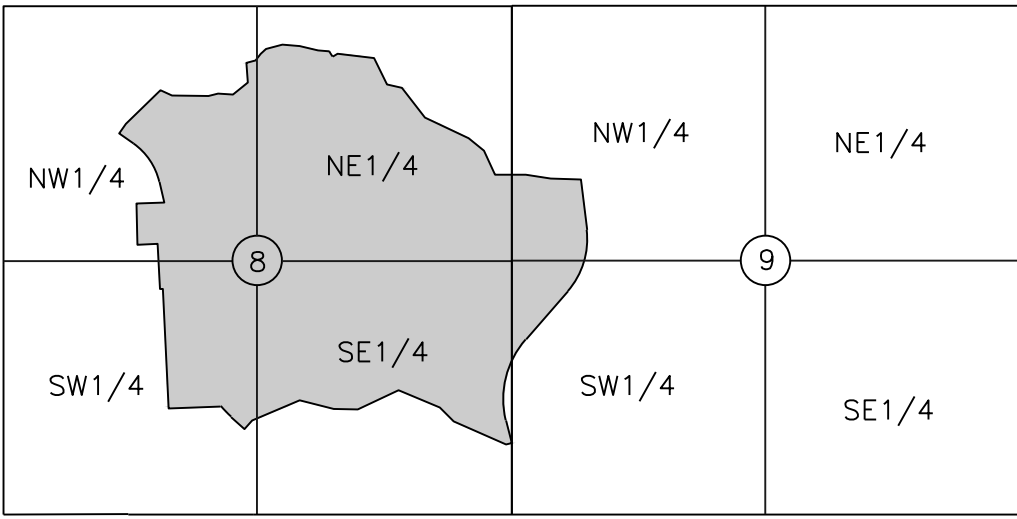


REVISED PRELIMINARY PLAT OF
HIDDEN LAKE OF CEDAR CREEK

(A SUBDIVISION OF LAND IN THE CITY OF
OLATHE, JOHNSON COUNTY, KANSAS)



SCALE 1" = 2000'

LOCATION MAP
SECTIONS 8-13-23
AND 9-13-23

SITE SUMMARY

GROSS AREA:	310.02 ACRES
TOTAL TRACTS:	1
TOTAL NUMBER OF LOTS:	288
MINIMUM LOT SIZE:	70' X 120' 8.400 S.F.
AVERAGE LOT SIZE:	80' X 140' 11.200 S.F.
EXISTING MINIMUM LOT SIZE IN CEDAR CREEK:	80' X 120' 7.200 S.F.

TRACT DESIGNATION

TRACTS: A-E	OPEN SPACE LANDSCAPE BUFFER TO BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION
TRACT F&G:	REPLAT DEVELOPMENT TRACT - TO BE DEVELOPED WHEN AIRPORT IS NO LONGER IN OPERATION
TRACT H:	FUTURE DEVELOPMENT TRACT TO BE DEVELOPED WITH ADJACENT PARCEL TO THE SOUTH

PUBLIC RECREATION EASEMENTS WILL BE PLATTED IF A PUBLIC TRAIL CORRIDOR EXTENDS THROUGH TRACTS C, THE FINAL TRAIL ALIGNMENT WILL BE COORDINATED WITH THE CITY OF OLATHE PARKS & RECREATION DEPARTMENT.

EXCEPTIONS

- HOME STYLES PROPOSED FOR THIS AREA WILL BE SIMILAR TO THE STYLES CONSTRUCTED IN OTHER AREAS OF CEDAR CREEK. ARCHITECTURAL ELEVATIONS FOR SINGLE FAMILY HOMES WILL NOT BE REQUIRED.
- SIDEWALK LOCATIONS MAY VARY AND LIMITED RETAINING WALLS MAY BE CONSTRUCTED WITHIN STREET RIGHT OF WAY IN SOME AREAS IF NEEDED TO PRESERVE ADDITIONAL TREES. FINAL DETAILS OF THE EXACT LOCATION OF THESE EXCEPTIONS WILL BE WORKED OUT WITH THE ENGINEERING DEPARTMENT DURING FINAL DESIGN AND FINAL PLAT.
- AS PREVIOUSLY APPROVED EXCEPTIONS MAY BE NEEDED TO INCREASE STREET GRADE TO 12% OR REDUCE FRONT SETBACK TO 25 FEET. FINAL DETAILS OF THE EXACT LOCATION OF THESE EXCEPTIONS WILL BE WORKED OUT WITH THE ENGINEERING DEPARTMENT DURING FINAL DESIGN.
- VARIANCE REQUEST TO ALLOW TWO INTERSECTIONS ON CEDAR CREEK PARKWAY TO BE A 350' SPACING
- VARIANCE REQUEST TO ALLOW THREE CUL DE SACS TO EXCEED THE MAXIMUM CUL DE SAC LENGTH DUE TO GROUES

TREE PRESERVATION

- TREE PRESERVATIONS SHALL CONFORM TO THE CEDAR CREEK DESIGN STANDARDS. GENERALLY TREE PRESERVATION WILL OCCUR IN TRACTS A, L, AND AT THE REAR PROPERTY LINE FOR LOTS EXCEPT IN AREAS WHERE SELECTIVE CLEARING MAY OCCUR FOR THE CONSTRUCTION OF UTILITIES OR AS ALLOWED BY THE CEDAR CREEK REVIEW COMMITTEE. THE EXACT LOCATION OF THE TREE PRESERVATION AREAS WILL BE INDICATED ON THE FINAL PLATS.

PROJECT PHASING

- PHASE 1 - HIDDEN LAKE ESTATES 1ST PLAT COMPLETED
- PHASE 2 - HIDDEN LAKE ESTATES 2ND PLAT COMPLETED
- PHASE 3 - HIDDEN LAKE ESTATES 3RD PLAT COMPLETED
- PHASE 4 - HIDDEN LAKE ESTATES 4TH PLAT AND REGIONAL BASIN 2020
- PHASE 5 - HIDDEN LAKE 1ST PLAT 2020
- PHASE 6 - HIDDEN LAKE ESTATES 5TH PLAT & BLUESTEM TO CEDAR CREEK PARKWAY, 600 FEET OF CEDAR CREEK PARKWAY NORTH OF COLLEGE MARKET DETERMINED
- PHASE 7 - HIDDEN LAKE 2ND PLAT
- PHASE 8 - HIDDEN LAKE ESTATES 6TH PLAT
- PHASE 9 - HIDDEN LAKE 3RD PLAT MARKET DETERMINED
- PHASE 10 - HIDDEN LAKE 4TH PLAT MARKET DETERMINED
- PHASE 11 - HIDDEN LAKE 5TH PLAT MARKET DETERMINED

DESCRIPTION: (PROPOSED SINGLE FAMILY ZONING)

Part Sections 8 and 9, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the North of the Northeast One-Quarter of said Section 8, a distance of 555.24 feet to the POINT OF BEGINNING, thence North 74 degrees 54 minutes 13 seconds East a distance of 88.86 feet; thence North 37 degrees 47 minutes 09 seconds East a distance of 89.49 feet; thence North 47 degrees 52 minutes 19 seconds East a distance of 71.81 feet; thence North 74 degrees 47 minutes 23 seconds East a distance of 177.86 feet; thence South 85 degrees 15 minutes 10 seconds East a distance of 179.22 feet; thence South 76 degrees 30 minutes 54 seconds East a distance of 153.47 feet; thence South 55 degrees 15 minutes 10 seconds East a distance of 119.85 feet to a point on the Western right-of-way line of Bluestem Parkway, as platted in the plat of Cedar Creek Corporate Park First Plat, Southeastly, along the said Western line, and along a curve to the left, having a radius of 537.00 feet, an initial tangent bearing of 25 degrees 01 minute 37 seconds East, a central angle of 07 degrees 05 minutes 37 seconds and an arc length of 66.48 feet; thence North 58 degrees 50 minutes 22 seconds East a distance of 62.54 feet to a point on the Eastern right-of-way of said Bluestem Parkway, thence South 83 degrees 01 minute 24 seconds East a distance of 379.47 feet; thence South 26 degrees 01 minute 24 seconds East a distance of 310.00 feet; thence South 78 degrees 01 minute 24 seconds East a distance of 160.00 feet; thence South 38 degrees 01 minute 24 seconds East a distance of 380.00 feet; thence South 64 degrees 31 minute 24 seconds East a distance of 500.00 feet; thence South 51 degrees 01 minute 24 seconds East a distance of 210.00 feet; thence South 24 degrees 01 minute 24 seconds East a distance of 275.00 feet; thence North 80 degrees 43 minutes 18 seconds East a distance of 319.85 feet; thence South 81 degrees 01 minute 24 seconds East a distance of 265.00 feet; thence South 87 degrees 52 minutes 16 seconds East a distance of 315.36 feet to a point on the centerline of proposed Cedar Road, thence South 06 degrees 48 minutes 21 seconds East, along the said centerline, a distance of 527.61 feet to a point of curvature, thence Southeastly, along the said centerline and along a curve to the right, having a radius of 625.00 feet, a central angle of 17 degrees 40 minutes 12 seconds and an arc length of 688.56 feet; thence South 41 degrees 00 minutes 51 seconds West, along the said centerline, a distance of 662.21 feet to a point of curvature, thence Southeastly, along the said centerline and along a curve to the left, having a radius of 850.00 feet, a central angle of 54 degrees 25 minutes 55 seconds and an arc length of 802.52 feet; thence South 13 degrees 25 minutes 04 seconds East, along the said centerline, a distance of 242.00 feet; thence South 76 degrees 34 minutes 56 seconds West a distance of 60.00 feet to a point on the Western right-of-way line of proposed Cedar Road, thence North 66 degrees 23 minutes 00 seconds West a distance of 597.00 feet; thence North 44 degrees 23 minutes 51 seconds West a distance of 204.00 feet; thence North 65 degrees 56 minutes 39 seconds West, along a line and along the Northern line of the plat of Cedar Creek Corporate Park E.J. Second Plat, a distance of 467.29 feet, to the most Northern corner of the said plat; thence South 64 degrees 44 minutes 31 seconds West, along the said Northern line, a distance of 468.71 feet; thence North 89 degrees 08 minutes 06 seconds West a distance of 250.54 feet; thence North 76 degrees 12 minutes 10 seconds West a distance of 364.94 feet; thence South 87 degrees 01 minute 17 seconds West a distance of 537.43 feet to a point on the Eastern line of proposed Cedar Creek Parkway, thence South 41 degrees 56 minutes 20 seconds West a distance of 120.00 feet to a point on the Western line of proposed Cedar Creek Parkway, thence North 48 degrees 03 minutes 40 seconds West, along the said Western line, a distance of 190.51 feet to a point of curvature, thence Northwestly, along the said Western line and along a curve to the right, having a radius of 106.00 feet, a central angle of 05 degrees 20 minutes 55 seconds and an arc length of 154.46 feet; thence South 87 degrees 26 minutes 30 seconds West a distance of 544.46 feet; thence North 02 degrees 33 minutes 30 seconds West a distance of 1249.72 feet; thence North 86 degrees 05 minutes 14 seconds West a distance of 35.83 feet; thence North 02 degrees 44 minutes 37 seconds West a distance of 467.99 feet; thence South 88 degrees 05 minutes 14 seconds West a distance of 212.02 feet to the Southeast corner of the plat of Shadow Glen Golf Course Third Plat, thence North 01 degree 16 minutes 00 seconds West, along the Eastern line of said plat, a distance of 429.35 feet; thence North 88 degrees 05 minutes 14 seconds East a distance of 289.48 feet to a point on the Western line of proposed Cedar Creek Parkway, thence North 13 degrees 09 minutes 54 seconds West, along the said Western line, a distance of 220.38 feet to a point of curvature, thence Northwestly, along the said Western line and along a curve to the left, having a radius of 680.00 feet, a central angle of 41 degrees 20 minutes 27 seconds and an arc length of 405.42 feet; thence North 54 degrees 39 minutes 21 seconds West, along the said Western line, a distance of 183.94 feet to a point on the Southern line of the plat of Cedar Creek Village South Plat, thence North 35 degrees 26 minutes 27 seconds East, along the said Southern line, a distance of 380.00 feet; thence North 37 degrees 26 minutes 27 seconds East, along the said Southern line, a distance of 180.00 feet; thence South 84 degrees 34 minutes 31 seconds East, along the said Southern line, a distance of 154.00 feet; thence North 50 degrees 55 minutes 29 seconds East, along the said Southern line, a distance of 196.00 feet to a point on the East line of the Northwest One-Quarter of said Section 8, thence North 03 degrees 04 minutes 31 seconds East, along the East line of said plat and the East line of said Northwest One-Quarter, a distance of 204.00 feet to the POINT OF BEGINNING and containing 210.0215 acres, more or less, subject to any part thereof in roads or streets.

GENERAL NOTES

- EXISTING ZONING: RP-1 (SINGLE FAMILY)
- PROPOSED ZONING: RP-1 (SINGLE FAMILY)
- CURRENT USE: UNDEVELOPED
- PROPOSED USE: SINGLE FAMILY
- THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION
- WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS
- TOPOGRAPHIC INFORMATION OBTAINED FROM JOHNSON COUNTY A&S DATA
- ALL PRIVATE DRIVES, PARKING AND GARAGE APPROACHES TO BE PER CITY OF OLATHE STANDARDS
- ALL SIDEWALKS ADJACENT TO PUBLIC STREETS SHALL BE 5' IN WIDTH AND CONSTRUCTED TO CITY OF OLATHE MINIMUM STANDARDS. SIDEWALKS IN CUL DE SACS SHALL TERMINATE AT A DRIVEWAY
- ALL PARKING, PAVEMENT, AND CURB/GUTTER TO MEET OR EXCEED CITY OF OLATHE STANDARDS
- ALL STREET AND STORM SEWERS ARE PUBLIC AND WILL BE MAINTAINED BY THE CITY OF OLATHE
- ALL SANITARY SEWERS AND WATERLINES ARE PUBLIC AND TO BE MAINTAINED BY OLATHE MUNICIPAL SERVICES (OMS)
- ALL UTILITIES TO BE PROVIDED THRU PRIVATE FINANCING
- TRASH COLLECTION TO BE SCHEDULED CURB-SIDE PICKUP
- ALL STREETS TO BE PUBLIC. RESIDENTIAL STREETS SHALL BE MINIMUM 50 FEET OF RIGHT-OF-WAY AND 28 FEET BACK OF CURB TO BACK OF CURB. ALL STREETS SHALL BE MINIMUM 60 FEET OF RIGHT-OF-WAY AND 36 FEET BACK OF CURB TO BACK OF CURB
- FENCES TO BE CONSTRUCTED SHALL MEET THE CEDAR CREEK STANDARDS
- FINAL CONSTRUCTION PLANS FOR THE IMPROVEMENTS MUST BE SUBMITTED TO THE CITY OF OLATHE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION
- UTILITY LOCATIONS AND REQUIRED EASEMENTS WILL BE COORDINATED WITH THE CITY OF OLATHE
- WATER LINE TO BE DESIGNED BY LICENSED ENGINEER. ALL WATER LINES SHALL BE PUBLIC AND MAINTAINED BY OMS
- ALL ON SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND
- UTILITY EQUIPMENT LOCATIONS WILL FOLLOW THE STANDARDS USED THROUGHOUT CEDAR CREEK
- THE FLOOD INSURANCE RATE MAP (FIRM), MAP # 20091C0061G DATED AUGUST 3, 2009 INDICATES THAT PORTIONS OF THE SITE ARE LOCATED WITHIN THE FOLLOWING ZONES:
 - ZONE AE BASE FLOOD ELEVATIONS DETERMINED SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - Areas of Special Flood Hazard The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
 - ZONE X FUTURE BASE FLOOD - Areas of 1% annual chance flood based on future conditions hydrology. No Base Flood Elevations determined.
 - ZONE X - Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.
- THE FLOOD INSURANCE RATE MAP (FIRM), MAP # 20091C0046G DATED AUGUST 3, 2009 INDICATES THAT PORTIONS OF THE SITE ARE LOCATED WITHIN THE FOLLOWING ZONES:
 - ZONE AE BASE FLOOD ELEVATIONS DETERMINED SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - Areas of Special Flood Hazard The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
 - ZONE X FUTURE BASE FLOOD - Areas of 1% annual chance flood based on future conditions hydrology. No Base Flood Elevations determined.
 - ZONE X - Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.
- EXISTING BUILDINGS AND THEIR ACCESS POINTS WITHIN PROJECT BOUNDARY WILL BE REMOVED
- FRONT BUILDING SETBACK: 30'
- REAR BUILDING SETBACK: 25'
- SIDE YARD SETBACK: 7'
- CORNER LOT SIDE YARD: 20'
- LIMITS OF NO ACCESS WILL BE PROVIDED ON FINAL PLATS WHERE LOTS ARE ADJACENT TO COLLECTOR OR ARTERIAL STREETS

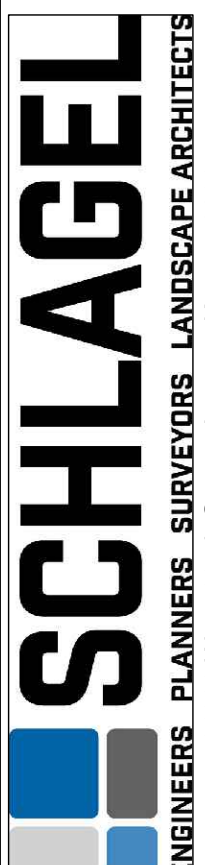
BENCHMARK

TOPOGRAPHY AND BOUNDARY BASED ON JOHNSON COUNTY DATUM

STATEMENT OF PURPOSE

THE PURPOSE OF THE SUBMITTED PRELIMINARY PLAT IS TO SUBDIVIDE THE LAND AS DESCRIBED ABOVE INTO A QUALITY RESIDENTIAL NEIGHBORHOOD THAT WILL BLEND THE CHARACTER OF THE SURROUNDING CEDAR CREEK DEVELOPMENT.

PREPARED FOR:
CEDAR CREEK DEVELOPMENT COMPANY, INC.
25775 W. 103RD STREET
OLATHE, KS 66061
(913) 780-0209



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

HIDDEN LAKE OF CEDAR CREEK
PRELIMINARY PLAT

JOHNSON COUNTY OLATHE, KS

REVISION DATE	DESCRIPTION	DATE
2-14-2020	CITY COMMENTS DATED 2-12-2020	
2-14-2020	DATE PREPARED	
2-14-2020	CHECKED BY	
2-14-2020	DRAWN BY	
2-14-2020	PROJ. NUMBER	
2-14-2020	18-152	

OVERALL
LAYOUT

SHEET