

LOCATION MAP

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 WALL 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 VARIANCES WILL BE WORKED OUT WITH THE ENGINEERING DEPARTMENT DURING FINAL DESIGN AND FINAL PLAT.

DENOTES AREA WHERE 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.

IN TRACTS A - F, G, K, L & O - P AND WITHIN THE 20 FEET OF THE REAR PROPERTY LINE FOR LOTS ALONG THESE TRACTS EXCEPT IN AREAS WHERE SELECTIVE CLEARING MAY OCCUR FOR THE CONSTRUCTION OF UTILITIES, TREE PRESERVATION EASEMENTS WILL ALSO BE WITHIN 20 FEET OF REAR PROPERTY LINES ALONG PLAT BOUNDARIES WITH EXISTING TREES. THE EXACT LOCATION OF THE TREE PRESERVATION AREAS WILL BE INDICATED ON THE FINAL PLATS.



COLLEGE BLVD. AND CEDAR CREEK BLVD. OLATHE, KANSAS

DRAWN BY:	REVISION DATE	DESCRIPTION
SCH	7/1	
CHECKED BY:	7/2	
SCH	7/3	
DATE PREPARED:	7/5	
11-21-18	7/6	
PROJ. NUMBER	7/8	
18-157	7/8	

OVERALL MASTER PLAN

SHEET

PP1

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



REVISED PRELIMINARY PLAT OF
CEDAR CREEK
VALLEY RIDGE
(A SUBDIVISION OF LAND IN THE CITY OF
OLATHE, JOHNSON COUNTY, KANSAS)
THE ONLY SIGNIFICANT CHANGE TO THE PRELIMINARY PLAT IS THE ROAD LAYOUT,
LOT SIZE, AND REDUCTION IN NUMBER OF LOTS WITHIN THE ESTATE AREA OF THE
PRELIMINARY PLAT.

SITE SUMMARY

GROSS AREA:	99.95 ACRES
TOTAL NON ISLAND TRACTS:	(4,353,873.28 S.F.)
TOTAL ISLAND TRACTS:	9
TOTAL NUMBER OF TRACTS:	15
TOTAL NUMBER OF ESTATE LOTS (100'X150' MIN):	24
TOTAL NUMBER OF VALLEY RIDGE LOTS (70'X120' MIN):	34
TOTAL NUMBER OF LOTS:	154
MINIMUM LOT SIZE:	70'X120'
MAXIMUM LOT SIZE:	NONE

TRACT DESIGNATION

TRACTS A - C:	OPEN SPACE TO BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION
F.H.P.R. & U:	
TRACTS D-E-I-O & V-X:	ISLANDS TO BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION

LOCATION MAP

SECTIONS 16 AND 17-13-23

SCALE 1" = 2000'

VALLEY RIDGE LOTS

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	13,871.49	21	9,800.00	41	5,976.87
2	9,852.83	22	9,800.00	42	5,977.84
3	11,763.90	23	9,800.00	43	11,864.88
4	16,145.63	24	11,510.20	44	11,767.73
5	11,462.00	25	10,359.55	45	9,529.11
6	14,945.36	26	11,701.49	46	9,925.51
7	12,867.32	27	14,518.40	47	15,536.71
8	13,888.70	28	18,228.55	48	15,527.09
9	13,411.17	29	14,021.48	49	9,639.15
10	14,850.97	30	10,271.42	50	9,601.09
11	14,414.77	31	9,848.77	51	11,695.00
12	8,946.07	32	11,803.20	52	13,484.50
13	9,695.57	33	11,483.96	53	9,404.74
14	11,568.12	34	14,115.32	54	21,602.30
15	10,674.96	35	9,100.00	55	18,109.95
16	11,323.10	36	9,341.14	56	11,516.96
17	11,327.75	37	10,528.41	57	10,780.83
18	11,106.09	38	9,100.00	58	11,588.93
19	10,424.48	39	9,100.00	59	14,326.84
20	9,800.00	40	10,517.24	60	13,197.70

ESTATE LOTS

LOT #	AREA (SF)	LOT #	AREA (SF)
1	32,389.67	21	22,438.65
2	29,268.78	22	28,964.95
3	35,637.56	23	45,577.59
4	38,132.86	24	39,291.09
5	33,650.09	25	36,794.30
6	28,750.00	26	46,752.46
7	28,750.00	27	44,288.34
8	26,722.88	28	41,024.16
9	29,533.49	30	19,855.19
10	26,550.46	31	17,250.00
11	45,816.98	32	17,250.00
12	47,919.00	33	17,250.00
13	60,237.28	34	19,194.52
14	31,365.81		
15	26,772.39		
16	26,779.11		
17	26,643.38		
18	23,319.27		
19	32,646.85		
20	21,927.83		

GENERAL NOTES

- EXISTING ZONING: R-1, R-1PUD & RP-1 (SINGLE FAMILY)
- PROPOSED ZONING: R-1, R-1PUD & 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 AIMS 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
- 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 PICK-UP
- ALL STREETS TO BE PUBLIC. RESIDENTIAL STREETS SHALL BE MINIMUM 60 FEET OF RIGHT-OF-WAY AND 26 FEET BACK OF CURB. COLLECTOR STREETS SHALL BE MINIMUM 80 FEET OF RIGHT-OF-WAY AND 36 FEET BACK OF CURB TO BACK OF CURB.
- 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 O.M.S.
- THE ENTIRE PROPOSED SITE IS OUTSIDE OF THE 500 YR FLOODPLAIN (ZONE X) AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP (FIRM), MAP # 20091 C0061 G DATED AUGUST 3RD, 2009.
- ALL EXISTING BUILDINGS AND THEIR ACCESS POINTS WITHIN PROJECT BOUNDARY WILL BE REMOVED.
- 20' FRONT BUILDING SETBACK; 30' REAR BUILDING SETBACK; 25' SIDE YARD SETBACK; 7' CORNER LOT SIDE YARD; 20'
- 21' ALL ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND.
- 22' ALL ABOVE GROUND ELECTRICAL EQUIPMENT AND/OR TELEPHONE CABINETS MUST BE PLACED IN THE REAR YARD WHEN FEASIBLE.
- 23' SIDEWALKS IN CUL-DE-SACS WILL TERMINATE AT A DRIVEWAY.
- 24' A COPY OF THE COVENANTS OR DEED RESTRICTIONS APPLICABLE TO THE PROPERTY WILL BE REQUIRED WITH FINAL PLATS.
- 25' LIMITS OF NO ACCESS WILL BE REQUIRED ON FINAL PLATS WHERE LOTS ABUT COLLECTOR OR ARTERIAL ROADWAYS.

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 VALLEY RIDGE
PRELIMINARY PLAT**

**WEST
PRELIMINARY
PLAT**

PP2

OF