

STREET IMPROVEMENTS FOR
BRUSH CREEK ADDITION
35TH STREET NORTH and 35TH STREET NORTH CIRCLE
 From the E.L. Lot 31, Block 3 to and Including Cul-De-Sac

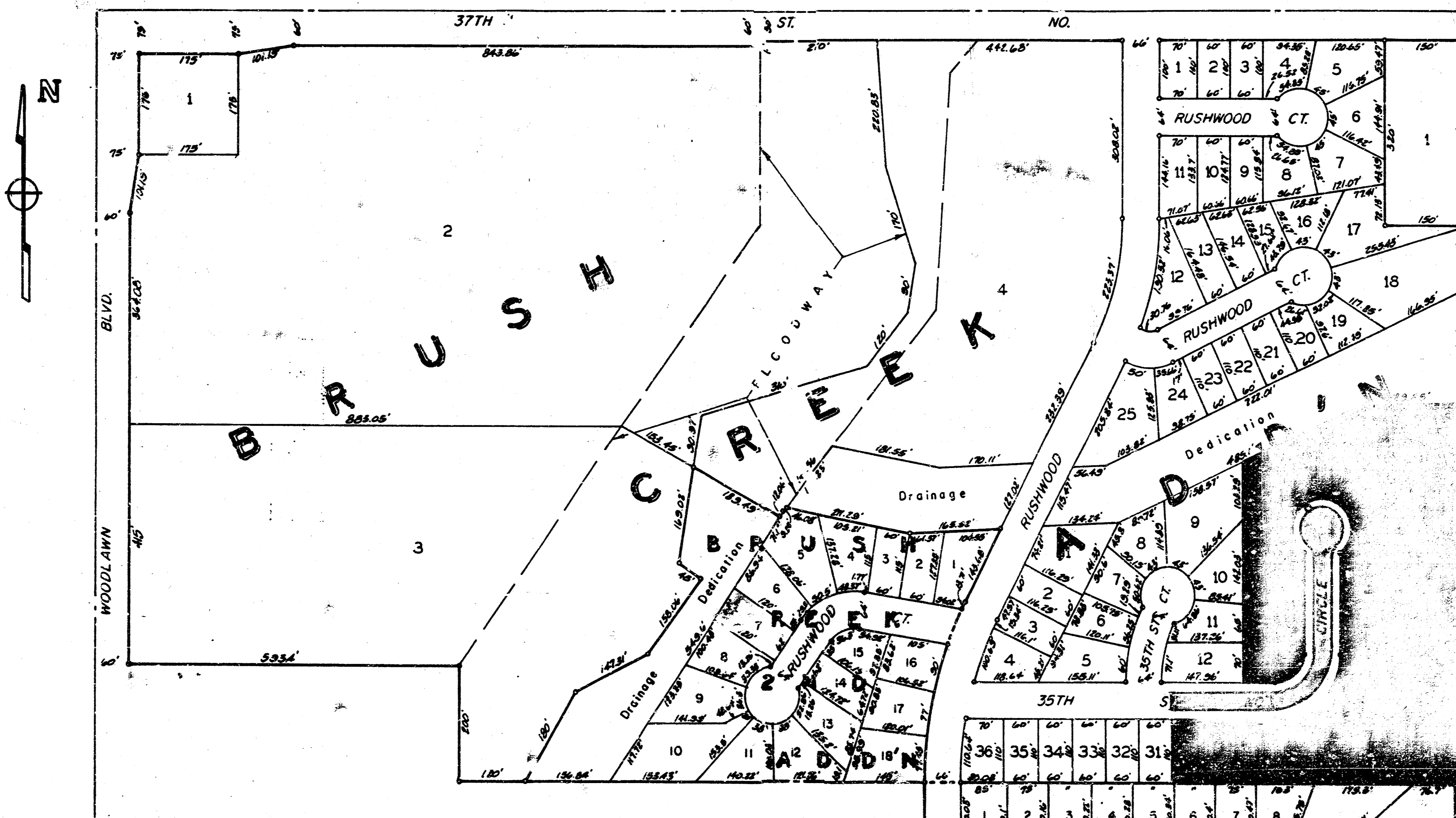
Project Number
472-76-245-81855-000-000-001
 CITY OF WICHITA, KANSAS

Michael E. Lindebak - City Engineer

INDEX NO. 760090

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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. No more than 7 drives 15 feet in width, or equivalent combinations thereof, are to be constructed with this project.
3. Contractor shall give property owners abutting this project, whose yards will be lower than the new finished grade elevations at the right-of-way line, an opportunity to utilize excess excavated material from the project to regrade their yards to drain to the new pavement. Contractor will be required to dump and spread the excess material as required by the specification when requested by the property owner. The Contractor shall ascertain that a dirt order form has been properly executed by the property owner before any such excess material is delivered to such properties.
4. 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.



BENEFIT DISTRICT

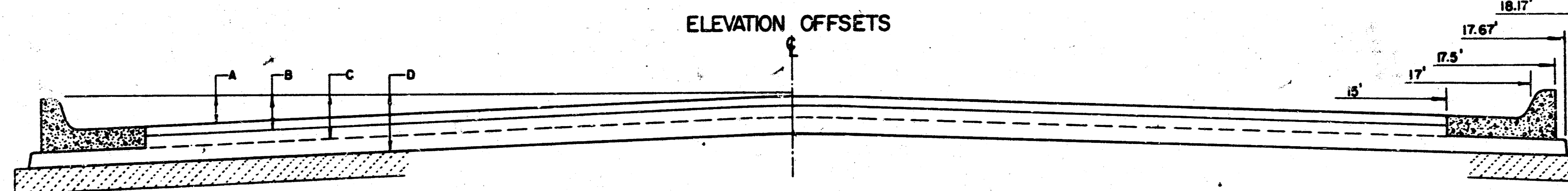
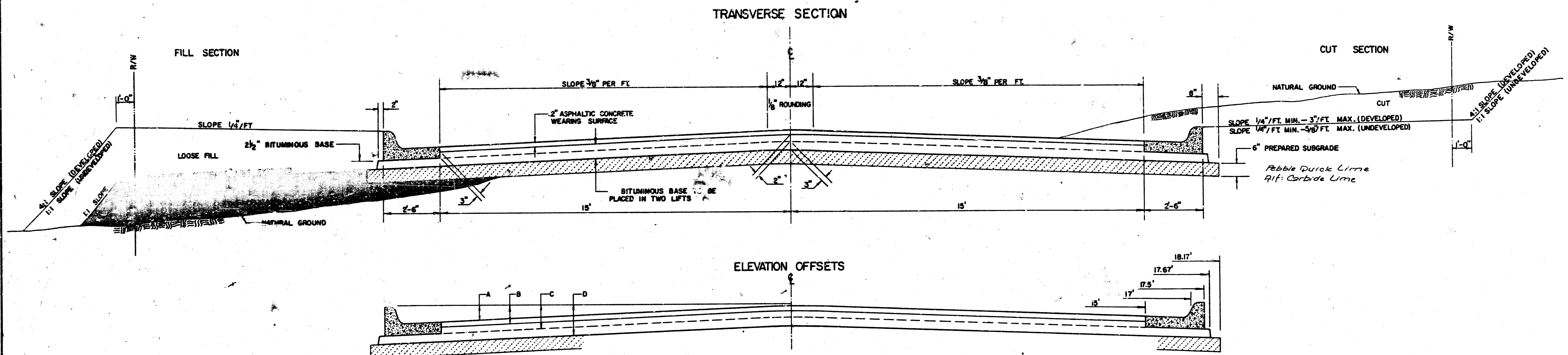
SC 5190

JUN 89 19

BAUGHMAN COMPANY, P.A.
 SURVEYING & ENGINEERING
 316282-7271 • 315 ELLIS • WICHITA, KANSAS 67211

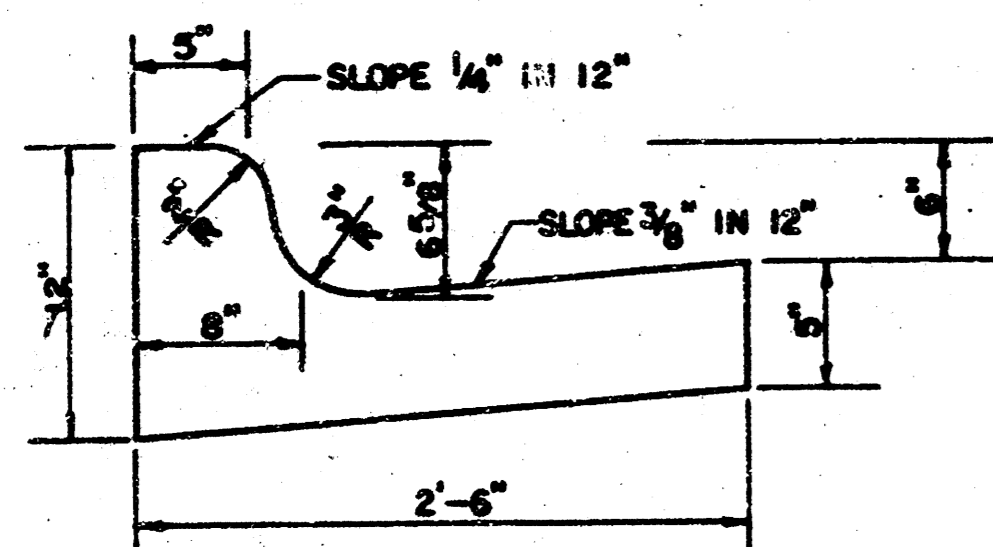
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TYPICAL 35' PAVEMENT DETAILS

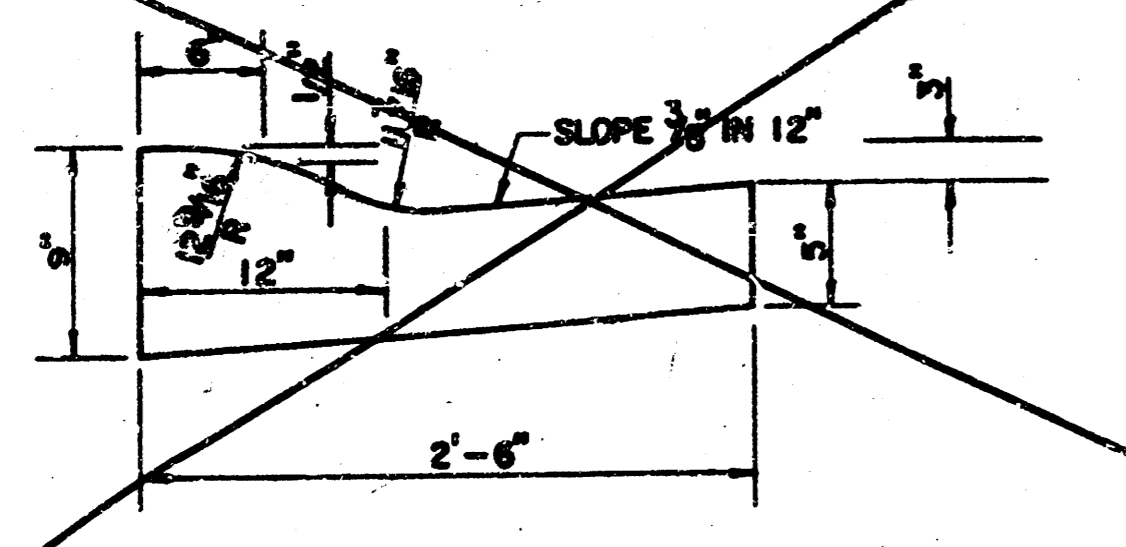


	DISTANCE FROM CENTERLINE (LT. & RT.)												
	0'	2'	4'	6'	8.5'	10'	12'	14'	15'	17'	17.5'	17.67'	18.17'
A: TOP OF CURBS TO TOP OF SURFACE LIFT	0.04	0.08	0.14	0.21	0.29	0.33	0.39	0.46	0.49	—	—	—	—
B: TOP OF CURBS TO TOP OF UPPER BASE LIFT	0.21	0.25	0.31	0.37	0.45	0.50	0.56	0.62	0.65	—	—	—	—
C: TOP 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

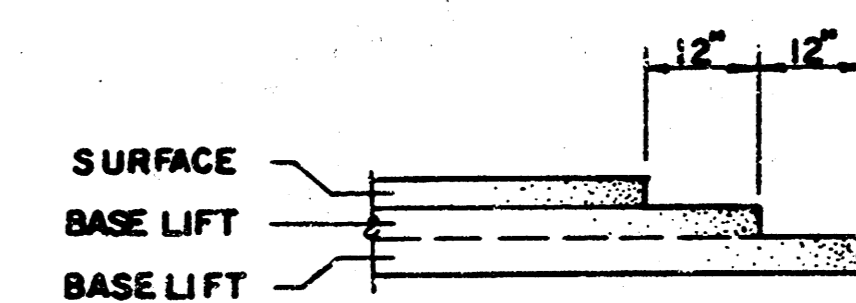
COMBINED CURB & GUTTER



~~ROLL TYPE COMBINED CURB & GUTTER~~



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 B/D PRICE FOR SQUARE YARDS 7\"/>

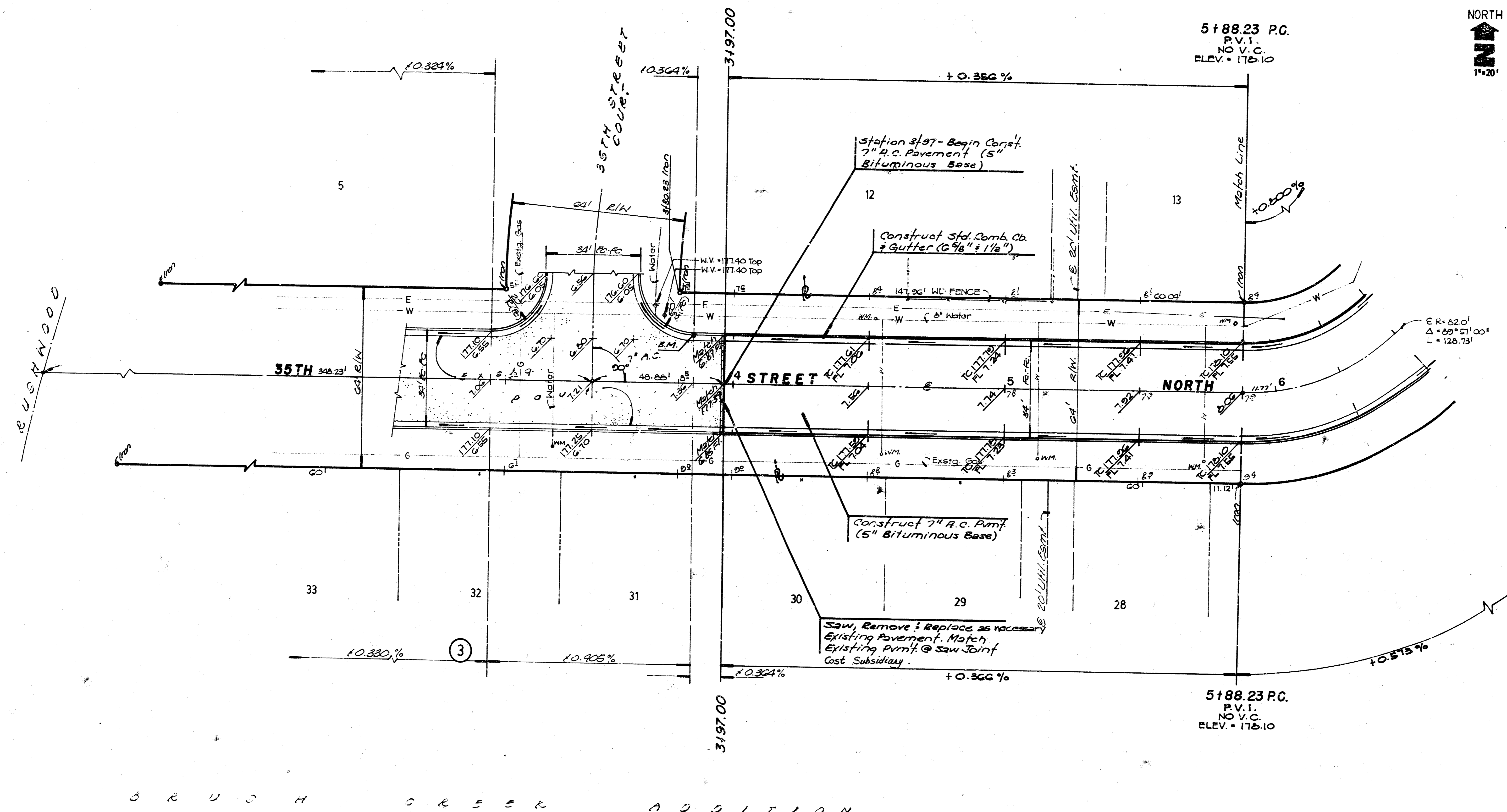
GENERAL NOTES

- 1) THE ASPHALTIC CONCRETE PAVEMENT BETWEEN THE COMBINED CURB AND GUTTER SHALL BE PAID AS SQUARE YARDS OF 7\"/>
- 2) THE BITUMINOUS BASE UNDER AND BEHIND THE COMBINED CURB AND GUTTER SHALL BE PAID AS SQUARE YARDS OF 2 1/2\"/>
- 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.

7 INCH RESIDENTIAL ASPHALTIC CONCRETE PAVEMENT WITH 5 INCH BITUMINOUS BASE	2
CITY OF WICHITA, KANSAS	9
PROJECT NUMBER	
472-76-245-81855-000-000-001	

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Bench Mark: Square Cut in Top of Curb, N.E.
 Return of Intersection of 35th Street North
 and 35th Street Court (Sta 3186, 17.5' Lt.)
 Elevation: 177.34 City Datum.



Note:
 Existing water service lines cross the street at several locations on this project. Contractor shall use caution during construction to prevent damage to the lines.

Earthwork Quantities

Excavation:	757.0 c.y.	Compacted Fill:	0 c.y.
+10%:	757	+10%:	0
Total:	832.7 c.y.	Total:	0 c.y.

Subgrade Manipulations = 2483 s.y.

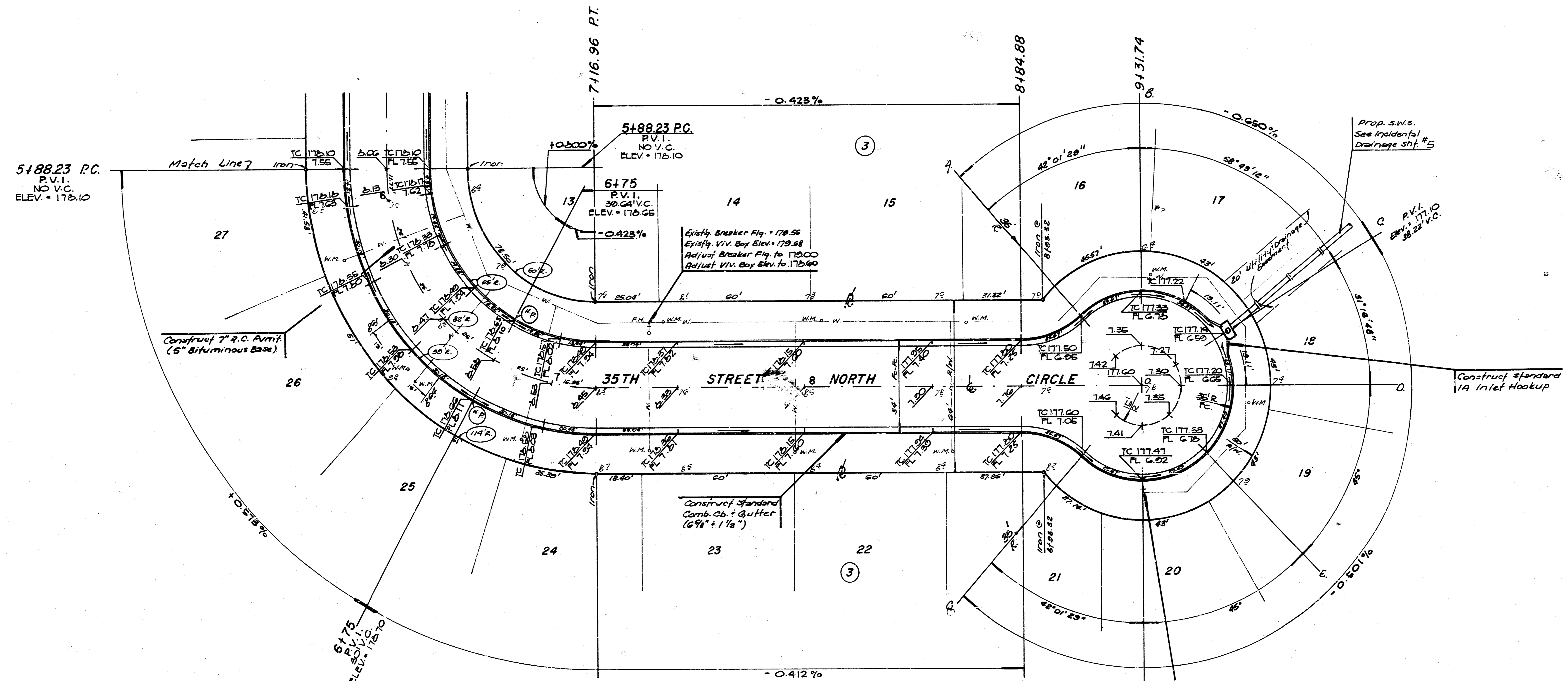
35TH STREET NORTH
 Project No. 472-76-245-61855-000-000-001
BAUGHMAN COMPANY, P.A.
 SURVEYING & ENGINEERING
 31000-7071 • 316 ELLIS • WICHITA, KANSAS 67211
 Date: 1/20/20
 Scale: 1"=20'

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Bench Mark: Square Cut in Top of Curb, N.E.
 Return of Intersection of 35th Street North
 and 35th Street Court (Sta. 5+86, 17.6' Lt.)
 Elevation: 177.84 City Datum.

WATER VALVE BOX ADJUSTMENT TABLE		
Sta. 7+38 Lt.	Existing Elev. = 179.68	Proposed Elev. = 178.60
Sta. 9+32 Rt.	Existing Box is broken	Proposed Elev. = 177.75

ND
 1"=20'



Curve Data based on Centerline

Station	Arc	Chord Lengths	Deflection	Total Deflection
		8' Lt. Fo.	8' Rt. Fo.	
5+88.23 P.C.	—	—	—	0°00'00"
6+00	11.77'	8.17'	15.85'	4°06'44"
6+25	25'	17.31'	32.49'	8°44'08"
6+50	25'	17.31'	32.49'	17°30'56"
6+75	25'	17.31'	32.49'	26°15'04"
7+00	26'	17.31'	32.49'	34°59'58"
7+16.96 P.T.	16.96'	11.77'	22.09'	44°58'20"

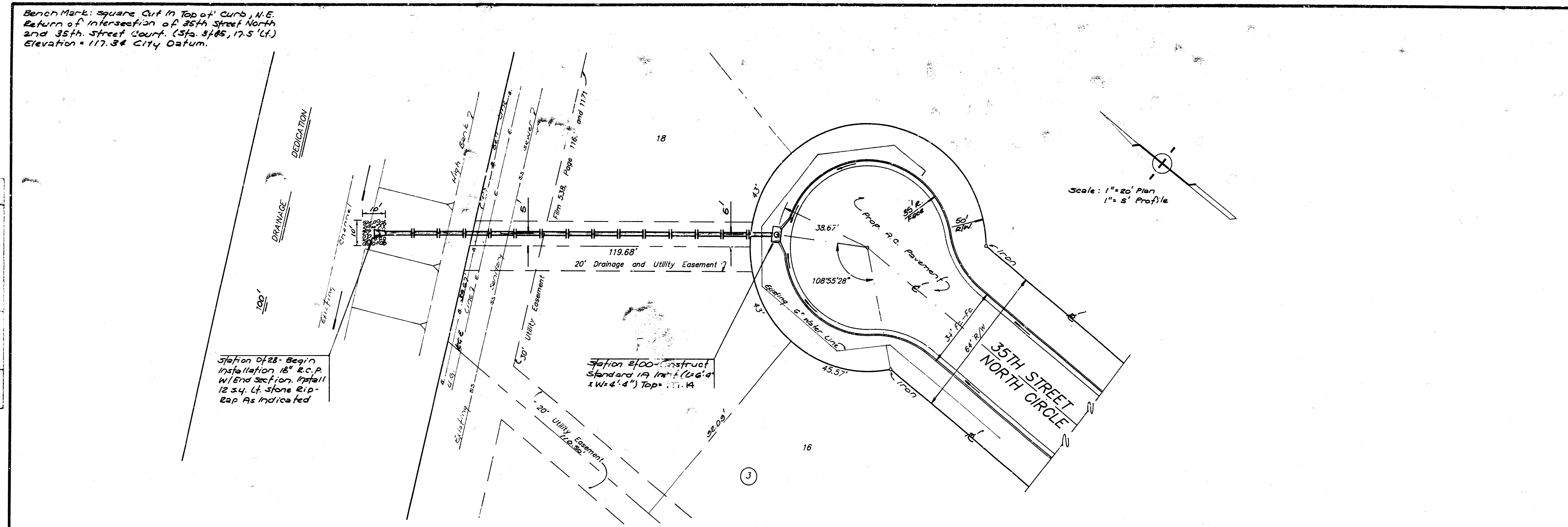
3 R U S H C R E E K A D D I T I O N

35TH STREET NORTH CIRCLE
 Project No. 472 TC 245 61655 000 000 001
BAUGHMAN COMPANY, P.A.
 SURVEYING & ENGINEERING
 316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
 Design: NSW, C.B.M., NSW Approved: NSW Date: Jun 20 11:21

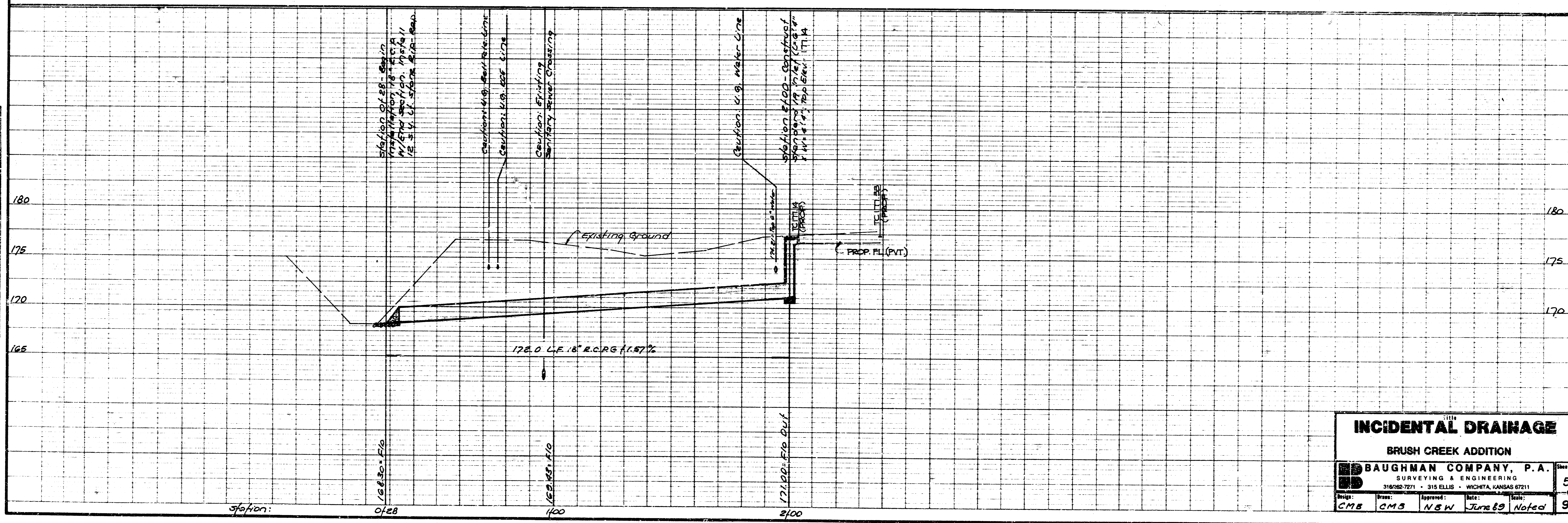
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Bench Mark: square cut in Top of Curb, N.E. Return of intersection of 35th Street North and 35th Street Court. (Sta. 3+45, 17.5' Lt.) Elevation = 117.36 City Datum.

PLAN	DATE	BY



PROFILE	DATE	BY

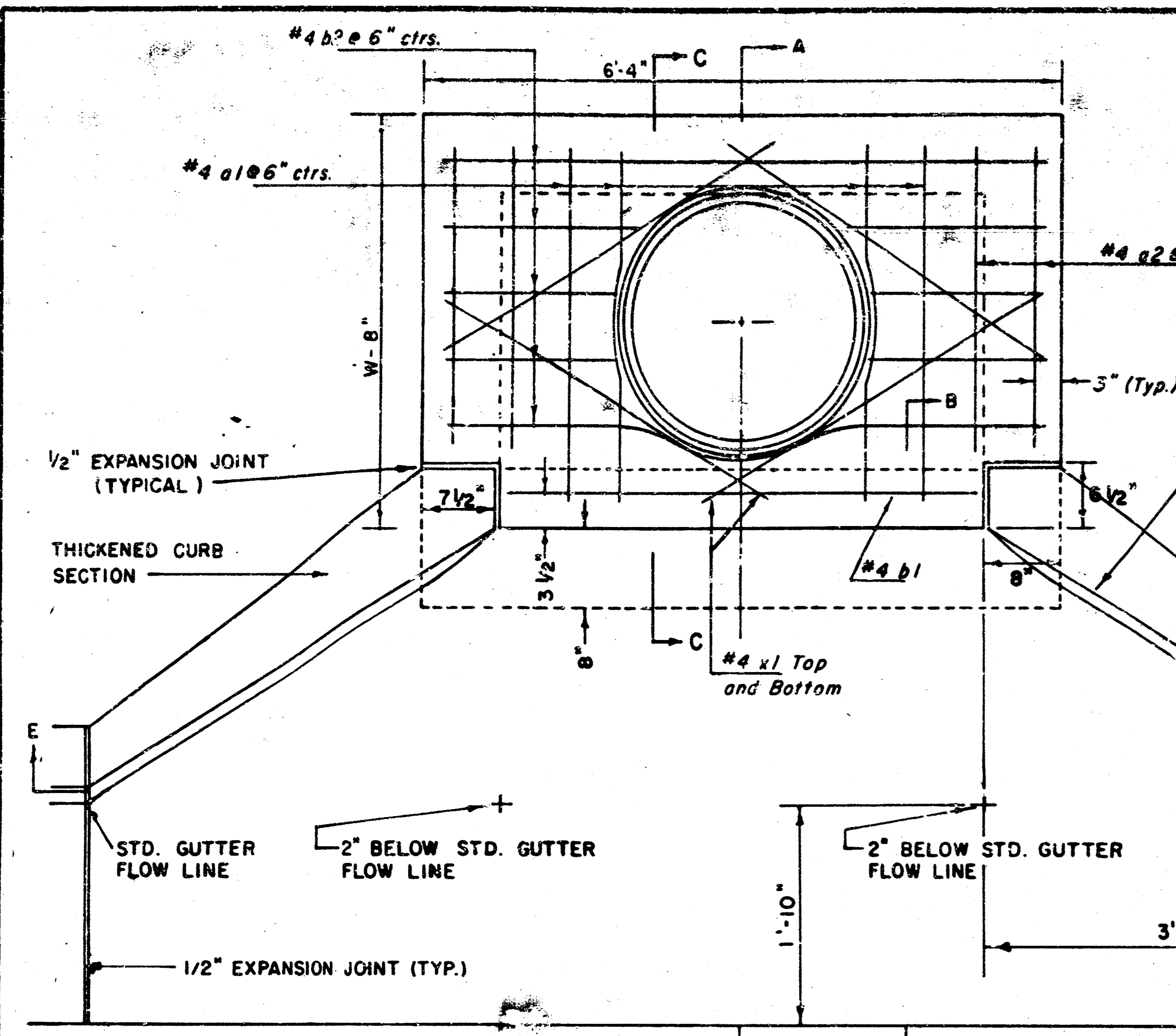


INCIDENTAL DRAINAGE
 BRUSH CREEK ADDITION

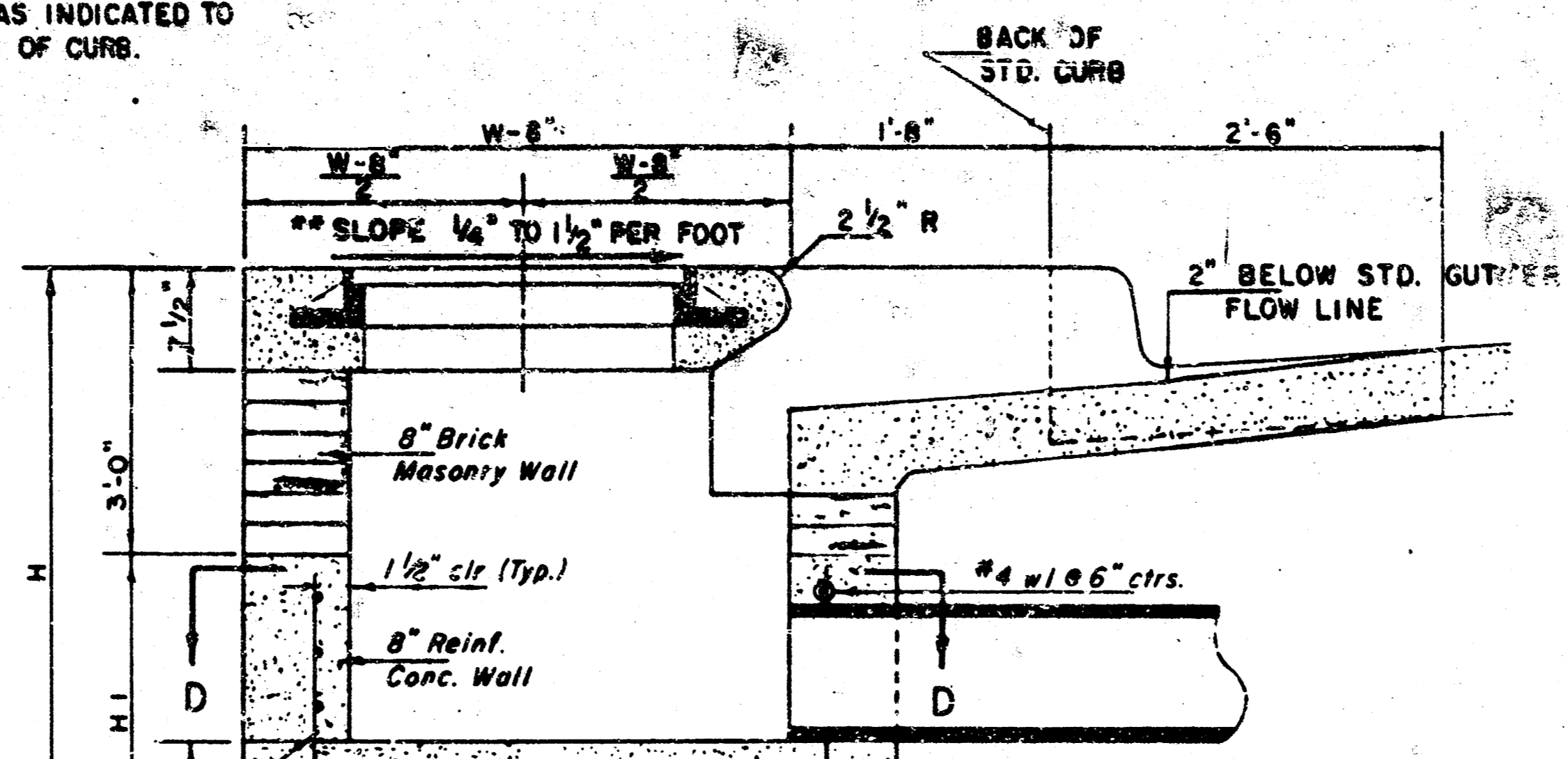
BAUGHMAN COMPANY, P.A.
 SURVEYING & ENGINEERING
 316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

Design: CMB	Drawn: CMB	Approved: NEW	Date: June 89	Scale: Noted	Sheet: 5
					of 4: 9

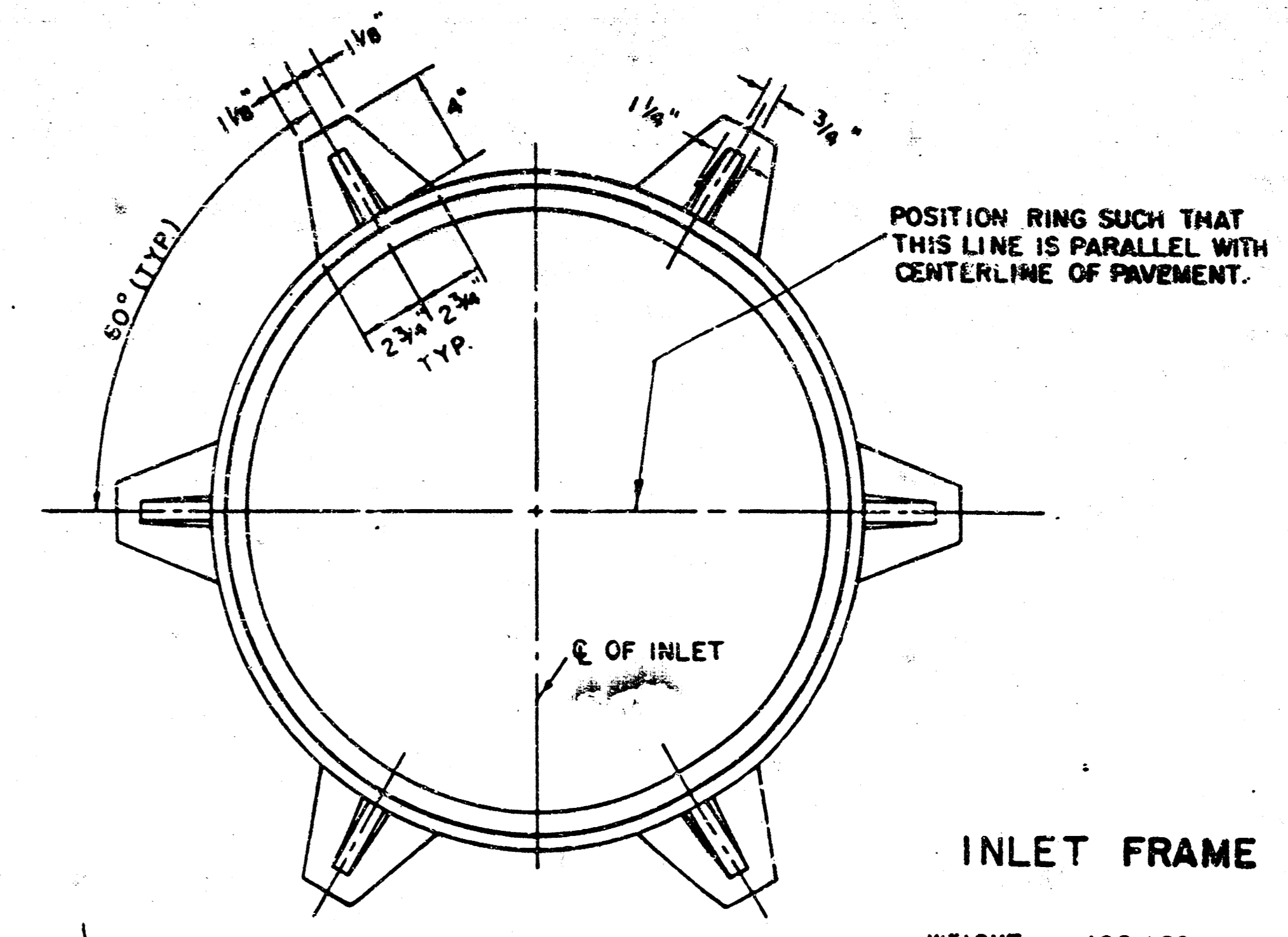
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NOTE: INLET TOP REINFORCING SHALL BE SPACED ON 6" MAX. CENTERS. INLET LIDS SHALL BE NOTCHED OUT AS INDICATED TO FACILITATE CONSTRUCTION OF CURB.



NOTE: CONCRETE TOPS TO BE INSTALLED ON THIN MORTAR CUSHION TO INSURE FULL SUPPORT, ALONG BRICK WALLS. CONCRETE TOPS MAY BE CAST IN PLACE OR PRECAST. CONCRETE USED FOR INLET CONSTRUCTION SHALL BE CONCRETE PAVEMENT MIX WITH AIR ENTRAINMENT.



WEIGHT = 180 LBS.

NOTE: EXPANSION JOINT ONLY IN CURB AREA WITH CONC. PAVEMENT.

PLAN

NOTE: CONTRACTOR SHALL HAVE THE OPTION OF CONSTRUCTING 8\"/>

ADDITIONAL CURB AND GUTTER CONSTRUCTION NECESSARY TO CONNECT SET-BACK INLET TO PAVEMENT WILL BE PAID FOR AT THE UNIT PRICE BID FOR EACH INLET HOOKUP.

INLET INVERT SHALL BE SHAPED WITH 8 SACK SAND MIX CONCRETE TO CREATE FLOW CHANNELS AND TO INCREASE HYDRAULIC EFFICIENCY SUCH THAT THE INLET WILL BE SELF-CLEANING BETWEEN ALL INLET AND/OR OUTLET PIPES.

THE ENDS OF ALL PIPES INSTALLED IN INLETS SHALL BE CUT OFF FLUSH WITH THE INSIDE FACE OF THE INLET WALL.

SEE CITY OF WICHITA STANDARD MANHOLE FRAME AND COVER DETAIL SHEET FOR COVER DETAILS TO BE USED WITH INLET FRAME.

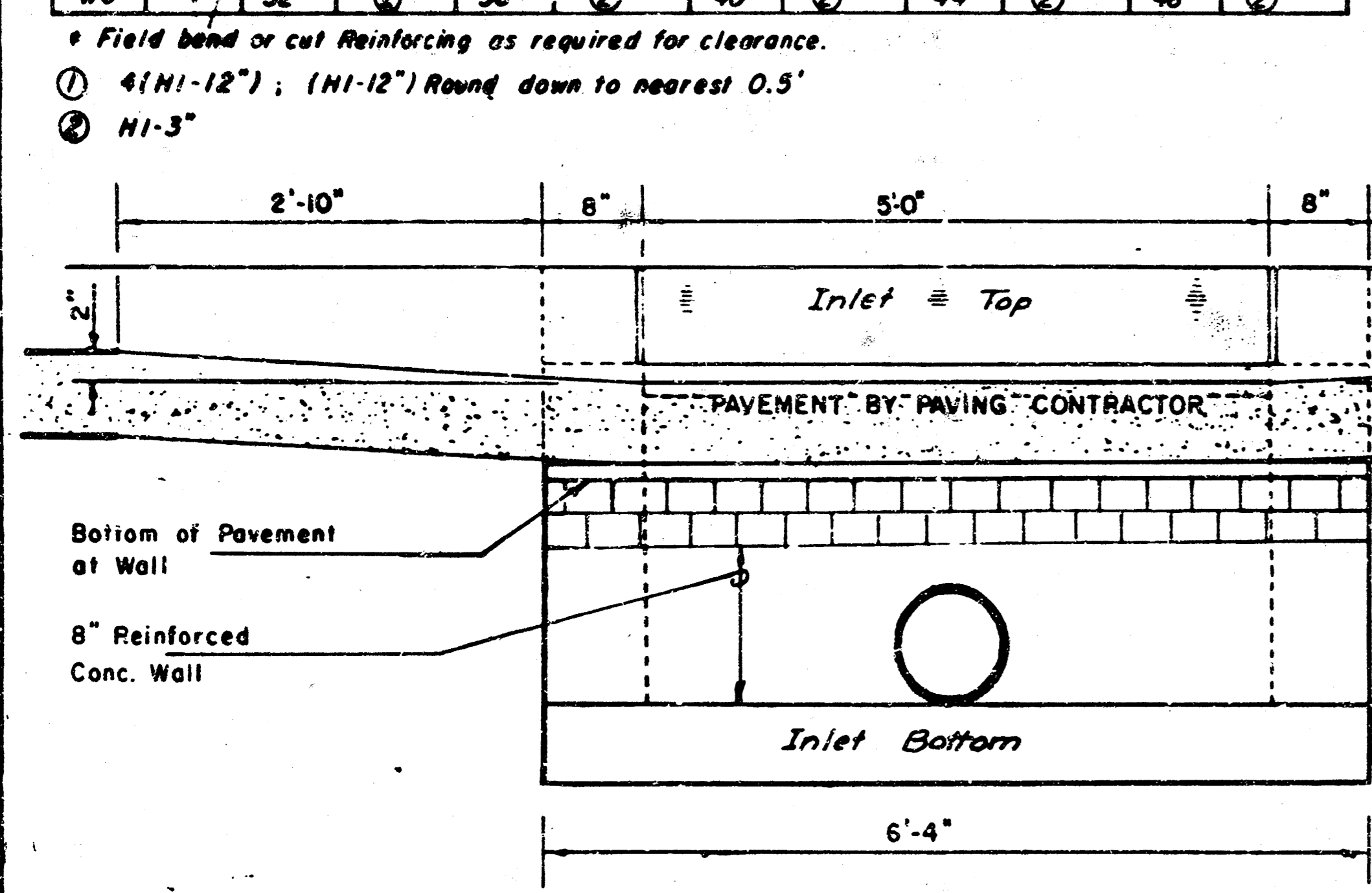
PRECAST SLAB AND FLOOR REINFORCING					
Mark	Size	No.	Length	No.	Length
a1	#4	6	6'-7"	6	8'-7"
a2	#4	4	6'-0"	4	8'-0"
a3	#4	13	4'-1"	13	5'-1"
b1	#4	1	4'-9"	1	4'-9"
b2	#4	23	6'-1"	29	6'-1"
x1	#4	8	3'-10"	8	4'-2"

WALL REINFORCING					
Mark	Size	No.	Length	No.	Length
w1	#4	10	6'-1"	10	6'-1"
w2	#4	10	4'-1"	10	5'-1"
w3	#4	32	4"	36	4"

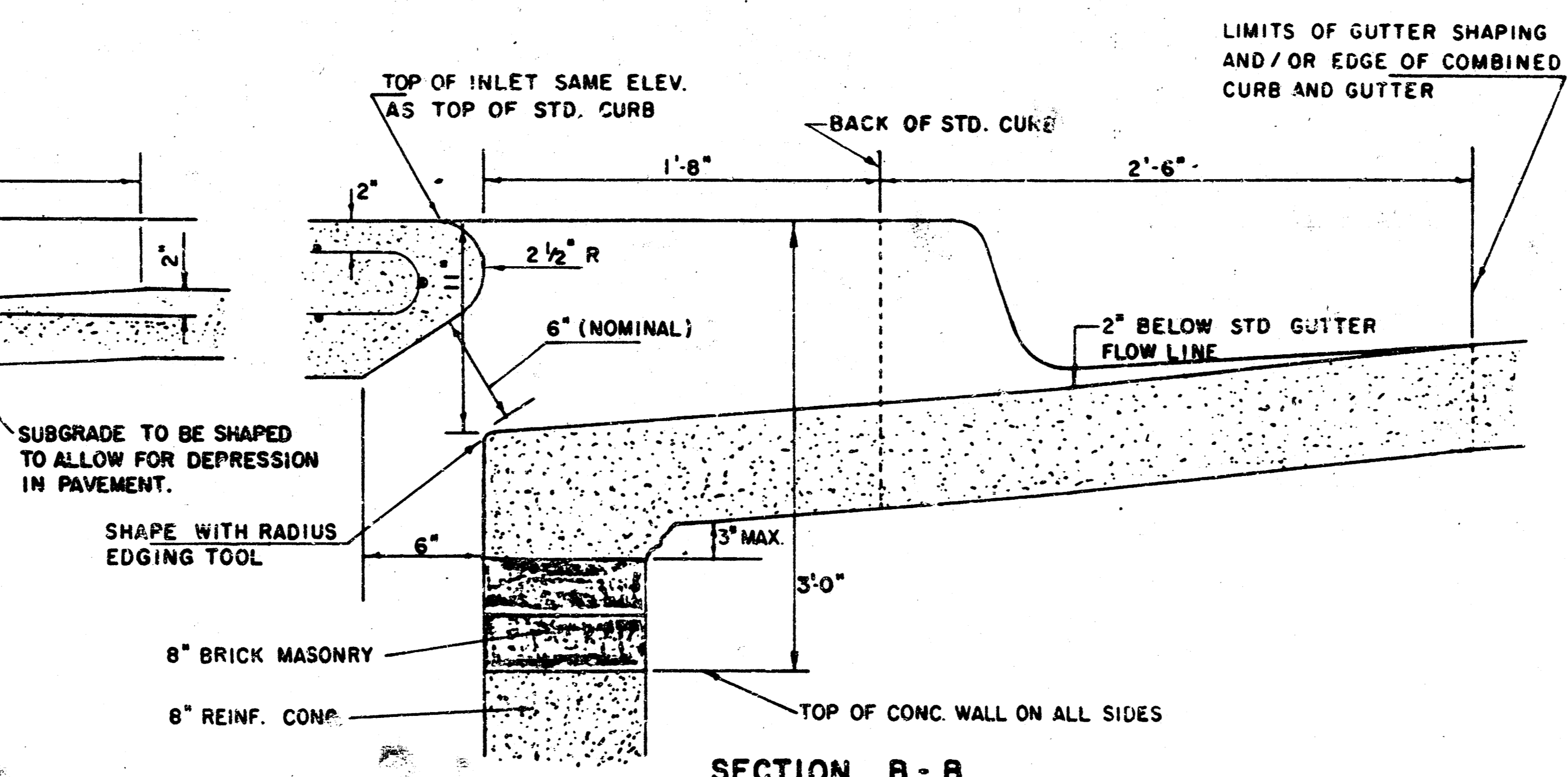
BENDING DIAGRAM

W	PRE-CAST TOP SIZE	PIPE SIZE	CU. YD. CONC.
4' 4"	5'8" x 6'4" x 7'1/2"	21" & SMALLER	0.38 ±
5' 4"	4'8" x 6'4" x 7'1/2"	24" & 30"	0.51 ±
6' 4"	5'8" x 6'4" x 7'1/2"	36" & 42"	0.64 ±
7' 4"	6'8" x 6'4" x 7'1/2"	48" & 54"	0.77 ±
8' 4"	7'8" x 6'4" x 7'1/2"	60" & 66"	0.90 ±

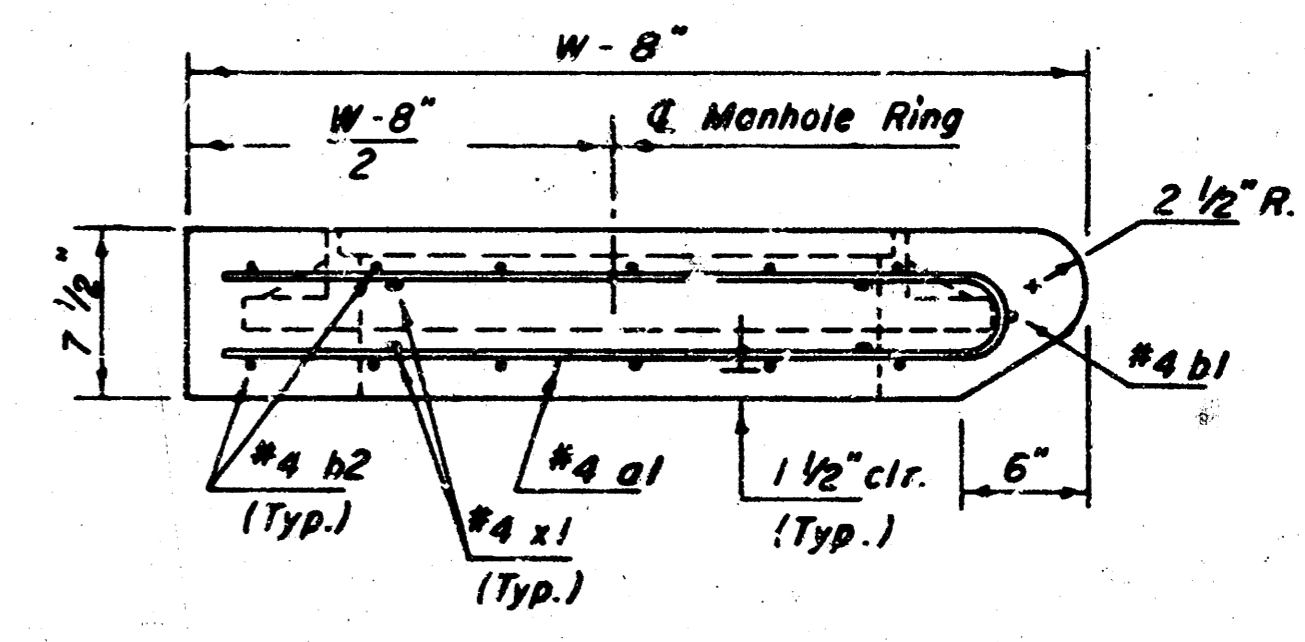
** NOTE: Slope of Inlet Tops to match Sidewalk or Parking Slopes within Limits indicated.



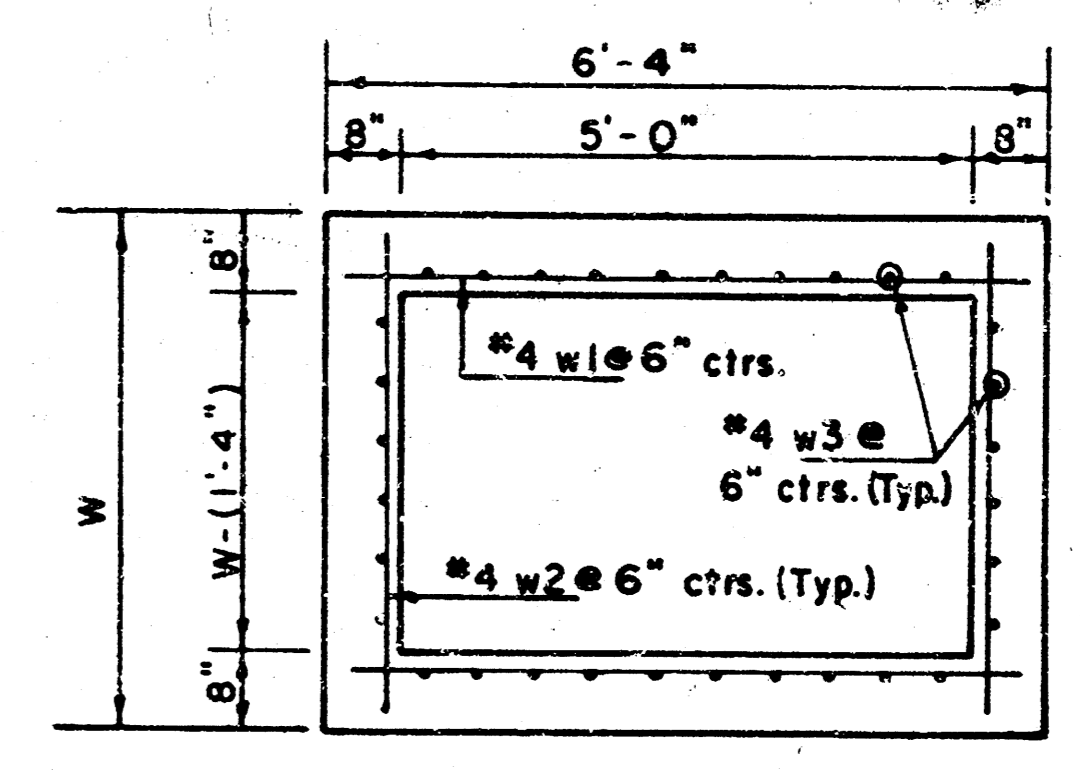
SECTION E-E



SECTION B-B



SECTION C-C



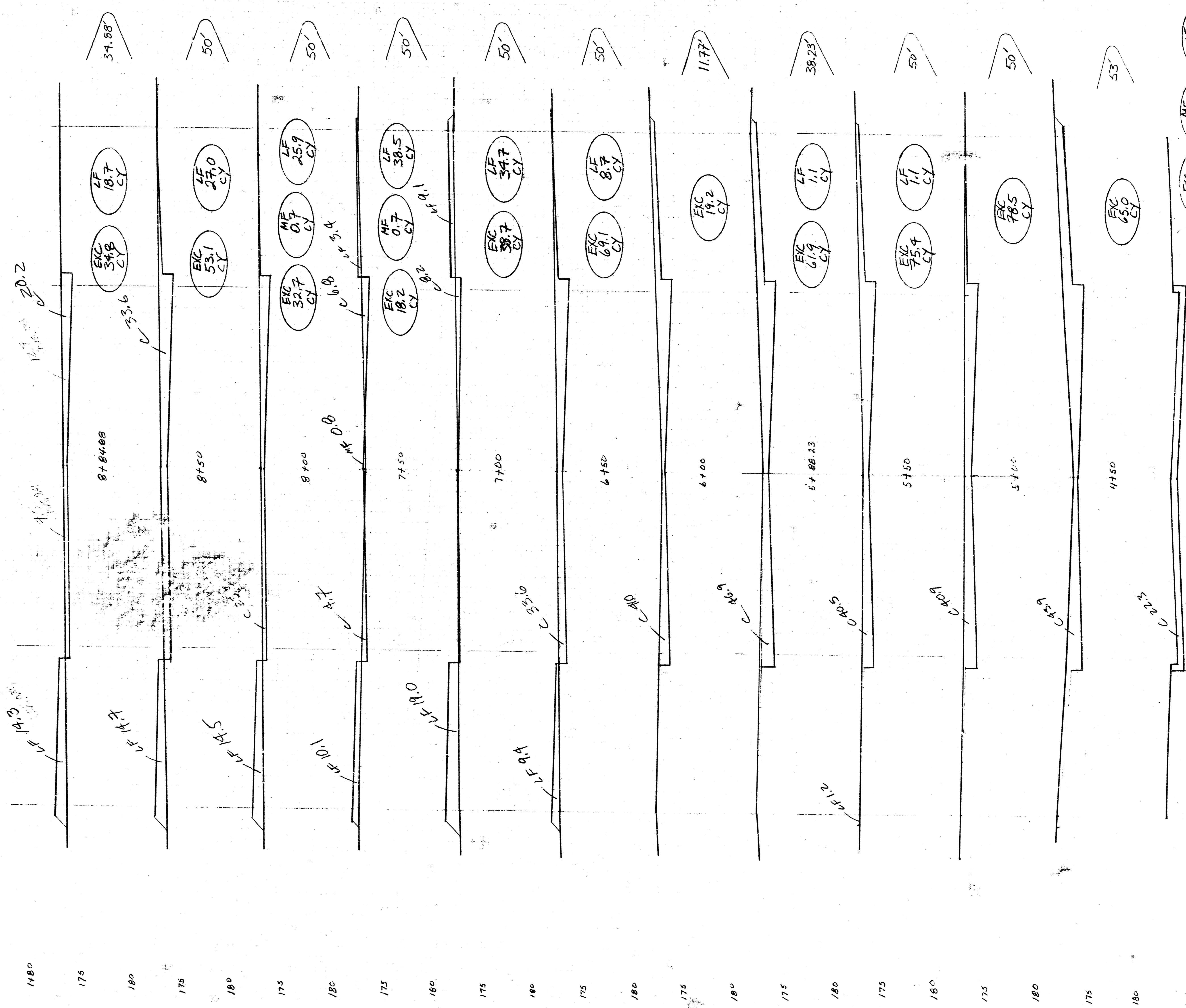
SECTION D-D

REVISED 11-30-1988
REVISED 12-31-1984

DETAIL STANDARD TYPE IA CURB INLET
CITY OF WICHITA, KANSAS
INLET OPENING = 6" x 5'0"

JUNE 1984

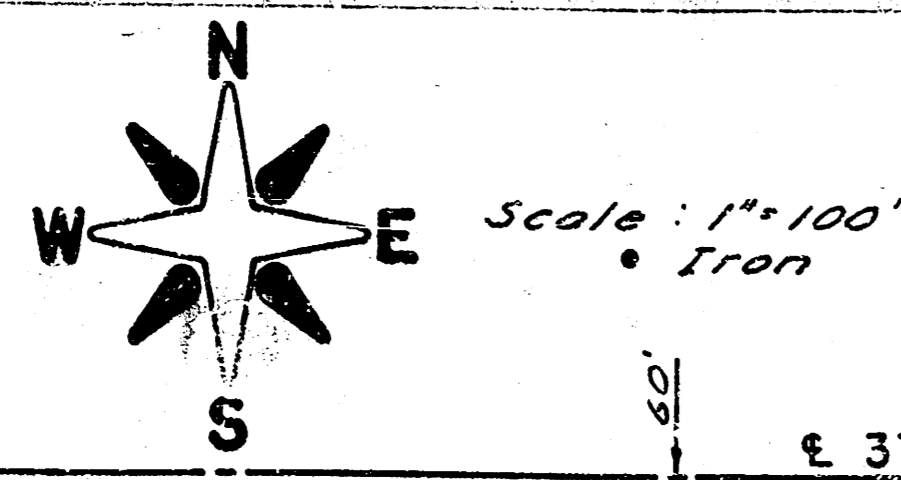
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3797	0	10	20	30	40
354 Sf No.					
PROJECT TOTALS:					
EXC	757.0				
MF	1.4				
LF	190.7				
8.15 TOTALS:					
EXC	576.6				
MF	1.4				
LF	155.7				

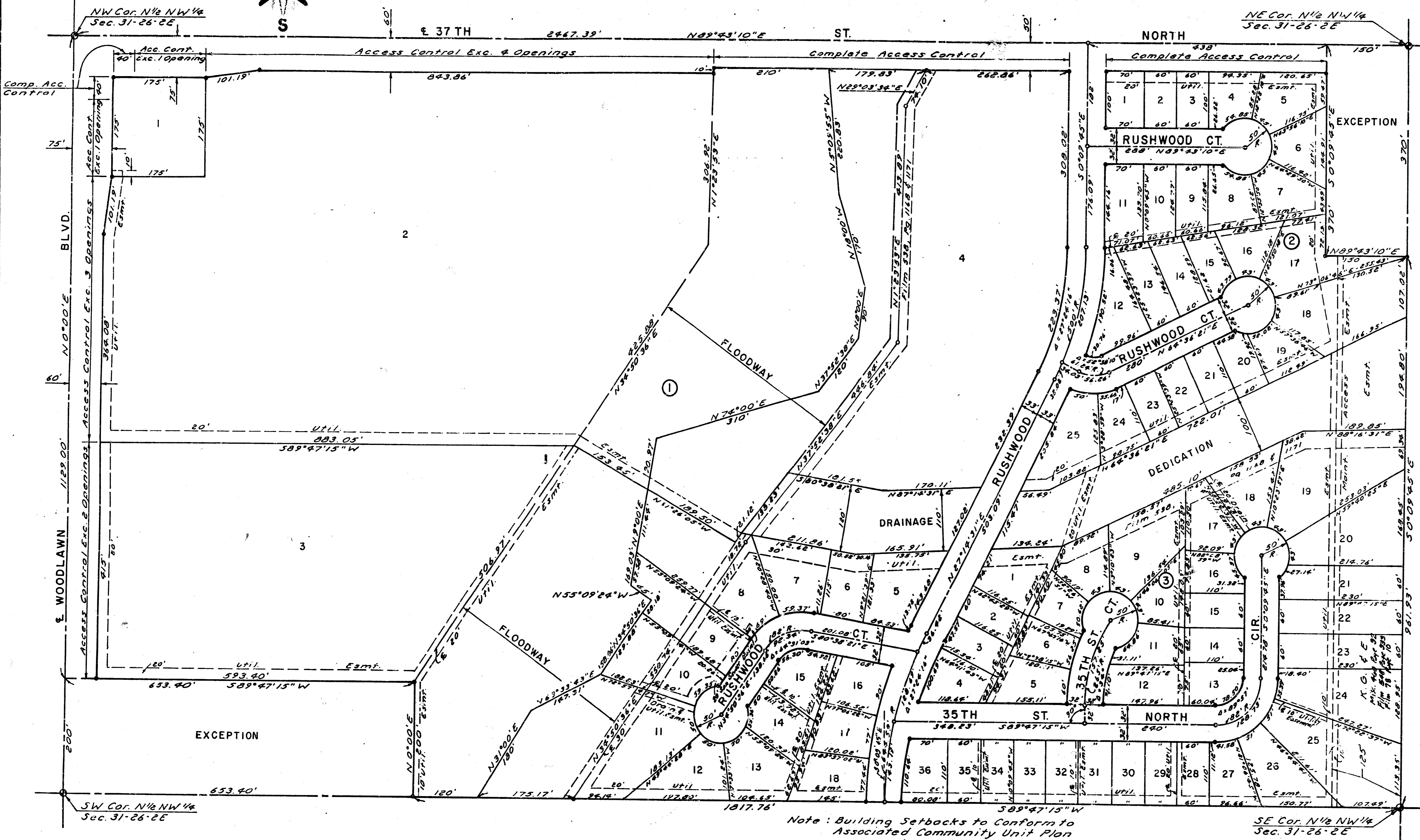
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Minimum Building Pads:
Lots 1 & 2, Blk. 1, E1, 1363.0
All other lots, E1, 1365.0
(Sea Level Datum)



BRUSH CREEK ADDITION

WICHITA, KANSAS



This plat of "BRUSH CREEK ADDITION" Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission Wichita, Kansas, dated this 16th day of June, 1983.

Wichita-Sedgwick County Metropolitan Area Planning Commission
Josephine Smith Chairman
Robert L. Sabers Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this 13th day of December, 1983.

Margaret Wright Mayor
Donald C. White City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this 24th day of June, 1984.

Jack Beatty Chairman
Donald C. White Commissioner
Pam Scott Commissioner
Donald C. White County Clerk

Entered on transfer record this 22nd day of June, 1984.
Donald C. White County Clerk

672696

State of Kansas } S.S. This is to certify that Sedgwick County } this plat has been filed for record in the Office of the Register of Deeds this 22nd day of JANUARY, 1984, at 10 o'clock, A.M. and is duly recorded.

Patricia A. White Register of Deeds
John H. White Deputy

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "BRUSH CREEK ADDITION"

Robert E. Crabb *Judith Daines Crabb*

State of Michigan } S.S. Wayne County } The foregoing instrument was acknowledged before me this 1st day of January, 1983, by Robert E. Crabb and Judith Daines Crabb, his wife.

Notary Public
 My Commission Exp. _____

State of New Mexico } S.S. Santa Fe County } The foregoing instrument was acknowledged before me this 1st day of January, 1983, by Leonard Rosigano and Donna B. Crabb Rosigano, his wife.

Notary Public
 My Commission Exp. _____

State of Kansas } S.S. We, Boughman Company, PA, Surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "BRUSH CREEK ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the NW 1/4 of the NW 1/4 of Section 31, T26S, R2E of the 6th P.M., Sedgwick County, Kansas, excepting the south 200 feet of the west 653.40 feet and the north 370 feet of the east 150 feet thereof.

Date Nov. 2, 1983
John E. Lundblade Surveyor

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, streets and a drainage dedication to be known as "BRUSH CREEK ADDITION", Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of public utilities. The drainage dedication is hereby dedicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to Woodlawn Blvd. and 37th St. North are hereby granted to the City of Wichita, Kansas, except, however, that Lot 1, Blk. 1, shall have access to Woodlawn at one location over the south 135 feet thereof and to 37th St. North over the east 135 feet thereof. Lot 2, Blk. 1 shall have access to Woodlawn at three locations and to 37th St. North at four locations and Lot 3, Blk. 1 shall have access to Woodlawn at two locations, said locations to be determined by the City Engineer. The floodway shall be the responsibility of the owners of the property within said floodway until such time as the governing body exercising jurisdiction elects to assume the responsibility

for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors of Office. Building setbacks shall conform to the associated Community Unit Plan. Minimum building pads shall be as follows: Lots 1 & 2, Blk. 1, Elev. 1363.0; All other lots 1365.0 (Sea Level Datum).
 Brush Creek Community, a Joint Venture
Carl A. Steward, III *Philip M. Snodgrass* *William L. Karber* *Jack K. Stamp*
 W.B. Carter Construction Co., Inc.
Jack K. Stamp Vice-Pres.

State of Kansas } S.S. The foregoing instrument was acknowledged before me this 1st day of September, 1983, by Brush Creek Community, a Joint Venture, by Carl A. Steward, III, Philip M. Snodgrass, William L. Karber and Jack K. Stamp, Vice-Pres. of W.B. Carter Construction Co., Inc. on behalf of the corporation.
Notary Public
 My Commission Expires _____

Printer: Geo. Conrads F 248 P. 117

PLAT COPY - BRUSH CREEK ADDN.
 472-75-245-5155-000-001

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