

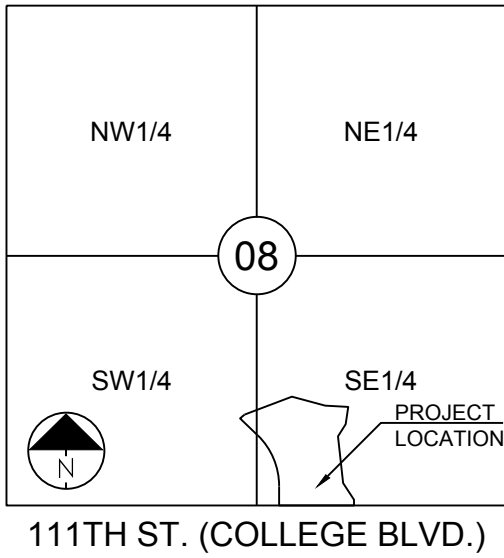
I:\PROJECTS\2017\17-113.0 DWG Plans\2.0 PDP\2019.05.14-17-171 PDP.dwg, 7/20/2019 10:06:02 AM, 1:1



PRELIMINARY PLAT OF
CEDAR CREEK TWIN VILLAS
PART OF THE SW + SE 1/4 OF SEC. 08-13-23
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

LEGEND:

- B/B - BACK TO BACK
- BM - BENCHMARK
- BL or B.L. - BUILDING LINE
- D/E - DRAINAGE EASEMENT
- E/E - ELECTRICAL EASEMENT
- G/E - GAS LINE EASEMENT
- L/E - LANDSCAPE EASEMENT
- ROW or R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- U/E - UTILITY EASEMENT
- W/E - WATERLINE EASEMENT
- CURB & GUTTER
- CURB & GUTTER - EXISTING
- EXISTING LOT AND R/W LINES
- EXISTING PLAT LINES
- SANITARY SEWER MAIN
- SS - SANITARY SEWER MAIN - EXIST.
- STORM SEWER
- STORM SEWER - EXISTING
- CATV_x - CABLE TV - EXISTING
- FOC_x - FIBER OPTIC CABLE - EXISTING
- T_x - TELEPHONE LINE - EXIST.
- E_x - ELECTRIC LINE - EXISTING
- OHP_x - OVERHEAD POWER LINE - EXIST.
- UGE_x - UNDERGROUND ELECTRIC - EX.
- G_x - GAS LINE - EXISTING
- W_x - WATERLINE - EXISTING
- LIGHT - EXISTING
- EXISTING MANHOLE
- CLEANOUT
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING AREA INLET
- EXISTING CURB INLET
- EXISTING GRATE INLET
- EXISTING JUNCTION BOX
- EXISTING STORM MANHOLE



SECTION 08-13-23

LOCATION MAP
SCALE 1" = 200'

UTILITY PROVIDERS:

AT&T
Atmos Energy
City of Olathe Storm Sewers
City of Olathe Sanitary Sewers
City of Olathe Water
Comcast Cable Communications, Inc.
Kansas City Power & Light Company

ZONING DESCRIPTION:

A tract of land lying in the Southeast One-Quarter and the Southwest One-Quarter of Section 8, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the South One-Quarter Section corner of said Section 8; thence North 87 degrees 45 minutes 51 seconds East a distance of 240.00 feet to the Point of Beginning; thence North 02 degrees 14 minutes 09 seconds West a distance of 204.29 feet to a point of curvature; thence Northwesterly on a curve to the left tangent to the previous course, having a radius of 750.00 feet, a central angle of 45 degrees 49 minutes 31 seconds and an arc length of 599.85 feet; thence North 48 degrees 03 minutes 40 seconds West a distance of 254.88 feet; thence North 41 degrees 56 minutes 20 seconds East a distance of 60.00 feet; thence North 67 degrees 00 minutes 17 seconds East a distance of 537.43 feet; thence South 76 degrees 12 minutes 10 seconds East a distance of 364.84 feet; thence South 89 degrees 09 minutes 06 seconds East a distance of 250.54 feet; thence South 07 degrees 19 minutes 42 seconds West a distance of 150.00 feet; thence South 30 degrees 46 minutes 27 seconds West a distance of 150.00 feet; thence South 08 degrees 11 minutes 51 seconds East a distance of 500.00 feet; thence South 37 degrees 11 minutes 54 seconds East a distance of 211.71 feet; thence South 02 degrees 14 minutes 09 seconds East a distance of 60.00 feet to a point on the South line of said Southeast One-Quarter; thence South 87 degrees 45 minutes 51 seconds West along said South line a distance of 795.80 feet to the Point of Beginning and containing 20.330 acres more or less.

SITE DATA:

EXISTING ZONING
PROPOSED ZONING
EXISTING USE
PROPOSED USE
GROSS SITE AREA
NET SITE AREA(EXCL. CEDAR CREEK PKWY & COLLEGE BLVD)

CTY RUR & C-2
VACANT
ATTACHED VILLAS
20.33 ACRES
17.38 ACRES

OPEN SPACE DATA:

OPEN SPACE REQUIRED PER CC AREA PLAN (15%)
OPEN SPACE PROVIDED

2.61 ACRES
6.03 ACRES(35%)

LOT AND SETBACK DATA:

NUMBER OF LOTS
NUMBER OF UNITS
LOT SIZE PROPOSED FOR BUILDING:
FRONT SETBACK ALLOWED PER BY CC AREA PLAN
FRONT SETBACK PROPOSED
INTERIOR SIDE SETBACK ALLOWED PER CC AREA PLAN
INTERIOR SIDE SETBACK PROPOSED
CORNER LOT STREET SIDE SETBACK ALLOWED PER AREA PLAN
CORNER LOT STREET SIDE SETBACK ALLOWED PER AREA PLAN
REAR SETBACK PER CC AREA PLAN
REAR SETBACK PROPOSED
MAXIMUM HEIGHT:

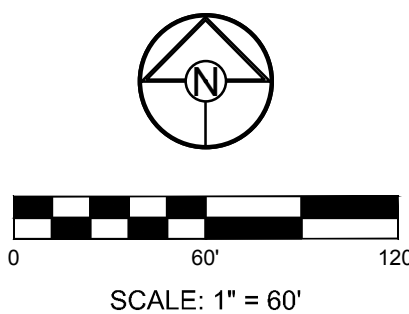
24 LOTS AND 3 TRACTS
48 UNITS
95'X10'
15 FT
25 FT
10 FT, UNATTACHED 0 FT, ATTACHED 7 FT
10 FT
15 FT
20 FT
20 FT, EXCEPT LOT 22 IS 15 FT.
2 1/2 STORIES 35 FT.

NOTES:

- BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PREPARED BY SCHLAGEL AND ASSOCIATES.
- TOPOGRAPHIC INFORMATION IS JOCO AIMS.
- THERE IS NO FEMA FLOODPLAIN PER FLOOD INSURANCE RATE MAPS 20091C0061G DATED AUGUST 3, 2009.
- THE CITY OF OLATHE TECHNICAL SPECIFICATIONS, LATEST EDITION, SHALL GOVERN CONSTRUCTION OF THIS PROJECT.
- ALL EXISTING UTILITIES INDICATED ON THE DRAWINGS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- SIDEWALKS SHALL BE 5 FT. IN WIDTH. SIDEWALKS ACROSS TRACTS SHALL BE CONSTRUCTED BY THE DEVELOPER. SIDEWALKS ON LOTS SHALL BE CONSTRUCTED BY THE HOME BUILDER.
- THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
- TRACTS A, B, AND C WILL BE OWNED AND MAINTAINED BY THE CEDAR CREEK HOA. TRACTS A AND B WILL BE USED FOR OPEN SPACE AND STORMWATER BMPs. TRACT C WILL BE UTILIZED FOR OPEN SPACE.
- ALL PUBLIC IMPROVEMENTS SHALL BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO REVIEW OF BUILDING PERMITS FOR HOMES.
- PER TITLE 17, SECTION 17.16.080.C DRAINAGE EASEMENTS SHALL BE A MINIMUM OF 15 FEET IN WIDTH.
- FIRE HYDRANTS REQUIRED WITHIN 400 FEET OF ALL RESIDENTIAL UNITS (TRAVEL DISTANCE). DEAD- END WATER MAINS WITH FIRE HYDRANTS ARE NOT PERMITTED UNLESS WATER SUPPLY CALCULATIONS CAN BE PROVIDED THAT DEMONSTRATE AN ADEQUATE WATER SUPPLY IS PROVIDED; OTHERWISE THE WATER SUPPLY FOR HYDRANTS IS REQUIRED TO BE LOOPED TO EXISTING MAINS. (IFC SECTION 102.5, 507.5.1)

OWNER/DEVELOPER:

CCV (TRACT 13D), LLC
JOHN DUGGAN
9101 W 110TH ST STE 200
OVERLAND PARK, KANSAS 66210
p -
f -



SCHLAGEL & ASSOCIATES, P.A.
Engineers-Planners-Surveyors-Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5188 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM



CEDAR CREEK TWIN VILLAS
PRELIMINARY DEVELOPMENT PLAN
COLLEGE BLVD. & CEDAR CREEK PKWY.
OLATHE, KANSAS

REVISION DATE	DESCRIPTION
7-27-18 CITY COMMENTS	
7-31-18 CITY COMMENTS	

DRAWN BY:	DSF
CHECKED BY:	DSF
DATE PREPARED:	4-19-2019
PROJ. NUMBER:	17-171

PRELIMINARY
DEVELOPMENT
PLAN

SHEET

C1.0
OF