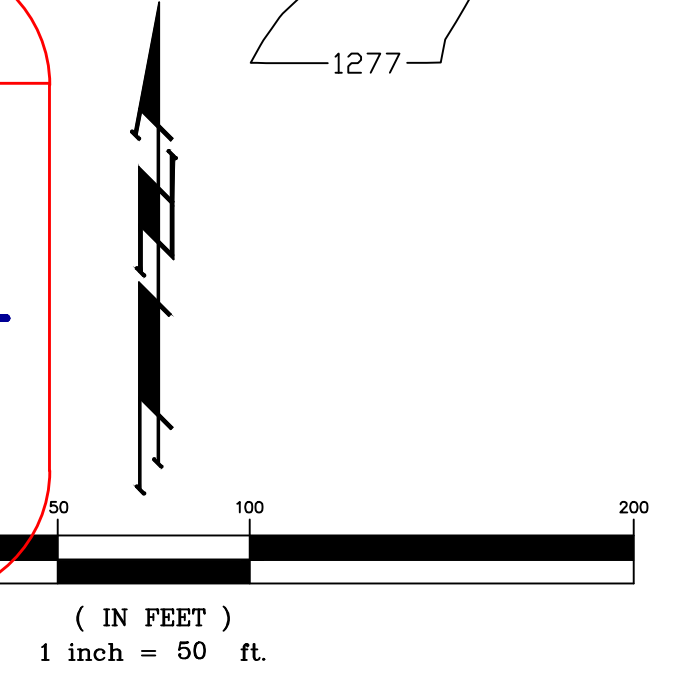
AS BUILTS

Contractor: Wilks Underground Utilities  
 Project Inspector: Eric Miner

KEMILLER ENGINEERING PA

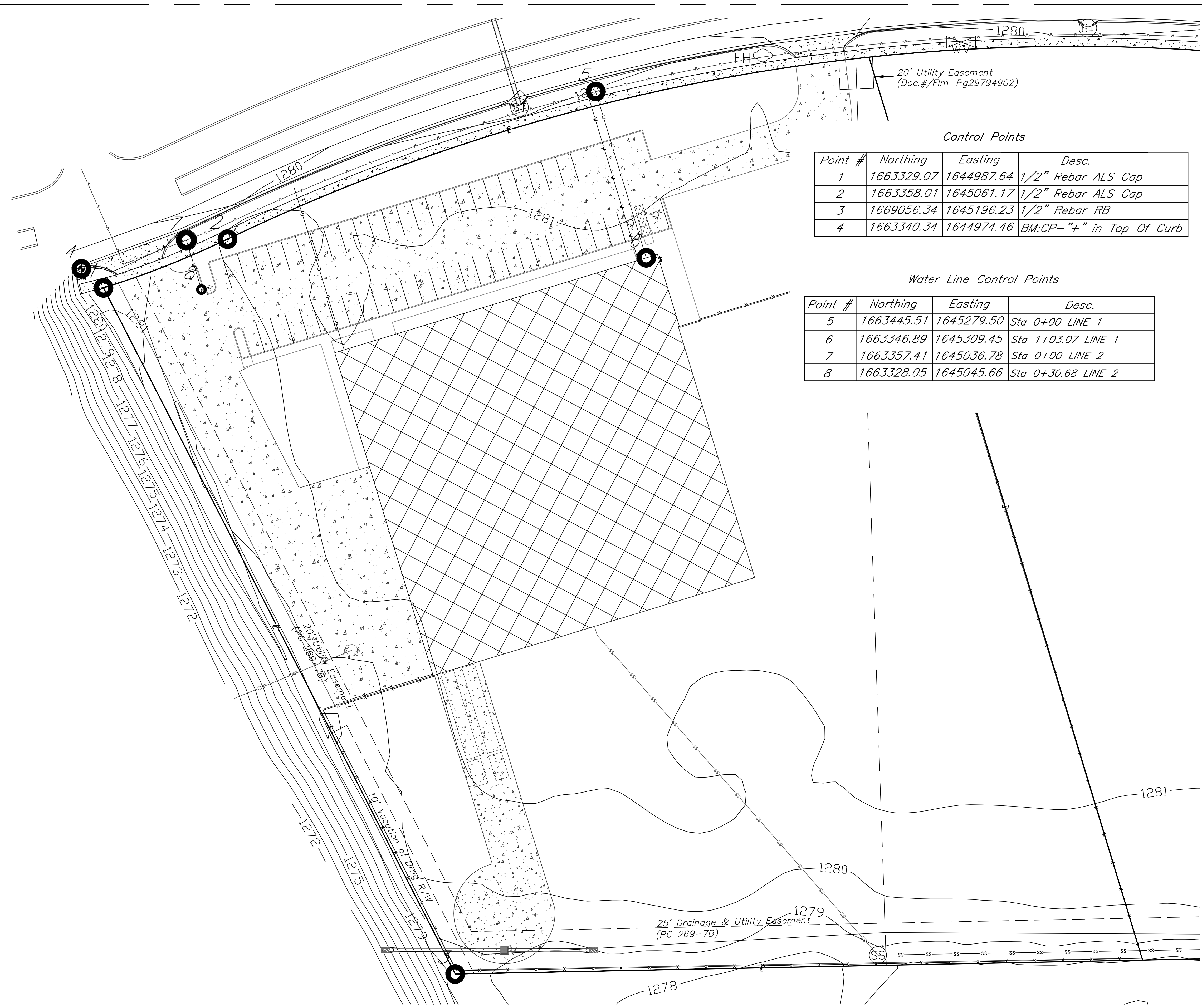
117 E. Lewis, Wichita, KS 67202

5 Sept 2024 April, 2024



KEMILLER ENGINEERING PA

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



Control Points

Point #	Northing	Easting	Desc.
1	1663329.07	1644987.64	1/2" Rebar ALS Cap
2	1663358.01	1645061.17	1/2" Rebar ALS Cap
3	1669056.34	1645196.23	1/2" Rebar RB
4	1663340.34	1644974.46	BM:CP-"+" in Top Of Curb

Water Line Control Points

Point #	Northing	Easting	Desc.
5	1663445.51	1645279.50	Sta 0+00 LINE 1
6	1663346.89	1645309.45	Sta 1+03.07 LINE 1
7	1663357.41	1645036.78	Sta 0+00 LINE 2
8	1663328.05	1645045.66	Sta 0+30.68 LINE 2



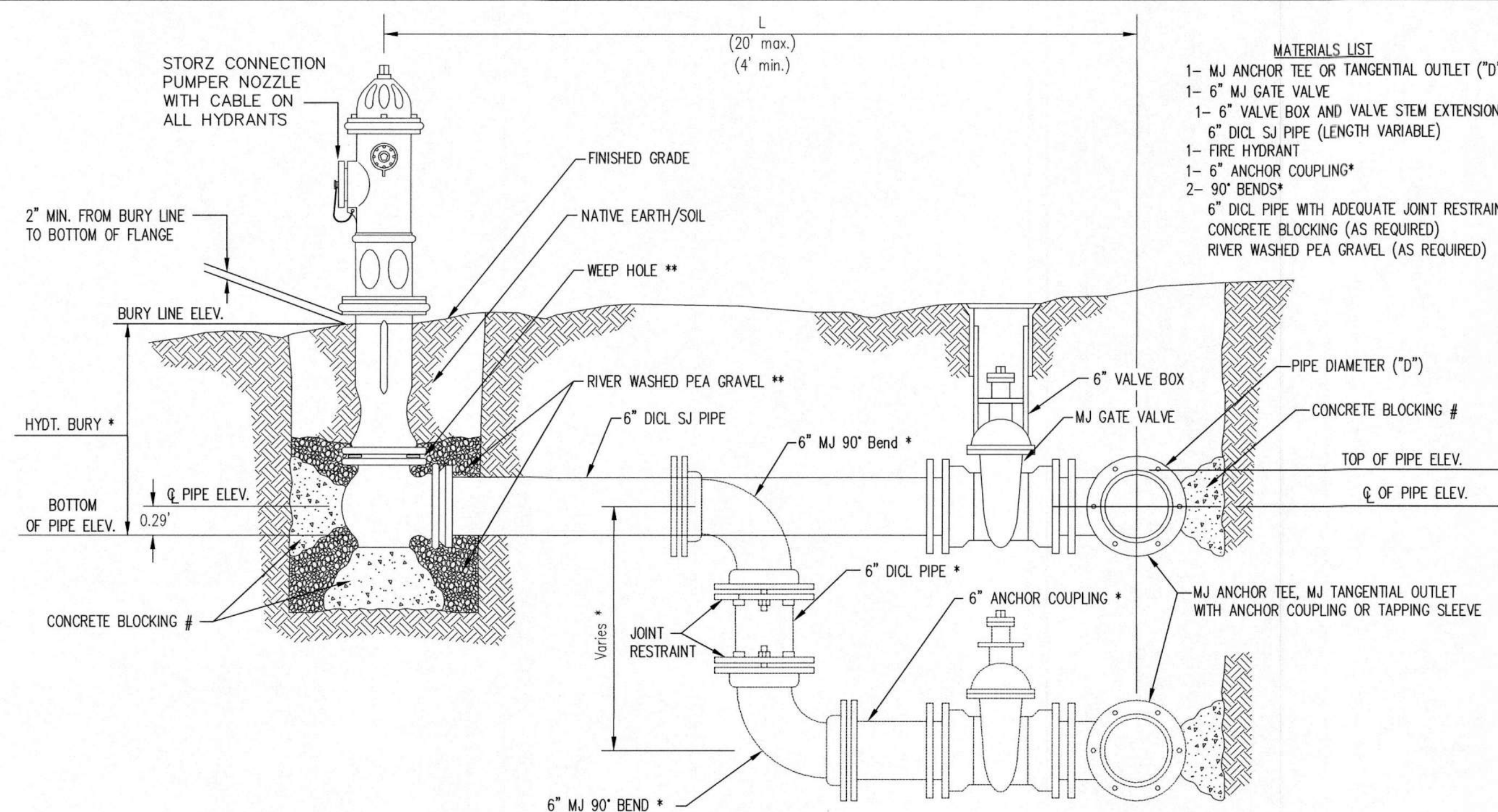
THIS SHEET HAS BEEN  
SIGNED, SEALED AND  
DATED DIGITALLY



HORIZONTAL SCALE  
( IN FEET )  
1 inch = 30 ft.

Fairbank Equipment  
Control Map  
Wichita, Kansas

 117 E. Lewis, Wichita, KS 67202 (316)264-0242	PROJECT NUMBER			SHEET <b>2.0</b>
	KEM NO. 24002 DESIGN KM	FILE PG	DATE 02/2024 REVISED	



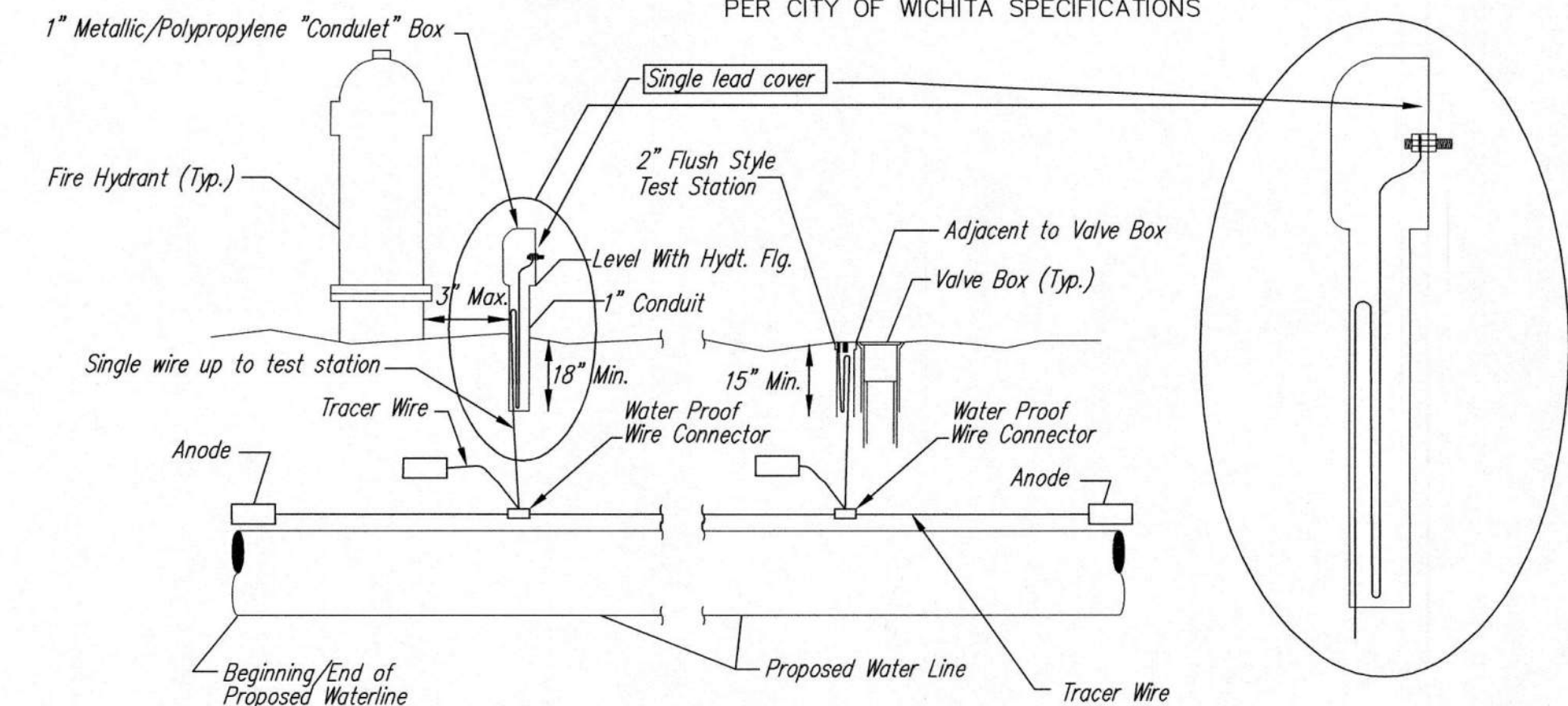
- MATERIALS LIST**
- 1- MJ ANCHOR TEE OR TANGENTIAL OUTLET (10"x 6")
  - 1- 6" MJ GATE VALVE
  - 1- 6" VALVE BOX AND VALVE STEM EXTENSION IF REQUIRED \*
  - 6" DI CL SJ PIPE (LENGTH VARIABLE)
  - 1- FIRE HYDRANT
  - 1- 6" ANCHOR COUPLING\*
  - 2- 90° BENDS\*
  - 6" DI CL PIPE WITH ADEQUATE JOINT RESTRAINT \*
  - 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 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 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. 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](http://www.wichita.gov).

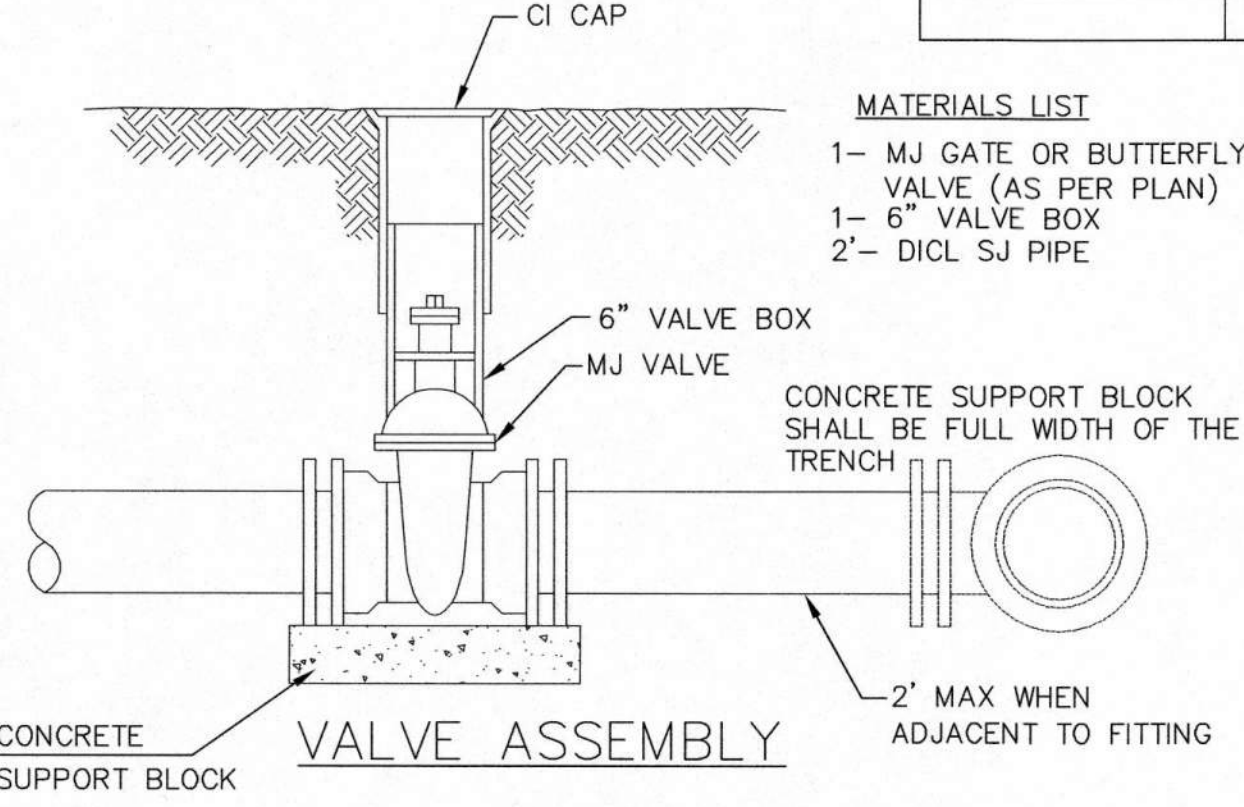
**WIRE**  
The tracer wire shall be Blue No. 12 AWG CCS with 45 mil HDPE insulation. To allow for grade adjustment, a minimum of 12" of excess wire shall be coiled at the bottom of the test station for all wires. Wire connectors shall be installed per manufacturer recommendations. Contractor shall attach 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 # T2PH7BILP Handley Industries or CD14\*IP 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 installed to allow 12" of wire within the test station. The location of all test stations shall be recorded, and shown in the as-built drawings. Flush style test stations shall not be installed in pavement or sidewalk unless approved by the Engineer. Contractor shall extend tracer wire & move flush mount test station to nearest location out of pavement or sidewalk.

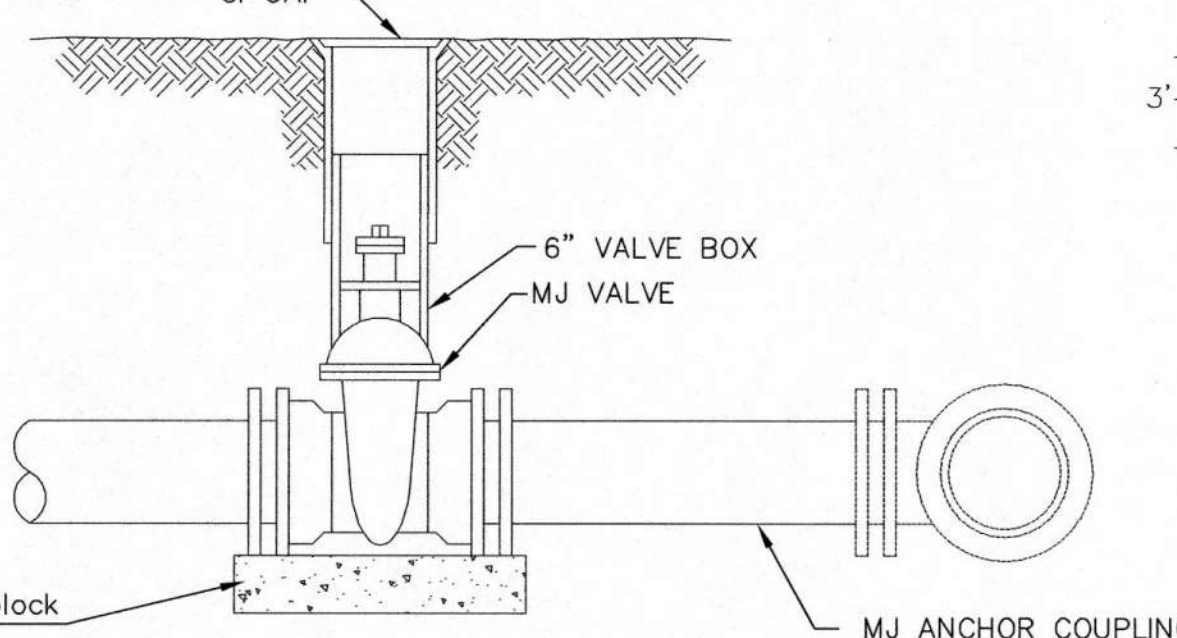
**ANODES**  
The anodes shall be 3 lb. bare zinc or magnesium. The anodes shall be buried at the same elevation as the waterline at each test station. The anodes shall be connected to 12 AWG CCS which shall be extended to the test station.

**TRACER WIRE DETAIL**  
COST IS SUBSIDIARY TO PIPE INSTALLATION

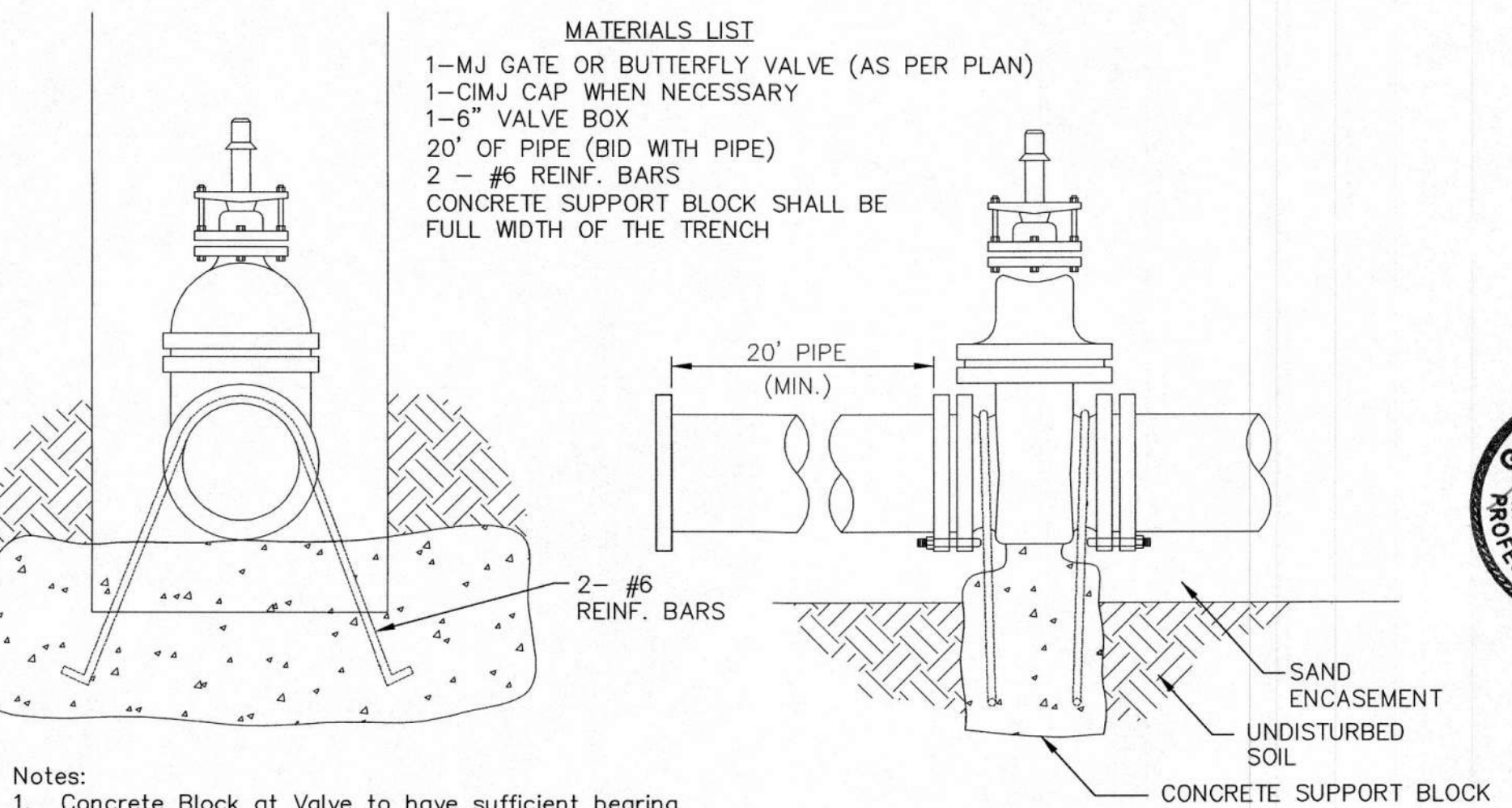
FIRE HYDRANTS REQUIRED				
STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*
Sta 0+30.68 Line 2	1281.20	1276.60	4.5'	



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



**ANCHORED VALVE ASSEMBLY**

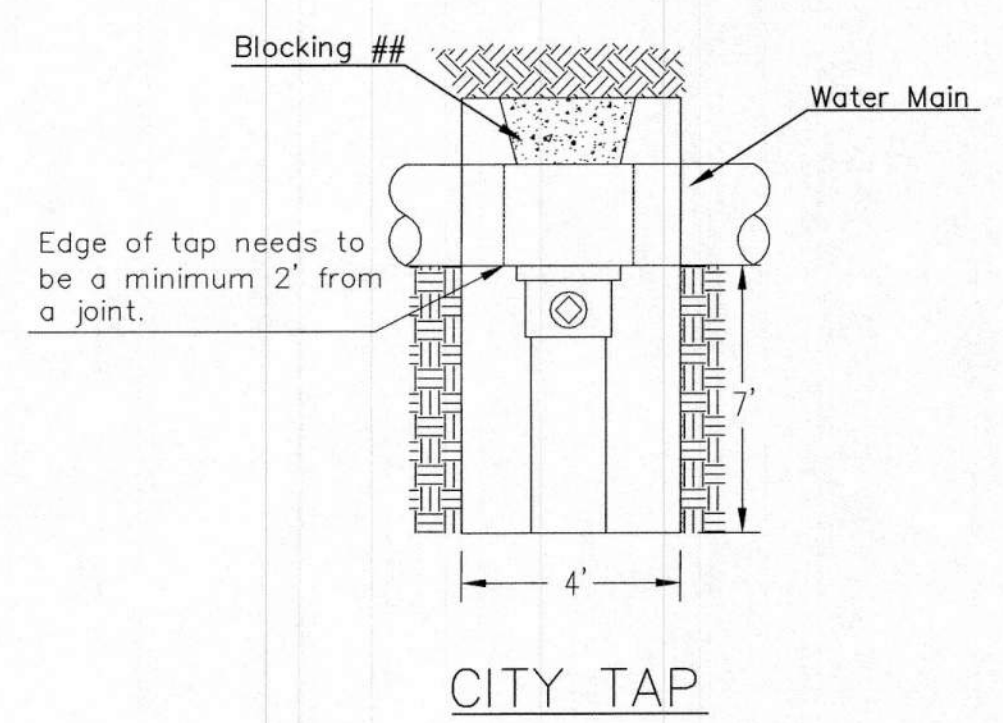


**Notes:**

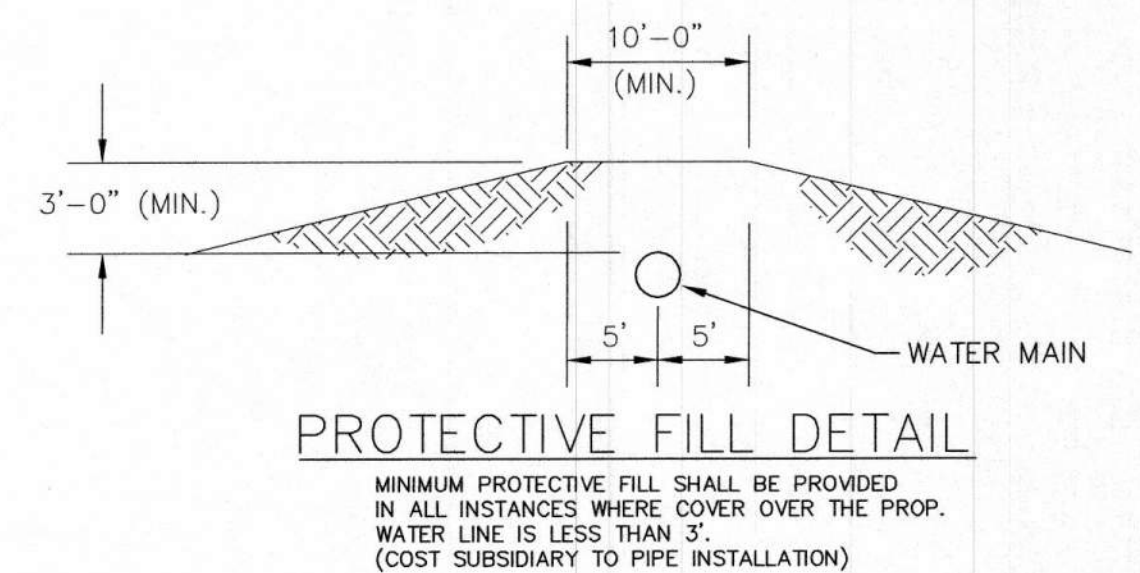
- Concrete Block at Valve to have sufficient bearing in undisturbed soil to prevent thrust movement as shown in table at right. Field Engineer to determine thrust loading of undisturbed soil and final size of thrust block.
- The thrust block shall be constructed such that bolts, nuts, and other MJ accessories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

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

**ANCHORED VALVE ASSEMBLY, SPECIAL**

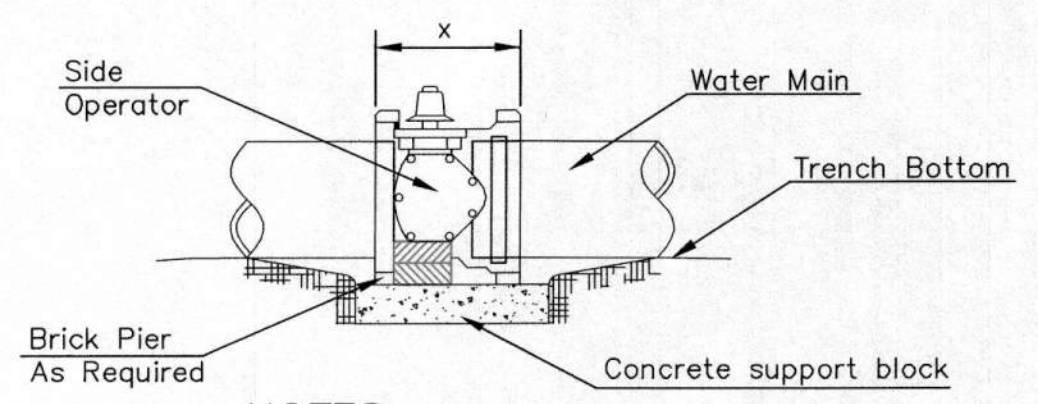


## When the City of Wichita makes tap, blocking is to be done by Contractor



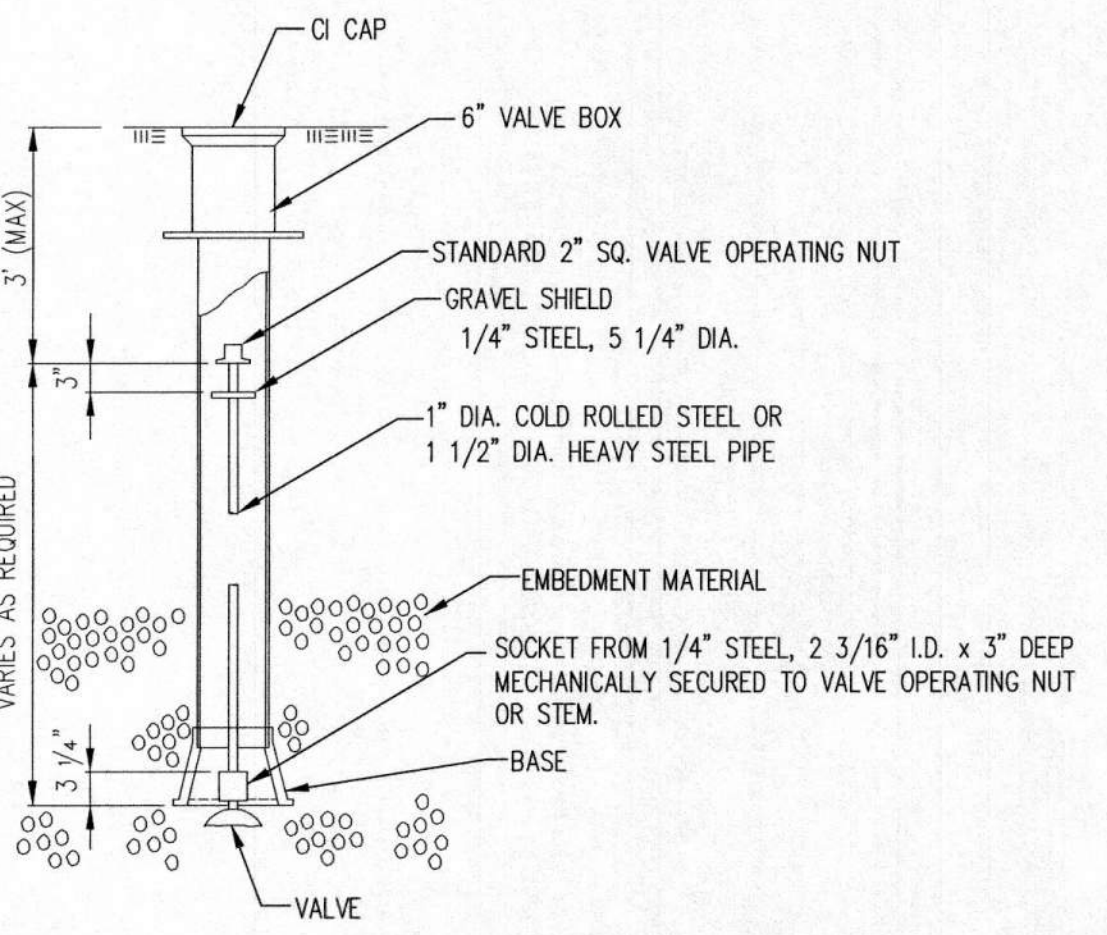
**PROTECTIVE FILL DETAIL**

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



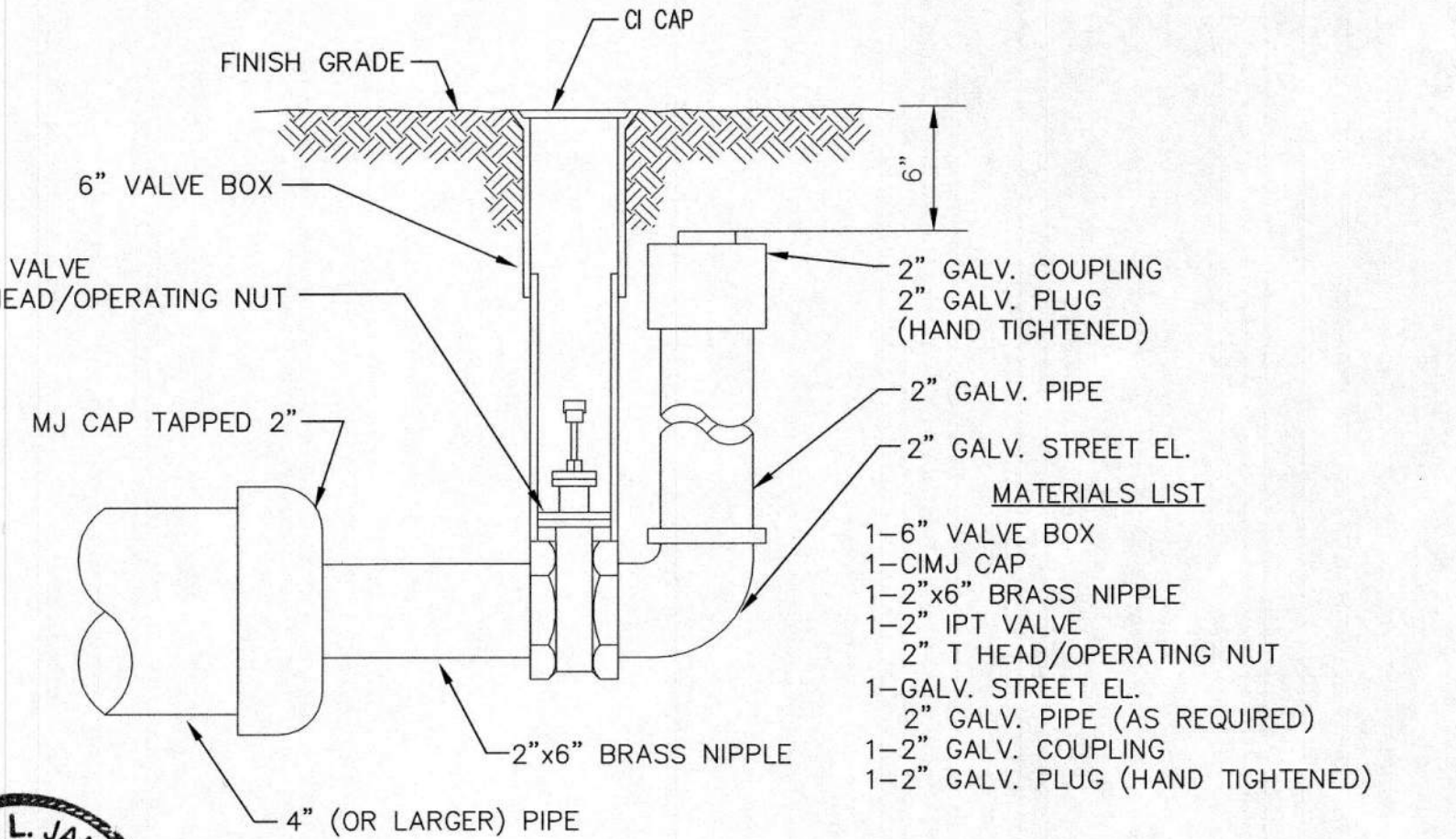
- NOTES**
- This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
  - 6" Valve Box and Cover required per City of Wichita Std. Specifications.
  - Conc. Support Block to be full width of trench.

**CONCRETE SUPPORT BLOCKING FOR BUTTERFLY VALVE INSTALLATION**



**VALVE STEM EXTENSION DETAIL**

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



**2" BLOWOFF ASSEMBLY**



**CITY OF WICHITA**  
PUBLIC WORKS & UTILITIES ENGINEERING DIVISION

REVISED: OCTOBER 2016

**STANDARD WATER ASSEMBLY DETAIL**

CITY ENGINEER  
**GARY JANZEN, P.E.**

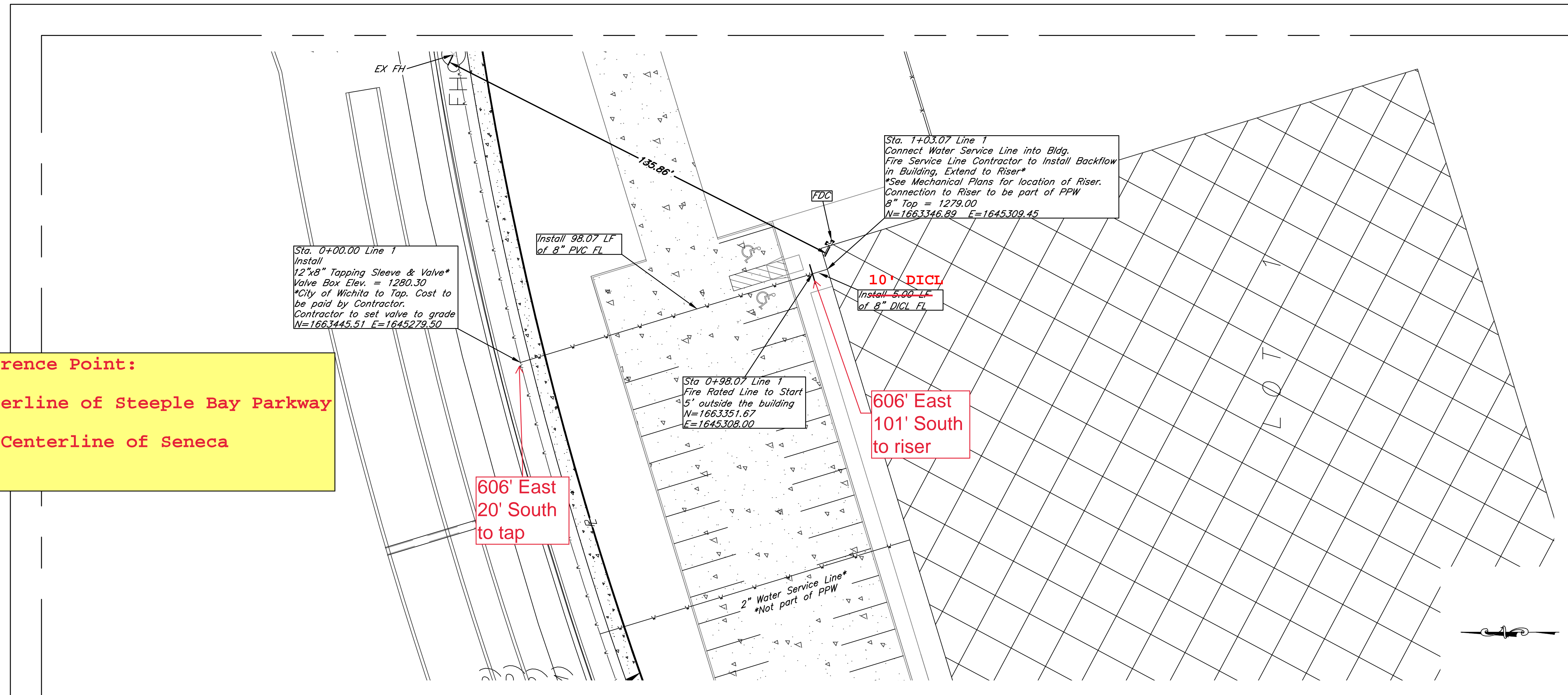
PROJECT NUMBER	OCA NUMBER	DATE
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET <b>2.1</b>

# AS BUILTS

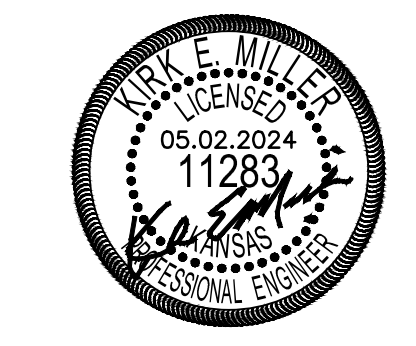
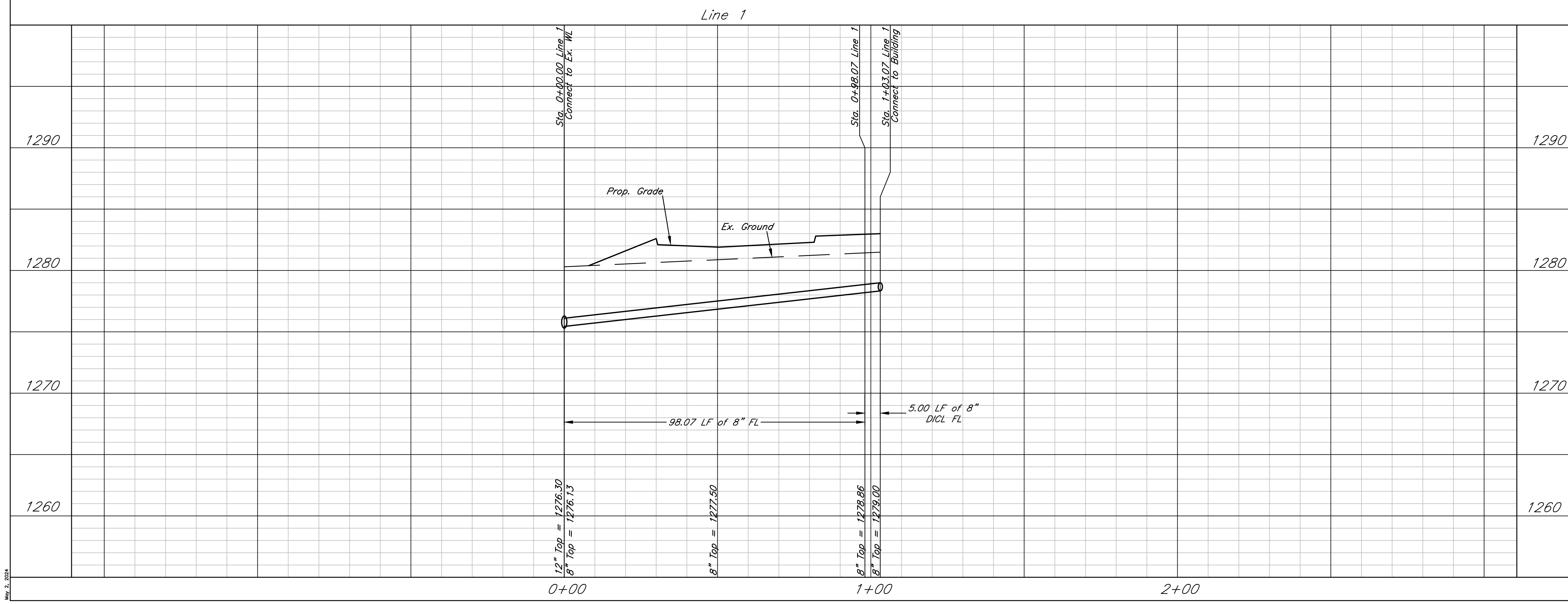


**KEMILLER**  
ENGINEERING PA  
117 E. Lewis,  
Wichita, KS 67202 (316)264-0242

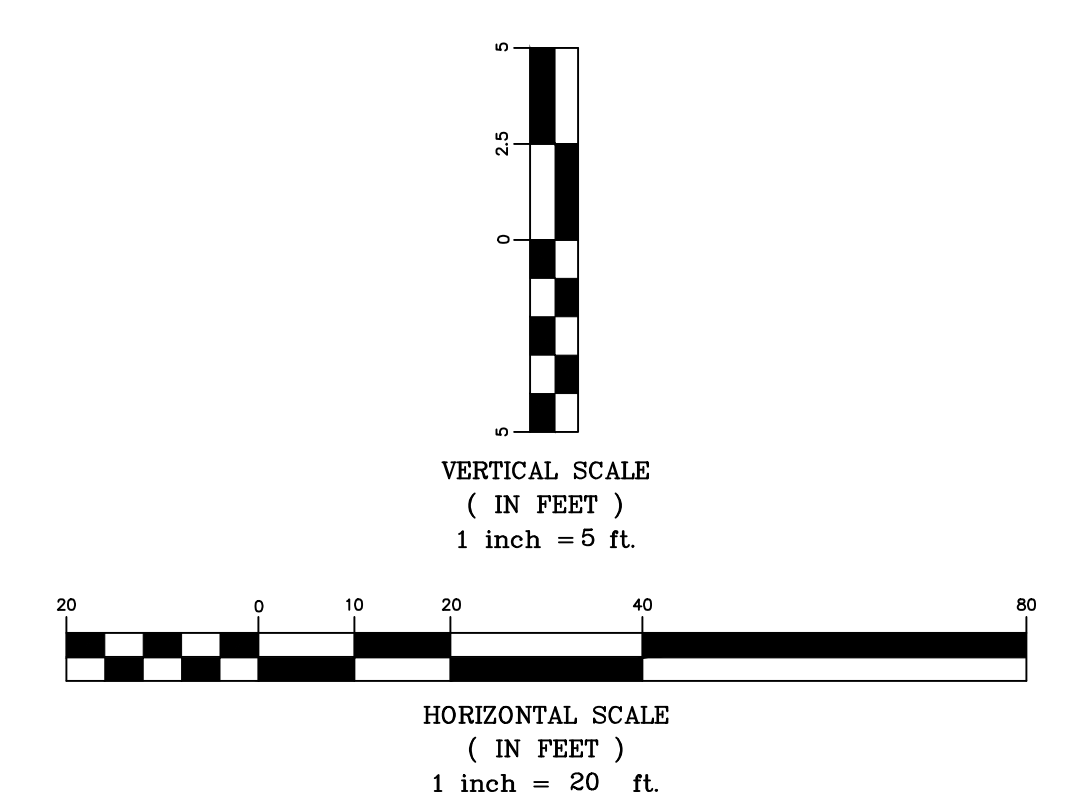
**Reference Point:**  
Centerline of Steeple Bay Parkway  
and Centerline of Seneca




FIRE RATED LINE STARTS 5' OUTSIDE THE BUILDING



THIS SHEET HAS BEEN SIGNED, SEALED AND DATED DIGITALLY

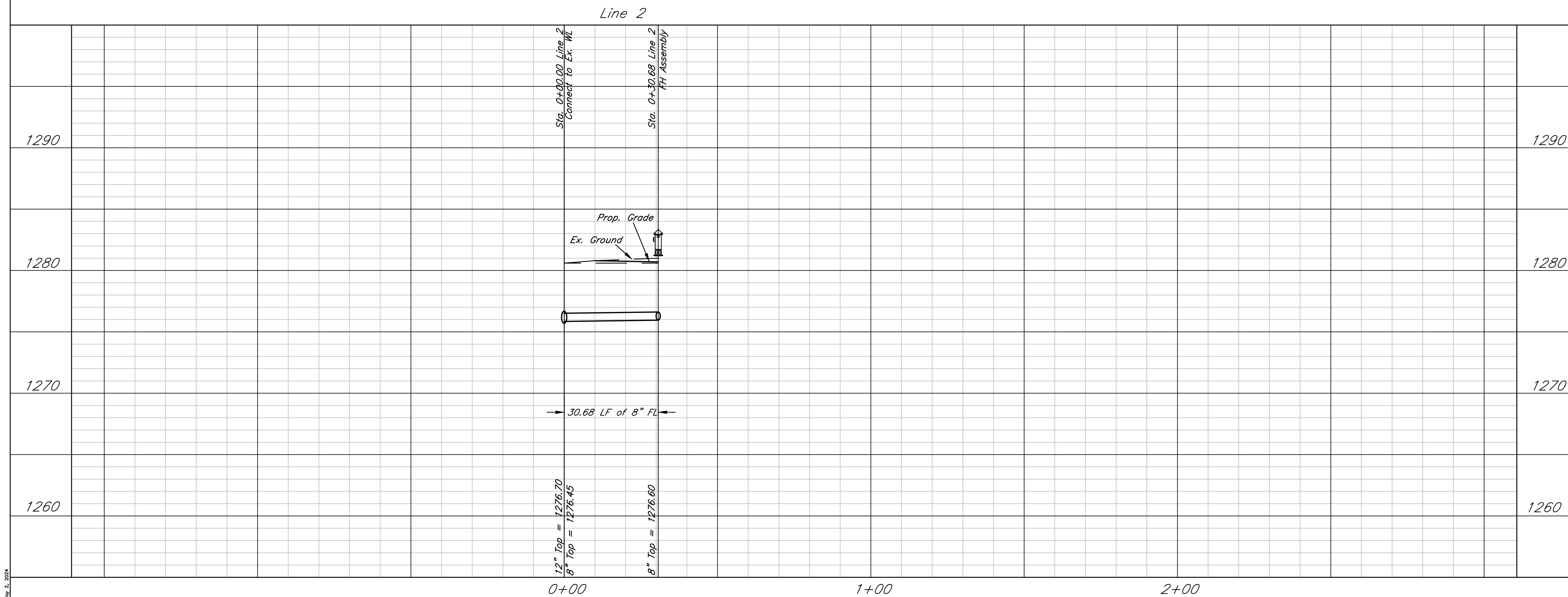
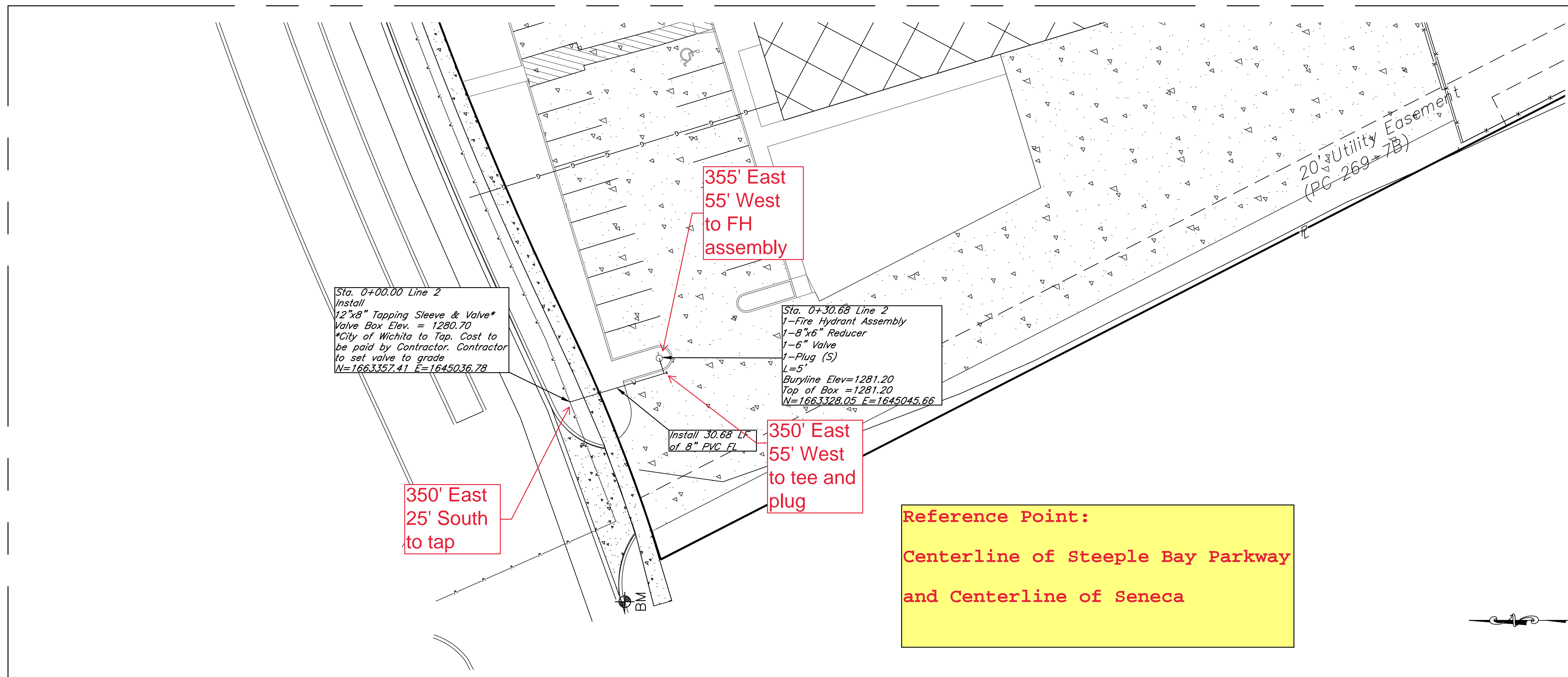


Fairbank Equipment  
WL Plan & Profile - Line 1  
Wichita, Kansas

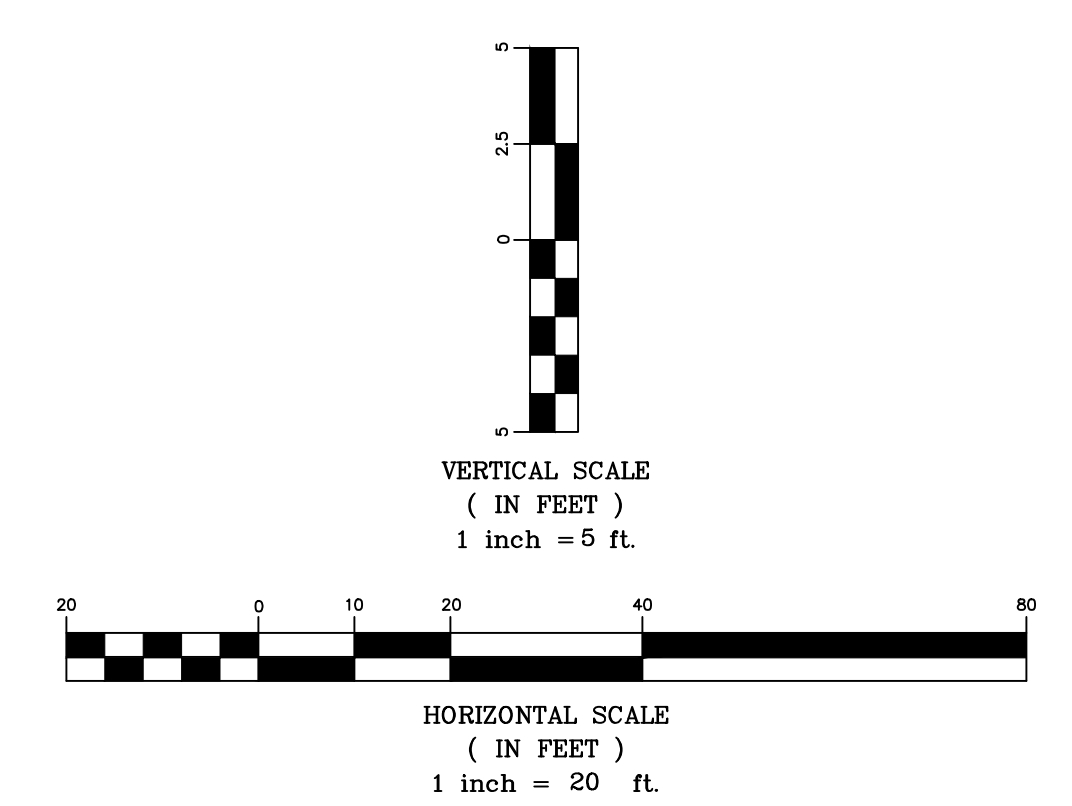
 117 E. Lewis, Wichita, KS 67202 (316)264-0242	PROJECT NUMBER			
	KEM NO. 24002	FILE	DATE 02/2024	SHEET 3.0
DESIGN KM	DRAWN PG	REVISED		

Aug. 2, 2024

# AS BUILTS



THIS SHEET HAS BEEN  
SIGNED, SEALED AND  
DATED DIGITALLY

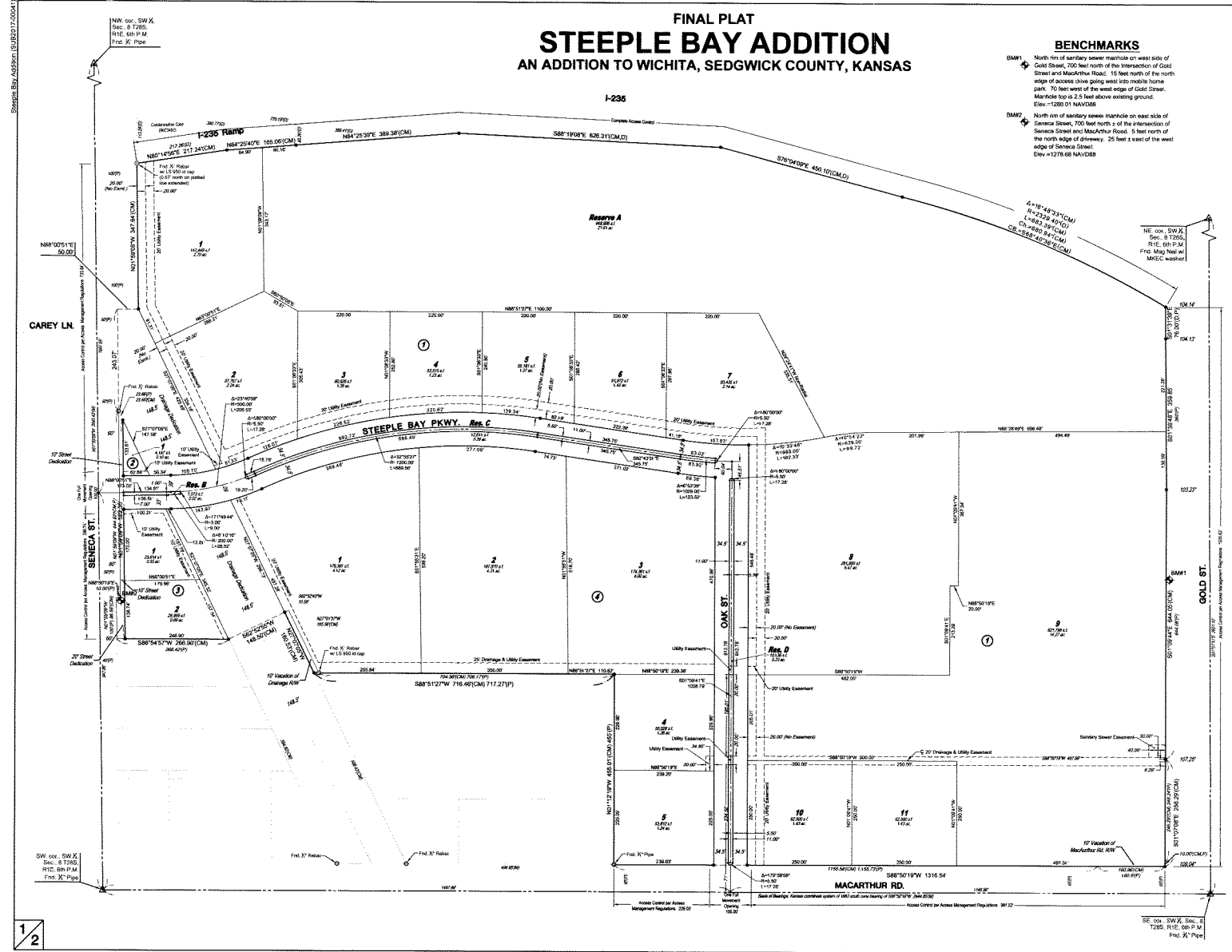


Fairbank Equipment  
WL Plan & Profile - Line 2  
Wichita, Kansas

	PROJECT NUMBER			
	KEM NO. 24002	FILE	DATE 02/2024	SHEET 3.1
DESIGN KM	DRAWN PG	REVISED 04/2024		

Nov. 2, 2024

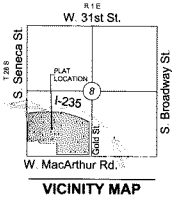
# FINAL PLAT STEEPLE BAY ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



**BENCHMARKS**

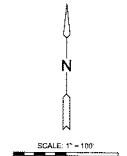
BM#1 North rim of sanitary sewer manhole on west side of Gold Street, 700 feet north of the intersection of Gold Street and MacArthur Road. 15 feet north of the north edge of access drive going west into mobile home park. 70 feet west of the west edge of Gold Street. Marble top is 2.5 feet above existing ground. Elev. = 1289.01 NAVD83

BM#2 North rim of sanitary sewer manhole on east side of Geneva Street, 700 feet north of the intersection of Geneva Street and MacArthur Road. 5 feet north of the north edge of driveway. 25 feet east of the west edge of Geneva Street. Elev. = 1278.66 NAVD83



**MINIMUM PAD ELEVATIONS REQUIRED**

LOTS	BLOCK ELEVATION	AVOID AT
1-7	1	1283.0
8-11	1	1282.0
1-2	3	1282.0
1-5	4	1282.0



Base of Bearings: Kansas coordinate system of 1983 south zone bearing of S89°50'15"W on the south line of the Southwest Quarter, Section 8, Township 28 South, Range 1 East of the 6th Principal Meridian.

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 1.000120014401129.

- LEGEND**
- Date of Survey: 9/1/2017
  - △ = Section Corner Measurement Found
  - = Found monument (see annotation for type)
  - ◆ = Set 3" rebar w/ MKEC CLS 3/4" dia. cap (or see annotation for type)
  - ⊕ = Benchmark
  - (M) = Measured
  - (C) = Calculated
  - (P) = Platted
  - (CM) = Calculated from Measurement
  - (CO) = Calculated from Description
  - ① = Lot
  - ② = Block



Steeple Bay Addition (SUBJECT) 0041

V-2-692 00

# FINAL PLAT STEEPLE BAY ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

## CERTIFICATE OF SURVEY

I, Curtis W. Luttrek, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and plating of STEEPLE BAY ADDITION an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A contiguous tract of land lying within:  
Lots 1 and 2, Beavers Addition, Wichita, Sedgwick County, Kansas, AND ALSO, the edging 10.00 feet of MacArthur Road right-of-way south of said Lots 1 and 2,  
TOGETHER WITH,  
Lot 1, Block A, Lots 4 and 5, Block B, and Exchange Place, Halford Homesites, Sedgwick County, Kansas,  
TOGETHER WITH,  
Lots 1, 2, 3, and 4, Don Addition, Wichita, Sedgwick County, Kansas,  
TOGETHER WITH,  
Lot 1, Block A, AND ALSO, all of Exchange Place street right-of-way, AND ALSO, all of a 10 foot Drainage Dedication, platted within Pacesetter Addition, Wichita, Sedgwick County, Kansas,  
TOGETHER WITH,  
Lot 1, EXCEPT that portion taken for highway in Case No. 96C3482, and Lot 2, Burnworth-Sampson Addition to Wichita, Kansas,  
TOGETHER WITH,  
Lot 3, Thompsons Acres, Sedgwick County, Kansas,  
TOGETHER WITH,  
Lot 1, AND ALSO, all of the drainage right-of-way, platted within Jerry Elliott Addition, Wichita, Kansas,  
TOGETHER WITH,  
Lot 1, AND ALSO, all of the drainage right-of-way, platted within Willie Mae Addition, Wichita, Kansas,  
TOGETHER WITH,  
A portion of the Riverside Drainage District Right-of-Way in Case No. 72947, lying within the Southwest Quarter, Section 8, Township 28 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas, said portion being that part adjoining and abutting the following tracts of land: The east line of said Lot 1, Willie Mae Addition; the east line of said Lot 1, Jerry Elliott Addition; the west line of said Pacesetter Addition; and the west line of said Burnworth-Sampson Addition.

Said contiguous tract of land being more particularly described as follows:  
BEGINNING at the northeast corner of said Lot 1, Beavers Addition, being coincident with the southeast corner of said Lot 1, Block A, Pacesetter Addition; thence along an extended east line of said Lot 1, Beavers Addition, a Kansas coordinate system of 1983 south zone bearing of S01°07'08"W, 256.29 feet to a point lying 65.00 feet north of the south line of the Southwest Quarter, Section 8, Township 28 South, Range 1 East, of the Sixth Principal Meridian; thence parallel with and 65.00 feet north of the south line of said Lot 2, Thompsons Acres, S88°50'19"W, 160.96 feet to the extended west line of Lot 2, said Beavers Addition, being coincident with the southeast corner of said Lot 1, Block A, Halford Homesites; thence along the north right-of-way line of MacArthur Road and along the south line of said Halford Homesites, said Don Addition, and said Pacesetter Addition, S88°50'19"W, 1155.58 feet to the southwest corner said Lot 1, Block A, Pacesetter Addition; thence along the north line of said Lot 1, Block A, Pacesetter Addition, N01°12'19"W, 455.01 feet, thence along the extended southerly line of said Lot 1, Block A, Pacesetter Addition, S68°51'27"W, 716.46 feet to a point on the west line of a 10 foot drainage dedication as platted on said Pacesetter Addition; thence along said 10 foot drainage dedication parallel with and 10 feet west of the west line of said Lot 1, Block A, Pacesetter Addition, N27°07'05"W, 160.56 feet; thence S62°02'55"W, 148.50 feet to the southeast corner of said Lot 3, Thompsons Acres; thence along the south line of said Lot 3, Thompsons Acres, S88°54'57"W, 288.90 feet to the southwest corner of said Lot 3, Thompsons Acres; also being a point on the east right-of-way line of Seneca Street, thence along said east right-of-way line for the next three courses, and along the west line of said Lot 3, Thompsons Acres, N01°59'09"W, 88.56 feet to the northwest corner of said Lot 3, Thompsons Acres; thence along the north line of said Lot 3, Thompsons Acres, N88°50'19"E, 10.00 feet to the southeast corner of said Lot 1, Jerry Elliott Addition; thence along the extended west line of said Lot 1, Jerry Elliott Addition and said Lot 1, Willie Mae Addition, N01°59'09"W, 688.00 feet; thence N88°00'51"E, 50.00 feet to a point on the west line of said Lot 1, Burnworth-Sampson Addition, being coincident with said east right-of-way line of Seneca Street; thence along said west line and east right-of-way line, N01°59'09"W, 347.64 feet to a point on a south right-of-way line of Interstate 235 established by Condominium Case No. 96C3482; thence along said south right-of-way line for the next four courses, N87°14'50"E, 217.24 feet; thence N84°25'09"E, 389.38 feet; thence S88°19'09"E, 626.31 feet to a point on the north line of said Lot 1, Burnworth-Sampson Addition, being coincident with said south right-of-way line of Interstate 235 established by Condominium Case A1777; thence along said north line and south right-of-way line for the next two courses, S76°04'09"E, 450.10 feet to a point on a non-tangent curve to the right, said curve having a radius of 2239.40 feet, central angle of 10°48'33", a chord bearing of S88°40'30"E, and a chord distance of 480.94 feet; thence along said non-tangent curve to the right, 683.39 feet to the northeast corner of said Lot 1, Burnworth-Sampson Addition, being coincident with a point on the west right-of-way line of Good Street; thence along said west right-of-way line for the next four courses, and along the east line of said Lot 1, Burnworth-Sampson Addition, S01°13'19"E, 76.00 feet to the northeast corner of said Lot 2, Burnworth-Sampson Addition; thence along the east line of said Lot 2, Burnworth-Sampson Addition, S01°38'40"E, 309.85 feet to the southeast corner of said Lot 2, Burnworth-Sampson Addition, being coincident with the northeast corner of said Lot 1, Block A, Pacesetter Addition; thence along the east line of said Lot 1, Block A, Pacesetter Addition, S01°09'44"E, 644.05 feet to the southeast corner of said Lot 1, Block A, Pacesetter Addition; being coincident with the northeast corner of said Lot 1, Beavers Addition being the POINT OF BEGINNING.

All streets, easements, rights-of-way, building setbacks, access controls; together with an Access Easement recorded on Film 640, Page 856; together with an Easement for sewer and all other public utilities recorded on Film 468, Page 918; together with a Consequential Dedication recorded on Film 1218, Page 655; together with a Public Utility Easement recorded on Film 468, Page 917; together with an Easement for sewer and water recorded on Film 421, Page 421; together with all other public dedications within the above described property are hereby vacated and restipulated by virtue of K.S.A. 12-512, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 14 day of March, 2018.

Curtis W. Luttrek, P.S. #1238  
MKEC Engineering, Inc. (CL3 39)  
411 North Westwood Road  
Wichita, Kansas 67206



## OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves, and Streets, the same to be known as "STEEPLE BAY ADDITION" an addition to Wichita, Sedgwick County, Kansas.

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

Easements for the construction and maintenance of drainage, utilities, and sanitary sewer, as indicated hereon, are hereby granted to the public. No signs, light poles, private drainage systems, reservoir wash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body.

All abutters rights of access to or from Seneca Street over and across the west line of STEEPLE BAY ADDITION; are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon plus additional full and/or right turn only openings are permitted as per per the Access Management Regulations. All abutters rights of access to or from MacArthur Road over and across the south line of STEEPLE BAY ADDITION; are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon plus additional full and/or right turn only openings are permitted as per per the Access Management Regulations. All abutters rights of access to or from Good Street over and across the east line of STEEPLE BAY ADDITION; are hereby granted to the appropriate governing body, provided however, full and/or right turn only openings are permitted as per per the Access Management Regulations. All abutters rights of access to or from I 235 over and across the north line of property are hereby granted to the appropriate governing body.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, and 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 stormwater. Lots 1-11 (inclusive), Block 1, Lot 1, Block 2, Lots 1 and 2, Block 3, and Lots 1-3 (inclusive), Block 4 are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown hereon (Page 1 of 2).

All reserves are platted for open space, beams, landscaping, irrigation, signs, monuments, showwalls, fences, lighting, conveyance of cross-kid drainage, and utilities confined by easement (dashed or otherwise separate indicated). Reserve A is also platted for drainage facilities, including but not limited to drainage structures and detention/retention ponds. Reserves B, C, and D are also platted for cross access in various locations. The reserves are hereby reserved for the stated uses and shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns.

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may effect the intended land use within the subdivision.

The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.

This plat shall comply with the details of the Steeple Bay Community Unit Plan (DP-345) on file at the Wichita-Sedgwick County Planning Department.

2/2

## OWNER'S CERTIFICATE (cont.)

As to Lots 9 and 9, Block 1, as shown hereon

CW1, LLC,  
a Delaware limited liability company  
By: Triple Crown Realty Trust, LLC,  
a Kansas limited liability company, Manager

*Daniel C. Schulte*  
Daniel C. Schulte, Manager

STATE OF KANSAS, JOHNSON COUNTY) ss:  
This instrument was acknowledged before me on 14<sup>th</sup> day of March, 2018, by Daniel C. Schulte, Manager of Triple Crown Realty Trust, LLC, a Kansas limited liability company, as Manager of CW1, LLC, a Delaware limited liability company.

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



*Amanda Klaus*  
Notary Public  
print name Amanda Klaus  
My Term Expires 12/31/2021

CW Land, LLC,  
a Delaware limited liability company

By: Triple Crown Realty Trust, LLC,  
a Kansas limited liability company, Manager

*Daniel C. Schulte*  
Daniel C. Schulte, Manager

STATE OF KANSAS, JOHNSON COUNTY) ss:  
This instrument was acknowledged before me on 14<sup>th</sup> day of March, 2018, by Daniel C. Schulte, Manager of Triple Crown Realty Trust, LLC, a Kansas limited liability company, as Manager of CW1, LLC, a Delaware limited liability company.

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



*Amanda Klaus*  
Notary Public  
print name Amanda Klaus  
My Term Expires 12/31/2021

Riverside Drainage District of Sedgwick County, Kansas

*Ronald Tracy*  
Ronald Tracy, President

STATE OF KANSAS, SEDGWICK COUNTY) ss:  
This instrument was acknowledged before me on 20<sup>th</sup> day of March, 2018, by Ronald Tracy, President of Riverside Drainage District of Sedgwick County, Kansas.

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



*Cynthia A. Womack*  
Notary Public  
print name Cynthia A. Womack  
My Term Expires February 7, 2021

## PLANNING COMMISSION CERTIFICATE

This plat of "STEEPLE BAY ADDITION" has been submitted to and approved by the Wichita Sedgwick County Area Planning Commission and approved by the Wichita Sedgwick County Area Planning Commission, Wichita, Kansas.  
Dated this 4<sup>th</sup> day of January 2018.

WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION



*Joseph A. Johnson*  
Joseph A. Johnson, Chairman  
*Dale Miller*  
Dale Miller, Secretary

## GOVERNING BODY CERTIFICATE

This plat approved and all dedications herein approved by the Wichita City Council of the City of Wichita, Kansas dated this 10<sup>th</sup> day of April, 2018.  
At the direction of the City Council.

*Jeff Cornwell*  
Jeff Cornwell, Mayor  
*Karen Sublett*  
Karen Sublett, City 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 23<sup>rd</sup> day of April, 2018, at 2:33:05 PM, and is duly recorded.

*Tonya E. Buckingham*  
Tonya E. Buckingham, Register of Deeds



*Judy J. Papp*  
Judy J. Papp, Deputy



## TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:  
Entered on transfer record this 23<sup>rd</sup> day of April, 2018.

*Kelly B. Arnold*  
Kelly B. Arnold, County Clerk



## COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:  
Reviewed in accordance with K.S.A. 58-2006 on the 26<sup>th</sup> day of March, 2018.

*Tricia L. Ruffolo*  
Tricia L. Ruffolo, Deputy County Surveyor



PG 269-7-A

Steeple Bay Addition (SUBJECT) 0041