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

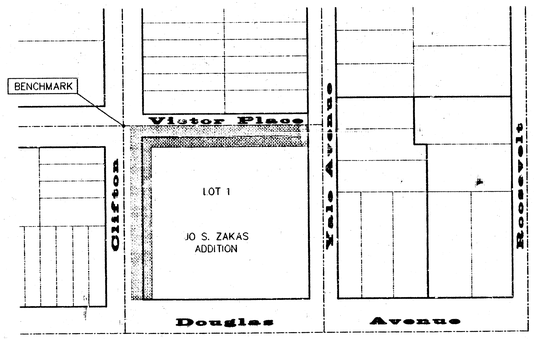
5 PAVEMENT JOINT DETAILS

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.

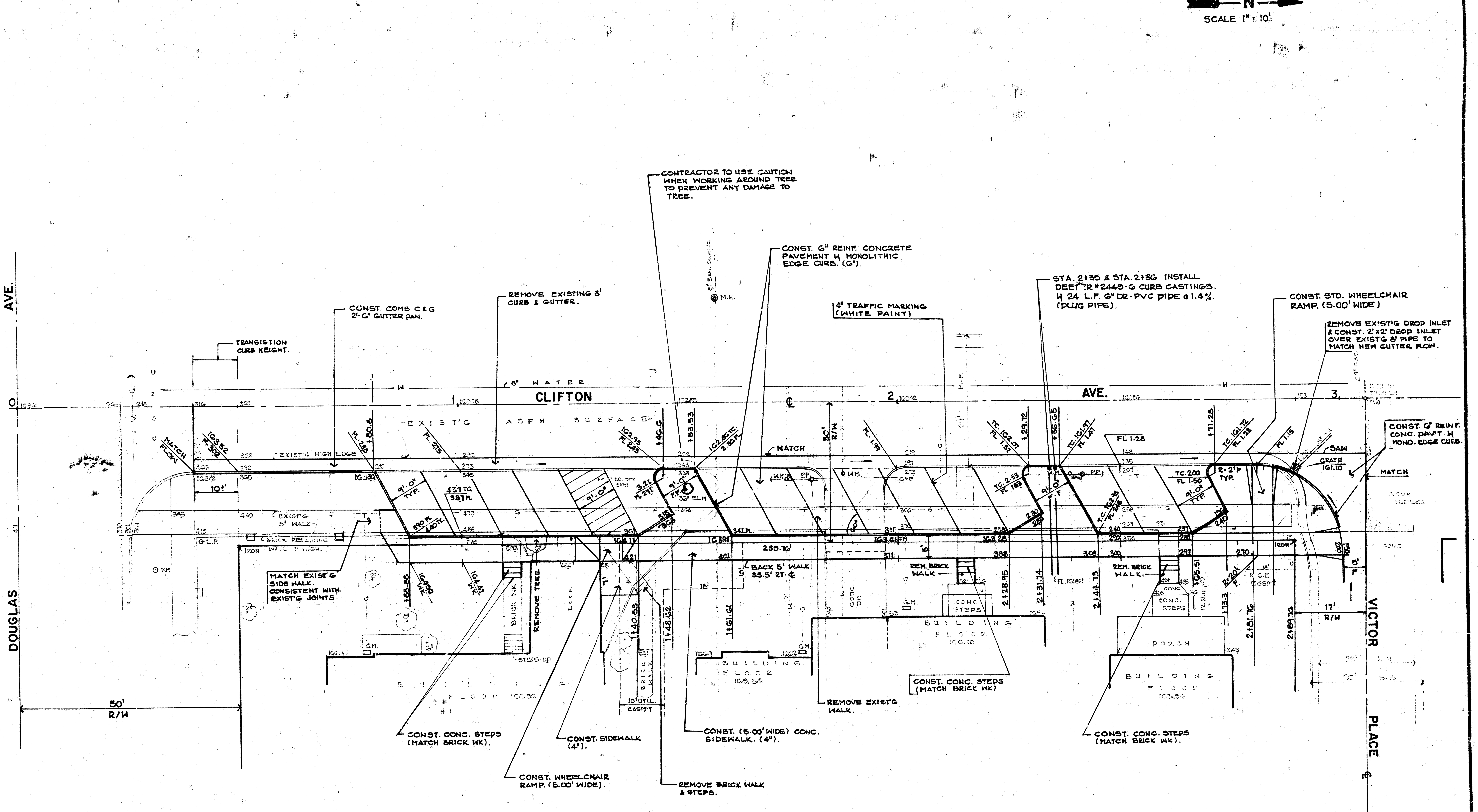
9. The Contractor shall adjust Water Valve Boxes and Fire Hydrants as directed by the Engineer at the price bid for said adjustments. The Water Department shall field locate water valves one time during construction when requested by the Contractor. It shall be the Contractor's responsibility to preserve 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
No. 8470
KANSAS
PROFESSIONAL ENGINEER
4/22/93

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



SHEET 2 OF 7

CLIFTON AVE.

DOUGLAS TO VICTOR PLACE

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

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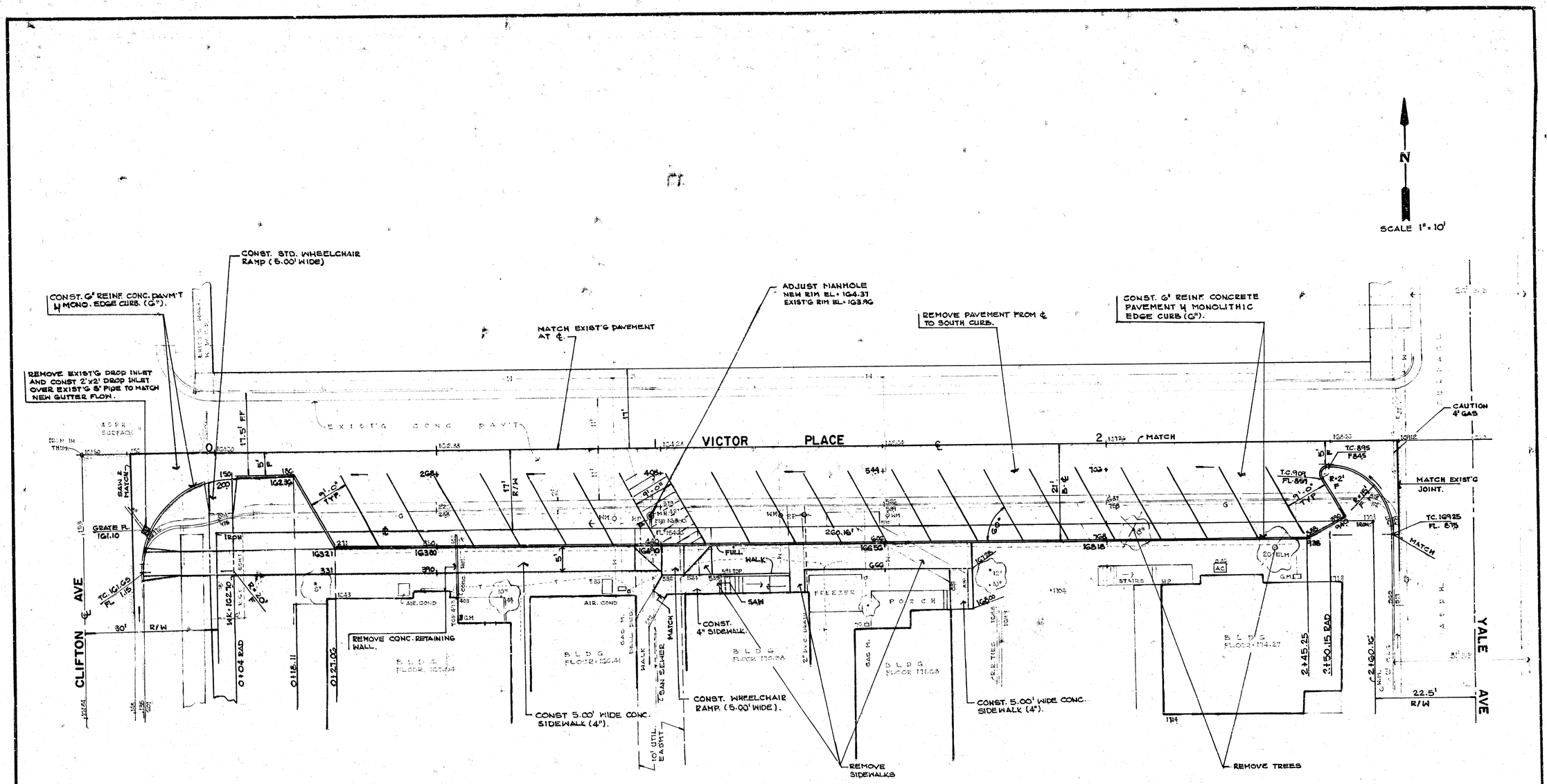

VICTOR PLACE

CLIFTON TO YALE

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

SHEET 3 OF 7

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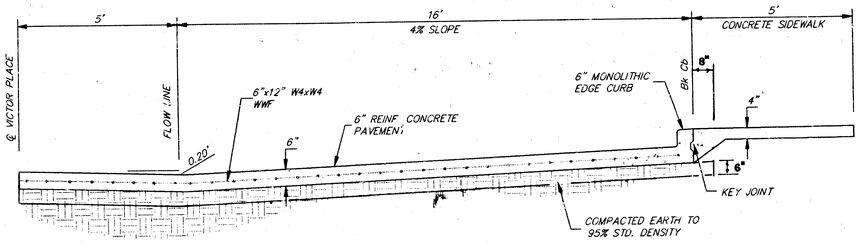
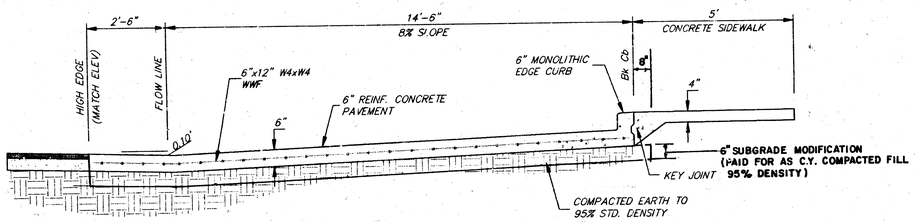
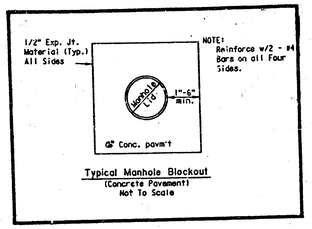


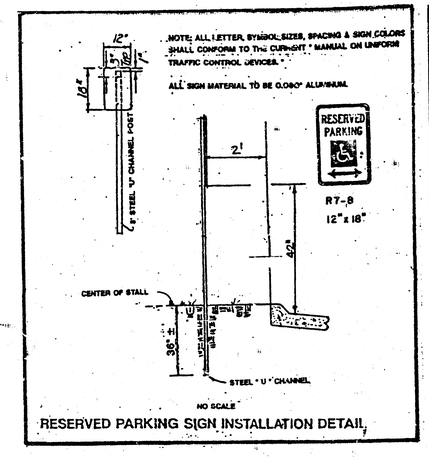
VICTOR PLACE – TYPICAL SECTION



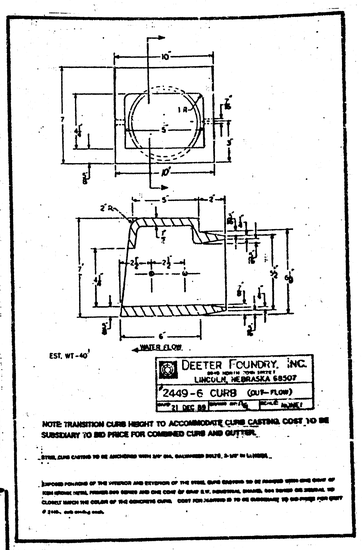
CLIFTON – TYPICAL SECTION

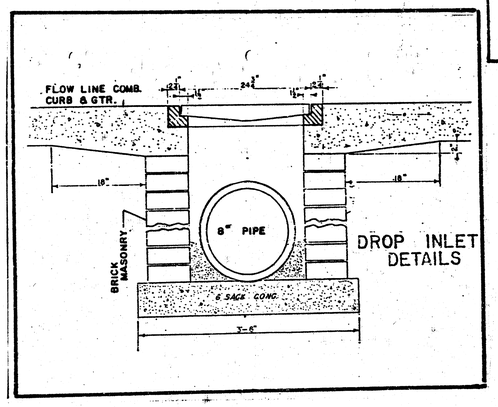


Typical Manhole Blockout
(Concrete Pavement)
Not To Scale

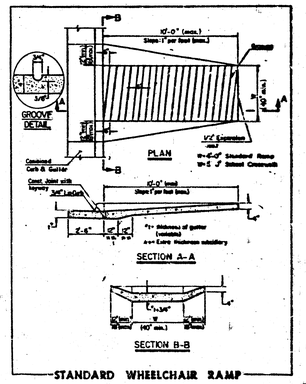


RESERVED PARKING SIGN INSTALLATION DETAIL

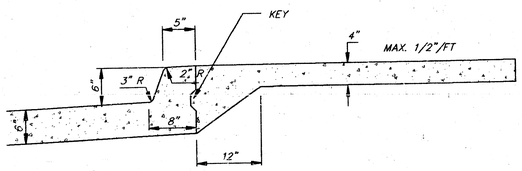




DROP INLET DETAILS

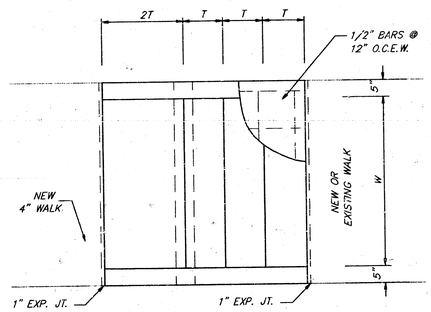


STANDARD WHEELCHAIR RAMP

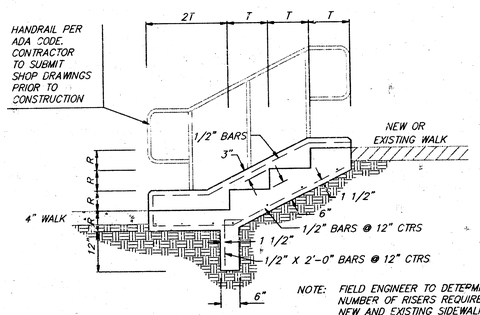


STANDARD SIDEWALK DETAIL

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



STEP DETAIL – PLAN



NOTE: FIELD ENGINEER TO DETERMINE 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

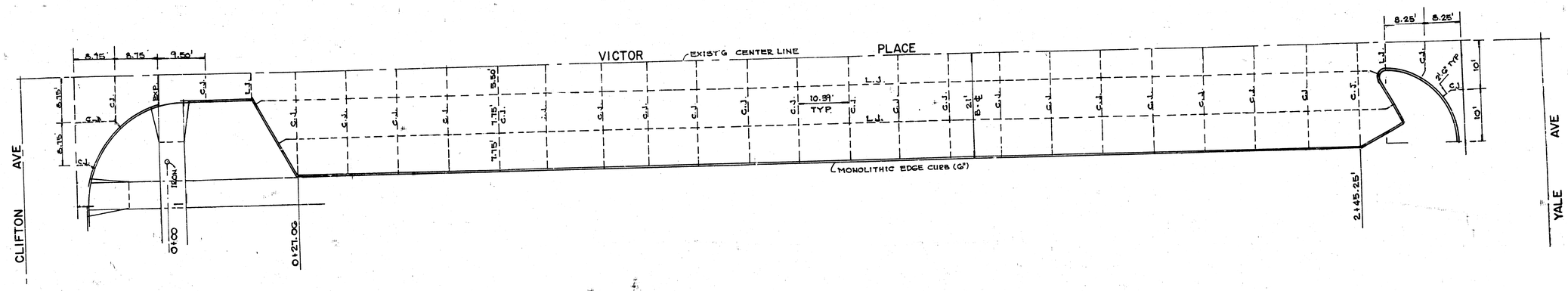
PAVEMENT SECTIONS

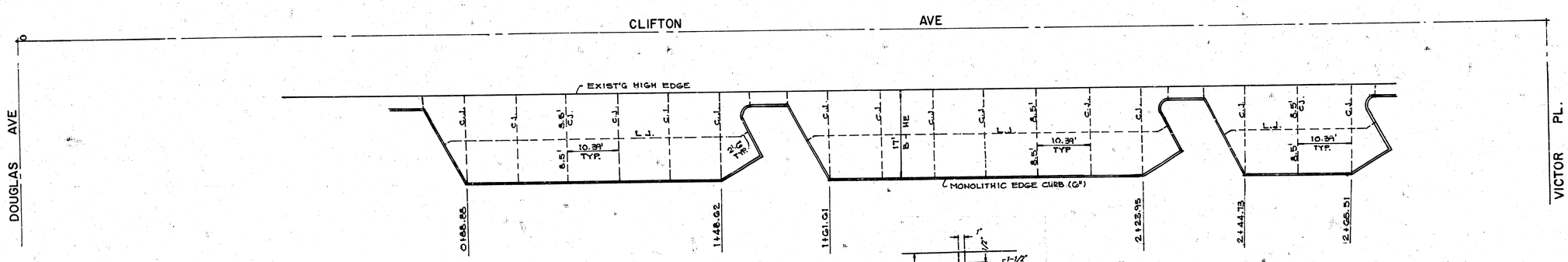
AND MISC. DETAILS

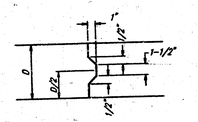
BAUGHMAN COMPANY P.A.
ENGINEERING & SURVEYING
316/262-7271 • 315 ELIS • WICHITA, KANSAS 67211

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

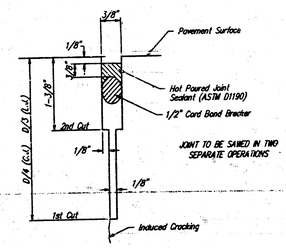
DESIGN	DRAWN	U.S.L. CHECK'D	DATE	SCALE	SHEET
WB	BAM		09-14-93	NONE	4 OF 7



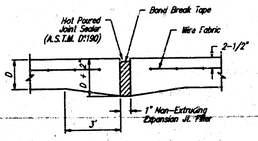




KEYWAY DETAIL

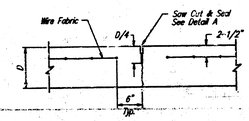


SAW JOINT DETAIL

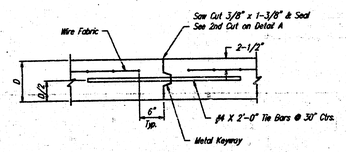


EXPANSION JOINT

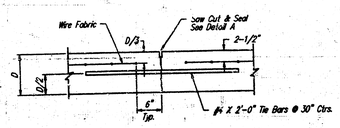
MOTE: Extra Thickness to be Subsidiary to Price of Square Yards Pavement



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

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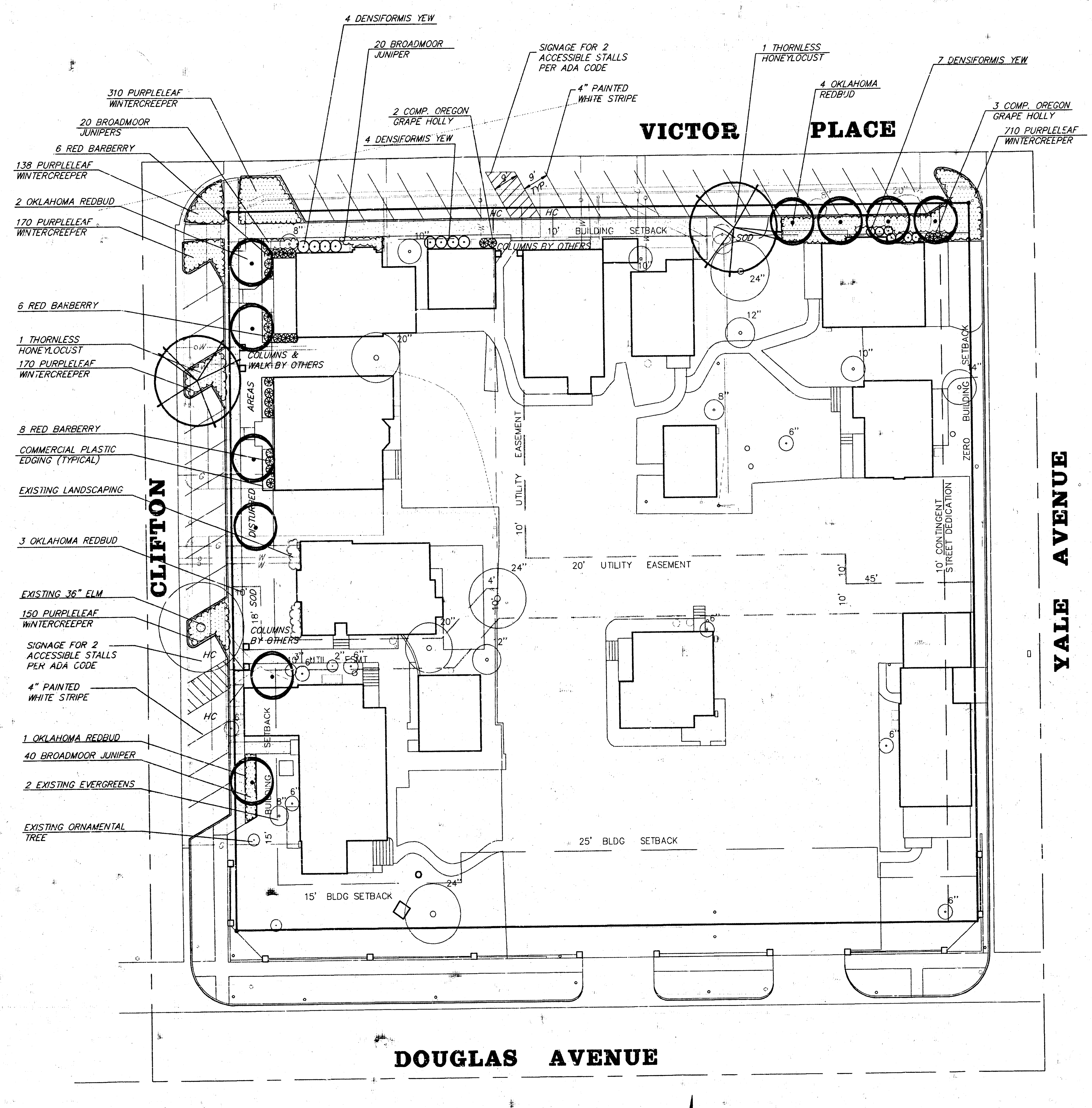
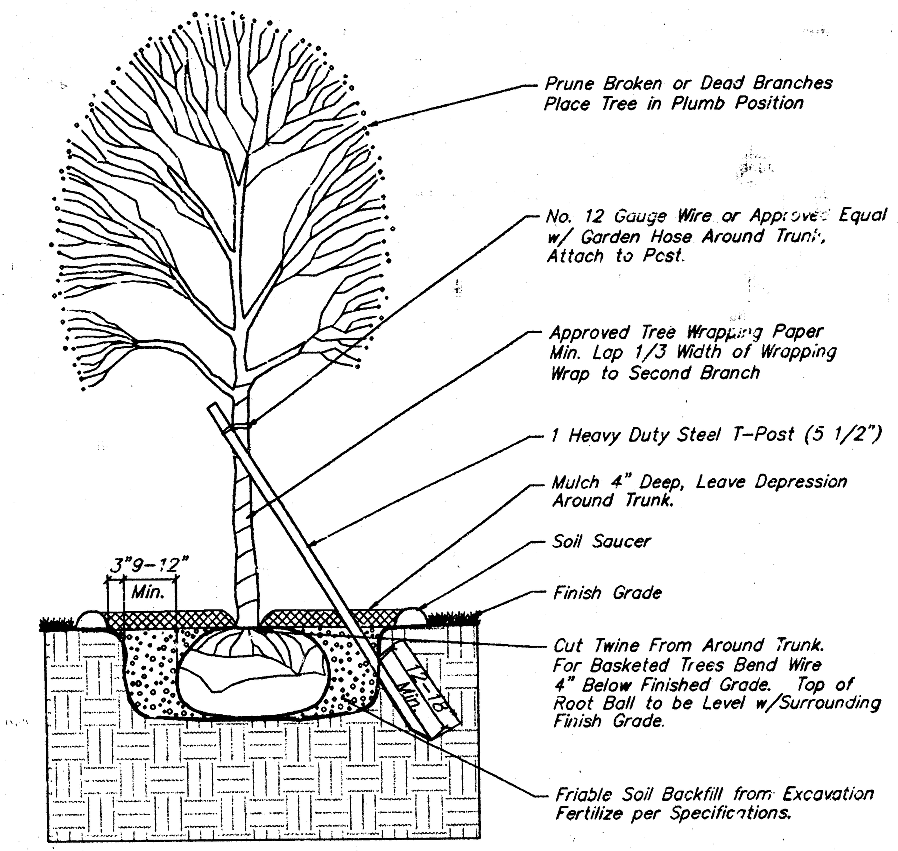


LANDSCAPE PLAN
SCALE: 1"=20'-0"



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 wells with 4" of mulch. Mulch material to be shredded cypress mulch.
6. Plastic edging shall be used to seperate 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

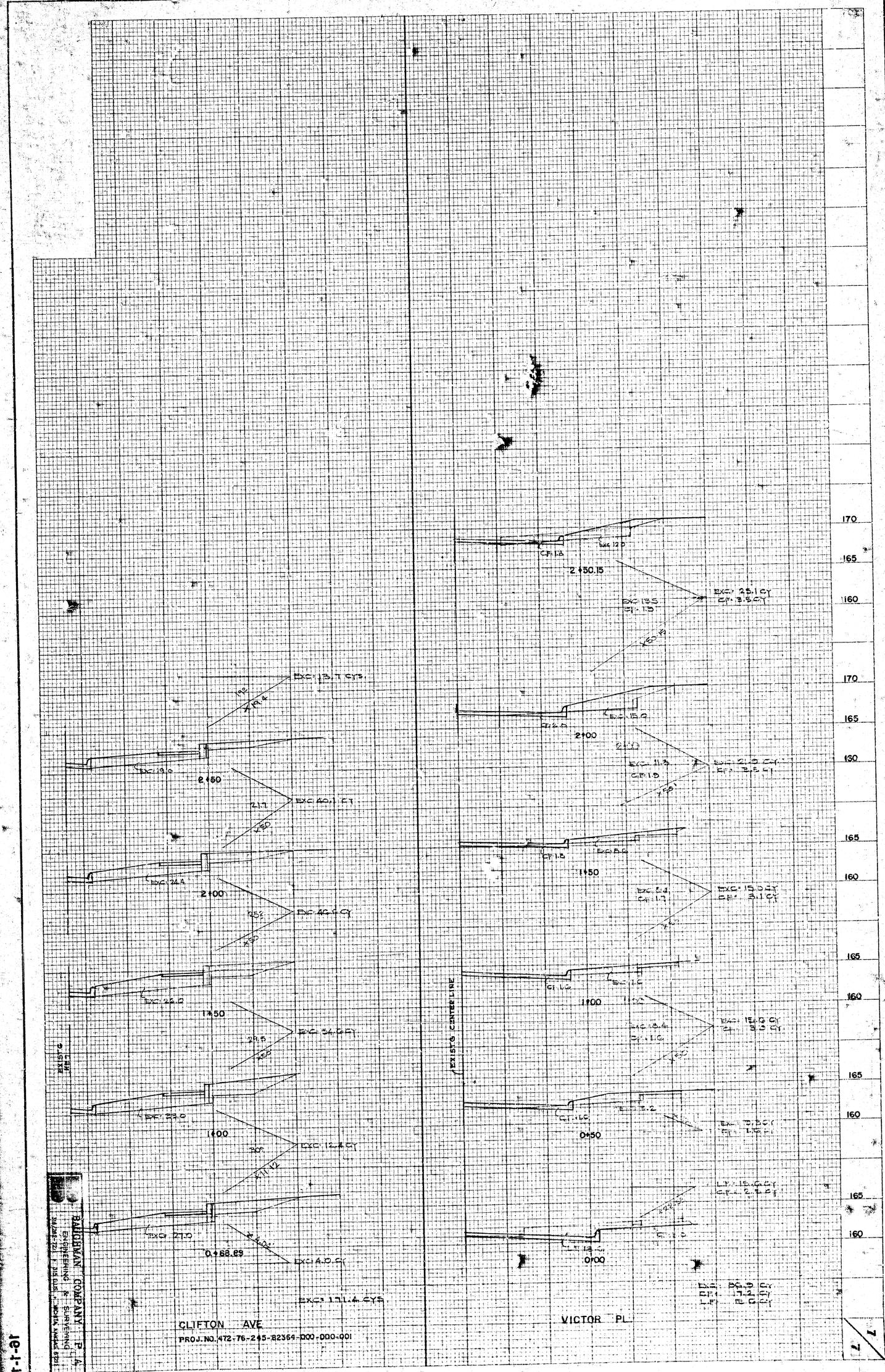
CLIFTON SQUARE
LANDSCAPE PLAN
PARKING IMPROVEMENTS

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

93-07-E568

PROJECT NUMBER					SHEET
472-76-245-82364-000-000-001					6 OF 7
DESIGN	DRAWN BAM	UTIL. CHECK'D	DATE 09-14-93	SCALE 1"=20'	

CLIF\CLSQ


170
165
160
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160
165
160
EXC: 13.7 CYS
EXC: 19.0
2+50
EXC: 40.1 CY
EXC: 24.4
2+00
EXC: 46.6 CY
EXC: 29.0
1+50
EXC: 34.6 CY
EXC: 29.0
1+00
EXC: 12.4 CY
EXC: 27.0
0+88.89
EXC: 4.0 CY
EXC: 171.4 CYS
CLIFTON AVE
PROJ. NO. 472-76-245-82369-000-000-001
EXC: 12.0
CF: 1.0
2+30.15
EXC: 25.1 CY
CF: 3.5 CY
EXC: 13.5
CF: 1.5
EXC: 15.0
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2+00
EXC: 11.3
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CF: 1.0
1+00
EXC: 1.0
CF: 1.0
0+50
EXISTG. CENTERLINE
0+00
VICTOR PL
BAUGHMAN COMPANY P.A.
ENGINEERING & SURVEYING
3M/28/72 E. 25 BUS. WICHITA, KANSAS 67211

16-1-14