



LOT #	AREA (SF)
LOT 1	380,428.08
LOT 2	23,667.79
TRACT A	185,563.80
TRACT B	36,328.25

[illegible][illegible]

TRACT A:

A PERPETUAL EASEMENT OF ACCESS OVER, UNDER, ACROSS AND UPON THE AREAS DESIGNATED AS "ACCESS EASEMENT" IS HEREBY RESERVED BY THE UNDERSIGNED PROPRIETOR, ITS HEIRS, ASSIGNS, OR SUCCESSORS FOR INGRESS AND EGRESS OF ALL OWNERS AND OCCUPANTS OF LOTS AND PARCELS DEPICTED ON THIS PLAN, THEIR GUESTS AND INVITEES. NO OBSTRUCTIONS THAT WOULD PROHIBIT THE FREE FLOW OF TRAFFIC SHALL BE ALLOWED TO BE CONSTRUCTED OR MAINTAINED WITHIN SAID "ACCESS EASEMENT". ALL OWNERS OF LOTS WITHIN THIS PLAN, OR THEIR RESPECTIVE SUCCESSORS IN INTEREST, SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF THE DRIVEWAY CONTAINED WITHIN SAID EASEMENT AND SHALL SHARE EQUALLY IN THE COSTS OF SUCH MAINTENANCE, REPAIR, AND/OR REPLACEMENT.

TRACT B:

AN EASEMENT OR LICENSE IS HEREBY DEDICATED TO THE DEVELOPER AND THE HOMEOWNERS ASSOCIATION, TO ENTER, UPON, OVER AND ACROSS THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAN AS "NATIVE VEGETATION" / "TREE PRESERVATION EASEMENT" OR "NATIVE". ALL AREAS WITHIN SAID EASEMENT ARE INTENDED TO BE KEPT IN A NEAR "NATURAL STATE," WITHOUT STRUCTURE, INCLUDING, BUT NOT LIMITED TO, BEING CONSTRUCTED OR PLACED WITHIN THIS AREA. THE REMOVAL OF THE DEVELOPER'S OR THE HOMEOWNERS ASSOCIATION'S EXISTING TREES OF ANY SPECIES OR SIZE, MAY BE REMOVED WITHOUT THE APPROVAL OF THE CITY OF OLAHIE, THE DEVELOPER AND THE HOMEOWNERS ASSOCIATION. TREES THAT ARE DEAD, DISEASED OR POSE A THREAT TO THE PUBLIC OR ADJACENT PROPERTY ARE ALLOWED TO BE REMOVED. UTILITY INSTALLATION AND APPROPRIATE CONSTRUCTION IS ALLOWED WITHIN THESE AREAS, SUBJECT TO DEVELOPER AND HOMEOWNERS ASSOCIATION APPROVAL.

NOTE	PROPOSED ZONING	CC - CEDAR CREEK VACANT
NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 2009100404G DATED AUGUST 3RD, 2009.	EXISTING USE PROPOSED USES CC SUBDISTRICT/DEVELOPMENT TYPE(CCAP) CC SUBDISTRICT/DEVELOPMENT TYPE PROPOSED GROSS SITE AREA NET SITE AREA(XL W. VALLEY PKWY) APPROXIMATE USE(CAPABLE OF BEING USED) REQUIRED STREET FOR ACCESS (Cap Table 18.51.002.B) STREET THAT PROVIDES ACCESS LOCATION ST AND AHWARD(Cap Table 18.51.002.B) LOCATION COMPLIANCE	MIXED-USE SUB MIXED-USE SUB 14.37 ACRES 14.37 ACRES LIMITED (P) AL. STREET COR. COLLECTOR MAX FLOOR A LESS THAN 50

OPEN SPACE DATA/CCP TABLE 15.51.030.A:	
OPEN SPACE REQUIRED PER CC AREA PLAN (15%)	2.15 ACRES
OPEN SPACE PROVIDED	7.97 ACRES (35%)

LOT DATA/CCP TABLE 15.51.100.D:

NUMBER OF LOTS	2 LOTS AND 2
NUMBER OF UNITS	311 UNITS
DENSITY ALLOWED	29.0 DU/AC
DENSITY PROVIDED	21.6 DU/AC
AVERAGE LOT AREA PER CC AREA PLAN	NO RESTRICTION
SMALLEST LOT AREA PROVIDED	29,667 S.F.
MINIMUM LOT WIDTH PER CC AREA PLAN	NO RESTRICTION
MINIMUM LOT WIDTH PROVIDED	130'
CEDAR CREEK LOT TYPE	TOWN CENTER

SETBACK DATA/CAP TABLE (SEE 100.10)		
BUILD TO LINE REQUIRED		
MIN. BUILDING TO LINE PROPOSED		5-10' FT.
MIN. INTERIOR SIDE SETBACK ALLOWED PER CC AREA PLAN		5-25' FT.
MIN. INTERIOR SIDE SETBACK PROPOSED		0' FT.
MIN. CORNER LOT STREET SIDE SETBACK ALLOWED PER AREA PLAN		0' FT.
MIN. CORNER LOT STREET SIDE SETBACK PROPOSED PER AREA PLAN		0' FT.
MIN. REAR SETBACK ALLOWED		5' FT.
MIN. REAR SETBACK PROPOSED		0' FT.
MAXIMUM HEIGHT ALLOWED		30' FT.
MIN. BUILDING HEIGHT PROPOSED		2 STORIES 30' FT.
MIN. BUILDING SPACING REQUIRED		10' FT.
MIN. BUILDING SPACING PROPOSED		10' FT.
MIN. BUILDING FACADE AT BUILD LINE REQUIRED		80-100%
MIN. BUILDING FACADE AT BUILD LINE PROPOSED		80-100%
RESIDENTIAL FACADE AT BUILD TO LINE PROPOSED		80-100%
COMMERCIAL FACADE AT BUILD TO LINE PROPOSED		80%*

³LANDSCAPE BUFFER REQUIREMENT CONFLICTS WITH BUILD TO LINE REQUIREMENT.

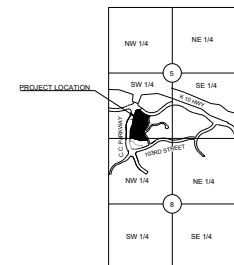
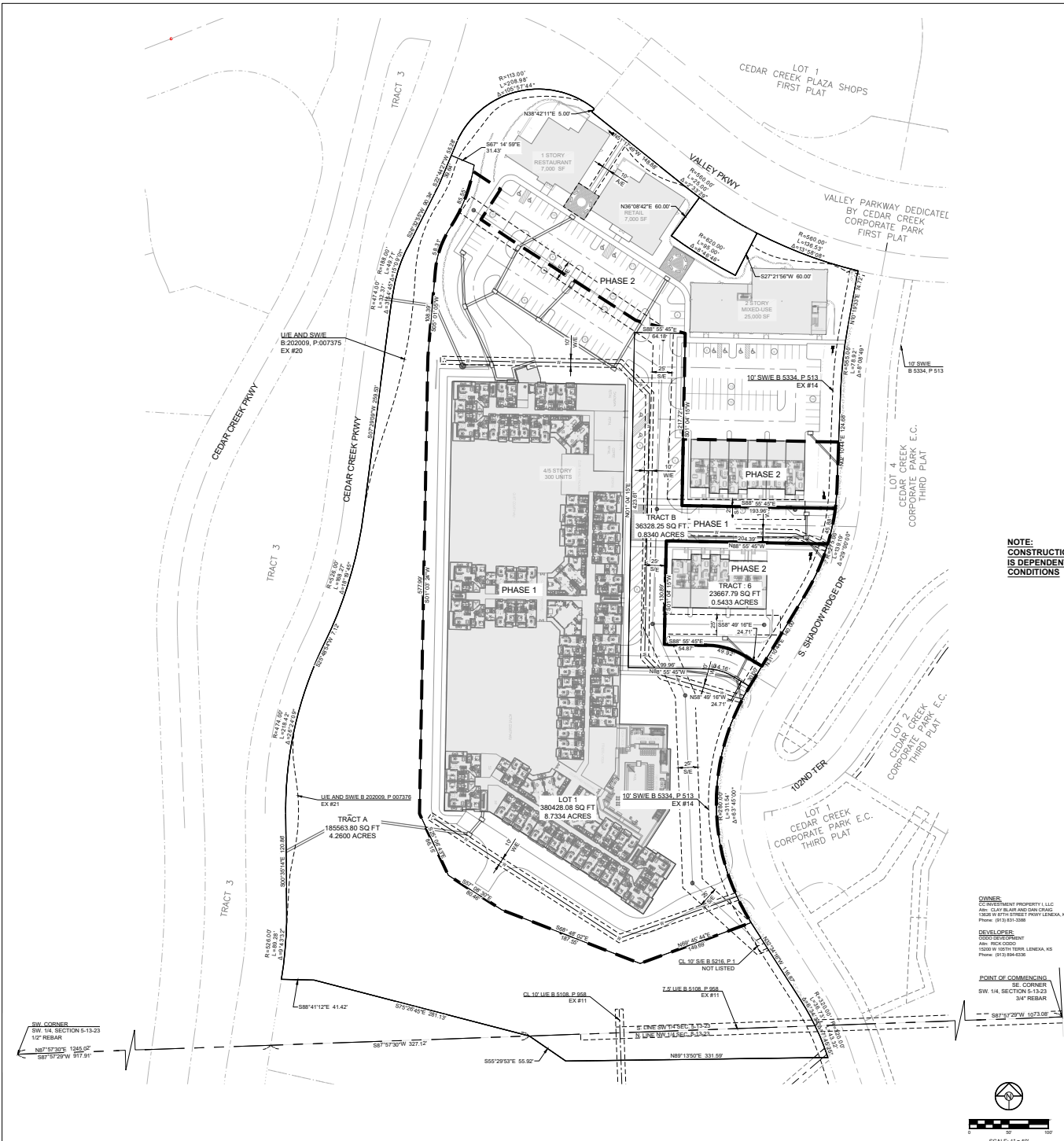
POINT OF COMMENCING
SE. CORNER
SW. 1/4, SECTION 5-13-23
3/4" REBAR

JOHNSON COUNTY BENCH MARK

BM-608 BERNSTEN ALUMINUM DISK STAMPED BM 608
FROM INTERSECTION OF 103RD AND CEDAR CREEK PKWY GO EAST ON
103RD 0.1 MILES TO SHADOW RIDGE, GO NORTH TO FIRST CURB INLET
ON WEST SIDE SHADOW RIDGE. SET ON THE NE CORNER OF CURB
INLET

ELEV. 895.60

PRELIMINARY
PLAT



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

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NOTE:
CONSTRUCTION PHASE TIMING
IS DEPENDENT ON MARKET
CONDITIONS

OWNER:
CC INVESTMENT PROPERTY I, LLC
Attn: CLAY BLAIR AND DAN CRAIG
13626 W 87TH STREET PKWY LENEXA, KS
Phone: (913) 831-3388

DEVELOPER:
ODOO DEVELOPMENT
Attn: RICK ODOO
15200 W 105TH TERR. LENEXA, KS
Phone: (913) 894-6336

POINT OF COMMENCING
SE. CORNER
SW. 1/4, SECTION 5-13-23
3/4" REBAR
--- S87°57'29"W 1073.08' ---

[illegible]