PARKING IMPROVEMENTS

CLIFTON SQUARE

CLIFTON - Douglas to Victor Place

VICTOR PLACE - Clifton to Yale Avenue

Pavement Project No.

472-76-245-82364-000-000-001

Index Code

762047

CITY OF WICHITA, KANSAS

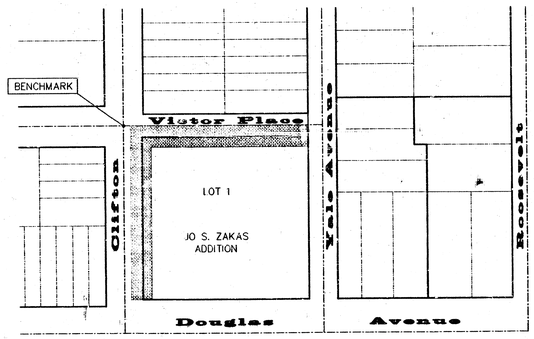
Michael E. Lindebak City Engineer

Index

1	TITLE AND PROJECT AREA MAP
2&3	PAVEMENT PLANS
4	PAVEMENT SECTIONS & MISC. DETAILS
5	PAVEMENT JOINT DETAILS
6	LANDSCAPE PLAN
7	EARTHWORK SECTIONS

Benchmark

Top of iron in thimble
Clifton and Victor Place
Centerline both
Elev. = 161.32 City Datum



Project Area

SCALE:
1" = 100'

General Notes:

1. Interurban traffic generated outside the project area and local business or apartment traffic generated within the project area are to be carried through construction as further promulgated by project special provisions.

2. 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. 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 three (3) 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 right-of-way clearing item.

4. Right-of-way clearing shall include but not be limited to the following removal items: concrete walk and drive, combined curb and gutter, concrete or asphalt pavement, brick retaining walls, brick steps and walks, trees, shrubs, stumps, inlet and any necessary saw joint, and street signs.

5. 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.

6. Widened gutter section of combined curb and gutter shall be paid for as standard combined curb and gutter.

7. 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.

8. 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.

9. The Contractor shall adjust Water Valve Boxes and Fire Hydrants as directed by the Engineer at the price bid for said adjustments. The Water Department 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, water valve boxes or fire hydrants damaged during construction shall be repaired by the contractor at his own expense.

10. The Contractor shall give all property owners and/or tenants of developed property abutting the project limits a minimum of five (5) days advance notice prior to start of construction.

11. The Contractor shall construct Clifton & Victor Place concurrently.

N. BRENT WOOTEN LICENSED Last 8470 KANSAS PROFESSIONAL ENGINEER

4/22/93

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

N

SCALE 1" = 10'

CONTRACTOR TO USE CAUTION WHEN WORKING AROUND TREE TO PREVENT ANY DAMAGE TO TREE.

CONST. 6" REINF. CONCRETE PAVEMENT W/ MONOLITHIC EDGE CURB. (6").

4" TRAFFIC MARKING (WHITE PAINT)

STA. 2+35 & STA. 2+36 INSTALL DEE TR #2449-G CURB CASTINGS. W/ 24 L.F. 6" DR-PVC PIPE @ 1.4%. (PLUG PIPE).

CONST. STD. WHEELCHAIR RAMP. (5.00' WIDE)

REMOVE EXIST'G DROP INLET & CONST. 2'x2' DROP INLET OVER EXIST'G 8" PIPE TO MATCH NEW GUTTER FLOW.

CONST. 6" REINF. CONC. PAVT. W/ MONO. EDGE CURB.

CONST. CONC. GUTTER PAN.

REMOVE EXISTING 3' CURB & GUTTER.

TRANSISTION CURB HEIGHT.

MATCH FLOW

MATCH

SAW

GRATE

MATCH EXIST'G SIDE WALK. CONSISTENT WITH EXIST'G JOINTS.

REMOVE TREE

BACK 5' WALK 33.5' RT. ℄

REM. BRICK WALK

REMOVE EXIST'G WALK.

CONST. CONC. STEPS (MATCH BRICK WK).

CONST. SIDEWALK (4").

CONST. (5.00' WIDE) CONC. SIDEWALK. (4").

CONST. WHEELCHAIR RAMP. (5.00' WIDE).

REMOVE BRICK WALK & STEPS.

CONST. CONC. STEPS (MATCH BRICK WK).

CONST. CONC. STEPS (MATCH BRICK WK).

AVE.

CLIFTON

AVE.

8" WATER

EXIST'G ASPH SURFACE

EXIST'G HIGH EDGE

EXIST'G 5' WALK

DOUGLAS

50' R/W

VICTOR PLACE

17' R/W

CLIFTON AVE.

DOUGLAS TO VICTOR PLACE

PROJ. NO. 472-76-245-82364-000-000-001

SHEET 2 OF 7

BAUGHMAN COMPANY P. A.
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N

SCALE 1" = 10'

CONST. STD. WHEELCHAIR RAMP (5.00' WIDE)

CONST. 6" REINF. CONC. PAVM'T W MONO. EDGE CURB. (6").

REMOVE EXIST'G DROP INLET AND CONST 2'x2' DROP INLET OVER EXIST'G 8" PIPE TO MATCH NEW GUTTER FLOW.

MATCH EXIST'G PAVEMENT AT ℄.

ADJUST MANHOLE
NEW RIM EL = 1044.37
EXIST'G RIM EL = 1038.96

REMOVE PAVEMENT FROM ℄ TO SOUTH CURB.

CONST. 6" REINF. CONCRETE PAVEMENT W MONOLITHIC EDGE CURB (6").

CAUTION 4" GAS

MATCH EXIST'G JOINT.

MATCH

VICTOR PLACE

CLIFTON AVE

YALE AVE

EXIST'G CONC PAVT

ASPH. SURFACE

SAW & MATCH

GRATE EL. 1041.10

TC. 1041.65 FL. 1038

30' R/W

17' R/W

22.5' R/W

R=104.00

R=45.00

R=2'

R=150.15

TC. 909 FL. 899

TC. 895 FS45

TC. 1039.25 FL. 835

2 1041.24 ℄ MATCH

EXIST'G WALL

17.5' FF

REMOVE CONC. RETAINING WALL.

CONST 5.00' WIDE CONC. SIDEWALK (4").

CONST. 4" SIDEWALK.

CONST. WHEELCHAIR RAMP. (5.00' WIDE).

CONST. 5.00' WIDE CONC. SIDEWALK (4").

REMOVE SIDEWALKS

REMOVE TREES

10' UTIL. EASMT

8" SAN SEWER

AIR. COND

BLDG FLOOR 1039.41

BLDG FLOOR 1038.88

BLDG FLOOR 1038.96

BLDG FLOOR 1038.63

BLDG FLOOR 1034.27

FREEZER

PORCH

STAIRS UP

20" ELM

SAW

FULL WALK

591 TOP

G.M.

AIR. COND

VICTOR PLACE

CLIFTON TO YALE

PROJ. NO. 472-76-245-82364-000-000-001

SHEET 3 OF 7

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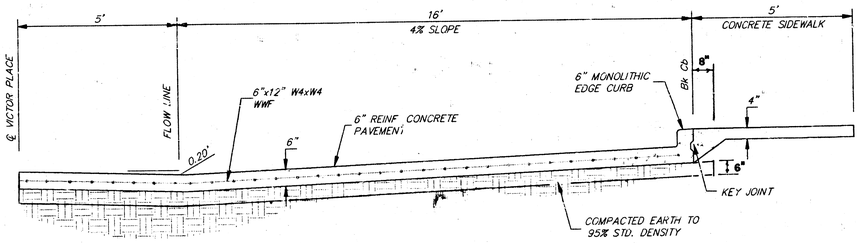
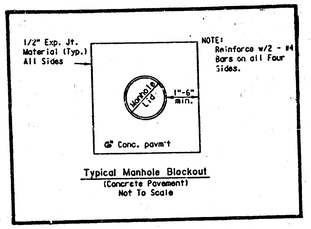
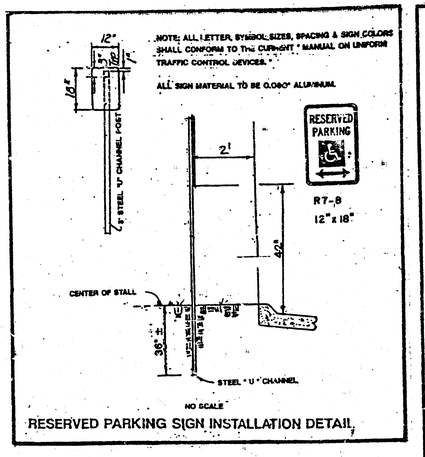


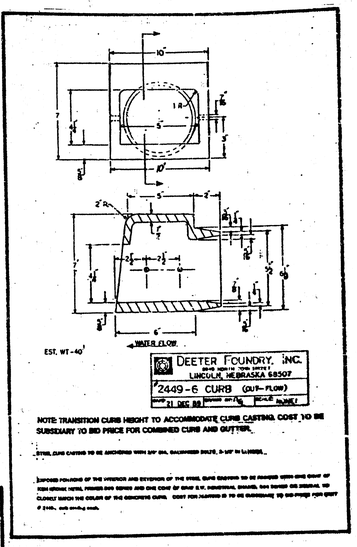
VICTOR PLACE – TYPICAL SECTION

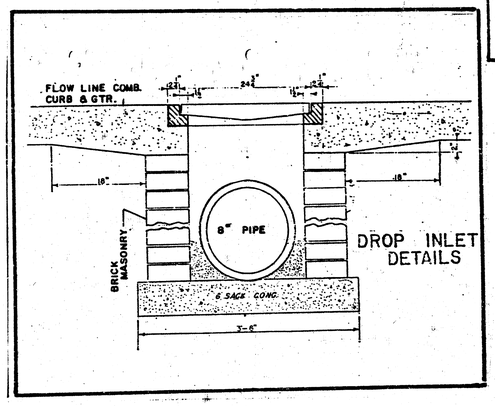


Typical Manhole Blackout
(Concrete Pavement)
Not To Scale

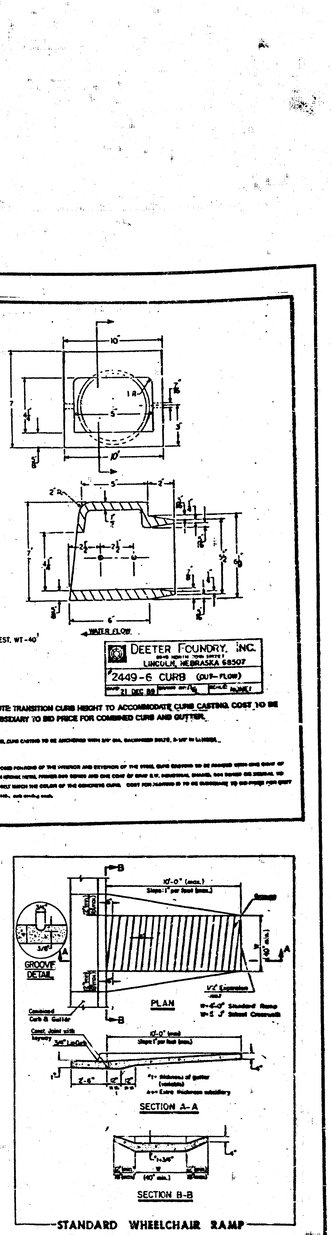


RESERVED PARKING SIGN INSTALLATION DETAIL

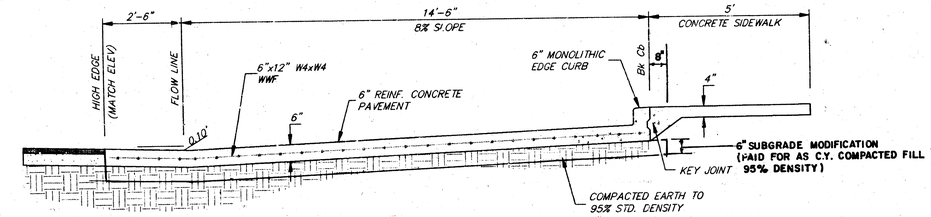




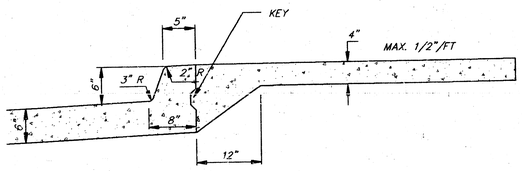
DROP INLET DETAILS



STANDARD WHEELCHAIR RAMP

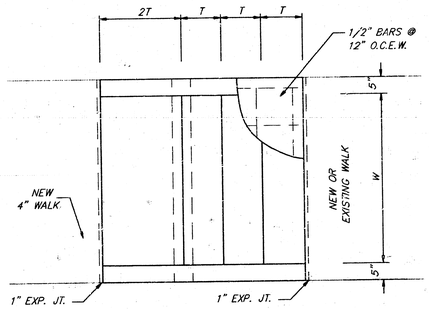


CLIFTON – TYPICAL SECTION

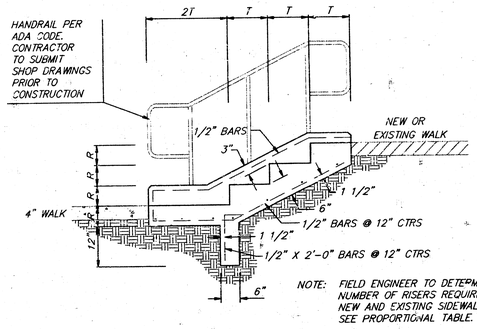


STANDARD SIDEWALK DETAIL

NOTE: EXTRA THICKNESS TO BE SUBSIDIARY TO PRICE OF SQ. FT. 4" SIDEWALK CONCRETE PAVEMENT.



STEP DETAIL – PLAN



NOTE: FIELD ENGINEER TO DETEPMINE NUMBER OF RISERS REQUIRED TO MATCH NEW AND EXISTING SIDEWALK GRADES. SEE PROPORTIONAL TABLE.

STEP DETAIL – SECTION

TABLE OF PROPORTIONAL RISERS & TREADS	
RISER	TREAD
6"	12 5/8"
6 1/8"	12 3/8"
6 1/4"	12 1/8"
6 3/8"	11 7/8"
6 1/2"	11 5/8"
6 5/8"	11 1/2"
6 3/4"	11 1/4"
6 7/8"	11"
7"	10 3/4"

CLIFTON SQUARE PARKING IMPROVEMENTS

PAVEMENT SECTIONS

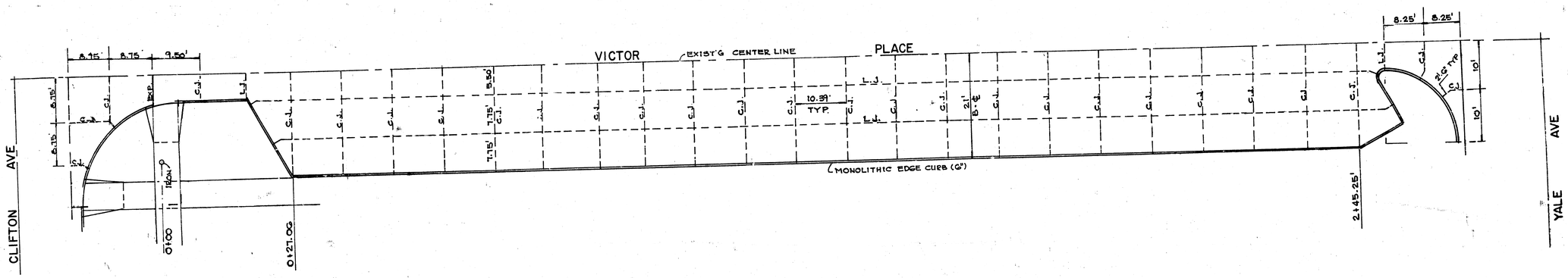
AND MISC. DETAILS

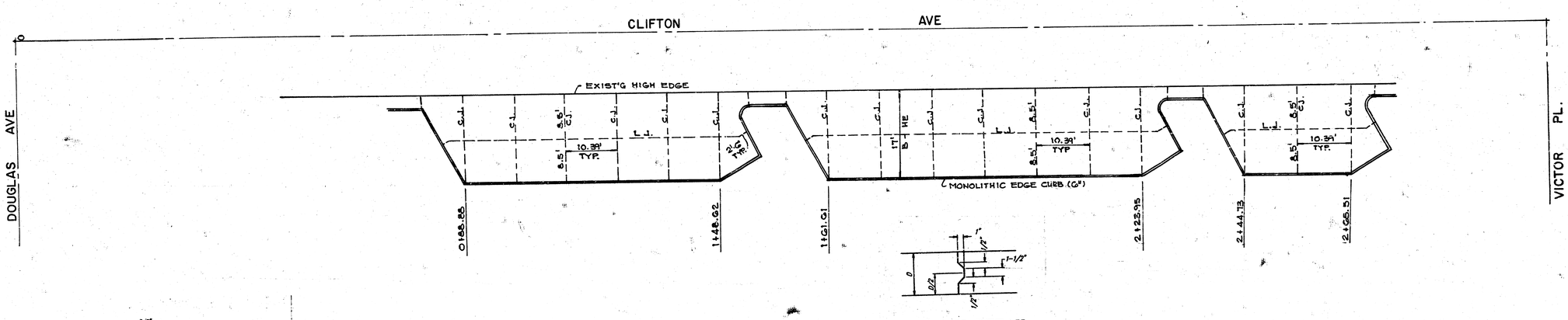
BAUGHMAN COMPANY P.A.
ENGINEERING & SURVEYING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: 472-78-245-82364-000-000-001

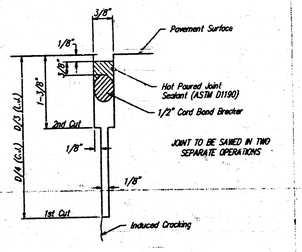
DESIGN	DRAWN	CHECKED	DATE	SCALE	SHEET
WB	BAM		09-14-99	NONE	4 OF 7

CLIFTON

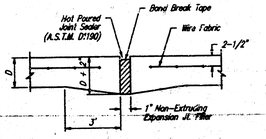




KEYWAY DETAIL

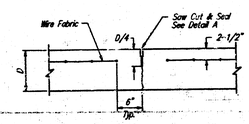


SAW JOINT DETAIL

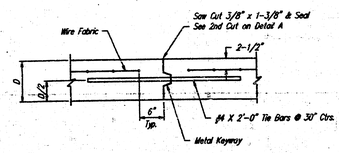


EXPANSION JOINT

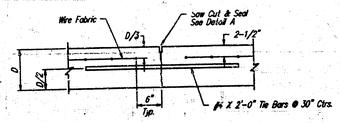
MOTE: Extra Thickness to be Subsidiary to Price of Square Yards Pavement



CONTRACTION JOINT DETAIL



LONGITUDINAL JOINT DETAIL



LONGITUDINAL JOINT DETAIL

PAVEMENT JOINT DETAILS

PROJ. NO. 472-76-245-82364-000-000-001

SHEET 5 OF 7

BAUGHMAN COMPANY P. A.
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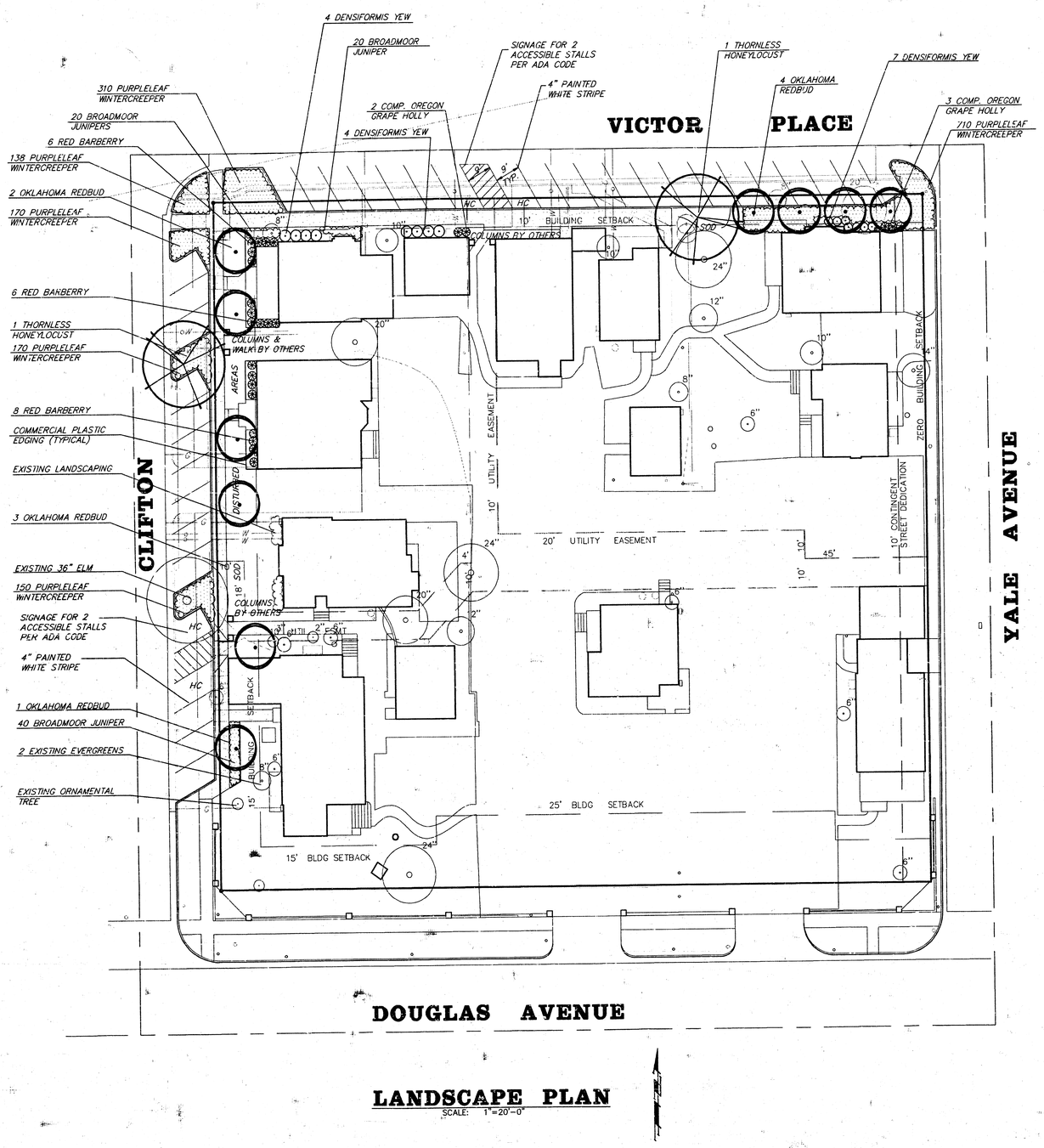
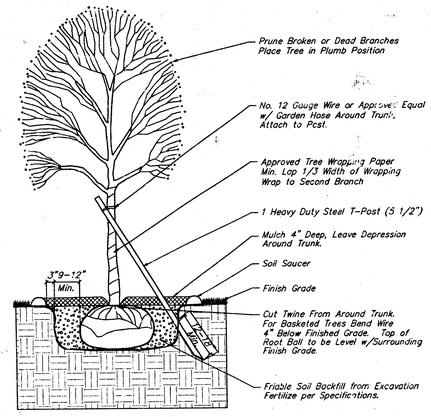


LANDSCAPE PLAN
SCALE: 1"=20'-0"



TREE PLANTING & STAKING DETAIL
Deciduous Trees 2 1/2" Cal. and Smaller — No Scale

PLANTING NOTES:

1. All landscape work shall be done in accordance with industry standards.
2. All disturbed areas are to be sodded with vigorous, well rooted, solid Rebel Fescue sod. Broken, torn or uneven pads will not be accepted. Sod shall not be planted when moisture content (excessively dry or wet) may adversely affect its survival. Fertilizer shall have a 16-20-6 ratio, applied at a rate of 4 pounds per 1,000 square feet.
3. Use triangular spacing on all Ground Cover and Annual Beds.
4. Trees with broken leaders will not be accepted.
5. Mulch all planting beds with 2" of mulch. Mulch all tree saucer walls with 4" of mulch. Mulch material to be shredded cypress mulch.
6. Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be Cobra Commercial Heavy Duty Grade from Old Dutch Materials Company or approved equal.
7. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
8. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Owner's Representative or Landscape Architect.
9. Report any discrepancies in the planting plan to the Landscape Architect or Owner's Representative, prior to starting construction.

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
2	Gleditsia triacanthos inermis 'Skyline'	Thornless Honeylocust	1 1/2" Caliper	B & B	Single stem only
10	Cercis canadensis 'Oklahoma'	Oklahoma Redbud	1 1/2" Caliper	B & B	Single stem only
20	Berberis thunbergi 'Atropurpurea'	Red Barberry	5 Gallon	Cont.	
15	Taxus X media 'Densiformi'	Densiformis Yew	12"-15"	B & B	
5	Mahonia aquifolium 'Compacta'	Comp. Oregon Grape Holly	1 Gallon	Cont.	
80	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	1 Gallon	Cont.	
1648	Euonymus fortunei 'Colorata'	Purpleleaf Wintercreeper	3" Pot	Cont.	12" on center

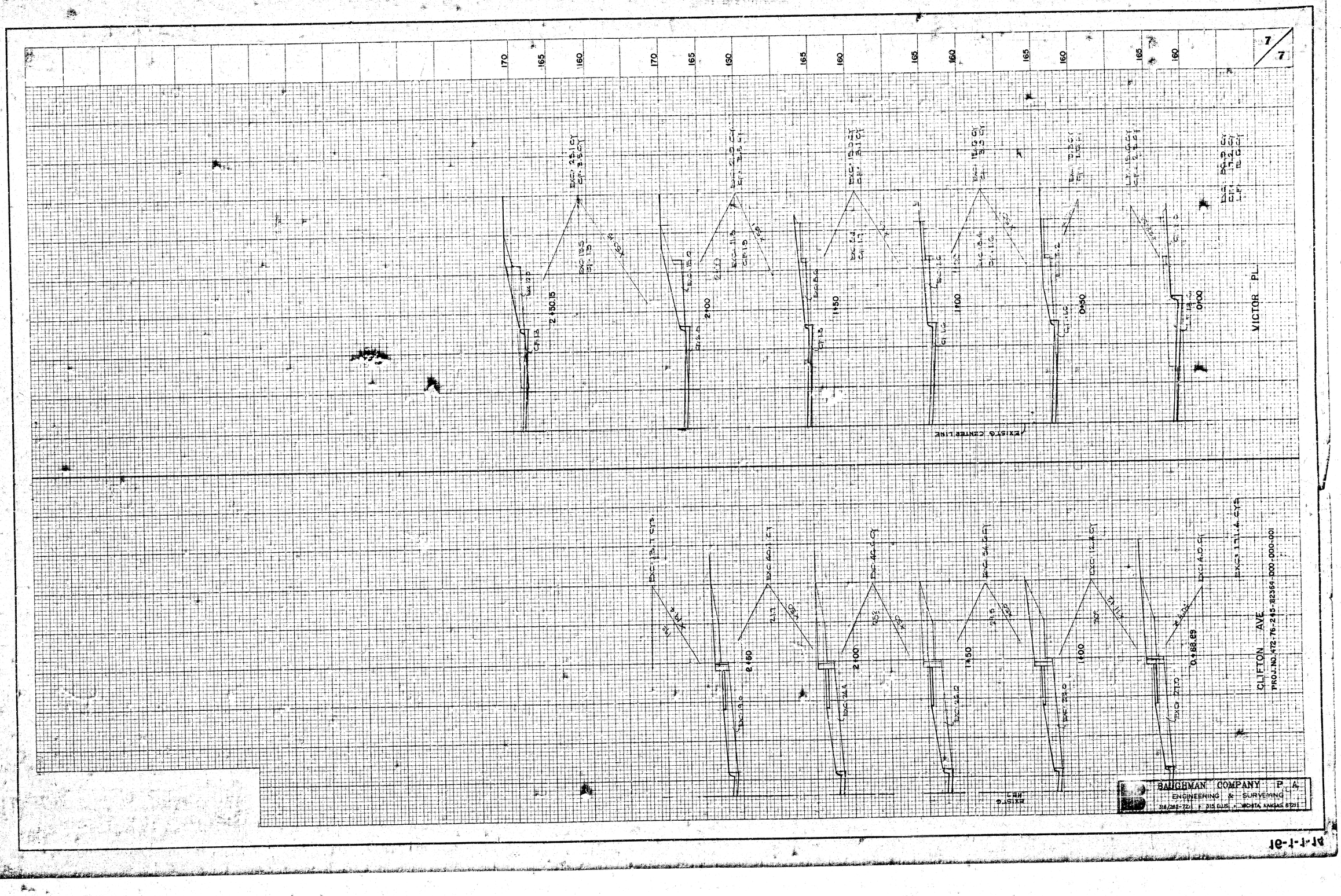
CLIFTON SQUARE
LANDSCAPE PLAN
PARKING IMPROVEMENTS

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

PROJECT NUMBER 472-76-345-62364-000-000-001

DESIGN	DRAWN	CHK'D	DATE	SCALE	SHEET
	RAH		09-14-93	1"=20'	6 OF 7

AS-047-1998
CLP1428D


7/7
VICTOR PL
CLIFTON AVE
PROJ.NO.472-76-245-82356-000-000-001
EXISTG CENTER LINE
EXISTG
BAUGHMAN COMPANY P A
ENGINEERING & SURVEYING
316/262-7271 F. 215 ELIS , WICHITA, KANSAS 67211