

BENCHMARK

Sq. Cut on Top of Curb on Oliver at NE Corner of Subject Parcel (Approx. 430 Ft. North of Cl. of Norwood Lane)
Elev. = 1349.64 (NGVD 29)

LEGAL DESCRIPTION

Lot 1, Block A, Koch Community Park Addition to Wichita, Sedgwick County, Kansas

SITE INFORMATION

Site Area: 464,238.3 Square Feet/ 10.657 Acres (Net)

Impervious Area: Pavement 87,500 SF (Approx)
Building 30,630 SF (Approx)
Total 118,130 SF/ 2.71 Acres
25.45% of Site

Parking Spaces: 102, including 6 Universal Accessible Spaces

GRADING NOTES

- Contractor shall be required to provide notice to Kansas One Call at 687-2470 a minimum of two (2) working days prior to any excavation or work adjacent to utilities.
- The Contractor must notify the following in case of an emergency:
 Kansas Gas Service (Gas).....1-888-482-4950
 Aquila Energy (Gas).....1-800-303-0357
 Westar Energy (Electric).....363-8650
 AT&T (Phone).....262-4270
 Cox Communications (Cablevision).....268-2759
 City of Wichita Water Dept. (Water).....268-4563 or 268-4908
 City of Wichita Sewer Maint. (San. Sewer).....268-4024 or 268-6000
 City of Wichita Storm Sewer Maint. (Storm Sewer).....268-4034 or 268-4203
 City of Wich Traffic Maint.(Traf. Control)
 Conoco Pipeline Co. (Petroleum).....1-800-231-2551
 Williams Pipeline Co. (Petroleum)
 Phillips Pipeline Co. (Petroleum).....1-800-768-8230
- Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
- Traffic affected by the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.
- The Contractor shall verify all utility locations prior to construction of this project.
- Paved Lot to be constructed with Paving as shown. Subgrade to be compacted to 98% Standard Proctor Density and treated with 4 to 6 percent lime or 14 to 16 percent class "C" fly ash. Refer to pavement details to verify depths and Paving type.
- Proposed storm water sewer shall be the contractor's responsibility. This portion of the project shall be constructed under "Private Project." The storm sewer system shall be designed separately, and undergo Local City review and approval. The installation of the storm sewer is required to be done by a bonded contractor, inspected and certified. Refer to Separate Sewer and Storm Water Sewer Plan Set. The Contractor shall construct the sewer only from Local City approved plans which will be provided to the General Contractor or can be provided by Baughman Company, P.A.
- Handicap accessible ramps shall be constructed at the approach location from Oliver. The ramps shall be constructed in accordance with ADA standards and Local City Specifications.
- Cross-Slopes on sidewalks around building shall not exceed 1/4" per foot (or 2%). Notify Landscape Architect of any discrepancies prior to forming of walks.

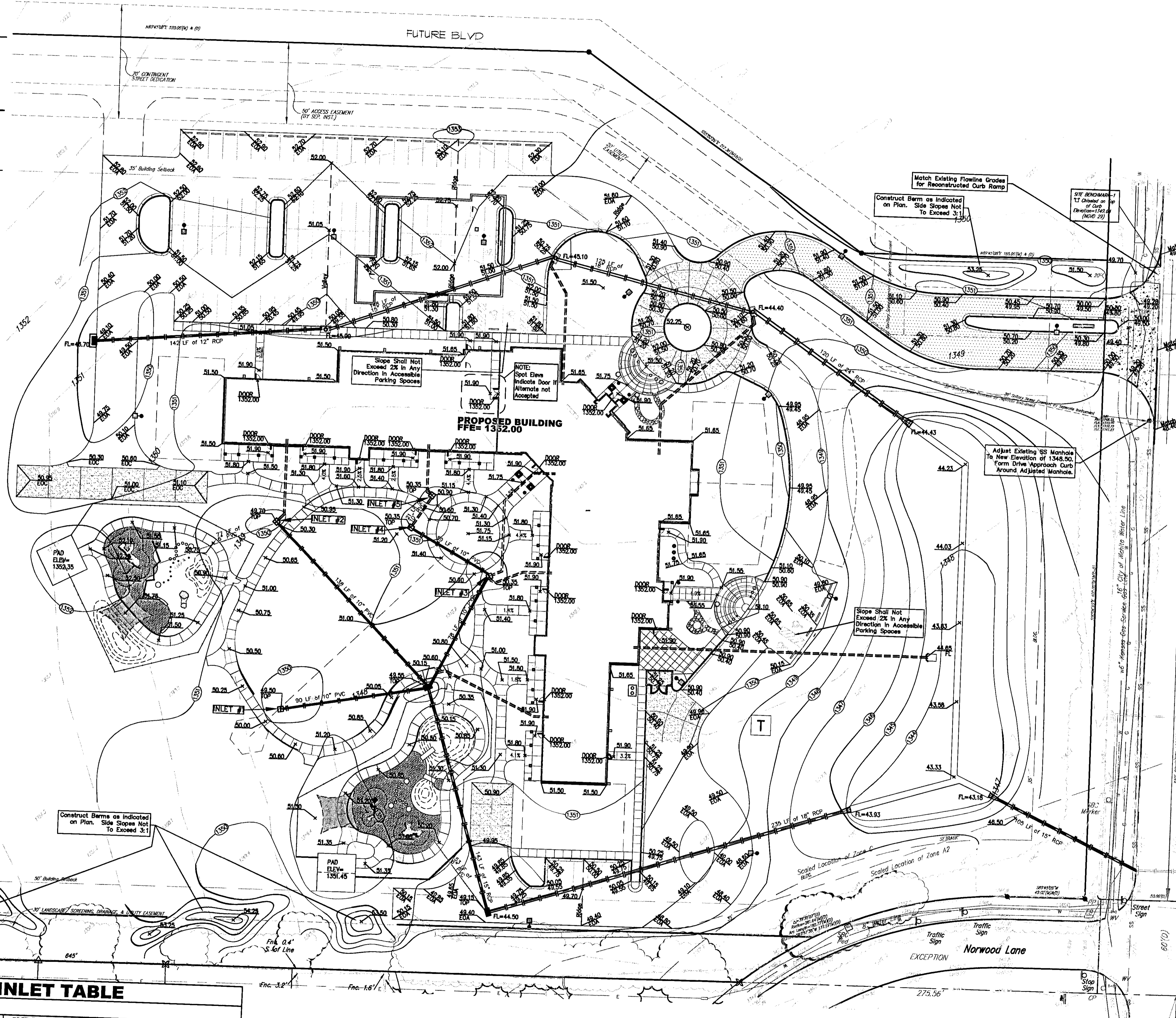
MINIMUM PAD ELEV.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1	A	1352.0

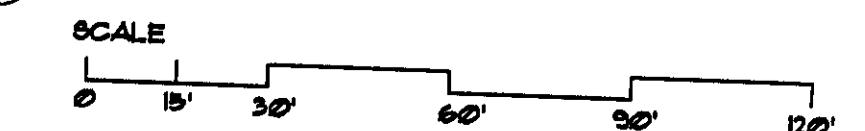
COURTYARD INLET TABLE

Drop inlets shall be 2' x 2' inlets
Per Detail 12, Street SL1.2

INLET 1	INLET 2	INLET 3	INLET 4	INLET 5
Rim=1348.50 FL (NE)= 1348.25	Rim=1348.70 FL (SE)= 1346.75 FL (SW)= 1348.85 (6" PVC) FL (NE)= 1348.85 (Roof Drain & Overdrain)	Rim=1350.35 FL (SW)= 1348.10 FL (NE & SE)= 1348.50 (Roof Drain & Overdrain)	Rim=1350.35 FL (SE)= 1348.80 FL (NE)= 1348.90	Rim=1350.35 FL (SE)= 1347.15 FL (NW)= 1347.25 (Roof Drain & Overdrain)



A SITE GRADING PLAN



Baughman Company, P.A.
315 Hill - Wichita, KS 67211
316-262-7271 F316-262-0149
Revisions: 9/19/07 BKB
Revisions per city comments



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RAINBOWS
UNITED, INC.
NEW NORTHEAST FACILITY
Oliver Avenue & Highway 96
Wichita Kansas

PRINTS ISSUED
July 10, 2007 - CONSTRUCTION DOCUMENTS

WDM No. 05240
drawn BDT
checked BDT/NBW

SITE GRADING PLAN



Scale: 1/8" = 1'-0" Date: 06/09/04 Drawing Name: C:\VAC.DWG