

# BENCHMARK

\* "D" in the east end of the southeast curb return of the intersection of Mid-Continent Rd. & University in Wichita, Sedgewick County, KS 1324-08 N0229  
 The northeast corner of brick sign base 330' north of Fort Ave along the CL of S. Ridge Rd. and 84' west of the CL of Ridge Rd. in Wichita, Sedgewick County, Kansas  
 Elevation = 1327.17 N50229

## LEGAL DESCRIPTION

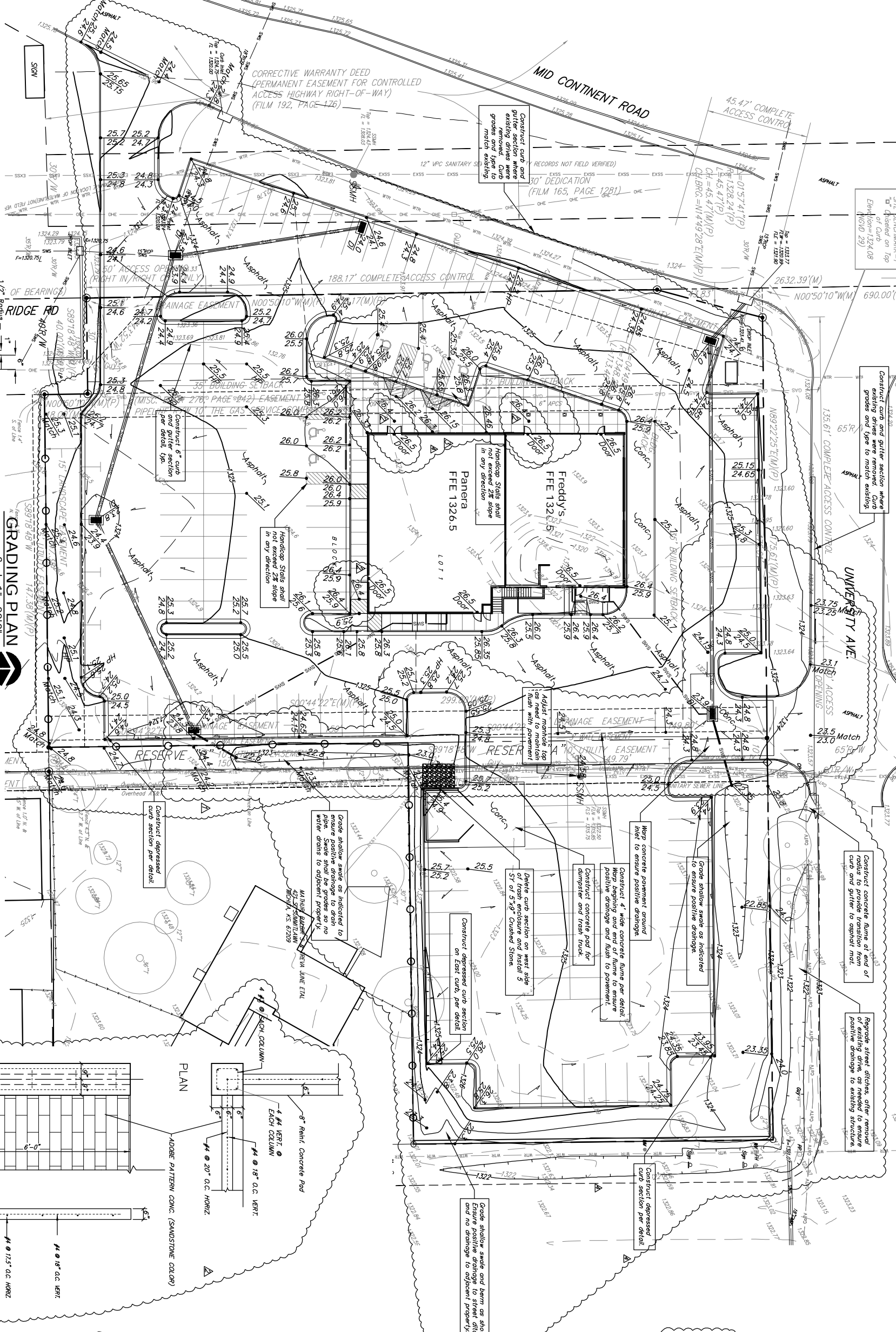
Lot 1, Block A, Ridge 400 Addition, Wichita, Sedgewick County, Kansas.

## SITE INFORMATION

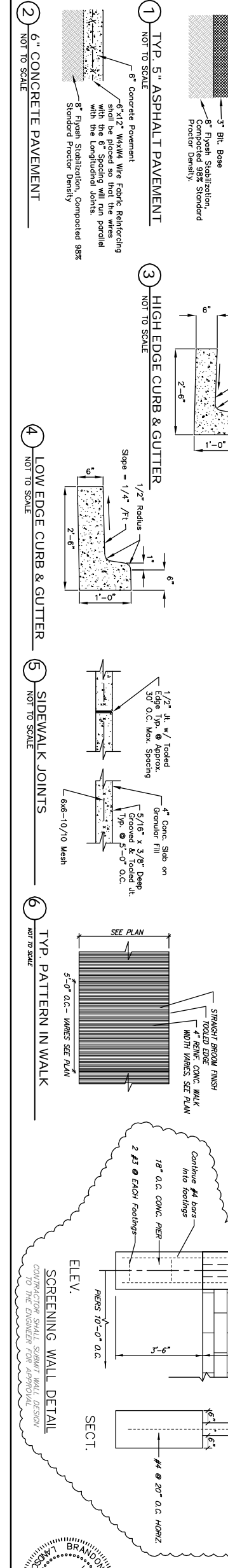
Total Area: ±58,279sq. ft. (1.33 acres) (not including minor street use)  
 Impervious Area: ±72,145 sq. ft. (1.65 acres) (including all impervious area except entry approaches)  
 Building Area: 7,535 sq. ft. (including all impervious parking spaces, including 6 accessible stalls)

## 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  
 Western Energy (Electric): 383-8850  
 Sedgewick Electric (Electric): 268-2759  
 AT&T (Phone): 268-2759  
 City of Wichita Water Dept. (Water): 268-4653  
 City of Wichita Sewer Maint. (San. Sewer): 268-4024  
 City of Wichita Storm Sewer Maint. (Storm Sewer): 268-4090  
 City of Wichita Traffic Maint. (Traffic Control): 268-4203  
 Conoco Pipeline Co. (Petroleum): 1-800-521-8551  
 Williams Pipeline Co. (Petroleum): 1-800-524-8996  
 Phillips Pipeline Co. (Petroleum): 1-800-766-8230
- Existing utilities and their locations, as shown on the plans, 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.
- Refer to Landscape Plan for Treatment of All Disturbed Areas.
- 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 18 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 storm sewer is required to be done by a bonded contractor. 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 Baumhagen Company, P.A.
- The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
- 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 walk.



GRADING PLAN  
 Scale 1" = 20'-0"



### 8 CONCRETE FLUME

NOT TO SCALE

### 9 TYP. CURB CUT SECTION

NOT TO SCALE

### 6" CONCRETE PAVEMENT

NOT TO SCALE

## Grading Plan

Ridge 400  
 Baumhagen  
 Freddy's & Panera

PROJECT NUMBER	DATE
APPROVED	DATE
SCALE	DATE
SHEET	DATE

3 OF 6