

Street Improvements For WEST HALF WOODCHUCK LANE

From S.L. Cottontail Lane To
S.L. Lot 1, Block 8, Country Acres Addition
Project No.

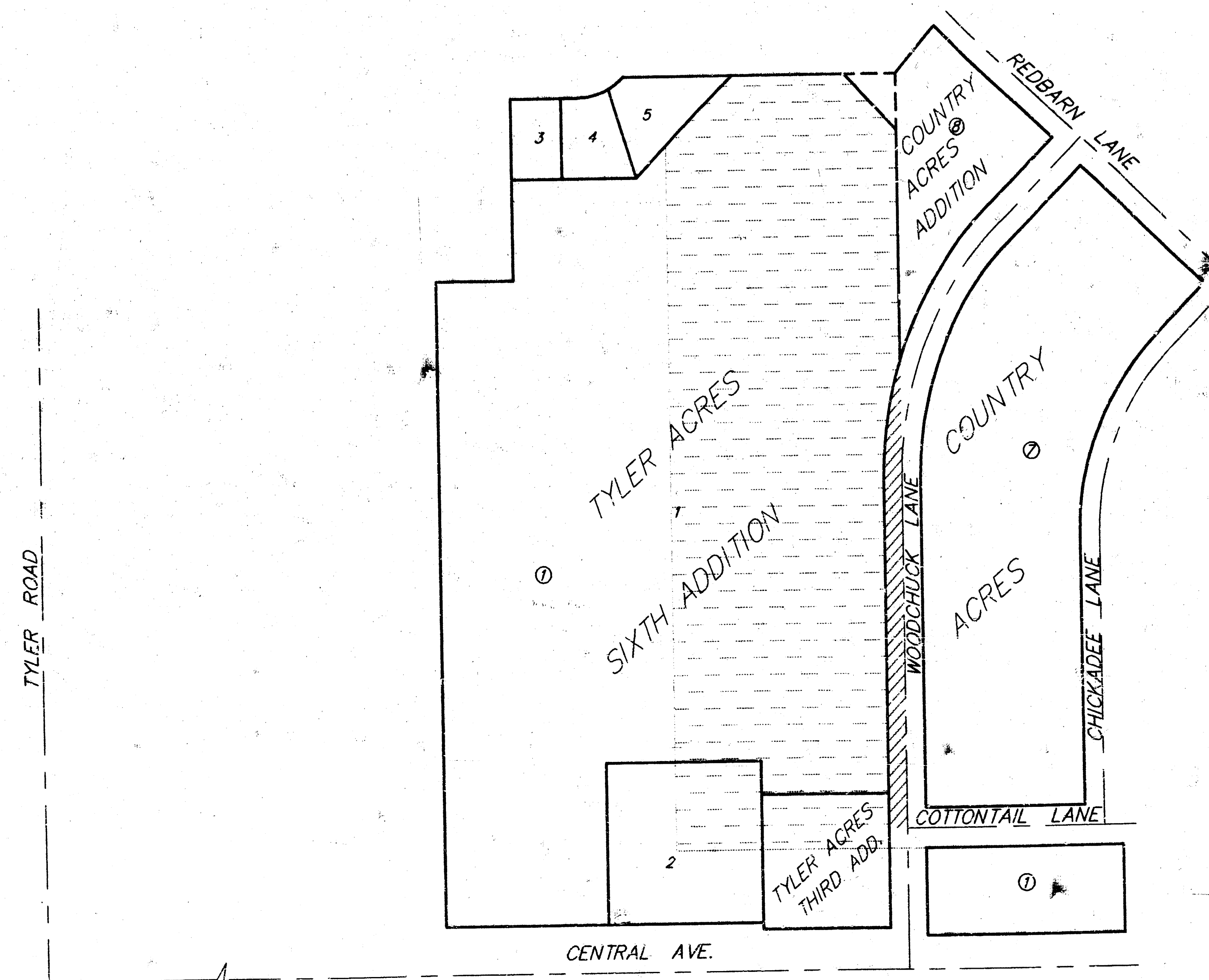
472-76-245-81282-000-000-001

Index Code : 762146

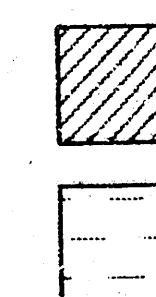
CITY OF WICHITA, KANSAS
Michael E. Lindebak City Engineer

General Notes

1. Road to be closed to traffic except local and emergency during construction. Access to be maintained to residents on east side of Woodchuck within the construction limits. Construction signing and traffic control shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices subject to approval by the Engineer.
2. 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.
3. A saw cut of at least one-half the depth of existing surface courses or one-fourth the depth of the existing total pavement thickness shall be provided at locations where proposed construction abuts an existing surface course or pavement for which partial removal of that surface or pavement is required. Sawed joint to facilitate removal within 10 feet of existing joints will not be permitted, and for such instances the limits of removal shall extend to the existing joint. Such saw cuts will not be paid for directly and this cost shall be considered as subsidiary to the removal of the surface or pavement.
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 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.
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. Limits of earthwork shall match existing ground elevations at the right-of-way line unless otherwise noted on the plans with a new finished grade elevation. When a new finished grade elevation is shown, the earthwork shall extend one foot beyond the right-of-way line and then sloped up or down using permissible slopes to match the existing ground surface.
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. Removal of existing concrete parking lot pavements, asphalt parking lot pavements, asphalt driveway pavements and/or asphalt sidewalk pavements will be paid for as square feet of walk and drive removed.
9. The Contractor shall give all property owners and/or tenants of developed property abutting the project limits a minimum of ten (10) days advance notice prior to start of construction.
10. All disturbed areas within the Right-Of-Way to be seeded with **Red Top Fescue**.



Area of Construction
Benefit District



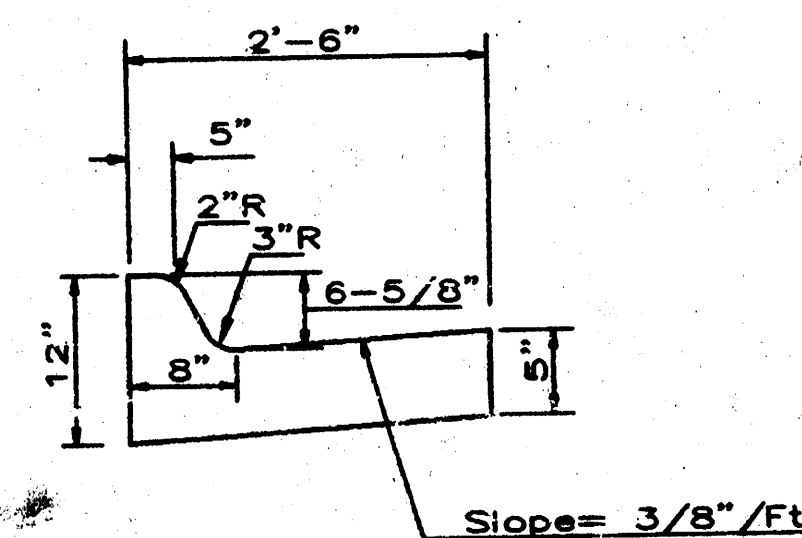
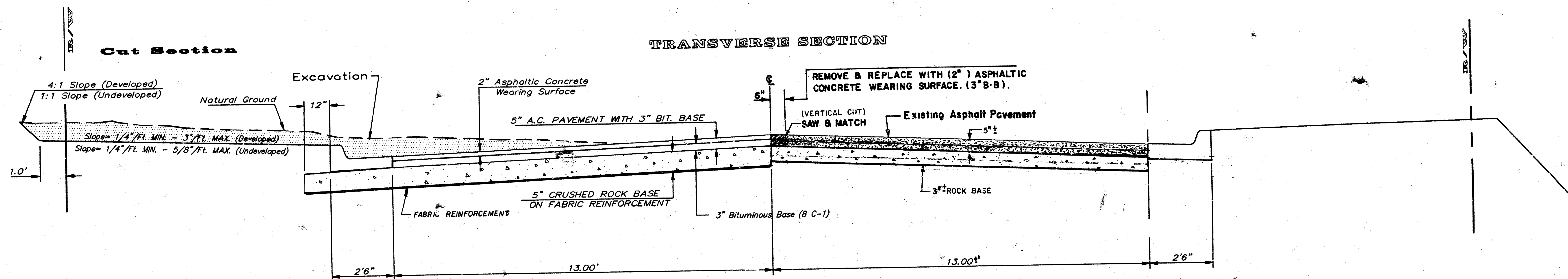
Index

1. Cover Sheet
2. Typical Pavement Section
3. Drive Details
- 4.5. Paving Plans
6. Earthwork Sections
7. (Plan) Tyler Acres 6th Addition

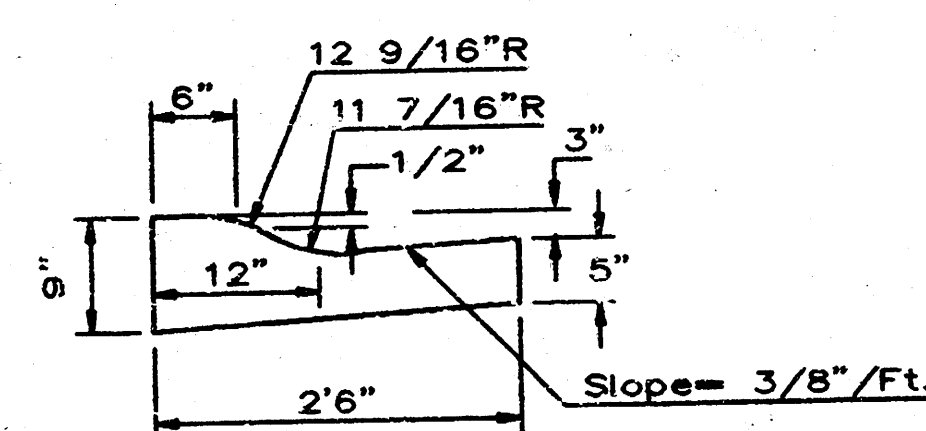


BAUGHMAN COMPANY P. A.
ENGINEERING & SURVEYING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

TYPICAL PAVEMENT DETAILS



COMBINED CURB & GUTTER

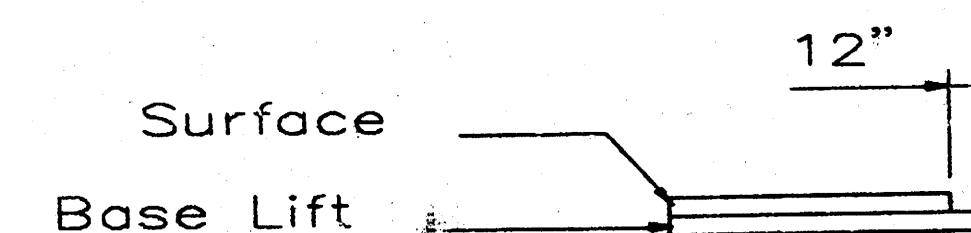


COMBINED ROLL TYPE CURB & GUTTER

Pavement Specification
The crushed rock shall have the following gradation:

	% Retained
1-1/2"	0%
3/4"	20 to 60
#4	50 to 80
#40	80 to 94
#200	90 to 98

Rock quality shall conform to the requirements specified by the KDOT 1990 Edition Standard Specification Subsection 1102 for durability Class I.



TRANSVERSE CONSTRUCTION JOINTS

Transverse construction joints shall be constructed in flexible base pavements at locations where pavement joints 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 5" ASPHALTIC CONCRETE (3" BITUMINOUS BASE).

General Notes

FABRIC BASE REINFORCEMENT SHALL BE B X 1100 GEOGRID AS MANUFACTURED BY TENSAR CORPORATION OR APPROVED EQUAL. FABRIC BASE REINFORCEMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CRUSHED ROCK SHALL BE UNIFORMLY GRADED FROM 1-1/2" MAXIMUM SIZE TO NOT MORE THAN 10% PASSING A NO. 200 SIEVE.

ROCK BASE IS TO BE COMPACTED AND SMOOTHED WITH A STEEL FACED ROLLER PRIOR TO PLACEMENT OF ASPHALT. TACK COAT WILL NOT BE APPLIED TO ROCK BASE.

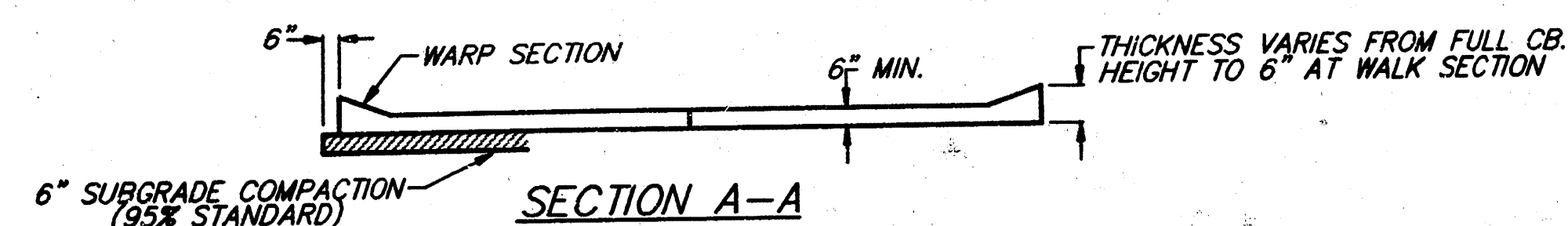
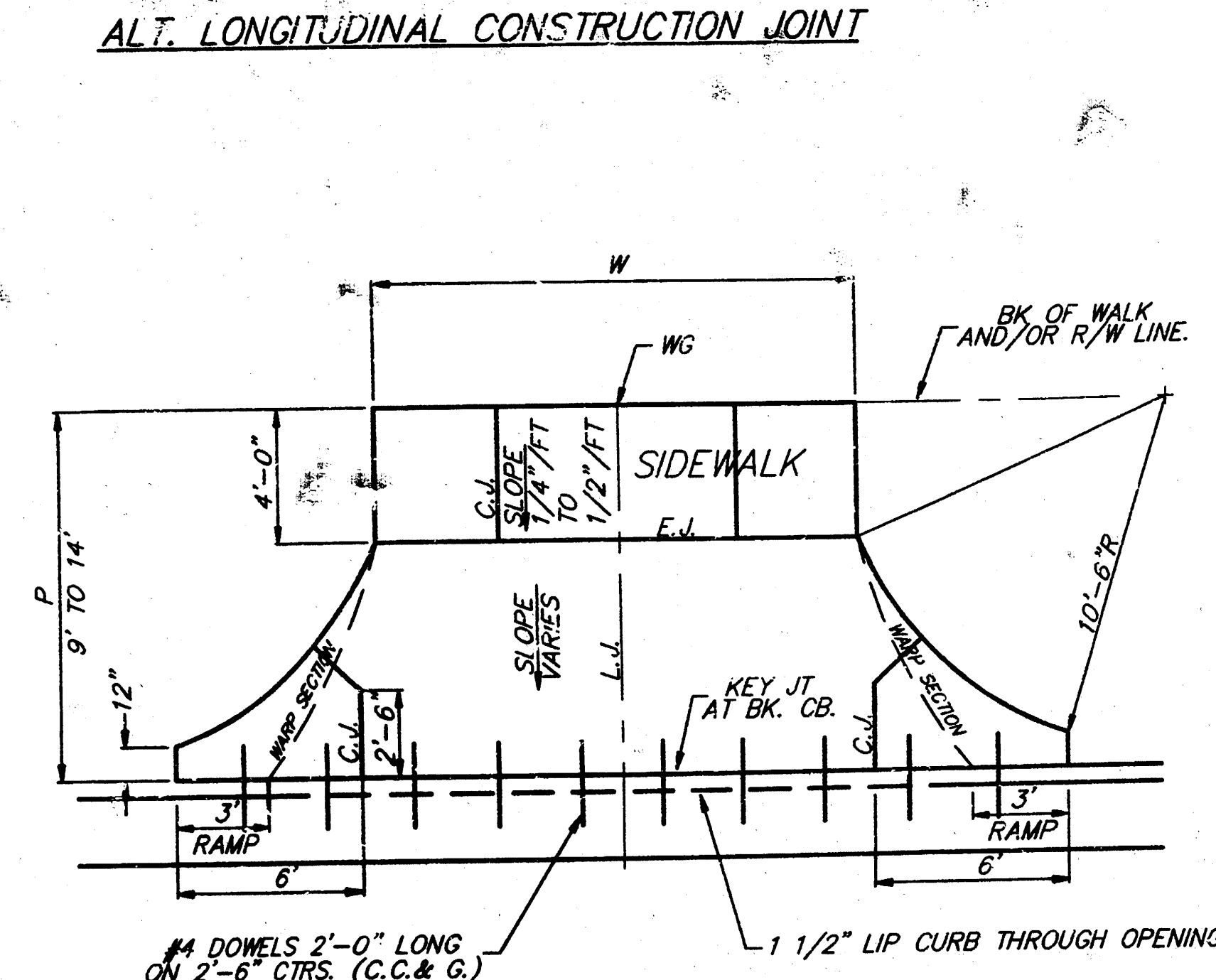
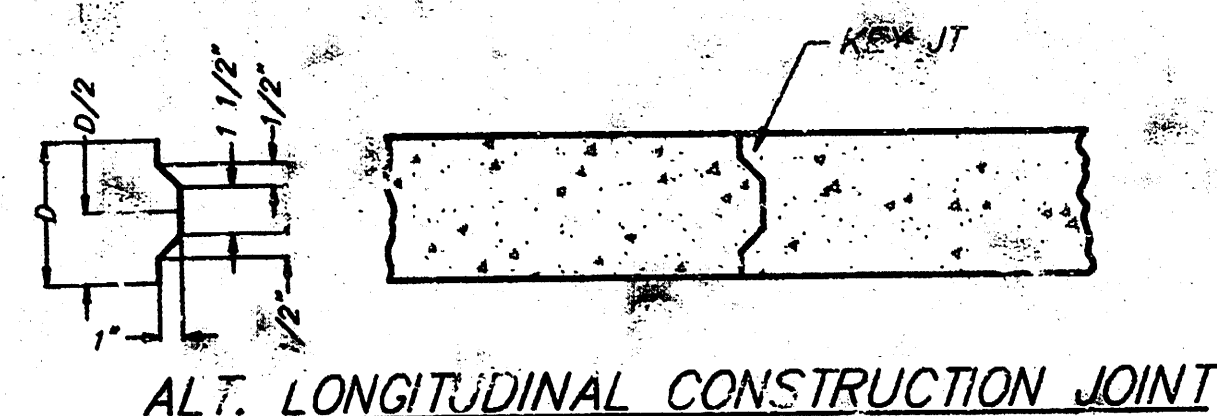
A TACK COAT OF EMULSIFIED ASPHALT (SC-1H OR CSS-1H) SHALL BE APPLIED AT AN APPROXIMATE RATE OF 0.05 GALLONS PER SQUARE YARD BETWEEN EACH LIFT OF ASPHALTIC MATERIAL.

BITUMINOUS BASE AND ASPHALTIC CONCRETE WEARING SURFACE SHALL BE PLACED WITH A LAYDOWN MACHINE HAVING AUTOMATIC CONTROLS FOR LINE AND GRADE.

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.

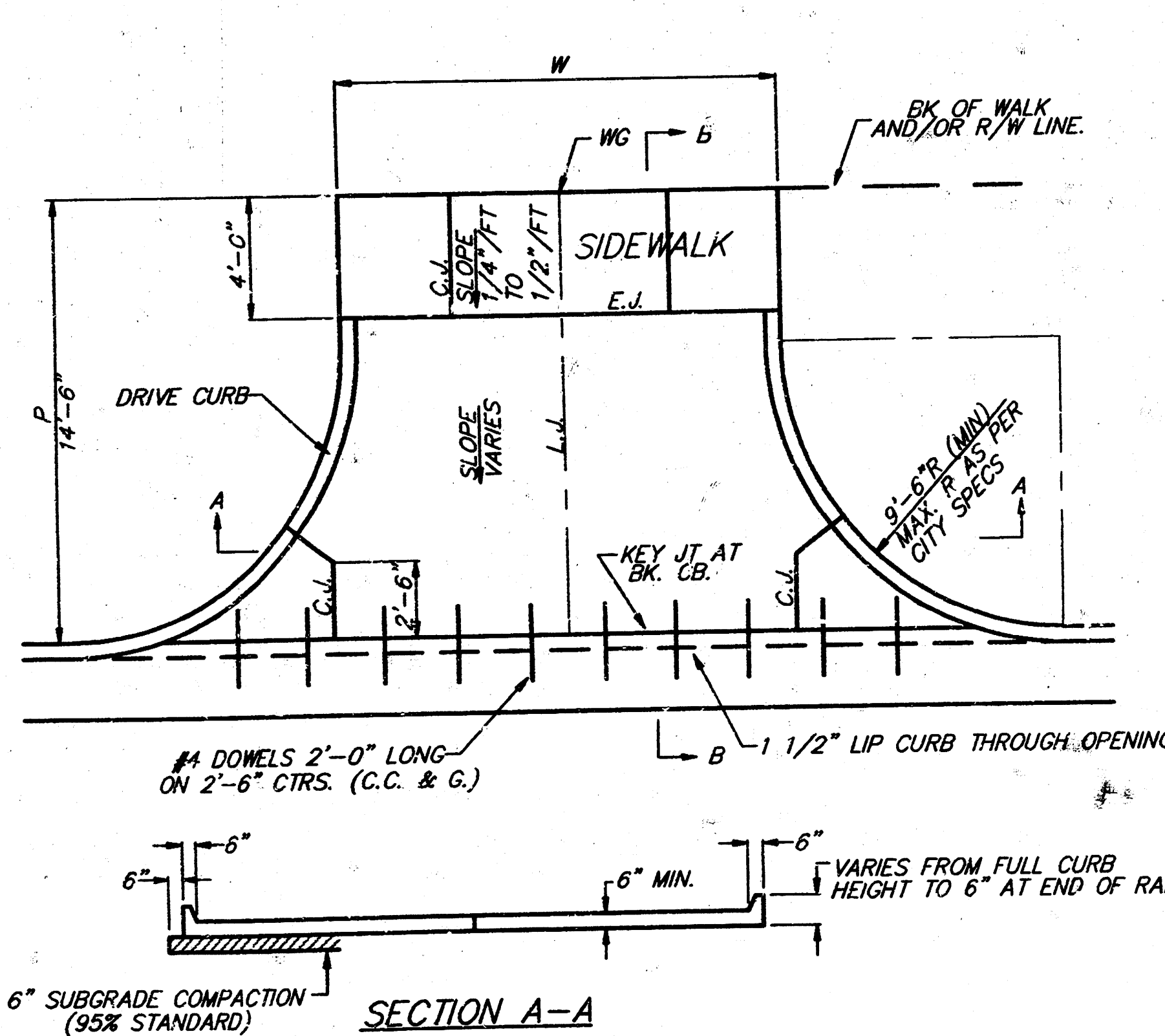
THE ASPHALTIC CONCRETE PAVEMENT BETWEEN THE COMBINED CURB AND GUTTER SHALL BE PAID AS SQUARE YARDS OF 5" ASPHALTIC CONCRETE (3" BITUMINOUS BASE).

5 INCH Residential Asphaltic Concrete Pavement with Crushed Rock Base on Fabric Reinforcement City of Wichita, Kansas				
BAUGHMAN COMPANY P. A. ENGINEERING & SURVEYING 316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211			REV.	
PROJECT NUMBER 422-79-245-21283-002-000-001			SHEET	2
DESIGN	DRAWN	APPROVED	DATE	SCALE
				OF 7



PARKING WIDTH "P"	9'	10'	11'	12'	13'	14.5'	20'	25'	30'	35'	40'	45'	50'
ABSOLUTE MAX. DIST. OF PT. "WG" ABOVE OR BELOW TOP OF FULL CURB	0.35'	0.35'	0.40'	0.45'	0.60'	0.80'	1.35'	1.85'	2.35'	2.85'	3.35'	3.85'	4.35'
OPTIMUM MAX. DIST. OF PT. "WG" ABOVE OR BELOW TOP OF FULL CURB	0.35'	0.35'	0.40'	0.45'	0.60'	0.70'	1.04'	1.30'	1.56'	1.82'	2.08'	2.34'	2.60'
OPTIMUM MIN. DIST. OF PT. "WG" ABOVE OR BELOW TOP OF FULL CURB	0.19'	0.21'	0.23'	0.25'	0.27'	0.30'	0.42'	0.52'	0.62'	0.72'	0.82'	0.92'	1.02'
ABSOLUTE MIN. DIST. OF PT. "WG" ABOVE OR BELOW TOP OF FULL CURB	-0.19'	-0.16'	-0.13'	-0.10'	-0.06'	0.00'	0.00'	0.15'	0.25'	0.35'	0.45'	0.55'	0.65'

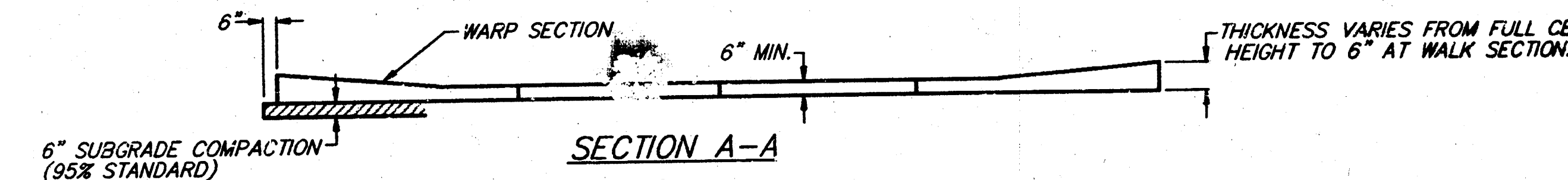
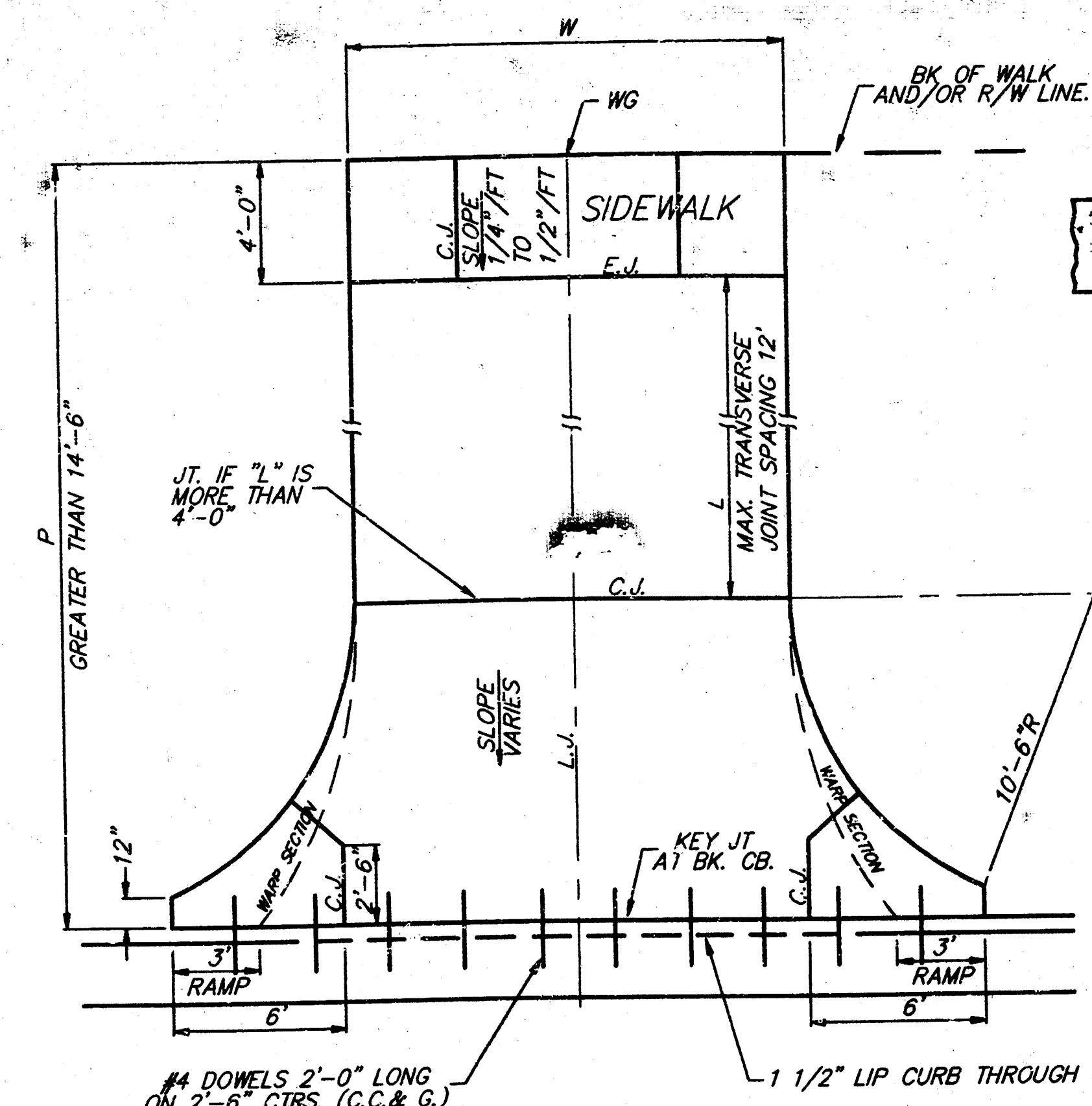
RADIUS RAMP DRIVES (P = 9.0' & GREATER)



SECTION A-A

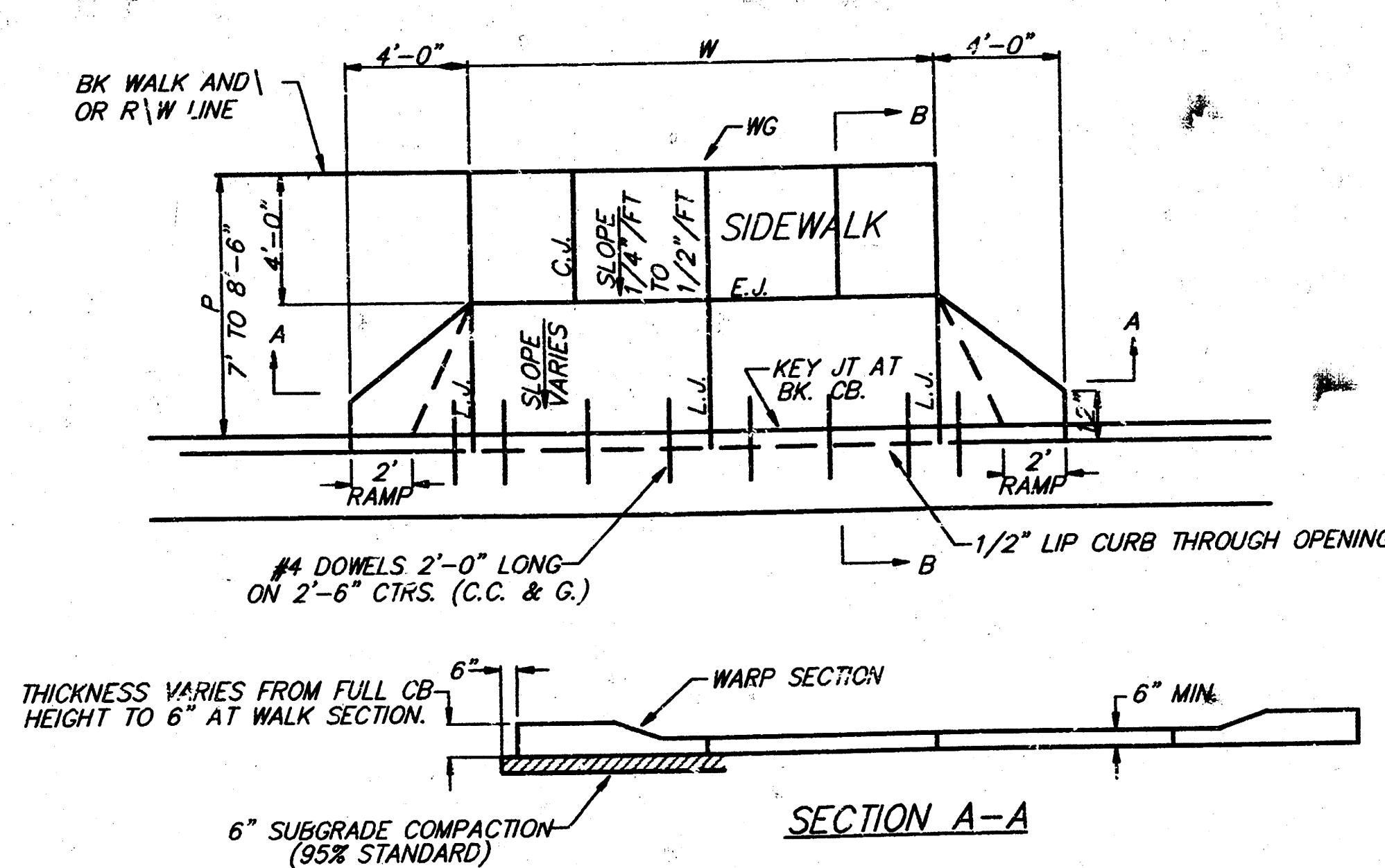
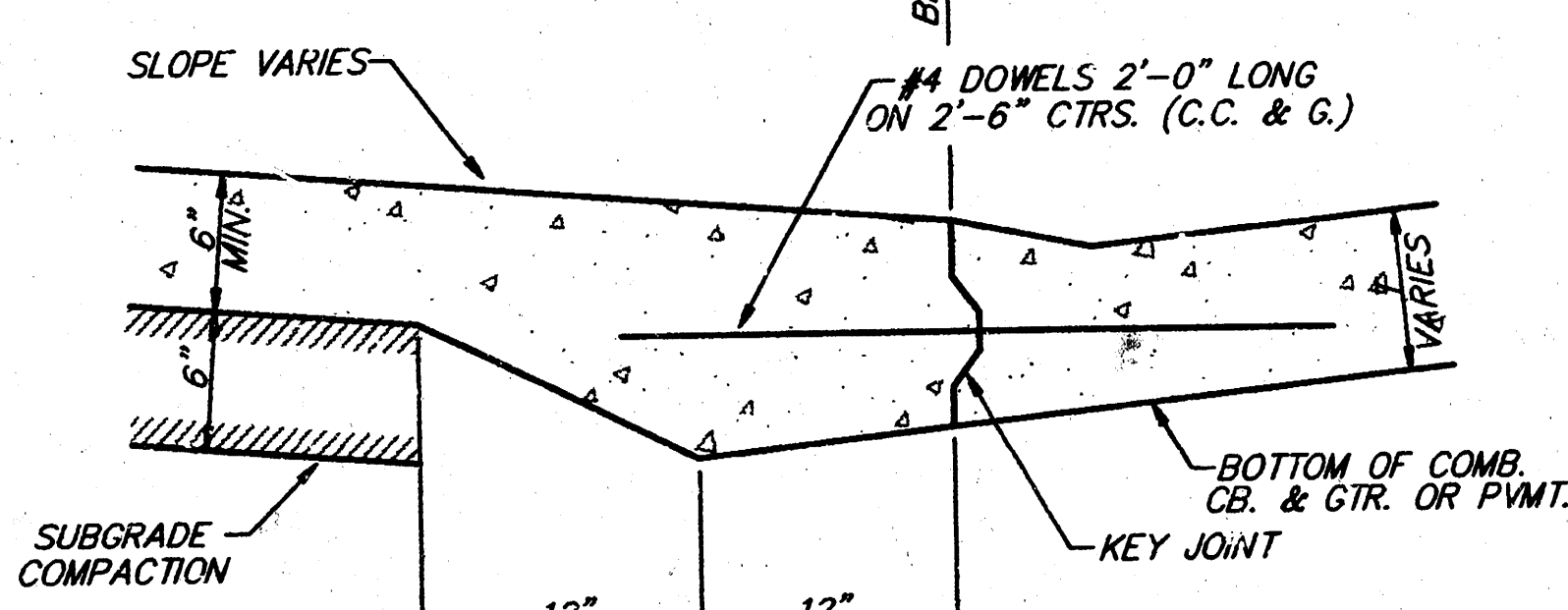
PARKING WIDTH "P"	14.5'	20'	25'	30'	35'	40'	45'	50'
ABSOLUTE MAX. DIST. OF PT. "WG" ABOVE TOP OF FULL CURB	0.80'	1.35'	1.85'	2.35'	2.85'	3.35'	3.85'	4.35'
OPTIMUM MAX. DIST. OF PT. "WG" ABOVE TOP OF FULL CURB	0.70'	1.04'	1.30'	1.56'	1.82'	2.08'	2.34'	2.60'
OPTIMUM MIN. DIST. OF PT. "WG" ABOVE TOP OF FULL CURB	0.30'	0.42'	0.52'	0.62'	0.72'	0.82'	0.92'	1.02'
ABSOLUTE MIN. DIST. OF PT. "WG" ABOVE TOP OF FULL CURB	0.00'	0.00'	0.15'	0.25'	0.35'	0.45'	0.55'	0.65'

FULL RADIUS DRIVES (P = 14.5' & GREATER)



PARKING WIDTH "P"	4'	4.5'	5'	5.5'	6'	6.5'
DIST. OF PT. "1" ABOVE TOP OF FULL CURB	0.08'	0.09'	0.10'	0.12'	0.13'	0.14'
DIST. OF PT. "2" BELOW TOP OF FULL CURB	-0.26'	-0.24'	-0.22'	-0.20'	-0.18'	-0.16'

FULL RAMP DRIVE (P = 4.0' TO 6.5')



SECTION A-A

PARKING WIDTH "P"	7'	7.5'	8'	8.5'
ABSOLUTE MAX. DIST. OF PT. "WG" ABOVE TOP OF FULL CURB	0.00'	0.10'	0.20'	0.30'
OPTIMUM MAX. DIST. OF PT. "WG" ABOVE TOP OF FULL CURB	0.00'	0.10'	0.20'	0.30'
OPTIMUM MIN. DIST. OF PT. "WG" ABOVE TOP OF FULL CURB	0.15'	0.16'	0.17'	0.17'
ABSOLUTE MAX. DIST. OF PT. "WG" BELOW TOP OF FULL CURB	-0.25'	-0.20'	-0.20'	-0.20'

FULL RAMP DRIVE (P = 7.0' TO 8.5')

- GENERAL NOTES
- DRIVEWAY CONSTRUCTION DETAILED ON THIS SHEET IS FOR USE WITH FULL HEIGHT STREET CURBS AND IN AREAS WITHOUT FULL WALK CONSTRUCTION IN THE PARKING. SEE OTHER DETAIL SHEETS FOR DRIVEWAY CONSTRUCTION WITH ROLL CURB AND/OR FULL WALK.
 - ONE LONGITUDINAL JOINT SHALL BE CONSTRUCTED ALONG THE CENTERLINE OF DRIVES HAVING A "W" DIMENSION OF 24' OR LESS. TWO LONGITUDINAL JOINTS SHALL BE CONSTRUCTED WITH EQUAL SPACINGS NOT TO EXCEED 10' FOR DRIVES WITH A "W" DIMENSION GREATER THAN 24'.
 - DRIVEWAY WIDTH DENOTED AS "W" ON THE DETAIL DRAWINGS SHALL BE A MINIMUM OF 10' AND A MAXIMUM OF 30'. THE MAXIMUM OPENING FOR RADIUS TYPE DRIVES WITH CURBS THROUGH THE RADIUS SHALL NOT EXCEED 52' AT THE STREET CURB LINE.
 - CONSTRUCTION JOINT SPACING IN THE DRIVEWAY WALK SECTION SHALL BE A MINIMUM OF 3' AND A MAXIMUM OF 6' AND ARE TO BE EQUALLY SPACED WITHIN THIS RANGE. WALK SECTION SHALL BE CONSTRUCTED TO THE SAME THICKNESS AS THE DRIVEWAY.
 - DOVEL BARS SHALL BE OMITTED FROM THE KEYED CONSTRUCTION JOINT ALONG THE BACK OF THE STREET CURB LINE WHEN DRIVEWAYS ARE CONSTRUCTED IN CONJUNCTION WITH NEW CONCRETE PAVEMENT CONSTRUCTION.
 - ADDITIONAL THICKNESS OF DRIVE AS INDICATED IN THE DRAWINGS WILL NOT BE PAID FOR DIRECTLY AND THIS COST SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE DRIVEWAY CONSTRUCTION.
 - ONE HALF INCH EXPANSION JOINTS SHALL BE INSTALLED WHEREVER DRIVE CONSTRUCTION ABUTS SIDEWALK. ONE HALF INCH EXPANSION JOINTS SHALL ALSO BE INSTALLED ALONG THE PROPERTY LINE AND/OR BACK OF WALK LINE WHEN DRIVE CONSTRUCTION ALONG THIS LINE ABUTS CONCRETE PARKING LOTS OR CONCRETE DRIVE EXTENSION.
 - ALL DRIVEWAYS SHALL BE A MINIMUM OF 6" IN THICKNESS AND SHALL BE WITHOUT REINFORCEMENT. DRIVEWAYS MAY BE CONSTRUCTED THICKER THAN 6" AND THEY MAY BE REINFORCED WITH 6"x12" W4-W4 WELDED WIRE FABRIC WHEN PROPERLY AUTHORIZED BY THE PROPERTY OWNER WITH THE ENGINEER'S CONCURRENCE.
 - OPTIMUM DRIVEWAY ELEVATIONS SHOWN IN THE TABLES ARE TO BE USED WHEREVER POSSIBLE. ABSOLUTE MAXIMUM AND MINIMUM ELEVATIONS ARE TO MATCH EXISTING DRIVES OR PARKING LOTS. VALUES WILL PERMIT NEW CONSTRUCTION TO MATCH EXISTING DRIVES OR PARKING LOTS. VALUES SHOWN IN THE TABLES ARE BASED ON A FULL CURB HEIGHT ELEVATION OF 0.55' ABOVE THE GUTTER FLOW LINE AND MUST BE ADJUSTED ACCORDINGLY FOR OTHER CURB HEIGHTS. VALUES SHOWN IN THE TABLES WITH MINUS SIGNS INDICATE ELEVATIONS BELOW TOP OF FULL HEIGHT CURB.

TYPICAL DRIVE ENTRANCES
FULL HEIGHT CURB
SCALE: 1" = 5'

City of Wichita, Kansas

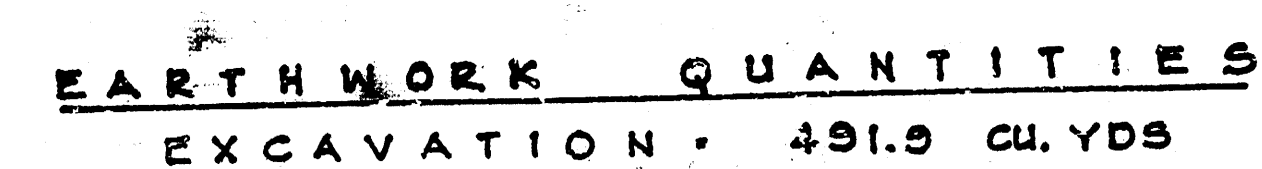
Project Number

472-76-245-81282-000-000-001

3

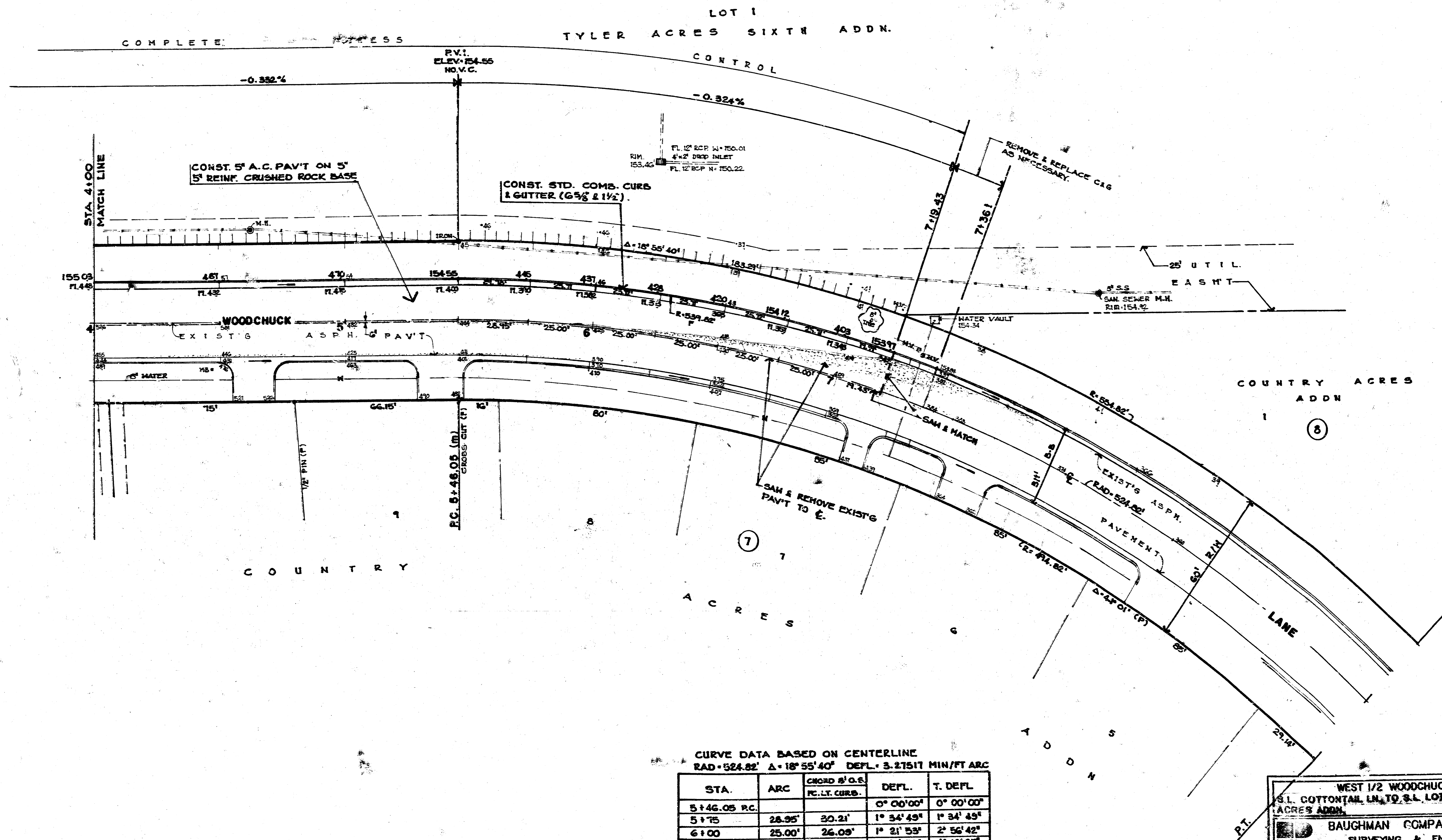
7

SCALE 1" = 2'



WEST 1/2 WOODCHUCK LANE S.E. COTTONTAIL LN TO S.E. LOT 1, B.L.K. & COUNTRY ACRES ADDN.					REV.
  BAUGHMAN COMPANY P. A. SURVEYING & ENGINEERING 316/282-7271 • 316 ELJIS • WICHITA, KANSAS 67221					
PROJECT NUMBER 473-76-245-01200-000-000-001					SHEET A
DESIGN	DRAWN	APPROVED	DATE	SCALE	OF

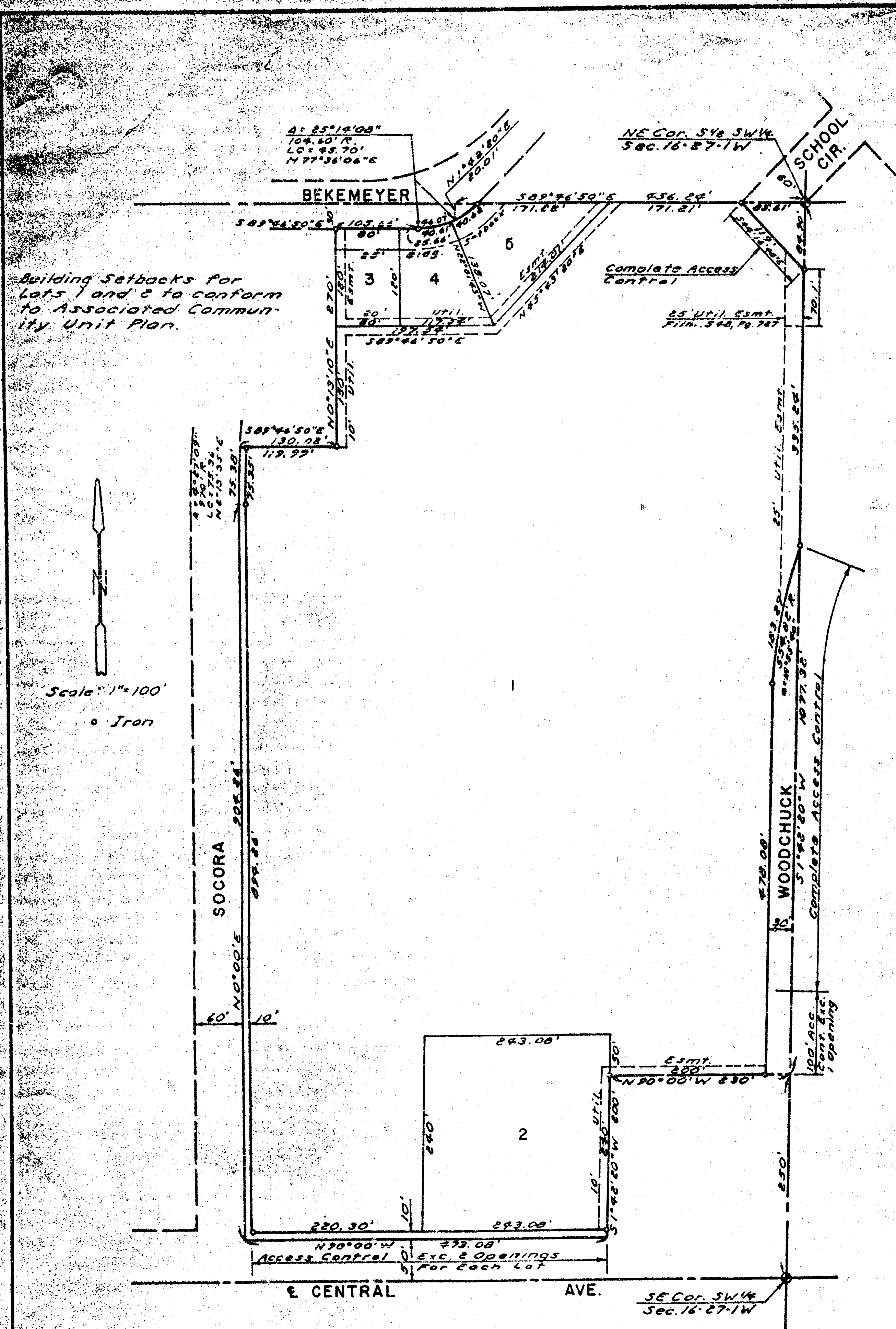
N
SCALE 1"=20'



CURVE DATA BASED ON CENTERLINE
RAD=524.82' Δ=18°55'40" DEFL.=3.27517 MIN/PT ARC

STA.	ARC	CHORD S.O.C. PC TO CURB	DEFL.	T. DEFL.
5+46.05 P.C.			0° 00' 00"	0° 00' 00"
5+75	28.95'	30.21'	1° 34' 49"	1° 34' 49"
6+00	25.00'	26.09'	1° 21' 53"	2° 56' 42"
6+25	"	"	1° 21' 53"	4° 18' 35"
6+50	"	"	1° 21' 52"	5° 40' 21"
6+75	"	"	1° 21' 53"	7° 02' 20"
7+00	25.00'	26.09'	1° 21' 53"	8° 24' 13"
7+19.43	19.43'	20.21'	1° 03' 31"	9° 27' 50"

WEST 1/2 WOODCHUCK LANE S.L. COTTONTAIL LN. TO S.L. LOT 1, BLK. 8, COUNTRY ACRES ADDN.			
BAUGHMAN COMPANY P. A. SURVEYING & ENGINEERING 314/282-7271 • 316 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER 473-78-245-01234-000-001			
DESIGN	DRAWN	APPROVED	DATE
			SCALE
			SHEET 5 OF 7



TYLER ACRES SIXTH ADDITION

WICHITA, KANSAS

State of Kansas } S.S. We, Baughman Company, P.A.,
 Sedgwick County } Surveyors in aforesaid county and state, do hereby
 certify that we have surveyed and plotted
 "TYLER ACRES SIXTH ADDITION", Wichita, Kansas,
 and that the accompanying plat is a true and
 correct exhibit of the property surveyed de-
 scribed as all that part of the S½ of the SW
 ¼ of Section 16, T8S, R1W of the 6th P.M.,
 Sedgwick County, Kansas, lying east of Socora,
 and including that part of vacated Bekemeyer
 described as follows: Beginning at a point
 456.87 feet west and 20.01 feet south of the
 NE corner of said S½; thence southerly, par-
 allel with the east line of said S½, 2.93 feet;
 thence westerly, parallel with the north line
 of said S½, 44.34 feet; thence northeasterly,
 along a curve to the left with a radius
 of 104.80 feet, 96.07 feet to the point of
 beginning, and excepting Tyler Acres First
 Addition, Tyler Acres Third Addition and
 that part of Bekemeyer and Central taken
 for street. Bekemeyer is being vacated by virtue
 of K.S.A. 12-512(b)

Date Apr. 15, 1983 Baughman Company, P.A.
John E. Lundblad Surveyor

Know all men by these presents, that
 we, the undersigned have caused the land
 described in the surveyors certificate to
 be plotted into lots and streets to be known
 as "TYLER ACRES SIXTH ADDITION", Wichita, Kansas.
 The easements are hereby granted as indicated
 for the construction and maintenance of
 public utilities. The streets are hereby dedi-
 cated to and for the use of the public. All
 abutters rights of access to School Circle,
 Woodchuck and Central are hereby granted to
 the City of Wichita, Kansas, except, however,
 that Lot 1 shall have access to Woodchuck
 at one location over the south 100 feet, and
 to Central at two locations, and Lot 2 shall
 have access to Central at two locations, said
 locations to be determined by the City Eng-
 ineer.

Edward T. Neville and Rita A. Neville, Trustees
 for Alvin Leon Neville and Gregory Allen (A.K.A. Alan) Neville
Edward T. Neville Rita A. Neville
 Sisters of the Sorrowful Mother Ministry, Inc.

State of Kansas } S.S. The foregoing instrument was
 Sedgwick County } acknowledged before me this 20th day of April,
 1983, by Edward T. Neville and Rita A. Neville,
 Trustees for Alvin Leon Neville and Gregory Allen
 (A.K.A. Alan) Neville.

Mark J. Sauer Notary Public
 My Commission Expires 12 May 1984

State of Kansas } S.S. The foregoing instrument was
 Sedgwick County } acknowledged before me this 20th day of April,
 1983, by
 of Sisters of the Sorrowful Mother Ministry, Inc.,
 on behalf of the corporation.

Mark J. Sauer Notary Public
 My Commission Expires 12 May 1984

This plat of "TYLER ACRES SIXTH
 ADDITION", Wichita, Kansas, has been
 submitted to, and approved by the
 Wichita-Sedgwick County Metropolitan
 Area Planning Commission, Wichita,
 Kansas, dated this 4th day of November,
 1982.

Wichita-Sedgwick County Metropolitan
 Area Planning Commission
John E. Lundblad Chairman
Rita A. Neville Secretary

This plat approved and all dedica-
 tions shown hereon accepted by the
 Board of City Commissioners, Wichita,
 Kansas, this 15th day of June, 1983.

Margaret Knight Mayor
John E. Lundblad City Clerk

This plat approved and all dedica-
 tions shown hereon accepted by the
 Board of County Commissioners, Sedg-
 wick County, Kansas, this 1st day of
July, 1983.

John E. Lundblad Chairman
John E. Lundblad Commissioner
John E. Lundblad Commissioner
John E. Lundblad County Clerk

Entered on transfer record this
5 day of July, 1983.

John E. Lundblad County Clerk

State of Kansas } S.S. This is to certify
 Sedgwick County } that this plat has been filed for record
 in the Office of the Register of Deeds
 this 20th day of July, 1983, at 10:00
 o'clock A.M., and is duly recorded.

John E. Lundblad Register of Deeds
John E. Lundblad Deputy