

SITE INFORMATION

Total Area: ±60,573.7 sq. ft. (1.39 acres)
 Impervious Area: ±57,885 sq. ft. (1.33 acres)
 Building Area: ±4,512 sq. ft.

BENCHMARK

Benchmark - 1:
 City of Wichita Benchmark. 74' North and 44' East of Centerline of 47th and Seneca at Face of Walk.
 Elevation = 1275.17 (NAVD 88)
 Site Benchmark - 1:
 Cross Cut on top of Sidewalk. Elevation = 1275.72 (NAVD 88)

LEGAL DESCRIPTION

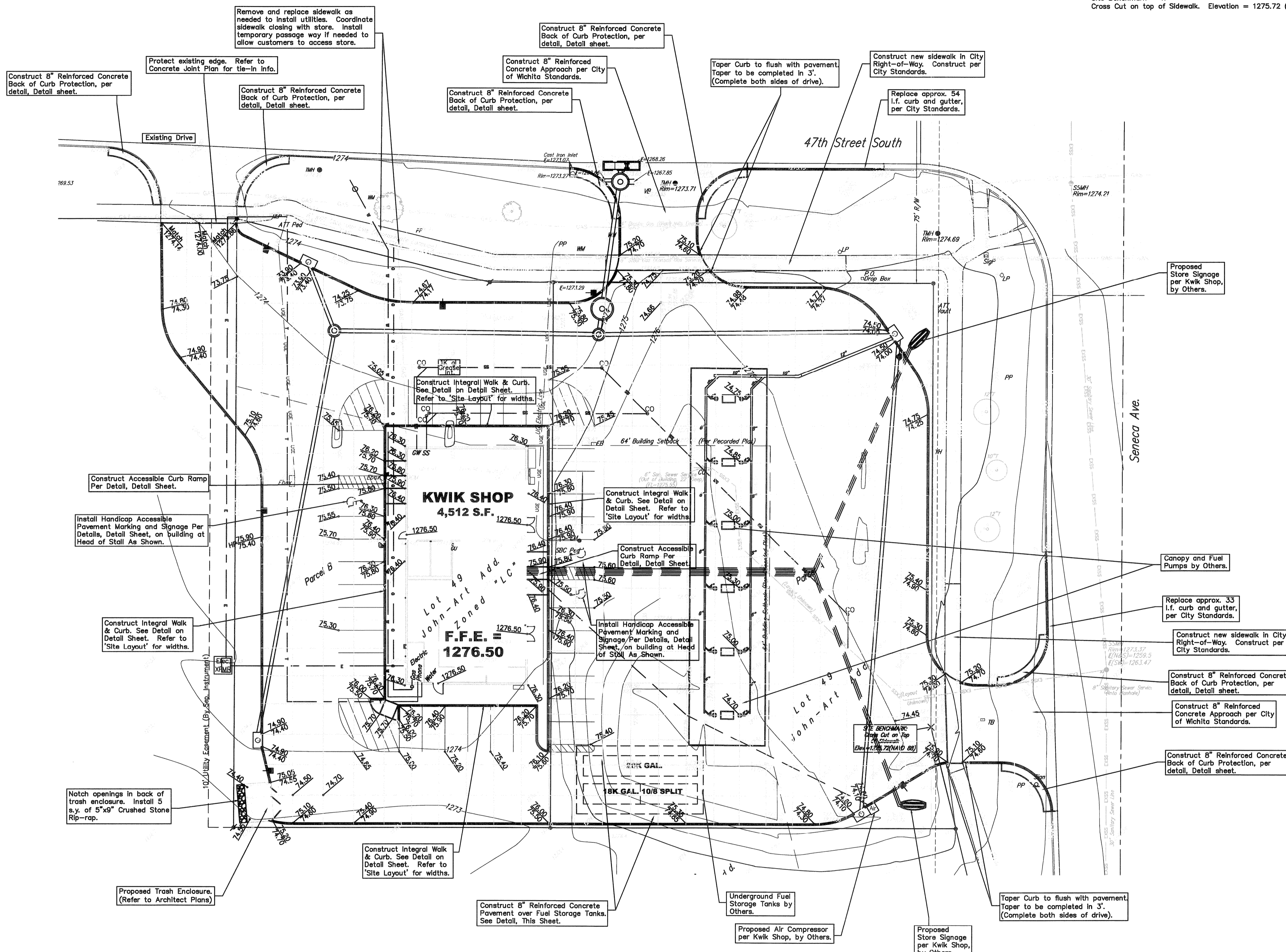
Parcel A:
 That part of Lot 49, John - Art Addition an Addition to Wichita, Sedgwick County, Kansas, described as beginning at the N.E. Corner of said Lot 49; thence west along the north line of said Lot 49, 150 feet; thence south parallel with the east line of said Lot 49, 215 feet; thence east, parallel with the north line of Lot 49, 150 feet to the east line of said Lot 49; thence northwesterly along the easterly line of said Lot 49, 41.18 feet to a point 175 feet south of the N.E. Corner of said Lot 49; thence North along the east line of said Lot 49, 175 feet to the place of beginning.

Parcel B:
 That part of Lot 49, John - Art Addition an Addition to Wichita, Sedgwick County, Kansas, described as commencing at the N.E. Corner of said Lot 49; thence west along the north line of said Lot 49, 150 feet, to the point of beginning; thence south parallel with the east line of said Lot 49, 215 feet; thence west parallel with the north line of said Lot 49, 125 feet; thence north parallel with the east line of said Lot 49, 240 feet, to a deflection point in the north line of said Lot 49; thence southeast along the deflection line in the north line of said Lot 49, 102.96 feet to a deflection point in the north line of said Lot 49; thence east along the north line of said Lot 49, 25 feet, to the point of beginning.

GRADING NOTES

- Contractor shall be required to provide notice to Kansas One Call at 867-2470 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).....1-888-482-4850
 Aquila Energy (Gas).....1-800-303-0357
 Westar Energy (Electric).....383-8650
 Cox Communications (Cablevision).....262-4270
 AT&T (Phone).....288-2759
 City of Wichita Water Dept. (Water).....268-4563
 City of Wichita Sewer Maint.(San. Sewer).....268-4908 or 268-4024
 City of Wichita Storm Sewer Maint. (Storm Sewer).....268-4090
 City of Wich Traffic Maint.(Trac. Control).....268-4034 or 268-4203
- 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.
- Refer to Landscape Plans and Specifications for Treatment of All Disturbed Areas.
- Signaling and striping shall be installed Per Approved Specifications.
- Paved Lot to be constructed Per Approved Specifications.
- 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 Engineer of any discrepancies prior to forming of walks.

For Reference Only
See Civil Siteplan
R1 OF R3
Not To Scale



- For Parking Lot pavement on Kwik Shop Property not called out as 8" pavement, Construct 6" Reinforced Concrete Pavement. Per Detail, Detail Sheet.
- Regrade All disturbed areas to Match existing and New Construction. Reseed All Disturbed Areas per Landscape Plan.
- All Curb and Gutter on Kwik Shop Property, except ground store, Construct 6" Monolithic Curb and Gutter, typ. Per detail, Detail sheet.
- Existing store to remain open until demolition time. Maintain traffic around site during construction process. Contractor to supply proper traffic control to maintain and protect traffic.

SITE PLAN GRADING PLAN

Scale 1" = 20'0"

Kwik Shop #714- Wichita, KS Civil Site Improvements	
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE	
PROJECT NUMBER: _____ REVISIONS: _____	DESIGN: MWS APPROVED: _____ DATE: 06/2011 SCALE: Noted SHEET: 3 OF 7
E:\projects\KwikShop-47th & Seneca\Siteplan.dwg	