

**DESCRIPTION:** (KANSAS QUIT-CLAIM DEED, BOOK 201706 & PAGE 008094)  
LOT 47, BOULDER HILLS, SECOND PLAT, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

**PREPARED BY:**  
KAW VALLEY ENGINEERING, INC.  
14700 W 114TH TERR.  
LENEXA, KANSAS 66215  
PHONE: (913) 894-5150  
CONTACT: GARY LEEDS  
EMAIL: leeds@kveg.com

1. **EXISTING ZONING:** R-1 (SINGLE-FAMILY DISTRICT)  
NO CHANGE IN ZONING IS PROPOSED  
A. SETBACK: FRONTAGE 30' (SEE PER PLAN ALONG S ULMAN RD  
B. MAX HEIGHT: 75' (NON-RESIDENTIAL)  
C. PARKING: SETBACK: 30' (NO NEW STALL PROPOSED)
2. **TOTAL LAND AREA:**  
TOTAL AREA: 745,657 SQUARE FEET OR 17.12 AC
3. **IMPERVIOUS AREA:**  
EXISTING IMPERVIOUS: 231,043 SF OR 5.31 AC, 31% SITE COVERAGE  
PROPOSED IMPERVIOUS: 236,758 SF OR 5.43 AC, 31.7% SITE COVERAGE  
INCREASE, 5,755 SF OR 0.12 AC
4. **PARKING:** NO PROPOSED CHANGE TO PARKING  
EXISTING: 198 STALLS  
EXISTING ADA: 8 STALLS  
REQUIRED SPACES: PROPOSED ADDITION = 80,878 SF / SPACE/1000 SF = 81 + 68 STALLS / STAFF = 149 STALLS TOTAL
5. **LAND USE:** USE ELEMENTARY SCHOOL, IS PERMITTED BY RIGHT IN ZONE R-1, GENERAL
6. **GROUND FLOOR AREA:**  
EXISTING BUILDING: 4,923 SF  
PROPOSED ADDITION: 3,555 SF (7% INCREASE)
7. **BUILDING FLOOR AREA RATIO:**  
EXISTING BUILDING: 75.5% SF, FAR=10.13%  
BUILDING WITH ADDITION: 80,878 SF, FAR=10.85%
8. **EXISTING PARKING LOT AND BUILDING LIGHT WILL REMAIN.**

**HORIZONTAL AND VERTICAL DATUM:**  
UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON THE KANSAS STATE PLANE, NORTH ZONE (NAD 1983/HARRIS (NAVD 1988) DATUM)  
1 METER = 3.28083333 U.S. SURVEY FEET  
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES  
SCALED AROUND 0.0

WPM 1057

NORTHING: 70867.199 (GRID)(METERS)	232519.983 (GROUND)(U.S. SURVEY FEET)
EASTING: 692434.248 (GRID)(METERS)	2127922.728 (GROUND)(U.S. SURVEY FEET)
ELEV = 226.34 (METERS)	742.59 (U.S. SURVEY FEET)

**PROJECT BEACH MARKS:**  
BM-256  
CHISELED SQUARE ON THE TOP, SOUTH SIDE OF A CONCRETE LIGHT POLE BASE  
NUMBERED 25 AT THE NORTHWEST CORNER OF THE SOUTH PARKING LOT OF TIMBER  
SAGE ELEMENTARY  
ELEV = 1072.57

BM-260  
CHISELED SQUARE IN THE CENTER FRONT FACE OF A CURB INLET IN THE  
NORTHEAST CORNER OF THE SOUTH PARKING LOT, SOUTHEAST OF TIMBER SAGE  
ELEMENTARY  
ELEV = 1067.69

**PROJECT CONTROL:**  
CP #157  
1/2"x24" REBAR W/ CONTROL POINT CAP  
NORTHING: 192051.13 (GROUND)  
EASTING: 2233064.84 (GROUND)  
ELEV = 1069.92

CP #158  
1/2"x24" REBAR W/ CONTROL POINT CAP  
NORTHING: 192083.01 (GROUND)  
EASTING: 2233190.69 (GROUND)  
ELEV = 1068.05

CP #159  
1/2"x24" REBAR W/ CONTROL POINT CAP  
NORTHING: 192149.87 (GROUND)  
EASTING: 2233278.17 (GROUND)  
ELEV = 1068.05

[illegible]

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

**CAUTION - NOTICE TO CONTRACTOR**

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, FIELD SURVEY DATA PROVIDED BY SUCH COMPANIES. THE CONTRACTOR IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

LEGEND

- 5 CONTROL POINT
- 1 LIGHT POLE
- A WALL MOUNTED ALARM
- B ELECTRIC OUTLET
- C WALL MOUNTED LIGHT
- WATER LINE
- (W)— UNDERGROUND WATER (FROM RECORDS)
- (W)— WATER LINE GATE VALVE
- FIVE HIGHWAY
- WATER MANHOLE
- D WATER METER
- (D)— UNDERGROUND STORM LINE (FROM RECORDS)
- STORM SINKER MANHOLE
- DOWN SPOUT
- LAMPS TONGUE ROOF DRAIN
- SPRINKLER CONTROL BOX
- (P)— HIGH DENSITY POLYETHYLENE
- POLYURETHANE CASING PIPE
- STREET/TRAFFIC
- (S)— EXISTING GRACE 5' CONTOUR
- (E)— EXISTING GRACE 1' CONTOUR
- DE DOOR ELEVATION
- FINISH FLOOR ELEVATION
- BUILDING HEIGHT/ELEVATION
- B/B BACK TO BACK OF CURB MEASUREMENT
- E/E EDGE TO EDGE OF ASPHALT
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- L/S LANDSCAPING AREA
- ① SCHEDULE B IDENTIFIER

UNITS OF NO ACCESS

TYPE 1  
JOINT (TYPE 1)

TYPE 3  
JOINT (TYPE 3)

JOINT (TYPE 1) JOINT (TYPE 3) JOINT (TYPE 1) JOINT (TYPE 3)


**CONSTRUCTION NOTES:**

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE CONSTRUCTION MANAGER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS OR IN THE PROJECT MANUAL ARE TO MEET OR EXCEED THE KANSAS CITY METROPOLITAN CHAPTER OF A.P.W.A. STANDARD SPECIFICATIONS AS ADOPTED AND AMENDED BY THE CITY OF KANSAS CITY, MISSOURI.
3. ALL CONSTRUCTION WORK AND PUBLIC UTILITY WORK ON OR OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC BY KEEPING THE TRAVELING AND ADJACENT TO PUBLIC RIGHT-OF-WAYS IN THE CONSTRUCTION AREA.

NOTE:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED BUILDING PAVING, PORCHES, PRECISE FINISHING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
5. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

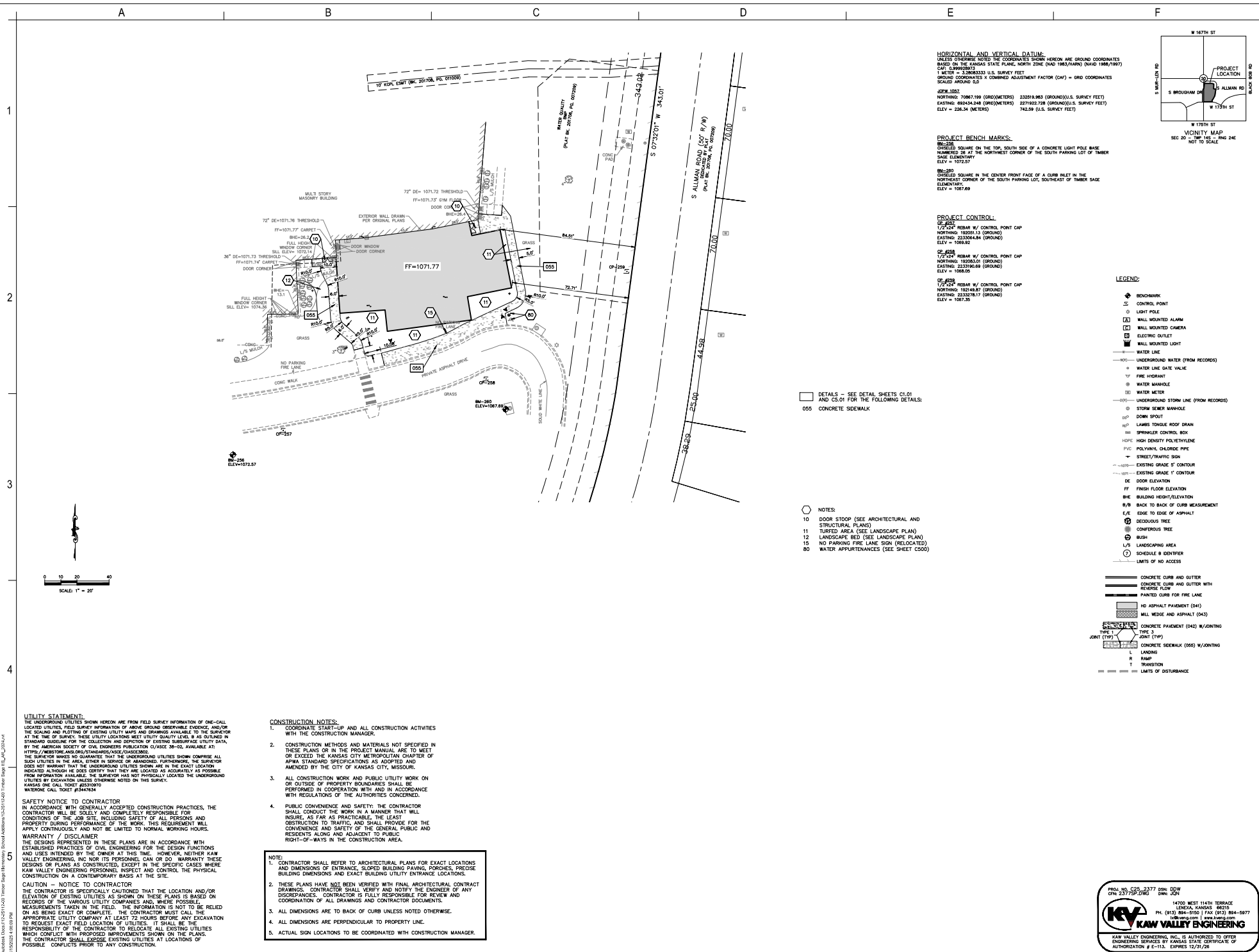
PROJ. NO. C25.2377 DSN: DDW  
CFN: 2377SP.DWG DATE: JCN

 14700 WEST 114TH TERRACE  
LENEXA, KANSAS 66215  
PH. (913) 894-5150 | FAX (913) 894-5977  
info@kveeng.com | www.kveeng.com

**K&V KAW VALLEY ENGINEERING**

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER  
ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF  
AUTHORIZATION # E-113. EXPIRES 12/31/26





**HORIZONTAL AND VERTICAL DATUM:**  
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1 METER = 3.2808333 U.S. SURVEY FEET  
GCSN COORDINATES A COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES SCALED AROUND 0.0

**PROJECT BENCH MARKS:**  
BM-226  
CORNER SQUARE ON THE TOP, SOUTH SIDE OF A CONCRETE LIGHT POLE BASE  
HANNUMED 28 AT THE NORTHWEST CORNER OF THE SOUTH PARKING LOT OF TIMBER SAGE ELEMENTARY  
ELEV = 1073.57  
BM-227  
CORNER SQUARE IN THE CENTER FRONT FACE OF A CURB INLET IN THE NORTHWEST CORNER OF THE SOUTH PARKING LOT, SOUTHEAST OF TIMBER SAGE ELEMENTARY  
ELEV = 1073.69

**PROJECT CONTROL:**  
CP-257  
1/2"x2" REBAR W/ CONTROL POINT CAP  
NORTHING 182001.13 (GROUND)  
EASTING 223204.68 (GROUND)  
ELEV = 1069.92  
CP-258  
1/2"x2" REBAR W/ CONTROL POINT CAP  
NORTHING 182001.13 (GROUND)  
EASTING 223204.68 (GROUND)  
ELEV = 1069.92  
CP-259  
1/2"x2" REBAR W/ CONTROL POINT CAP  
NORTHING 182001.13 (GROUND)  
EASTING 223204.68 (GROUND)  
ELEV = 1069.92

- LEGEND:**
- BENCHMARK
  - CONTROL POINT
  - LIGHT POLE
  - WALL MOUNTED ALARM
  - WALL MOUNTED CAMERA
  - ELECTRIC OUTLET
  - WALL MOUNTED LIGHT
  - WATER LINE
  - UNDERGROUND WATER (FROM RECORDS)
  - WATER LINE DATE VALVE
  - FIRE HYDRANT
  - WATER MANHOLE
  - WATER METER
  - UNDERGROUND STORM LINE (FROM RECORDS)
  - STORM SEWER MANHOLE
  - DOWN SPOUT
  - LUMBER TONGUE ROOF (RAIN)
  - SPRINKLER CONTROL BOX
  - HIGH DENSITY POLYETHYLENE
  - POLYVINYL CHLORIDE PIPE
  - CORRODED/PAINTED SIGN
  - EXISTING GRADE 5' CONTOUR
  - EXISTING GRADE 1' CONTOUR
  - DOOR ELEVATION
  - FINISH FLOOR ELEVATION
  - B/C BUILDING HEIGHT/ELEVATION
  - B/B BACK TO BACK OF CURB MEASUREMENT
  - E/E EDGE TO EDGE OF ASPHALT
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - BUSH
  - LANDSCAPING AREA
  - SCHEDULE B IDENTIFIER
  - LIMITS OF NO ACCESS
  - CONCRETE CURB AND GUTTER
  - CONCRETE CURB AND GUTTER WITH RECESSED FLOOR
  - PAINTED CURB FOR FIRE LANE
  - HO ASPHALT PAVEMENT (041)
  - MILL WEDGE AND ASPHALT (043)
  - CONCRETE PAVEMENT (042) W/JOINTING
  - JOINT (TYP)
  - JOINT (TYP)
  - CONCRETE SIDEWALK (068) W/JOINTING
  - LANDING
  - RAMP
  - TRANSITION
  - LIMITS OF DISTURBANCE

- NOTES:**
- 10 DOOR STOOP (SEE ARCHITECTURAL AND STRUCTURAL PLANS)
  - 11 TURFED AREA (SEE LANDSCAPE PLAN)
  - 12 LANDSCAPE BED (SEE LANDSCAPE PLAN)
  - 15 NO PARKING FIRE LANE SIGN (RELOCATED)
  - 80 WATER APPURTENANCES (SEE SHEET C500)

**UTILITY STATEMENT:**  
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES. FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE AND/OR THE SCALING AND PUTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THESE UTILITY LOCATIONS MEET UTILITY QUALITY LEVEL B AS OUTLINED IN STANDARD GUIDELINE FOR THE COLLECTION AND REPORTING OF EXISTING SUBSURFACE UTILITY DATA BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION C/ASCE 38-02, AVAILABLE AT: <https://www.asce.org/standards-and-guidelines/c/standards>.  
THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.  
KANSAS ONE CALL TICKET #2837970  
WATERONE CALL TICKET #3447634

**SAFETY NOTICE TO CONTRACTOR**  
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROTECTION DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.  
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- ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

PROJ. NO. 257-2377 DES. CON. 237-2377 (REV. 01) DATE: JUN 2024

14700 WEST 114TH TERRACE  
LEWIS, KANSAS 66502  
PH. (913) 884-2150 / FAX (913) 884-5877  
WWW.K&VVALLEYENGINEERING.COM

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PROJ. NO. C25-2377 DSG: DJW  
CNC: 2377PG.DWG DSG: JGN

**KV**

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LENEXA, KANSAS 66215  
PH. (913) 894-9150 | FAX (913) 894-5977  
lvs@kvcng.com | www.kvcng.com

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