## DESCRIPTION: as provide in Title Commitment No. 1644358, same as survey.

MATTER OF THE BOURNAMENT, OF ABOUT DIS AND THE ADMITTANCE TO SECTIONS. TO MADE THE MATTER ADMITTANCE TO THE SECTIONS OF THE ADMITTANCE TO THE ADMITTANCE ADMITTANCE TO THE ADMITTANCE TO THE ADMITTANCE TO THE ADMITTANCE TO THE ADMITTANCE AD PARTS OF THE SOUTHWEST IS OF SECTION 5, AND THE NORTHWEST IS OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AND CLEAR THE GRAND AND CLEAR THE AND WISHINGTON THE RAD ALLERA A

SITE DATA: EXISTING ZONING PROPOSED ZONING EXISTING USE PROPOSED USES. EXTING UP:
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UPED-USE SUBDISTRICT 14.57 ACRES 14.57 ACRES LIMITED (F) ARTERIAL, COLLECTOR MAX FLOOR AREA OF 50,000SF FOR RETAIL SALES AND SERVICE USES LISS THEN 50,000SF FOR RETAIL SALES AND SERVICE USES 2,15 ACRES 7.97 ACRES (15%)

G-2 (COMMUNETY CENTER) CC - CEDAR CREEK VACANT

NO RESTRICTION 190' TOWN CENTER NOWRESIDENTIAL OR MINED US

OPEN SPACE DATA/CCAP TABLE 18,51,810,4,3; OPEN SPACE REQUIRED PER CC AREA PLAN (199) OPEN SPACE PROVIDED 8710 S.F. (0.19 ACRES)

LOT DATA/CCAP TABLE 18.51.
NUMBER OF LOTS
NUMBER OF UNITS
DENSITY ALLOWED
DENSITY PROVIDED
AVERAGE LOT AREA PER CC A

SETBACK DATAJCCAP TABLE 18:51,100,E.): BUILD TO LINE REQUIRED

BUILT O'T LE REQUERD

MIN FITTEROR SPECIATION
MIN FITTEROR SPECIATION
MIN FITTEROR SPECIATION
MIN FITTEROR SPECIATION
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MIN, BUILDING FACADE AT BUILD LINE REQUIRED

MIN, BUILDING FACADE AT BUILD LINE PROPOSED.

RESIDENTIAL FACADE AT BUILD TO LINE PROPOSED COMMERCIAL FACADE AT BUILD TO LINE PROPOSED 80-1009 80%\*

PARKING DATA:
TOWNHOME BUILDING PARKING:
TOWNHOME BUILDING PARKING:
(10X1.5:15)

15 STALLS 20 STALLS (AT APARTMENT BULDING PARKING:

- 1. DEFIGURED AND ADMINISTRATION OF THE PROPERTY OF THE PROPERT

- The control of the co
- AND TOTAL OF THE STATE OF THE ADDRESS OF THE STATE OF THE

- IS, A FISIAL AT SILL BE RECORDED PRIOR TO CENTLEDWART ARE THE PARTITIO PROPERTY WILL BE SUBJECT TO STREET AND TRAVEL SIZVAL DECIDED.

  A. ALL REPROSPRIENDED SALL COMENT WITH THE CONTY OLD CHIEF COURS OF CONTROL STANDARDS.

  18. ALL PRINCE SERVALS SHALL BE FASEE IN ARDIN.

  19. ALL REPROSPRIENDED SALL COMENT WITH THE CHIP OF COLUMN CONTROL OF CONTROL SERVAL SHAPE OF CONTROL SHAPE AND CONTROL SHAPE OF CONTROL SHAPE



SECTION 05-13-23 SECTION 08-13-23 LOCATION MAP SCALE 1" = 2000"

District

BUILDING FACADE SETBACK EXHIBIT

SCHLAGEL & ASSOCIATES, P.A

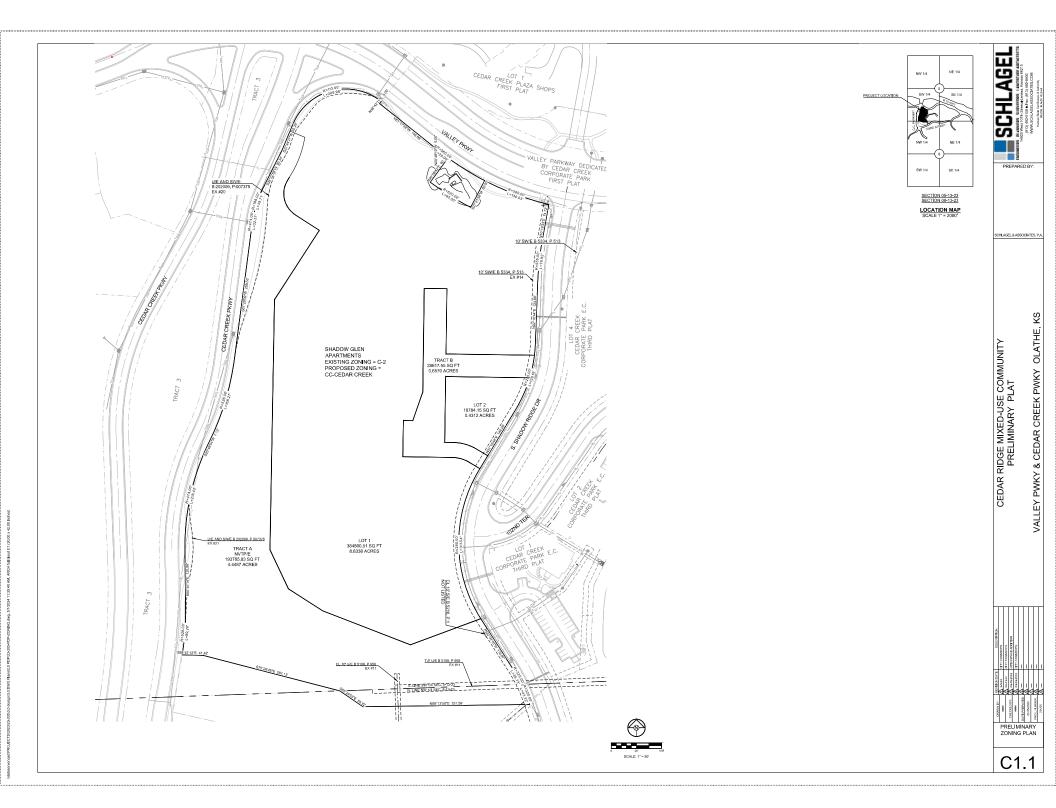
OLATHE,

RIDGE MIXED-USE COMMUNITY PRELIMINARY PLAT CEDAR

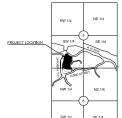
VALLEY PWKY & CEDAR CREEK PWKY

44444444 SITE PLAN

C1.0



C1.2



# SECTION 05-13-23 SECTION 08-13-23 SCALE 1" = 2000"

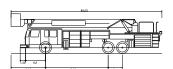
# FIRE CODE NOTES:

- Fire Hydrants (Fire Flow) The fire hydrants that supply water to the buildings must meet the fire flow in accordance with JFC Appendix B 195, or the sprinker system oberand, whicheve is greater, otherwise the water supply for hydrant is reported to be bogged to existing minima. Verification that the existing fire hydrants will meet the fire their segregation.

- an 150 feet.

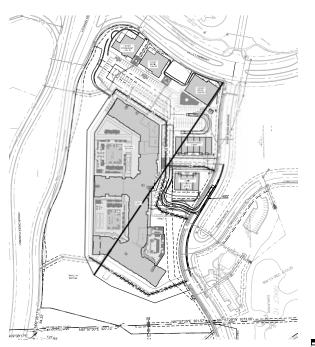
  In 150 feet, and the second shall comply with the requirements of this section of the section of

# nam 2000 test. The Operational Connection A fine department connection (FDC) is regulared within Fine Operational Connection A fine department connection (FDC) is regulared within the FDC on the General Connection Con



Olathe100 RMAP Overall Length Overall Width Overall Body Height Min Body Ground Clearance Track Width Lock-to-lock time Wall to Wall Turning Radius

48.00ft 9.000ft 10.927ft 1.357ft 8.167ft 5.00s 47.580ft





LEGEND:

EXISTING WATER LINE

PROPOSED FIRE HYDRANT

★ FIRE DEPARTMENT CONNEC

ENGINEERS PREPARED BY

AGEL

SCHL/

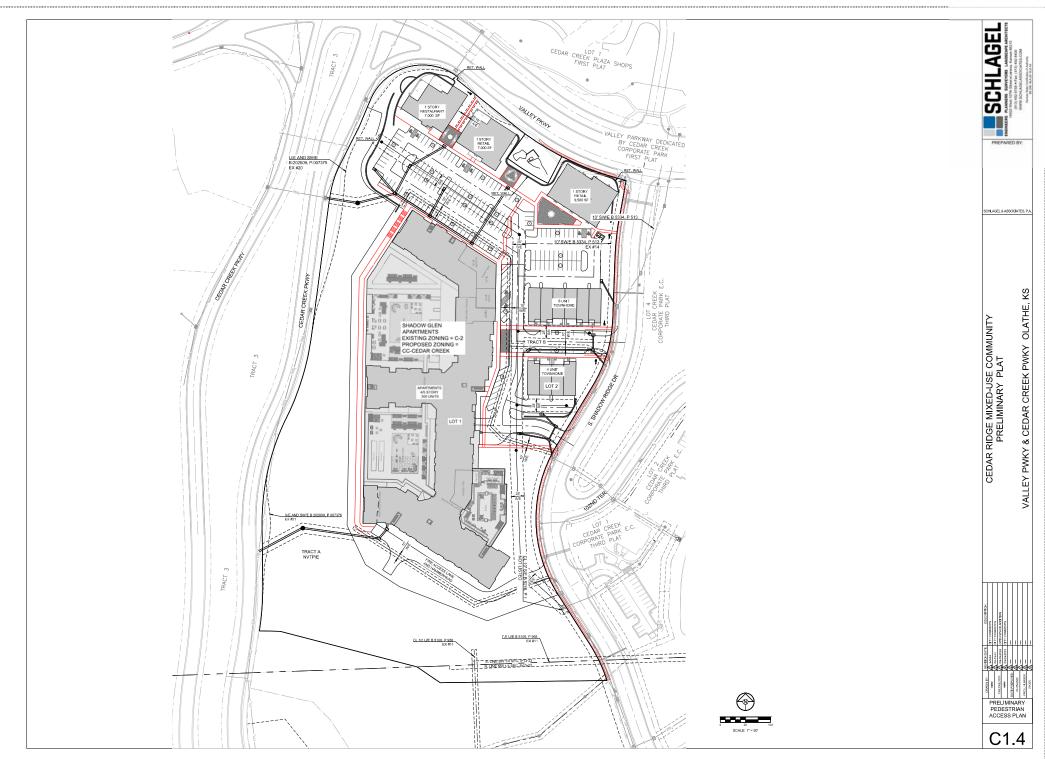
SCHLAGEL & ASSOCIATES, P.A.

OLATHE, I VALLEY PWKY & CEDAR CREEK PWKY

CEDAR RIDGE MIXED-USE COMMUNITY PRELIMINARY PLAT

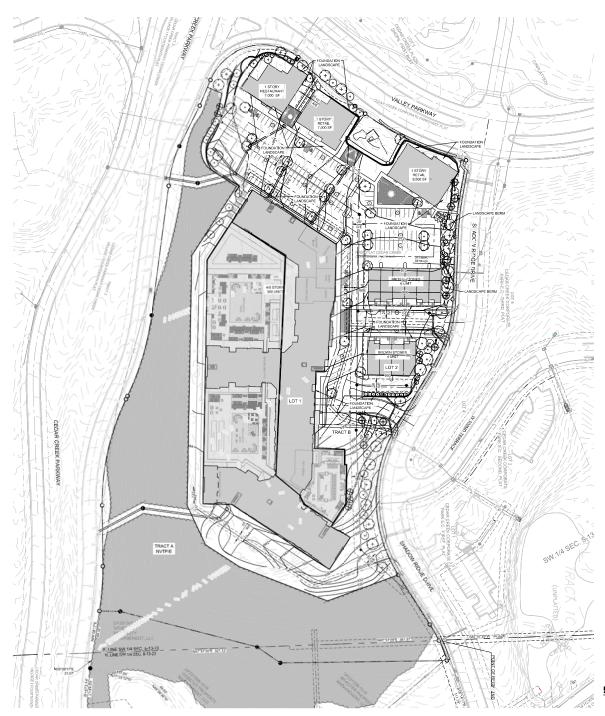
PRELIMINARY FIRE ACCESS

C1.3



CTS/2023/23-2055.0 dosign3.0 DIVG Pland/2.0 PDP/23-205-PDP-PEDESTRIAN.cwg, 5/1/2024 11:36:53 AM, ARCH full blood E1 (30.00 x 42.00 lnc

L1.0



# SHADE TREES

m				
ξ+3 <u>~</u> ακγ	3 EA.	Cladrastis kentuckea	American Yellowwood	2.5" Cal
+ )- NSW	7 EA.	Nyssa sylvatica W/Idfire'	Wildfire Black Gum	2.5" Cal
(+) = os	18 EA.	Quercus shumardii	Shumard Oak	2.5" Cal
-πs	24 EA.	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" Cal

_				
(-) CB8	14 EA.	Cercis canadensis 'Burgandy Heart'	Burgandy Heart Redbud	2" Cal. & 8"ht.
→-MRR	10 EA.	Malus sp. 'Royal Raindrops'	Royal Raindrops Crabapple	2" Cal. & 8"ht.
→ SRI	14 EA.	Syringa reticulata Tvory Silk*	lvory Silk Lilac	2" Cal. & 8"ht.

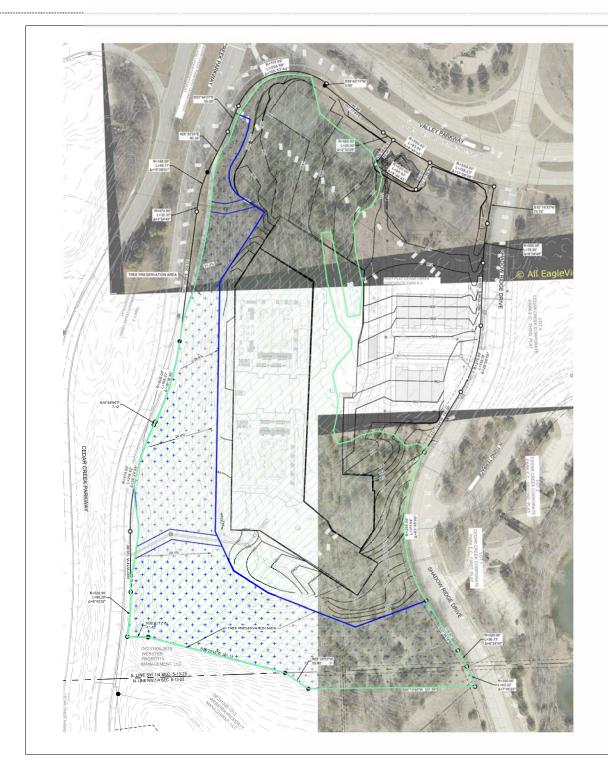
⊙ —— JCK	28 EA.	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	6' ht.
PS −PS	9 EA.	Pinus strobus	White Pine	6' ht.

ON LOT LANDSCAPE REQUIREMENTS (CCAP_TABLE_18.51.120.C)	
LARGE TREES REQUIRED PER LOT (1 LARGE TREE PER UNIT)	311 TREES
ORNAMENTAL TREES REQUIRED PER LOT (1 PER UNIT)	000 TREES (EXISTING TREES STAND TO COUNT)
LANDSCAPING BUFFERS ARTERIAL/COLLECTOR STREETS (CCAP TABLE 18.5)	1,120.8.)
BUPPER YARD TYPE	TYPE 1
WIGH REQUIRED	10'
WIDTH PROVIDED	10'
SHADE TREES REQUIRED (2 TREES PER 100 FT.)(1479/100X2)	30 TRGES
ORNAMENTAL TREES REQUIRED (2 TREE PER 100FT (1179/100/2)	30 TREES



TREE PRESERVATION PLAN

L1.1







L1.2

MARIE OF THE SOUTHERS TO SECURES, AND THE WATER MEET, OF SECURAL TOWNING TO SOUTH PAGE 25 BAST.

IN THE OTHER SOUTHERS AND SECURITY AND SECURITY SECURITY AND SECURITY SECURITY.

COMMISSION AND THE SOUTHERS TO SOUTH OF THE SECURITY SECURI

VACANT
MIXED-USE MULTI-AMIL
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14.37 ACRES
LWITED (F)
ARTERIAL, COLLECTOR
COLLECTOR COLLECTOR
MAX FLOOR AREA OF \$0,000SF FOR RETAL, SALES AND SERVICE USES
LESS THEN KL000GF FOR RETAIL SALES AND SERVICE USES

2.15 ACRES 7.97 ACRES (50%)

8710 S.F. (0.19 ACRES

2 LOTS AND 2 TRACTS \$10 UNITS 290 DUNC 21.6 DUNC NO RESTRICTION 18,794 S.F. NO RESTRICTION

50-100% 50%\* LANDSCAPE BUTTER REQUIREMENT CONFLICTS WITH BUILD TO LINE REQUIREMENT.



PRELIMINARY PLAT

OLATHE, RIDGE MIXED-USE COMMUNITY PRELIMINARY PLAT VALLEY PWKY & CEDAR CREEK PWKY CEDAR F

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N S PREPARED BY

SCHLAGEL & ASSOCIATES, P.A.

NW 1/4

SE 1/4

NE 1/4

SECTION 05-13-23 SECTION 08-13-23 LOCATION MAP SCALE 1" = 2000'

> LOT # AREA (SF) LOT 1 384,800,51 LOT 2 18,784,15

TRACT A 193,785.03

TRACT B 28,617.55

