PHASE II PRIVATE STREET IMPROVEMENTS FOR

TOWNE PARC 2ND ADDITION

LINDEN	FROM THE S.L. TOWNE PARC 2ND ADDITION TO THE N.L. LOT 10, BLOCK 1
SCOTT	FROM THE W.L. LOT 2, BLOCK 2 TO THE E.L. TOWNE PARC 2ND ADDITION
LINDEN CT.	FROM THE W.L. LINDEN TO AND INCLUDING CUL-DE-SAC
SCOTT CT.	FROM THE S.L. SCOTT TO AND INCLUDING CUL-DE-SAC

INDEX NO. 607507

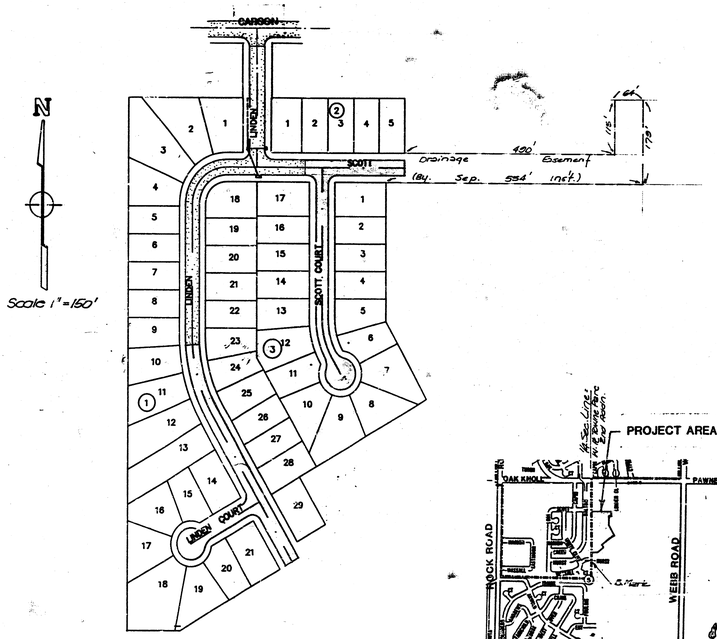
Project No.

472-76-245-80001-000-000-051

City of Wichita, Kansas - Michael E. Lindebak, City Engineer

Index to the Plans

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Location Map

VICINITY MAP

General Notes

1. Utility service lines, poles, valve boxes, meters, and etcetera 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.

2. 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.

NOTE TO CONTRACTOR

INSPECTION AND TESTING FOR THIS PROJECT 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 LICENSED PROFESSIONAL ENGINEER. NO WORK SHALL BE PERFORMED IN DEDICATED EASEMENTS OR THE PUBLIC RIGHT-OF-WAY BY THE CONTRACTOR WITHOUT SUCH INSPECTION NOR SHALL ANY WORK BE COMMENCED IN DEDICATED EASEMENTS OR PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION BY THE CITY ENGINEER.

APPROVED AS NOTED
By CITY ENGINEER OF WICHITA

Sanitary Sewers _____

Storm Sewers _____

Driveway Approaches _____

Water Mains _____

Paving V R H 2/21/89

THOMAS CHARLES BAUGHMAN LICENSED 9031 KANSAS PROFESSIONAL ENGINEER

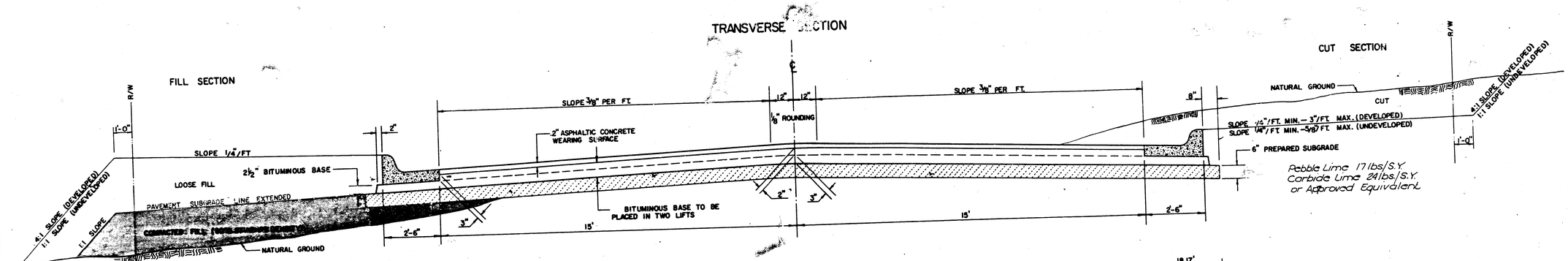
Revised as built 5-4-89
Revised For Phase II Construction 12-8-88

BAUGHMAN COMPANY P. A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

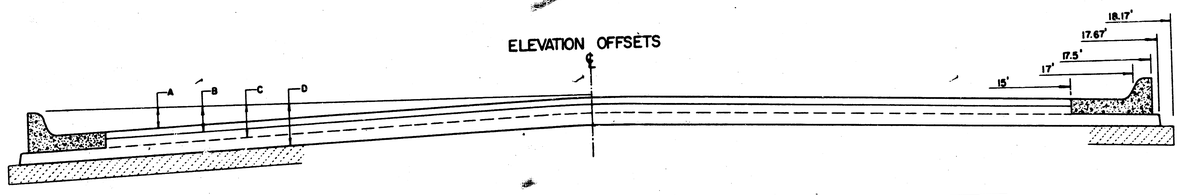
1/9

TYPICAL 35' PAVEMENT DETAILS

TRANSVERSE SECTION

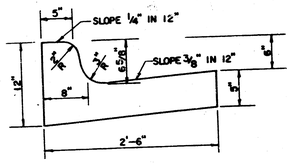


ELEVATION OFFSETS

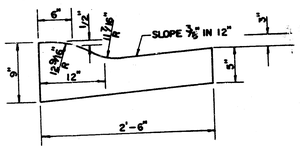


	DISTANCE FROM CENTERLINE (LT. & RT.)												
	0'	2'	4'	6'	8.5'	10'	12'	14'	15'	17'	17.5'	17.67'	18.17'
A: TOP OF CURBS TO TOP OF SURFACE LIFT	0.04	0.08	0.14	0.21	0.29	0.33	0.39	0.46	0.49	—	—	—	—
B: TOP OF CURBS TO TOP OF UPPER BASE LIFT	0.21	0.25	0.31	0.37	0.45	0.50	0.56	0.62	0.65	—	—	—	—
C: TOP OF CURBS TO TOP OF LOWER BASE LIFT	0.37	0.43	0.50	0.57	0.67	0.72	0.79	0.87	0.90	0.98	1.00	1.00	—
D: TOP OF CURBS TO TOP OF SUBGRADE	0.62	0.67	0.74	0.81	0.90	0.95	1.02	1.08	1.12	1.19	1.21	1.21	1.23

COMBINED CURB & GUTTER



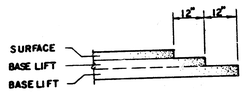
ROLL TYPE COMBINED CURB & GUTTER



GENERAL NOTES

1) THE ASPHALTIC CONCRETE PAVEMENT BETWEEN THE COMBINED CURB AND GUTTER SHALL BE PAID AS SQUARE YARDS OF 7" ASPHALTIC CONCRETE (5" BITUMINOUS BASE).
2) THE BITUMINOUS BASE UNDER AND BEHIND THE COMBINED CURB AND GUTTER SHALL BE PAID AS SQUARE YARDS OF 2 1/2" BITUMINOUS BASE.
3) A TACK COAT OF EMULSIFIED ASPHALT (SC-1H OR CSS-1H) SHALL BE APPLIED AT AN APPROXIMATE RATE OF 0.05 GALLONS PER SQUARE YARD BETWEEN EACH LIFT OF ASPHALTIC MATERIAL.
4) BITUMINOUS BASE AND ASPHALTIC CONCRETE WEARING SURFACE SHALL BE PLACED WITH A LAYDOWN MACHINE HAVING AUTOMATIC CONTROLS FOR LINE AND GRADE.
5) CONSTRUCTION JOINTS IN EACH LIFT SHALL BE STAGGERED A MINIMUM DISTANCE OF ONE (1) FOOT FROM JOINTS IN PRECEDING LIFTS AND PLACED SO THAT A JOINT WILL BE CONSTRUCTED ON THE CENTERLINE OF THE TOP LIFT.
6) CONTRACTOR TO BID ONLY ONE SUBGRADE TREATMENT ALTERNATE WHEN ALTERNATES ARE PROVIDED IN THE PROPOSAL AND CONTRACT. THE ALTERNATE CHOSEN BY THE SUCCESSFUL BIDDER SHALL BE USED IN CONSTRUCTING THIS PROJECT.

TRANSVERSE CONSTRUCTION JOINTS



TRANSVERSE CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN FLEXIBLE BASE PAVEMENTS AT LOCATIONS WHERE PAVEMENT JOINS EXISTING FLEXIBLE BASE PAVEMENT AS SHOWN BY THE DETAIL. ALL COSTS ASSOCIATED WITH THE CONSTRUCTION OF THE TRANSVERSE JOINT SHALL BE INCLUDED IN THE BID PRICE FOR SQUARE YARDS 7" ASPHALTIC CONCRETE (5" BITUMINOUS BASE).

7 INCH RESIDENTIAL ASPHALTIC CONCRETE PAVEMENT WITH 5 INCH BITUMINOUS BASE

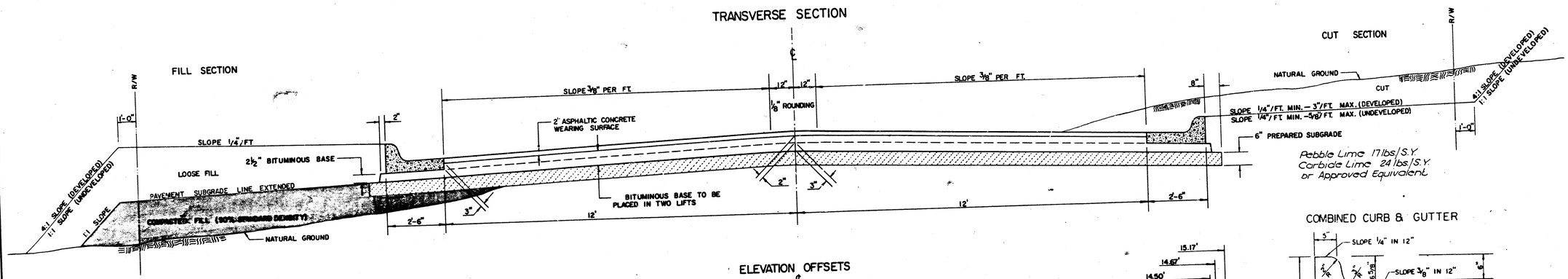
CITY OF WICHITA, KANSAS | 2

PROJECT NUMBER | 9

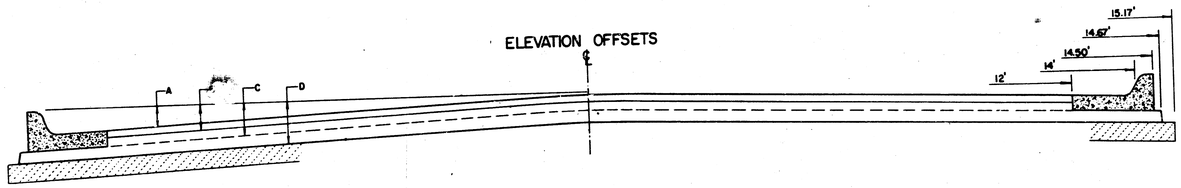
472-76-245-80001-000-000-051

TYPICAL 29' PAVEMENT DETAILS

TRANSVERSE SECTION

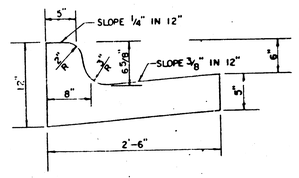


ELEVATION OFFSETS

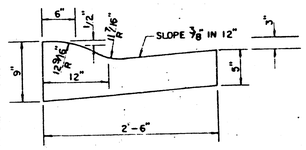


	DISTANCE FROM CENTERLINE (LT. & RT.)											
	0'	2'	4'	6'	7'	8'	10'	12'	14'	14.5'	14.67'	15.17'
A: TOP OF CURBS TO TOP OF SURFACE LIFT	0.13	0.18	0.24	0.30	0.33	0.36	0.43	0.49	—	—	—	—
B: TOP OF CURBS TO TOP OF UPPER BASE LIFT	0.30	0.35	0.41	0.47	0.50	0.53	0.60	0.66	—	—	—	—
C: TOP OF CURBS TO TOP OF LOWER BASE LIFT	0.47	0.52	0.60	0.68	0.71	0.75	0.83	0.90	0.98	1.00	1.01	—
D: TOP OF CURBS TO TOP OF SUBGRADE	0.72	0.77	0.84	0.91	0.94	0.98	1.05	1.12	1.19	1.21	1.21	1.23

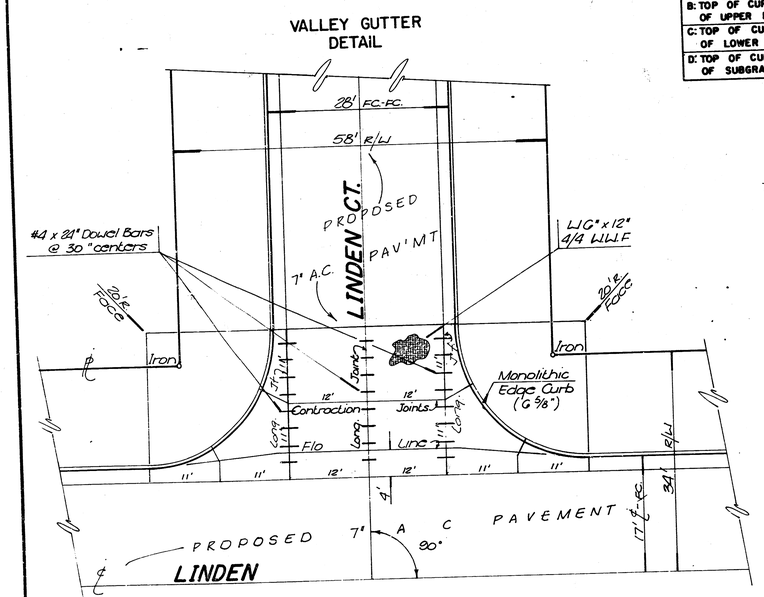
COMBINED CURB & GUTTER

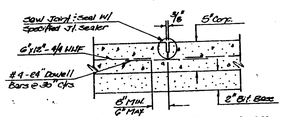


ROLL TYPE COMBINED CURB & GUTTER

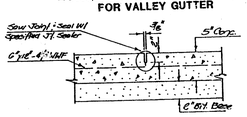


VALLEY GUTTER DETAIL

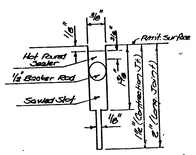




LONGITUDINAL JOINT DETAIL
FOR VALLEY GUTTER



CONTRACTION JOINT
FOR VALLEY GUTTER



SAW JOINT DETAIL
FOR CONT. AND LONG. JOINTS

GENERAL NOTES

1) THE ASPHALTIC CONCRETE PAVEMENT BETWEEN THE COMBINED CURB AND GUTTER SHALL BE PAID AS SQUARE YARDS OF 7" ASPHALTIC CONCRETE (5" BITUMINOUS BASE).

2) THE BITUMINOUS BASE UNDER AND BEHIND THE COMBINED CURB AND GUTTER SHALL BE PAID AS SQUARE YARDS OF 2 1/2" BITUMINOUS BASE.

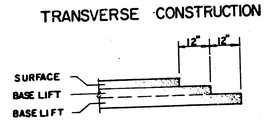
3) A TACK COAT OF EMULSIFIED ASPHALT (SC-1H OR CSS-1H) SHALL BE APPLIED AT AN APPROXIMATE RATE OF 0.05 GALLONS PER SQUARE YARD BETWEEN EACH LIFT OF ASPHALTIC MATERIAL.

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5) CONSTRUCTION JOINTS IN EACH LIFT SHALL BE STAGGERED A MINIMUM DISTANCE OF ONE (1) FOOT FROM JOINTS IN PRECEDING LIFTS AND PLACED SO THAT A JOINT WILL BE CONSTRUCTED ON THE CENTERLINE OF THE TOP LIFT.

6) CONTRACTOR TO BID ONLY ONE SUBGRADE TREATMENT ALTERNATE WHEN ALTERNATES ARE PROVIDED IN THE PROPOSAL AND CONTRACT. THE ALTERNATE CHOSEN BY THE SUCCESSFUL BIDDER SHALL BE USED IN CONSTRUCTING THIS PROJECT.

TRANSVERSE CONSTRUCTION JOINTS



TRANSVERSE CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN FLEXIBLE BASE PAVEMENTS AT LOCATIONS WHERE PAVEMENT JOINS EXISTING FLEXIBLE BASE PAVEMENT AS SHOWN BY THE DETAIL. ALL COSTS ASSOCIATED WITH THE CONSTRUCTION OF THE TRANSVERSE JOINT SHALL BE INCLUDED IN THE BID PRICE FOR SQUARE YARDS 7" ASPHALTIC CONCRETE (5" BITUMINOUS BASE).

7 INCH RESIDENTIAL ASPHALTIC CONCRETE PAVEMENT WITH 5 INCH BITUMINOUS BASE
CITY OF WICHITA, KANSAS
PROJECT NUMBER
472-76-245-80001-000-000-051

3 3/9
9

BENCHMARKS

Bench Mark 1: 'o' Cut Top of Curb 68'± W. of ¼ Section Line S. side of Hurst. Elevation 211.22 City Datum

Bench Mark 2: 'o' Cut Top of Curb on the S. side of Carson and W. R./W. of Linden. Elevation 201.71 City Datum

Scale 1"=20'

P.V.I. Elev. 211.95 50' V.C.

+0.400% -0.591% -0.446% (Flo Line Grade)

STA. 0400 STA. 0425 STA. 1118 STA. 1152 STA. 1486 STA. 3477.71(PC) STA. 5132.48 STA. 5153.58(PT)

TOWNE

PARC

LINDEN CT.

LINDEN

2ND ADDITION

Iron 2nd Addition

10' Utility Eas'mt.

Construct 7" Valley Gutter Pavmt. 5" Reinf. Concrete and 2" Bit. Base w/ Monolithic Edge Curb (G98)

Proposed Valve Box Top Elev. 212.4

Proposed Valve Box Top Elev. 211.4

Fire Hyd. B.F. Elev = 211.4

(B.O. To Be Removed Prior to Pvm't.) Valve Box Elev: 209.4

Utility Eas'mt.

Water

Prop. 8"

Iron

South Line Towne Parc

Iron @ Sta. 0+32

Station 0+00 Begin Construction of Asphalt Pvm't.

Construct 7" A.C. Pavement (5" Bituminous Base) w/ Std. Combined Curb & Gutter (G98)

Existing Pavement

Saw And Match Existing P.C. Pvm't @ Station 5+32.48

P.V.I. Elev. 211.95 50' V.C.

P.V.I. Elev. 211.00 No V.C.

P.V.I. Elev. 210.15 No V.C.

-0.590% -0.443% -0.545% (Flo Line Grade)

CURVE DATA BASED ON CENTERLINE DATA

R=335.80' Δ=30°00' L=175.87' Chd.=173.87' Tan.=90' Def/ft.=5.1174 min.

℄ Station	Arc Length	CHORD LENGTHS 8' Left/face	8' Right/face	Deflection Angle	Total Deflection Angle
3+77.71(PC)	——	——	——	0°00'	0°00'
4+00	22.29	23.95'	20.65'	1°54'04"	1°54'04"
4+25	25	20.85'	23.13'	2°07'52"	4°02'00"
4+50	25	20.85'	23.13'	2°07'52"	6°09'52"
4+75	25	20.85'	23.13'	2°07'52"	8°17'52"
5+00	25	20.85'	23.13'	2°07'57"	10°25'49"
5+25	25	20.85'	23.13'	2°07'56"	12°33'45"
5+32.48	7.48	8.03'	6.92'	0°38'16"	13°12'01"
5+53.58 (PT)	21.10	22.67'	19.53'	1°47'59"	15°00'00"

Revised as built 5-4-89

LINDEN

STA. 0+00 TO STA. 5+32.48

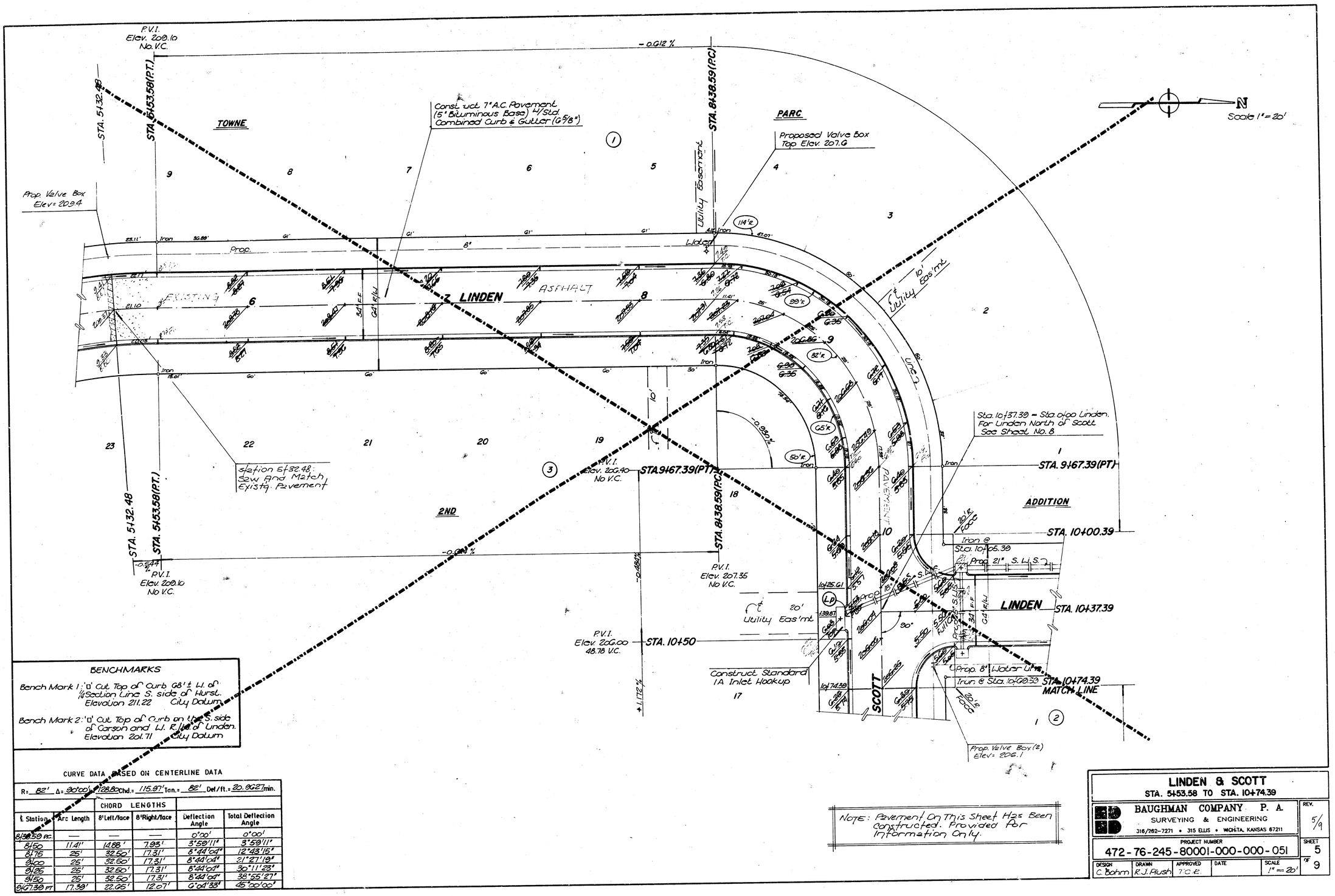
BAUGHMAN COMPANY P. A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

REV.

PROJECT NUMBER: 472-76-245-80001-000-000-051

SHEET: 4 4/9

DESIGN	DRAWN	APPROVED	DATE	SCALE	OF
C. Bohm	R.J. Plush	T.C.E.		1" = 20'	9



BENCHMARKS

Bench Mark 1: 'D' Cut Top of Curb 68'± Lt. of ¼ Section Line S. side of Hurst. Elevation 211.22 City Datum

Bench Mark 2: 'D' Cut Top of Curb on the S. side of Carson and Lt. R. Lt. of Linden. Elevation 201.71 City Datum

CURVE DATA BASED ON CENTERLINE DATA

R= 82' Δ= 90°00' 128.80 Chd.= 115.97' Tan.= 82' Def/ft.= 20.9627 min.

℄ Station	Arc Length	CHORD LENGTHS 8' Left/face	8' Right/face	Deflection Angle	Total Deflection Angle
8+38.59 PC	—	—	—	0°00'	0°00'
8+50	11.41'	14.88'	7.95'	3°59'11"	3°59'11"
8+75	25'	32.50'	17.31'	8°44'04"	12°43'15"
9+00	25'	32.50'	17.31'	8°44'04"	21°27'19"
9+25	25'	32.50'	17.31'	8°44'04"	30°11'23"
9+50	25'	32.50'	17.31'	8°44'04"	38°55'27"
9+67.39 PT	17.39'	22.05'	12.07'	6°04'33"	45°00'00"

NOTE: Pavement On This Sheet Has Been Constructed. Provided For Information Only.

LINDEN & SCOTT
STA. 5+53.58 TO STA. 10+74.39

BAUGHMAN COMPANY P. A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

REV. 5/9

PROJECT NUMBER 472-76-245-80001-000-000-051

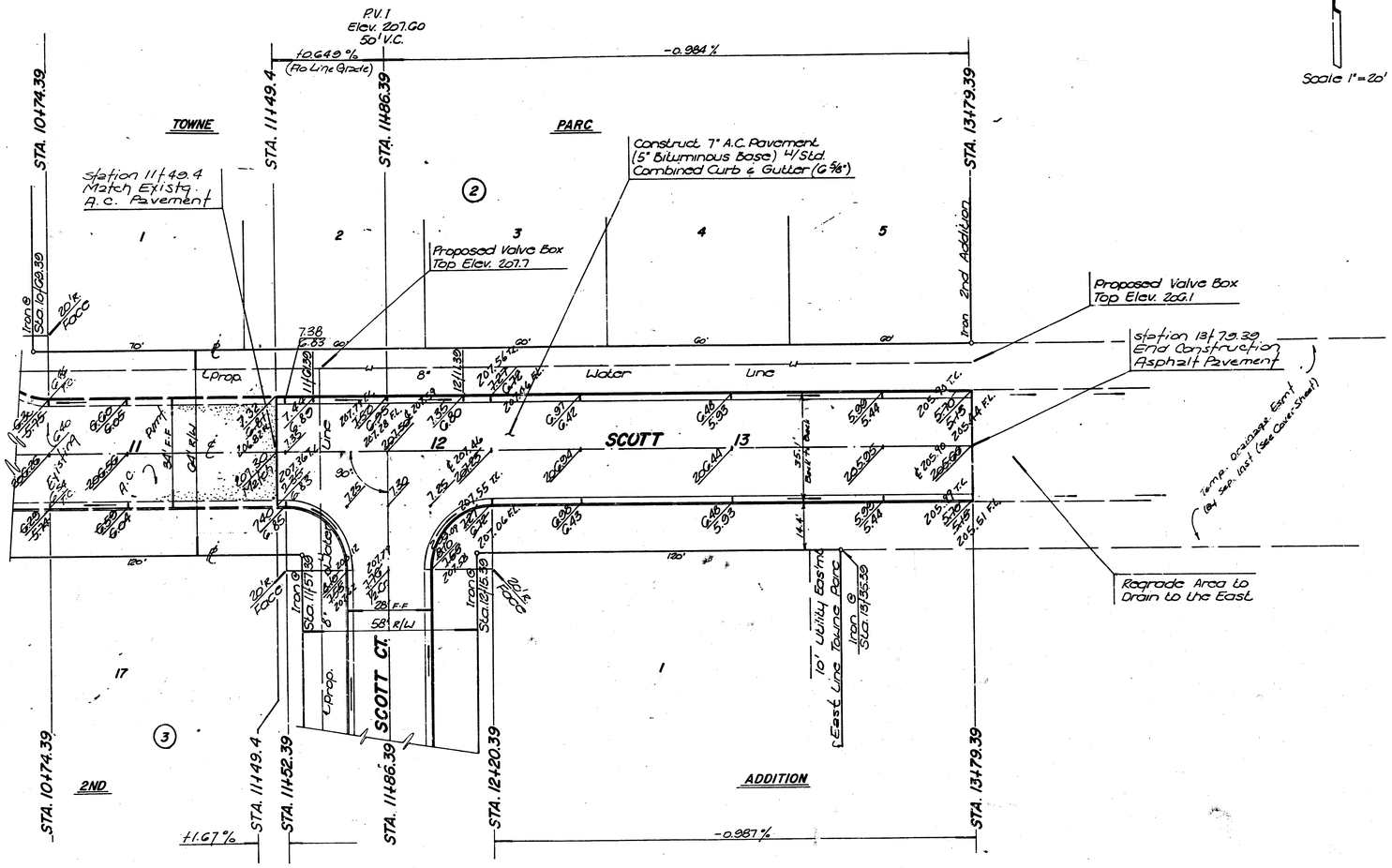
SHEET 5 OF 9

DESIGN	DRAWN	APPROVED	DATE	SCALE
C. Bohm	R.J. Aush	T.C.E.		1" = 20'

BENCHMARKS

Bench Mark 1: 'a' cut Top of Curb 68'± W. of ¼ Section Line S. side of Hurst. Elevation 2111.22 City Datum

Bench Mark 2: 'a' cut Top of Curb on the S. side of Carson and W. R/W of Linden. Elevation 2101.71 City Datum



Revised as built 5-4-89

SCOTT
STA. 11+49.40 TO STA. 13+79.39

BAUGHMAN COMPANY P. A.
SURVEYING & ENGINEERING
316/262-7271 • 315 SLUS • WICHITA, KANSAS 67211

REV.

PROJECT NUMBER
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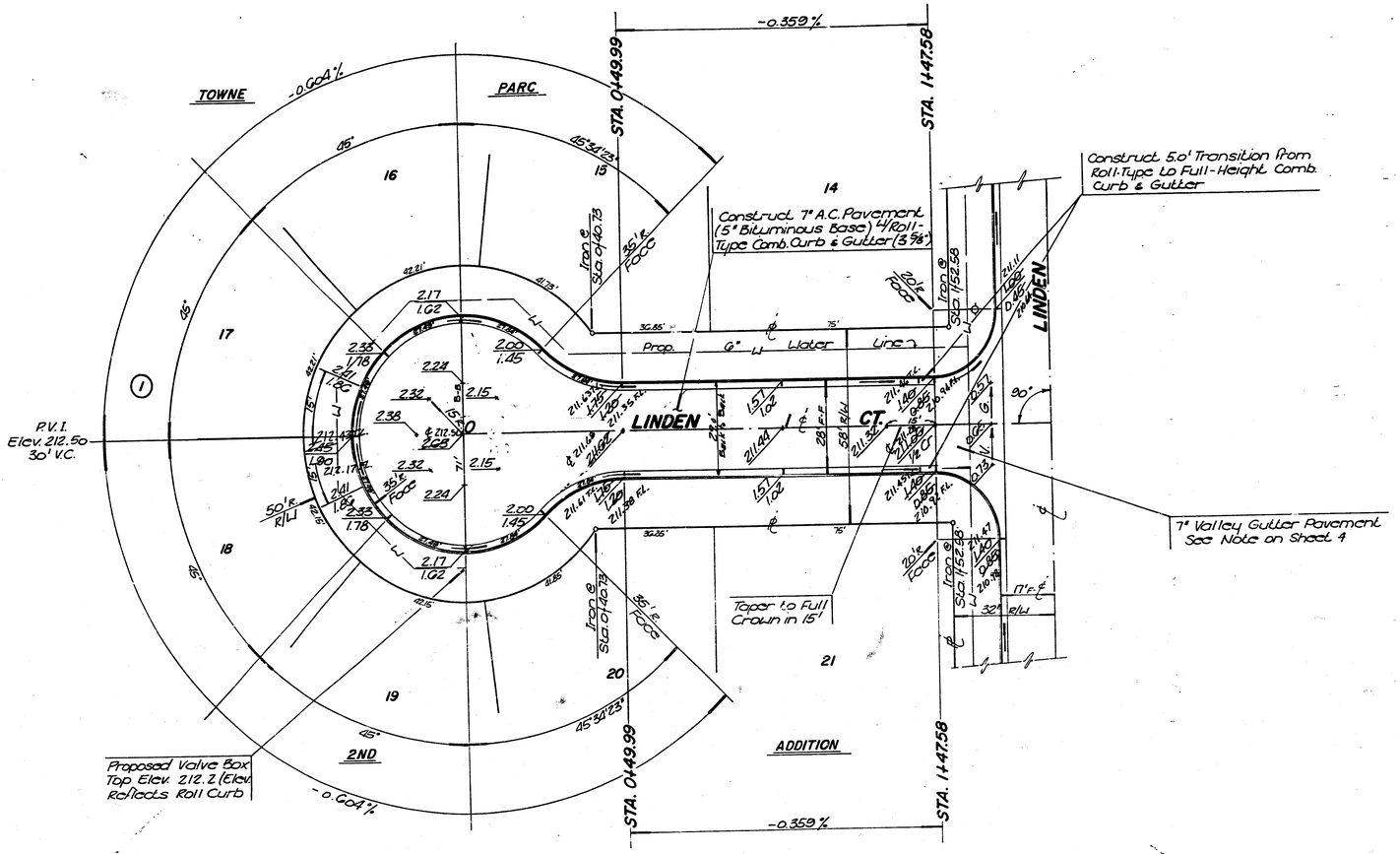
SHEET 6 of 9

DESIGN	DRAWN	APPROVED	DATE	SCALE
C. Bahm	R.J. Alush	T.C.R.		1" = 20'

BENCHMARKS

Bench Mark 1: 'a' Cut Top of Curb 68'± Lt. of ½ Section Line S. side of Hurst.
Elevation 211.22 City Datum

Bench Mark 2: 'a' Cut Top of Curb on the S. side of Carson and Lt. R./L.t. of Linden.
Elevation 201.71 City Datum



Scale 1" = 20'

NOTE

Roll-Type Combined Curb & Gutter (3 5/8") is to be Constructed in Linden Court. Transitions from Roll-Type to Full-Height Curb to be paid for as LF of Full-Height Comb. Curb & Gutter (6 5/8")

Revised as built 5-4-89

LINDEN CT.
STA. 0+00 TO STA. 1+84.58

BAUGHMAN COMPANY P. A.
SURVEYING & ENGINEERING
316/262-7271 • 315 CLUS • WICHITA, KANSAS 67211

REV.

PROJECT NUMBER
472-76-245-80001-000-000-051

SHEET 7 OF 9 7/9

DESIGN	DRAWN	APPROVED	DATE	SCALE
C. Bohm	R.J. Plush	T.C.R.		1" = 20'

BENCHMARKS

Bench Mark 1: 'a' Cut Top of Curb 68'± W. of ¼ Section Line S. side of Hurst. Elevation 211.22 City Datum

Bench Mark 2: 'a' Cut Top of Curb on the S. side of Carson and W. R./W.I. of Linden. Elevation 201.71 City Datum

Scale 1" = 20'

N

P.V.I. Elev.= 211.10 No V.C.

STA. 1429.30

STA. 4423.33

-1.023%

-1.020%

-1.085%

-1.090%

-1.148%

TOWNE

PARC

2ND

ADDITION

SCOTT COURT

Construct 7" A.C. Pavement (5" Bituminous Base) W/ Roll-Type Comb. Curb & Gutter (3 3/8")

Note: Taper to Full Crown in 23.33'

Utility Easement

8" Water Line

Fire Hydrant B.F. Elev.= 208.7

Iron @ Sta 4128.33

Iron @ Sta 1140.73

Iron @ Sta 0+53.32

35.1' Face

20.1' Face

Prop.

Construct 5.0' Transition from Roll-Type to Full-Height Comb. Curb & Gutter

Proposed Valve Box Top Elev. 212.8

P.V.I. Elev. 213.30 50' V.C.

P.V.I. Elev. 211.10 No V.C.

45°48'44"

45°11'08"

45°

CURVE DATA BASED ON CENTERLINE DATA

R= 109.16 Δ= 30° L= 88.57 Chd.= 87.56 Tan.= 45.33 Del/ft.= 10.16145 min.

℄ Station	Arc Length	CHORD LENGTHS 8' Left/face	8' Right/face	Deflection Angle	Total Deflection Angle
0+90.73 PC	—	—	—	0°00'	0°00'
0+98.07 ℄	7.34	8.29	↓	1°12'55"	1°12'55"
0+53.32 (Rt.)	5.25	↓	10.95	0°53'21"	2°07'50"
0+75	21.68	30.40	18.86	3°40'18"	5°48'14"
1+00	25'	28.23	21.73	4°14'02"	10°02'16"
1+29.30 PT	29.30	33.07	25.45'	4°57'44"	15°00'00"

NOTE

Roll-Type Combined Curb & Gutter (3 3/8") is to be Constructed in Scott Court. Transitions from Roll-Type to Full-Height Curb to be paid for as LF of Full-Height Comb. Curb & Gutter (6 3/8")

Revised as built 5-4-89

SCOTT COURT

STA. 0+00 TO STA. 4+60.33

BAUGHMAN COMPANY P. A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER 472-76-245-80001-000-000-051

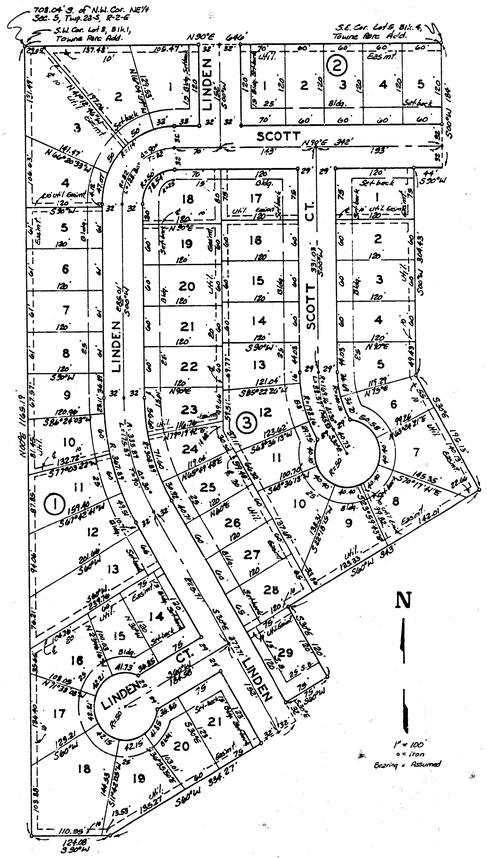
DESIGN	DRAWN	APPROVED	DATE	SCALE
C. Bohrer	R.J. Plush	T.C.R.		1" = 20'

REV.

SHEET 8 OF 9

TOWNE PARC 2ND ADDITION

WICHITA, KANSAS



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TOWNE PARC 2ND. ADDITION", Wichita, Kansas and that the accompanying plat is a true and correct exhibit of the properly surveyed, described as that part of the W½ of the NE¼ of Sec. 5, Twp. 28-S, R-2-E of the 6th. P.M., Sedgwick County, Kansas, commencing at the N.W. Corner of the W½ of said NE¼; thence S 00°W, along the west line of said NE¼, 708.04 feet to the S.W. Corner of Block 1, Towne Parc Addition, Wichita, Kansas, for a place of beginning; thence N 90°E, along the south line of said Towne Parc Addition, 646 feet to the S.E. Corner of Lot 8, Block 4, in said Addition; thence S 00°W, 184 feet; thence S 90°W, 44 feet; thence S 00°W, 304.43 feet; thence S 30°E, 199.13 feet; thence S 60°W, 343 feet; thence S 30°E 120 feet; thence S 60°W, 75 feet; thence S 30°E 32 feet; thence S 60°W, 334.27 feet; thence S 90°W, 124.08 feet to the west line of said NE¼; thence N 00°E, along the west line of said NE¼, 1165.19 feet to the place of beginning.

Baughman Company, P.A.

_____ Date

_____ Surveyor
Mark A. Savoy

This plat of "TOWNE PARC 2ND ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this ____ day of _____ 1988.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
Elton Parsons

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____ 1988.

_____ Mayor
Sheldon Kamen

_____ Deputy City Clerk
Dale E. Rea

Entered on transfer record this ____ day of _____ 1988.

_____ County Clerk
Don Wright

State of Kansas } SS. This is to certify that this plat has been filed for record in the office of the Register of Sedgwick County } Deeds, this ____ day of _____ 1988 at ____ o'clock ____M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Rose

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks and Streets to be known as "TOWNE PARC 2ND ADDITION", Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public.

_____ Bernard Novick

_____ Betty Novick

I. T. J. Investments, Inc.

_____ President
Irma N. Jacoby

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me, this ____ day of _____ 1988, by Bernard Novick and Betty Novick, his wife and by Irma N. Jacoby, President of I. T. J. Investments, Inc. on behalf of the corporation.

_____ Notary Public
Larry K. Mecker

My Appt. Exp. _____

TOWNE PARC 2ND ADDITION 9/9