

DEMOLITION KEY NOTES:

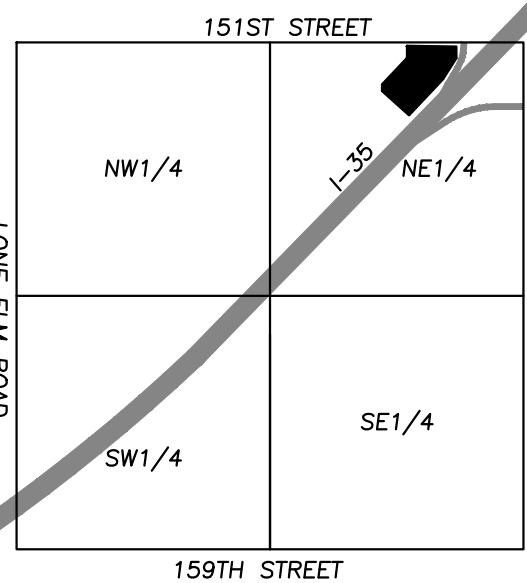
- (A)** ALL UTILITIES SERVING STRUCTURES IMMEDIATELY SURROUNDING THE DEMOLITION BOUNDARY SHALL REMAIN IN SERVICE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES.
- (B)** THE CONTRACTOR SHALL REMOVE AND CAP EXIST. UNDERGROUND WATER LINES TO BUILDING & EXISTING FIRE HYDRANT. CONTRACTOR TO VERIFY LOCATION OF CONNECTION TO BUILDING. WATER SERVICE TO BUILDING TO BE COORDINATED WITH OWNER AND SERVICE INTERRUPTED FOR AS SHORT OF TIME AS POSSIBLE.
- (C)** THE CONTRACTOR SHALL REMOVE ALL EXISTING ASPHALT, CONCRETE SIDEWALKS AND THE SUB-BASE GRAVEL TO THE NATURAL SOIL ELEVATION.
- (D)** THE CONTRACTOR SHALL REMOVE ALL EXISTING CONCRETE CURBS AND THE SUB-BASE GRAVEL TO THE NATURAL SOIL ELEVATION.
- (E)** THE CONTRACTOR SHALL REMOVE EXISTING CONCRETE FLUME.
- (F)** THE CONTRACTOR SHALL REMOVE OR RELOCATE EXISTING LIGHT POLES AND UNDERGROUND ELECTRICAL SERVICE LINES. COORDINATE WITH OWNER.
- (G)** THE CONTRACTOR SHALL REMOVE ALL GROUND VEGETATION, TREES, SHRUBS, BRUSH AND DEBRIS SPECIFICALLY SHOWN TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CLEARED ITEMS.

LEGEND:

- EXISTING LIGHT POLE
- REMOVE EXISTING CURB AND GUTTER
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING CONCRETE PAVEMENT/SIDEWALK TO BE REMOVED
- EXISTING WATERLINE
- EXISTING GAS LINE
- EXISTING BURIED ELEC.
- EXISTING BURIED TELEPHONE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- FIRE HYDRANT (EXISTING)

DEMOLITION NOTES:

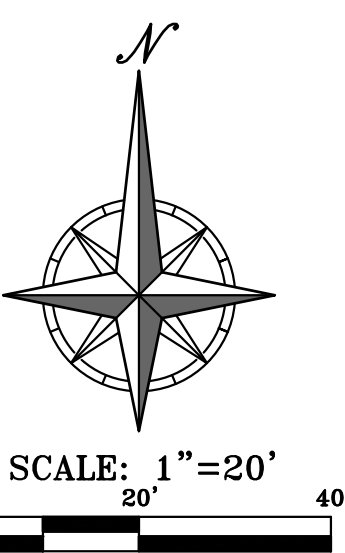
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



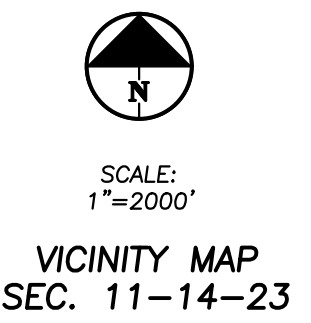
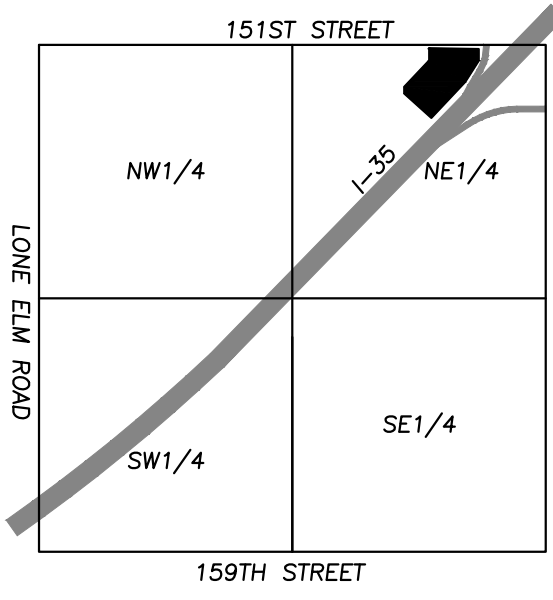
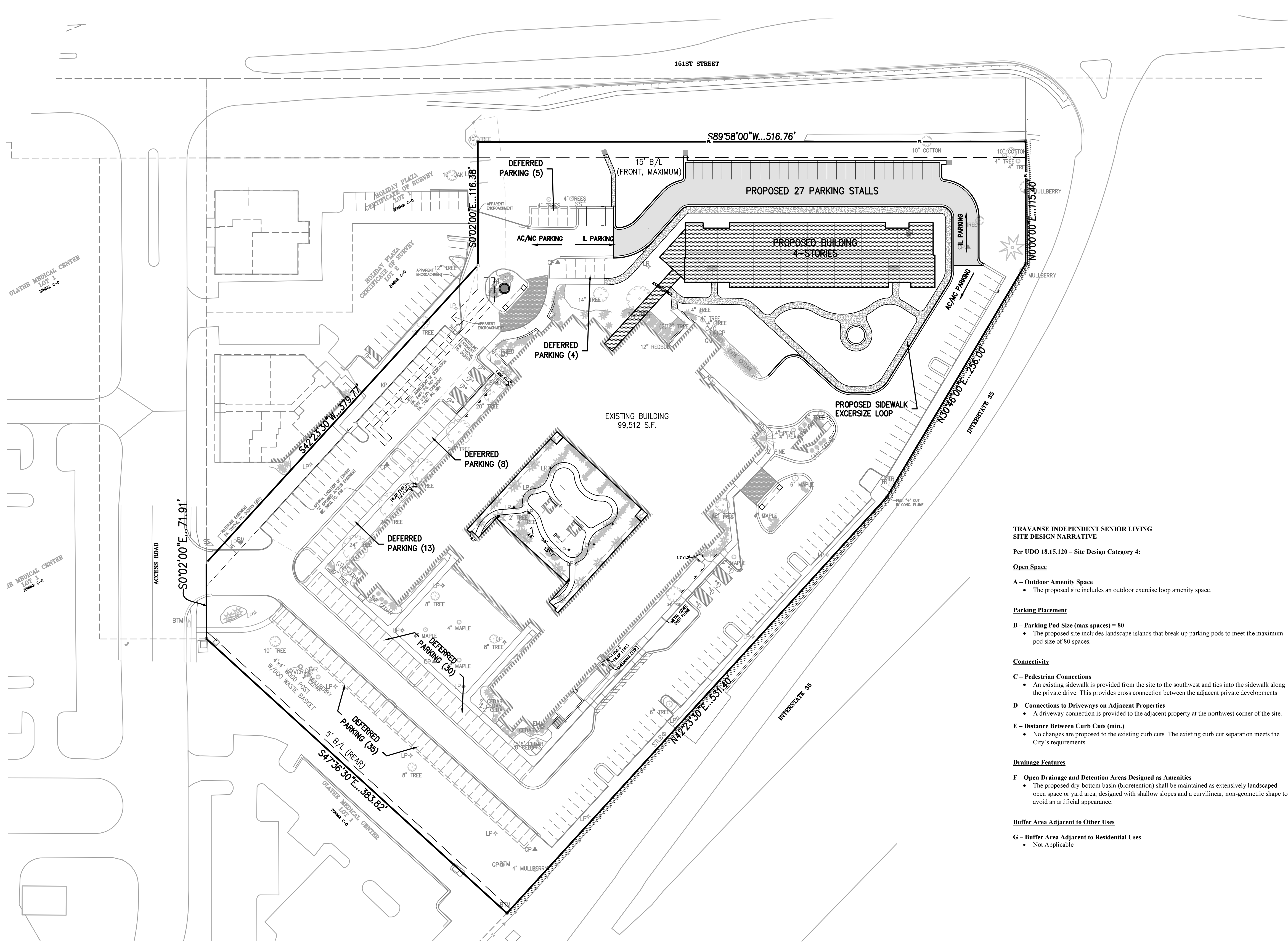
SCALE: 1"=2000'
VICINITY MAP
SEC. 11-14-23



UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



PROJECT NO.	DATE	BY	APP.	REVISIONS	REVISED PER	STAFF	COMMENTS
181023	12/20/18	DAF	JDC				
181023	12/20/18	DAF	JDC				
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181023	12/20/18	DAF	JDC				
181023	12/20/18	DAF	JDC				



FLOOD NOTE:
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0093G, AND DATED AUGUST 3, 2009.

UTILITY NOTE:
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BEFORE DIGGING, CONTACT THE KANSAS ONE CALL SYSTEM AT 1 800 DIG-SAFE FOR UTILITY LOCATES.

- BENCHMARK:**
- FOUND BERNSTEN ALUMINUM DISK STAMPED BM 680 AT THE SOUTHWEST CORNER OF BRIDGE ON 151ST STREET OVER I-35
ELEVATION = 1093.52
 - SET "C" CUT ON EAST SIDE OF LIGHT POLE BASE AT NORTHEAST CORNER OF PARKING LOT BY RIGHT-OF-WAY RETAINING WALL
ELEVATION = 1054.20
 - SET "C" CUT ON EAST SIDE OF LIGHT POLE BASE AT THE SOUTHWEST CORNER OF PARKING LOT BY THE ENTRANCE AND FIRE HYDRANT.
ELEVATION = 1056.05

EQUIPMENT NOTE:
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED PER UDO REQUIREMENTS.

FIRE LANE NOTE:
FIRE LANE SHALL BE ESTABLISHED AND PROPERLY MARKED WITH YELLOW STRIPING AND SIGNAGE (NO MORE THAN 100 FEET APART) PER FIRE DEPARTMENT.

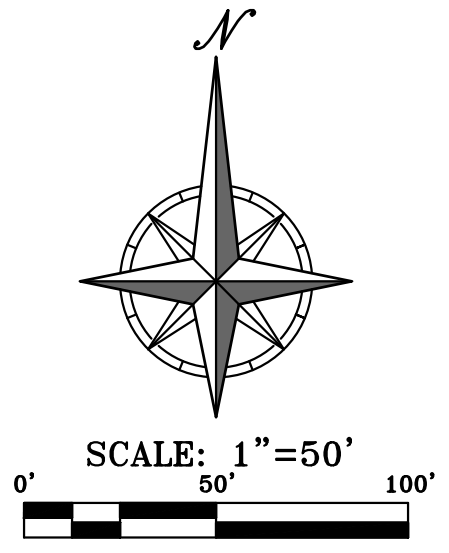
- LEGEND**
- PL ——— PROPERTY LINE
 - LOT LINE
 - R/W- ——— RIGHT-OF-WAY
 - B/L ——— BUILDING SETBACK LINE
 - P/S ——— PARKING SETBACK LINE
 - ===== 2' CURB & GUTTER
 - PROPOSED ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - CONCRETE SIDEWALK
 - PARKING SPACES
 - FIRE LANE STRIPING
 - FIRE LANE SIGN

LEGAL DESCRIPTION:
TRACT 1:
ALL OF LOT 1, ROBUKE, AN ADDITION TO THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, EXCEPT THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, ROBUKE; THENCE SOUTH 0 DEGREES 02 MINUTES EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 381.71 FEET; THENCE NORTH 42 DEGREES 23 MINUTES 30 SECONDS EAST, A DISTANCE OF 379.77 FEET; THENCE NORTH 0 DEGREES 02 MINUTES WEST, A DISTANCE OF 101.38 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 58 MINUTES WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 236.2 FEET TO THE POINT OF BEGINNING.
TRACT 2:
CROSS-EASEMENT FOR PARKING FACILITIES, APPURTENANT TO SUBJECT PROPERTY, AS MORE PARTICULARLY DESCRIBED IN THE CROSS-EASEMENT AGREEMENT DATED JULY 21, 1986 AND FILED SEPTEMBER 4, 1987 IN BOOK 2660 AT PAGE 688.
NET AREA = ±7.4329 ACRES / ±323,777 SQ. FT.

Building and Lot Data	
Lot 1	7.43 Ac
Existing Zoning	RP-4 W/ S.U.P.
Existing Building Square Footage	108,824 S.F.
Proposed Building Square Footage (4-Stories)	58,400 S.F.
Total Building Square Footage	167,224 S.F.
Number of Units (Independent Living)	60
Number of Units (Assisted Care)	68
Number of Units (Memory Care)	28
Total Number of Units	156
Density (Units / Ac)	21 Units / Ac

Parking Summary	
Total Number of Parking Spaces Provided	136
Handicap Parking Spaces Provided	8
Total Number of Deferred Spaces Provided	95
Ultimate Number of Parking Spaces Available	231
Total Parking Required by Developer	136
Number of Handicap Parking Spaces Required	8
0.5 Parking Spaces per Independent Living Unit (ULI Recommendation)	30
0.35 Parking Spaces per Assisted Living Unit (ULI Recommendation)	24
0.35 Parking Spaces per Memory Care Unit (ULI Recommendation)	10
1.0 Parking Spaces per Employee	33
0.25 Parking Spaces per Visitor	39
Contingency	0

Composite Standards	Site 1 Building B	Site 2 Building B	Site 3 Building B
Density (<i>maximum</i>)	18 du/ac	• 22 du/ac	• 29 du/ac
Coverage (<i>minimum</i>)	60%	• 65%	• n/a
Height (<i>maximum</i>)	3 stories / 40 feet	• 4 stories / 50 feet	• 4 stories / 50 feet
Residences	75 feet	• 75 feet	• 75 feet
Nonresidential structures and uses			
	• 20 feet	• 20 feet	• n/a
Front yard (<i>minimum</i>)		• 5 feet from collector or local streets	
Front yard (<i>maximum</i>)	• n/a	• n/a	• 15 feet
Side yard (<i>minimum</i>)	• 15 feet	• 15 feet, increasing 1 foot per 4 feet of building height in excess of 40 feet	• n/a
Corner side yard (<i>minimum</i>)	• 20 feet	• 20 feet	• 20 feet
Rear yard (<i>minimum</i>)	• 25 feet	• 10 feet	• 5 feet
Common open space	• 10% / 50%	• 15% / 50%	• 5% / 50% (Site 3)
<i>(minimum % / minimum % of total that is active open space or civic space)</i>			



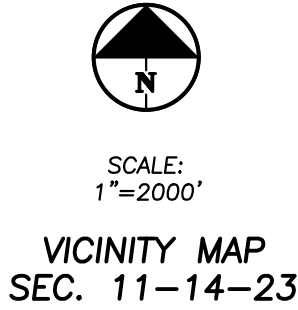
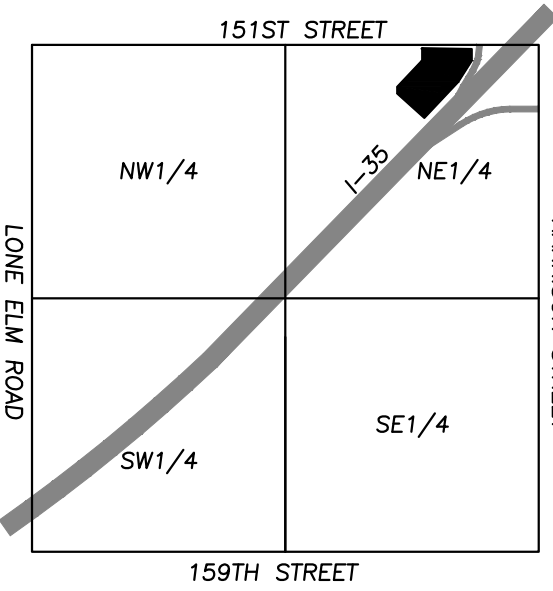
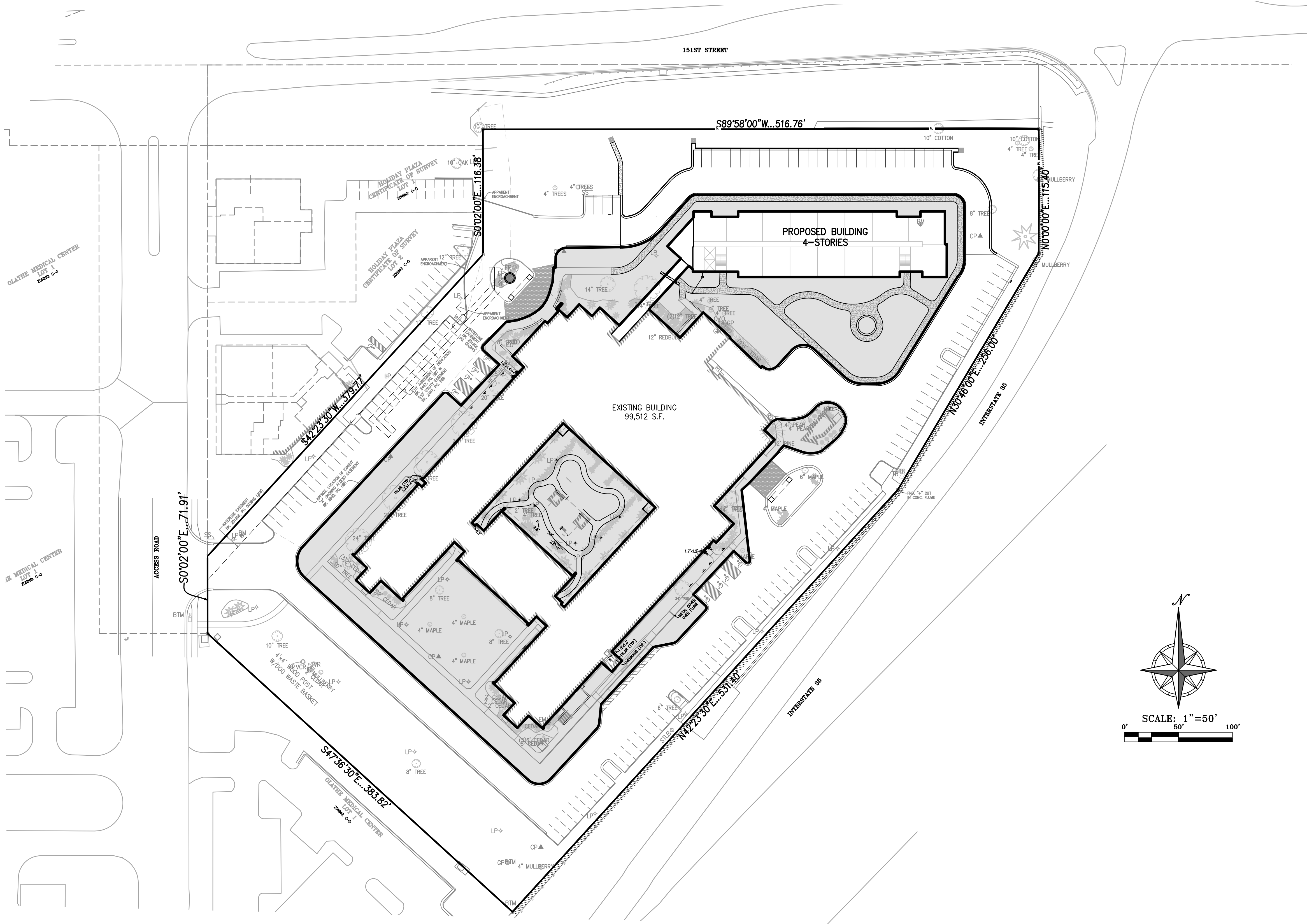
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PHILIPS ENGINEERING, INC.
1420 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1166
www.philipsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

OVERALL-SITE PLAN
TRAVANSE INDEPENDENT SENIOR LIVING
101 W. 151ST STREET
OLATHE, KANSAS

PROJECT NO.	181023	No.	Date	Revisions:	By	App.
DATE 11-20-18	RAW, CHL	1.	12/20/18	REVISED PER STAFF COMMENTS	DAF	JDC
CHECKED: DAF	APPROVED: JDC					
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING	LS-42					
CERTIFICATE OF AUTHORIZATION						
MISSOURI	MS-2007001028					
ENGINEERING	2007000008					



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LEGEND	
— PL —	PROPERTY LINE
— LOT LINE —	LOT LINE
— R/W —	RIGHT-OF-WAY
— B/L —	BUILDING SETBACK LINE
— P/S —	PARKING SETBACK LINE
— 2' CURB & GUTTER —	2' CURB & GUTTER
— PROPOSED ACTIVE OPEN SPACE —	PROPOSED ACTIVE OPEN SPACE

LEGAL DESCRIPTION:

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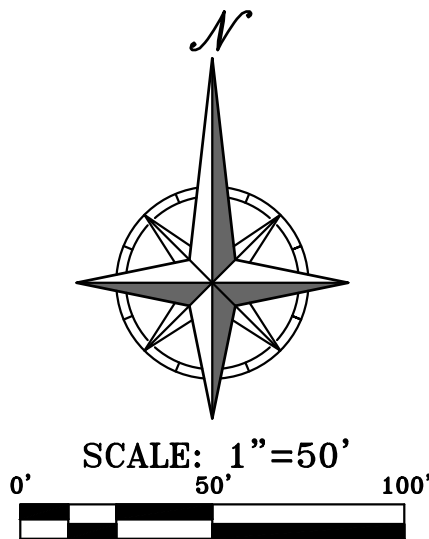
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NET AREA = ±7.4329 ACRES / ±323,777 SQ. FT.

Open Space Calculations

Lot 1	7.43 Ac
Open Space	3.21 Ac. (43.2%)
Active Open Space	1.92 Ac. (25.8%)
Active Open Space/Open Space	59.8%



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DATE: 11-20-18	DATE: 11-20-18	DATE: 11-20-18	DATE: 11-20-18	DATE: 11-20-18
DESIGNED: DAF	DESIGNED: DAF	DESIGNED: DAF	DESIGNED: DAF	DESIGNED: DAF
CHECKED: JDC	CHECKED: JDC	CHECKED: JDC	CHECKED: JDC	CHECKED: JDC
CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION
KANSAS ENGINEERING - E-37	KANSAS ENGINEERING - E-37	KANSAS ENGINEERING - E-37	KANSAS ENGINEERING - E-37	KANSAS ENGINEERING - E-37
CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION
MISSOURI ENGINEERING - 000700128	MISSOURI ENGINEERING - 000700128	MISSOURI ENGINEERING - 000700128	MISSOURI ENGINEERING - 000700128	MISSOURI ENGINEERING - 000700128

PROPOSED ACTIVE OPEN SPACE PLAN

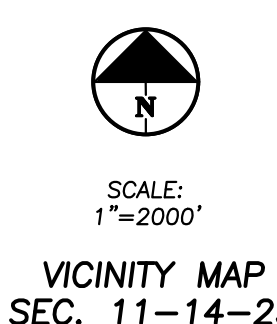
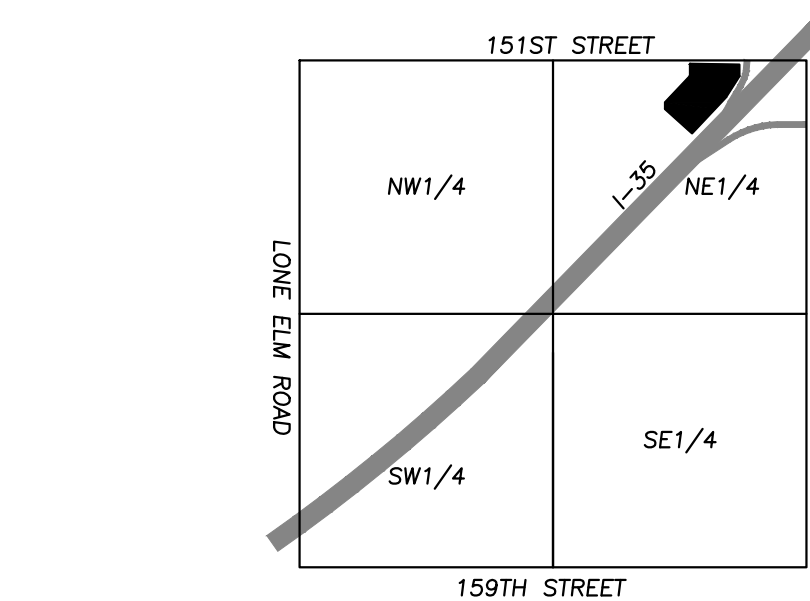
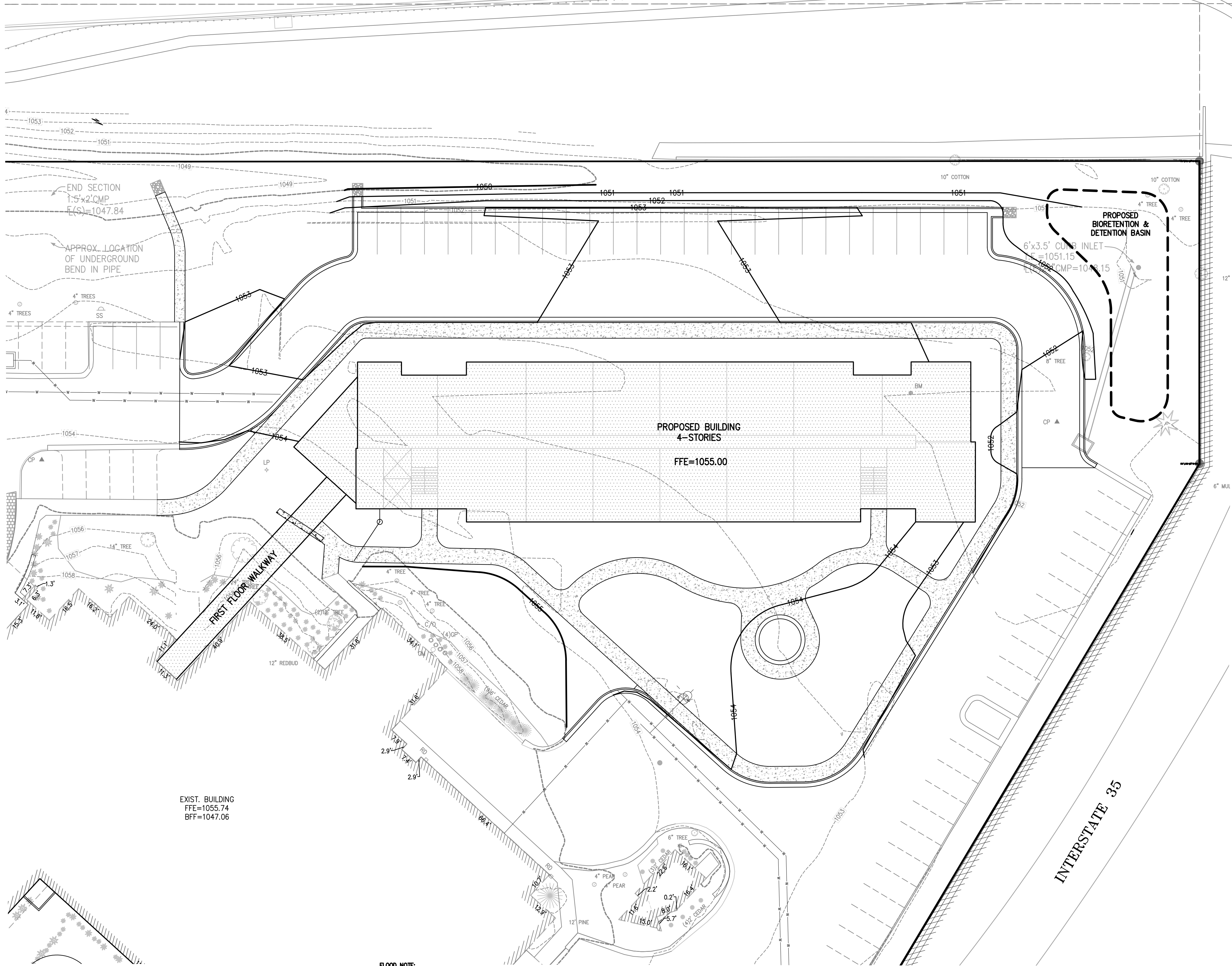
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**PLANNING
ENGINEERING
IMPLEMENTATION**

151ST STREET



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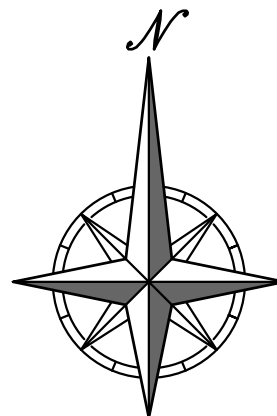
SITE GRADING NOTES:

- CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted. proposed contours and elevations shown represent approximate finish grade. Contractor shall hold down subgrades to allow for pavement and sub-base thicknesses.
- If the contractor does not accept existing topography as shown on the plans, without exception, he shall have made at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
- CLEARING AND GRUBBING: Prior to beginning preparation of subgrade, all areas under pavements or building shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious material. The actual stripping depth should be based on visual examination during construction and the results of proof-rolling operations. The root systems of all trees (not designated to remain) shall be removed in their entirety. Stripping materials shall not be incorporated into structural fills.
- TOPSOIL STRIPPING: Prior to the start of site grading, the contractor shall strip all topsoil from areas to be graded, and stockpiled at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. At that time, and prior to the installation of landscaping or irrigation, all topsoil graded areas shall be visually inspected and accepted by the owner and ITL.
- Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade. Contractor shall assure positive drainage away from buildings for all natural and paved areas.
- SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proofrolled and approved under the direction of the Geotechnical Engineer or his representative.
- PROOFROLLING: Subsequent to completion of stripping and over-excavation, all building and pavement areas to receive engineered fill should be systematically proof-rolled using a tandem axle dump truck loaded to approximately 20,000 pounds per axle. Also, any finished subgrade areas to receive paving shall be proof-rolled within 48 hours of paving. Unsuitable soils that are detected and that can not be recompacted should be over-excavated and replaced with controlled structural fill.
- EARTHWORK:
 - GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report. Said report and its recommendations are herein incorporated into the project requirements by reference. Prior to beginning construction, the contractor shall obtain a copy of and become familiar with the geotechnical report. Unless specifically noted on the plans, the recommendations in the geotechnical report are hereby incorporated into the project requirements and specifications.
 - SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.
 - FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil and debris. In areas where the thickness of the engineered fill is greater than five feet building and pavement construction should not commence until so authorized by the on-site geotechnical engineer to allow for consolidation.
 - BUILDING SUBGRADE: As specified in the Geotechnical Engineering Report, the upper 24 inches of building subgrade shall consist of Low Volume Change (LVC) material defined as approved, compacted granular fill or low to moderate plasticity cohesive soil materials stabilized with Class C Flyash. Granular fill shall consist of compacted granular materials with a maximum particle size of two (2) inches or less, such as limestone screenings. Refer to geotechnical report for complete requirements.
 - EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). The benches should be cut wide enough to accommodate the compaction equipment. Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose lift measurement), unless otherwise approved by the Geotechnical Engineer.
 - COMPACTION REQUIREMENTS: The upper 9 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall within a range of 0% below to 4% above optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.
- All cut or fill slopes shall be 3:1 or flatter. All asphalt parking areas shall be a minimum of 1% slope but not more than 5% slope unless otherwise noted. All pavements within ADA parking areas shall not exceed 2% total slope. All grades around building shall be held down 6" from finish floor and slope away another 6" in 10 feet. Contractor shall notify engineer prior to final subgrade construction of any areas not within this slope requirement.
- TESTING AND INSPECTION: Owner's Independent Testing Laboratory (ITL) shall make tests of earthwork during construction and observe the placement of fills and other work performed on this project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and within industry standards. The ITL will be selected by the owner and the cost of testing will be the owner's responsibility.
- CLASSIFICATION: All excavation shall be considered unclassified. No separate or additional payments shall be made for rock excavation.
- SEEDING AND SODDING: All areas disturbed by earthwork operations shall be fertilized, seeded and mulched, unless shown otherwise by the landscaping plan or erosion control plan.
- UTILITIES: The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- LAND DISTURBANCE: The contractor shall adhere to all terms & conditions as outlined in the EPA or applicable state N.P.D.E.S. permit for storm water discharge associated with construction activities. Refer to project S.W.P.P. requirements.



Know what's below.
Call before you dig.

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GRADING PLAN
TRAVANSE INDEPENDENT SENIOR LIVING
101 W. 151ST STREET
OLATHE, KANSAS

PROJECT NO.	DATE	BY	APP.	REVISIONS
181023	12/20/18	DAF	JDC	
DATE 11-20-18	DATE 11-20-18	DATE 11-20-18	DATE 11-20-18	DATE 11-20-18
DESIGNED DAF	DESIGNED DAF	DESIGNED DAF	DESIGNED DAF	DESIGNED DAF
CHECKED JDC	CHECKED JDC	CHECKED JDC	CHECKED JDC	CHECKED JDC
APPROVED JDC	APPROVED JDC	APPROVED JDC	APPROVED JDC	APPROVED JDC
CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION
KANSAS ENGINEERING	KANSAS ENGINEERING	KANSAS ENGINEERING	KANSAS ENGINEERING	KANSAS ENGINEERING
ENGINEERING "E-37"	ENGINEERING "E-37"	ENGINEERING "E-37"	ENGINEERING "E-37"	ENGINEERING "E-37"
CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION
MISSOURI ENGINEERING-200700128	MISSOURI ENGINEERING-200700128	MISSOURI ENGINEERING-200700128	MISSOURI ENGINEERING-200700128	MISSOURI ENGINEERING-200700128
ENGINEERING-200700508	ENGINEERING-200700508	ENGINEERING-200700508	ENGINEERING-200700508	ENGINEERING-200700508

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